



THE CITY OF  
**GOOSE CREEK**

BERKELEY CO. EST. 1961 SO. CAROLINA

**SUPPORTING MATERIALS FOR  
ARCHITECTURAL REVIEW BOARD  
MONDAY, APRIL 19, 2021  
6:30 PM**

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

# MEMORANDUM

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**TO:** MEMBERS OF THE ARCHITECTURAL REVIEW BOARD

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

**DATE:** APRIL 15, 2021

**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, April 19, 2021 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.



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MINUTES

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**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, MARCH 15, 2021, 6:30 P.M.  
VIA VIDEO CONFERENCE**

**I. CALL TO ORDER**

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

**II. ROLL CALL**

**Present:** Ricky Dresel, Jen Wise, Gary Becker, David Cantrill (6:32), Sharon Clopton, Mary Kay Soto, Teri Victor  
**Absent:** None  
**Staff Present:** Director of Planning and Zoning Mark Brodeur; Planning and Zoning Technician Brenda Moneer

**III. REVIEW OF MINUTES – FEBRUARY 15, 2021**

**Motion:** A motion was made to accept the minutes as submitted. **Moved by** Board Member Becker, **Seconded by** Board Member Wise.  
**Discussion:** None.  
**Vote:** All voted in favor (7-0). Motion carried.

**IV. MINOR APPLICATIONS – NEW BUSINESS**

**A. BIG IMAGINATIONS CDC: 105 ST. JAME AVE, SUITE B – SIGNAGE**

Mr. Hugh Welch presented the application. He stated the owner is looking to put a 4x8 panel, double sided, alumacore sign in between the existing structure. The board requested that the address be added to both sides of the signs.

**Motion:** A motion was made to approve the sign with the addition of the address. **Moved by** Board Member Clopton, **Seconded by** Board Member Becker.  
**Discussion:** None.  
**Vote:** All voted in favor (7-0). Motion carried.

**B. IRMA’S ORIENTAL GROCERY STORE: 107 ST. JAMES AVE, SUITE A1 – SIGNAGE**

Mr. Hugh Welch presented the application. He stated his client is looking to have a 2x6 foot cabinet sign and also a tenant panel. Concerns regarding housing Irma’s Permanent Make-Up and Grocery Store in the same location ensued. The board shared health concerns as they stated permanent make-up is essentially tattooing. The board requested that Mr. Welch share their concerns with the applicant.

- Motion:** A motion was made to approve the application as presented. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.
- Discussion:** Mr. Brodeur stated it is aesthetically pleasing to have a sign with a dark face and lighter lettering. He stated he wants the board to start thinking like this as it will be a requirement in the new sign code.
- Amended Motion:** A motion was made to amend the motion to approve the sign with a dark background pending staff approval. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.
- Vote:** Chairperson Dresel, Board Member Wise, Board Member Becker, Board Member Cantrill, Board Member Soto and Board Member Victor voted in favor of the motion. Board Member Clopton opposed (6-1). Motion carried.

### C. OCEAN REALMS: 142 ST. JAMES AVE, SUITE M – SIGNAGE

Mr. Welch presented the application. He stated this is an internally lit black and white sign. Discussion regarding as to whether a dark background should be instated ensued.

- Motion:** A motion was made to approve the application as presented. **Moved by** Board Member Wise, **Seconded by** Board Member Soto.
- Discussion:** None
- Vote:** All voted in favor (7-0). Motion carried.

### D. CHASE BANK ATM: 5 SOUTH ALLIANCE DRIVE – ATM AND SIGNAGE

The applicant stated they are proposing an ATM located at 5 South Alliance Drive. He walked the board through the site plan and elevation. He stated the elevation in the packet shows a gray roof, the actual roof will be blue. Mr. Brodeur stated he was concerned with traffic flow.

- Motion:** A motion was made to accept the application as submitted. **Moved by** Board Member Soto, **Seconded by** Board Member Wise.
- Discussion:** Mr. Brodeur stated he was concerned with traffic flow.
- Vote:** All voted in favor (7-0). Motion carried.

## V. OLD BUSINESS: MINOR APPLICATIONS

### A. AGAPE CARE: 374 MYERS ROAD – SIGNAGE

The applicant stated the only change on the sign is the words as the colors and size are the same. The board stated they would like to have the address added.

**Motion:** A motion was made to accept the application as submitted with the addition of adding the address to both sides. **Moved by** Board Member Soto, **Seconded by** Board Member Wise.

**Discussion:** Mr. Becker inquired if they had any sites that are different than all purple. The applicant stated they are all the same.

**Vote:** Chairperson Dresel, Board Member Wise, Board Member Becker, Board Member Cantrill, Board Member Soto and Board Member Victor voted in favor of the motion. Board Member Clopton opposed (6-1). Motion carried.

**B. ALDI: 205 ST. JAMES AVE - SIGNAGE**

The applicant stated they are proposing two wall signs that will be seventy-five (75) square feet each in the Aldi's trademark colors and logo. They are also proposing a monument sign with the base finished in stucco and a fifty (50) square foot cabinet sign in the Aldi's trademark colors and logo.

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

**Discussion:** None.

**Vote:** All voted in favor (7-0). Motion carried.

**V. NEW BUSINESS: MAJOR APPLICATION**

**A. GOOSE CREEK FAMILY DENTISTRY: 124 S GOOSE CREEK BLVD – RENOVATION (2ND FLOOR ADDITION)**

The architect for the project spoke on behalf of the application. He presented the site plan and stated the proposal is to construct a second floor on top of where Goose Creek family dentistry is currently located. He stated there are two (2) tenants at this site; the dentistry which occupies 2/3 of the building and an attorney. He stated currently the building is one (1) story with a hip roof. The architect presented the elevations. He stated the attorney's office will remain one (1) story. The board made multiple suggestions regarding architectural details, screening and painting the parapet a different color.

**Motion:** A motion was made that the colors around the windows match the same as the bottom windows, the top fascia parapet is painted on both the left elevation and right elevation and some type of screening is done along the bottom of the HVAC to make it more attractive from the road. **Moved by** Board Member Soto, **Seconded by** Board Member Wise.

**Discussion:** It was stated this can be done via staff approval.

**Roll Call Vote:** Board Member Wise, Board Member Cantrill, Board Member Soto voted in favor of the motion. Chairperson Dresel, Board

Member Becker, Board Member Clopton and Board Member Victor opposed (3-4). Motion did not carry.

**VI. CLOSING REMARKS AND ADJOURNMENT**

Board Member Wise requested that Code Enforcement visit Jersey Mike's as their dumpster is not enclosed, trash is falling all over the place, feral cats and racoon are living there. Board Member Wise stated she feels the board should meet in person instead of Zoom if at all possible. Board Member Soto welcomed new Board Member Victor to the ARB.

**Motion:** A motion was made to adjourn (7:55p.m.) **Moved By:** Board Member Becker, **Seconded By:** Board Member Wise.

**Discussion:** There was none.

**Vote:** All voted in favor (7-0). Motion carried.

\_\_\_\_\_ Date \_\_\_\_\_  
Ricky Dresel, Chairperson



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**NEW BUSINESS: MINOR APPLICATIONS**

Take 5 Oil Change: 217 St. James Ave

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CITY OF GOOSE CREEK
SIGN PERMIT APPLICATION

OFFICE USE ONLY
PERMIT #: \_\_\_\_\_
AMOUNT DUE: \$ \_\_\_\_\_ DATE PAID: \_\_/\_\_/\_\_\_\_
LICENSE#: \_\_\_\_\_ DATE PAID: \_\_/\_\_/\_\_\_\_

Permit Fee: \$75.00

Today's Date: 3/1/2021

- 1. Business Owner Josh Kale, Clayton Construction Business Phone 864 576 1901
Name of Business Take 5 Oil Change Alternate Phone
Street Address of Business 217 St James Ave, Goose Creek
Landlord/Lessor Pavilion Development Company Landlord's Phone 704 944 5961
Sign Company Signs Unlimited, Inc Sign Co. Phone 919 552 8689
Sign Co. Contact Desi Varsel Sign Co. Address 6801-C Mt Hermon Church Rd, Durham NC
2. Cost of Sign(s) \$ 9000 Sign Installation Cost \$ 1000 Total Cost \$ 10000
3. How many signs are you applying for? 3 How many signs does this business already have? 0
4. What kind of signs does this business already have? [X] None
5. What type of business is applying for this sign permit:
A. A stand alone business? [X] Yes [ ] No
B. A part of a shopping center? [ ] Yes [X] No If yes, shopping center name:
6. What is the TMS number for this property? 243 - 000 - 0058 -
7. What is the front setback of the business in feet? 90 (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? 39.13 (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.)	Acrylic, Aluminum	PVC	Acrylic, Aluminum
Illumination: Exterior, interior or not lighted	Interior	Not Illum.	Interior
Type of Sign:	Wall	Wall	Freestanding
Height (FEET)	6	1.5	10
Width (feet)	16.27	18.45	7
Area (square feet)	36.07	27.69	41.24
All colors used on sign	PMS Process Y/PMS 485 C PMS Black	PMS Process Y	Same + Sturdy Brown SW 6097
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	Yes 18.26 sq ft	N/A	Y 20.24 sq ft
Projection from building or cabinet width (thickness)	5"	5"	24"
Number of styles of lettering	1	1	1
Height of letters (if channel letters)	18"	18"	N/A
If mounting individual letters, space between letters	2.5"	2.5"	
If mounting individual letters, space between words	7.5"	7.5"	
If window sign, size of window			
If changeable copy sign (reader board), number of lines			3
If freestanding sign, distance between sign and street curb (ft)			10'
If freestanding sign, total height above grade (ft)			10'
If freestanding sign, landscaping materials to be planted at base of sign			TBD

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.

\_\_\_\_\_ 3/4/2021  
**Signature of Applicant** **Date**

<u>OFFICE USE ONLY</u>
Remarks: _____
Approval: Zoning Administrator _____ Page 10 of 45 Issued by: _____ Date: _____

FRONT ELEVATION

# TAKE 5

## OIL CHANGE

217 St James Ave  
Goose Creek, SC 29445



Underwriters Laboratories Inc. •  
UL File #E225670

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18.16 Sq. Ft.  
QTY: 1

Oil Can  
Calculation



+/- 20 Degree  
Angle on Can



### ADDITIONAL ELEMENT

#### ALUMINUM PANS

Quantity: 3

Size:

As in drawing

Color:

Black and White

Returns:

1"

Mounting:

Angle into facade



**NOTE: CENTERED UNDER LIGHTS  
AND 6" DOWN FROM THE BOTTOM  
OF SCENCE VERTICALLY**

### PROOF

INITIAL LAYOUT: July 27, 2020

REVISIONS: 03/08/2021

I  
II  
III  
IV  
V

Sq. Ft. Signage: 36.07

Signage Allowance: 39.13

(1 Sq. Ft. Per 1 Li. Ft.  
of Frontage [469.50"]  
2 Total Wall Signs)

SW 7693  
Stonebriar  
Interior / Exterior  
Location Number: 294-C6

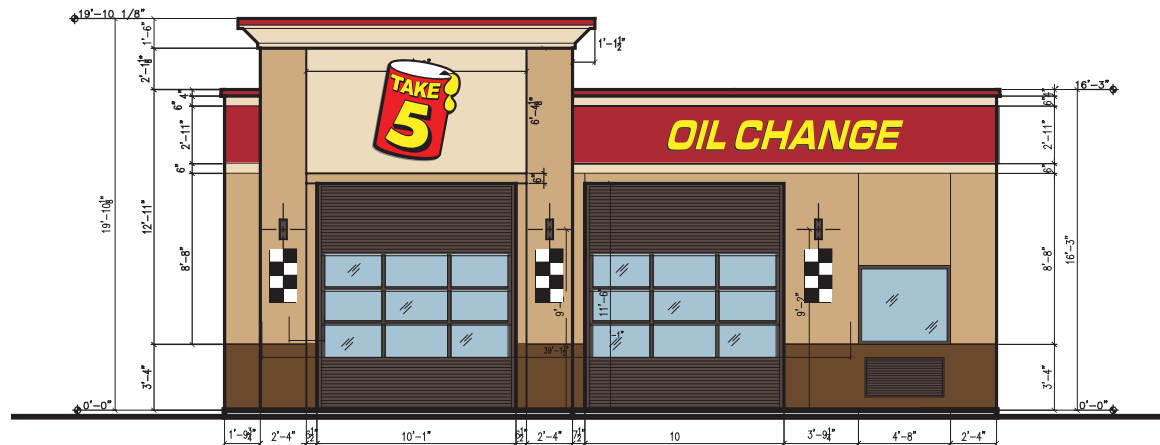
SW 7678  
Cottage Cream  
Interior / Exterior  
Location Number: 296-C2

SW 6871  
Positive Red  
Interior / Exterior  
Location Number: 101-C7

SW 6097  
Sturdy Brown  
Interior / Exterior  
Location Number: 200-C7

143.25"  
18.00"  
**OIL CHANGE**  
17.91 Sq. Ft.  
QTY: 1

### 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
- IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER
- REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

### SPECIFICATIONS

#### ILLUMINATED CHANNEL LETTERS

Size:

As in drawing

Trim:

1"

Trim Color:

Black

Return Color:

Black

Face Color:

Yellow

Face:

1/8" Acrylic

Letter Interior:

Gloss White

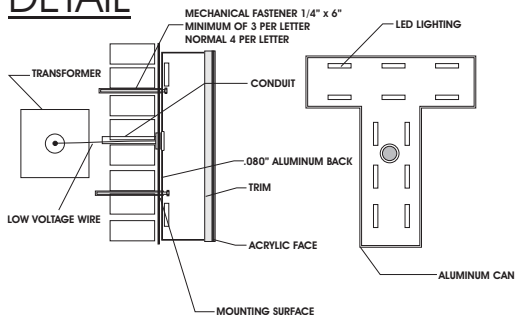
Illumination:

LED

Mounting:

Studded Letters

### DETAIL



Owner/Landlord Approval \_\_\_\_\_

REAR ELEVATION

TAKE 5

OIL CHANGE

217 St James Ave

Goose Creek, SC 29445



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UL File #E225670

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PROOF



221.50"  
18.00"  
**STAY IN YOUR CAR**  
27.69 Sq. Ft.

INITIAL LAYOUT: July 27, 2020

REVISIONS: 03/08/2021

I  
II  
III  
IV  
V

Sq. Ft. Signage:  
27.69

Signage Allowance:

N/A - NOT TO COUNT TOWARD  
ALLOWANCE  
(INSTRUCTIONAL MESSAGE)

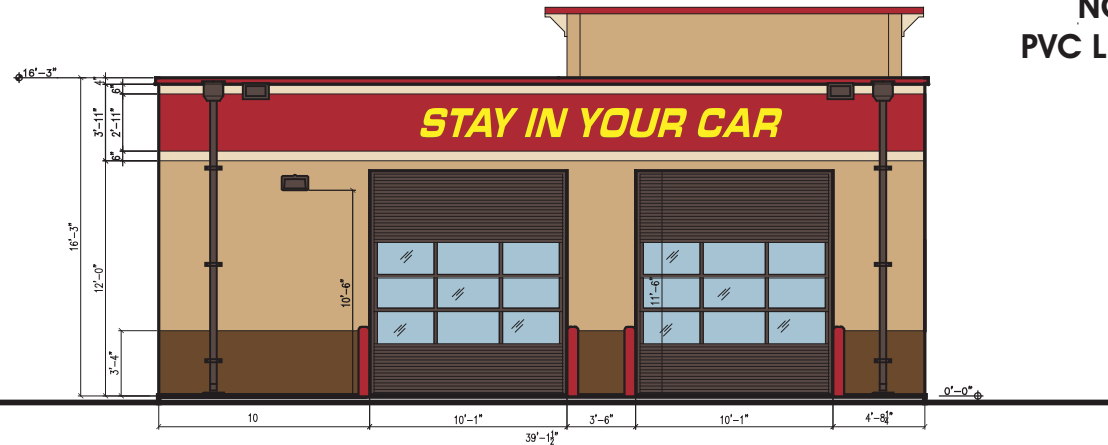
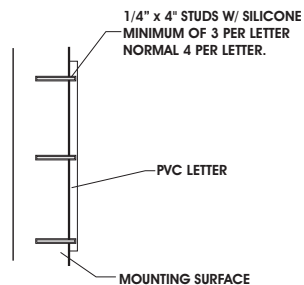
SW 7693 Stonebriar Interior / Exterior Location Number: 294-C5	SW 7678 Cottage Cream Interior / Exterior Location Number: 296-C2	SW 6871 Positive Red Interior / Exterior Location Number: 101-C7	SW 6097 Sturdy Brown Interior / Exterior Location Number: 200-C7
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IMPOSED IMAGERY

SPECIFICATIONS  
**NON ILLUMINATED  
PVC LETTERS W/ STUDS**

**Size:**  
As in drawing  
**Thickness:**  
1/2"  
**Face Color:**  
Yellow  
**Edge Color:**  
Yellow  
**Mounting:**  
Studs w/ Silicone

DETAIL



**NOTES:**  
• IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER  
• REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

Owner/Landlord Approval \_\_\_\_\_





ILLUMINATED MONUMENT

**TAKE 5**  
**OIL CHANGE**  
 217 St James Ave  
 Goose Creek, SC 29445

**UL** Underwriters Laboratories Inc. •  
 UL File #E225670

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Sq. Ft. Signage:

Top oil can cabinet - 20.24  
 bottom changeable cabinet - 21.00

**TOTAL - 41.24**

Signage Allowance:

50 Sq. Ft.  
 10' Max. Ht.  
 10' Setback from Curb

**PROOF: B**  
**NOTE: ENGINEERING REQUIREMENTS MAY ALTER FOOTER, POLE AND PRICE**

**CHANGEABLE COPY CHARACTER COUNT**

EXTRAS TO BE DETERMINED AND ORDERED WITH STANDARD SET (CANNOT ORDER INDIVIDUAL LETTERS AT A LATER DATE)

200 Piece Set of 8 ON 9 ADM Letters

E	14	F G H M B C D	6 Each
A I	12 Each	J K V W Y Z	4 Each
O U	10 Each	Q X \$ ¢ 0 1 2 3 4 5 6 7 8 9	2 Each
L N R S T P	8 Each		

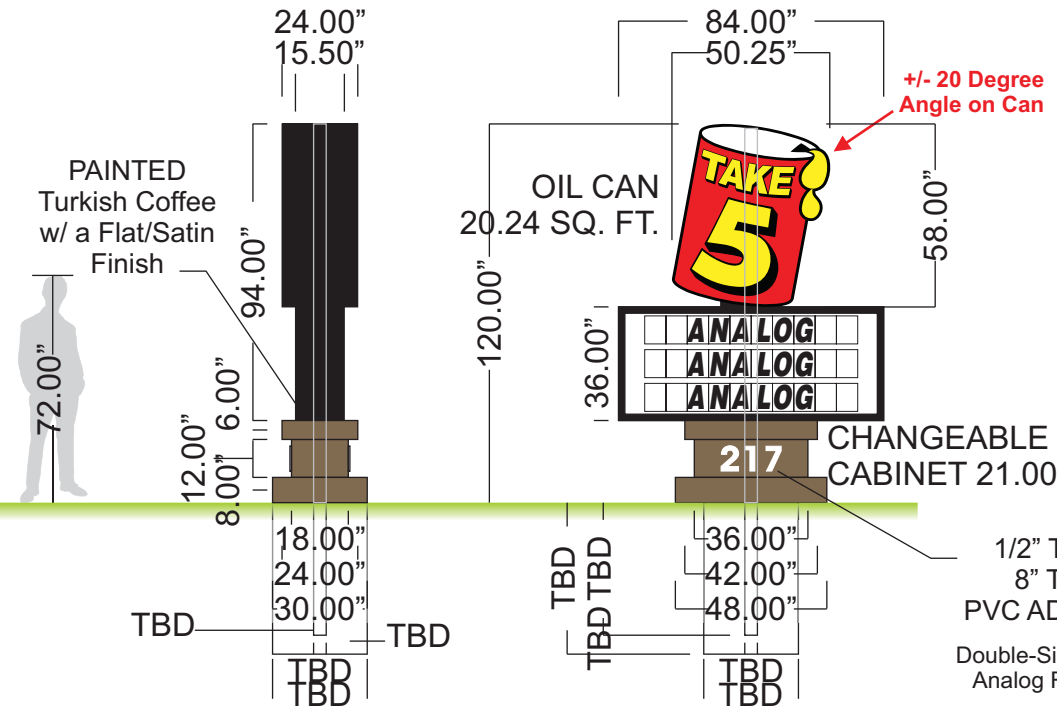
INITIAL LAYOUT: July 27, 2020

REVISIONS:

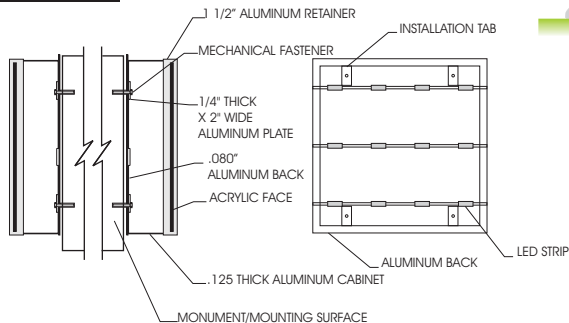
I  
II  
III  
IV  
V

Side

Elevation



DETAIL



SPECIFICATIONS

**DOUBLE-SIDED  
 ILLUMINATED  
 ALUMINUM CABINET  
 AND CHANGEABLE  
 COPY READER**

- Size:** As in drawing
- Face Color:** As in drawing
- Vinyl Colors:** As in drawing
- Face:** Flat
- Cabinet Interior:** Gloss White
- Cabinet Color:** Black
- Retainer:** 1.5" & 2.0"
- Illumination:** LED
- Mounting:** Double-Sided Illuminated Cabinet with 2 Line Analog Reader Board & installed in ground.

1/2" THICK  
 8" TALL  
 PVC ADDRESS  
 CHANGEABLE COPY  
 CABINET 21.00 SQ. FT.

Owner/Landlord Approval \_\_\_\_\_

**SIGNS UNLIMITED**  
 communicate your identity

# TAKE 5

## OIL CHANGE

217 St James Ave  
Goose Creek, SC 29445

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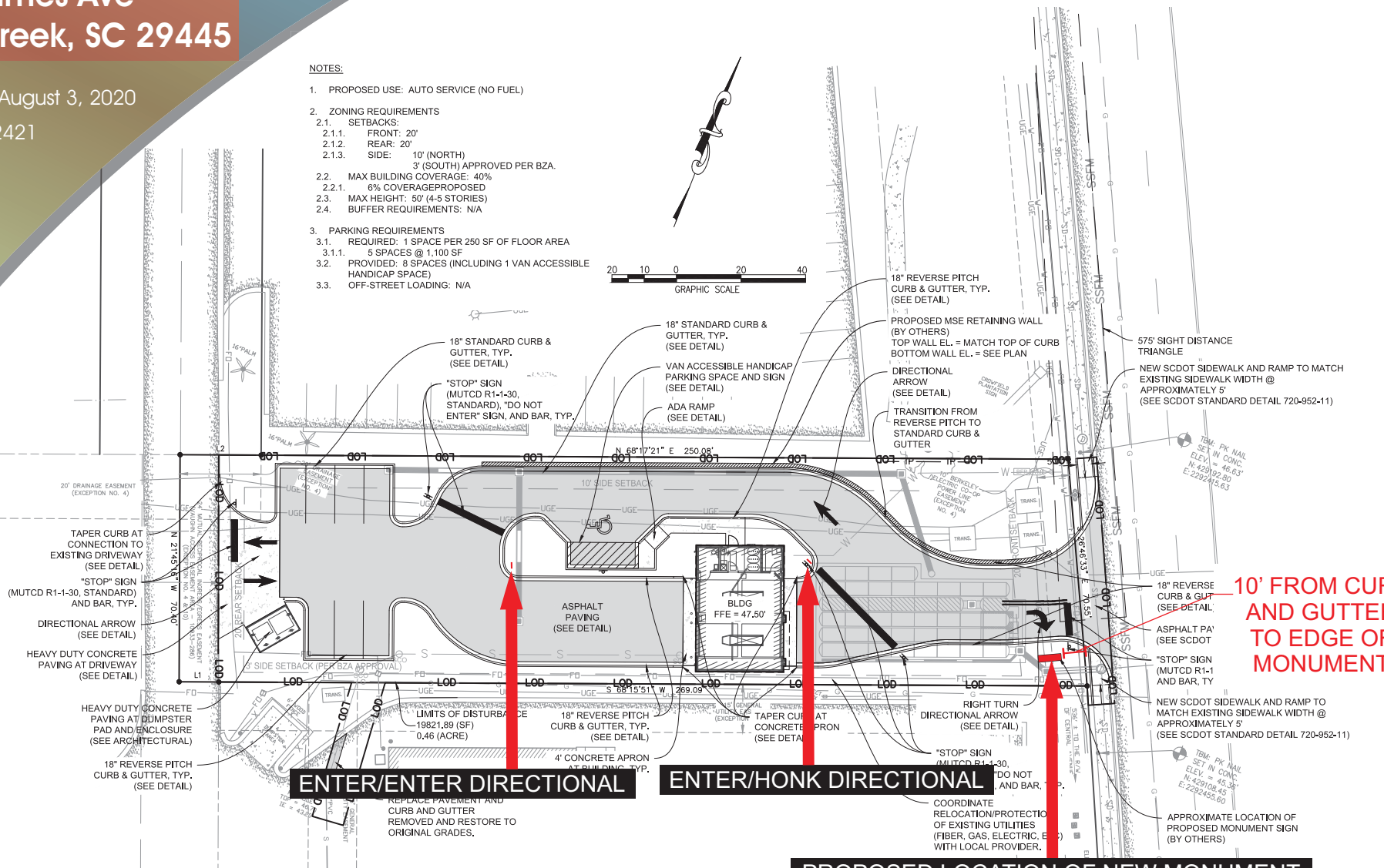
INITIAL LAYOUT: August 3, 2020

REVISIONS: 022421

I  
II  
III  
IV  
V

NOTES:

1. PROPOSED USE: AUTO SERVICE (NO FUEL)
2. ZONING REQUIREMENTS
  - 2.1. SETBACKS:
    - 2.1.1. FRONT: 20'
    - 2.1.2. REAR: 20'
    - 2.1.3. SIDE: 10' (NORTH)  
3' (SOUTH) APPROVED PER BZA.
  - 2.2. MAX BUILDING COVERAGE: 40%
    - 2.2.1. 6% COVERAGE PROPOSED
  - 2.3. MAX HEIGHT: 50' (4-5 STORIES)
  - 2.4. BUFFER REQUIREMENTS: N/A
3. PARKING REQUIREMENTS
  - 3.1. REQUIRED: 1 SPACE PER 250 SF OF FLOOR AREA
    - 3.1.1. 5 SPACES @ 1,100 SF
  - 3.2. PROVIDED: 8 SPACES (INCLUDING 1 VAN ACCESSIBLE HANDICAP SPACE)
  - 3.3. OFF-STREET LOADING: N/A



**ENTER/ENTER DIRECTIONAL**

**ENTER/HONK DIRECTIONAL**

**PROPOSED LOCATION OF NEW MONUMENT**

**10' FROM CURB AND GUTTER TO EDGE OF MONUMENT**

Owner/Landlord Approval

**SIGNS UNLIMITED**  
communicate your identity



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**NEW BUSINESS: MINOR APPLICATIONS**

Berkeley County Sheriff's Office: 301 Red Bank Road

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PAID



CITY OF GOOSE CREEK  
SIGN PERMIT APPLICATION

PERMIT #: 043559	OFFICE USE ONLY
AMOUNT DUE: \$ 75.00	DATE PAID: 03/31/2021
LICENSE#: _____	DATE PAID: ___/___/___

Permit Fee: \$75.00

Today's Date: 3/26/21

1. Business Owner BERKELEY COUNTY SHERIFFS Business Phone 843-719-4994

Name of Business SAME Alternate Phone \_\_\_\_\_

Street Address of Business 301 RED BANK RD. GOOSE CREEK, SC. 29445

Landlord/Lessor GAUTHIER PROPERTIES LLC Landlord's Phone 404-451-4888

Sign Company \_\_\_\_\_ Sign Co. Phone \_\_\_\_\_

Sign Co. Contact \_\_\_\_\_ 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  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? 244-13-04-021

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? \_\_\_\_\_ (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

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

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.)	WOOD		
Illumination: Exterior, interior or not lighted	NO		
Type of Sign:	FREE STANDING		
Height (FEET)	10 FT		
Width (feet)	48 x 48		
Area (square feet)	16 39 FT		
All colors used on sign	SEE ATTACHED		
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	YES		
Projection from building or cabinet width (thickness)	N/A		
Number of styles of lettering	1		
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)	27 FT		
If freestanding sign, total height above grade (ft)	16 FT		
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.

Walter Helms, MASOR / BERKELEY COUNTY SHERIFF'S OFFICE 03/31/21  
 Signature of Applicant Date

OFFICE USE ONLY

Remarks: \_\_\_\_\_  
 \_\_\_\_\_

Approval: Zoning Administrator \_\_\_\_\_ Issued by: \_\_\_\_\_ Date: \_\_\_\_\_

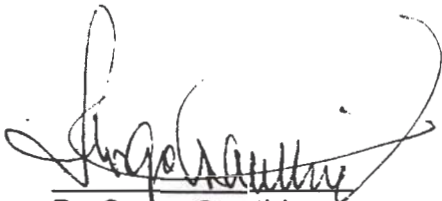
# Gauthier Properties, LLC

301 Redbank Rd Goose Creek, SC 29445

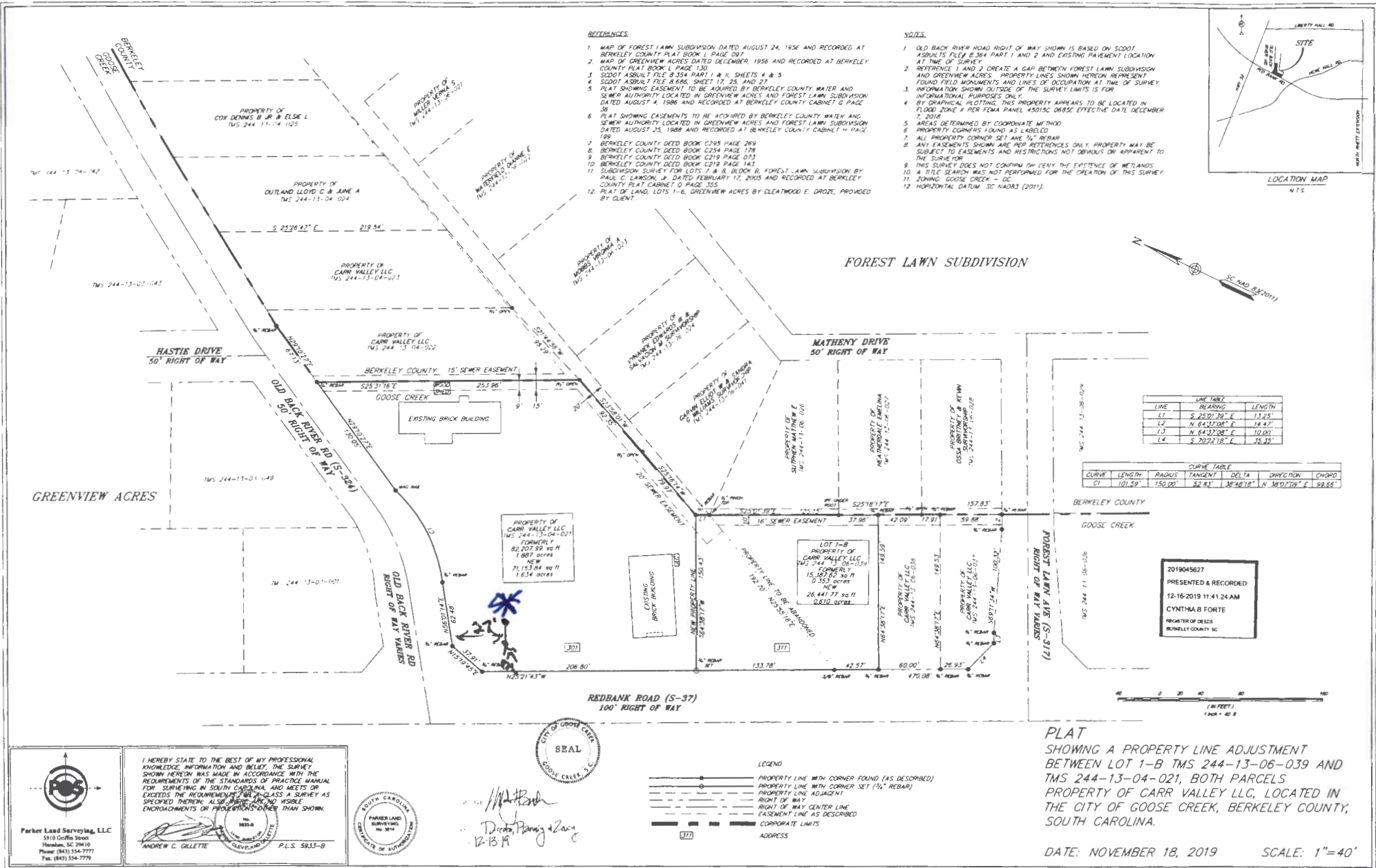
March 26, 2021

To whom it may concern,

I hereby authorize Berkeley County Sheriff's office to place a sign at 301 Red bank Road with the inscription: "South District Community Office, Berkeley County Sheriff's Office" and measuring 10 ft high and 48" wide.



Dr. Serge Gauthier  
Owner

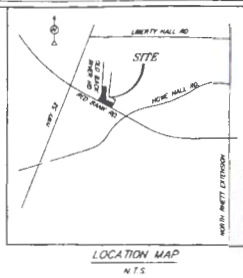


**REFERENCES**

1. MAP OF FOREST LAWN SUBDIVISION DATED AUGUST 24, 1956 AND RECORDED AT BERKELEY COUNTY PLAT BOOK L PAGE 097.
2. MAP OF GREENVIEW ACRES DATED DECEMBER, 1956 AND RECORDED AT BERKELEY COUNTY PLAT BOOK L PAGE 130.
3. SCODOT ASBUILT FILE 8354 PART 1 & II, SHEETS 4 & 5.
4. SCODOT ASBUILT FILE 8696, SHEET 17, 25, AND 27.
5. PLAT SHOWING EASEMENT TO BE ACQUIRED BY BERKELEY COUNTY WATER AND SEWER AUTHORITY LOCATED IN GREENVIEW ACRES AND FOREST LAWN SUBDIVISION DATED AUGUST 4, 1986 AND RECORDED AT BERKELEY COUNTY CABINET G PAGE 36.
6. PLAT SHOWING EASEMENTS TO BE ACQUIRED BY BERKELEY COUNTY WATER AND SEWER AUTHORITY LOCATED IN GREENVIEW ACRES AND FOREST LAWN SUBDIVISION DATED AUGUST 25, 1988 AND RECORDED AT BERKELEY COUNTY CABINET H PAGE 199.
7. BERKELEY COUNTY DEED BOOK C295 PAGE 099.
8. BERKELEY COUNTY DEED BOOK C294 PAGE 178.
9. BERKELEY COUNTY DEED BOOK C219 PAGE 073.
10. BERKELEY COUNTY DEED BOOK C219 PAGE 143.
11. SUBDIVISION SURVEY FOR LOTS 7 & 8, BLOCK B, FOREST LAWN SUBDIVISION BY PAUL C. LAWSON, J. DATED FEBRUARY 17, 2005 AND RECORDED AT BERKELEY COUNTY PLAT CABINET Q PAGE 155.
12. PLAT OF LAND, LOTS 1-6, GREENVIEW ACRES BY CLEATHOR E. DROZE, PROVIDED BY CLIENT.

**NOTES**

1. OLD BACK RIVER ROAD RIGHT OF WAY SHOWN IS BASED ON SCODOT ASBUILTS FILE 8364 PART 1 AND 2 AND EXISTING PAVEMENT LOCATION AT TIME OF SURVEY.
2. REFERENCE 1 AND 2 CREATE A GAP BETWEEN FOREST LAWN SUBDIVISION AND GREENVIEW ACRES. PROPERTY LINES SHOWN HEREON REPRESENT FOUND FIELD MONUMENTS AND LINES OF OCCUPATION AT TIME OF SURVEY.
3. INFORMATION SHOWN OUTSIDE OF THE SURVEY LIMITS IS FOR INFORMATIONAL PURPOSES ONLY.
4. BY GRAPHICAL PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X PER FEMA PANEL 45013C DRBSSE EFFECTIVE DATE DECEMBER 7, 2018.
5. AREAS DETERMINED BY COORDINATE METHOD.
6. PROPERTY CORNERS FOUND AS LABELED.
7. ALL PROPERTY CORNER SET ARE 1/4" REBAR.
8. ANY EASEMENTS SHOWN ARE PER REFERENCES ONLY. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
9. THIS SURVEY DOES NOT CONFIRM OR DENY THE EXISTENCE OF NEPLANDS.
10. A TITLE SEARCH WAS NOT PERFORMED FOR THE CREATION OF THIS SURVEY.
11. ZONING: GOOSE CREEK - GC.
12. HORIZONTAL DATUM: SC NAD83 (2011).



LINE	BEARING	LENGTH
L1	S 25°17'0" E	13.25'
L2	N 64°37'08" E	14.47'
L3	N 64°37'08" E	10.00'
L4	S 70°27'18" E	15.45'

CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
CT	101.89'	150.00'	52.83'	38°48'18"	N 38°10'00" E	92.68'

2019045627  
PRESENTED & RECORDED  
12-16-2019 11:41:24 AM  
CYNTHIA B FORTE  
REGISTER OF DEEDS  
BERKELEY COUNTY SC

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ANDREW C. OLLETTE  
P.L.S. 5833-B

**Parker Lead Surveying, LLC**  
5910 Griffin Street  
Hambleton, SC 29610  
Phone: (843) 554-7777  
Fax: (843) 554-7779

- LEGEND**
- PROPERTY LINE WITH CORNER FOUND (AS DESCRIBED)
  - PROPERTY LINE WITH CORNER SET (1/4" REBAR)
  - PROPERTY LINE ADJACENT
  - RIGHT OF WAY
  - RIGHT OF WAY CENTER LINE
  - EASEMENT LINE AS DESCRIBED
  - CORPORATE LIMITS
  - ADDRESS

**PLAT**  
SHOWING A PROPERTY LINE ADJUSTMENT  
BETWEEN LOT 1-B TMS 244-13-06-039 AND  
TMS 244-13-04-021, BOTH PARCELS  
PROPERTY OF CARR VALLEY LLC, LOCATED IN  
THE CITY OF GOOSE CREEK, BERKELEY COUNTY,  
SOUTH CAROLINA.

DATE: NOVEMBER 18, 2019 SCALE: 1"=40'

**SOUTH DISTRICT  
COMMUNITY OFFICE  
BERKELEY COUNTY**

**SHERIFF**



**S. DUANE LEWIS      SHERIFF**





WASTE MANAGEMENT PROGRAM  
LITTER CONTROL  
NEXT MILES  
CAMPUS WASTE  
2000 2000 2000

\*  
27 FT



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**OLD BUSINESS: MINOR APPLICATIONS**

Crowfield Village: 431 St. James Ave

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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 Partnership	Daytime phone: 843 628 9207
Applicant: LFK ARCHITECTS	Daytime phone: 843 330 8940
ARB Meeting Representative: COSSE KNIGHT	Contact Information: 843 330 8940
Applicant's mailing address: 802 Coleman Blvd Suite 100	
City: Mt Pleasant	State: SC Zip: 29464
Applicant's e-mail address:	
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: Jan F. Knight AIA. Date: 10/05/20

Print name legibly: Jan F. Knight

# Crowfield Plantation Anchor Building Color Improvements

GOOSE CREEK ARB 03.15.21

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

Clean and Paint exterior stucco – Ice Cube SW6252

Stucco bands: SW 7667 Zircon

Clean and Paint cornice, lower band – Pewter Cast SW7673

Clean and Paint rear – Ice Cube SW6252

Clean and Whitewash top 2/3 columns, side elevations – Ice Cube SW6252

Wash and paint monument sign



### 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  
tptepan@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

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





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

A06





Proposed Improvements View from Gainsborough Dr

A07







Proposed Improvements Low Tenants

A08





Proposed Improvements Central Tenants

A09





Proposed Improvements Central Tenants

A010






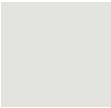

Previous



Proposed

A011



-  Sherwin-Williams  
SW 7673 – Pewter Cast  
Cornice, lower band
-  Sherwin-Williams  
SW 6252 – Ice Cube  
Stucco
-  SW-7667 Zircon  
(Mid-body  
bands)



Whitewash upper 2/3  
brick



Existing Brick Piers  
To Remain



Proposed Improvements Enlarged Façade with paint See color samples  
specifications

A012





SW-7667 Zircon  
(Mid-body bands)

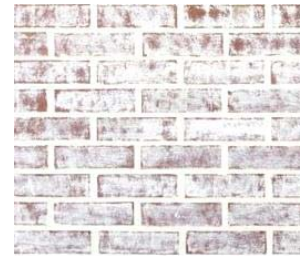


Cornice, lower band  
SW-7673 Pewter Cast



SW-6252 Ice  
Cube

Lower column brick  
To remain



Whitewash upper 2/3 brick  
And sides



Existing Brick Piers  
To Remain

Material Palette Sheet

A013





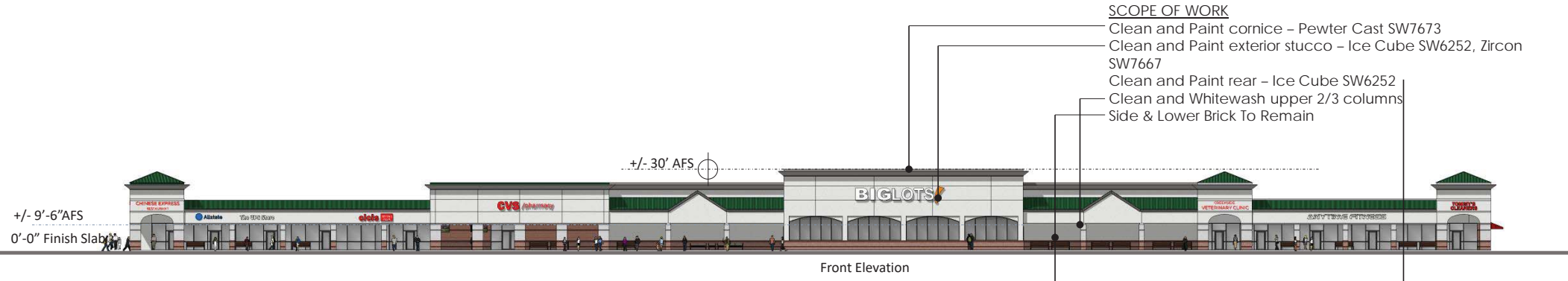
Front Elevation



Left Elevation

Right Elevation

EXISTING ELEVATIONS



SCOPE OF WORK

- Clean and Paint cornice - Pewter Cast SW7673
- Clean and Paint exterior stucco - Ice Cube SW6252, Zircon SW7667
- Clean and Paint rear - Ice Cube SW6252
- Clean and Whitewash upper 2/3 columns
- Side & Lower Brick To Remain

Front Elevation



Left Elevation

Right Elevation

PROPOSED ELEVATIONS

A014



+/- 20' AFS



Existing Monument Sign Elevation

+/- 20' AFS

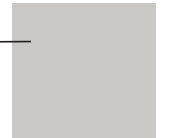


SW-6252 Ice Cube



Proposed Monument Sign Elevation

Cornice  
SW-7673 Pewter Cast



SW-7667 Zircon  
(Mid-body  
bands)



Existing Brick Piers  
To Remain

PROPOSED MONUMENT SIGN IMPROVEMENTS

A015







PROPOSED MONUMENT SIGN IMPROVEMENTS

A016





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**OLD BUSINESS: MAJOR APPLICATIONS**

Goose Creek Family Dentistry: 124 S. Goose Creek Blvd

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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: 124 SOUTH GOOSE CREEK BLVD GOOSE CREEK, SC 29445		TMS No.: 2431207053
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: DR. RYAN GILREATH	Daytime phone: 843-764-3081
Applicant: DANIEL PRIEST	Daytime phone: 980-253-8600
ARB Meeting Representative: ADAM FERRARA	Contact Information: 803-246-4264
Applicant's mailing address: 3329 COMMONWEALTH AVE	
City: CHARLOTTE	State: NC Zip: 28205
Applicant's e-mail address: DANNY@PRIESTARCHITECTURE.COM	
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)

BRICK AND EIFS ON EXTERIOR WALLS. ROOF CONSISTS OF ARCHITECTURAL FIBERGLASS SHINGLES WITH METAL ROOF PANELS ON ENTRY FEATURE ELEMENTS.

BRICK COLOR - EXISTING CONDITION  
EIFS COLOR - BEIGE/CREAM  
ROOF COLOR - LIGHT BROWN

**Scope of Work:** (please give a detailed description)

THE SCOPE OF WORK FOR THIS BUILDING IS THE ADDITION OF A SECOND FLOOR. THE EXISTING ROOF WILL BE REMOVED. THE SECOND FLOOR WILL BE ADDED WITH A GABLE ROOF. THE FRONT STREET FACING WALL WILL BE EXTENDED VERTICALLY AND WILL BECOME A PARAPET WALL CONDITION.

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: Daniel Priest Date: 12/18/2020

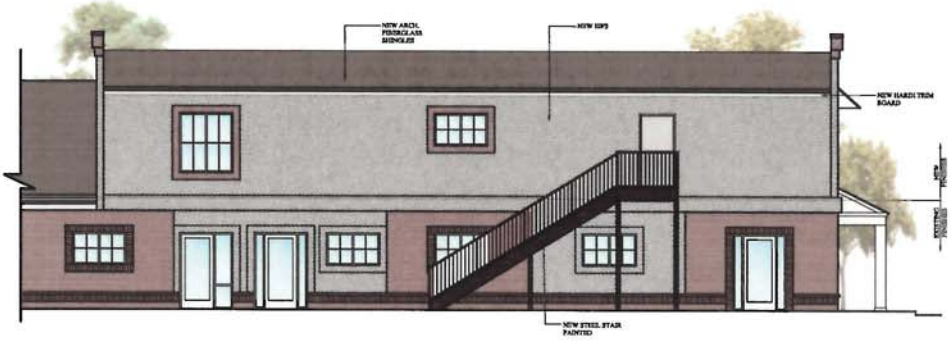
Print name legibly: DANIEL S. PRIEST



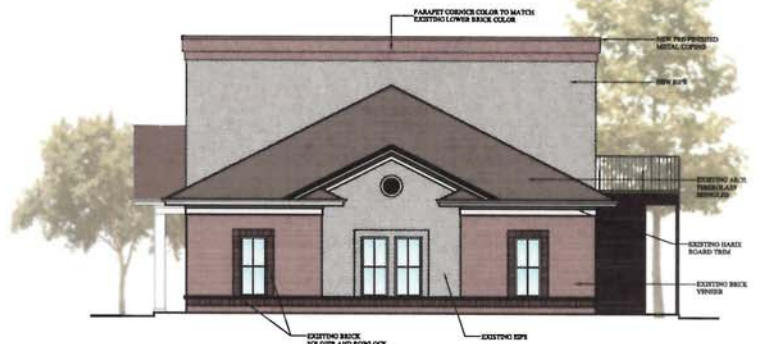
1 LEFT ELEVATION - GOOSE CREEK BOULEVARD / US HWY 52  
 EL-1 3/16" = 1'-0"



2 FRONT ELEVATION - PARKING LOT SIDE  
 EL-1 3/16" = 1'-0"



3 REAR ELEVATION - EVATT DRIVE  
 EL-1 3/16" = 1'-0"



4 RIGHT ELEVATION - PARKING LOT SIDE  
 EL-1 3/16" = 1'-0"

**PRIEST ARCHITECTURE**  
 132 COMMERCE AVENUE - FARMVILLE, NC 27830  
 PHONE: 814.421.1111 FAX: 814.421.1112  
 EMAIL: DAN@PRIESTARCHITECTURE.COM

STATE OF SOUTH CAROLINA  
 REGISTERED ARCHITECTS  
 DANIEL STUART  
 2/16/21

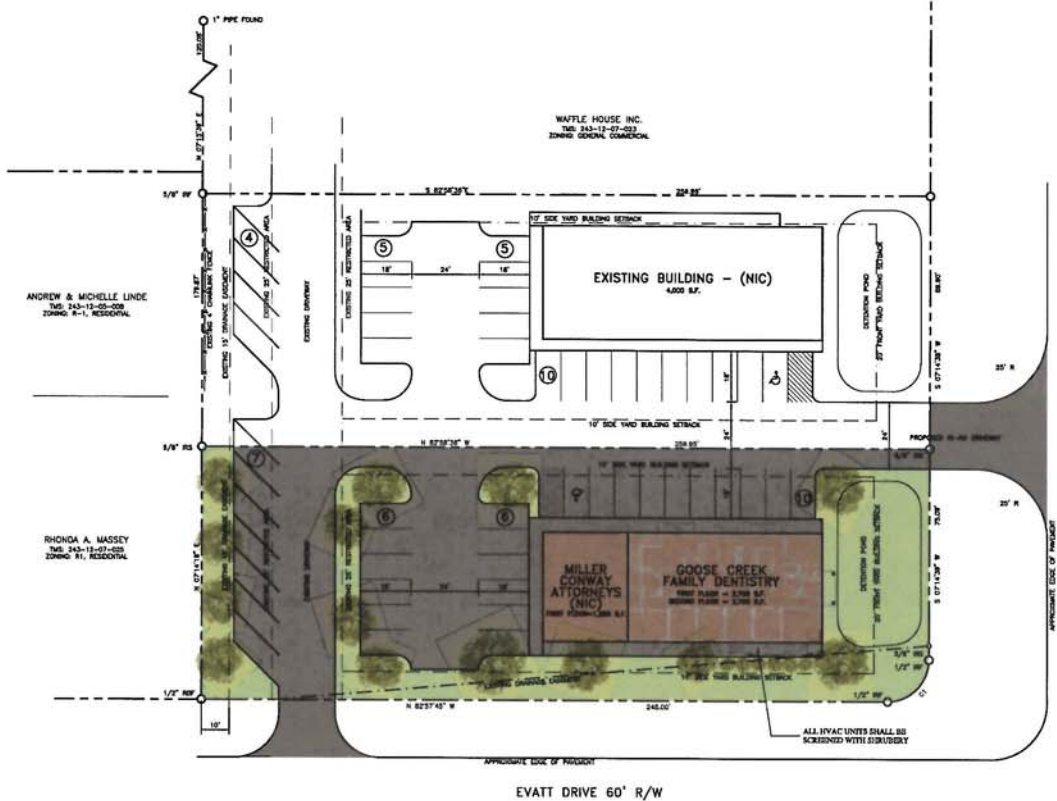
REVISIONS	
NO.	DATE

**GOOSE CREEK FAMILY DENTISTRY**  
 124 SOUTH GOOSE CREEK BOULEVARD  
 GOOSE CREEK, SOUTH CAROLINA 29445

Project No: 2020  
 Scale:  
 Date Drawn: 2/16/21  
 Sheet Title

**EXTERIOR ELEVATIONS**

**EL-1**



ANDREW & MICHELLE LINDE  
TMS 243-13-00-009  
ZONING R-1, RESIDENTIAL

RHONDA A. MASSEY  
TMS 243-13-07-008  
ZONING R1, RESIDENTIAL

WATFLE HOUSE INC.  
TMS 243-13-07-023  
ZONING ORDIN. COMMERCIAL

EVATT DRIVE 60' R/W

U.S. HIGHWAY 52

**PARKING SUMMARY**

**REQUIREMENTS**

1 SPACE PER 100 S.F. REQUIRED  
 50,700 S.F. - BUSINESS USE ON SITE  
 50 PARKING SPACES REQUIRED  
 53 PARKING SPACES PROVIDED

**LEGEND**

EXISTING FEATURES	---
EQUIPMENT	□
BUILDING SETBACKS	---
PROPOSED FEATURES	---
EXISTING PROPERTY LINES	---
PROPOSED BUILDING LINES	---
ASPHALT PAVEMENT	▨
CONCRETE FOOTING/FOUNDATIONS	▨

1 SITE PLAN  
SP-1 1"=20'-0"



**PRIEST ARCHITECTURE**  
 1329 COMMERCIAL AVENUE, CHARLOTTE, NC 28206  
 PHONE: 704.375.1818 FAX: 704.375.1815 MOBILE: 704.333.8480  
 EMAIL: PASTOR@PRIESTARCHITECTURE.COM

STATE OF SOUTH CAROLINA  
 DANIEL STUART  
 CHARLOTTE, NC  
 271621  
 REGISTERED ARCHITECT

**REVISIONS**

NO.	DATE

**GOOSE CREEK FAMILY DENTISTRY**  
 124 SOUTH GOOSE CREEK BOULEVARD  
 GOOSE CREEK, SOUTH CAROLINA 29445

Project No: 2020  
 Scale:  
 Date Drawn: 2/16/21  
 Sheet Title

**SITE PLAN**

**SP-1**

The Palmetto Utility Protection Service, Inc.  
 3 DAYS BEFORE DIGGING IN  
 SOUTH CAROLINA  
 CALL 1-800-922-0883  
 UNDERGROUND LOCATIONS  
 CONTRACTOR SHALL CONTACT  
 THE UNDERGROUND LOCATIONS  
 EVERY 15 DAYS FOR 60 DAYS  
 TO UTILITY LOCATIONS.  
 Call BEFORE you DIG!