



**CREEK  
COMPASS**  
City of Goose Creek

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# **ARCHITECTURAL REVIEW BOARD**

February 21, 2022

Regular Meeting 6:00PM

**City Hall Council Chambers**

519 N. Goose Creek Blvd

Goose Creek, SC 29445



**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

**DATE:** February 15, 2022

**SUBJECT:** NOTIFICATION OF ARCHITECTURAL REVIEW BOARD

This is to remind everyone that the next meeting of the ARB is scheduled for Monday, February 21, 2022, at 6:00 p.m. This meeting will take place at City Hall in Council Chambers.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact the Planning Department at 843-797-6220 or via e-mail at [planning-zoning@cityofgoosecreek.com](mailto:planning-zoning@cityofgoosecreek.com).



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# MINUTES

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**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
TUESDAY, JANUARY 18, 2022, 6:00 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER  
519 N. GOOSE CREEK BOULEVARD**

**I. CALL TO ORDER AND ROLL CALL**

Vice Chair Wise called the meeting to order at 6:00 p.m. and Mrs. Moneer initiated roll call.

**Present:** David Cantrill; Sharon Clopton; Robert Smith; Mary Kay Soto; Teri Victor; Jen Wise

**Absent:** Jordan Pace

**Staff Present:** Planning and Zoning Technician Brenda Moneer

**II. APPROVAL OF MINUTES – DECEMBER 20, 2021**

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

**Discussion:** None.

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

**III. OLD BUSINESS**

**A. 2021-108 SIG: VERSATIL MODA JEWELRY: 221 RED BANK RD, SUITE 11 – SIGNAGE**

The applicant was not present.

**IV. NEW BUSINESS**

**A. 2022-001SIG: LAS AMERICAS SUPERMARKET: 301 RED BANK ROAD – SIGNAGE**

The applicant presented the application. She stated the proposed signage are a flat panel ACM sign on the brick wall in two color vinyl, etched vinyl for the top window and also vinyl flags. Mrs. Moneer stated the applicant is over the size requirement. She stated the “WELCOME” sign was not taken into consideration for the square footage calculation. Mrs. Moneer stated the amount not to be exceeded is forty-two (42) square feet. The applicant stated the “WELCOME” sign is already on the window but can be removed if needed. Mrs. Moneer stated they are about three (3) square feet over the allowable limit.

**Motion:** A motion was made to deny the application as submitted. **Moved by** Board Member Clopton, **Seconded by** no one.

**Motion:** A motion was made to accept the application as submitted contingent on the square footage be approved by staff. **Moved by** Board Member Soto, **Seconded by** Board Member Cantrill.

**Discussion:** The board shared their concerns regarding lighting and visibility. Mrs. Moneer stated down or up lighting could be a compromise.

**Amended Motion:** A motion was made to accept the application as submitted contingent that the sign square footage and the addition of down or up lighting be approved by staff. **Moved by** Board Member Soto, **Seconded by** Board Member Cantrill.

**Discussion:** None.

**Vote:** Board Member Cantrill; Board Member Smith; Board Member Soto and Board Member Victor voted in favor. Board Member Clopton and Board Member Wise opposed. Motion carried (4-2).

**B. 2022-002SIG: CLASSIC COLLISION: 405 N. GOOSE CREEK BLVD – SIGNAGE**

Classic Collision asked to have their application removed from tonight’s agenda.

**C. 2022-003SIG: KELLY AUTO SALES: 116 RED BANK ROAD – SIGNAGE**

The applicant presented the application. He stated they moved in and installed the sign prior to ARB approval, as he was unaware of the process. He stated the company he dealt with at the time was Publicity Signs located on Red Bank Road. He stated Publicity Signs is no longer at this location. The applicant stated the last time he had contact with Publicity Signs was in December. The applicant presented photos of the monument sign. Mrs. Moneer stated the sign meets all requirements. She stated staff asked the applicant to apply for a permit as it was not done originally. She stated staff appreciates him doing so. The board stated the street number needs to be added to both sides of the sign.

**Motion:** A motion was made to approve the sign application as submitted contingent on adding the street address to the monument sign. **Moved by** Board Member Clopton, **Seconded by** Board Member Victor.

**Discussion:** Clarification regarding street number ensued. It was stated the address on the mailbox was sufficient.

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

**D. 2022-006SIG: FLOORING FACTORY: 214 ST. JAMES AVE, SUITE 200 – SIGNAGE**

The applicant presented the application. He stated the proposed sign is a LED channel letter sign mounted on a raceway. The applicant stated there will be no tenant panel on the monument sign.

**Motion:** A motion was made to approve the sign application as submitted contingent on painting the fascia to match the existing. **Moved by** Board Member Cantrill, **Seconded by** Board Member Smith.

**Discussion:** None.

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

**E. 2022-004EMOD: EZ AUTO: 209 RED BANK ROAD – EXTERIOR FENCE**

The applicant presented the application. She stated she would like to extend the existing privacy fence to the back corners of the parking lot. She stated she's having a lot of issues with cut through traffic from the neighborhood behind EZ Auto. The applicant stated the new owners to what use to be Circle K next door, have their dumpster in the parking lot and EZ Auto is getting a lot of trash in the retention pond. She stated she has people also walking through her property. She wants to bring the proposed fence to the back corners of the parking lot. She stated she talked with the owners located next door and they are good with EZ Auto adding a fence.

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

**Discussion:** None.

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

**F. 2022-005SIG AND 2021-087EMOD: MITSUBISHI: 208 S. GOOSE CREEK BLVD – SIGNAGE AND EXTERIOR MODIFICATION**

The applicant presented the application. The applicant stated Phase A of the application is a color change to the exterior of the building to Sherwin Williams Repose Gray. The applicant is also requesting a HVAC change out and striping of the parking lot using South Carolina Department of Transportation (SCDOT) approved colors. With Phase A complete, the applicant would proceed to Phase B which is the installation of signage. The applicant proposes channel letter wall signs on the front of the building and then replace the entire monument sign. The applicant presented engineering drawings for the proposed monument sign. Board Member Wise stated the City is working towards new signage rules and will be requiring two feet bases at the bottom of monument signs. The board stated the applicant could work with staff regarding the monument sign, but they would

also need to add the street number to both sides of the monument sign. The applicant stated they are adding an archway with ACM materials and in Mitsubishi colors. It was stated the HVAC units are currently on the side of the building, the screen material will be woven chain-link with fabric. The applicant stated his concern with screening the HVAC is that the electric box from Berkeley County does state that it is to have ten (10) feet of clearance; he is concerned with installing screening if the electric company has to access the electric box. The board suggested they use one panel to hide the HVAC unit.

**Motion:** A motion was made to accept the facade of the building, contingent on working with staff for HVAC screening, adding street numbers to monument sign and working with staff for appropriate materials regarding base of free-standing sign. **Moved by** Board Member Soto, **Seconded by** Board Member Cantrill.

**Discussion:** None.

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

**G. G.2022-007NBLD: BILAL REHMAN COMMERCIAL DEVELOPMENT: TMS 222-00-00-164, NO ADDRESS - NEW CONSTRUCTION**

The applicant presented the application. He stated this project is the commercial piece of the Cobblestone Planned Development located off St. James Ave. The total acreage is 3.4 acres currently undeveloped. The applicant is proposing four buildings, a majority of it will be retail and could possibly be a medical office.

The applicant stated the overall site was selected to have white on white as the materials in order to not regress with earth tones back into the trees. He stated zoning requires signage over each one of the store fronts. He stated there are twenty-four-foot retail spaces, and five shops in each one of the buildings. He stated he would like to allow a restaurant type of venue in the front corner, however that would depend on marketing. The applicant passed around materials and presented 3D views of the project. It was stated signage and landscaping will be brought back to ARB for future review.

Discussion ensued regarding if the applicant changes materials. The board stated if the applicant decides to change the materials after the board approved what was presented tonight, they will need to come back before the board. Board Member Clopton shared her concerns with the colors for the light bars as there is nothing about them in the proposals. The applicant stated the light bars are apart of the signage package, not part of the architectural package. Board Member Clopton asked the applicant to consider a sign-criteria for the shopping center so that all the signs are similar. The applicant stated all the signs will be the same text style and backlite channel signs.

Vice-Chair Wise asked the board to review slide A7-11. She stated this backs up to housing hence this is not enough architectural interest and presented examples of fake

windows or bump outs. Vice-Chair Wise stated the project could benefit from a little bit of accent colors besides white, gray, and black.

Mrs. Moneer stated staff has concerns with the project as submitted. She stated the project could use additional architectural aesthetics per the ordinance. She stated staff would like to see a base on the buildings and also the rear of the buildings should match the other side. She stated St. James Ave is the main corridor for the city and as the city expands, staff would like to see the development be more in line with what Carnes Crossroads is offering. She stated she was concerned with having the HVAC units on the main road and noticed the parapet did not completely surround the building.

**Motion:** A motion was made to deny the application as submitted. **Moved by** Board Member Soto, **Seconded by** Board Member Victor.

**Discussion:** Board Member Clopton stated there are so many unanswered questions that they need more information.

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

**V. ELECTIONS OF CHAIR AND VICE CHAIR**

**Motion:** A motion was made to table this item until February 21, 2022. **Moved by** Vice-Chair Wise, **Seconded by** Board Member Cantrill.

**Discussion:** None

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

**VI. CLOSING REMARKS AND ADJOURNMENT**

Vice Chair Wise welcomed new board member Robert (Bob) Smith. Discussion regarding agenda items ensued. Board Member Cantrill stated discussion by the current board was in favor of returning to the Pledge of Allegiance and this topic will be brought up next month for further discussion. Discussion regarding the existing landscaping for Mitsubishi ensued. It was stated staff approved this as it was minimal.

**Motion:** A motion was made to adjourn (7:44p.m.) **Moved By:** Board Member Clopton, **Seconded By:** Board Member Cantrill.

**Discussion:** There was none.

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

\_\_\_\_\_  
Jen Wise, Vice Chairperson

Date \_\_\_\_\_





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2021-108SIG

Versatil Moda Jewlery

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PAID

<u>OFFICE USE ONLY</u>	
PERMIT #:	044943
AMOUNT DUE: \$	75.00
DATE PAID:	12/01/2021

### CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

Today's Date: 11/13/2021

Permit Fee: \$75.00

1. Business Owner Delane Amella Nunes Business Phone [REDACTED]  
 Name of Business VersaB Moda & Jewlery Alternate Phone \_\_\_\_\_  
 Street Address of Business Z20 Rod Bank RD, Goose Creek, SC 29445 STE 11  
 Landlord/Lessor Andrea Hobday Senior Property Manager Landlord's Phone [REDACTED]  
 Sign Company i7 Signs LLC Sign Co. Phone [REDACTED]  
 Sign Co. Contact Barbara D Bordini Sign Co. Address [REDACTED]

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? 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? N/A (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? 20 (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? N/A (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.

<u>OFFICE USE ONLY</u>	
MAX. NO. OF ALLOWED SIGNS:	_____
MAX ALLOWED SIGN AREA:	_____

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 1<sup>st</sup> Monday of the month for consideration that month by the ARB.
- The ARB meets on the 3<sup>rd</sup> Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

**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.)	Fabricated aluminum with acrylic face		
Illumination: Exterior, interior or not lighted	Internal LED		
Type of Sign:	Channel Letter		
Height (FEET)	1' & 8"		
Width (feet)	12'		
Area (square feet)	20 sq ft		
All colors used on sign	Black & White		
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	Logo is 20"H X 15"W		
Projection from building or cabinet width (thickness)	5.3 inches		
Number of styles of lettering	Two Fonts		
Height of letters (if channel letters)	20 inches		
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.

Barbara D Bordini-i7 Signs LLC  
Signature of Applicant

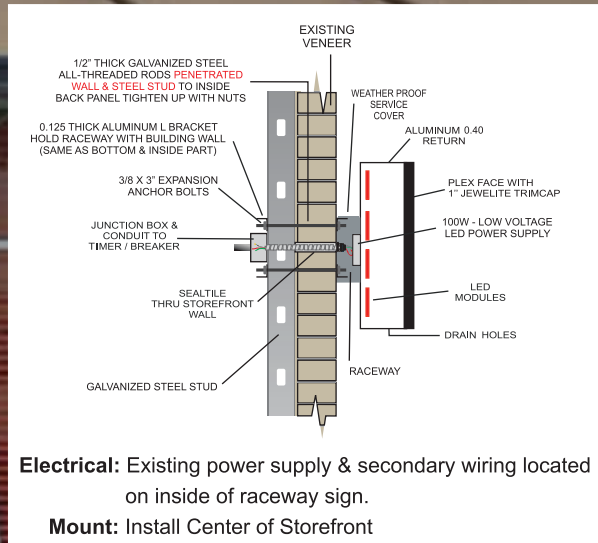
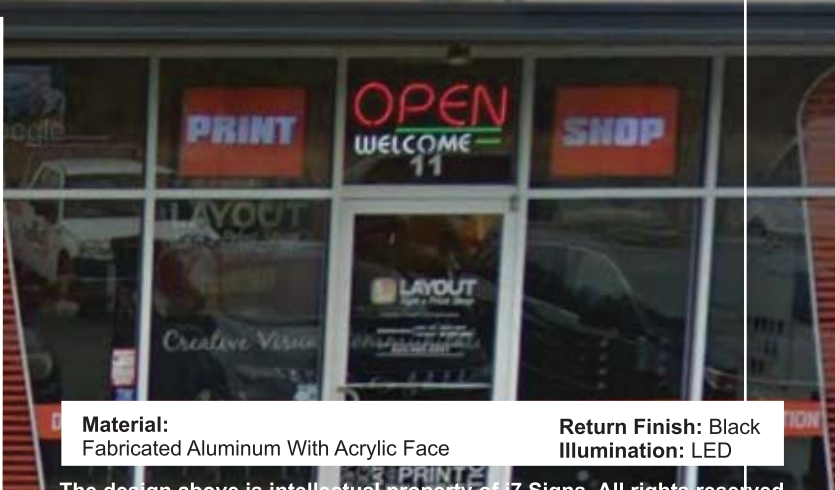
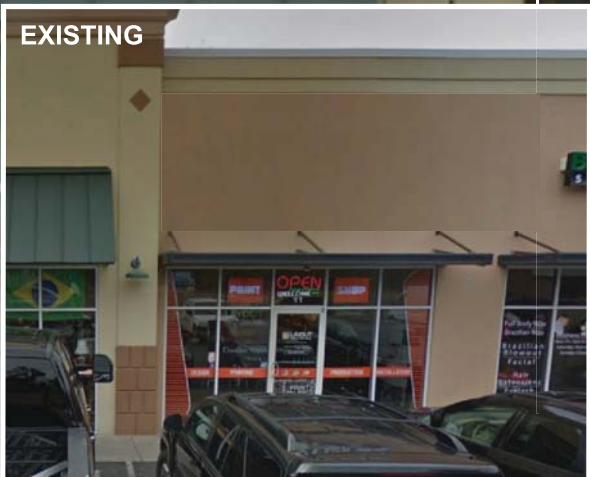
11/13/2021  
Date

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

# Design Preview

Project: Channel Letters  
Versatil Moda & Jewelry

**Landlord Approval:**  
Both signs and logo to be placed on a raceway to match bldg color.  
Approved 11-12-2021  
*Amie L. Mintz*  
Amie L. Mintz, Agent for Owner



**Material:** Fabricated Aluminum With Acrylic Face  
**Return Finish:** Black  
**Illumination:** LED  
The design above is intellectual property of 7 Signs, All rights reserved

**Electrical:** Existing power supply & secondary wiring located on inside of raceway sign.  
**Mount:** Install Center of Storefront



678.332.0307  
contact@i7signs.com  
www.i7signs.com

**SIGN LOCATION**  
Business Name: Versatil Moda & Jewelry  
Owner: Daiane Amelia Nunes  
Phone: (678) 908-0020  
Address: 220 Red Bank Rd, Unit 11  
City: Goose Creek State: SC Zip Code: 29445  
Email: bordiniteam@gmail.com

**PROJECT**  
**VERSATIL**  
SCALE FOR BUILDING  
NTS of 21  
**PAGE**  
1  
**OF**  
1



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2022-008SIG  
NY Vape and Tobacco

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**PAID**

OFFICE USE ONLY

PERMIT #: 045124  
AMOUNT DUE: \$ 75.00  
DATE PAID: 1/10/2022

CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

Today's Date: 10/4/21

Permit Fee: \$75.00

1. Business Owner Sami Altari Business Phone \_\_\_\_\_  
Name of Business NY Vape and Tobacco Alternate Phone \_\_\_\_\_  
Street Address of Business \_\_\_\_\_  
Landlord/Lessor GS & GG LLC Landlord's Phone \_\_\_\_\_  
Sign Company Absolute Sign Works Sign Co. Phone \_\_\_\_\_  
Sign Co. Contact Chris Berning Sign Co. Address \_\_\_\_\_

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? 243 - 04 - 00 - 044

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? 20 (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:  
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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;  
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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.  
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• The ARB meets on the 3<sup>rd</sup> 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.)	Metal, Plastic, Acrylic		
Illumination: Exterior, interior or not lighted	Interior		
Type of Sign:	Channel Letters		
Height (FEET)	1.6		
Width (feet)	14		
Area (square feet)	23		
All colors used on sign	White, Black, Tan		
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	N/A		
Projection from building or cabinet width (thickness)	8"		
Number of styles of lettering	1		
Height of letters (if channel letters)	20"		
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.

C. Berring  
Signature of Applicant

10/4/21  
Date

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

# TOBACCO & VAPE







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2022-010NBLD

Berkeley Electric Cooperative

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CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: 11/18/2021

PART I. PURPOSE OF SUBMITTAL

- Site Plan (See Checklist), Plat Review, Rezoning\*, Subdivision, Variance\*, Conditional Use Permit\*

PART II. GENERAL INFORMATION

- Development Name: Berkeley Electric Cooperative - Goose Creek Facility Covered Materials Building
Street Address: 230 Westview Blvd. Goose Creek, South Carolina 29445
TMS #: 243-00-00-027
Zoning Classification: GC
Requested Classification: (For rezonings only)
Total Site Acres: 3.1

Table with 2 columns: Zoning District Name and Description. Includes CO, LI, R-1, R-2, R-3, GC, NC, RC, PD, PD-MH.

PART III. CONTACT INFORMATION

Owner/Developer Name: Berkeley Electric Cooperative, Rusty Faulkner
Street Address: [Redacted] City: [Redacted] St: [Redacted] Zip: [Redacted]
Telephone: [Redacted] Cell Phone: [Redacted] Fax: [Redacted]
E-mail Address: [Redacted]

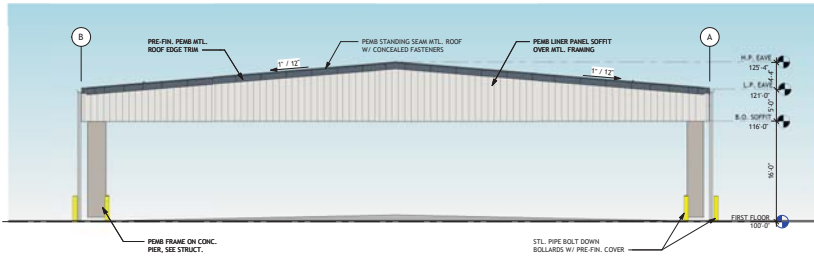
PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: Covered Materials Building
Proposed Total Building Area (gross sq. ft.): 27,000 SF
Max. Building Height: 25' Total Number of Buildings/Units/Lots: 1

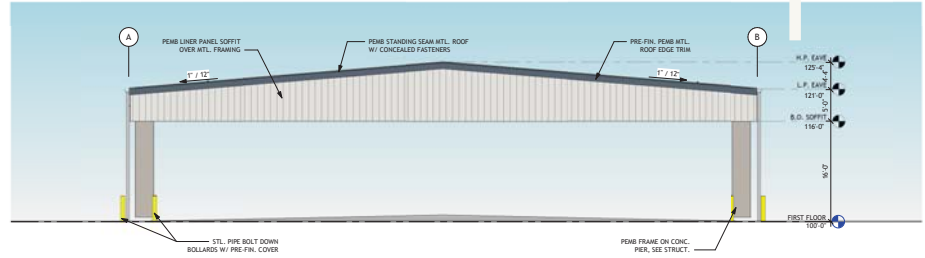
AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate Josh Lilly, Stantec to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

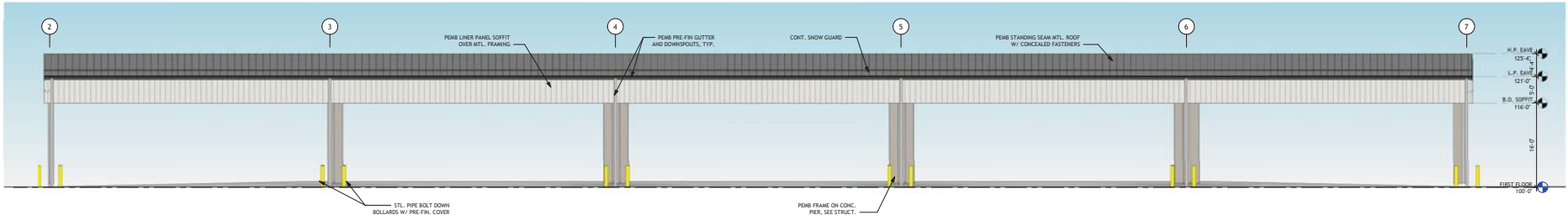
Print Name: Rusty Faulkner Date: NOVEMBER 16, 2021
Signature: [Handwritten Signature]



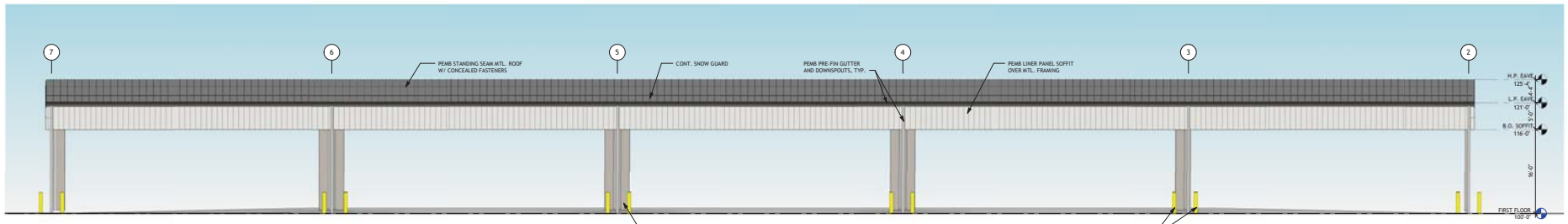
**1 EAST ELEVATION**  
1/8" = 1'-0"



**2 WEST ELEVATION**  
1/8" = 1'-0"



**3 SOUTH ELEVATION**  
1/8" = 1'-0"



**4 NORTH ELEVATION**  
1/8" = 1'-0"





**Superior Board-on-Board™**  
 7'6" - 7'9" on center set post  
 Heights up to 10'

**Superior Fence™**

7'6" - 7'9" on center set post  
 Heights up to 10'



Superior Fence™, Superior Board-on-Board™, and Superior Wood Plus™ are amazing concrete walls that can effectively add a lifetime of value and aesthetic appeal to any area. Give your commercial property or estate the look and feel of traditional cedar without the worry of re-staining, rotting, burning, termites, or frequent replacement.

**UNIQUE BENEFITS** | Cedar texture both sides • Panels stack horizontally or vertically • Resists the elements, longer lasting than wood.



**Superior Wood Plus™**

Posts set 5' on center • Heights from 1' to 30'

