



THE CITY OF
GOOSE CREEK

BERKELEY CO. EST. 1961 SO. CAROLINA

**SUPPORTING MATERIALS FOR
ARCHITECTURAL REVIEW BOARD
MONDAY, JUNE 21, 2021
6:30 PM**

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

MEMORANDUM

TO: MEMBERS OF THE ARCHITECTURAL REVIEW BOARD

FROM: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

DATE: JUNE 17, 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, June 21, 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.



MINUTES

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, MAY 17, 2021, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER

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

II. ROLL CALL

Present: Ricky Dresel, Jen Wise, David Cantrill, Sharon Clopton, Mary Kay Soto, Teri Victor

Absent: Gary Becker

Staff Present: Director of Planning and Zoning Mark Brodeur; Planning and Zoning Technician Brenda Moneer

III. REVIEW OF MINUTES – APRIL 19, 2021

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

Discussion: None.

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

IV. MINOR APPLICATIONS – NEW BUSINESS

A. 2021-034 SIG: TRUIST: 144 ST. JAMES AV – SIGNAGE

The applicant was not present. Staff presented the application on the applicant’s behalf. No samples were provided. The board reviewed the monument sign, sign on the building, directional and ATM signage. The banner (item E15) was not included in the review of the board as the applicant will need to apply for a separate banner permit application.

Motion: A motion was made to approve the application as submitted with the exclusion of the banner as the banner needs to be applied for with a separate permit. **Moved by** Board Member Soto, **Seconded by** Board Member Wise.

Discussion: Discussion regarding colors ensued.

Amended Motion: An amended motion was made to approve the application as submitted with the exclusion of the banner as the banner needs to be applied for with a separate permit and to include the address on both sides of the pole sign. **Moved by** Board Member Soto, **Seconded by** Board Member Wise.

Vote: Chairperson Dresel, Board Member Wise, Board Member Soto, Board Member Cantrill and Board Member Victor all voted in favor. Board Member Clopton opposed (5-1). Motion carried.

B. 2021-035 SIG: CIRCLE K: 100 STEPHANIE DRIVE – SIGNAGE

The applicant was not present due to medical reasons. Staff presented the application on the applicant's behalf. No samples were provided. Mrs. Moneer stated in checking the size of the freestanding sign it did exceed the fifty (50) square feet allowed. The applicant agreed to reduce the size to meet and not exceed the allowable maximum. It was stated that the "Fresh Food" is the portion that will be resized.

Motion: A motion was made to approve the application as submitted with the addition of adding the address numbers on the monument sign; remove illegal signs; include landscaping at the base of the monument sign, and to paint the light poles the color shell warm white. **Moved by** Board Member Wise, **Seconded by** Board Member Cantrill.

Discussion: Mr. Brodeur stated he will ask the applicant to provide a 3-foot-high planter at the bottom of the sign. The planter should be in the color "shell warm white."

Amended Motion: An amended motion was made to approve the application as submitted with the addition of adding the address numbers, 8 inches in height, on the monument sign; remove illegal signs; include a 3-foot-high planter at the bottom of the monument sign to be painted in the color of shell warm white; to paint the light poles the color of shell warm white and to have staff approve the changes of the "Fresh Food" portion of the sign. **Moved by** Board Member Wise, **Seconded by** Board Member Cantrill

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

V. CLOSING REMARKS AND ADJOURNMENT

Board Member Clopton stated the shopping center where she works has an illegal banner sign.

Motion: A motion was made to adjourn (7:02p.m.) **Moved By:** Board Member Cantrill, **Seconded By:** Board Member Wise.
Discussion: There was none.
Vote: All voted in favor (6-0). Motion carried.

_____ Date _____
Ricky Dresel, Chairperson



NEW BUSINESS: MINOR APPLICATIONS

2021-038 SIG
BLUE TEQUILA

121 PLANTATION NORTH BLVD, UNIT A - SIGNAGE

OFFICE USE ONLY	
PERMIT #:	043870
AMOUNT DUE: \$	75.00

TODAY'S DATE:	_____
PERMIT FEE:	\$75.00

- Business Owner** Antonio Ayala **Business Phone** [REDACTED]

Name of Business Blue Tequila **Alternate Phone** _____

Street Address of Business 121 plantation n blvd unit A GC 29445

Landlord/Lessor Culler Bennett **Landlord's Phone** [REDACTED]

Sign Company Rey Signs LLC **Sign Co. Phone** [REDACTED] **Sign Co. Email** [REDACTED]

Sign Co. Contact June Orocio **Sign Co. Address** [REDACTED]
- Cost of Sign(s)** \$ [REDACTED] **Sign Installation Cost** \$ [REDACTED] **Total Cost** \$ [REDACTED]
- How many signs are you applying for?** 2 **How many signs does this business already have?** 0
- What kind of signs does this business already have?** na **None**
- What type of business is applying for this sign permit:**

A. A standalone business? Yes No

B. A part of a shopping center? Yes No If yes, shopping center name: _____
- What is the TMS number for this property?** 234-00-00-047
- What is the front setback of the business in feet?** 200 ft (The distance from the property line to the front of business)

A. For corner lots only, what is the front setback for second street frontage in feet? _____
- What is the width of the business in feet?** 74 ft (The distance from wall to wall)

A. For corner lots only, what is the width of the business for second street frontage in feet? 74 ft
- What is the property's road frontage in feet?** _____ (This only applies to shopping centers erecting a freestanding sign)
- 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.
- 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
- Please attach swatches, samples, and/or paint chips of all proposed colors to the application.**
- Please complete the Sign Information Table located on the following page.**
- 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:	<u>2</u>
MAX ALLOWED SIGN AREA:	<u>97.2SF</u>

REVIEWED
By Brenda M. Moneer at 1:18 pm, Jun 09, 2021

MEETS ORDINANCE CRITERIA
ADD TO JUNE 21ST AGENDA

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

Note: This application contains multiple pages

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Aluminum/ acrylic	Aluminum/ acrylic	
Illumination: Exterior, interior or not lighted	interior led	interior led	
Type of Sign:	cloud sign	cloud sign	
Height (FEET)	6 ft	6 ft	
Width (feet)	16 ft	16 ft	
Area (square feet)	96 sq ft	96 sq ft	
All colors used on sign	black/ white / avery capri blue	black/ white / avery capri blue	
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	yes 6ft H	yes 6ft H	
Projection from building or cabinet width (thickness)	6"	6"	
Number of styles of lettering	1	1	
Height of letters (if channel letters)	na	na	
If mounting individual letters, space between letters	na	na	
If mounting individual letters, space between words	na	na	
If window sign, size of window	na	na	
If changeable copy sign (reader board), number of lines	na	na	
If freestanding sign, distance between sign and street curb (ft)	na	na	
If freestanding sign, total height above grade (ft)	na	na	
If freestanding sign, landscaping materials to be planted at base of sign	na	na	

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.

Ray Signs

Signature of Applicant

05-05-2021

Date

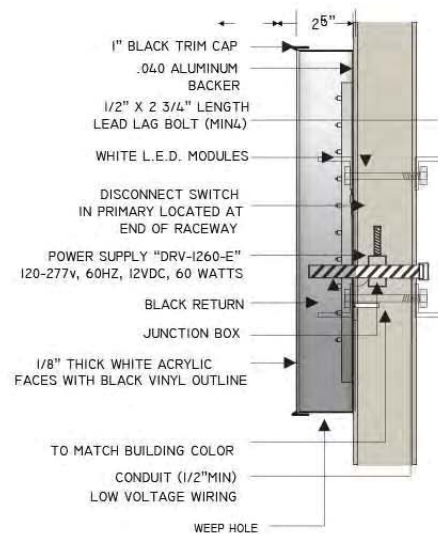
OFFICE USE ONLY

Remarks: _____

Approval: Zoning Administrator _____ Issued by: _____ Date: _____



CLOUD SIGN



CHANNEL LETTER SIGN

JOB NAME:
BLUE TEQUILA

ADDRESS:
5121 PLANTATION N BLVD UNIT A,
GOOSE CREEK, SC 29445

PHONE: (843) 670 7291

DATE:



REYSIGNS@HOTMAIL.COM
REYSIGNS.COM
770.900.7017



FOLLOW US @REYSIGNS

COPYRIGHT IS UNDER REY SIGNS. THIS DESIGN CANNOT BE USED BY OTHERS FOR ANY PURPOSES WITHOUT THE PERMISSION OF REY SIGNS.

TERMS OF SERVICE

50% NON-REFUNDABLE UPFRONT DEPOSIT IS REQUIRED BEFORE SIGN PERMITTING AND PRODUCTION BEGINS.

APPROVED DESIGNS ARE FINAL CHANGES TO DESIGN AFTER PRODUCTION BEGINS MAY RESULT IN ADDITIONAL CHARGES.

6-MONTH INSTALLATION AND REPAIR WARRANTY
1-YEAR PARTS WARRANTY

*ALL SIGNAGE/DESIGNS ARE THE PROPERTY OF REY SIGNS UNTIL THE FULL AMOUNT ON THIS INVOICE IS PAID

SIGN 1

16 ft.

6 ft.



BLACK RETURNS & TRIM CAP/OUTLINE

WHITE

TRANSLUCENT BLUE VINYL

SIGN DETAILS

TOTAL SQ FT	96 SQ FT
RACEWAY	6"
RACEWAY COLOR	TO MATCH BUILDING COLOR
TRIMP CAP	1" BLACK
FACE	1/8" THICK WHITE ACRYLIC

LOCATION

121 PLANTATION N BLVD UNIT A, GOOSE CREEK, SC 29445



SIGN 2

16 ft.

6 ft.





NEW BUSINESS: MINOR APPLICATIONS

2021-040 SIG
DREAM LEARNING ACADEMY

100 S. GOOSE CREEK BLVD - SIGNAGE



CITY OF GOOSE CREEK
SIGN PERMIT APPLICATION

PAID

PERMIT #: 043952	OFFICE USE ONLY
AMOUNT DUE: \$ 75.00	DATE PAID: 06/09/2021
LICENSE#: _____	DATE PAID: ___/___/___

Permit Fee: \$75.00

Today's Date: 6/2/21

1. Business Owner William F. Hill III Business Phone [REDACTED]
 Name of Business Dream Learning Academy Alternate Phone _____
 Street Address of Business 100 S. Goose Creek Blvd
 Landlord/Lessor Greson Landlord's Phone _____
 Sign Company Carolina Moon Signs Sign Co. Phone [REDACTED]
 Sign Co. Contact Hugh Sign Co. Address [REDACTED]

2. Cost of Sign(s) \$ [REDACTED] Sign Installation Cost \$ [REDACTED] Total Cost [REDACTED]

3. How many signs are you applying for? 2 How many signs does this business already have? 1

4. What kind of signs does this business already have? existing pylon 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? 243-12-07-035

7. What is the front setback of the business in feet? 147' (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? 140' (The distance from wall to wall)
 A. For corner lots only, what is the width of the business for second street frontage in feet? _____

9. What is the property's road frontage in feet? N/A (This only applies to shopping centers erecting a freestanding sign)

10. Please attach photos showing:
 A. The storefront in relation to adjacent businesses;
 B. The specific location of proposed sign(s) on the property or building; and
 C. The actual sign if it already exists.

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: 1
Monument
 MAX ALLOWED SIGN AREA: 50SF

REVIEWED
By Brenda M. Moneer at 8:46 am, Jun 10, 2021

12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application. **MEETS ORDINANCE CRITERIA ADD TO JUNE 21ST AGENDA**

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.)

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.

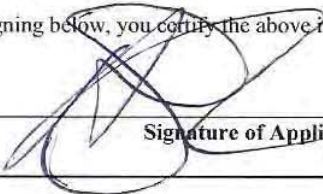
Note: This application contains multiple pages

SIGN INFORMATION TABLE

Required Information	existing road pylon Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Acrylic	ACM (Aluminum Composite Material)	
Illumination: Exterior, interior or not lighted	Internal	NOT Lighted	
Type of Sign:	Monument	WALL	
Height (FEET)	4'	4'	
Width (feet)	8' (99.5")	8'	
Area (square feet)	32 s/f	32 s/f	
All colors used on sign	Red/Yellow/Blue/Green	Red/Yellow/Blue/Green	
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	Yes (28" star)	Yes (28" star)	
Projection from building or cabinet width (thickness)	12"	3mm	
Number of styles of lettering	One	One	
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	3 (existing) ^{6x25'}	N/A	
If freestanding sign, distance between sign and street curb (ft)	20' (existing)	N/A	
If freestanding sign, total height above grade (ft)	10' (cutting post)	N/A	
If freestanding sign, landscaping materials to be planted at base of sign	evergreen shrubs (existing)	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

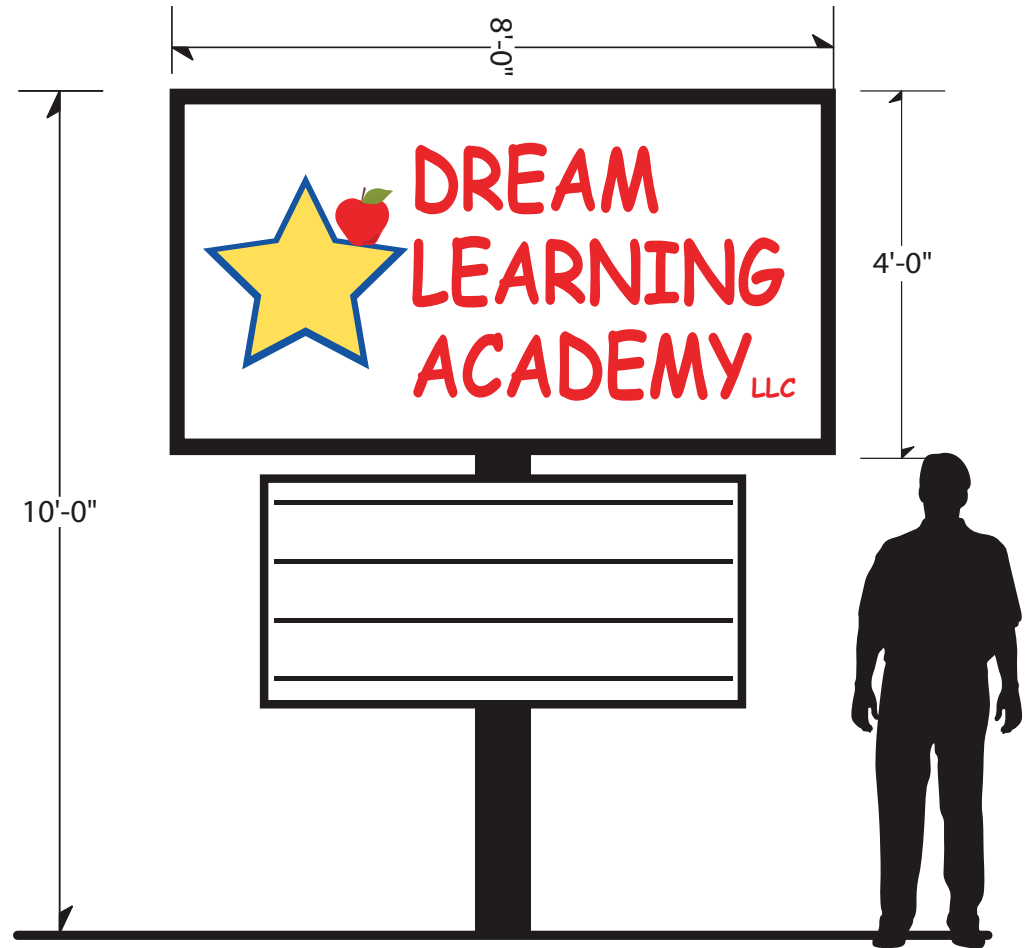

Date

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

EXISTING SIGNAGE



PROPOSED SIGNAGE



NOTES:

Current sign is 18' tall. The post will be cut and lowered to the maximum 10' height. Both upper and lower cabinets will remain but at the lower height.



CLIENT NAME: Dreamers Learning Academy

CONTACT: William Hill

SALES REP:
HW

DESIGNER:
AM



EXISTING SIGNAGE



PROPOSED SIGNAGE



NOTES: 3mm ACM Panel
Direct Mount to Bldg Facade

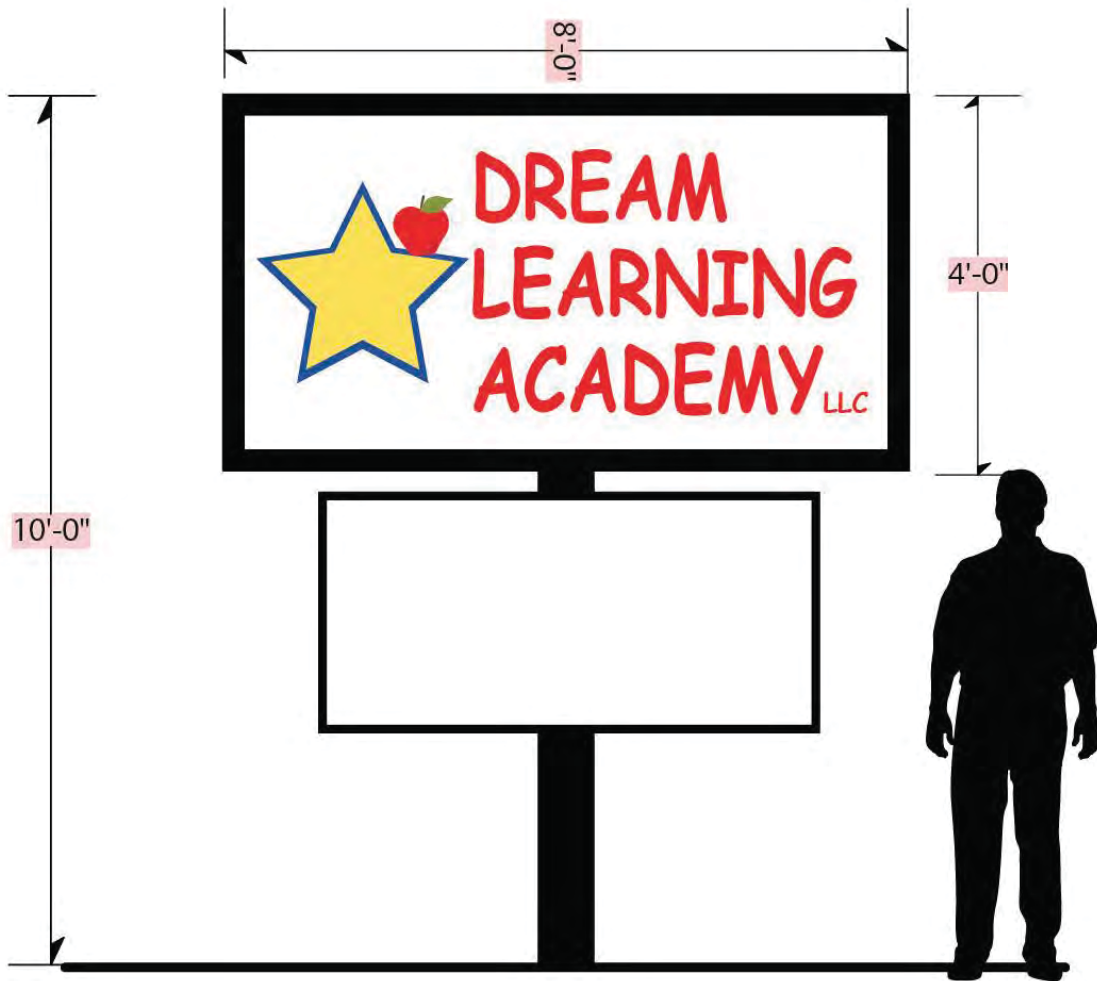


CLIENT NAME: Dreamers Learning Academy

CONTACT: William Hill

SALES REP:
HW

DESIGNER:
AM





NEW BUSINESS: MINOR APPLICATIONS

2021-041 SIG
CREEK CITY GRILL/WIDE AWAKE BREWING

101 BUTTON HALL - SIGNAGE



CITY OF GOOSE CREEK
SIGN PERMIT APPLICATION

PAID

PERMIT #: 043973	OFFICE USE ONLY
AMOUNT DUE: \$ 75.00	DATE PAID: 06 09 2021
LICENSE#: _____	DATE PAID: / /

Permit Fee: \$75.00

Today's Date: 6/7/21

1. Business Owner Charlene Walker Business Phone [REDACTED]
 Name of Business Geek City Grill/Wide Awake Brewing Company Alternate Phone _____
 Street Address of Business 101 Bottom Hall Ave.

Landlord/Lessor _____ Landlord's Phone _____
 Sign Company Carolina Moon Signs Sign Co. Phone [REDACTED]
 Sign Co. Contact Hugh Welch Sign Co. Address [REDACTED]

2. Cost of Sign(s) \$ [REDACTED] Sign Installation Cost \$ [REDACTED] Total Cost \$ [REDACTED]

3. How many signs are you applying for? 2 How many signs does this business already have? 0

4. What kind of signs does this business already have? None

5. What type of business is applying for this sign permit:
 A. A stand alone business? Yes No
 B. A part of a shopping center? Yes No If yes, shopping center name: _____

6. What is the TMS number for this property? 243 - 04 - 00 - 008

7. What is the front setback of the business in feet? 110' (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? 100' (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: <u>4</u>
MAX ALLOWED SIGN AREA: <u>150SF</u>

REVIEWED
 By Brenda M. Moneer at 1:21 pm, Jun 09, 2021

MEET'S ORDINANCE
 CRITERIA ADD TO
 JUNE 21ST AGENDA

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

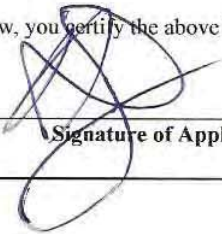
Note: This application contains multiple pages

SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Aluminum/Acrylic	Aluminum/Acrylic	
Illumination: Exterior, interior or not lighted	Interior	Interior	
Type of Sign:	WALL MOUNT	WALL MOUNT	
Height (FEET)	4'	3'-11"	
Width (feet)	21'-8"	20'-1"	
Area (square feet)	51.15 s/f	46.16 s/f	
All colors used on sign	White/Black/Burnt Orange	White/Black/Yellow	
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	Yes 48" Box	Yes 47" circle	
Projection from building or cabinet width (thickness)	10"	10"	
Number of styles of lettering	ONE	ONE	
Height of letters (if channel letters)	CREEK CITY 24" GREEN 16"	WIDEAWAKE 20" BREWERS COMPANY 10"	
If mounting individual letters, space between letters	2.75"	3"	
If mounting individual letters, space between words	13"	10"	
If window sign, size of window	N/A	N/A	
If changeable copy sign (reader board), number of lines	N/A	N/A	
If freestanding sign, distance between sign and street curb (ft)	N/A	N/A	
If freestanding sign, total height above grade (ft)	N/A	N/A	
If freestanding sign, landscaping materials to be planted at base of sign	N/A	N/A	

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

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


Signature of Applicant

6/7/21
Date

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

A



CREEK CITY GRILL

B



WIDE AWAKE BREWING COMPANY

101 Button Hall Ave | Goose Creek, SC 29445



SITE PLAN

NTS

Client:
Creek City Grill
Wide Awake Brewing

Location:
101 Button Hall Ave.
Goose Creek, SC 29445

CAROLINA SIGN Co. 779.SIGN

107 St. James Ave
Ste A2
Goose Creek, SC 29445
843-779-7446
carolinasignco.com

Project Updates

- June 7th '21 HW
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a

Project Manager:
Hugh Welch
E-Mail:
hugh@carolinasignco.com

Approval Signatures

X
Client

X
Landlord

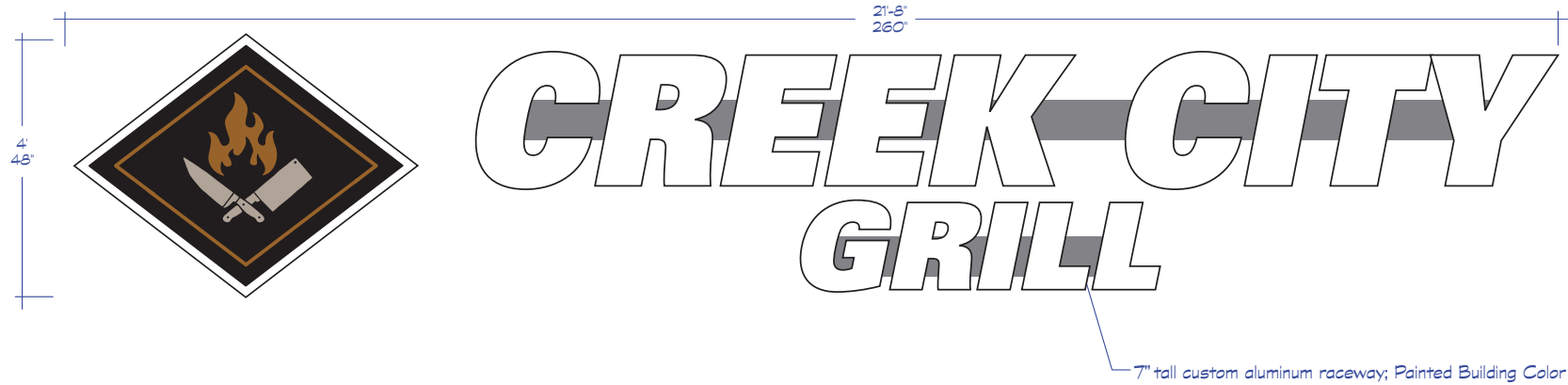
Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from CAROLINA SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. CAROLINA SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owner's representative wishes to receive detail drawings on all changes during the fabrication process, CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title
Site

Page Number

1 of 4



CREEK CITY
GRILL

7" tall custom aluminum raceway; Painted Building Color

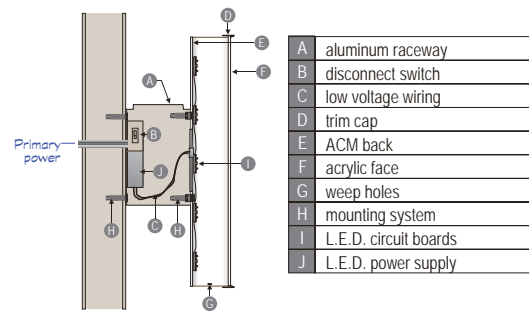
A	INTERNALLY-ILLUMINATED CHANNEL DISPLAY ON RACEWAY	Sign Area 51.15 sf
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Fabricate & install one (1) set of internally-illuminated, aluminum, pan channel letters: "CREEK CITY GRILL " letters to have 5.5" deep returns (black); white acrylic faces w/ 1" white trim cap.

"LOGO" to have 6" deep return; white acrylic faces, paint/vinyl.

Characters to be mounted to an aluminum raceway (painted to match building). Illuminate using white LEDs to raceway-mounted power supplies (see detail).

PC Letter / LEDs - Cross Section Detail



A	aluminum raceway
B	disconnect switch
C	low voltage wiring
D	trim cap
E	ACM back
F	acrylic face
G	weep holes
H	mounting system
I	L.E.D. circuit boards
J	L.E.D. power supply

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. **U.L. LISTED**

Client:
Creek City Grill
Wide Awake Brewing

Location:
101 Burton Hall Ave.
Goose Creek, SC 29445

CAROLINA SIGN Co 779.SIGN

107 St. James Ave
Ste A2
Goose Creek, SC 29445
843-779-7446
carolinasignco.com

Project Updates

- June 7th '21 HW
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a

Project Manager:
Hugh Welch
E-Mail:
hugh@carolinasignco.com

Approval Signatures

X Client

X Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from CAROLINA SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. CAROLINA SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owners' representative wishes to receive detail drawings on all changes during the fabrication process, CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title
Exterior

Page Number
2 of 4



7" tall custom aluminum raceway; Painted Building Color

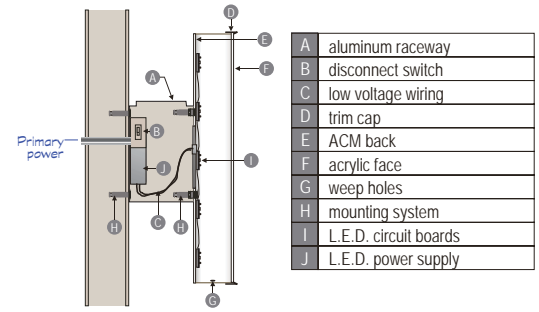
A INTERNALLY-ILLUMINATED CHANNEL DISPLAY ON RACEWAY Sign Area 46.16 sf

Fabricate & install one (1) set of internally-illuminated, aluminum, pan channel letters: "WIDE AWAKE BREWING COMPANY" letters to have 5.5" deep returns (black); white acrylic faces w/ 1" white trim cap.

"LOGO" to have 6" deep return; white acrylic faces, paint/vinyl.

Characters to be mounted to an aluminum raceway (painted to match building). Illuminate using white LEDs to raceway-mounted power supplies (see detail).

PC Letter / LEDs - Cross Section Detail



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. **U.L. LISTED**

Client:
Creek City Grill
Wide Awake Brewing

Location:
101 Burton Hall Ave.
Goose Creek, SC 29445

CAROLINA SIGN Co 779.SIGN

107 St. James Ave
Ste A2
Goose Creek, SC 29445
843-779-7446
carolinasingnco.com

Project Updates

- ▲ June 7th '21 HW
- ▲ n/a
- ▲ n/a
- ▲ n/a
- ▲ n/a
- ▲ n/a
- ▲ n/a
- ▲ n/a
- ▲ n/a
- ▲ n/a

Project Manager:
Hugh Welch
E-Mail:
hugh@carolinasingnco.com

Approval Signatures

X Client

X Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from CAROLINA SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. CAROLINA SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owner's representative wishes to receive detail drawings on all changes during the fabrication process, CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title
Exterior

Page Number

3 of 4



CURRENT & PROPOSED



Client:
Creek City Grill
Wide Awake Brewing

Location:
101 Burton Hall Ave.
Goose Creek, SC 29445

CAROLINA
SIGN Co 779.SIGN
107 St. James Ave
Ste A2
Goose Creek, SC 29445
843-779-7446
carolinassignco.com

Project Updates

- June 7th '21 HW
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a

Project Manager:
Hugh Welch
E-Mail:
hugh@carolinassignco.com

Approval Signatures

Client

Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

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Sheet Title
Exterior

Page Number

4 of 4



NEW BUSINESS: MAJOR APPLICATIONS

2021-042 RENO
MILLER CONWAY LAWYERS

124 S. GOOSE CREEK BLVD - SECOND FLOOR ADDITION



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Department of Planning and Zoning

Mark Brodeur
DIRECTOR

519 N. GOOSE CREEK BOULEVARD
P.O. DRAWER 1768
GOOSE CREEK, SC 29445-1768
TEL (843) 797-6220 EXT. 1118
FAX (843) 863-5208

Design Memorandum

TO: Architectural Review Board
FROM: Mark Brodeur, Planning and Zoning
Director
DATE: June 21, 2021
SUBJECT: Goose Creek Family Dentistry – Phase 2

Dear ARB Members:

I'd like to share some comments on this project.

The Site Plan

It may not be readily apparent, but the Site Plan for this project remains the same. The existing parking on-site is adequate to allow the additional building square footage.

The Architecture

The proposal before ARB is to extend the recently approved second floor over the entire first floor. You may recall, the previous submittal was for a second floor over the Dentist office only.

Staff extended the deadline of the submittal of this project to accommodate the applicant. Unfortunately, we cannot comment on the architecture of the second floor because we have yet to see a color rendering of what the building will look like with a FULL second floor.

ARB approved the partial second floor with conditions to strengthen the appearance of the building. Staff recommends that the ARB take a critical look at this new second floor extension and require the same level of quality that was suggested for the first half.

RECOMMENDATION:

Staff recommends that the ARB consider placing the same type of requirements on this half of the second floor that were required on the first half. These include a beefier cornice, window surrounds and other window enhancements.



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: <u>129 S. GOOSE CREEK BOULEVARD</u> <u>GOOSE CREEK, SC 29445</u>		TMS No.: <u>2431207053</u>
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: <u>ROSS MILLER</u>	Daytime phone: [REDACTED]
Applicant: <u>DANIEL S. PRIEST</u>	Daytime phone: [REDACTED]
ARB Meeting Representative: <u>ADAM FERRARA</u>	Contact Information: [REDACTED]
Applicant's mailing address: [REDACTED]	
City: [REDACTED]	State: [REDACTED] Zip: [REDACTED]
Applicant's e-mail address: [REDACTED]	
Applicant's relationship: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other	

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

BRICK AND EIFS ON EXTERIOR WALLS. ROOF CONSISTS OF ARCHITECTURAL FIBERGLASS SHINGLES
BRICK COLOR - EXISTING CONDITION
EIFS COLOR - LIGHT GREY
ROOF COLOR - MEDIUM BROWN

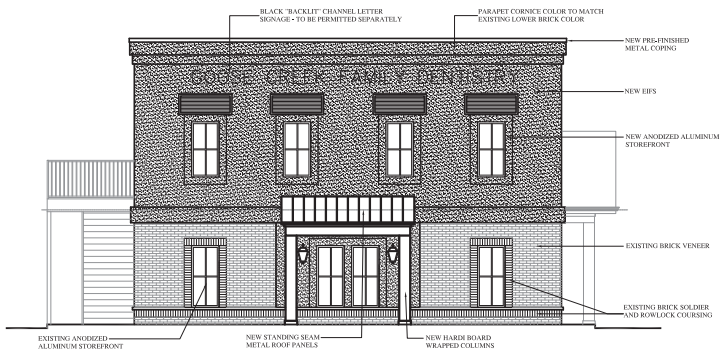
Scope of Work: (please give a detailed description)

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 REAR FACING WALL WILL BE EXTENDED VERTICALLY AND WILL BECOME A PARAPET WALL CONDITION.

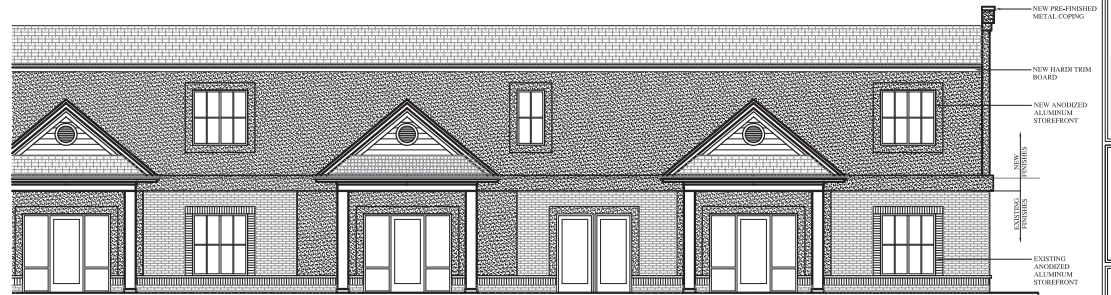
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

Applicant's signature: [Signature] Date: 6/10/2021

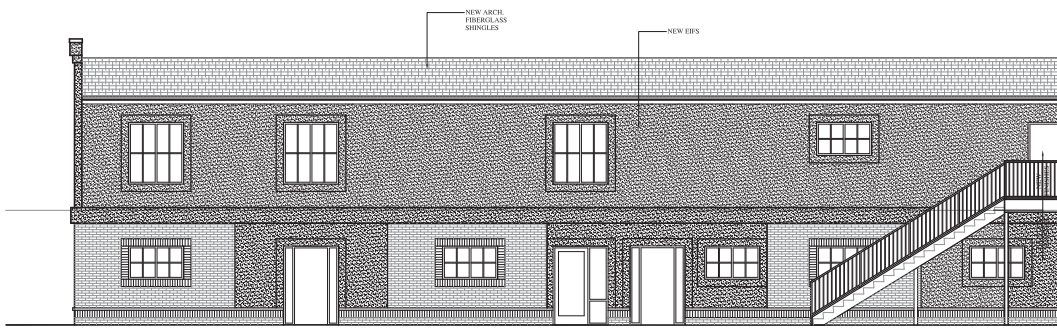
Print name legibly: DANIEL S. PRIEST



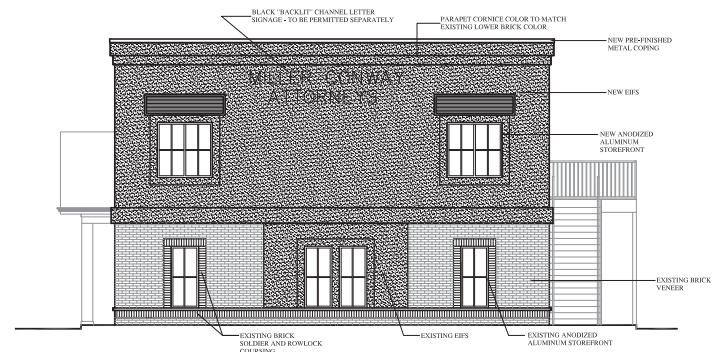
1 LEFT ELEVATION - GOOSE CREEK BOULEVARD / US HWY 52
 EL-1 3/16" = 1'-0"
 PREVIOUSLY APPROVED



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
 120 COMMONWEALTH AVENUE • CHARLOTTE, NC 28203
 PHONE: 704.333.9400
 EMAIL: DANNY@PRIESTARCHITECTURE.COM



NOT FOR CONSTRUCTION

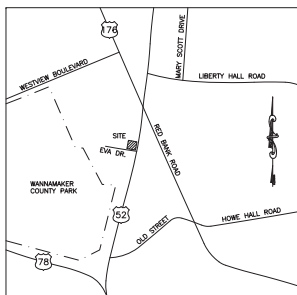
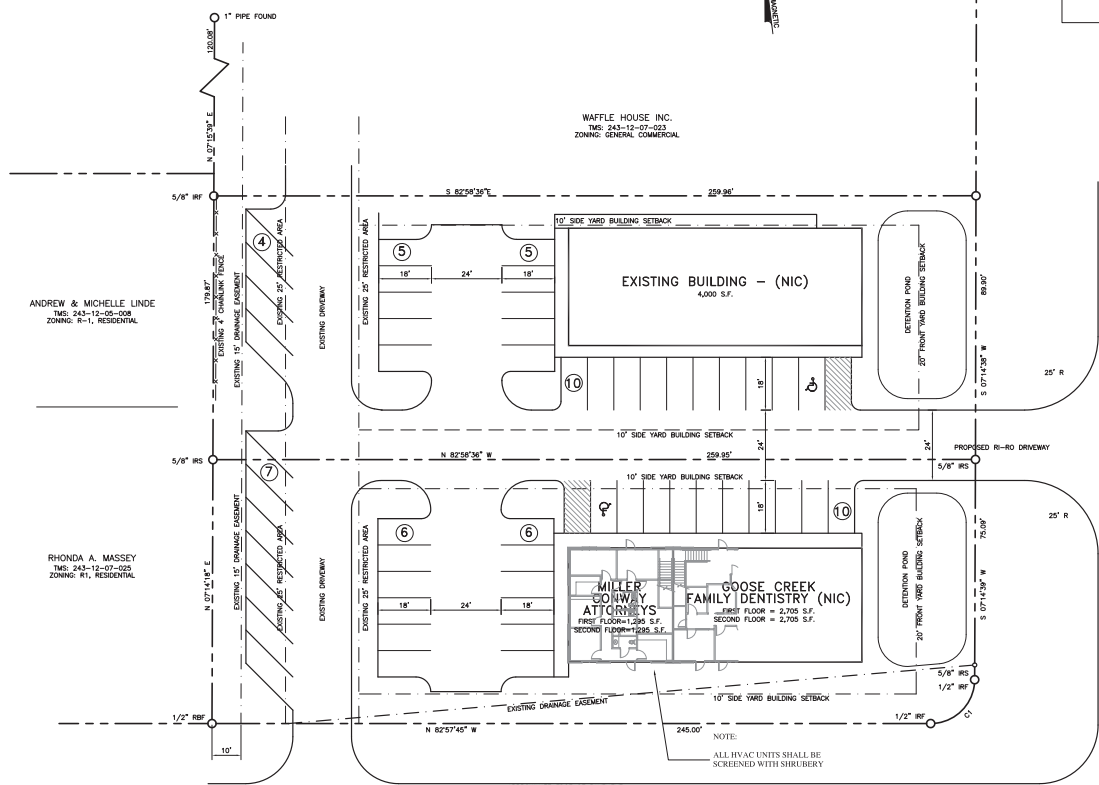
REVISIONS	
NO.	DATE

MILLER CONWAY ATTORNEYS
 124 SOUTH GOOSE CREEK BOULEVARD
 GOOSE CREEK, SOUTH CAROLINA 29445

Project No: 2128
 Scale: _____
 Date Drawn: _____
 Sheet Title

EXTERIOR ELEVATIONS

EL-1



EVATT DRIVE 60' R/W

1 SITE PLAN
SP-1 11/18/2017

PARKING SUMMARY	
BUSINESS USE	
1 SPACE PER 300 S.F. REQUIRED	
12,000 S.F. - BUSINESS USE ON SITE	
40 PARKING SPACES REQUIRED	
53 PARKING SPACES PROVIDED	

LEGEND	
EXISTING FEATURES	---
EASEMENTS	---
BUILDING SETBACKS	---
PROPOSED FEATURES	---
EXISTING PROPERTY LINES	---
PROPOSED BUILDING LINES	---
ASPHALT PAVEMENT	---
CONCRETE PAVEMENT/SIDEWALK	---

The Palmetto Utility Protection Service, Inc.
3 DAYS BEFORE DIGGING IN
SOUTH CAROLINA
CALL 1-800-922-0983
UNDERGROUND LOCATORS
CONTRACTOR SHALL CONTACT
THE UNDERGROUND LOCATORS
EVERY 10' SHOTS FOR AN UPDATE
TO UTILITY LOCATIONS.
Call BEFORE you DIG!

PERMITS

1-4 South Carolina Code of Regulations
The Department of already approved second floor.

ARB Team/ City of Goose Creek

The following address was approved for an expansion to add a second floor to approximately 275 of the building at the March and April 2021 ARB meetings. The remaining portion of the balance of the building was added to existing floor space as well. This will take the already approved space and carry the expansion over the entire footprint of the building.

Our request is to approve this work so that we can continue all of the construction of our new Miller Conway Lawyers and Goose Creek Family Dentistry. It makes good sense to take the old as the first as well as a single floor across and carry the same work as the progression construction stages. It makes economic sense and makes sense to keep business uninterrupted to a maximum.

The applicant that prepared the front second floor expansion is making the back building expansion approach and has demonstrated this in the plans.

Please review for ARB approval in 601022.

I will be available for questions during the review process at the meeting.

Sincerely,
Adam Henry
General Building Contractors
815 246 4204
adam@adamhenry.com

118 Tom Hall Dr. | FLEMING, SC 29506 | 803 782 4346
www.adamhenry.com

PRIEST ARCHITECTURE
120 COMMONWEALTH AVENUE • CHARLOTTE, NC 28203
PHONE: 704.333.8888 • EMAIL: DANNY@PRIESTARCHITECTURE.COM



REVISIONS	
NO.	DATE

MILLER CONWAY ATTORNEYS
124 SOUTH GOOSE CREEK BOULEVARD
GOOSE CREEK, SOUTH CAROLINA 29645

Project No: 2128
Scale:
Date Drawn:
Sheet Title

SITE PLAN

SP-1



6/9/2021

124 South Goose Creek BLVD
Re: Expansion of already approved second floor

ARB Team / City of Goose Creek.

The following address was approved for an expansion to add a second floor to approximately 2/3 of the building at the March and April 2021 ARB meetings. The ownership group of the balance of the building has asked to expand their space as well. This will take the already approved space and carry the expansion over the entire footprint of the building.

Our request is to approve this work so that we can perform all of the construction at one time for Miller Conway Lawyers and Goose Creek Family Dentistry. It makes good sense to open the roof up one time to add a complete second floor versus performing the same work as two independent construction projects. It makes economic sense and makes sense to keep business interruption to a minimum.

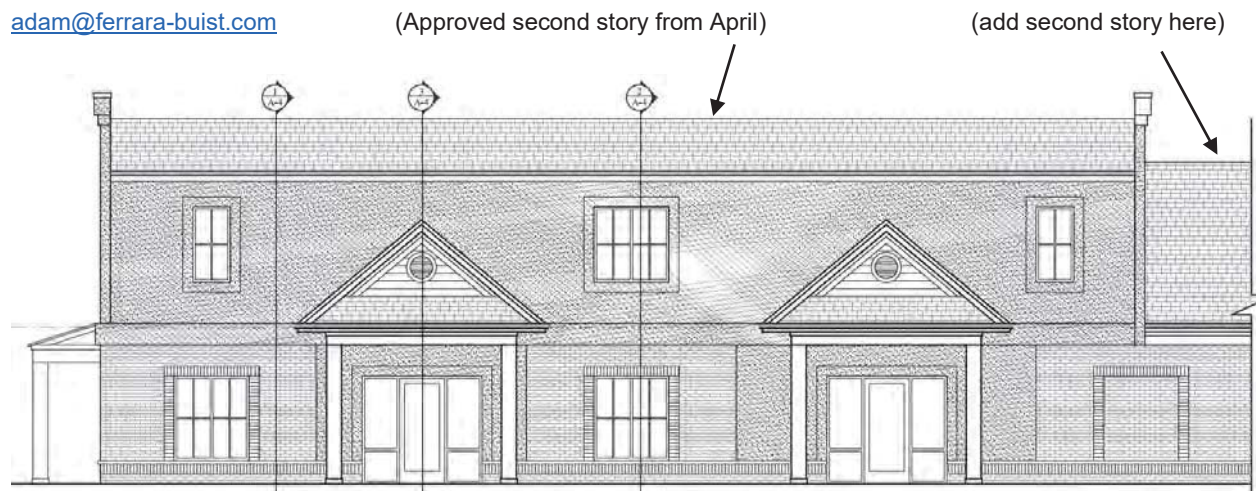
The architect that completed the front second floor expansion is making the back building expansion identical and has demonstrated this in the plans.

Please review for ARB approval in 6/21/2021.

I will be available for questions during the review process at the meeting.

Sincerely,

Adam Ferrara
Ferrara Buist Contractors
803-246-4264
adam@ferrara-buist.com

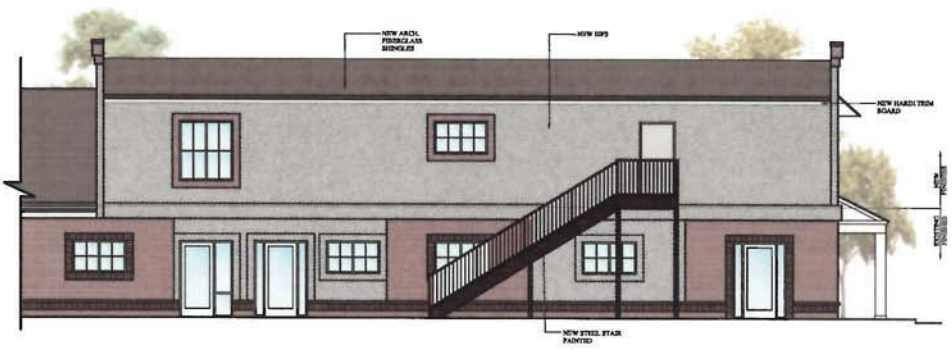




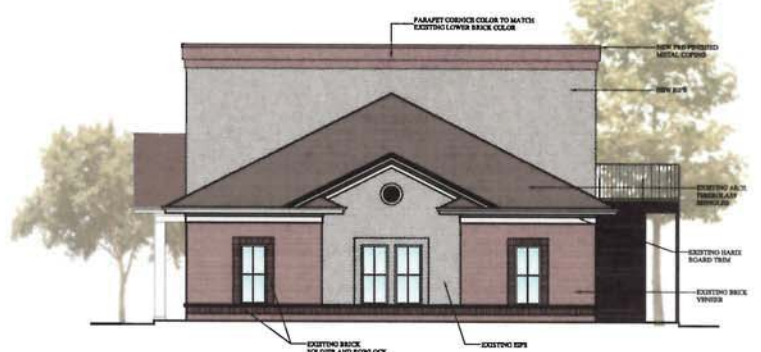
1 LEFT ELEVATION - GOOSE CREEK BOULEVARD / US HWY 52
 EL-1 3/16" = 1'-0"



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: 814.429.1100 FAX: 814.429.1100
 P.O. BOX 10024 - FARMVILLE, NC 27830
 EMAIL: DAN@PRIESTARCHITECTURE.COM

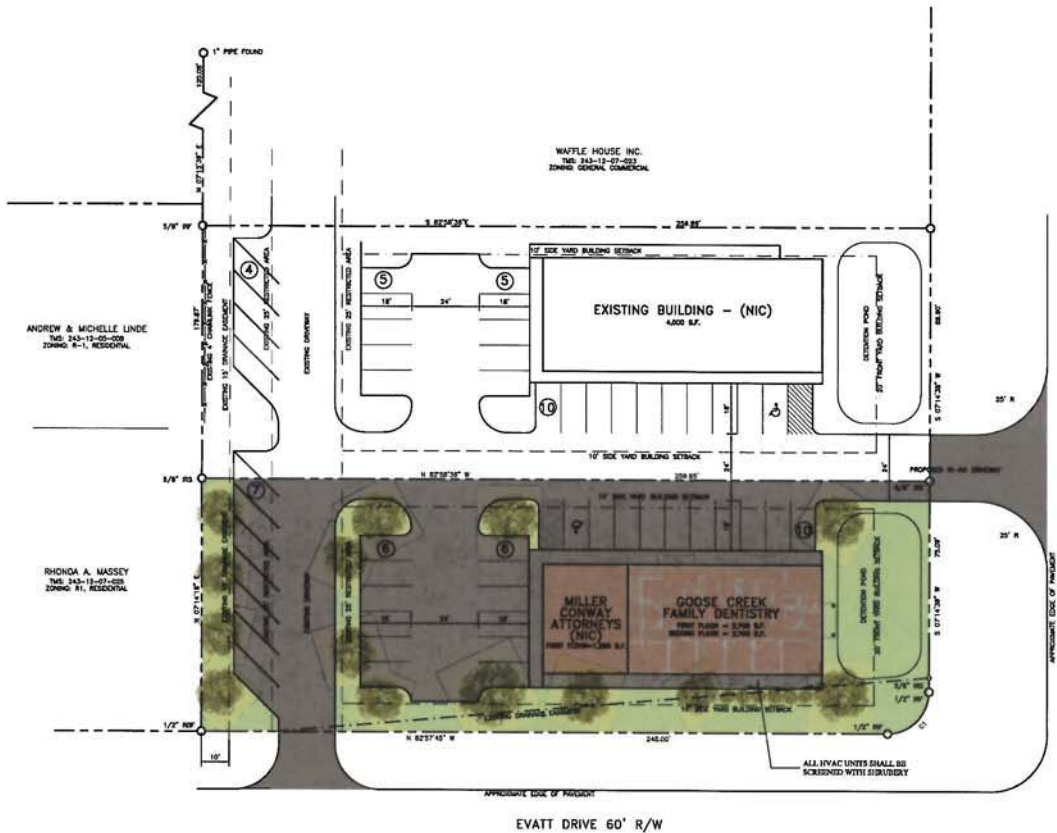
STATE OF SOUTH CAROLINA
 DANIEL STUART
 DANIEL STUART
 CHARLOTTE, NC
 #118
 2/16/21
 REGISTERED ARCHITECT

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: EXTERIOR ELEVATIONS

EL-1



EVATT DRIVE 60' R/W

U.S. HIGHWAY 52

WATLE HOUSE INC.
TEL: 243-13-27-023
23000 JORDAN CIRCLE

ANDREW & MICHELLE LINDE
TEL: 243-13-27-028
ZONING R-1, RESIDENTIAL

RHONDA A. MASSEY
TEL: 243-13-27-028
ZONING R1, RESIDENTIAL



LOCATION MAP
N.T.S.

PARKING SUMMARY

REQUIREMENTS

1 SPACE PER 100 S.F. REQUIRED
 10,700 S.F. - BUSINESS USE ON SITE
 107 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/WALKWAY	▩

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

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

PRIEST ARCHITECTURE
 1329 COMMERCIAL AVENUE, CHARLOTTE, NC 28206
 PHONE: 704-375-1818 FAX: 704-375-1815
 MOBILE: 704-333-8480
 EMAIL: PAST@PRIESTARCHITECTURE.COM



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