



THE CITY OF
GOOSE CREEK

BERKELEY CO. EST. 1961 SO. CAROLINA

**SUPPORTING MATERIALS FOR
ARCHITECTURAL REVIEW BOARD
MONDAY, NOVEMBER 16, 2020
6:30 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: November 11, 2020

SUBJECT: MEETING NOTIFICATION

WHERE: MARGUERITE H. BROWN MUNICIPAL CENTER

This is to remind everyone that the next meeting of the Architectural Review Board is scheduled for Monday, November 16, 2020 at 6:30 p.m.

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

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, OCTOBER 19, 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: Gary Becker; Sharon Clopton, Ricky Dresel; Jen Wise; Lisa Burdick; David Cantrill
Absent: None
Staff Present: Director of Planning and Zoning Mark Brodeur; Administrative Assistant Lili Ortiz-Ludlum
City Council Present: Councilmember McSwain; Councilmember Harmon

III. REVIEW OF MINUTES – SEPTEMBER 21, 2020

Motion: A motion was made to accept the minutes as presented. **Moved by** Board Member Cantrill, **Seconded by** Board Member Dresel.
Discussion: It was stated there were two spelling errors.
Vote: All voted in favor (6-0). Motion carried.

IV. MINOR APPLICATIONS – NEW BUSINESS

A) REV: 201 ST. JAMES AVE, SIGNAGE

Mr. Hugh Welch of Carolina Sign Company presented the application. He stated the applicant is requesting a face change on the roadside from Heritage Trust to REV Credit Union. He stated they painted the pylon black to go with the brand. It was stated that the sign has already been installed prior to ARB approval. There was confusion regarding if this was a temporary or permanent sign. Mr. Welch stated this sign will be there for a year. The board inquired to City staff the definition of a temporary sign. Mr. Brodeur stated a temporary sign is a sign that is up for ninety days or less. He stated this sign will be up for 365 days and they applied for a full sign permit. It was noted that this sign was installed prior to a permit being issued. Mr. Welch stated due to the length of time it takes to get a permit issued (once a month) the applicant needed the sign installed sooner. The board stated that all businesses have to wait until ARB approval. Discussion regarding this sign being a pole signed ensued. Mr. Brodeur stated per the advice of the City Attorney, any existing sign in the City that is nonconforming is a vested right and they can reuse and reface a pole sign. Board Member Dresel stated the board requests that addresses be added to monument signs and would like to see that the address is added to this sign.

- Motion:** A motion was made to accept the application with the addition that the address is added to the pillar to keep it consistent with the other signs the ARB has approved. **Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.
- Discussion:** Board Member Cantrill inquired if there is a City standard for size of street numbers. Mr. Brodeur stated eight inches. The Board requested the address be located on both sides of the pylon.
- Amended Motion:** The motion was amended that the address numbers be added to the black post in white, and a minimum of eight inches tall on both sides.
- Roll Call Vote:** Board Member Dresel, Board Member Cantrill and Board Member Burdick voted in favor. Board Member Becker, Chairperson Clopton and Board Member Wise opposed. Motion did not pass (3 to 3).

Mr. Welch inquired as to why it did not pass. Chairperson Clopton stated he is welcome to stay until after all the applicants have presented to discuss this further.

B) CREEKSIDE CHURCH: 506 ST. JAMES AVE., SIGNAGE

Mr. Welch of Carolina Sign presented the application. He stated the applicant would like to black out the yellow and stain glass design on the current sign and paint it all black. It was stated the structure will remain and the Creekside Church panel will be installed in the structure. It was stated the current structure is made of aluminum. There was some concern with the board as to how the paint will adhere to the aluminum.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Cantrill, **Seconded by** Board Member Becker.
- Discussion:** There was concern about how the background of the sign will look painted black.
- Roll Call Vote:** Board Member Becker, Board Member Cantrill, Chairperson Clopton, Board Member Burdick and Board Member Wise all voted in favor. Board Member Dresel opposed. Motion passed (5-1).

V. MAJOR APPLICATIONS – OLD BUSINESS

C) CHAO GOYANO/SHOPPING CENTER: 408 RED BANK RD., ELEVATIONS, COLORS AND MATERIALS.

Mr. Schumm presented the application for 408 Red Bank Road. He presented the elevation, colors, and materials on a poster board to the ARB. He stated the colors are Moth Wing, China Doll and Tricorn Black and presented color swatches to the board. He proposed to paint the bottom six feet the darker color and the top will be the lighter color.

He stated there will be an awning over the private entrance into the private party room, another over the storage area, and a gable type entrance over the main entry. He stated signage will be presented at a future meeting. He stated the HVAC unit is already screened with a parapet. He stated all the supports and post will be timber and the roofs will be black. He stated the dumpster will be located behind the building and the enclosure material is natural timber. The lumber for the awning is also natural timber and sealed to protect it. Mr. Brodeur presented a status update regarding this project. The board stated they would like the exposed wood on the dumpster enclosure and front awning to be sealed.

Motion: A motion was made to accept the application as submitted with the addition that sealer be applied to all exposed wood. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.

Discussion: There was none.

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

VI. MAJOR APPLICATIONS – NEW BUSINESS

D) WEEKS & IRVINE OFFICE BUILDING: 503 N. GOOSE CREEK BLVD., SITE, PARKING, LANDSCAPING, ELEVATIONS, COLORS, MATERIALS

Mr. David Shook presented the application. He stated this is a 7,800 square foot office building for Weeks and Irvine. He stated the building will consolidate their operations and administrative groups into one location.

A second representative stated this is a heavily wooded site in which he proposed to wrap a sizeable tree barrier along with landscape buffers against the single-family neighbors and Carol Drive. He stated the parking lighting will be 14' poles with acorn fixtures and located in the tree island. He stated screening of mechanicals is located in the rear using a hardy plank screening which will also be the same material used for the dumpster.

Mr. Shook read a letter written by Robert L. Irvine, III that explains the use, proposed parking requirements, and hours of operations. He presented a sample to the board with paint colors and materials.

It was stated that the HVAC is over the setback line on the site plan. The representative stated they will relocate them. Discussion regarding the number of parking spaces ensued. Mr. Brodeur stated currently there is no restriction on the upper limit of parking spaces.

Motion: A motion was made to accept the application with the amendment that the HVAC, as well as the screening, is brought into the setback, and would like to see the parking cut down. **Moved by** Board Member Dresel, **Seconded by** Board Member Becker.

Discussion: Chairperson Clopton stated the excessive parking is a major concern. Board Member Burdick shared her concerns with exiting the parking lot after meetings.

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

E) 7 ELEVEN/ROOST: HWY 176 & MYERS RD SITE, LANDSCAPING, ELEVATIONS

Mr. Pat Budronis presented the application. He stated this property was recently annexed into the City last week with a General Commercial (GC) zoning. He presented the landscape, site plan, building elevations, and materials. Concerns regarding entrance from Myers was stated from the board. Additional buffering with evergreens was suggested by the board. Board Member Wise inquired about a water retention pond. Mr. Budronis stated it will be managed underground with the storm water system.

Motion: A motion was made to accept the application with additional buffering and the use of evergreens in the buffer area. **Moved by** Board Member Burdick, **Seconded by** Board Member Wise.

Discussion: Chairperson Clopton stated she will not approve materials as samples and colors were not provided.

Amended Motion: The motion was amended to allow City Staff to approve the materials. **Moved by** Board Member Burdick, **Seconded by** Board Member Wise.

Discussion: Multiple Board Members stated they preferred to see the materials.

Roll Call Vote: Board Member Dresel, Board Member Burdick and Board Member Wise voted in favor. Board Member Becker, Board Member Cantrill and Chairperson Clopton opposed. Motion did not pass (3-3).

Amended Motion: A motion was made to approve the proposal only including the site plan and landscaping. **Moved by** Board Member Cantrill, **Seconded by** Board Member Becker.

Discussion: None

Roll Call Vote: Board Member Dresel, Board Member Becker, Board Member Cantrill, Chairperson Clopton, and Board Member Wise voted in favor. Board Member Burdick opposed. Motion carried (5-1).

Mr. Budronis inquired when he comes back to present materials, will it be okay to include signage. Chairperson Clopton stated yes.

The board decided to revisit Rev and addressed Mr. Hugh Welch of Carolina Sign Company. Chairperson Clopton stated the issue is that the sign was installed prior to ARB approval and is not permitted. Mr. Welch stated there are a lot of signs in the City that are up and not permitted. Chairperson Clopton stated we take care of them as we can. She stated she does not have a problem with the sign, but she does not know what the remedy should be and inquired if City staff could provide insight.

Mr. Brodeur stated the board can take any action they would like. They can deny the permit or approve the permit. Board Member Cantrill stated this has happened before

with a shopping center in the City. He stated it is frustrating for the board to go through this repeatedly but he thinks in the end Mr. Welch is doing what his customer asked him to do and the customer is the one who is under our jurisdiction. Board Member Cantrill stated if the customer were here, we could chastise them, but in the end, we are limited, and we are here to approve the sign. He inquired if the board wants to punish Rev or does the board want to be pro-business for the City. He stated it is a catch 22. Mr. Brodeur stated we could get together in a work session to discuss how to handle situations like this; however, with this application this evening, the choices are to approve the sign as presented, deny the sign as presented or recommend a new sign. Board Member Cantrill stated that Mr. Welch mentioned earlier that other municipalities are quicker to approve signs and inquired if the City is an outlier. Mr. Brodeur stated the City is an outlier. He stated that most Cities do not require signage to come through their ARB for review, unless it is part of an overall larger project with the architecture. He stated having to wait thirty days for ARB approval does hinder some businesses. Board Member Cantrill stated the alternative is a temporary banner sign that could be up for ninety days. Board Member Wise stated we do need to be business friendly, and we do not need to be petty; however, Mr. Welch knows the rules and the rules are in place for a reason.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.
- Discussion:** Chairperson Clopton stated maybe we all learned a lesson tonight that this will not happen again between staff and sign companies.
- Roll Call Vote:** Board Member Dresel, Board Member Cantrill, Chairperson Clopton, Board Member Burdick and Board Member Wise voted in favor. Board Member Becker opposed. Motion carried (5-1).

VI. COMMENTS FROM THE BOARD

Board Member Wise stated the Smile Dentist in the Goose Creek Village window sign is still up. Mr. Brodeur stated City staff has had a conversation with the developer of Goose Creek Village and we are asking the developer to please inform his tenants, new and old, of what the sign requirements are. Mr. Brodeur shared the political sign regulations with the board.

Chairperson Clopton stated she would like clarification regarding Tom Risso leaving the ARB. Mr. Brodeur stated Mayor and City Council would like to interview everyone interested in applying or reapplying for a position on the City's Boards and Commissions and if the board would like more of an explanation they can contact the City Clerk. Chairperson Clopton inquired if anything is planned for Mr. Risso as he was a volunteer on the ARB for 28 years. Mr. Brodeur asked the board to send suggestions via e-mail as to how they would like to see Mr. Risso recognized.

VII. COMMENTS FROM STAFF

No comments from staff.

Chairperson Clopton asked if anyone in the audience would like to speak. Councilmember McSwain introduced herself. Chairperson Clopton inquired if she was the Councilmember liaison assigned to the ARB. Councilmember McSwain stated no, Mayor Pro Tem Condon and Councilmember Green-Fletcher are the City Council liaisons for the ARB. Chairperson Clopton stated she appreciates Councilmember McSwain being present.

VIII. ADJOURNMENT

Motion: A motion was made to adjourn (7:55p.m.) **Moved By:** Board Member Cantrill, **Seconded By:** Board Member Wise.
Discussion: There was none.
Vote: All voted in favor (6-0). Motion carried.

Sharon Clopton, Chairperson

Date _____



MINOR APPLICATION: NEW BUSINESS

Crowfield Village Shopping Center

431 St James Ave

Paint



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: 431 St James Ave, GC 29445		TMS No.: 2340000076
Review request:	For:	Preliminary meeting date requested:
<input type="checkbox"/> Preliminary	<input type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other	

Property Owner: GBS Associated Limited Partnerships	Daytime phone: [REDACTED]
Applicant: LFK ARCHITECTS	Daytime phone: [REDACTED]
ARB Meeting Representative: LOSSE KNIGHT	Contact Information: [REDACTED]
Applicant's mailing address: [REDACTED]	
City: [REDACTED]	State: [REDACTED] Zip: [REDACTED]
Applicant's e-mail address: [REDACTED]	
Applicant's relationship: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other	

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

new stucco color : extra white SW 7006
 new cornice color : summit grey SW 7609
 brick paint : extra white SW 7006
 brick whitewash
 (all exterior)

Scope of Work: (please give a detailed description)

clean & paint exterior stucco & brick, whitewash brick sides

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: Losse F. Knight AIA. Date: 10/05/20

Print name legibly: Losse F. Knight

Crowfield Plantation Anchor Building Color Improvements

GOOSE CREEK ARB 10.19.20

Scope of Work: Improve Façade Colors Front, Rear, and Sides

Clean and Paint exterior stucco – Extra White SW7006

Clean and Paint cornice – Summit Grey SW7669

Clean and Paint rear – Extra White SW7006

Clean and Whitewash side brick

Clean and Paint top 2/3 columns – Extra White SW7006

Clean and Whitewash lower 1/3 columns – Extra White SW7006



Sheet Index:

- A01 – Cover sheet, index, notes
- A02- Proposed Site Aerial and Context
- A03- Adjacent Buildings and Context
- A04- Adjacent Buildings and Context
- A05- Existing Conditions
- A06- Proposed color and brick samples
- A07-A8- Proposed 3D Views
- A09- Proposed Enlarged Façade with Paint Specs
- A10- Existing and Proposed Elevations

Owner:

GB ASSOCIATED LIMITED PARTNERSHIP
tptopan@beattycos.com
843.628.9207

Architect:

LFK ARCHITECTS
802 Coleman Blvd,
Mt Pleasant, SC
Losse Knight
843.330.8940
losse@lfkarchitect.com

Project Information:

TMS: 2340000076
Address: 431 St James Ave, Goose Creek,
29445
Zoning: BPO
Building Height: 30' AFS
Setback: N/A (color change only)
Site Lot Coverage: N/A

Attachment:

Crowfield HOA Approval

COVER SHEET, INDEX, NOTES

A01





Existing Site Aerial and Context

A02





○ ADJACANT BLDG 1 - SUNOCO



○ BOJANGLES



○ CROWFIELD VILLAGE OUTPARCEL

ADJACENT BUILDINGS AND CONTEXT

A03





○ ZAXBY'S



○ TIRE CHOICE





○ CENTER & RIGHT EAST FAÇADE



○ LEFT EAST FAÇADE



○ CENTER-LEFT EAST FAÇADE



○ SOUTH EXISTING FAÇADE



○ NORTH EXISTING FAÇADE



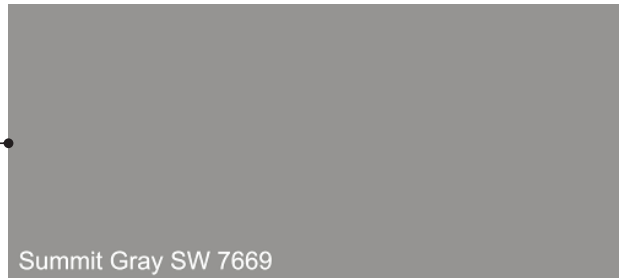
○ VIEW OF REAR

A05

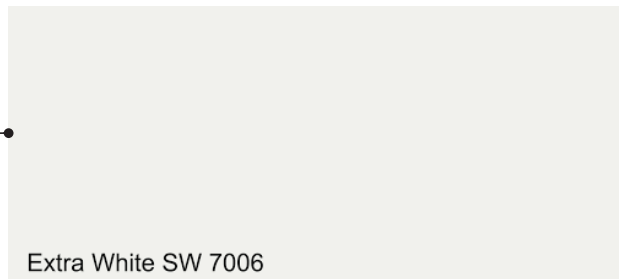
Existing Conditions



Sherwin-Williams
SW 7669 – Summit Grey
Primary Cornice



Sherwin-Williams
SW 7006 – Extra White
Brick & Stucco



Brick whitewash



*If required Owner/GC will field sample on existing building for DRB review.

Proposed Color and Brick Samples





Proposed Improvements Anchor Building Color Improvements - View from St James Ave Entrance

A07





Proposed Improvements View from Gainsborough Dr

A08



Sherwin-Williams
SW 7669 – Summit Grey
stucco

Sherwin-Williams
SW 7006 – Extra White
Stucco

Brick whitewash

Sherwin-Williams
SW 7006 – Extra White
Paint brick

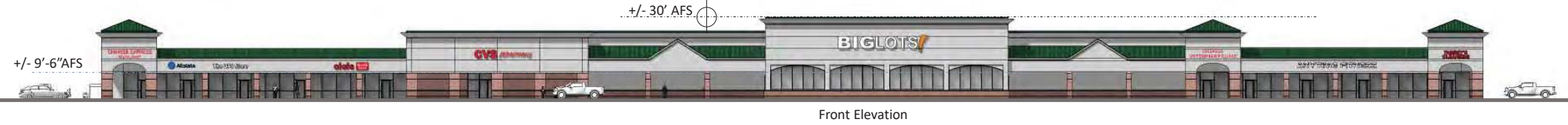
Brick whitewash



Proposed Improvements Enlarged Façade with paint See color samples
specifications

A09





Front Elevation



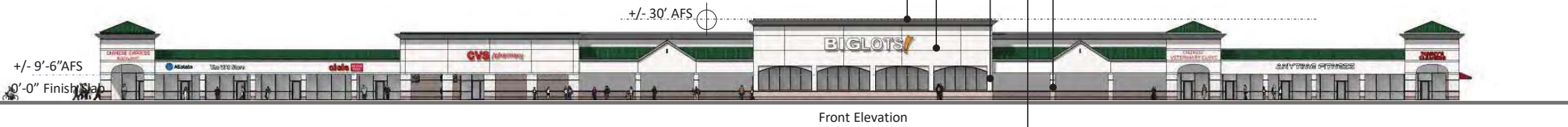
Left Elevation

Right Elevation

EXISTING ELEVATIONS

SCOPE OF WORK

- Clean and Paint cornice – Summit Grey SW7669
- Clean and Paint exterior stucco – Extra White SW7006
- Clean and Paint rear – Extra White SW7006
- Clean and Paint top 2/3 columns – Extra White SW7006
- Clean and Whitewash side brick
- Clean and Whitewash lower 1/3 columns – Extra White SW7006 (see page A12 for enlarged view)



Front Elevation



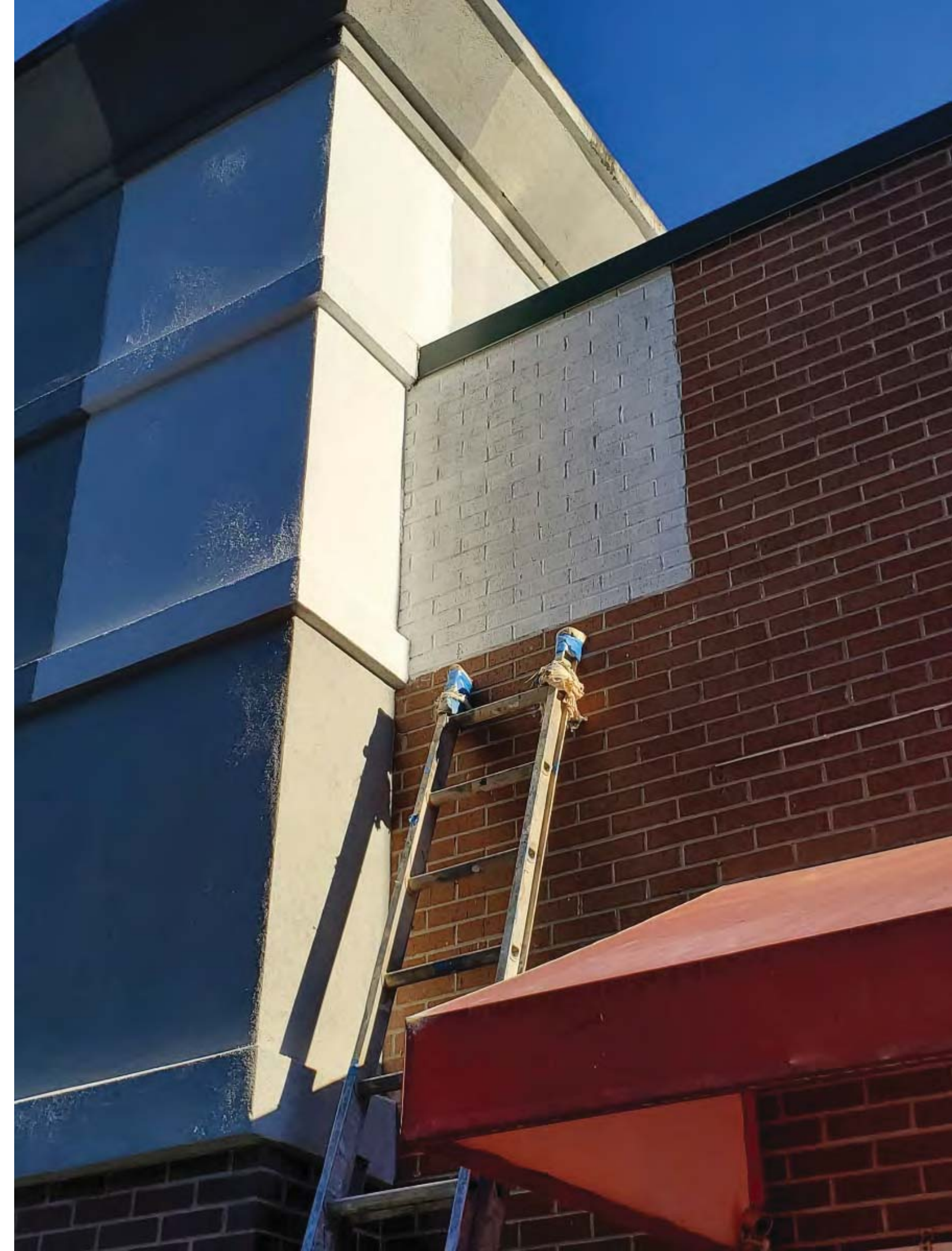
Left Elevation

Right Elevation

PROPOSED ELEVATIONS

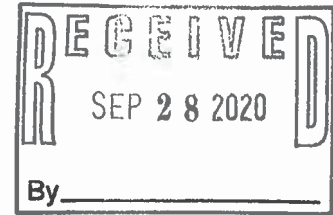
A010





Crowfield Plantation Community Services Association, Inc.
101 Hunters Lane, Goose Creek, SC 29445
843-572-4758 843-572-0540 fax
www.crowfieldhoa.net

September 22, 2020



RE: 431 St James Ave

Account # [REDACTED]

Dear GB Associates Limited,

After Careful consideration, review, and evaluation of all the facts and information provided to us, the Architectural Review Board, reached a decision concerning your application.

Application for: Painting of the exterior building

The Architectural Review Board has made the following determination:

The application has been Approved. This permit expires 12/21/2020. If the project is not completed by expiration date contact the office for instructions on obtaining an extension. Any changes from the original submission will require resubmittal.

Each request is unique and reviewed as such. Approval for one request does not necessarily constitute precedence for another, as mitigating circumstances can and do apply. In the case of disapproval, questions may be directed to the ARB chairperson. If the application is not approved, that decision can be appealed by writing to the ARB and elaboration on why the permit request should be approved. All correspondence should be taken or mailed to the CPCSA office. Your request will be resubmitted to the ARB for another review with the letter attached. ARB disapproval of appeals may be appealed to the Board of Directors in writing.

We appreciate your concern and hope for your continued cooperation in working together to make Crowfield Plantation a better place for all of us to call home.

Regards,

CPCSA
Architectural Review Board



MINOR APPLICATION: NEW BUSINESS

Pet Rest
132 Red Bank Road
Signage

OFFICE USE ONLY

PERMIT #: 042517
 AMOUNT DUE: \$ _____
 DATE PAID: _____

CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

Today's Date: 6/3/2020

Permit Fee: \$75.00

1. Business Owner DIANE ROZIER Business Phone [REDACTED]
 Name of Business HEWLETTE AGENCY DBA PET REST Alternate Phone [REDACTED]
 Street Address of Business 132 RED BANK Landlord/
 Lessor n/a Landlord's Phone n/a Sign
 Company Mr. Sign Sign Co. Phone 843-871-0770
 Sign Co. Contact 029686 Sign Co. Address 207 East 5th North St.
2. Cost of Sign(s) \$ \$ [REDACTED] Sign Installation Cost \$ \$ [REDACTED] Total Cost \$ [REDACTED]
3. How many signs are you applying for? 1 How many signs does this business already have? _____
4. What kind of signs does this business already have? Business monument / to be replaced None
5. What type of business is applying for this sign permit:
 A. A stand alone business? Yes No
 B. A part of a shopping center? Yes No If yes, shopping center name: n/a
6. What is the TMS number for this property? 244 - 09 - 01 - 057
7. What is the front setback of the business in feet? _____ (The distance from the front property line to the front of business)
 A. For corner lots only, what is the front setback for second street frontage in feet? _____
8. What is the width of the business in feet? _____ (The distance from wall to wall)
 A. For corner lots only, what is the width of the business for second street frontage in feet? _____
9. What is the property's road frontage in feet? 100 (This only applies to shopping centers erecting a freestanding sign)
10. Please attach photos showing:
 A. The storefront in relation to adjacent businesses;
 B. The specific location of proposed sign(s) on the property or building; and
 C. The actual sign if it already exists.
11. Please attach drawings of each proposed sign showing (drawn to scale) :
 A. The completed sign as it will actually appear on the building
 B. All dimensions;
 C. Where the colors will appear;
 D. The location on the property (on a plat) of proposed & existing freestanding signs
 E. The location on the building of proposed & existing building signs
12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.
13. Please complete the Sign Information Table located on the following page.
14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.
 • Please submit this application by the 1st Monday of the month for consideration that month by the ARB.
 • The ARB meets on the 3rd Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

OFFICE USE ONLY

MAX. NO. OF ALLOWED SIGNS: _____

MAX ALLOWED SIGN AREA: _____

NOTE: Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

Note: This application contains multiple pages

SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Aluminum Framed		
Illumination: Exterior, interior or not lighted	N/a		
Type of Sign:	Monument		
Height (FEET)	5		
Width (feet)	8'		
Area (square feet)	40		
All colors used on sign	black, white, blue		
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	yes		
Projection from building or cabinet width (thickness)	4"		
Number of styles of lettering	3		
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)			
If freestanding sign, total height above grade (ft)	5		
If freestanding sign, landscaping materials to be planted at base of sign	existing / grass		

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.

_____ 10/5/20
Signature of Applicant **Date**

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

PET REST

COLOR SPECIFICATIONS AND SIZE SPECIFICATIONS FOR PROPOSED 5'x8' D/S MONUMENT SIGN



Existing



Clients must completely review the artwork provided. Once Approved, We are not responsible for any spelling, punctuation, numbers and or general layout.

Mr. Sign

207 East 5th North St. • Summerville, SC 29483

P: (843) 871.0770

F: (843) 871.0270

www.MrSign.net

Customer Approval:

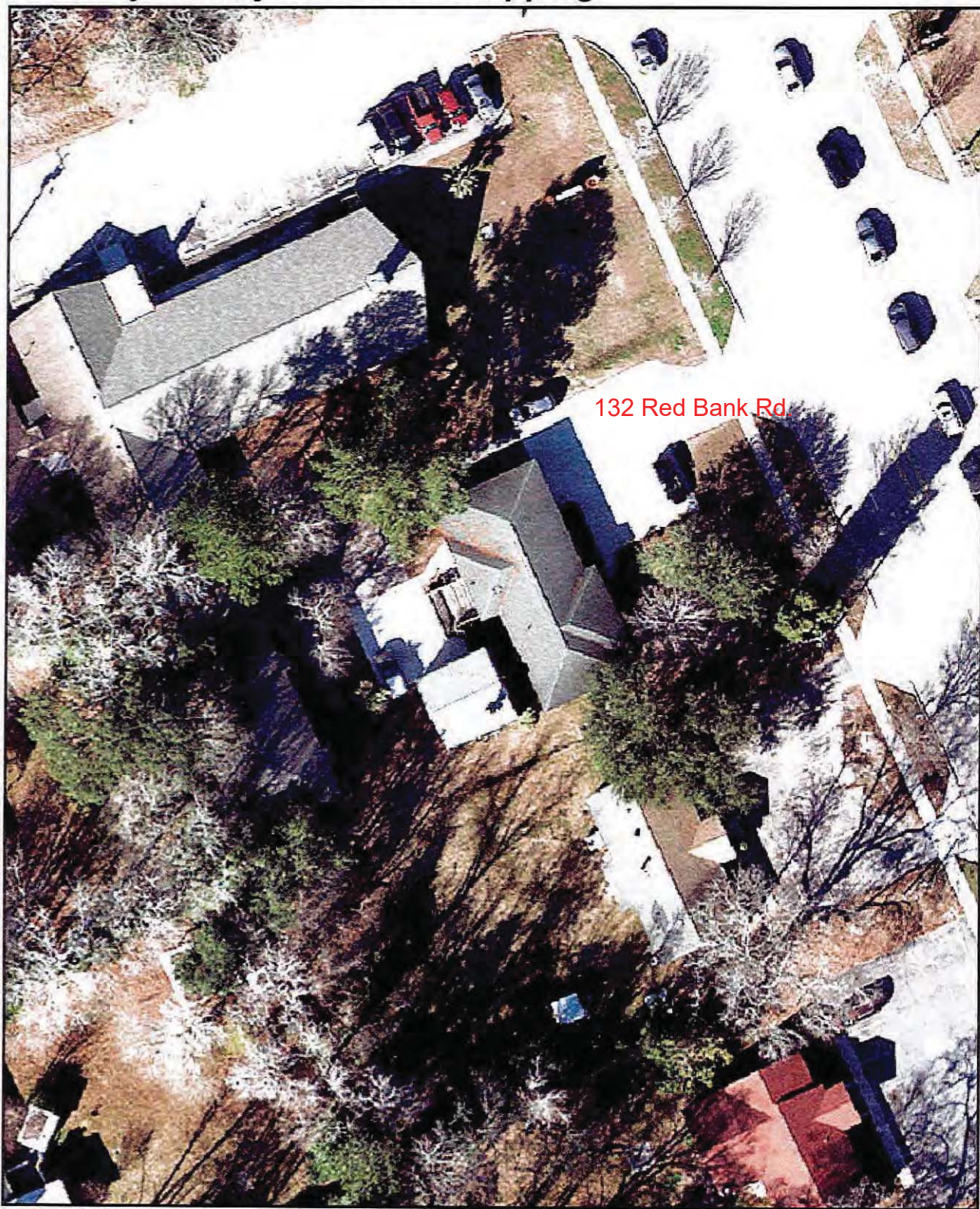


PLEASE NOTE: 1st & 2nd Proofs are Free of Charge. Additional Proofs are billed at a minimum of \$15 each.

Design and Layout are the property of Mr. Sign and can not be used, reproduced or distributed in any way without their express permission.

UNAUTHORIZED DUPLICATION OF THIS DESIGN/LAYOUT IN ANY WAY MAY RESULT IN CLIENT BEING CHARGED FOR BUT NOT LIMITED TO DESIGN FEES, ARTWORK FEES, AND SETUP FEES.

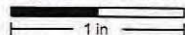
Berkeley County GIS Online Mapping



132 Red Bank Rd



1 inch = 42 feet



Date: 10/6/2020

Berkeley County GIS



The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.







MINOR APPLICATION: NEW BUSINESS

T-Mobile
607 St. James Ave
Signage

OFFICE USE ONLY	
PERMIT #:	_____
AMOUNT DUE: \$	_____
DATE PAID:	_____

CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

Today's Date: 8-20-20

Permit Fee: \$75.00

1. Business Owner Thomas C Keys Business Phone _____
Name of Business T Mobile Alternate Phone _____
Street Address of Business 607 St. James Ave Suite A
Landlord/Lessor _____ Landlord's Phone _____
Sign Company St. Clair Signs Sign Co. Phone 864-244-0040
Sign Co. Contact Donna Ziellinski Sign Co. Address 1334 Miller Rd Greenville, SC 29607
2. Cost of Sign(s) \$ _____ Sign Installation Cost \$ _____ Total Cost \$ _____
3. How many signs are you applying for? 2 How many signs does this business already have? 1
4. What kind of signs does this business already have? 1 None
5. What type of business is applying for this sign permit?
A. A stand alone business? Yes No
B. A part of a shopping center? Yes No If yes, shopping center name: Plantation Center
6. What is the TMS number for this property? 234 - 00 - 00 - 127
7. What is the front setback of the business in feet? 60 (The distance from the front property line to the front of business)
A. For corner lots only, what is the front setback for second street frontage in feet? _____
8. What is the width of the business in feet? 90 (The distance from wall to wall)
A. For corner lots only, what is the width of the business for second street frontage in feet? _____
9. What is the property's road frontage in feet? 294 (This only applies to shopping centers erecting a freestanding sign)
10. Please attach photos showing:
A. The storefront in relation to adjacent businesses;
B. The specific location of proposed sign(s) on the property or building; and
C. The actual sign if it already exists.
11. Please attach drawings of each proposed sign showing (drawn to scale):
A. The completed sign as it will actually appear on the building
B. All dimensions;
C. Where the colors will appear;
D. The location on the property (on a plat) of proposed & existing freestanding signs
E. The location on the building of proposed & existing building signs
12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.
13. Please complete the Sign Information Table located on the following page.
14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.
 - Please submit this application by the 1st Monday of the month for consideration that month by the ARB.
 - The ARB meets on the 3rd Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

OFFICE USE ONLY	
MAX. NO. OF ALLOWED SIGNS:	_____
MAX ALLOWED SIGN AREA:	_____

NOTE: Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

Note: This application contains multiple pages

SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	polycarbonate	polycarbonate	
Illumination: Exterior, interior or not lighted	interior-existing	interior-existing	
Type of Sign:	wall	wall	
Height (FEET)	3'	4.8	
Width (feet)	11.8	18	
Area (square feet)	35.4	86.4	
All colors used on sign	pink & white	pink & white	
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	no	no	
Projection from building or cabinet width (thickness)	4"	4"	
Number of styles of lettering	1	1	
Height of letters (if channel letters)			
If mounting individual letters, space between letters	n/a	n/a	
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 151.034). 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.

Donna Zielinski
 Signature of Applicant

9-18-20

Date

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



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:		TMS No.: 234-00-00-127
Review request: <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	For: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations / Additions <input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other	Preliminary meeting date requested: <input type="checkbox"/> Appeal Decision of Architectural Review Board

Property Owner: Goose Creek Investments LLC	Daytime phone:
Applicant: Donna Zielinski w/St. Clair Signs	Daytime phone: [REDACTED]
ARB Meeting Representative: Kayla Kelley	Contact Information: [REDACTED]
Applicant's mailing address: [REDACTED]	
City: [REDACTED]	State: [REDACTED] Zip: [REDACTED]
Applicant's e-mail address: [REDACTED]	
Applicant's relationship: <input type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other	

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

ALUMINUM AND ACRYLLIC

Scope of Work: (please give a detailed description)

INSTALL ILLUMINATED CHANNEL LETTERS ON FABRICATED PAN ON FRONT BUILDING ELEVATION

INSTALL ILLUMINATED CHANNEL LETTERS ON FABRICATED PAN ON SIDE BUILDING ELEVATION

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: Donna Zielinski

Date: 10/1/20

Print name legibly: Donna Zielinski



Sign	Recommended Sign	SF
Sign 01	26-B-R-W	35.5
Sign 02	40-B-R-W	84.4
Sign 02	Tenant Panels	26.25



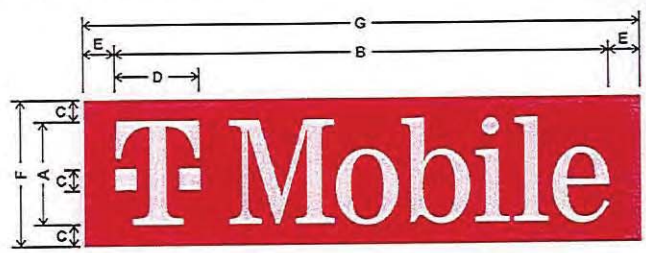
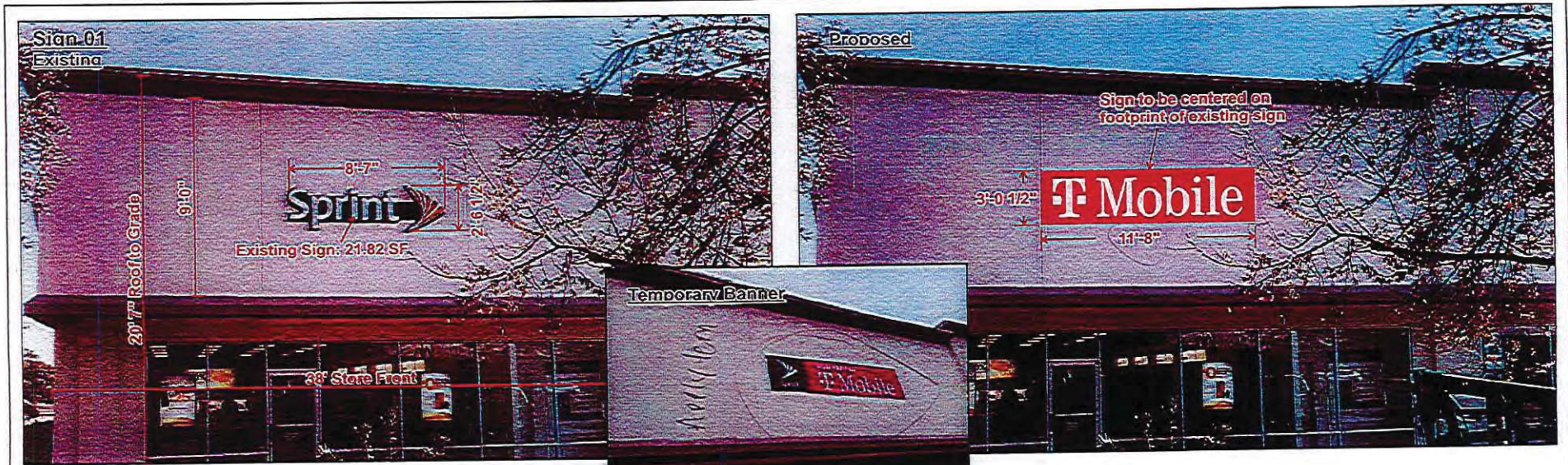
524 N. CHURCH RD., ELKHURST, IL 60126
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 ALL DESIGNS ARE THE SOLE PROPERTY OF SOUTH WATER
 AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT
 WRITTEN PERMISSION FROM SOUTH WATER SIGNS.

T Mobile

ADDRESS
 607 St. James Ave, Suite A,
 Goose Creek
 SC

PAGE #
 2

CLIENT SIGNATURE	DATE	REVISION DATE / DESCRIPTION:	
	6-5-19	DATE	Revision notes
	PM	07.28.20	Art Dept. review, remerge books.
	C. Smith	09.15.20	Changed Tenant Panels to white background.
	DESIGN	09.16.20	Enlarged CL set to maximize code allowed SF.
	SJV		
	PROJECT NUMBER		
	7036629		



SIGN TYPE	A	B	C	D	E	F	G	SQ. FT.
26-B-R-W	26"	10'-4 5/8"	5 1/4"	1'-9 3/8"	7-7/8"	3'-0 1/2"	11'-8"	35.5

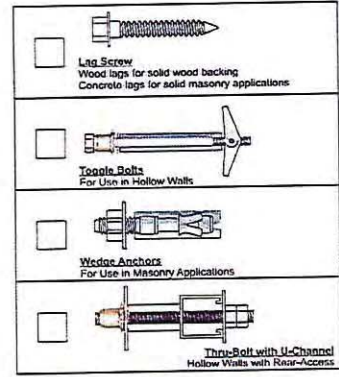
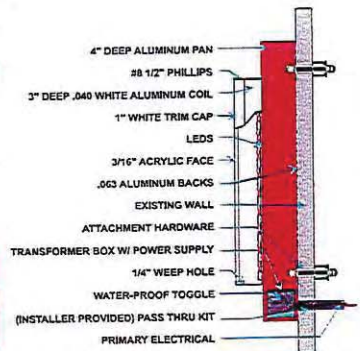


#2447
 WHITE
 ACRYLIC

RSA PRE-FINISHED
 .040 ALUMINUM
 WHITE COIL

1" WHITE
 JEWELITE

MATTHEWS
 MAGENTA
 MP66055 R155445
 N SENI-GLO V10
 OVER MP45680
 WHITE BASECOAT



Illuminated Channel Letters on 4" Fabricated Pan

134 N. CHURCH RD., ELMHURST, IL 60126
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 WRITTEN PERMISSION FROM SOUTH WATER SIGNS.

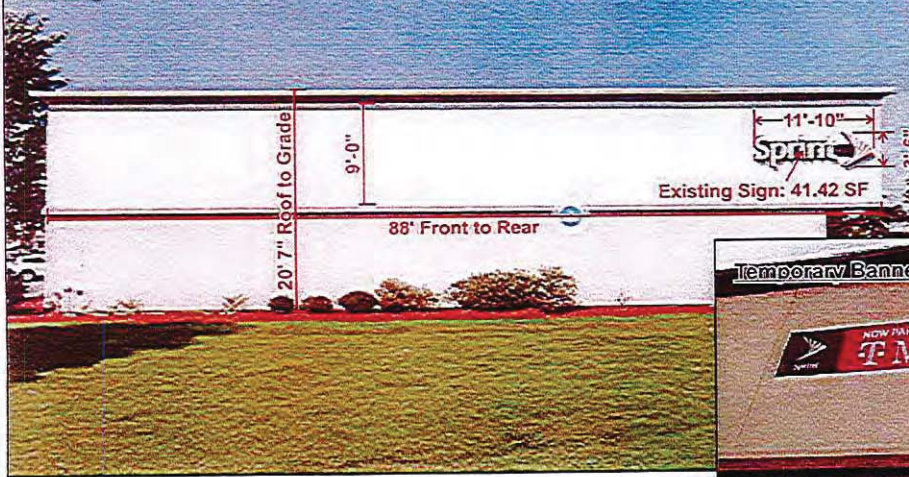
T Mobile

ADDRESS: 607 St. James Ave, Suite A
 Goose Creek SC

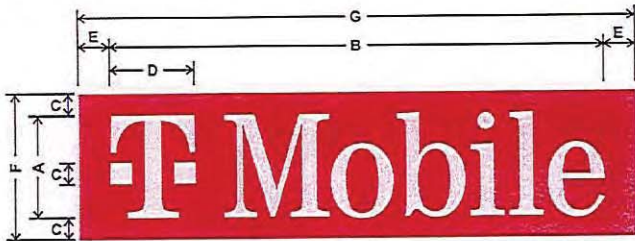
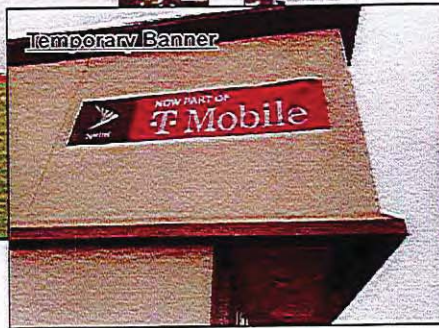
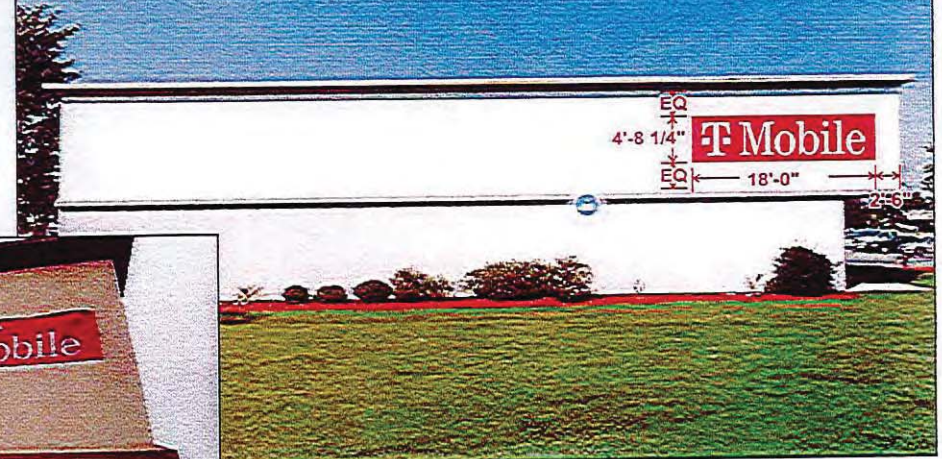
PAGE #: 3

CLIENT SIGNATURE	DATE	REVISION DATE / DESCRIPTION:
	6-5-19	DATE Revision notes
	PM	07.28.20 Art Dept. review, remerge books.
	C. Smith	09.15.20 Changed Tenant Panels to white background.
	DESIGN	09.16.20 Enlarged CL set to maximize code allowed SF.
	SJV	
	PROJECT NUMBER	
	7036629	

Sign 02
 Existing



Proposed



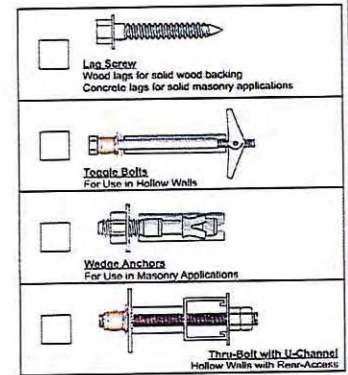
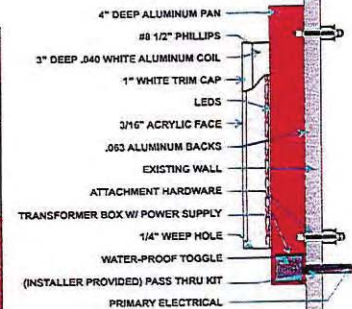
SIGN TYPE	A	B	C	D	E	F	G	SQ. FT.
40-B-R-W	40"	15'-11 3/4"	8 1/8"	2'-8 3/4"	12-1/8"	4'-8 1/4"	18'-0"	84.4

#2447
 WHITE
 ACRYLIC

RSA PRE-FINISHED
 .040 ALUMINUM
 WHITE COIL

1" WHITE
 JEWELITE

MATTHEWS
 MAGENTA
 MP6658 R155445
 N SERI-GLO V1.0
 OVER MP33636
 WHITE BASECOAT



Illuminated Channel Letters on 4" Fabricated Pan

504 N. CHURCH RD., ELAHURST, IL 60126
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 WRITTEN PERMISSION FROM SOUTH WATER SIGNS.

T Mobile

ADDRESS PAGE # APPROVAL DATE
 607 St. James Ave, Suite A 4
 Goose Creek SC

CLIENT SIGNATURE	DATE	REVISION DATE / DESCRIPTION:
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	PROJECT NUMBER	
	7036629	



MINOR APPLICATION: NEW BUSINESS

Chao Goiano
408 Red Bank Rd
Signage

OFFICE USE ONLY

PERMIT #: 042006
 AMOUNT DUE: \$
 DATE PAID: 75.00

CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

Today's Date: 6-29-2020

Permit Fee: \$75.00

1. Business Owner VALEMAR SILVA Business Phone 407 431 1436
 Name of Business CHAO GOIANG Alternate Phone _____
 Street Address of Business 408 RED BANK RD GOOSE CREEK SC
 Landlord/Lessor _____ Landlord's Phone _____
 Sign Company PUBLICITY SIGN Sign Co. Phone 843 3728842
 Sign Co. Contact RICHARD Sign Co. Address 290 RED BANK RD SUITE 11
2. Cost of Sign(s) \$ _____ Sign Installation Cost \$ _____ Total Cost \$ _____
3. How many signs are you applying for? 1 How many signs does this business already have? 0
4. What kind of signs does this business already have? _____ None
5. What type of business is applying for this sign permit:
 A. A stand alone business? Yes No
 B. A part of a shopping center? Yes No If yes, shopping center name: _____
6. What is the TMS number for this property? _____
7. What is the front setback of the business in feet? 1676 (The distance from the front property line to the front of business)
 A. For corner lots only, what is the front setback for second street frontage in feet? _____
8. What is the width of the business in feet? 105 (The distance from wall to wall)
 A. For corner lots only, what is the width of the business for second street frontage in feet? _____
9. What is the property's road frontage in feet? _____ (This only applies to shopping centers erecting a freestanding sign)
10. Please attach photos showing:
 A. The storefront in relation to adjacent businesses;
 B. The specific location of proposed sign(s) on the property or building; and
 C. The actual sign if it already exists.
11. Please attach drawings of each proposed sign showing (drawn to scale):
 A. The completed sign as it will actually appear on the building
 B. All dimensions;
 C. Where the colors will appear;
 D. The location on the property (on a plat) of proposed & existing freestanding signs
 E. The location on the building of proposed & existing building signs
12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.
13. Please complete the Sign Information Table located on the following page.
14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.
 • Please submit this application by the 1st Monday of the month for consideration that month by the ARB.
 • The ARB meets on the 3rd Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

OFFICE USE ONLY

MAX. NO. OF ALLOWED SIGNS: _____

MAX ALLOWED SIGN AREA: _____

NOTE: Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

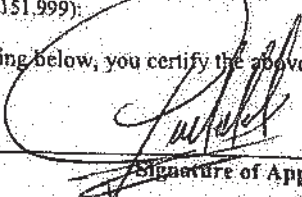
Note: This application contains multiple pages.

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: _____		

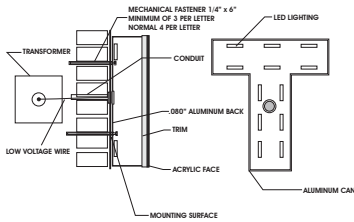
SIDE A ELEVATION

CHAO GOIANO

408 Red Bank Rd.
Goose Creek SC 29445



DETAIL



SPECIFICATIONS

ILLUMINA

CHANNEL LETTERS

TED

Quantity: 1

Size: As in drawing

Trim: 1"

Trim Color: Gold

Return Color: Gold

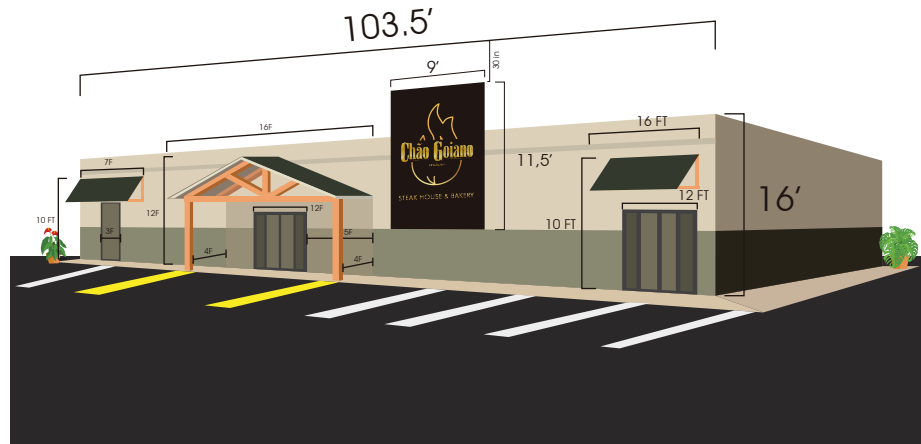
Face Color: Gold

Face: 1/8" Acrylic

Illumination: LED

Mounting: Flush to Blackboard

IMPOSED IMAGERY



Owner/Landlord Approval _____

PUBLICITY SIGN

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

SIDE A ELEVATION

CHAO GOIANO

408 Red Bank Rd.
Goose Creek SC 29445



black vinyl code number : 276c



Gold : see the physical sample presented.

Owner/Landlord Approval _____
220 Red Bank Rd #11, Goose Creek, SC 29445 • (843) 408 0541

PUBLICITY SIGN