



THE CITY OF
GOOSE CREEK

BERKELEY CO. **EST. 1961** SO. CAROLINA

ARCHITECTURAL REVIEW BOARD
MONDAY, October 21, 2019
6:30PM

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: BRENDA M. MONEER
PLANNING TECHNICIAN

DATE: October 18, 2019

SUBJECT: NOTIFICATION OF ARB MEETING

This is to remind everyone that the next meeting of the Architectural Review Board is scheduled for Monday, October 21, 2019, at 6:30 p.m. at City Hall.

Please review the enclosed packet. Should you have any questions or comments prior to Monday's meeting, please don't hesitate to contact myself (x.1116) or , Mark Brodeur, Planning Director (x.1118) at 843-797-6220.

We look forward to seeing you.



**CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD
AMENDED AGENDA
MONDAY, OCTOBER 21, 2019, 6:30PM
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.**

- I. **CALL TO ORDER** – Chairperson Sharon Clopton
- II. **ROLL CALL**
- III. **REVIEW OF MINUTES:** September 16, 2019
- IV. **NEW BUSINESS - Minor Applications**
 - a) 209 St James Av, Serenity Bath & Body – Wall Mount Sign
 - b) 427 St James Av, Extra Space Storage – Wall Mount Sign
 - c) 203 Red Bank Rd, EZ Auto of Goose Creek – Signage
 - d) 225 Red Bank Rd, Brazilian Market – Wall Mount Sign
 - e) 205 N Goose Creek Blvd, Creekside Center – Shopping Center Sign
 - f) 142 St James Av, Food Lion – Signage and Paint Colors
 - g) 121 S Goose Creek Blvd, Pat’s Automotive – Signage and Paint Colors

NEW BUSINESS - Major Applications

 - h) 428 Red Bank Rd -Site, Parking Lot, Landscaping
- V. **COMMENTS FROM THE BOARD**
- VI. **COMMENTS FROM STAFF**
- VII. **ADJOURNMENT**

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, SEPTEMBER 19, 2019, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order

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

II. Roll Call

Present: Sharon Clopton, Ricky Dresel, Gary Becker, Jen Wise
Absent: David Cantrill, Tom Risso , Lisa Burdick
Staff Present: Mark Brodeur, Daniel Moore, Brenda Moneer

III. Review of Minutes from August 19, 2019

Board Member Wise stated she was the one who brought up the discussion regarding diesel being added to the Parker’s Kitchen sign. Upon review of the recording of the August 19, 2019 meeting (position 54:55), Board Member Burdick did request that city staff verify if diesel will be added to the monument sign during discussion, following the vote. Board Member Wise did bring the topic of diesel to the board’s attention; however, the minutes are written correctly regarding how the vote and discussion during the vote took place. Board Member Wise stated a pronoun error was made under Comments from the Board.

Motion: A motion was made to approve the minutes with amendments.
Moved by Board Member Becker, **Seconded by** Board Member Dresel.
Discussion: There was none.
Vote: All voted in favor, none opposed (4-0). Motion carried.

IV. OLD BUSINESS - Major Applications

a) 105 Commerce - Parking Lot, Landscaping, Building Elevations, Materials and Colors

A representative presented the application, materials and color samples to the ARB. He stated they will be pursuing tenants in the medical supply or service-oriented business. The applicant answered all inquiries.

Motion: A motion was made to approve the application with a variance for the metal building and EIFS, contingent upon providing an updated landscaping plan to city staff and verification of materials used for screening for the mechanicals. **Moved by** Board Member Becker, **Seconded by** Board Member Dresel.

Discussion: The applicant requested clarification regarding a variance for the metal building and EIFS. Mr. Moore stated the ARB can make a variance request to the Architectural Review Board Ordinance. It can be approved with conditions and is essentially stating that the metal building is being approved as a variance to the ordinance.

Vote: All voted in favor, none opposed (4-0). Motion carried.

NEW BUSINESS - Major Applications

b) 114 Etiwan – Shopping Center -Site, Parking Lot, Landscaping, Building Elevations, Materials and Colors

A representative presented the application, materials and color samples to the ARB. He stated they removed the structural steel diagonal braces from the roof and relocated the HVAC system to the ground in a brick enclosure. A lengthy discussion regarding exterior insulation and finish system (EIFS) ensued. The applicant answered all inquiries.

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

Discussion: There was none.

Roll Call Vote: Board Member Becker, Chairperson Clopton, Board Member Dresel, and Board Member Wise all voted in favor, none opposed (4-0). Motion carried.

VI. Comments from The Board

Chairperson Clopton stated the board needs to be reminded that when materials are presented it has already been through staff approval. Discussion regarding foam durability ensued. Mr. Moore outline the ARB's responsibilities. Board Member Becker discussed his concerns regarding the Planet Kids Dental Office sign and stated it was not approved. Mrs. Moneer stated staff will do a sight visit.

VII. Comments from Staff

Mr. Brodeur shared with the board that the material Taco Bell requested to use at the base of their building was found to be durable. He stated he would request the material be painted a shade darker than the body of the building. He shared a concern regarding business owners repainting the exterior of their buildings to a different color. He stated currently repainting

an existing building has to come before the ARB. He stated this is a deterrent and inquired how the board felt regarding revising the ordinance to allow this to be approved by the Director of Planning. Board Member Becker stated the board is looking for earth tone colors. Board Member Wise stated she is a proponent for a preapproved color pallet. Mr. Moore stated if a preapproved pallet was added to the ordinance, it would remove authority and subjectivity from the board and staff.

VIII. Adjournment

Motion: A motion was made to adjourn at 7:55 pm. **Moved By:** Board Member Dresel, **Seconded By:** Board Member Wise.
Discussion: There was none.
Vote: All voted in favor, none opposed (4-0). Motion carried.

_____ Date _____
Sharon Clopton, Chairperson

ARCHITECTURAL REVIEW BOARD SIGN FORM



ARB MEETING DATE: OCTOBER 21, 2019

BUSINESS NAME: SERENITY BATH & BODY

LOCATION: 209 ST. JAMES AVE.

NUMBER & TYPE OF SIGNS APPLYING FOR:

1 WALL MOUNT,

NUMBER OF ALLOWABLE SIGNS:

2 WALL MOUNTED

MAXIMUM ALLOWABLE SIGN AREA:

20 SF – APPLICABLE TO WALL MT. SIGN

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	W			
HEIGHT	2.916'			
WIDTH	6.83'			
AREA	19.93 SF			
COLOR	Pink/Blue/Gray			
MATERIALS	Alum/Acrylic			
SIZE OF GRAPHIC	n/a			
IS IT ILLUMINATED?	Internal			
GRAPHIC SF + TEXT SF TOTAL=	n/a			

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
FRONT LINEAR FRONTAGE OF BUSINESS	20'			
DISTANCE FROM BUSINESS TO PROPERTY LINE	<99'			
TOTAL NUMBER OF LETTERING STYLES	2			
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)	see attached			
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)	see attached			
HEIGHT OF LETTERS	see attached			
PROJECTION FROM WALL	6"			

ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
DISTANCE FROM STREET CURB				
HEIGHT ABOVE GRADE				
BASE LANDSCAPING				

LANDLORD APPROVAL LETTER RECEIVED

YES

NO

N/A

PERMIT PAID

YES

NO

N/A

SAMPLE MATERIALS ATTACHED

YES

NO

N/A

35"



82"



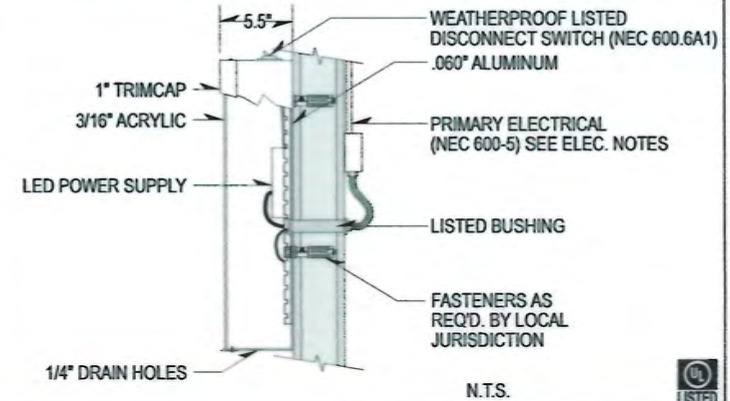
EXISTING SIGNAGE



PROPOSED SIGNAGE



CABINET SIGN - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral



CLIENT NAME: Serenity Bath & Body

CONTACT: Yvonne Mitchell

SALES REP:
HW

DESIGNER:
AM

ARCHITECTURAL REVIEW BOARD SIGN FORM



ARB MEETING DATE: OCTOBER 21, 2019

BUSINESS NAME: EXTRA SPACE STORAGE

LOCATION: 427 ST. JAMES AVE.

NUMBER & TYPE OF SIGNS APPLYING FOR:

1 WALL MOUNT, (REVISION)

NUMBER OF ALLOWABLE SIGNS:

2 WALL MOUNTED, 1 MONUMENT

MAXIMUM ALLOWABLE SIGN AREA:

32 SF – APPLICABLE TO WALL MT. SIGN

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	W		note: Size was previously approved. However, color did not work with green on green. Applicant is changing color to white	
HEIGHT	3.167'			
WIDTH	26.667'			
AREA	66.56 SF			
COLOR	White/Black			
MATERIALS	Vinyl			
SIZE OF GRAPHIC	n/a			
IS IT ILLUMINATED?	Internal			
GRAPHIC SF + TEXT SF TOTAL=	n/a			

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
FRONT LINEAR FRONTAGE OF BUSINESS	161.92'			
DISTANCE FROM BUSINESS TO PROPERTY LINE	<99'			
TOTAL NUMBER OF LETTERING STYLES	1			
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)	2"			
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)	n/a			
HEIGHT OF LETTERS	3'-2"			
PROJECTION FROM WALL	9 1/2"			

ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
DISTANCE FROM STREET CURB				
HEIGHT ABOVE GRADE				
BASE LANDSCAPING				

LANDLORD APPROVAL LETTER RECEIVED

YES

NO

N/A

PERMIT PAID

YES

NO

N/A

SAMPLE MATERIALS ATTACHED

YES

NO

N/A

ARCHITECTURAL REVIEW BOARD SIGN FORM



ARB MEETING DATE: OCTOBER 21, 2019

BUSINESS NAME: EZ AUTO OF GOOSE CREEK

LOCATION: 203 RED BANK RD.

NUMBER & TYPE OF SIGNS APPLYING FOR:

1 WALL MOUNT,

NUMBER OF ALLOWABLE SIGNS:

2 WALL MOUNTED, 1 MONUMENT

MAXIMUM ALLOWABLE SIGN AREA:

32 SF – APPLICABLE TO WALL MT. SIGN

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	W	F		
HEIGHT	1.91'	4'		
WIDTH	8.91'	8'		
AREA	17.02 SF	48SF		
COLOR	White/Blue/Black	White/Blue/Black		
MATERIALS	Alum/PVC	Alum/Steel/Lexan		
SIZE OF GRAPHIC	n/a	n/a		
IS IT ILLUMINATED?	Internal/LED	Internal/LED		
GRAPHIC SF + TEXT SF TOTAL=	n/a	n/a		

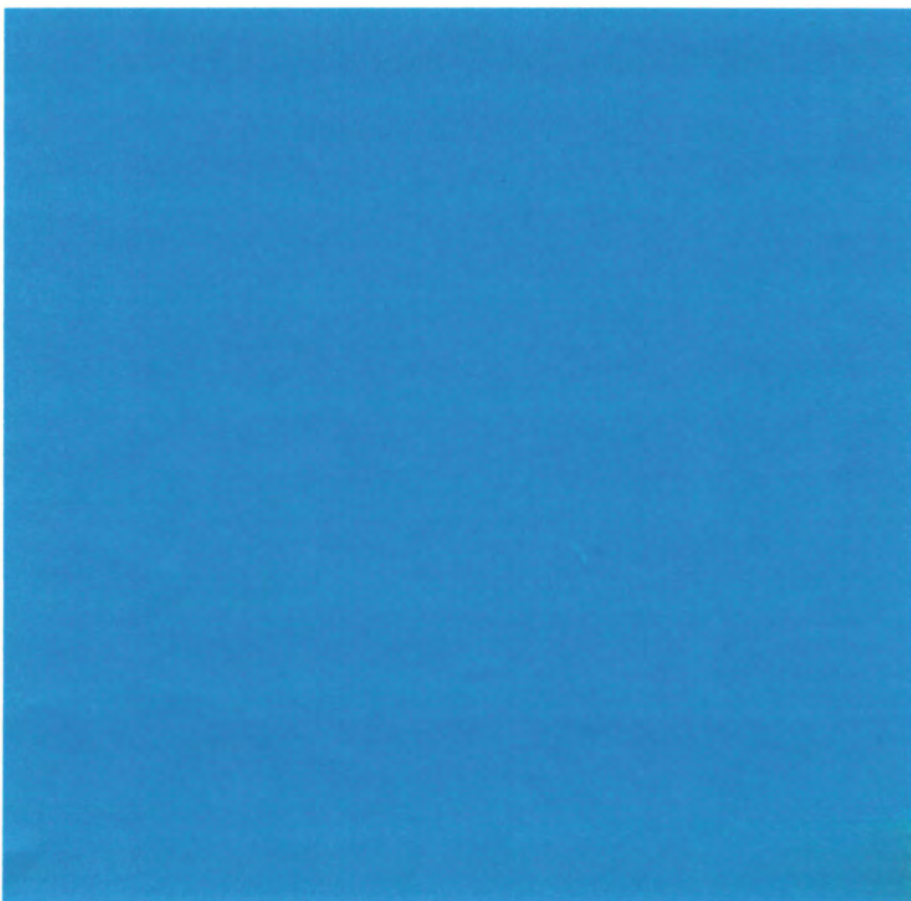
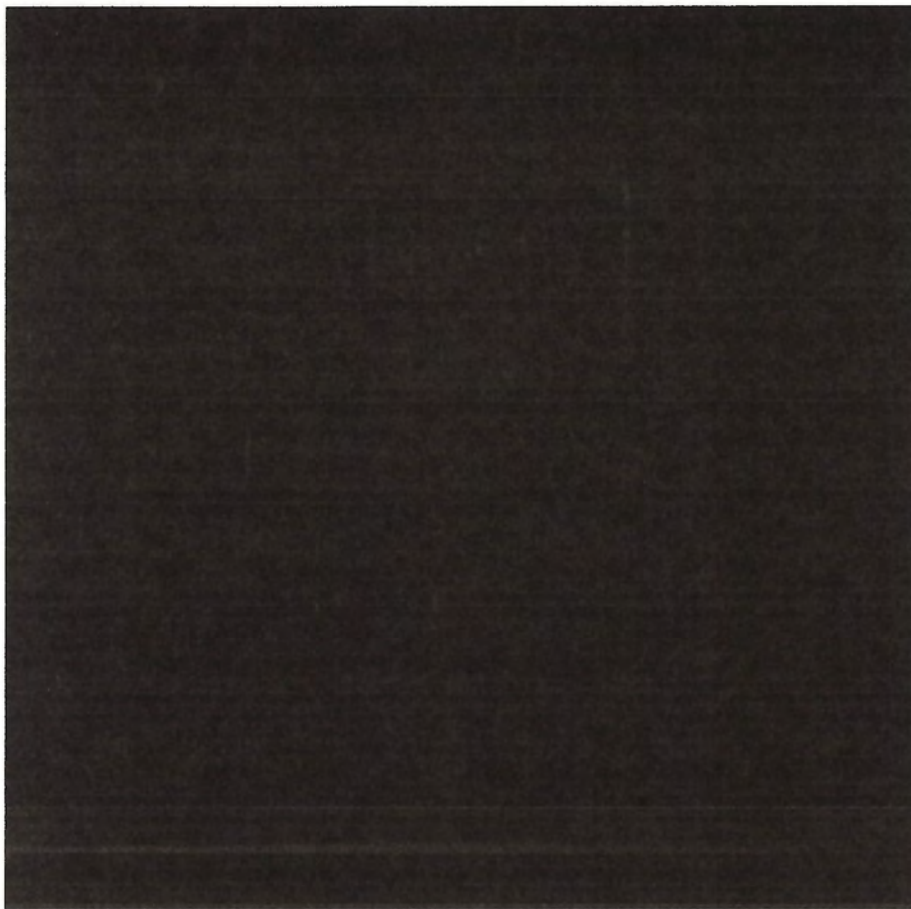
ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
FRONT LINEAR FRONTAGE OF BUSINESS	32'			
DISTANCE FROM BUSINESS TO PROPERTY LINE	<99'			
TOTAL NUMBER OF LETTERING STYLES	1			
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)	4"			
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)	7"			
HEIGHT OF LETTERS	23" & 15.5"			
PROJECTION FROM WALL	5"			

ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
DISTANCE FROM STREET CURB		40'		
HEIGHT ABOVE GRADE		10'		
BASE LANDSCAPING		see landscape plan		

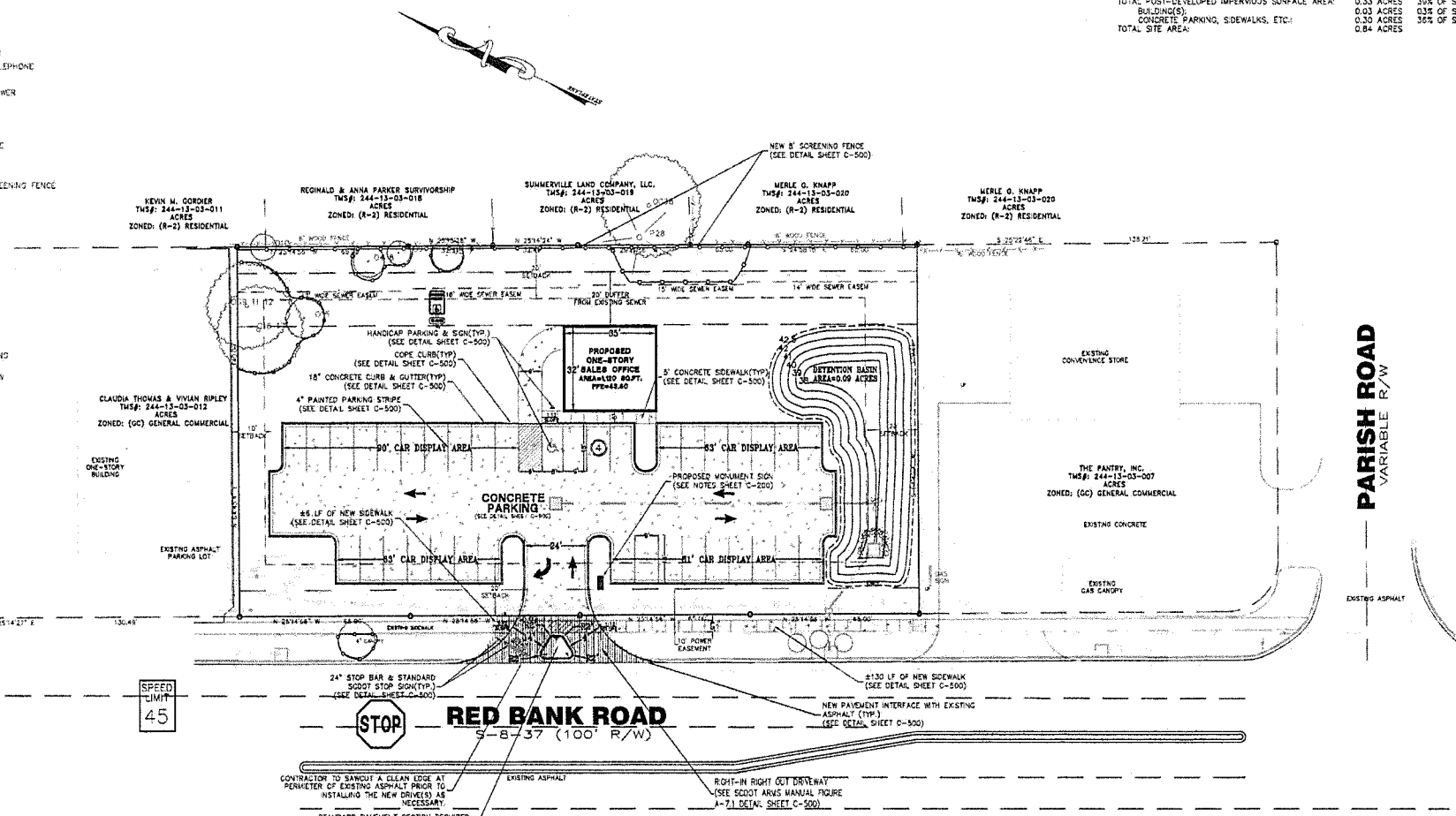
LANDLORD APPROVAL LETTER RECEIVED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	N/A
PERMIT PAID	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
SAMPLE MATERIALS ATTACHED	<input checked="" type="checkbox"/> YES	NO	N/A



- LEGEND:**
- PROPERTY LINE
 - ADJACENT PROPERTY
 - EDGE OF PAVEMENT
 - BUFFER LINE
 - ⊙ IRON PIPE FOUND
 - IRON PIPE SET 5/8" REBAR
 - EX-121 EXISTING UNDERGROUND TELEPHONE
 - EX-122 EXISTING OVERHEAD POWER
 - EX-123 EXISTING UNDERGROUND POWER
 - EX-124 EXISTING CUY WRE
 - EX-125 EXISTING WATER MAIN
 - EX-126 EXISTING SEWER MAIN
 - EX-127 EXISTING NATURAL GAS LINE
 - EX-128 EXISTING STORM DRAIN
 - EX-129 EXISTING 6" WOOD FENCE
 - EX-130 PROPOSED 6" WOODEN SCREENING FENCE
 - ⊙ EXISTING SEWER MANHOLE
 - ⊙ EXISTING CURB INLET
 - ⊙ EXISTING GRATE INLET
 - ⊙ EXISTING SIGN
 - ⊙ EXISTING WATER VALVE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING POWER POLE
 - ⊙ EXISTING LIGHT POLE
 - ▭ EXISTING ASPHALT
 - ▭ EXISTING CONCRETE
 - ▭ PROPOSED ASPHALT PARKING
 - ▭ PROPOSED ASPHALT IN R/W
 - ▭ PROPOSED CONCRETE

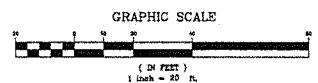
SITE SURFACES:

TOTAL POST-DEVELOPED PERVIOUS SURFACE AREA:	0.31 ACRES	61% OF SITE
TOTAL POST-DEVELOPED IMPERVIOUS SURFACE AREA:	0.33 ACRES	39% OF SITE
BUILDING(S):	0.03 ACRES	0.3% OF SITE
CONCRETE PARKING, SIDEWALKS, ETC.:	0.30 ACRES	3% OF SITE
TOTAL SITE AREA:	0.84 ACRES	36% OF SITE



SITE DATA:
 TMS#: 244-13-03-008, 009, 010, & 011
 LOT SIZE : 0.84 ACRES
 LIMITS OF DISTURBANCE: 0.80 ACRES
 ZONED: (GC) GENERAL COMMERCIAL
 FLOOD ZONE: 'X'
 FIRM PANEL#: 40515C 0685D
 OCTOBER 16, 2003
BUFFERS:
 FRONT: N/A
 SIDE: N/A
 REAR: 30'
SETBACKS:
 FRONT: 20'
 SIDE: 10'/20'
 REAR: 20'
BUILDING AREA:
 OFFICE: 1,120
PARKING REQUIRED:
 RETAIL: (COMMERCIAL)
 1 SPACE PER 300 SF = 4 SPACES
PROPOSED PARKING:
 REGULAR: 3 SPACES
 HANDICAP: 1 SPACES
 TOTAL: 4 SPACES

GENUINE MARKING DATA:
 DATE: 12/13/17
 ELEV: 442.80 DATUM: NAVD '29



EARTHSOURCE ENGINEERING
 100 Johnnie Dodds Boulevard, Suite 200
 LANSING, MISSISSIPPI 39208
 Phone: 601.881.7025
 Fax: 601.881.7026
 www.earthsourceinc.com

SC SOUTH CAROLINA ENGINEERING
 No. 001075
 STATE OF ALABAMA

SC SOUTH CAROLINA ENGINEERING
 No. 26148
 STATE OF ALABAMA

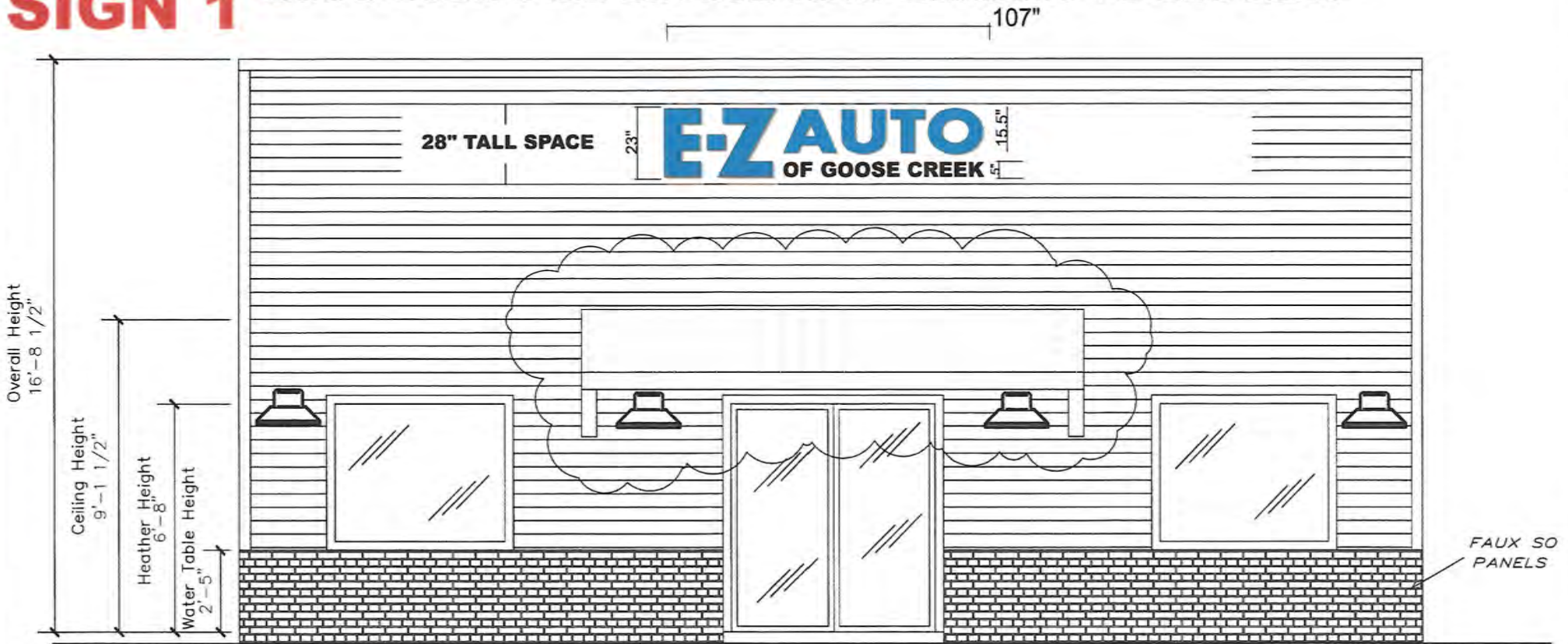
E-Z AUTO
 GOOSE CREEK
 211 RED BANK ROAD
 GOOSE CREEK, SC 29445

SITE LAYOUT PLAN

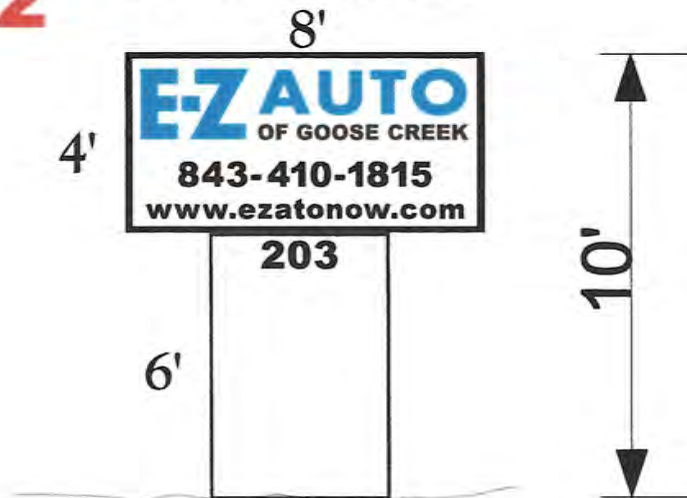
NO.	DATE	REVISIONS
1	12/13/17	ISSUE FOR PERMITTING
2	12/13/17	REVISED PER COMMENTS
3	12/13/17	REVISED PER COMMENTS
4	12/13/17	REVISED PER COMMENTS
5	12/13/17	REVISED PER COMMENTS
6	12/13/17	REVISED PER COMMENTS
7	12/13/17	REVISED PER COMMENTS

BY: T.M. / C.H.B.
 DRAWN: T.M.
 CHECKED: C.H.B.
 DATE: 12.13.17
 JOB NO.: 17-167
PERMIT REVIEW SET
 SHEET NUMBER
C-200

SIGN 1 BLUE CHANNEL LETTERS AND BLACK PVC LETTERS



SIGN 2 STREET SIGN



ARCHITECTURAL REVIEW BOARD SIGN FORM



ARB MEETING DATE: OCTOBER 21, 2019

BUSINESS NAME: BRAZILIAN MARKET
LOCATION: 225 RED BANK RD./STE J
NUMBER & TYPE OF SIGNS APPLYING FOR:
NUMBER OF ALLOWABLE SIGNS:
MAXIMUM ALLOWABLE SIGN AREA:

1 WALL MOUNT,
2 WALL MOUNTED
55 SF – APPLICABLE TO WALL MT. SIGN

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	W			
HEIGHT	2.33'			
WIDTH	18.58'			
AREA	43.3SF			
COLOR	Green/Yellow/Blue/Black			
MATERIALS	Alum/Acrylic/Plastic			
SIZE OF GRAPHIC	28"x40"			
IS IT ILLUMINATED?	ext. LED			
GRAPHIC SF + TEXT SF TOTAL=	noted above			

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
FRONT LINEAR FRONTAGE OF BUSINESS	55'			
DISTANCE FROM BUSINESS TO PROPERTY LINE	<99'			
TOTAL NUMBER OF LETTERING STYLES	1			
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)	see attached			
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)	see attached			
HEIGHT OF LETTERS	see attached			
PROJECTION FROM WALL	7"			

ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
DISTANCE FROM STREET CURB				
HEIGHT ABOVE GRADE				
BASE LANDSCAPING				

LANDLORD APPROVAL LETTER RECEIVED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	N/A
PERMIT PAID	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	N/A
SAMPLE MATERIALS ATTACHED	<input checked="" type="checkbox"/> YES	NO	N/A

ARCHITECTURAL REVIEW BOARD SIGN FORM



ARB MEETING DATE: OCTOBER 21, 2019

BUSINESS NAME: CREEK SIDE
LOCATION: 205 N. GOOSECREEK BLVD.
NUMBER & TYPE OF SIGNS APPLYING FOR:
NUMBER OF ALLOWABLE SIGNS:
MAXIMUM ALLOWABLE SIGN AREA:

SHOPPING CENTER UPFIT
2 SHOPPING CENTER
500 SF MAX

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	FREESTAND CNTR			
HEIGHT	26'-2"			
WIDTH	15'-6 1/4"			
AREA	SEE ATTACHED			
COLOR	SEE ATTACHED			
MATERIALS	Alum/Acrylic/Vinyl			
SIZE OF GRAPHIC	n/a			
IS IT ILLUMINATED?	Internal/LED			
GRAPHIC SF + TEXT SF TOTAL=	SEE ATTACHED			

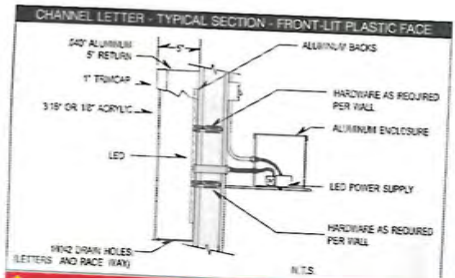
ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
FRONT LINEAR FRONTAGE OF BUSINESS				
DISTANCE FROM BUSINESS TO PROPERTY LINE				
TOTAL NUMBER OF LETTERING STYLES				
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)				
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)				
HEIGHT OF LETTERS				
PROJECTION FROM WALL				

ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
DISTANCE FROM STREET CURB				
HEIGHT ABOVE GRADE				
BASE LANDSCAPING				

LANDLORD APPROVAL LETTER RECEIVED YES NO N/A
PERMIT PAID YES NO N/A
SAMPLE MATERIALS ATTACHED YES NO N/A



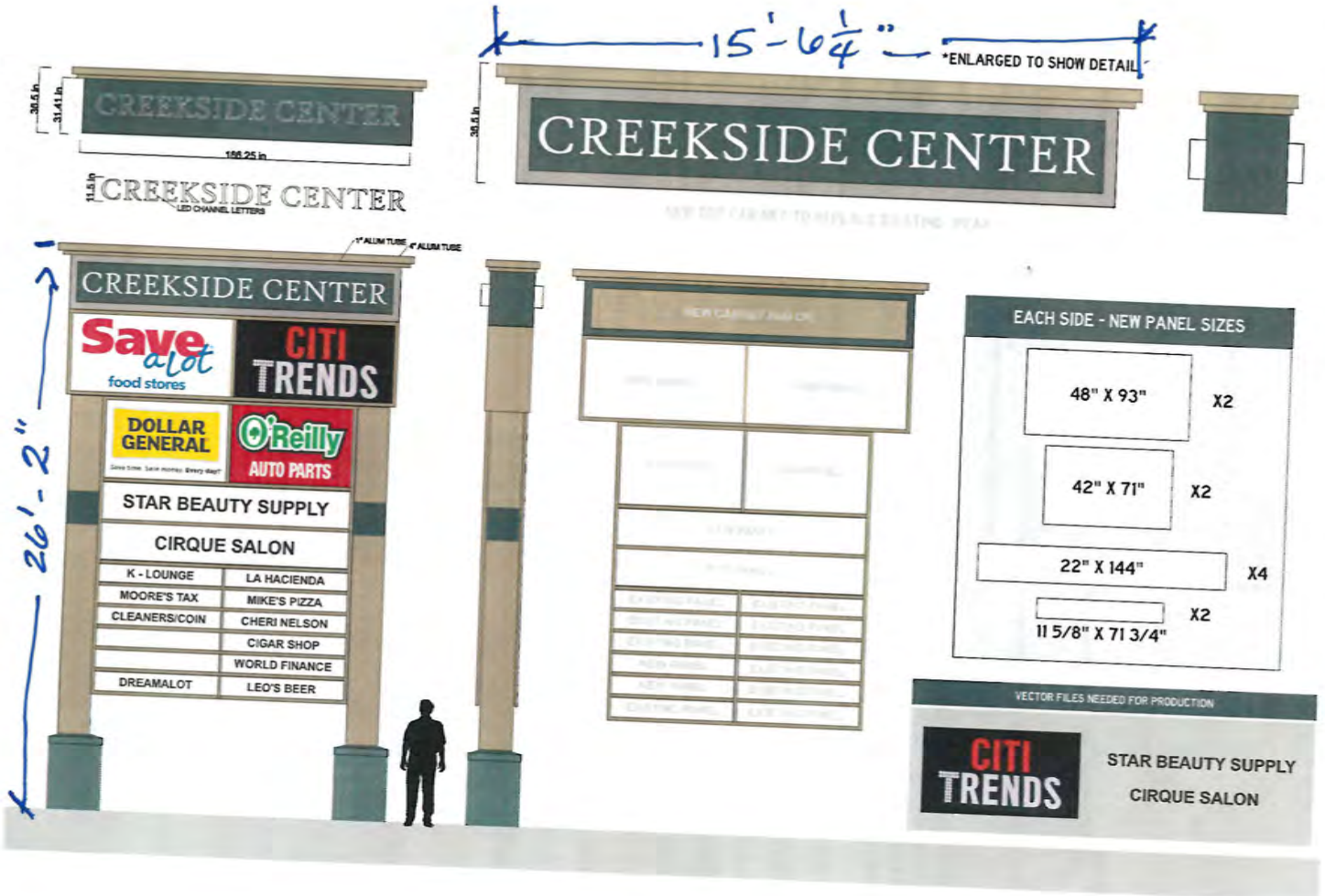
ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:

1. A minimum of one dedicated 120 V 20 A circuit.
2. Junction box installed within 6 feet of sign.
3. Three wires: Line, Ground, Neutral.



EXISTING SIGN



Charleston Sign & Banner

Charleston, SC 29405
803-799-1485

Client Name: _____

Contact: _____

Notes: _____

Client Approval _____

Landlord Approval _____

Sales Rep: DP

Designer: DP





**CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD
STAFF REPORT – OCTOBER 2019**

**PROJECT: FOODLION
LOCATION: 142 ST JAMES AVENUE**

STAFF REPORT

Formerly a Bi-Lo store located at 142 St. James Avenue will now be a Food Lion. The applicant is proposing to repaint the façade to match the rest of the building which was recently repainted to refresh the exterior.

The City's Planning Dept. supports the color scheme as proposed.

PROJECT DETAILS

Paint Colors as proposed on application:

- Tony Taupe – Sherwin Williams 7038
- Popular Gray – Sherwin Williams 6071

Signage as proposed on application:

- Wall Mount
- Marquee – ext. advertising displays
- Tenant panels

Parking lot

- grocery pick up zone.

PROPERTY INFO & LOCATION MAP

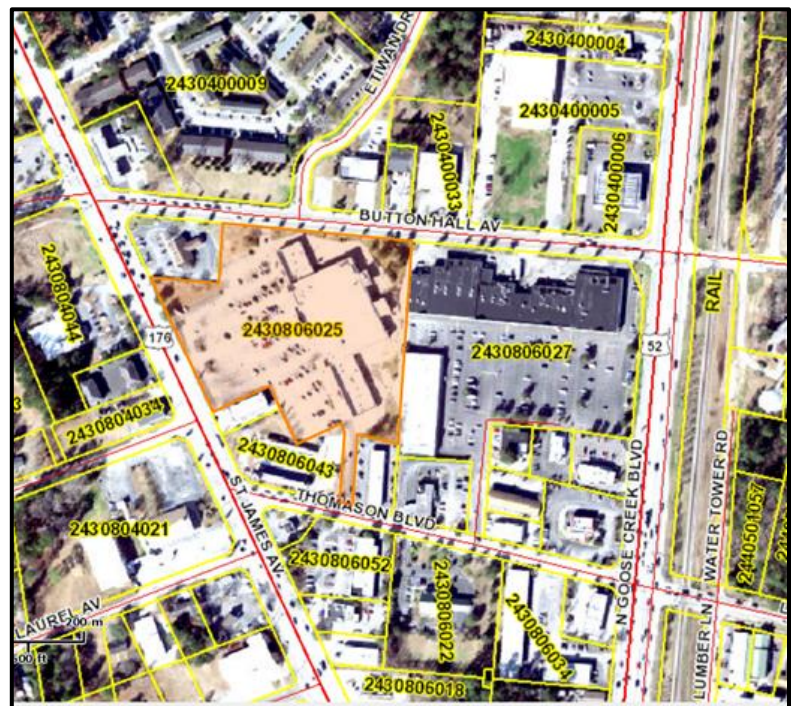
TMS#: 243-08-06-025

CITY OF GOOSE CREEK ZONING CLASSIFICATION:

- **GC: General Commercial; §151.131**
- as outlined under Appendix "B" and "D"
- **Acres – 7.38**
- **Basic Incentive Zone**
- **Shopping Center**



142 ST JAMES AVENUE - GOOGLE STREET VIEW



ARCHITECTURAL REVIEW BOARD SIGN FORM



ARB MEETING DATE: OCTOBER 21, 2019

BUSINESS NAME: FOOD LION

LOCATION: 142 ST. JAMES AVE.

NUMBER & TYPE OF SIGNS APPLYING FOR:

1 WALL MOUNT, 4 MARQUEE (ADD TO TOTAL WALL MAX SF)

NUMBER OF ALLOWABLE SIGNS:

4 WALL MOUNTED, 1 MONUMENT

MAXIMUM ALLOWABLE SIGN AREA:

400 MAX SF – APPLICABLE TO WALL MT. SIGN

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	W	F		
HEIGHT	4'	46.5"		
WIDTH	29.3'	7'-10 1/2 "		
AREA	117 SF**	30.51 SF		
COLOR	White/Blue/Black	White/Blue/Black		
MATERIALS	Alum	Vinyl		
SIZE OF GRAPHIC	n/a	n/a		
IS IT ILLUMINATED?	Internal/LED	Internal/LED		
GRAPHIC SF + TEXT SF TOTAL=	n/a	n/a		

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
FRONT LINEAR FRONTAGE OF BUSINESS	248'			
DISTANCE FROM BUSINESS TO PROPERTY LINE	350' +/-			
TOTAL NUMBER OF LETTERING STYLES	1			
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)	n/a			
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)	n/a			
HEIGHT OF LETTERS	4'-0"			
PROJECTION FROM WALL	7"			

ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
DISTANCE FROM STREET CURB				
HEIGHT ABOVE GRADE				
BASE LANDSCAPING				

LANDLORD APPROVAL LETTER RECEIVED

YES

NO

N/A

PERMIT PAID

YES

NO

N/A

SAMPLE MATERIALS ATTACHED

YES

NO

N/A

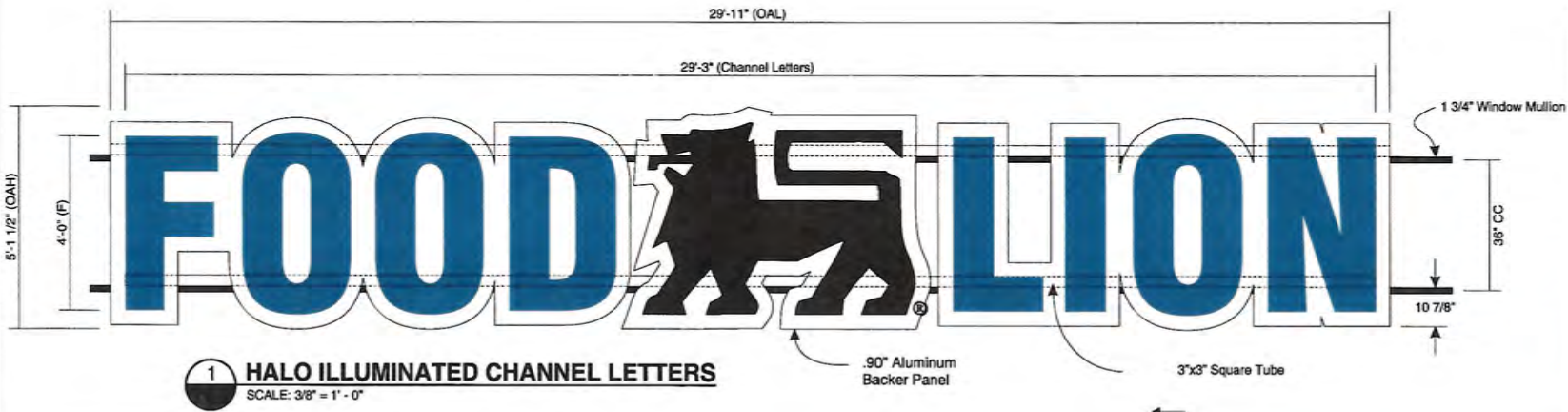
48" LETTER HEIGHT SET



Color Notes:

Backer Panel	
• Faces	White
Channel Letters	
• Faces	Painted to Match PMS 647C Blue
• Returns	Painted to Match PMS 647C Blue
• Standoffs	White
• Illumination	ILT-1X3-W65-160 "K2 Summit"
Logo	
• Face	Black
• Returns	Black
• Standoffs	White
• Illumination	ILT-1X3-W65-160 "K2 Summit"

Square Footage Note:
 • Sign: 4'-0"H x 29'-3"L = 117.0 [2]
 • Wall Area: 34'-3"H x 247'-6"L = 8,476.88 [2]



RITELITE
SIGNS, INC.

1000 Bloszyne Drive 704-788-7097
Concord, NC 28027 fax: 704-788-7091

Client:

FOOD LION
#000

Job Location:
Goose Creek, SC

Designer: TB	Salesperson: DR
Project #: 71460	Date: 28 Aug 19

Revision Date:

Drawing # & File Location:
ART12019\Food Lion\Food Lion SC\71460

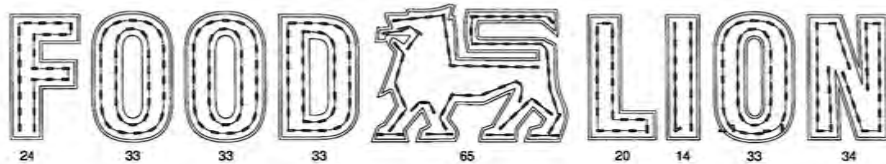
Customer Approval: _____ **Date:** _____

Land Lord Approval: _____ **Date:** _____

Production Approval: _____ **Date:** _____

This original design is the exclusive property of Rite Lite Signs, Inc. and is protected by federal copyright laws. Any reproduction or construction of a sign similar to the one embodied herein is expressly forbidden. Should such construction occur, Rite Lite Signs, Inc. is due \$2,500 as compensation for their time & effort in creating each drawing.

UNDERWRITERS LABORATORIES



1 LED LAYOUT
SCALE: 1/4" = 1' - 0"

Notes:

FOOD LION 4'-0" REMOTE REVERSE LIT CHANNEL LETTERS W/ LED ILLUMINATION

General Description

- Backlit Letters Fabricated of Welded Aluminum
- Faces: .125 Aluminum
- Returns: .063 Aluminum
- Letters Are To Be 3" Deep

Illumination

- ILT-1X3-W65-160 "K2 Summit"

Wiring

- UL Approved

Transformers

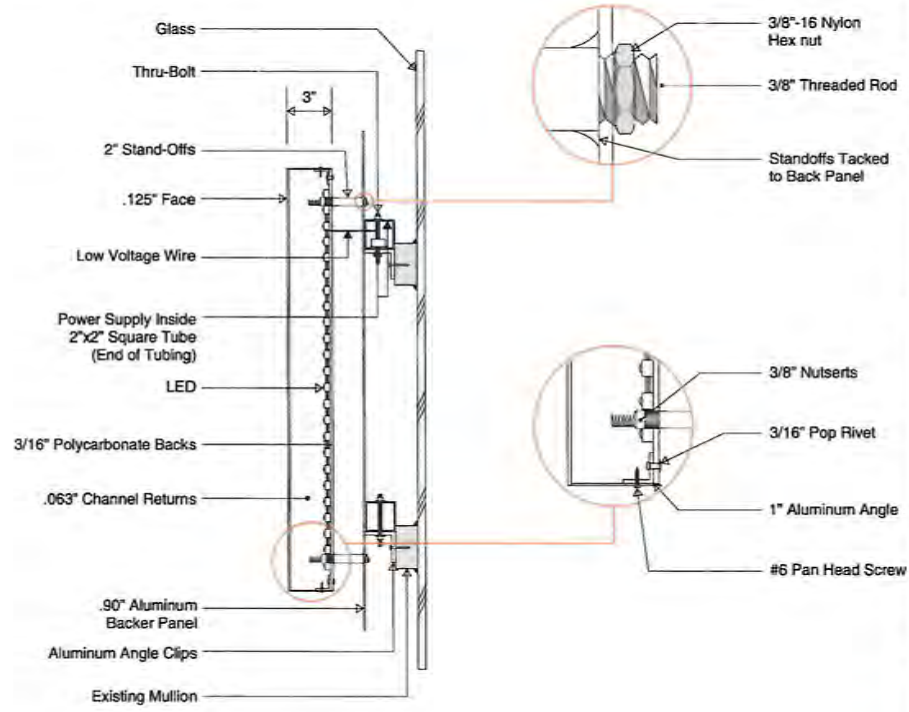
- 1 Unit, ILT-LV-60-12N/ 3 Units, ILT-LV-100-12N

Mounting

- Standoff Fascia With Threaded Studs Spacers and Rivnuts

This Sign Is Intended To Be Installed In Accordance With The Requirements Of Article 600 Of The National Electrical Code And/Or Other Applicable Local Codes. This Includes Proper Grounding and Bonding Of The Sign.

LED Module	ILT-1X3-W65-160 "K2 SUMMIT"								
Letters	F	O	O	D	LOGO	L	I	O	N
Modules per letter	24	33	33	34	65	19	14	33	34
	PS# 1 60W		PS# 2 100W		PS# 3 100W		PS# 4 100W		
Total Modules	289								
Total Wattage	289								
Power Supplies	1 Unit, ILT-LV-60-12N/ 3 Units, ILT-LV-100-12N								



2 SECTION
Not to Scale

RITELITE SIGNS, INC.
1000 Becono Drive Concord, NC 28027 704.786.7097 fax 704.786.7091

Client: _____

FOOD LION #0000

Job Location: Goose Creek, SC

Designer: TB	Salesperson: DR
Project #: 71450	Date: 28 Aug 19

Revision Date: _____

Drawing # & File Location: ART2019/Food Lion/Food Lion SCI71450

Customer Approval: _____ Date: _____

Lead/Lord Approval: _____ Date: _____

Production Approval: _____ Date: _____

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UL UNDERWRITERS LABORATORIES

D/F PYLON VINYL REPLACEMENT



Color Notes:

Cabinet

- Copy: Digitally Printed Vinyl to Match PMS 647C Blue (Laminated)
- Logo: Black Vinyl (Over Laminated Digital Print)

Square Footage Note:

- Sign Area: 46 1/2"H x 7'-10 1/2"L = 90.51

Electrical Note:

- Fluorescent Bulbs in Existing Cabinet are to be Replaced
- Existing Lamps: 48" - 8 Qty.

RITELITE SIGNS, INC.
 1000 Blazynne Drive Concord, NC 28027 704.786.7097 fax 704.786.7091

Client: _____

FOOD LION #000

Job Location: Goose Creek, SC

Designer: TB Salesperson: DR

Project # 71460 Date: 28 Aug 19

Revision Date: _____

Drawing # & File Location: ARTV2019/Food Lion/Food Lion SC/71460

Customer Approval: _____ Date: _____

Land Lord Approval: _____ Date: _____

Production Approval: _____ Date: _____

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UL UNDERWRITERS LABORATORIES



1 D/F PYLON VINYL DETAIL
 SCALE: 3/4" = 1' - 0"



CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD
STAFF REPORT – OCTOBER 2019

PROJECT: PATS AUTOMOTIVE
LOCATION: 121 S. GOOSE CREEK BLVD.

STAFF REPORT

The business of Pats Automotive is located on the right side of S. Goose Creek Boulevard. This location is within the City Super Incentive Zone. The applicant has applied for the façade improvement grant in order to help with the City’s vision for aesthetic improvements for our businesses. The applicant is also submitting a sign permit for your review. The City’s Planning Dept. supports the color scheme proposal and the intentions of the applicant to give a fresh look to the exterior of this business along the South Entry Corridor.

PROJECT DETAILS

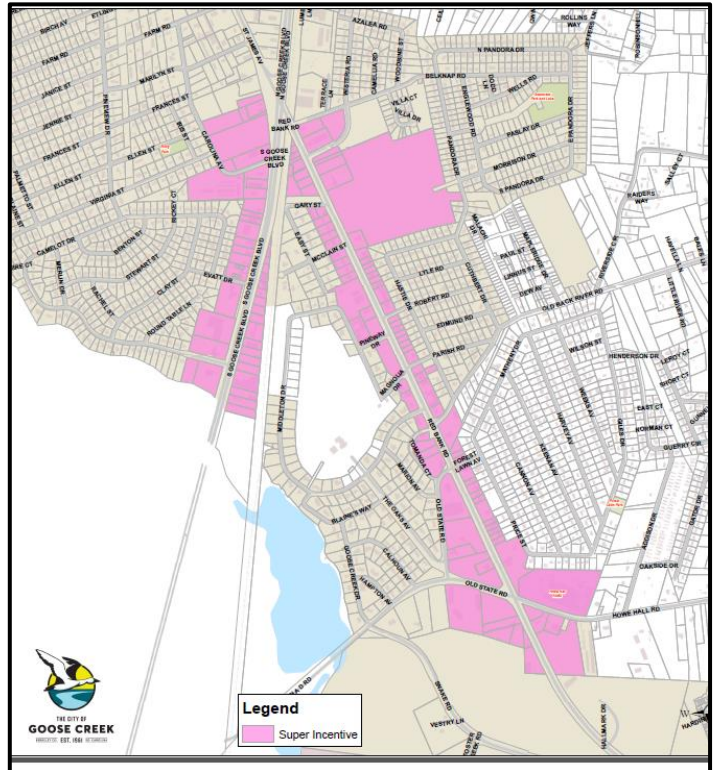
- Paint Colors as proposed on application are 570B-7 Cobalt Blue and N510-4 Supernova (Gray).
- Add symmetry to the canopy to create visual balance.
- James Hardie smooth fiber cement vertical siding.
- Roof shingles to be replaced with 3- tab shingles.
- Add gutters on the side of the roof and left side of building.

PROPERTY INFO & LOCATION MAP

CITY FAÇADE GRANTS:

Attention business owners! In 2019, Goose Creek City Council approved facade grants for properties located within the [City's Super Incentive Zone](#). These grants are for improvement of exteriors. They include signage, paint, and other aesthetic improvements. Applicants are eligible for grants up to \$5,000. A match is required.

LINK: <https://www.cityofgoosecreek.com/business/city-facade-grants>



121 S GOOSE CREEK BLVD. GOOGLE STREET VIEW



Architectural Review Board

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: 121 South Goose Creek Blvd		TMS No.: 243-12-07-028
Review request:	For: Pat's Automotive	Preliminary meeting date requested: 10/21/19
<input type="checkbox"/> Conceptual	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	<input type="checkbox"/> Repairs or repaint with no changes	<input checked="" type="checkbox"/> Color Change <input type="checkbox"/> Demolition

Property Owner: Patrick and Bilen Hansborough	Daytime phone: 843-572-5727
Applicant:	Daytime phone:
ARB Meeting Representative:	Contact Information :
Applicant's mailing address: 121 South Goose Creek Blvd	
City: Goose Creek	State: SC Zip: 29445
Applicant's e-mail address: phansborough@comcast.net	
Applicant's relationship: <input checked="" type="checkbox"/> Owner <input 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)

570B-7 Cobalt Glaze (Blue), N510-4 Supernova (Gray), Three Tab Shingles, Hardie Panel Fiber Cement Siding
 James Hardie Smooth Fiber Cement Vertical Siding

Scope of Work: (please give a detailed description)

We will demo the existing facade wrapping the roof line, replacing it with a Hardie Panel Cement Siding along the front of the garage overhang and the new facade will follow the roof line and then level off to the 4 foot center as in the drawings. We will replace the shingles on the roof using a three tab shingle. We will add a gutter system and downspouts on the end of the garage overhang and the left side of the building. Then we will repaint the building, using the colors above. Everything that is brown now will be the Supernova and the Dark Blue will be painted a Cobalt Glaze.

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:

[Handwritten Signature]
Patrick A. Hansborough

Date:

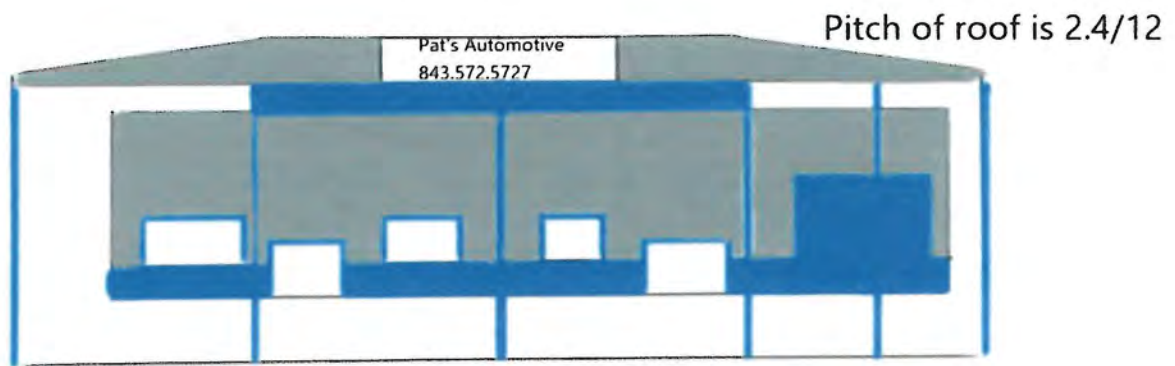
10-7-19

Print name legibly:

RECEIVED

OCT 07 2019

BY: *[Handwritten Signature]*



*We will install gutters on the side of the roofs and left side of the building.

*This drawing is not to scale and is only for informational purposes

4'



View From Front

6'



View From Side

6"

NOTES: Internally Lighted Cabinet
 Double Face
 LED Lighting
 Projecting from Building



CLIENT NAME: PAT'S AUTOMOTIVE

CONTACT: Pat Hansborough

SALES REP:
 HW

DESIGNER:
 AM

CAROLINASIGNCO.COM | HUGH@CAROLINASIGNCO.COM | 843. 779.7446 | 107 ST JAMES AVE. UNIT A2 GOOSE CREEK, SC

ALL DESIGNS PRESENTED ARE REPRESENTATIONS OF WHAT THE PROJECT WILL LOOK LIKE AT COMPLETION. THERE CAN BE A SIZE DIFFERENCE FROM THE PICTURE TO THE ACTUAL PRODUCT.

ARCHITECTURAL REVIEW BOARD SIGN FORM



ARB MEETING DATE: OCTOBER 21, 2019

BUSINESS NAME: PATS AUTOMOTIVE
LOCATION: 121 S GOOSE CREEK BLVD.
NUMBER & TYPE OF SIGNS APPLYING FOR:
NUMBER OF ALLOWABLE SIGNS:
MAXIMUM ALLOWABLE SIGN AREA:
GENERAL INFORMATION:

1 WALL MOUNT,
2 WALL MOUNTED, 1 FREESTANDING
50 FREESTANDING (100SF WALL MOUNT)

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	Projecting	Note: Applicant has been requested to bring drawing to scale for mount, and was notified of the ordinance criteria for projecting wall signs. "A projecting wall sign shall project no more than five feet from a building, have bottom ten feet (minimum) above grade and top 25 feet above grade or height of the building, whichever is lower and have no exposed guy wires."		
HEIGHT	4'			
WIDTH	6'			
AREA	24 SF			
COLOR	Red/White/Black			
MATERIALS	Alum/Acrylic			
SIZE OF GRAPHIC	n/a			
IS IT ILLUMINATED?	Internal			
GRAPHIC SF + TEXT SF TOTAL=	n/a			

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
FRONT LINEAR FRONTAGE OF BUSINESS				
DISTANCE FROM BUSINESS TO PROPERTY LINE				
TOTAL NUMBER OF LETTERING STYLES				
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)				
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)				
HEIGHT OF LETTERS				
PROJECTION FROM WALL				

ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
DISTANCE FROM STREET CURB				
HEIGHT ABOVE GRADE				
BASE LANDSCAPING				

LANDLORD APPROVAL LETTER RECEIVED YES NO N/A
PERMIT PAID YES NO N/A
SAMPLE MATERIALS ATTACHED YES NO N/A



**CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD
STAFF REPORT – OCTOBER 2019**

PROJECT: Shopping Center
LOCATION: 428 RED BANK RD

STAFF REPORT

The applicant is proposing to repave, stripe the parking lot along with adding the required amount of landscaping to the parcel. Staff would strongly suggest sign removal be a contingency of approval if granted. Development of the building located at 408 on the same parcel will be forthcoming to the ARB for review at a future date.

The City's Planning Director supports the parking lot and landscape plans as proposed.

PROJECT DETAILS

Parking Lot:

- Layout to add 9'x18' parking spaces as submitted per site plan, meeting the requirements as outlined in Appendix A and section 151.086.

Landscaping:

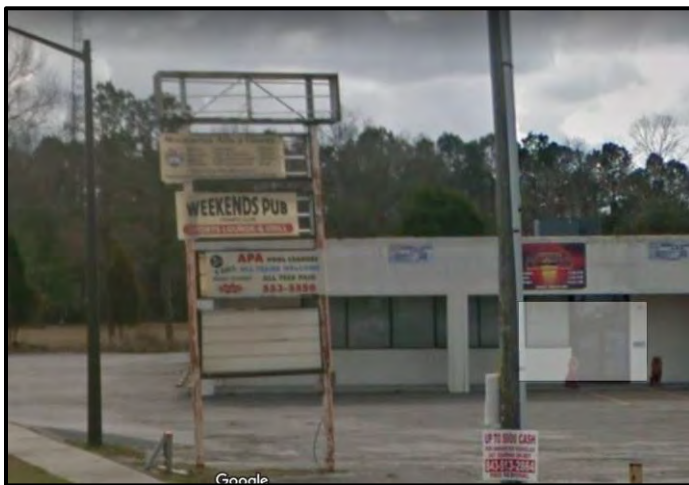
- Adding shrubs and trees as submitted per landscape plan, meeting the requirements as outlined in section 151.083.

PROPERTY INFO & LOCATION MAP

TMS#: 252-01-03-001

CITY OF GOOSE CREEK ZONING CLASSIFICATION:

- **GC: General Commercial; §151.131**
- as outlined under Appendix "B" and "D"
- **Acres – 2.96**
- **Basic Incentive Zone**
- **Shopping Center**



**428 RED BANK RD - GOOGLE STREET VIEW
STAFF RECOMMENDATION TO REMOVE THIS SIGN**

