



THE CITY OF  
**GOOSE CREEK**

BERKELEY CO. EST. 1961 SO. CAROLINA

**SUPPORTING MATERIALS FOR  
ARCHITECTURAL REVIEW BOARD  
MONDAY, SEPTEMBER 21, 2020  
5:30 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:** September 17, 2020

**SUBJECT:** MEETING NOTIFICATION

**WHERE:** VIA ZOOM (Video Conference)

This is to remind everyone that the next meeting of the Architectural Review Board is scheduled for Monday, September 21, 2020 at 5:30 p.m. via Zoom.

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



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MINUTES

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**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
WEDNESDAY, AUGUST 26, 2020, 5:30 P.M.  
VIA VIDEO CONFERENCE (ZOOM)**

**I. CALL TO ORDER**

Vice Chairman Risso called the meeting to order at 5:30 p.m.

**II. ROLL CALL**

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

**III. REVIEW OF MINUTES – JULY 20, 2020**

Board Member Dresel stated his name was misspelled under Major Application section B of the June 20<sup>th</sup> minutes.

**Motion:** A motion was made to accept the minutes with corrections.  
**Moved by** Board Member Dresel, **Seconded by** Board Member Burdick.  
**Discussion:** There was none  
**Vote:** All voted in favor (6-0). Motion carried.

**IV. MINOR APPLICATIONS – NEW BUSINESS**

**A) BARBERS INC: SIGNAGE – 142 ST. JAMES AVE**

A representative presented the application. He stated the proposal is for a wall mounted, channel letter, internally lit sign located in the Food Lion shopping center. He stated the letters will be twenty inches tall, totaling twenty square feet. Board Member Burdick inquired about an existing sign on the side of the building and stated she would like the fascia to be painted once the existing sign is removed. Discussion ensued regarding if the tenant or landlord is responsible for removing the sign from a previous tenant that is located on the side of the building. It was stated that the tenant is only looking to change the sign located on the front of the building. Mr. Brodeur stated it is the tenant's responsibility. Board Member Becker reiterated that the fascia would need to be painted once the existing sign is removed.

**Motion:** A motion was made to accept the application as submitted conditional on the removal of the former tenant's sign located on the side of the building and conditioned on painting or repair

to be done by the new tenant. **Moved by** Board Member Burdick, **Seconded by** Board Member Dresel.

**Discussion:** Board Member Cantrill stated the contingency would be for the paint to match the side of the building.

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

## V. MAJOR APPLICATIONS – NEW BUSINESS

### A) MCDONALDS: ELEVATIONS, SITE PLAN, STRUCTURAL PLAN, MENU BOARD – 109 N GOOSE CREEK BLVD

A representative presented an application for a double drive thru. A brief discussion regarding site and landscaping occurred. *(Note: Due to technical difficulties, there is not a full recording of this agenda item, this item of the minutes was taken from Mrs. Moneer's notes.)*

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

**Discussion:** There was none.

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

### B) TAKE 5: SITE PLAN, LANDSCAPING, PARKING, ELEVATION – TMS# 243-00-00-072

The representative presented the application. *(Note: Due to technical difficulties, there is only a brief portion of this agenda item that is recorded.)* Board Member Burdick inquired if the transformers located at the front will remain. She inquired if they will be camouflaged. The representative stated the transformers are for the underground power lines and will remain. He presented a landscaping plan that he believes will screen some of the transformers. Mr. Broder stated this property will be seeking a variance from the ZBA for a modification for the side yard setback due to the placement of the underground power lines. Board Member Wise shared concerns about maintaining the landscaping without having to go on the neighboring property. Mr. Brodeur suggested climbing vine on the side of the building in lieu of shrubs to alleviate Board Member Wise concerns. Discussion regarding access on St. James Ave, materials and the location of the utilities ensued.

**Motion:** A motion was made to approve the application as submitted contingent upon ZBA granting the variance from the 10' side setback scheduled for September 3, 2020. **Moved by** Board Member Cantrill, **Seconded by** Board Member Becker.

**Discussion:** There was none.

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

**VI. COMMENTS FROM THE BOARD**

Board Member Becker shared his concerns regarding trucks being used as advertisements in business parking lots. Board Member Burdick shared her concerns regarding a project being done at Trident Baptist Church that was not reviewed by ARB. She also shared her concerns regarding the appearance of the Take 5 project. Board Member Cantrill commented he prefers muted colors for the vacuum hoses at car washes. He also inquired if the rear fencing was added at Easy Auto.

**VII. COMMENTS FROM STAFF**

Mr. Brodeur provided an update regarding the Comprehensive Plan and stated he is working on updating the City's Sign Ordinance.

Mrs. Moneer stated Board Member's whose terms are expiring will receive an e-mail from the City Clerk. She stated there is a new online application process in place. She stated Ricky Dresel, Jen Wise, and Tom Risso's terms are up on 12/31/2020.

**VIII. ADJOURNMENT**

**Motion:** A motion was made to adjourn (6:47 p.m.) **Moved By:** Board Member Becker, **Seconded By:** Board Member Cantrill.

**Discussion:** There was none.

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

\_\_\_\_\_ Date \_\_\_\_\_  
Tom Risso, Vice Chairman



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MINOR APPLICATION: NEW BUSINESS

**Lidl**  
435 St. James Ave  
**SIGNAGE**

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**ARCHITECTURAL REVIEW BOARD SIGN FORM**

**INFORMATION ONLY**

**ARB MEETING DATE: FEBRUARY 20, 2017**

**BUSINESS NAME: LIDL**  
**LOCATION: 435 ST. JAMES AVENUE**  
**NUMBER & TYPE OF SIGNS APPLYING FOR: 2 WALL MOUNT/1 MONUMENT**  
**NUMBER OF ALLOWABLE SIGNS: 2 WALL MOUNT/1 FREESTANDING**  
**MAXIMUM ALLOWABLE SIGN AREA: 195 SF APPLICABLE TO SIGN FACE/50 SF FREESTANDING**

**GENERAL INFORMATION:**

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
<b>TYPE</b> (W= WALL-MOUNTED/F=FREESTANDING)	<b>F</b>	<b>Wall</b>	<b>Wall</b>		
<b>HEIGHT</b>	5'	8.25'	8.25'		
<b>WIDTH</b>	5'	8.25'	8.25'		
<b>AREA</b>	25 SF	68.1 SF	68.1		
<b>COLOR</b>	Red/Yellow/Blue	Red/Yellow/Blue	Red/Yellow/Blue		
<b>MATERIALS</b>	Acrylic/Alum/Wood	Acrylic/Alum/Wood	Acrylic/Alum/Wood		
<b>SIZE OF GRAPHIC</b>	n/a	n/a	n/a		
<b>IS IT ILLUMINATED?</b>	Interior	Interior	Interior		

**ONLY APPLICABLE TO WALL-MOUNTED SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
<b>FRONT LINEAR FRONTAGE OF BUSINESS</b>		130'	130'		
<b>DISTANCE FROM BUSINESS TO PROPERTY LINE</b>		150'	150'		
<b>TOTAL NUMBER OF LETTERING STYLES</b>		1	1		
<b>SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)</b>		n/a	n/a		
<b>SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)</b>		n/a	n/a		
<b>HEIGHT OF LETTERS</b>		See attached	See attached		
<b>PROJECTION FROM WALL</b>		3"	3"		

**ONLY APPLICABLE TO FREESTANDING SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
<b>DISTANCE FROM STREET CURB</b>	16'				
<b>HEIGHT ABOVE GRADE</b>	8'				
<b>BASE LANDSCAPING</b>	TBD				

**LANDLORD APPROVAL LETTER RECEIVED**       YES       NO       N/A

**PERMIT PAID**       YES       NO       N/A

**SAMPLE MATERIALS ATTACHED**       YES       NO       N/A





**OFFICE USE ONLY**

PERMIT #: 042229  
 AMOUNT DUE: \$ 75.00  
 DATE PAID: \_\_\_\_\_

**CITY OF GOOSE CREEK SIGN PERMIT APPLICATION**

Today's Date: 8-12-20

Permit Fee: \$75.00

1. Business Owner Lidl US Operations LLC Business Phone \_\_\_\_\_  
 Name of Business Lidl Alternate Phone \_\_\_\_\_  
 Street Address of Business 435 Saint James Ave  
 Landlord/Lessor N/A Landlord's Phone \_\_\_\_\_  
 Sign Company St. Clair Signs Sign Co. Phone 864-244-0040  
 Sign Co. Contact Donna Zielinski Sign Co. Address 1334 Miller Rd Greenville, SC 29607
2. Cost of Sign(s) \$ 4,500 Sign Installation Cost \$ 1,000 Total Cost \$ 5,500
3. How many signs are you applying for? 2 How many signs does this business already have? 3  
replacing faces on existing monument
4. What kind of signs does this business already have? 2 wall and 1 monument  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? 234 0000 - 115 -
7. What is the front setback of the business in feet? 133 (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? 161.10 (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 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.)

**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.

### SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	acrylic, aluminum & vinyl	duraplex acrylic faces; 2nd surface translucent graphics	
Illumination: Exterior, interior or not lighted	interior	existing	
Type of Sign:	wall-channel letters	panel change on existing monument sign	
Height (FEET)	5	3.6	
Width (feet)	11.4	3.6	
Area (square feet)	57	12.9	
All colors used on sign	poppy red	blue, red & yellow	
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic		3.6 x 3.6	
Projection from building or cabinet width (thickness)	5"	1.9	
Number of styles of lettering	1	2 + logo	
Height of letters (if channel letters)	1.11		
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)		8'	
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.

Donna Zielinski  
Signature of Applicant

8-12-20

Date

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



Existing Store frontage Elevation  
Scale: 1/16" = 1'-0"



Proposed Store frontage Elevation  
Scale: 1/16" = 1'-0"



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Building Quality Signage Since 1901

Revisions: R1-07-22-20 WA/HC Revised Sign A to custom size & update color specs as per new standards.


Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples For Exact Color Match.

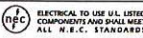
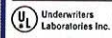
Client Approval/Date: \_\_\_\_\_

Landlord Approval/Date: \_\_\_\_\_

Account Rep: **Matt Smith**

Project Manager: **Marylou Kirby**

Drawn By: **Jesthan Delcano/JDR**



ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 605 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



Store #1116  
435 SAINT HAMES AVENUE  
GOOSE CREEK, SC 29445

Job Number: **23-59515-10**

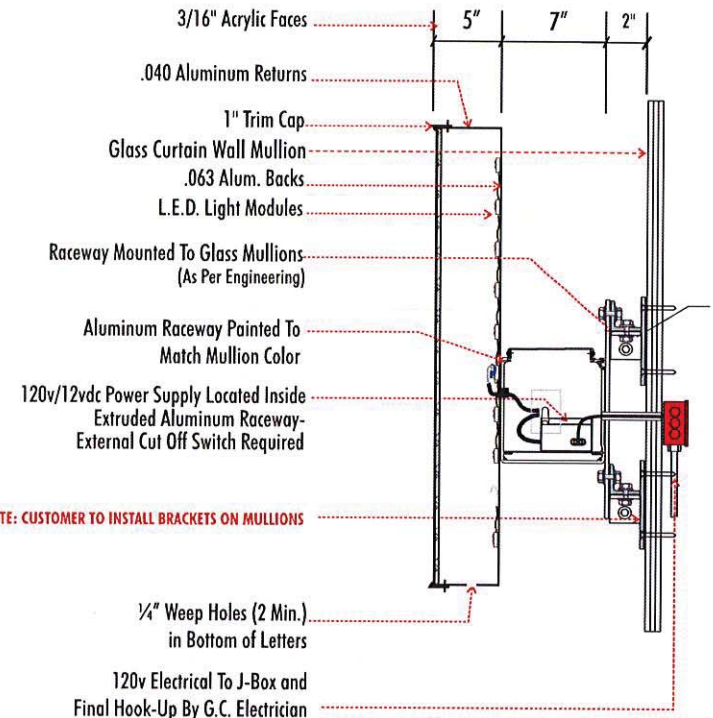
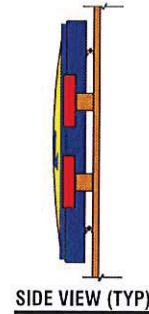
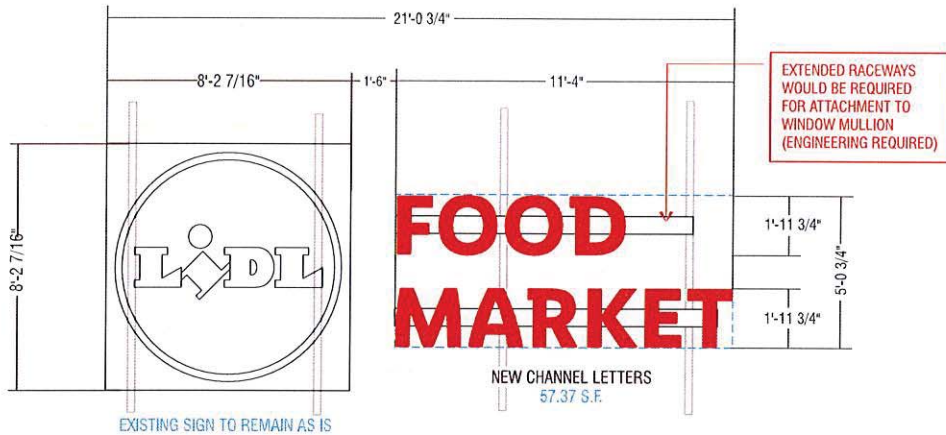
Date: **January 15, 2020**

Sheet Number: **2** of **4**

Design Number: **23-59515-10-R1**

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**NON-STANDARD - CL CUSTOM SIZE**



**Section @ S/F Wall Sign (w/ Mounting Detail)**  
Not to Scale

**CL-RIGHT-RW-A/Glass**  
Internally Illuminated Channel Letters | 128.4 Sq.Ft. | ONE (1) REQ.  
Scale: 1/4" = 1'-0"

Faces: 3/16" #7328 White Acrylic w/ 1st Surface Applied Vinyl As Per Color Chart.  
Returns: 5" Deep Aluminum Painted As Per Color Chart w/ Matching Trim Cap.  
Internal Illumination: RED LED Units Powered By Remote Power Supplies.  
Mounting: Raceway Mount.

RACEWAY PAINTED TO MATCH WALL. COLOR TBD

**Color Specifications:**

Paint - Trim Cap & Returns To Match: Red PMS 485c

- 3M 3630-143 Poppy Red ("I")

Vinyl - Applied 1st Surface of Letter Face

- 3M 3630-143 Poppy Red

**Installation Notes:**

- GC to provide 20 amp, 120 volt circuit in conduit through mullion. 18" of conduit & wiring to be extended past the outside mullion. Junction box to be located inside.
- GC to provide & install the brackets to the curtain wall.
- GC to provide SS bar, SS bar fasteners & lag screw w/ lock washer.
- FH to provide brackets attached to sign, lag bolts, washers & locknuts.
- Installer to mount sign to pre-installed brackets.
- FH to leave electrical leads rolled up inside cabinet so installer can decide on site where the best, least visible place is to exit the cabinet.

**Electrical:**

Natural White Street Fighter LED Modules (PL-OP2-SF3-P-NW)  
60w Transformers (PL-PS 60-12) @ 1.2 amps each  
Temperature: 5000k  
(1) 20 amp 120V Circuit Req.



INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

ELECTRICAL REQUIREMENTS		REFER TO PAGE 1 FOR ADDITIONAL ELECTRICAL AND INSTALLATION INFORMATION & REQUIREMENTS
Total:	T.B.D. Amps	
# of 120V, 20A Circuits Req'd T.B.D.		
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND		

**NOTE: PRIMARY ELECTRIC AND BRACKETS TO BE INSTALLED ON MULLIONS BY GC**

**FEDERAL HEATH**  
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Building Quality Signage Since 1901

Revisions: R1-07-22-20 VA/HC Revised Sign A to custom size & update color specs as per new standards.

Colors Depicted in this Rendering May Not Match Actual Finished Materials. Refer to Product Samples For Exact Color Match.

Client Approval/Date: \_\_\_\_\_  
Landlord Approval/Date: \_\_\_\_\_

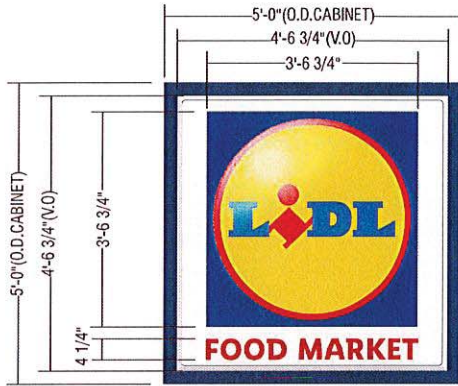
Account Rep: Matt Smith  
Project Manager: Marylou Kirby  
Drawn By: Jeshan Delcano/JDR

UL Underwriters Laboratories Inc. ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS  
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:  
**LIDL**  
Store #1116  
435 SAINT HAMES AVENUE  
GOOSE CREEK, SC 29445

Job Number: 23-59515-10  
Date: January 15, 2020  
Sheet Number: 3 of 4  
Design Number: 23-59515-10-R1

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**B** REPLACEMENT FACES LAYOUT | TWO(2) REQ  
scale 1/2" = 1'-0"

## FIELD SURVEY REQUIRED

**Specifications:**

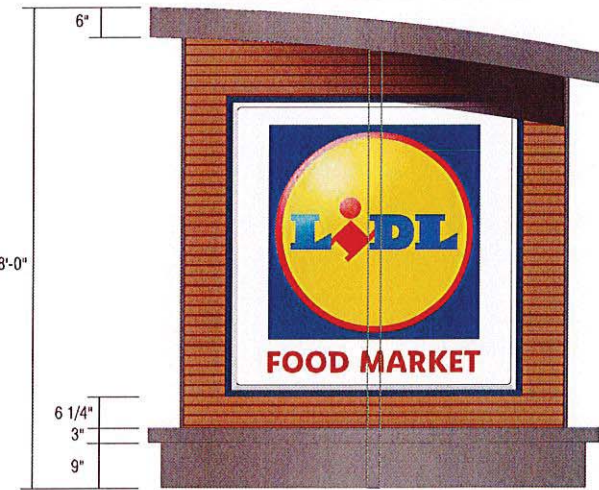
1. - (2) thermoformed .177" duraplex modified acrylic faces with second surface translucent graphics

**Face Color Specifications:**

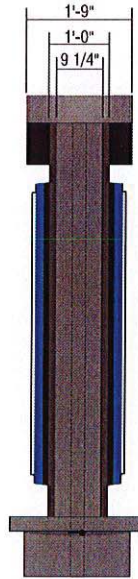
- PMS 2154c Blue ("L", "D", "L" & Background)
- PMS 485 Red ("I" & Circle Border)
- PMS Yellow C (Circle)

**Translucent Vinyls | Cross reference**

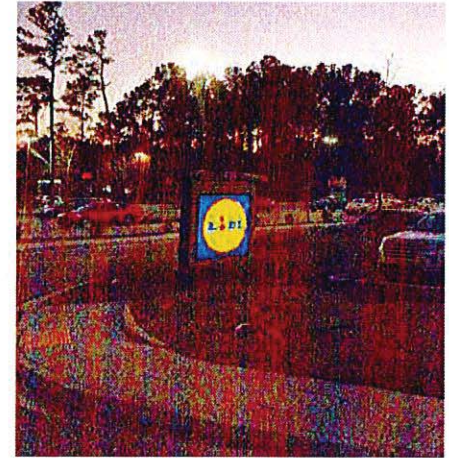
- 3M 3630-47 Patriot Blue
- 3M 3630-143 Poppy Red
- 3M 3630-015 Yellow



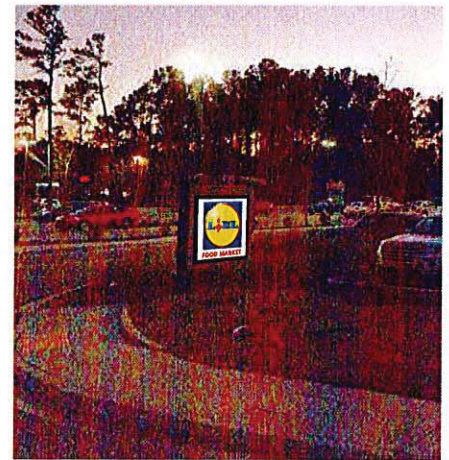
**PROPOSED NEW LOOK**  
scale 1/2" = 1'-0"



**Side View**



**EXISTING LOOK**



**PROPOSED NEW LOOK**



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Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples For Exact Color Match.

Client Approval/Date: \_\_\_\_\_

Landlord Approval/Date: \_\_\_\_\_

Account Rep: **Matt Smith**  
Project Manager: **Marylou Kirby**  
Drawn By: **Jesthan Delcano/JDR**  
Underwriters Laboratories Inc. (UL) ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS  
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 605 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:  
**LIDL**  
Store #1116  
435 SAINT JAMES AVENUE  
GOOSE CREEK, SC 29445

Job Number: **23-59515-10**  
Date: **January 15, 2020**  
Sheet Number: **4** of **4**  
Design Number: **23-59515-10-R1**

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# BCGIS Lite Desktop Mapping



60m  
200ft  
2,289,061.29 435,154.36 Feet



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MINOR APPLICATION: NEW BUSINESS

**Yes Auto Sales LLC**  
201 S. Goose Creek Blvd  
**SIGNAGE**

---



## OFFICE USE ONLY

PERMIT #: 042151  
 AMOUNT DUE: \$ 75.00  
 DATE PAID: 8-5-20

## CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

Today's Date: 03 AUG 20

Permit Fee: \$75.00

1. Business Owner PUTU JOHNSON-GRAY Business Phone 854-999-3846  
 Name of Business YES AUTO SALES, LLC Alternate Phone [REDACTED]  
 Street Address of Business 201 S. Goose Creek Blvd.  
 Landlord/Lessor N/A Landlord's Phone N/A  
 Sign Company FASTSIGNS OF N. CHAS Sign Co. Phone 843-718-3317  
 Sign Co. Contact CANDICE DE CASTRO Sign Co. Address 2080 NORTHBROOK BLVD.
2. Cost of Sign(s) \$ 1000 Sign Installation Cost \$ 1000 Total Cost \$ 3200
3. How many signs are you applying for? 2 How many signs does this business already have? 2 (no faces)
4. What kind of signs does this business already have? 1 building sign + 1 road sign  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 - 12 - 07 - 026
7. What is the front setback of the business in feet? 33.4 (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? 44.5 (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 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.)

## 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.)	Tension Fabric	Flex face back lit tension fabric	
Illumination: Exterior, interior or not lighted	NOT LIGHTED	Lighted	
Type of Sign:	WALL SIGN	Freestanding	
Height (FEET)	3	72	
Width (feet)	14	96	
Area (square feet)	42	48	
All colors used on sign	Red, yellow, Blue	Red, yellow, green, blue orange	
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	YES - 33" x 86"	Yes: 64" x 66"	
Projection from building or cabinet width (thickness)	6"	6"	
Number of styles of lettering	N/A	N/A	
Height of letters (if channel letters)	N/A	N/A	
If mounting individual letters, space between letters	N/A	N/A	
If mounting individual letters, space between words	N/A	N/A	
If window sign, size of window	N/A	N/A	
If changeable copy sign (reader board), number of lines	N/A	N/A	
If freestanding sign, distance between sign and street curb (ft)	N/A	23.4 FT	
If freestanding sign, total height above grade (ft)	N/A	14'	
If freestanding sign, landscaping materials to be planted at base of sign	N/A	N/A	

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

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

  
 \_\_\_\_\_  
 Signature of Applicant

03 AUG 20  
 \_\_\_\_\_  
 Date

#### OFFICE USE ONLY

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

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

Qty 2

72" H



96" W

**FASTSIGNS**  
More than fast. More than signs.™

ACCOUNT:  
YES AUTO SALES, LLC

ESTIMATE #  
2019-14187

REPRESENTATIVE:  
Putu Johnson-Gray

NOTES:

Road Sign Refacing - FlexFace  
Backlit Film 72"x96" with 6" bleed all  
sides.

REV. #1 BY:	REV. DATE
-------------	-----------

REVISION NOTES:

REV. #2 BY:	REV. DATE
-------------	-----------

REVISION NOTES:

REV. #3 BY:	REV. DATE
-------------	-----------

REVISION NOTES:

DRAWN BY: **C. DeCastro**

REVISED BY:

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**EXISTING**



**PROPOSED**

Qty 1

ACCOUNT:  
YES AUTO SALES, LLC

ESTIMATE #  
2019-14187

REPRESENTATIVE:  
Putu Johnson-Gray

NOTES:

Building Sign Refacing -  
SIGN PROVIDED BY CUSTOMER  
18oz Non-lit Tension Fabric

REV. #1 BY:      REV. DATE

REVISION NOTES:

REV. #2 BY:      REV. DATE

REVISION NOTES:

REV. #3 BY:      REV. DATE

REVISION NOTES:

DRAWN BY:      **C. DeCastro**

REVISED BY:

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36" H



168" W



**EXISTING**



**PROPOSED**



---

MINOR APPLICATION: NEW BUSINESS

**Metro By T Mobile**  
607 St. James Ave, Suite A  
**SIGNAGE**

---

OFFICE USE ONLY	
PERMIT #:	042274
AMOUNT DUE: \$	<u>75.00</u>
DATE PAID:	<u>8-28-2020</u>

**CITY OF GOOSE CREEK SIGN PERMIT APPLICATION**

Today's Date: 8-20-20 Permit Fee: \$75.00

1. Business Owner Thomas C Keys Business Phone \_\_\_\_\_  
 Name of Business Metro by T Mobile Alternate Phone \_\_\_\_\_  
 Street Address of Business 607 St. James Ave Suite A  
 Landlord/Lessor \_\_\_\_\_ Landlord's Phone \_\_\_\_\_  
 Sign Company St. Clair Signs Sign Co. Phone 864-244-0040  
 Sign Co. Contact Donna Zielinski Sign Co. Address 1334 Miller Rd Greenville, SC 29607
2. Cost of Sign(s) \$ 800 Sign Installation Cost \$ 300 Total Cost \$ 1,000
3. How many signs are you applying for? 1 How many signs does this business already have? 1
4. What kind of signs does this business already have? 1  None
5. What type of business is applying for this sign permit:  
 A. A stand alone business?  Yes  No  
 B. A part of a shopping center?  Yes  No If yes, shopping center name: \_\_\_\_\_
6. What is the TMS number for this property? 234 - 00 - 00 - 127
7. What is the front setback of the business in feet? 60 (The distance from the front property line to the front of business)  
 A. For corner lots only, what is the front setback for second street frontage in feet? \_\_\_\_\_
8. What is the width of the business in feet? 90 (The distance from wall to wall)  
 A. For corner lots only, what is the width of the business for second street frontage in feet? \_\_\_\_\_
9. What is the property's road frontage in feet? 294 (This only applies to shopping centers erecting a freestanding sign)
10. Please attach photos showing:  
 A. The storefront in relation to adjacent businesses;  
 B. The specific location of proposed sign(s) on the property or building; and  
 C. The actual sign if it already exists.
11. Please attach drawings of each proposed sign showing (drawn to scale):  
 A. The completed sign as it will actually appear on the building  
 B. All dimensions;  
 C. Where the colors will appear;  
 D. The location on the property (on a plat) of proposed & existing freestanding signs  
 E. The location on the building of proposed & existing building signs
12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.
13. Please complete the Sign Information Table located on the following page.
14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.
  - Please submit this application by the 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.)

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**

<b>Required Information</b>	<b>Sign 1</b>	<b>Sign 2</b>	<b>Sign 3</b>
Materials: (metal, plastic, wood, etc.)	polycarbonate		
Illumination: Exterior, interior or not lighted	interior-existing		
Type of Sign:	tenant panel		
Height (FEET)	2.5		
Width (feet)	10		
Area (square feet)	25		
All colors used on sign	pink & white		
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	no		
Projection from building or cabinet width (thickness)			
Number of styles of lettering	1		
Height of letters (if channel letters)	25		
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.

*Donna Ziolski*  
 \_\_\_\_\_  
 Signature of Applicant

8-20-20  
 \_\_\_\_\_

Date

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

Aerial View  
Scale: NTS



Sign	Recommended Sign	SF
Sign 01	TENANT PANEL	26.25



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# T Mobile

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

PAGE #  
2

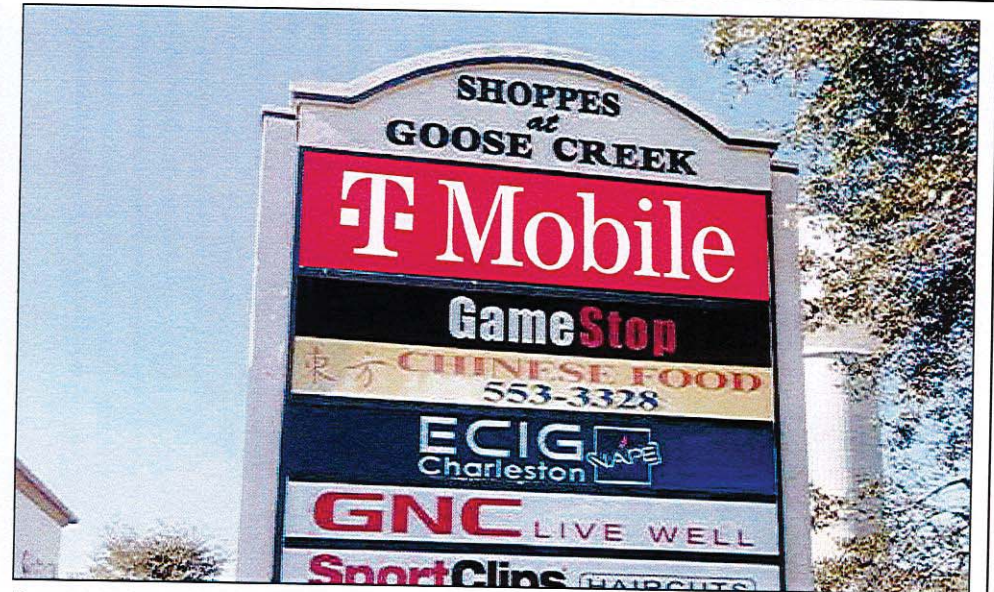
CLIENT SIGNATURE	DATE	REVISION DATE / DESCRIPTION:	
	6-5-19	DATE	Revision notes
	PM	-	-
	H. Sonsedek		
	DESIGN		
	SJV		
	PROJECT NUMBER		
	7034034		

APPROVAL DATE





Existing



Proposed

**D/F Tenant / Pylon Inserts**

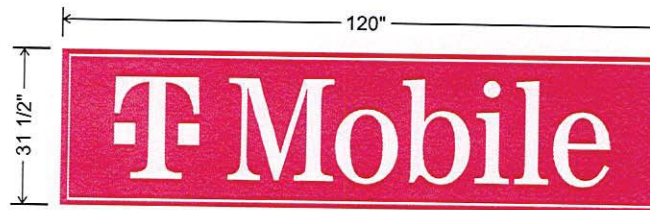
Scale: 1" = 1'

Full coverage translucent MIRATEC Film  
#30532-1 Magenta and reversed out copy

Face: 3/16" White Polycarbonate Face

Retainer: 2"

Quantity: 2 Faces



V.O: 117"w x 29"h

TRANSLUCENT  
MIRATEC FILM  
30532-1 MAGENTA  
PRINTED ON  
WHITE VINYL



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**T-Mobile**

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

PAGE #  
3

CLIENT SIGNATURE	DATE	REVISION DATE / DESCRIPTION:	
	6-5-19	DATE	Revision notes
	PM	-	-
	H. Sonsedek		
	DESIGN		
	SJV		
	PROJECT NUMBER		
	7034034		



---

MAJOR APPLICATION: NEW BUSINESS

**Office Building**

116 Spring Hall Drive

**Site Plan, Landscape, Elevation**

---



**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

<b>Property Address:</b> 116 Spring Hall Dr		<b>TMS No.:</b> 243-03-00-010
<b>Review request:</b> <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	<b>For:</b> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions <input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other _____	<b>Preliminary meeting date requested:</b> <input type="checkbox"/> Appeal Decision of Architectural Review Board

<b>Property Owner:</b> Wando Management Group, LLC	<b>Daytime phone:</b> [REDACTED]
<b>Applicant:</b> Carper Civil/Ron Denton Architecture	<b>Daytime phone:</b> [REDACTED]
<b>ARB Meeting Representative:</b> Jeff Carper/Michael Elliott	<b>Contact Information :</b> [REDACTED]
<b>Applicant's mailing address:</b> [REDACTED]	
<b>City:</b> [REDACTED]	<b>State:</b> [REDACTED] <b>Zip:</b> [REDACTED]
<b>Applicant's e-mail address:</b> [REDACTED]	
<b>Applicant's relationship:</b> <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	

<b>Materials/Colors Used:</b> <i>(specific color(s)/manufacture #'s listed: samples must be presented to Board <input type="checkbox"/> attached)</i> <i>(Example: Building Materials, Exterior Colors, Landscaping, Lighting)</i>
Siding - Brick, Buff/Tan
Trim - Cement Fiberboard, White
Main Entry - Aluminum Storefront, Clear Anodized
Windows - Aluminum Storefront, Clear Anodized
Roof - Asphalt Shingle, Black
<b>Scope of Work:</b> <i>(please give a detailed description)</i>
Construction of a 4,500 office building on 0.60 acres inside the Crowfield Executive Park. 25 parking spaces have been provided. A robust landscape plan has been prepared. The project has been approved by the Crowfield ARB.

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: Jeff Carper Date: 09/14/2020

Print name legibly: Jeff Carper P.E., Carper Civil Consulting, LLC