



THE CITY OF
GOOSE CREEK

BERKELEY CO. EST. 1961 SO. CAROLINA

**SUPPORTING MATERIALS FOR
ARCHITECTURAL REVIEW BOARD**

Monday, JULY 20, 2020

5:30 PM

**MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.
GOOSE CREEK, SOUTH CAROLINA**

MEMORANDUM

TO: MEMBERS OF THE ARCHITECTURAL REVIEW BOARD

FROM: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

DATE: July 17, 2020

SUBJECT: MEETING NOTIFICATION

WHERE: VIA ZOOM (Video Conference)

This is to remind everyone that the next meeting of the Architectural Review Board is scheduled for Monday, July 20, 2020 at 5:30 p.m. via Zoom.

Please review the enclosed packet. Should you have any questions or comments prior to Monday's meeting, please do not hesitate to contact Brenda Moneer, Planning and Zoning Technician (x1116) or Mark Brodeur, Planning and Zoning Director(x.1118) at 843-797-6220.



MINUTES: JUNE 15, 2020

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, JUNE 15, 2020, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER

Chairperson Clopton called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Sharon Clopton; Gary Becker; Ricky Dresel; David Cantrill; Jen Wise; Lisa Burdick
Absent: Tom Risso
Staff Present: Director of Planning and Zoning Mark Brodeur; Planning Technician Brenda Moneer

III. REVIEW OF MINUTES – APRIL 20, 2020 AND MAY 18, 2020

Motion: A motion was made to accept the minutes as submitted. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.

Discussion: It was stated a correction was made regarding a typo that was written in the minutes. Discussion regarding Food Lion ensued. It was stated that a note for Item A on the April 20th minutes should state to reference the January minutes for details. It was stated that the Brick Hope Storage Facility should include that the board was concerned with security. Board Member Becker withdrew his motion.

Revised Motion: An amended motion was made to approve the minutes with the inclusion of the discussion regarding the Board's safety concerns at the Brick Hope Storage Facility and to reference the January minutes for a detailed discussion regarding Food Lion. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.

Discussion: There was none.

Vote: All voted in favor (6-0). Motion carried.

IV. MINOR APPLICATIONS – NEW BUSINESS

A) Hoods Tax and Accounting – 105 Etling Ave – Signage

A representative from Carolina Sign Company presented the request. He stated the proposed sign is white with printed vinyl. He stated it is double sided and is ten millimeters alumacorr. He stated it will be mounted to two 4x4 posts. Mrs. Moneer stated the sign has been moved behind the power pole as it is currently shown located in the right of way. Discussion regarding landscaping ensued. Mrs. Moneer stated this is a continued business that has not gone dark hence they are not required to bring the landscaping for the entire lot up to current code. She stated the item before the board is to approve signage and if the board wishes to have landscaping at the sign base incorporated, then that would need to be included in the motion.

- Motion:** A motion was made to accept the application as submitted contingent upon providing evergreen landscaping around the base of the sign. **Moved by** Board Member Cantrill, **Seconded by** Board Member Burdick.
- Discussion:** A Board Member stated he noticed there were no free-standing signs on the road and inquired if there were any restrictions. Mrs. Moneer stated this business is located in a General Commercial (GC) zone and they are permitted to have a free-standing sign.
- Roll Call Vote:** Board Member Dresel, Board Member Cantrill, Chairperson Clopton, Board Member Burdick and Board Member Wise all voted in favor. Board Member Becker opposed (5-1). Motion carried.

B) Joints in Motion – 209 St. James Ave - Signage

A representative from Charleston Sign presented the request. He stated their client is moving to a new location. He stated they will remove the existing channel letters set on the old building and relocate it at 209 St. James Ave. He stated the monument panel will be new with translucent vinyl. He provided samples to the board.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Becker, **Seconded by** Board Member Wise.
- Discussion:** A Board Member requested that the paint be consistent on the facade before installation is done.
- Amended Motion:** Board Member Becker amended his motion to include painting the background of where the new sign will be located.
- Vote:** All voted in favor (6-0). Motion carried.

C) Smile Care 360 – 125 Plantation North Blvd -Signage

A representative from Fast Signs North Charleston presented the request. She stated the client is interested in face lit channel letters to be cohesive with the businesses in the area. The applicant did not have samples to provide to the board.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Wise, **Seconded by** Board Member Cantrill.

Discussion: A Board Member requested the motion be amended to include that the teal sample color be provided to City staff. (*Note: A formal amended motion was not made.*)

Vote: All voted in favor (6-0). Motion carried.

V. MAJOR APPLICATIONS – NEW BUSINESS

D) 219 S. Goose Creek Blvd – Parking, Elevations, Materials, Colors and Landscaping

The general contractor presented the application. He stated the owner is trying to improve the building for a future flooring business and there is a possibility of a phase two. He stated the color existing on the front of the building was previously approved by the ARB. The contractor stated the metal siding will be painted the same color as the siding located on the front of the building. He stated it will have wainscoting made of hardy panels 40 inches high around the perimeter to help with the appearance and to stabilize the building. The contractor stated wainscoting could be painted a Charleston Green (*Note: Charleston Green sample was not provided*) if the board decides they do not like the proposed colors (*Note: proposed colors are Morning Sun SW 6672 and Snowbound SW 7004*). He stated a window will be added to the front elevation. The contractor stated paving is being installed to come into conformance with the zoning ordinance. He stated the paving will be done in two phases and the wainscoting will be on three sides only.

He presented the landscape plan. He stated the board recommended foundation planting on the grass strip by the side of the building and he suggested a few understory trees. He stated mowed grass will be installed in phase two. Discussions regarding wainscoting, landscaping and dumpster enclosure ensued.

Motion: A motion was made to accept the application as submitted contingent that if a dumpster is required, the dumpster enclosure will match the building; landscaping plan be altered to add greenery in front of the building; wainscoting coloring on all three sides be changed from white to Charleston Green as approved by City Staff, and that parking for phase one is approved to meet City requirements. **Moved by** Board Member Dressel, **Seconded by** Board Member Cantrill.

Discussion: There was none.

Vote: All voted in favor (6-0). Motion carried.

E) SC Federal Credit Union – Renovation, Elevations, Parking Lot, Landscaping

A representative presented the application, colors, and landscaping. He stated simple bump outs will be added to the building as well as simple landscaping. He stated a stucco base will be added and wainscot around the building. He stated a similar project was done in Mt. Pleasant that was well received. It was stated a new metal roof will be added. The moon and palmetto burst are aluminum channel lettering and sits on the front of the building and will be back lit. Discussion ensued regarding if the moon and palmetto burst

that is proposed on the building is considered signage. Mr. Brodeur stated logos are counted as signage. The application for this agenda item did not include signage.

- Motion:** A motion was made to accept the application as submitted with the exception of the signage/logo. **Moved by** Board Member Becker, **Seconded by** Board Member Wise.
- Discussion:** There was none.
- Roll Call Vote:** Board Member Clopton; Board Member Becker; Board Member Cantrill; Board Member Wise and Board Member Burdick voted in favor. Board Member Dresel voted against (5-1). Motion carried.

VI. COMMENTS FROM THE BOARD

Board Member Wise inquired if painting the façade when installing or changing a new sign needs to be put in every motion. Mr. Brodeur stated he recommends that it is put in every motion as it is not in the zoning code. Board Member Cantrill inquired about training. Mr. Brodeur stated a three-hour focus training will be in October or November. Board Member Cantrill stated he would like a refresher on Roberts Rule of Order. Chairperson Clopton inquired if the sign at Medway Baptist is being monitor for its intensity and color at night. Board Member Wise asked if anyone contacted Navy Federal Credit Union as there is signage in the window that was not approved. Board Member Burdick stated the Dollar General in Creekside Shopping Center has the same messy problem as the one in Crowfield. Mr. Brodeur stated the City is only as good as the ordinance. Concerns regarding the traffic for Chick-fil-a and Lowes using the parking lot for product were shared.

VII. COMMENTS FROM STAFF

Mr. Brodeur stated today is the first day for the new City Administrator Natalie Zeigler.

VIII. ADJOURNMENT

- Motion:** A motion was made to adjourn (7:33 p.m.) **Moved By:** Board Member Dresel, **Seconded By:** Board Member Wise.
- Discussion:** There was none.
- Vote:** All voted in favor (6-0). Motion carried.

Charon Clopton, Chairperson

Date _____



MINOR APPLICATION: NEW BUSINESS

Quality Inn
103 Red Bank Road
SIGNAGE

SIGN INFORMATION TABLE

Required Information	Sign 1 & 2	Sign 3	Sign 4
Materials: (metal, plastic, wood, etc.)	Acrylic (Face change only)	Acrylic (Face change only)	Acrylic (Face change only)
Illumination: Exterior, interior or not lighted	interior LED	interior LED	interior LED
Type of Sign:	(2) direct marks	Roof	ground
Height (FEET)	2'9"	5'- 1/2"	5'-8 1/4"
Width (feet)	2'6"	7'-6"	8'-0 1/4"
Area (square feet)	7	37 1/2	46
All colors used on sign	teal/gold/white	teal/gold/white	teal/gold/white
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	16"	18"	26"
Projection from building or cabinet width (thickness)	12"	24"	24"
Number of styles of lettering	1	1	1
Height of letters (if channel letters)	N/A	N/A	N/A
If mounting individual letters, space between letters	N/A	N/A	N/A
If mounting individual letters, space between words	N/A	N/A	N/A
If window sign, size of window	N/A	N/A	N/A
If changeable copy sign (reader board), number of lines	N/A	N/A	2
If freestanding sign, distance between sign and street curb (ft)	face change	face change only	face change
If freestanding sign, total height above grade (ft)	4'	N/A	20'
If freestanding sign, landscaping materials to be planted at base of sign	face change only	face change only	face change only

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.

Shelby Miller Bates
Signature of Applicant

1/21/2020
Date

OFFICE USE ONLY

Remarks: _____

Approval: Zoning Administrator _____ Issued by: _____ Date: _____



EXISTING
5'0 1/2" X 7'6" PYLON SIGN
AT 19'4" OAH



PROPOSED



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

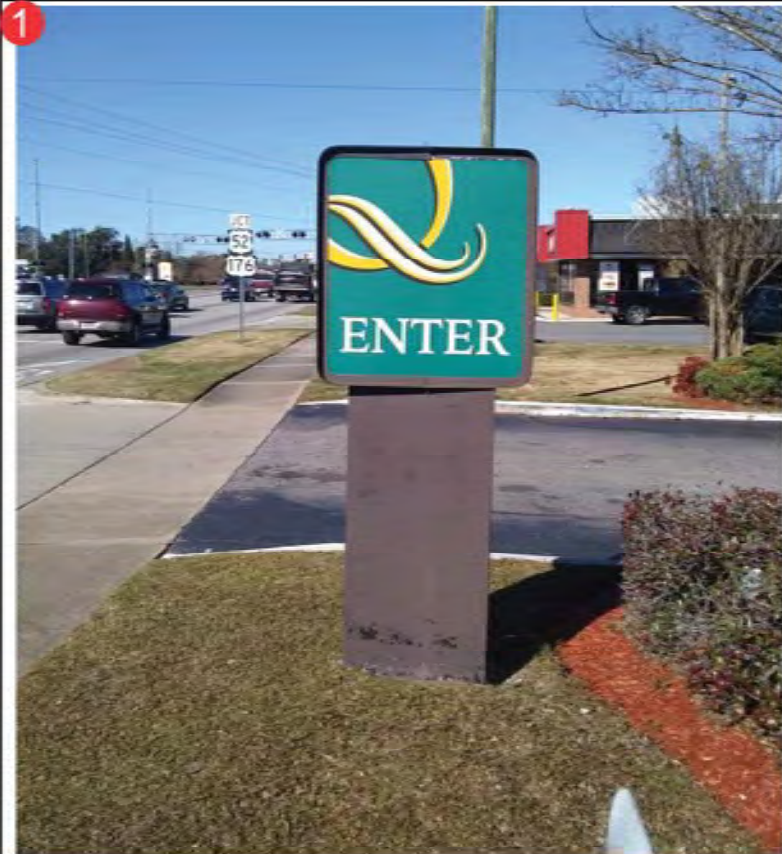
APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: QUALITY INN	Date: 03/18/2020	Prepared By: TB/SC/CM	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: GOOSE CREEK, SC	File Name: 224717 - R2 - GOOSE CREEK, SC	Eng: -	

persona
SIGNS | LIGHTING | IMAGE

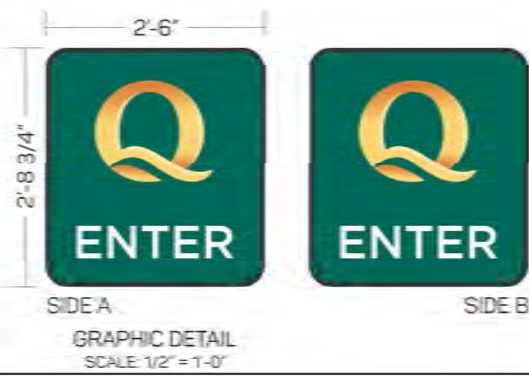
DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com



EXISTING
2'-8 3/4" X 2'-6"



PROPOSED



APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

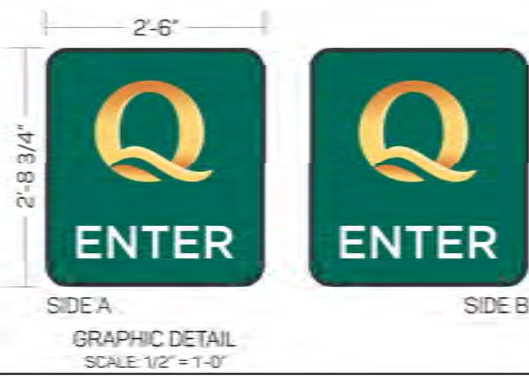
Customer: QUALITY INN	Date: 1/15/20	Prepared By: TB	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS name and a color bar to be used in this drawing will be made.</small>	Eng: -	PERSONA SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: GOOSE CREEK, SC	File Name: 224717 - GOOSE CREEK, SC					



EXISTING
2'-9" X 2'-6"



PROPOSED



APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: QUALITY INN	Date: 1/15/20	Prepared By: TB	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS name and/or color code. This drawing will be made.</small>	Eng: -	PERSONA SIGNS LIGHTING IMAGE DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: GOOSE CREEK, SC	File Name: 224717 - GOOSE CREEK, SC				

3



EXISTING
5'-1/2" X 7'-6"



PROPOSED



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: QUALITY INN	Date: 1/15/20	Prepared By: TB	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS name and/or color code in this drawing will be made.</small>
Location: GOOSE CREEK, SC	File Name: 224717 - GOOSE CREEK, SC	Eng: -	

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com





MINOR APPLICATION: NEW BUSINESS

First Baptist Church
141 St. James Ave
Door Replacement



ARB SCOPE OF WORK FORM/

APPLICATION / INFORMATION SUMMARY

DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

Property Address: 141 ST. JAMES AVE		TMS No.:
Review request:	For:	Preliminary meeting date requested:
<input type="checkbox"/> Preliminary	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Final	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other	<i>Replace front doors & cover white wall</i>



Materials/Colors Used: (specific color(s)/manufacture #'s listed: samples must be presented to Board attached)
 (Example: Building Materials, Exterior Colors, Landscaping, Lighting)

White Area will Remain White, Stone Frame Glass Doors will be Replaced by Fiberglass Exterior Doors.

Scope of Work: (please give a detailed description)

Remove + Replace The Front Doors.
 Cover The White Area above The Front Door With White Siding.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

Applicant's signature: William P. Wilson Date: 7-1-2020

Print name legibly: William P. Wilson

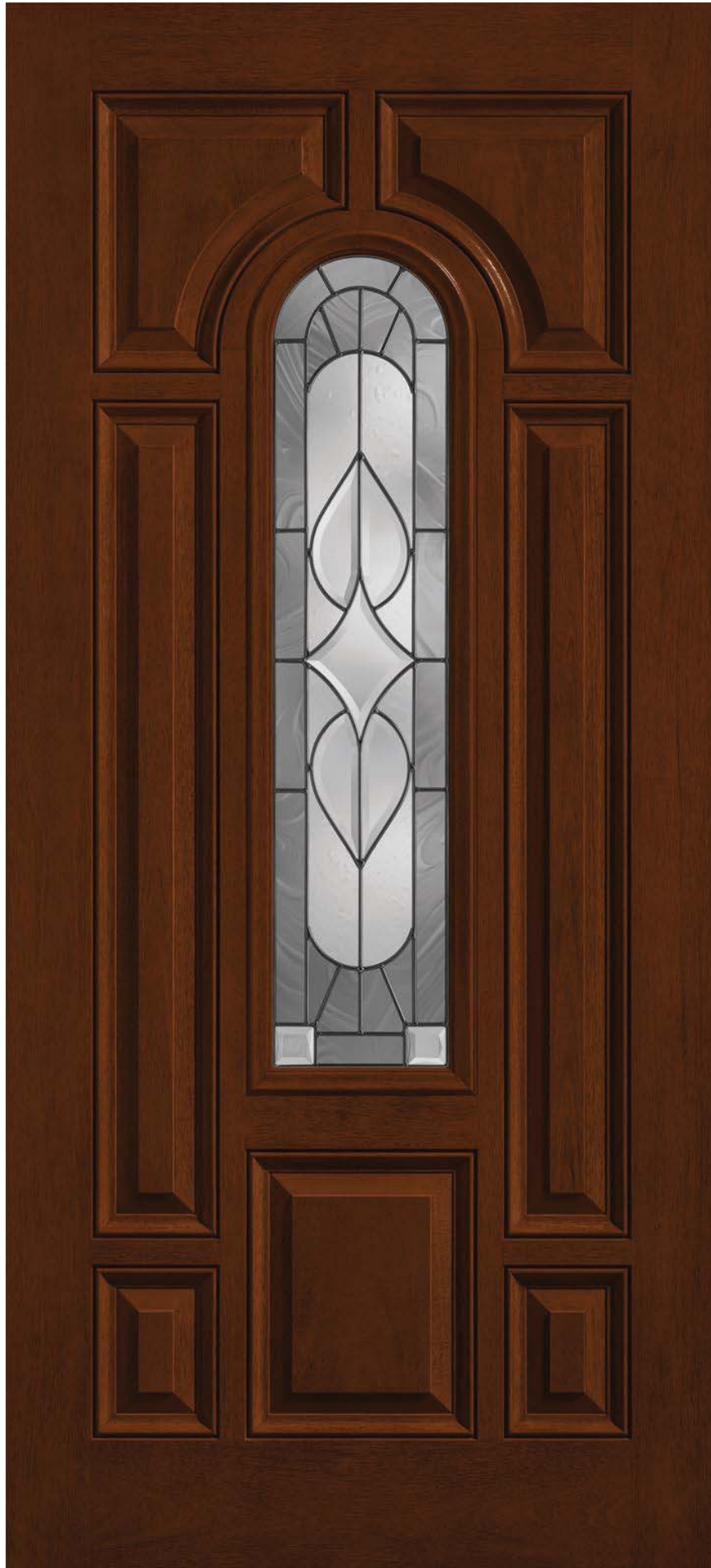


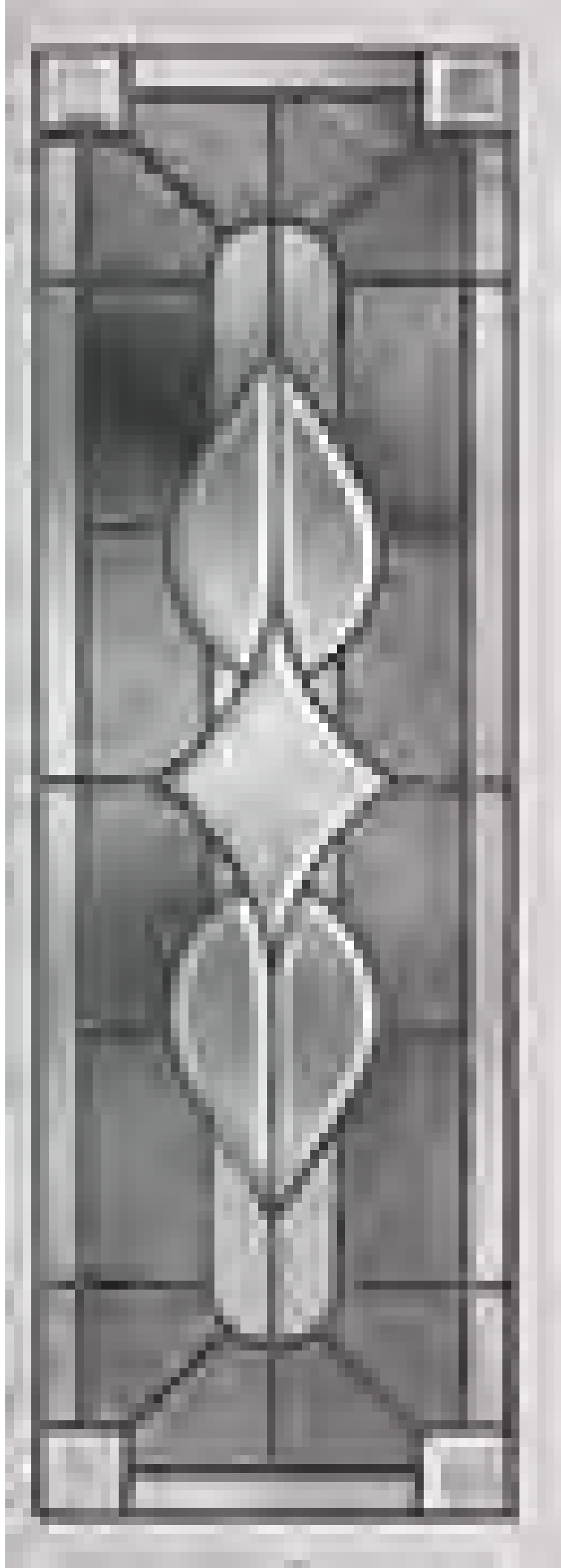














MINOR APPLICATION: NEW BUSINESS

Chao Goiano Brazilian Steak House & Bakery

408 Red Bank Road

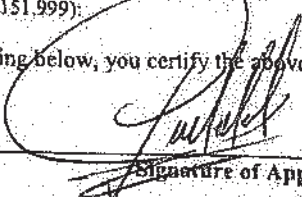
Signage

SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)			
Illumination: Exterior, interior or not lighted	LED 12V		
Type of Sign:	CHANNEL LETTER		
Height (FEET)	9		
Width (feet)	10		
Area (square feet)	90		
All colors used on sign	GOLD, YELLOW		
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	Y		
Projection from building or cabinet width (thickness)	N/A		
Number of styles of lettering	1, 2		
Height of letters (if channel letters)	16"		
If mounting individual letters, space between letters	2"		
If mounting individual letters, space between words	5"		
If window sign, size of window	N/A		
If changeable copy sign (reader board), number of lines	N/A		
If freestanding sign, distance between sign and street curb (ft)	N/A		
If freestanding sign, total height above grade (ft)	N/A		
If freestanding sign, landscaping materials to be planted at base of sign	N/A		

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999).

By signing below, you certify the above information that you provided to be true and correct.



 Signature of Applicant

6-17-2020

 Date

OFFICE USE ONLY		
Remarks: _____		
Approval: Zoning Administrator _____ Issued by: _____ Date: _____		



SIDE AND ELEVATION

CHAO GOIANO

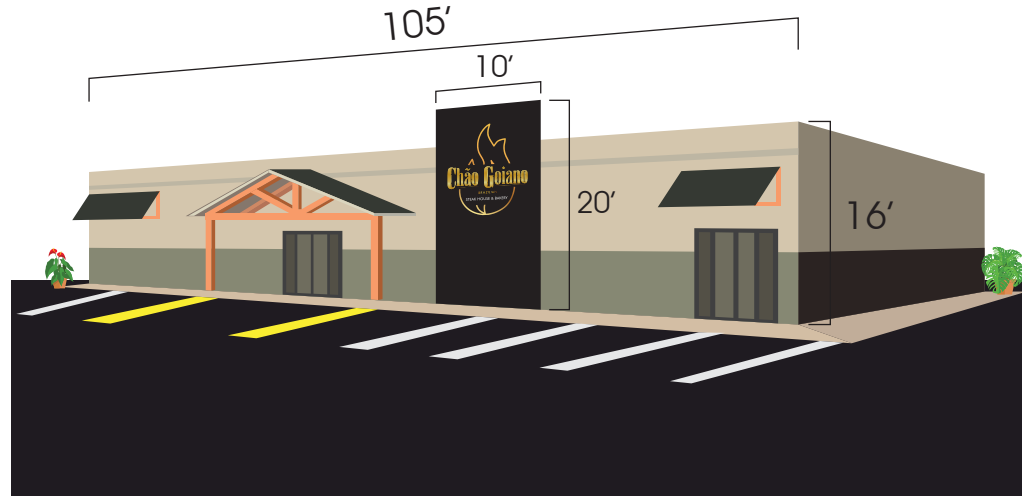
SIDE A ELEVATION

CHAO GOIANO

408 Red Bank Rd.
Goose Creek SC 29445

PROOF

IMPOSED IMAGERY

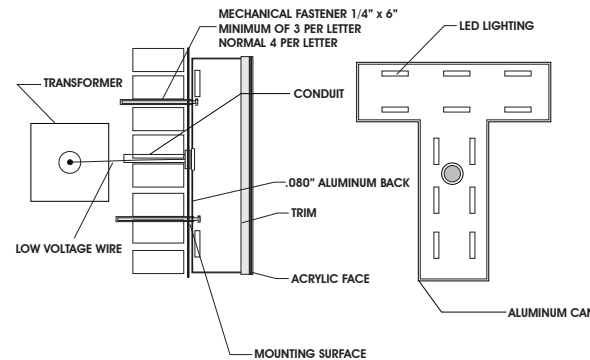


- NOTES:**
- IF ELECTRICAL LINE/J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER. IF NOT ELECTRICAL HANDLED BY OWNER/GC
 - REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER



10'

DETAIL



SPECIFICATIONS

ILLUMINATED CHANNEL LETTERS

- Quantity:** 1
- Size:** As in drawing
- Trim:** 1"
- Trim Color:** Gold
- Return Color:** Gold
- Face Color:** Yellow
- Face:** 1/8" Acrylic
- Letter Interior:** Yellow
- Illumination:** LED
- Mounting:** Hanging Bars Flush to Fascia
- Total facade Area:** 1,696 square feet
- Total sign Area:** 90 square feet

Owner/Landlord Approval _____

PUBLICITY SIGN

220 Red Bank Rd #11, Goose Creek, SC 29445 • (843) 408 0541



MINOR APPLICATION: NEW BUSINESS

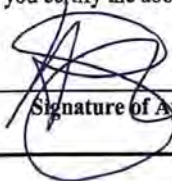
That's So Brisha
142 St. James Ave
Signage

SIGN INFORMATION TABLE

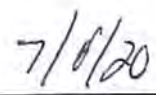
Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Aluminum/Acrylic		
Illumination: Exterior, interior or not lighted	Interior		
Type of Sign:	WALL MOUNT		
Height (FEET)	2.75'		
Width (feet)	7.25'		
Area (square feet)	19.94 sq/ft		
All colors used on sign	Gold/Pink/White		
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	NO		
Projection from building or cabinet width (thickness)	6"		
Number of styles of lettering	Two		
Height of letters (if channel letters)	N/A		
If mounting individual letters, space between letters	N/A		
If mounting individual letters, space between words	N/A		
If window sign, size of window	N/A		
If changeable copy sign (reader board), number of lines	N/A		
If freestanding sign, distance between sign and street curb (ft)	N/A		
If freestanding sign, total height above grade (ft)	N/A		
If freestanding sign, landscaping materials to be planted at base of sign	N/A		

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.



 Signature of Applicant



 Date

OFFICE USE ONLY	
Remarks: _____	
Approval: Zoning Administrator _____	Issued by: _____ Date: _____

87"

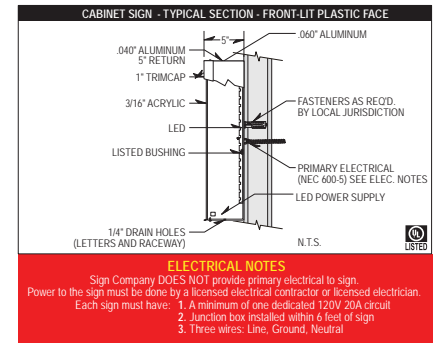
33"



EXISTING SIGNAGE



PROPOSED SIGNAGE



NOTES:

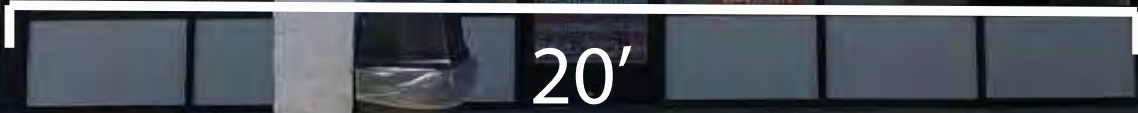
White Acrylic
Translucent Digitally Printed Vinyl
LED Internal Lighting

CLIENT NAME: That's So Brisha

CONTACT: Labrisha Heyward

SALES REP:
HW

DESIGNER:
AM



20'

87"

33"





MINOR APPLICATION: NEW BUSINESS

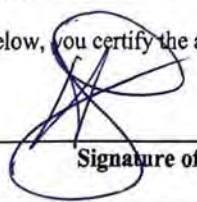
Village Wine & Spirits
129 Plantation North Blvd
Signage

SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Aluminum/Acrylic	Aluminum/Acrylic	
Illumination: Exterior, interior or not lighted	Interior	Interior	
Type of Sign:	WALL MOUNT	WALL MOUNT	
Height (FEET)	2'	2'	
Width (feet)	6.5'	6.5'	
Area (square feet)	9.42 sq/ft	9.42 sq/ft	
All colors used on sign	Red/White	Red/White	
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	Yes 19"W x 10"H	Yes 19"W x 10"H	
Projection from building or cabinet width (thickness)	6"	6"	
Number of styles of lettering	one	one	
Height of letters (if channel letters)	24"	24"	
If mounting individual letters, space between letters	4"	4"	
If mounting individual letters, space between words	N/A	N/A	
If window sign, size of window	N/A	N/A	
If changeable copy sign (reader board), number of lines	N/A	N/A	
If freestanding sign, distance between sign and street curb (ft)	N/A	N/A	
If freestanding sign, total height above grade (ft)	N/A	N/A	
If freestanding sign, landscaping materials to be planted at base of sign	N/A	N/A	

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.



Signature of Applicant

7/6/20

Date

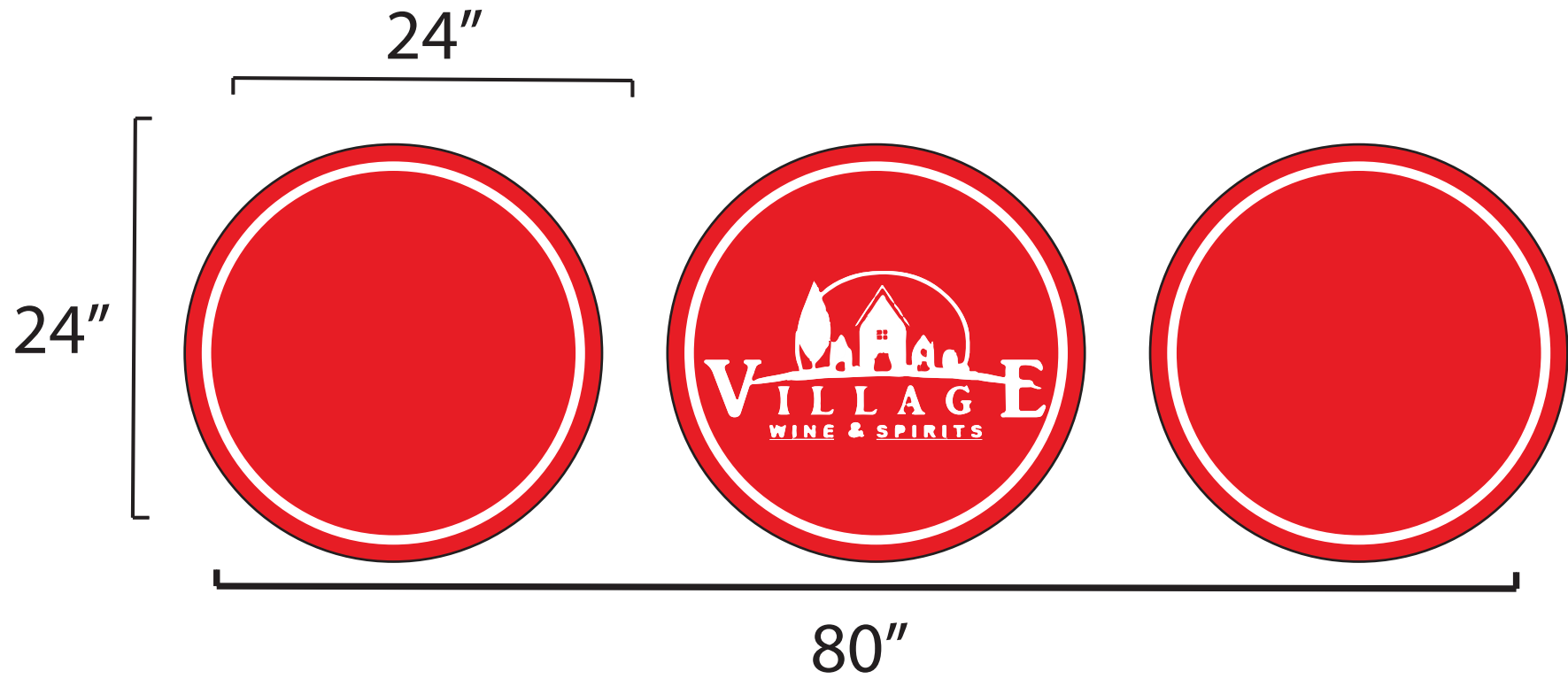
OFFICE USE ONLY

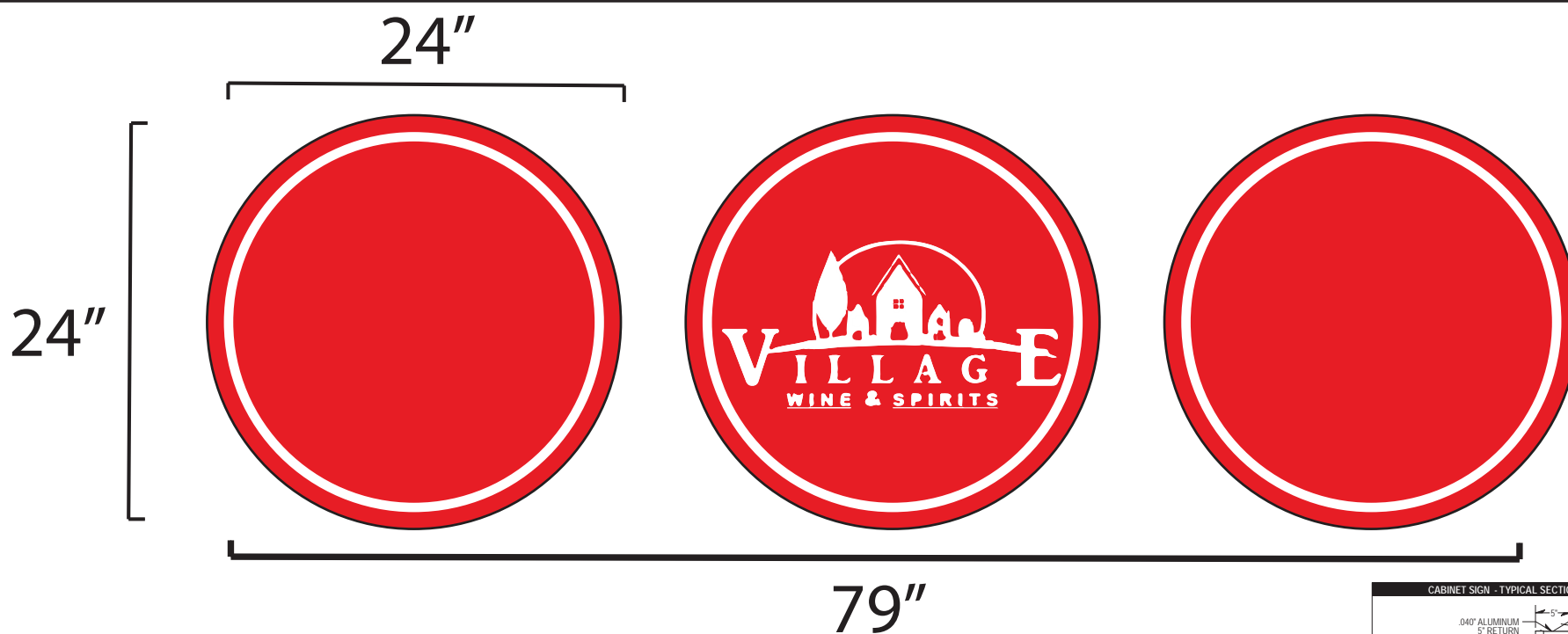
Remarks: _____

Approval: Zoning Administrator _____

Issued by: _____

Date: _____

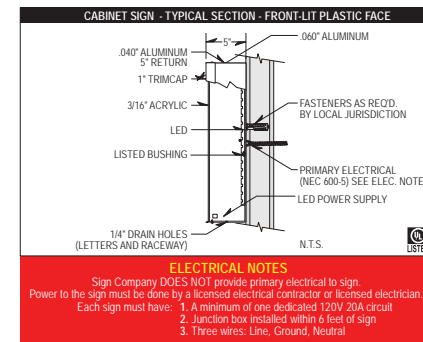




EXISTING SIGNAGE



PROPOSED SIGNAGE



NOTES: White Acrylic
 Translucent Red Vinyl
 LED Internal Lighting

CLIENT NAME: That's So Brisha

CONTACT: Labrisha Heyward

SALES REP:
 HW

DESIGNER:
 AM



MINOR APPLICATION: NEW BUSINESS

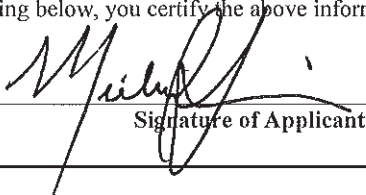
540 Smoke and Vape
129 Plantation North Blvd, Unit C
Signage

SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	aluminum, acrylic, vinyl		vinyl
Illumination: Exterior, interior or not lighted	internal leds	internal leds	
Type of Sign:	wall	wall	tenant panels
Height (FEET)	1'-4"	1'-4"	25"
Width (feet)	14'-5"	14'-5"	38"
Area (square feet)	19.18 sf	19.18 sf	6.6
All colors used on sign	red, white, blue		red, blue
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	no	no	no
Projection from building or cabinet width (thickness)	7"	7"	N/A
Number of styles of lettering	1	1	1
Height of letters (if channel letters)	1'-4"	1'-4"	N/A
If mounting individual letters, space between letters	N/A	N/A	N/A
If mounting individual letters, space between words	N/A	N/A	N/A
If window sign, size of window	N/A	N/A	N/A
If changeable copy sign (reader board), number of lines	N/A	N/A	N/A
If freestanding sign, distance between sign and street curb (ft)	N/A	N/A	N/A
If freestanding sign, total height above grade (ft)	N/A	N/A	N/A
If freestanding sign, landscaping materials to be planted at base of sign	N/A	N/A	N/A

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.


Signature of Applicant

7-1-2020
Date

<u>OFFICE USE ONLY</u>		
Remarks:		
Approval: Zoning Administrator	Issued by:	Date:

Tenant Space
Facing Plantation Blvd.



Tenant Space
Facing Parking Lot





MINOR APPLICATION: NEW BUSINESS

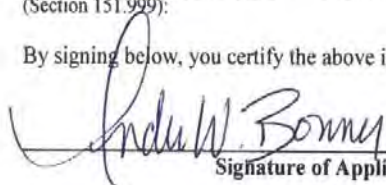
Charleston Sports Pub
125 Plantation North Blvd, Unit A
Signage

SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Individual channel letters 8 logobox Alum. sides/back w/ Acrylic faces	Individual channel letters 2 logobox Alum. sides/back w/ Acrylic Faces	
Illumination: Exterior, interior or not lighted	Interior	Interior	
Type of Sign:	Individual channel letters/logobox (Bldg)	Individual Channel letters/logobox (Bldg)	
Height (FEET)	5.41	5.41	
Width (feet)	17.88	17.88	
Area (square feet)	96.7	96.7	
All colors used on sign	white, black, grey, yellowish orange	white, black, grey, yellowish orange	
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	Y 14" tall x 49" wide	Y 14" tall x 49" wide	
Projection from building or cabinet width (thickness)	5" thick letter + 5" thick Raceway	5" thick letter + 5" thick Raceway	
Number of styles of lettering	2	2	
Height of letters (if channel letters)	21.5	21.5	
If mounting individual letters, space between letters	~0.5"	~0.5"	
If mounting individual letters, space between words	~7"	~7"	
If window sign, size of window	N/A	N/A	
If changeable copy sign (reader board), number of lines	N/A	N/A	
If freestanding sign, distance between sign and street curb (ft)	N/A	N/A	
If freestanding sign, total height above grade (ft)	N/A	N/A	
If freestanding sign, landscaping materials to be planted at base of sign	N/A	N/A	

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

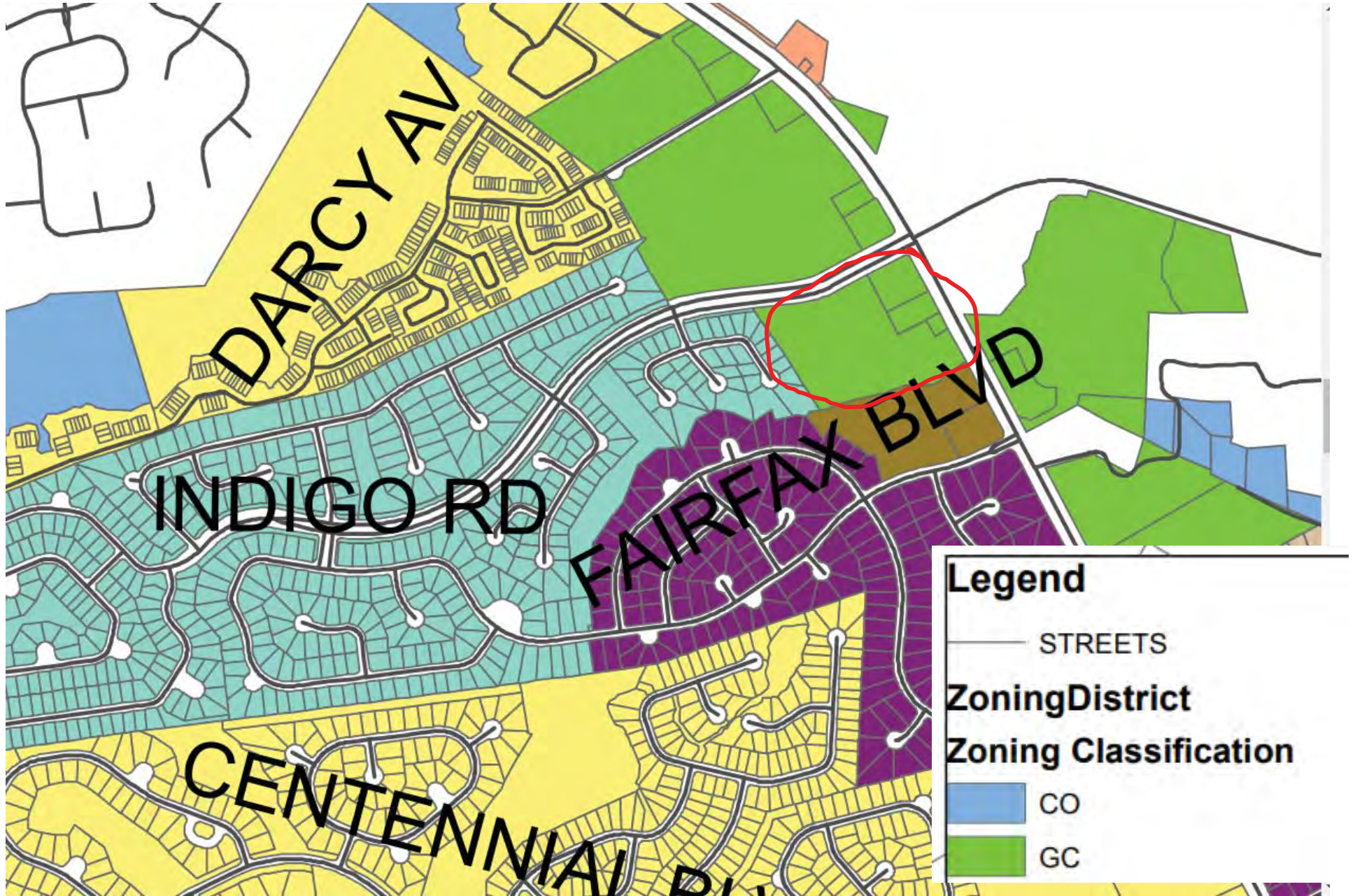
By signing below, you certify the above information that you provided to be true and correct.


Signature of Applicant

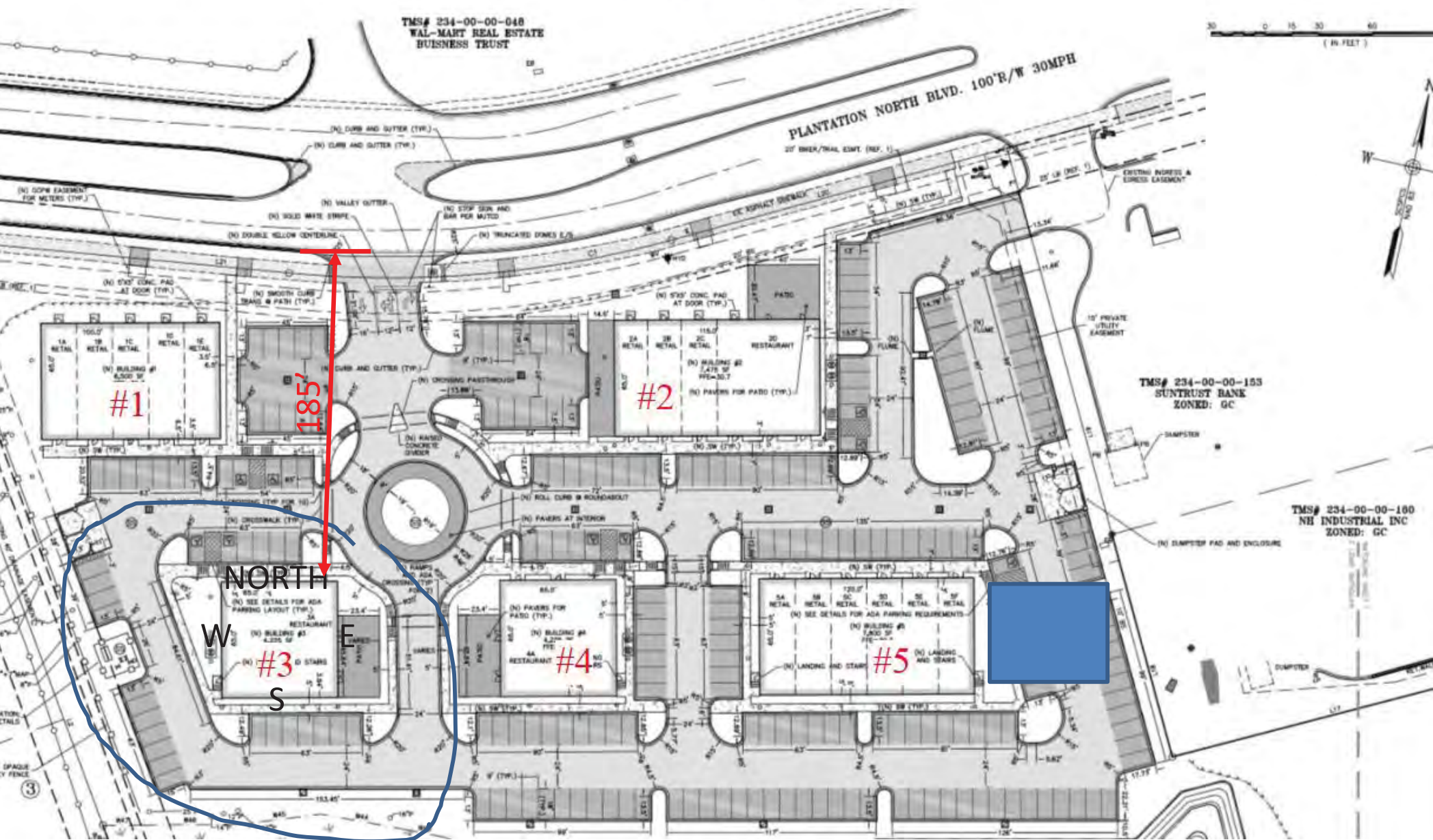
6/28/2020
Date

OFFICE USE ONLY		
Remarks: _____		
Approval: Zoning Administrator _____ Issued by: _____ Date: _____		

Goose Creek – zoned GC



VICINITY MAP



Existing Signage (NONE) on building



CHARCOAL GRAY*

CORNICE ROOF TRIM COLOR

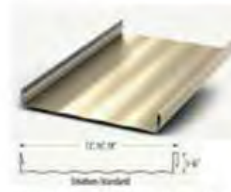


HARDI-ASPYRE SIDING



ASH GRAY*

SIDING COLOR



SNAP-LOCK ROOFING



HAWAIIAN BLUE*

ROOFING COLOR

Job Name

Chas Sports Pub

Date:

6/22/20

Notes



EAST ELEVATION



NORTH ELEVATION

CUSTOMER'S APPROVAL

- Approved
- Approved With Changes
- Revise and Proof Again

Signature _____
Date _____

PROPERTY MANAGER'S APPROVAL

- Approved
- Approved With Changes
- Revise and Proof Again

Signature _____
Date _____

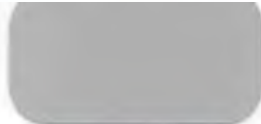


Proposed Signage on building



EAST ELEVATION

NORTH ELEVATION



ASH GRAY ★
SIDING COLOR

Mounted on raceway
painted to match siding
("Ash Gray" color)

Job Name

Chas Sports Pub

Date:

6/22/20

Notes

Exterior Channel Letters

Logobox to allow light to shine through the logo only. Background to be blackout vinyl.

Allowable Square Footage:
65' x 1.5 = 97.5 sq feet

Proposed Square footage:
214.6" x 65" = 96.8 sq feet

CUSTOMER'S APPROVAL

- Approved
- Approved With Changes
- Revise and Proof Again

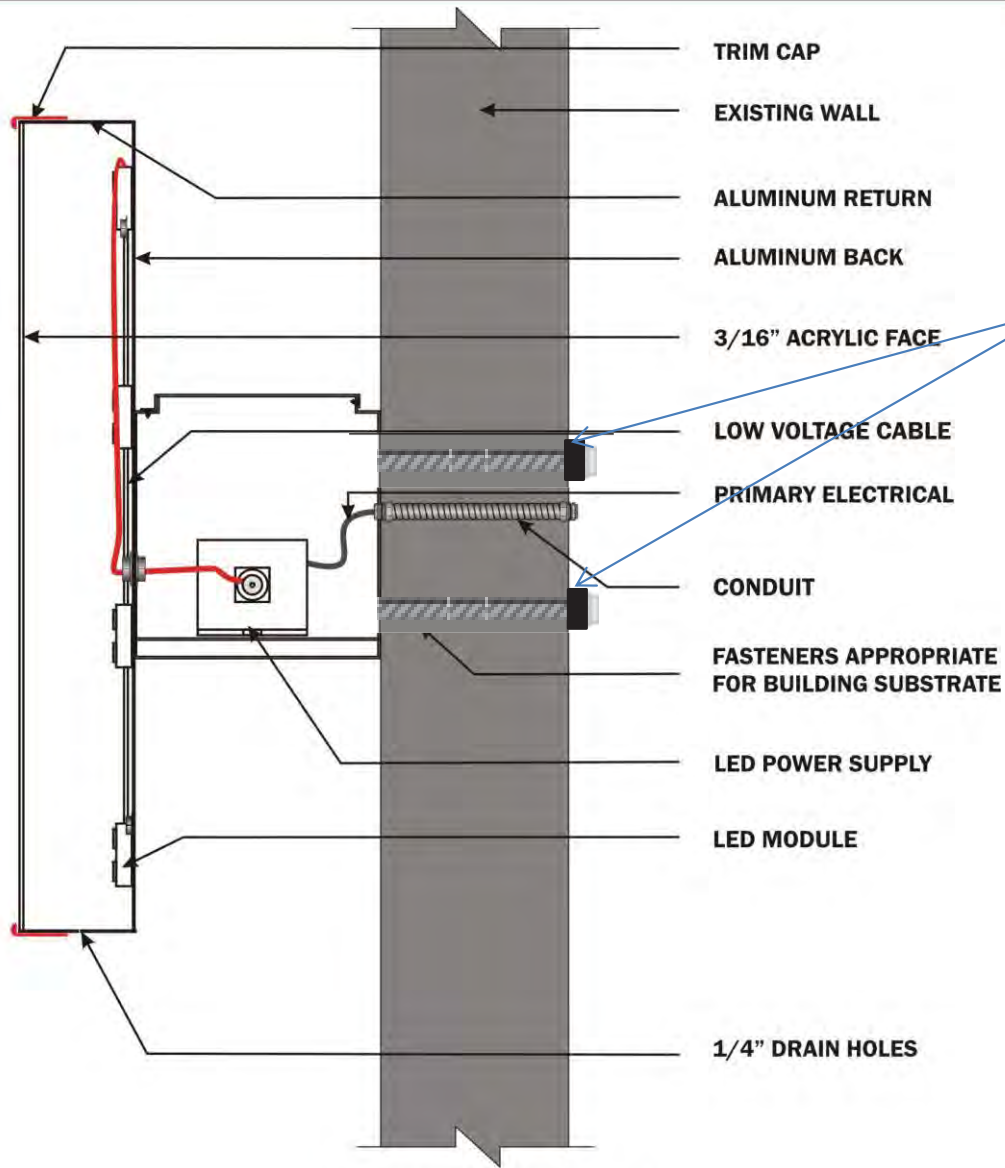
Signature _____
Date _____

PROPERTY MANAGER'S APPROVAL

- Approved
- Approved With Changes
- Revise and Proof Again

Signature _____
Date _____





Pressure-treated 2x4 on back side to distribute weight across multiple support members in wall

**Standard Face Lit -
LED Illuminated w/ Raceway**

Job Name

Chas Sports Pub

Date:

6/22/20

Notes

Exterior Channel Letters

Logobox to allow light to shine through the logo only. Background to be blackout vinyl.

CUSTOMER'S APPROVAL

- Approved
- Approved With Changes
- Revise and Proof Again

Signature _____

Date _____

PROPERTY MANAGER'S APPROVAL

- Approved
- Approved With Changes
- Revise and Proof Again

Signature _____

Date _____



Signarama
CHARLESTON



1340 Chuck Dawley Blvd., Mt. Pleasant, SC 29464 • PH 843.881.7881 • Fax 843.881.7883 • Andy@Signarama-Charleston.com • Signarama-Charleston.com

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Pictures of other buildings in GOOSE CREEK VILLAGE





MINOR APPLICATION: NEW BUSINESS

Metro by T-Mobile
220 Red Bank Road, Unit 8
Signage

SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Aluminum/Acrylic	Aluminum/Acrylic	Aluminum/Acrylic
Illumination: Exterior, interior or not lighted	INTERNAL LED	Existing	Existing
Type of Sign:	Wall	Tenant panel	Tenant panel
Height (FEET)	2'2"	1'11"	1'8"
Width (feet)	5'4"	9'10"	4'10"
Area (square feet)	11.5	18.8	8
All colors used on sign	MAGENTA/DEEP PURPLE	MAGENTA/DEEP PURPLE	MAGENTA/DEEP PURPLE
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	NO	NO	NO
Projection from building or cabinet width (thickness)	5"	0	0
Number of styles of lettering	2	2	2
Height of letters (if channel letters)	2;2"		
If mounting individual letters, space between letters			
If mounting individual letters, space between words			
If window sign, size of window			
If changeable copy sign (reader board), number of lines			
If freestanding sign, distance between sign and street curb (ft)			
If freestanding sign, total height above grade (ft)			
If freestanding sign, landscaping materials to be planted at base of sign			

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.


Signature of Applicant

6/8/2020

Date

<u>OFFICE USE ONLY</u>	
Remarks: _____	_____
Approval: Zoning Administrator _____	Issued by: _____ Date: _____

Sign Location Plan



- N01** Storefront Wall Sign
- N02** Tenant Panel
- N03** Tenant Panel

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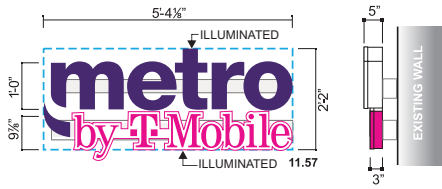


ADDRESS
220 Red Bank Rd.
Goose Creek, SC 29445

PAGE #
2

CLIENT SIGNATURE	DATE	REVISIONS	
	03/11/20	DATE:	DESCRIPTION:
		MM/DD/YY	Revision notes
	35211		
	PM		
	SS		
	FILE NAME		
	TMOB-MBTM.35211_Goose Creek, SC_100		
	APPROVAL DATE		

N01 MBTM-CLCRWP-12 Illuminated Channel Letters Cloud Sign On Raceway



ELEVATION VIEW

Scale: 3/8" = 1'-0"

SPECIFICATIONS:

"metro" and "comma":

FACES:..... .118" OPTIX 2406LD DIFFUSER ACRYLIC W/ PERFORATED MIRATEC FILM #47902-1 DEEP PURPLE
 RETURNS:..... .040" X 5.3" ALUMINUM COIL PAINTED WHITE
 BACKS:..... .063" ALUMINUM
 TRIM CAP:..... 1" WHITE JEWELITE
 ILLUMINATION:.. PRINCIPAL LEDES

"by T-Mobile":

FACES:..... .118" OPTIX 2406LD DIFFUSER ACRYLIC W/ TRANSLUCENT MIRATEC FILM #30532-1 MAGENTA
 RETURNS:..... .040" X 3.5" ALUMINUM COIL PAINTED MATTHEWS MP 86055 MAGENTA
 BACKS:..... .063" ALUMINUM
 TRIM CAP:..... 1" MAGENTA
 ILLUMINATION:.. PRINCIPAL LEDES

5" NARROW RACEWAY:

SIZE: 5" SIGN COMP EXTRUDED NARROW RACEWAY
 COLOR: PAINT TO MATCH FASCIA

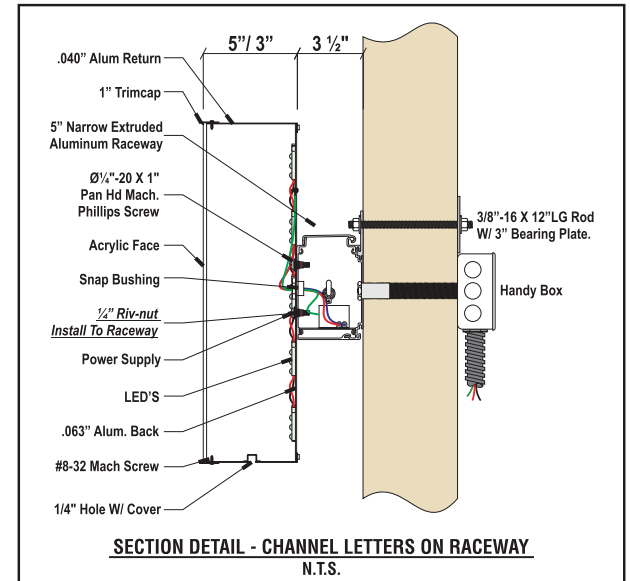
TOGGLE SWITCH/PHOTOCELL/TIMER IS REQUIRED.



EXISTING SIGNAGE - 18" X 119" = 155F



PROPOSED - 2'-2" X 5' 4 1/8" = 11.57SF



SECTION DETAIL - CHANNEL LETTERS ON RACEWAY
 N.T.S.

Color Schedule	
	Paint: White Returns & Trim Cap
	Miratec Dual Color Film #47902-1 Deep Purple Perforated Vinyl
	Translucent Miratec Film #30532-1 Magenta Printed On White Vinyl
	Paint: Matthews MP 86055 Magenta (Returns)

Allen Industries <small>FILE NUMBER: E212503</small>	<small>Listed Electric Sign Complies with</small> UL48 CSA C22.2 No.207 E212503 A11 017510	 GROUNDING ELECTRICAL CONNECTIONS
--	--	---

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Notes

Notes
Fascia Material: Stucco Fascia Color: SW0044

Hardware Mounting Chart	Masonry	Wood	Metal
Note: Threaded Rod will be Provided Standard for All. Other Hardware Is to be Provided by the Installer As Req.			
Signs			
1/4" Zinc Plated Steel Threaded Rod Thru Wall	•	•	•
3/8" Lags with Shields	•		
3/8" Lag Bolts		•	
3/8" Toggle Bolts			•
Letters			
1/4" X 2 1/4" Tapcons	•		
Flathead Stainless Screws			•

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metro by T-Mobile

ADDRESS	PAGE #
220 Red Bank Rd. Goose Creek, SC 29445	3

CLIENT SIGNATURE	DATE
	03/11/20
APPROVAL DATE	SITE ID
	35211
	PM
	SS
FILE NAME	TMOB-MBTM.35211_Goose Creek, SC_100

REVISIONS	
DATE:	DESCRIPTION:
MM/DD/YY	Revision notes




N02 MBTM-MULTI-TENANT-LP Tenant Panel Sign



ELEVATION VIEW
Scale: 3/4" = 1'-0"

SPECIFICATIONS:

MANUFACTURE AND INSTALL TWO (2) SETS OF ACRYLIC
FACES WITH VINYL FOR EXISTING TENANT PANELS.
WHITE PLASKOLITE POLYCARBONATE TUFFAK SL FACES.
SEE COLOR SCHEDULE.

Color Schedule	
	Miratec Film #47899-1 Deep Purple
	Translucent Miratec Film #30532-1 Magenta Printed On White Vinyl
	Plaskolite Polycarbonate TUFFAK SL White Faces

Notes

Allen Industries LISTED Electric Sign Complies with
UL48
CSA C22.2 No.207
E212503 MET A11 017510

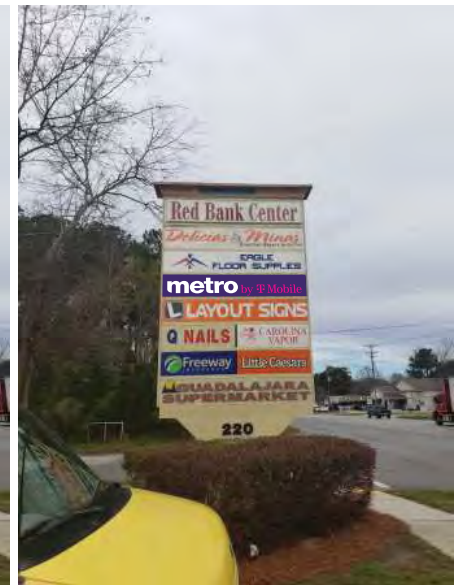
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE
AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER
GROUNDING AND BONDING OF THE SIGN.

**GROUNDING
ELECTRICAL
CONNECTIONS**

Notes



EXISTING SIGNAGE: 23" X 9' 10" = 18.8SF



PROPOSED SIGNAGE: 23" X 9' 10" = 18.8SF

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metro
by **T-Mobile**

ADDRESS
220 Red Bank Rd.
Goose Creek, SC 29445

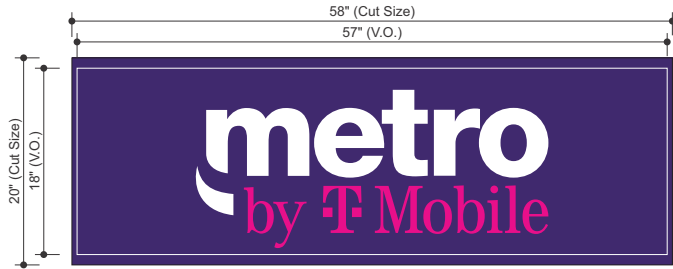
PAGE #
4

CLIENT SIGNATURE
DATE
SITE ID
35211
PM
SS
APPROVAL DATE
FILE NAME

DATE
03/11/20
SITE ID
35211
PM
SS
FILE NAME
TMOB-MBTM.35211_Goose Creek, SC_100

REVISIONS	
DATE:	DESCRIPTION:
MM/DD/YY	Revision notes

N03 MBTM-MULTI-TENANT-SP Tenant Panel Sign



ELEVATION VIEW
Scale: 1" = 1'-0"

SPECIFICATIONS:

MANUFACTURE AND INSTALL TWO (2) SETS OF ACRYLIC FACES WITH VINYL FOR EXISTING TENANT PANELS. WHITE PLASKOLITE POLYCARBONATE TUFFAK SL FACES. SEE COLOR SCHEDULE.

Color Schedule

- Miratec Film #47899-1 Deep Purple
- Translucent Miratec Film #30532-1 Magenta Printed On White Vinyl
- Plaskolite Polycarbonate TUFFAK SL White Faces

Notes

Notes
2" Retainer

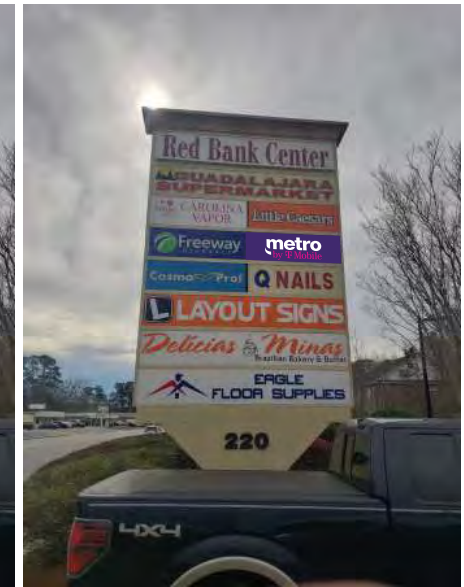
Allen Industries LISTED Electric Sign Complies with
UL48
CSA C22.2 No.207
E212503
A11 017510



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



EXISTING SIGNAGE 20" x 58" = 8SF



PROPOSED 20" x 58" = 8SF

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CLIENT SIGNATURE	DATE	REVISIONS	
	03/11/20	DATE:	DESCRIPTION:
		MM/DD/YY	Revision notes
	35211		
	PM		
	SS		
	FILE NAME		
	TMOB-MBTM.35211_Goose Creek, SC_100		
	APPROVAL DATE		



Red Bank Center

 **GUADALAJARA
SUPERMARKET**

 **NOT-IN-READY** 5

Driver's Choice

Cosmo Prof

FOR LEASE

723-1202

Q NAILS | **BARBER & BEAUTY**

DIAMOND CUTZ

Sketch on File:

70	AFFL (2800)	70	AFFL (1400)	70	AFFL (1400)	70	AFFL (1400)	70	AFFL (1400)	70	AFFL (1400)	70	AFFL (1400)	70	AFFL (1400)	70	AFFL (1400)	70	AFFL (1400)	70	AFFL (1400)	70	AFFL (1400)	70	AFFL (2800)		
	40		20		20		20		20		20		20		20		20		20		20		20		20		40

#1 AND #2 GUADALAJARA SUPER MARKET

#8 VACANT

#3 GUADALAJARA SUPER MARKET

#9 AND #10 CREEKSIDE CYCLES

#4 VACANT

#11 DIAMOND CUTZ

#5 DRIVER'S CHOICE

#12 VACANT

#6 LITTLE CAESAR'S PIZZA

#13 AND #14 CLOUD SLEEP CENTER

#7 COSMO PROF. BEAUTY



MAJOR APPLICATION: NEW BUSINESS

Chick-Fil-A
516 St. James Ave



ARB SCOPE OF WORK FORM/

APPLICATION / INFORMATION SUMMARY

DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

Property Address: 516 St. James Ave., Goose Creek, SC		TMS No.: 234-07-05-039
Review request:	For:	Preliminary meeting date requested: July 20, 2020
<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other _____	



Materials/Colors Used: <i>(specific color(s)/manufacture #'s listed: samples must be presented to Board <input checked="" type="checkbox"/> attached)</i> <i>(Example: Building Materials, Exterior Colors, Landscaping, Lighting)</i>
Building color elevations - new bldg addition to match existing building (includes canopies)
Site Layout Plan
Landscape Plan (color rendering)
Landscape Plan (black & white)
New lighting fixtures "cut sheets"
Scope of Work: <i>(please give a detailed description)</i>
Construct a new service yard addition along the rear of the existing building. Install new canopies at menu order point location and at the pickup window location. Reconstruct the existing parking lot to provide a separate entry for the stacking lane(s) and to provide a dual lane system. Parking lot will be reconstructed to separate drive thru customers from walk-in (parking) customers. Reconfigure existing stormwater detention pond to accommodate new site improvements.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

Applicant's signature: _____ Date: _____

Print name legibly: Chad Ross, Chick-fil-A, Inc., Reinvestment Division Project Manager