



**Architectural Review Board
Monday, October 16, 2017
6:30 p.m.**

**City of Goose Creek
Marguerite H. Brown Municipal Center
519 N. Goose Creek Blvd.
Goose Creek, South Carolina**



MEMORANDUM

TO: Members of the Architectural Review Board

FROM: Brenda Moneer
Planning and Zoning Specialist

DATE: October 11, 2017

SUBJECT: Notification of ARB Meeting

This is to inform you that the Architectural Review Board (ARB) will meet Monday, October 16, 2017, 6:30 p.m. at City Hall. Enclosed please find agenda material for the meeting.

If you have any questions or comments, please don't hesitate to contact me at 797-6220 ext. 1116, or Kara at ext. 1118. We look forward to seeing you Monday evening.

AGENDA
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, OCTOBER 16, 2017 6:30 P.M.
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.

VISION STATEMENT:

Goose Creek is a city that has achieved a balance between growth, the environment, and the preservation of its small town character. The city's primary concern is for the lifelong needs of all its citizens. Goose Creek is a partnership between its government and its people in the determination of the city's future.

MISSION STATEMENT:

Objectively guide the evolution of commercial and industrial projects creating a synergy between the business and residential community consistent with the city of Goose Creek's vision statement.

THE PROCEDURE FOR PARTICIPATION WILL BE AS FOLLOWS:

Minor applications will be allotted three (3) minutes to present to the Board, major applications will be allotted five (5) minutes to present. Board members will be allowed to ask questions and to discuss merits of the application following the presentations. The question/discussion period by the Board will be limited to five (5) minutes for minor applications and ten (10) minutes for major applications.

AGENDA:

- I.** Call to Order – Chairperson Sharon Clopton
- II.** Review of Minutes from September 18, 2017
- III.** New Business – Minor Applications
 - A. Time to Shine Car Wash – Wall Mounted Signage
 - B. Optical Impressions – Signage
 - C. Crowfield Village – Shopping Center Sign
 - D. KFC – Up-fit and Signage
 - E. Habitat - Restore – Solar Panels
- IV.** New Business – Major Applications
 - F. Phoenix Landscaping – Site Design, Landscaping, Elevations, Materials
 - G. Goose Creek Villages – Site Design, Landscaping, Elevations, Materials
- V.** Comments from Board
- VI.** Comments from Staff
- VII.** Adjournment

Please note this Agenda was posted at City Hall and on the City Website prior to meeting.

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, SEPTEMBER 18, 2017, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order – Chairperson, Sharon Clopton

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

Present: Gary Becker, David Cantrill, Sharon Clopton, Chris Cook (arrived at 6:32pm), Tom Risso

Absent: Joel Arenson, Lisa Burdick

Staff Present: Kara Browder, Brenda Moneer

II. Review of Minutes from August 23, 2017

Motion: Mr. Cantrill made a motion to accept the minutes as submitted. Mr. Risso seconded.

Discussion: There was none.

Vote: All voted in favor. (4-0)

New Business – Minor Applications

A. Circle K – Red Bank Road – Monument Sign

The representative presented the application, and color samples to the Board. The applicant explained this branding change would include taking down the freestanding pole sign and replacing it with a monument type sign, meeting the new 10' sign height requirement. There was inquiry regarding the sign lighting and pricing system. It was determined the application consisted of proposing a manual price with interior lighting. There was reference to the signage on Stephanie Drive. Chairperson Clopton requested clarification for the sign base material. The applicant stated it would be a 2' high concrete base. There was a lengthy discussion about the base material.

Motion: Mr. Risso made a motion to accept the application as submitted with the addition of base landscaping around the sign base, to be evergreen in nature. Mr. Cantrill seconded.

Discussion: There was discussion about the pricing on the Polar Pop portion of the sign and if it would need to be revisited when pricing changed. The Board agreed it would be treated the same as gas pricing, and would not require a review of the red circular pricing. There was an in-depth discussion regarding the concrete base.

Vote: Chairperson Clopton Requested a Roll Call vote:
4 voted for, 1 voted against. The motion carried.

B. Circle K – Stephanie Drive – Monument Sign

The representative presented the application with color samples to the Board. She stated that the nonconforming sign would be completely removed and a new sign monument meeting the new sign ordinance criteria. Chairperson Clopton inquired to the applicant regarding the base. The representative stated this base would be a plain concrete base.

Motion: Mr. Risso made a motion to accept the application as submitted with the addition of low base landscaping, evergreen in nature. Mr. Becker seconded.

Discussion: There was none.

Vote: Chairperson Clopton Requested a Roll Call vote:
4 voted for, 1 voted against. The motion carried.

C. Kentucky Fried Chicken – Up-fit

Staff stated to the Board that the applicant had requested tabling the application until the next meeting, and would include signage.

D. Goose Creek Samurais – Monument Sign

Mr. Hugh Welch presented the sign with color samples to the Board. He explained that he did not place the sign, but was merely representing the applicant for the sign permit. He stated that the applicant would be painting the bare wood black to match the existing signage. Chairperson Clopton inquired about the materials sample. Mr. Welch stated the panels would have UV laminate on them. Mr. Cantrill inquired if the sign would be the same on both sides. Mr. Welch stated it would be the same sign on both sides. Mr. Risso requested the sign frame that holds the panel in be evened out. Mr. Welch stated he would let relay directly to the owner, and confirmed that the sign would be black. Mr. Becker inquired to the applicant about the condition of the 6x6 posts. Mr. Welch stated that they were new posts. Mr. Becker inquired regarding the height. Mr. Welch stated the total height is 9'-8". There was discussion about the sign post being set into concrete. Mr. Welch stated the post are mounted in concrete, with an empty brick base. Mr. Risso suggested that would be a suitable location for landscaping. Mr. Welch stated he would

relay to the owner to add dirt and some landscaping. There was discussion about the original signage for that location.

- Motion:* Mr. Risso made a motion to approve the application as submitted with the addition of base landscaping, the trim surrounding the panels to be evened out at the top and bottom of the sign, and paint the wood trim the same color as the posts. Mr. Cantrill seconded.
- Discussion:* There was discussion regarding base landscaping.
- Motion:* Mr. Risso amended his motion to include a recommendation of base landscaping. Mr. Cantrill seconded the amendment.
- Vote:* All voted in favor. (5-0)

E. Care Now - Signage

The representative presented the sign to the board, along with color samples. Chairperson expressed concerns about the color of the brick on the sign as proposed not matching the building. The applicant stated they could request the brick to match. There was discussion about the signage materials matching the building for aesthetics.

- Motion:* Mr. Risso made a motion to accept the application as submitted with the addition that the brick sign base matches the building. Mr. Cantrill seconded.
- Discussion:* Mr. Cantrill asked for clarification about the materials to be used to match the darker shade of brick on the building. There was discussion that it would tie into the building, giving the designer the option of choosing a material to match the building.
- Motion:* Mr. Risso amended the motion to request the material(s) and color(s) of the monument sign tie into the material and color of the brick or stone on the building, at the discretion of the developer. Mr. Cantrill seconded.
- Vote:* All voted in favor. (5-0)

F. Flooring Factory – Wall Mount Sign

The representative presented the application with a color sample to the Board. Mr. Becker inquired about the color, specifically the orange, and if it is a national brand. The applicant stated that the colors were the branding colors, and it is a new brand.

- Motion:* Mr. Risso made a motion to accept the application as submitted. Mr. Cantrill seconded.
- Discussion:* There was none.
- Vote:* All voted in favor. (5-0)

New Business – Major Applications

G. Immaculate Conception - Columbarium

Staff noted that the applicant had tabled the application for the October meeting.

H. Etiwan Apartment Community – Site and Elevation Conceptual

Mr. Cantrill recused himself. Mr. Jay Bernstein presented the conceptual, along with color and material samples to the Board. He explained the project to the Board to include 60 units, 3 story garden style walk up apartment complex within the development. He noted there would be two residential buildings as well as a club house and amenity area. Mr. Bernstein stated that due to the wetlands on the site, they were submitting the general preliminary site layout and elevations to the Board before proceeding. He noted, depending on the wetlands, that they may try to shift building 200 and the club house building further back, insert an additional row of parking along the property boundary with the church, and eliminate the top area of parking. Mr. Bernstein stated these would be two alternatives that would be the developer's preference if the wetlands allow. He added this development would consist of 60 units, funded through the South Carolina State housing finance and development authority and will be affordable housing affordable to residents earning between fifty and sixty percent of the area median income. Mr. Bernstein stated the development would be designed to energy star 3.0 certification and the developer will obtain a signed statement from the architect stating that it meets all the criteria, not the actual certificate. Chairperson Clopton inquired about the number of apartment units per building. Mr. Bernstein stated that one building would consist of 24 units and the other would consist 36 units. He added there would be a total of 135 parking spaces. Mr. Becker inquired to the applicant about the landscaping buffer between the church and the buildings. Mr. Bernstein stated that it is shown as a 15-foot buffer. Mr. Becker inquired to Staff what the requirement is for buffers with a neighboring church. Ms. Browder stated the buffer requirement would be reviewed after the preliminary layout is reviewed, and Staff would ensure the appropriate buffer would be met. Mr. Cook inquired about the extension of Etiwan Drive for this development, and if the drive to the west is proposed as a new drive off Central Avenue. Mr. Bernstein stated yes.

Motion: Mr. Risso made a motion to accept the application of site and building elevations as submitted. Mr. Becker seconded.

Discussion: Chairperson Clopton requested the applicant bring back the color and material samples at a future date. Mr. Cook inquired to the applicant regarding the elevations of the community building, and if it was in the package, along with the parking changing if the wetlands allow. It was determined the community building elevations were within the package. Mr. Bernstein added that the buildings would shift only if the wetlands determined it would be permissible. There was some discussion regarding the color samples and elevations.

Vote: All voted in favor. (5-0)

I. Wells Fargo – Lighting

Ms. Browder presented the application with a lighting fixture sample to the Board. Staff outlined the fixtures were being replaced and upgraded, with additional lighting added for security. There was discussion about the poles and the height of 25'. Staff requested the review and approval of location of poles and fixtures, Staff would ensure that the height requirement meet the zoning ordinance. There was discussion about the canopy lighting. Chairperson Clopton inquired if the lighting plan had to go before Berkeley Electric. Mr. Cook stated they only get involved if the pole is leased through them, not if it's a private fixture. He added that some businesses own their own poles, and contract to have them installed. Mr. Cantrill inquired if the lighting color was specified, i.e.: mercury or sodium vapor within the ordinance. Staff stated the requirements outline intensity and direction of lighting in relationship to residential developments. Chairperson Clopton requested if the pole height met the ordinance, would the Board make a motion to determine the approval or disapproval of the application.

Motion: Mr. Risso made a motion to accept the application as submitted provided that the light heights meet the ordinance criteria. Mr. Cantrill seconded.

Discussion: There was none.

Vote: All voted in favor. (5-0)

III. Comments from the Board

There was discussion regarding the copies of the newly printed ordinance. Chairperson Clopton requested the applicants include more specific information for base landscaping, and Staff follow up. Mr. Becker stated concerns for illegal signage throughout the City. Chairperson Clopton inquired about the signage on Red Bank Road plantings. She also inquired about the base landscaping, and the requirements for monument signage. Staff stated it is the purview of the Board would determine what would be appropriate base landscaping. Chairperson Clopton stated that some of the landscaping needs maintenance, along with illegal signage needs removed. Chairperson Clopton stated concerns for the lack of enforcement. There was discussion about the process for business development within the boundaries of the City. Mr. Cantrill stated he was concerned about keeping the vision for the City for homeowners as well. Mr. Cook stated that Goose Creek is one of the easier Municipalities to work with for development.

IV. Comments from Staff

Ms. Browder inquired to the Board regarding an application for a Columbarium at the Immaculate Conception Church if Staff could review and approve the application since it is not visible from St. James Avenue. She explained the applicant had to pull the application from the

agenda due to being unable to attend the meeting. Ms. Browder described the project to the Board to include 118 niches for urns and a garden with lighted pathway and landscaping. There was discussion about the submittal as included in the packet. Mr. Cantrill inquired about the zoning for ashes. There was discussion about the view from properties behind the Church property. The Board agreed it was an attractive addition to the Church. There was discussion about the sale of the Niches.

Motion: Mr. Cook made a motion that the application does not need to come before the ARB for review. Mr. Cantrill seconded.

Discussion: There was none.

Vote: Four voted in favor, one recusal.

v. Adjournment

Mr. Risso made a motion to adjourn. Mr. Cantrill seconded the motion. All voted in favor. The meeting adjourned at or about 7:40 p.m.

_____ Date _____
Sharon Clopton, Chairperson



ARCHITECTURAL REVIEW BOARD SIGN FORM

ARB MEETING DATE: OCTOBER 16, 2017

BUSINESS NAME: **TIME TO SHINE**
LOCATION: **138 ST. JAMES AVE.**
NUMBER & TYPE OF SIGNS APPLYING FOR: **3 WALL MOUNTED**
NUMBER OF ALLOWABLE SIGNS: **4 WALL MOUNTED, 1 MONUMENT**
MAXIMUM ALLOWABLE SIGN AREA: **188 SF (APPLICABLE TO SIGN FACE MONUMENT SIGN)**

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	W (3)				
HEIGHT	6'-4"				
WIDTH	9'-8"				
AREA	61.3SF	3signs = 184sf total			
COLOR	Red/Blue/White				
MATERIALS	Aluminum/Plastic				
SIZE OF GRAPHIC	See attached				
IS IT ILLUMINATED?	Interior - LED				

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
FRONT LINEAR FRONTAGE OF BUSINESS	152' & 36'				
DISTANCE FROM BUSINESS TO PROPERTY LINE	20'				
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	See attached				
PROJECTION FROM WALL	8-10"				

ONLY APPLICABLE TO FREESTANDING SIGNS:

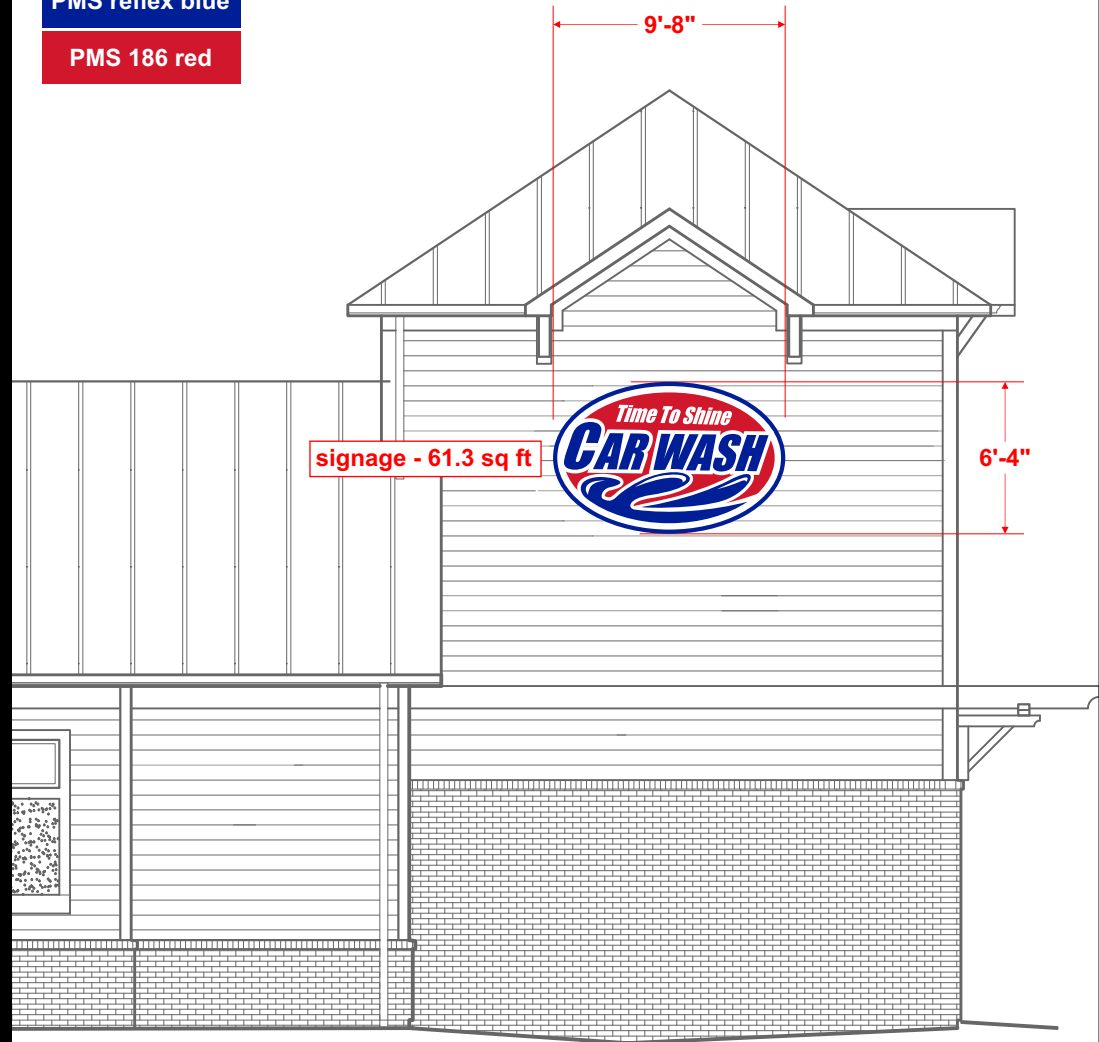
REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
DISTANCE FROM STREET CURB					
HEIGHT ABOVE GRADE					
BASE LANDSCAPING					

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



LEFT (OFFICE) ELEVATION

- PMS reflex blue**
- PMS 186 red**



SIGNCO inc.
 PLASTIC. NEON. ELECTRONIC

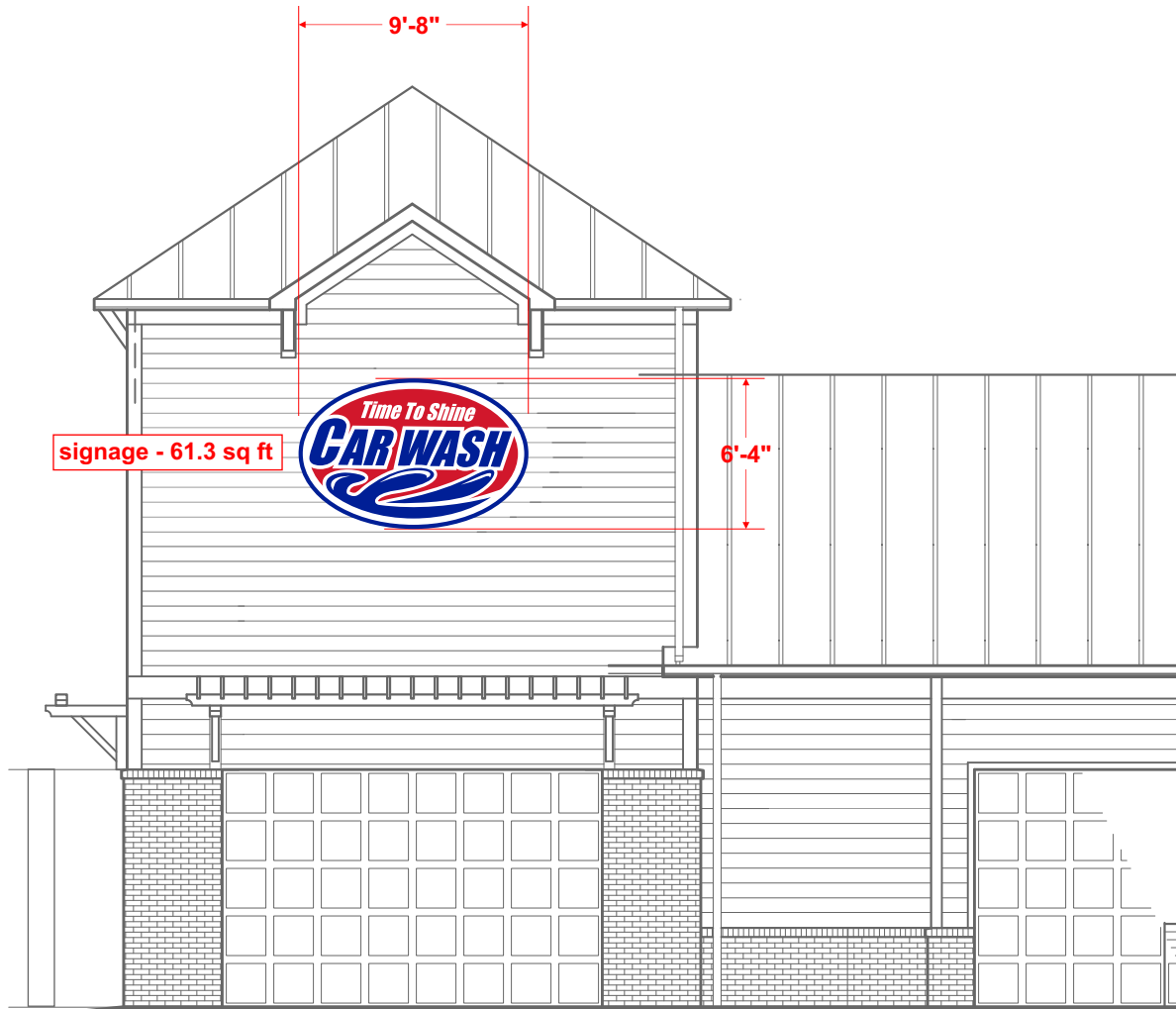
This drawing is the property of SIGNCO, Inc. & to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 1/3 value of the job represented on this drawing.
VALUE OF THIS DRAWING: \$500.00

<p>SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.</p> <p>FAX: 865.947.2089 info@signco-inc.com</p>		<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED W/CHANGES <input type="checkbox"/> REVISE & RESUBMIT	
<p>FILE LOCATION: Keith/T/Time To Shine</p>	<p>SALES REPRESENTATIVE: Keith Pankey</p>	<p>DATE: 10-10-2017</p>	<p>SCALE: 1/8" = 1'</p>
<p>LOCATION: Goose Creek, SC</p>	<p>FILE: Time To Shine Elevations Goose Crk</p>	<p>APPROVAL SIGNATURE</p> <p>DRAWN BY: Tiffany Poling</p>	

RIGHT (TUNNEL) ELEVATION

PMS reflex blue

PMS 186 red



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PLASTIC. NEON. ELECTRONIC

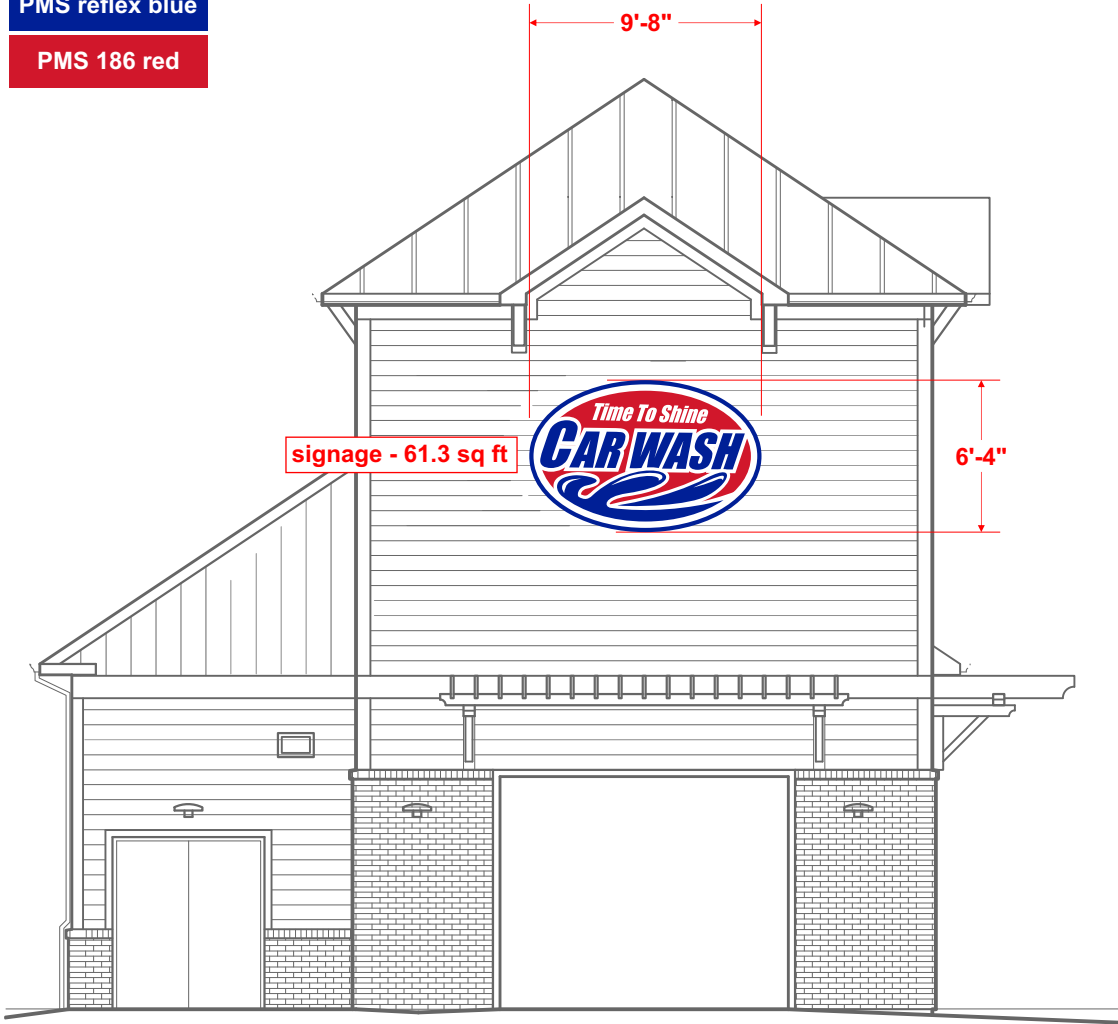
This drawing is the property of SIGNCO, Inc. & to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 1/3 value of the job represented on this drawing.
VALUE OF THIS DRAWING: \$500.00

<p>SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.</p> <p>FAX: 865.947.2089 info@signco-inc.com</p>		<p><input type="checkbox"/> APPROVED</p> <p><input type="checkbox"/> APPROVED W/CHANGES</p> <p><input type="checkbox"/> REVISE & RESUBMIT</p>	
<p>FILE LOCATION: Keith/T/Time To Shine</p>	<p>SALES REPRESENTATIVE: Keith Pankey</p>	<p>DATE: 10-10-2017</p>	<p>SCALE: 1/8" = 1'</p>
<p>LOCATION: Goose Creek, SC</p>	<p>FILE: Time To Shine Elevations Goose Crk</p>	<p>APPROVAL SIGNATURE</p> <p>DRAWN BY: Tiffany Poling</p>	

REAR (EXIT) ELEVATION

PMS reflex blue

PMS 186 red



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VALUE OF THIS DRAWING: \$500.00

<p>SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.</p> <p>FAX: 865.947.2089 info@signco-inc.com</p>		<p><input type="checkbox"/> APPROVED</p> <p><input type="checkbox"/> APPROVED W/CHANGES</p> <p><input type="checkbox"/> REVISE & RESUBMIT</p>	
<p>FILE LOCATION:</p> <p>Keith/T/Time To Shine</p>	<p>SALES REPRESENTATIVE:</p> <p>Keith Pankey</p>	<p>DATE:</p> <p>10-10-2017</p>	<p>SCALE:</p> <p>1/8" = 1'</p>
<p>LOCATION:</p> <p>Goose Creek, SC</p>	<p>FILE:</p> <p>Time To Shine Elevations Goose Crk</p>	<p>APPROVAL SIGNATURE</p> <p>DRAWN BY:</p> <p>Tiffany Poling</p>	



ARCHITECTURAL REVIEW BOARD SIGN FORM

ARB MEETING DATE: OCTOBER 16, 2017

BUSINESS NAME: OPTICAL IMPRESSIONS
LOCATION: 119 ST. JAMES AVE.
NUMBER & TYPE OF SIGNS APPLYING FOR: 1 SHOPPING CENTER SIGN
NUMBER OF ALLOWABLE SIGNS: 1 WALL MOUNTED PER TENANT, 1 MONUMENT
MAXIMUM ALLOWABLE SIGN AREA: 119SF (ONE SQUARE FOOT PER FRONTAGE FOOT)

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	Monument				
HEIGHT	10'				
WIDTH	10'				
AREA	85SF				
COLOR	Red/Blue				
MATERIALS	Aluminum/Acrylic				
SIZE OF GRAPHIC	25"				
IS IT ILLUMINATED?	Interior				

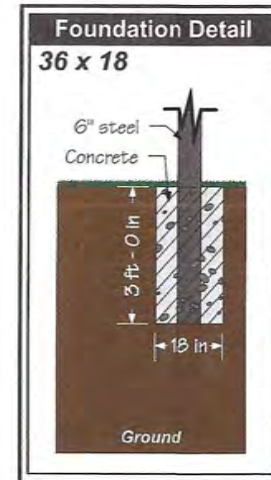
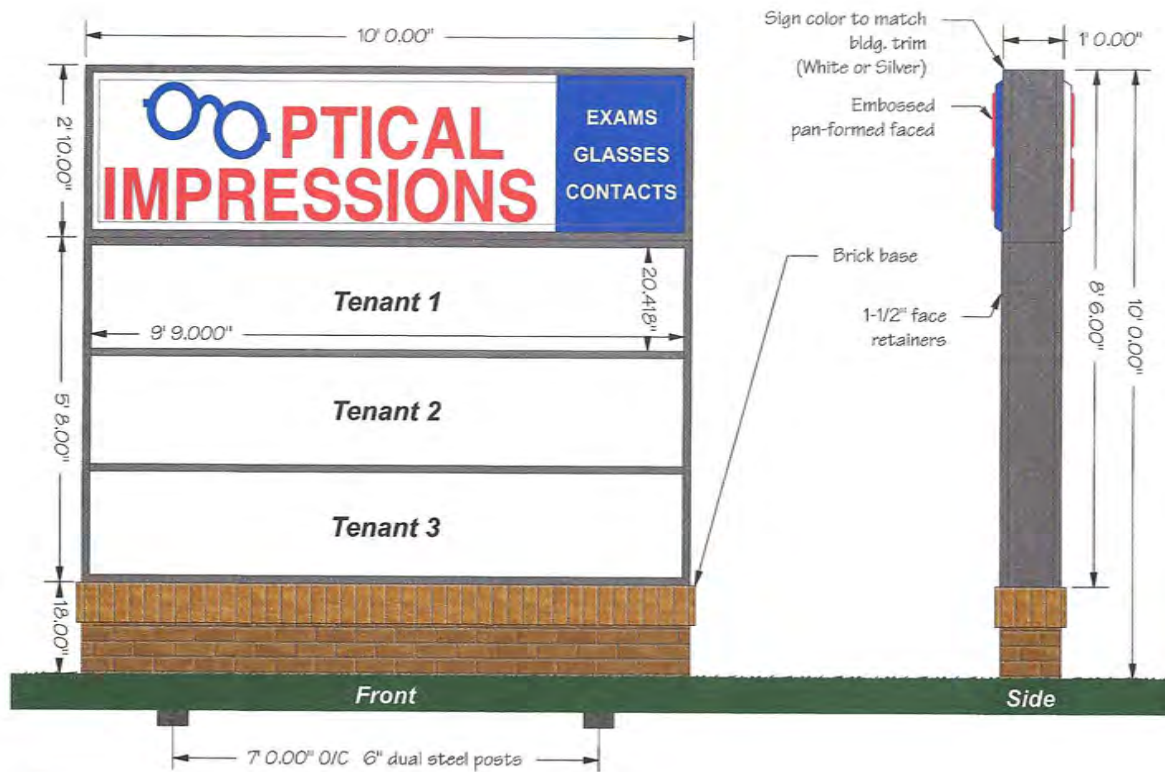
ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
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	SIGN 5
DISTANCE FROM STREET CURB	10'				
HEIGHT ABOVE GRADE	10'				
BASE LANDSCAPING	See attached				

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



B1 ILLUMINATED FREESTANDING SIGN
SCALE: 1/2" = 1'

Colors		Signage		Quantity	Electric Load	Electric Requirements	Weight	
Red vinyl	Black vinyl	= 85.0 sq.ft.	= 1		__ amps @ 120 volt	(1) 20 amp / 120 volt	= __ lbs	
White faces	Gray cabinet							
	1811 Elsey Drive Charleston, SC 29407 843-769-7446 phone www.lowcountrysigns.com	<small>This drawing is the property of Lowcountry Signs. This drawing is not to be reproduced, copied, or displayed in any other manner without express permission of Lowcountry Signs. Any copies shown are reproductions only. They are similar to actual RMS copies.</small>			Sales Rep: J5	Location: 119 St. James Avenue Goose Creek, SC 29445	Drawn By: TRR	Date: 08/31/17
		Client Approval	Landlord Approval			Description: Illuminated Exterior Freestanding Sign	Job No.: _____	Scale: As Noted
						Drawing No.: IEF5-1		





ARCHITECTURAL REVIEW BOARD SIGN FORM

ARB MEETING DATE: OCTOBER 16, 2017

BUSINESS NAME: **CROWFIELD VILLAGE**
LOCATION: **431 ST JAMES AVENUE**
NUMBER & TYPE OF SIGNS APPLYING FOR: **1 SHOPPING CENTER SIGN**
NUMBER OF ALLOWABLE SIGNS: **1 WALL MOUNTED PER TENANT, 2 SHOPPING CNTR SIGNS**
MAXIMUM ALLOWABLE SIGN AREA: **500SF MAX (TWO SIGNS TOTALING)**

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	Monument				
HEIGHT	10'				
WIDTH	13'-10"				
AREA	224SF				
COLOR	See attached				
MATERIALS	Aluminum/Brick				
SIZE OF GRAPHIC	See attached				
IS IT ILLUMINATED?	Interior				

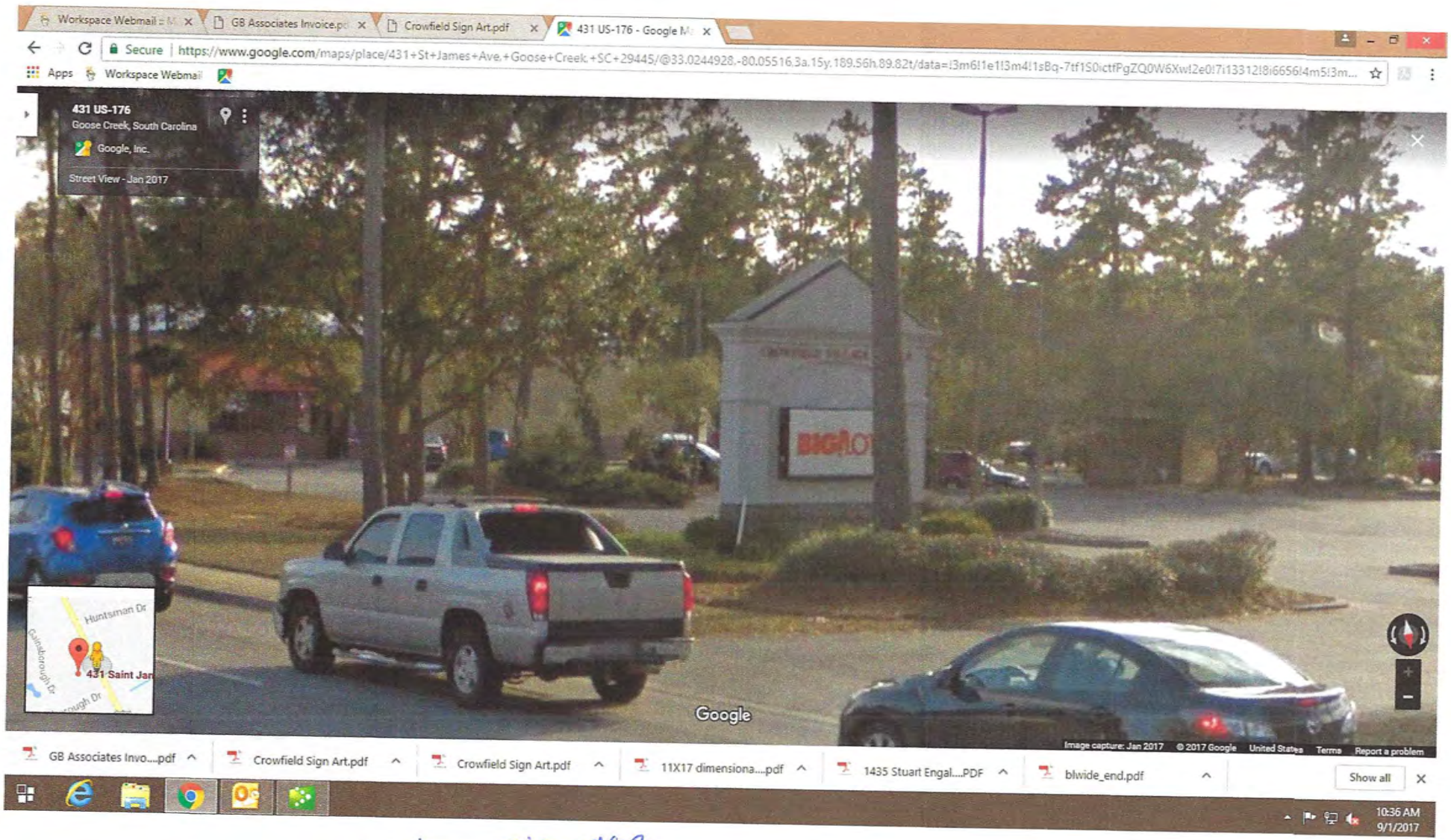
ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
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					

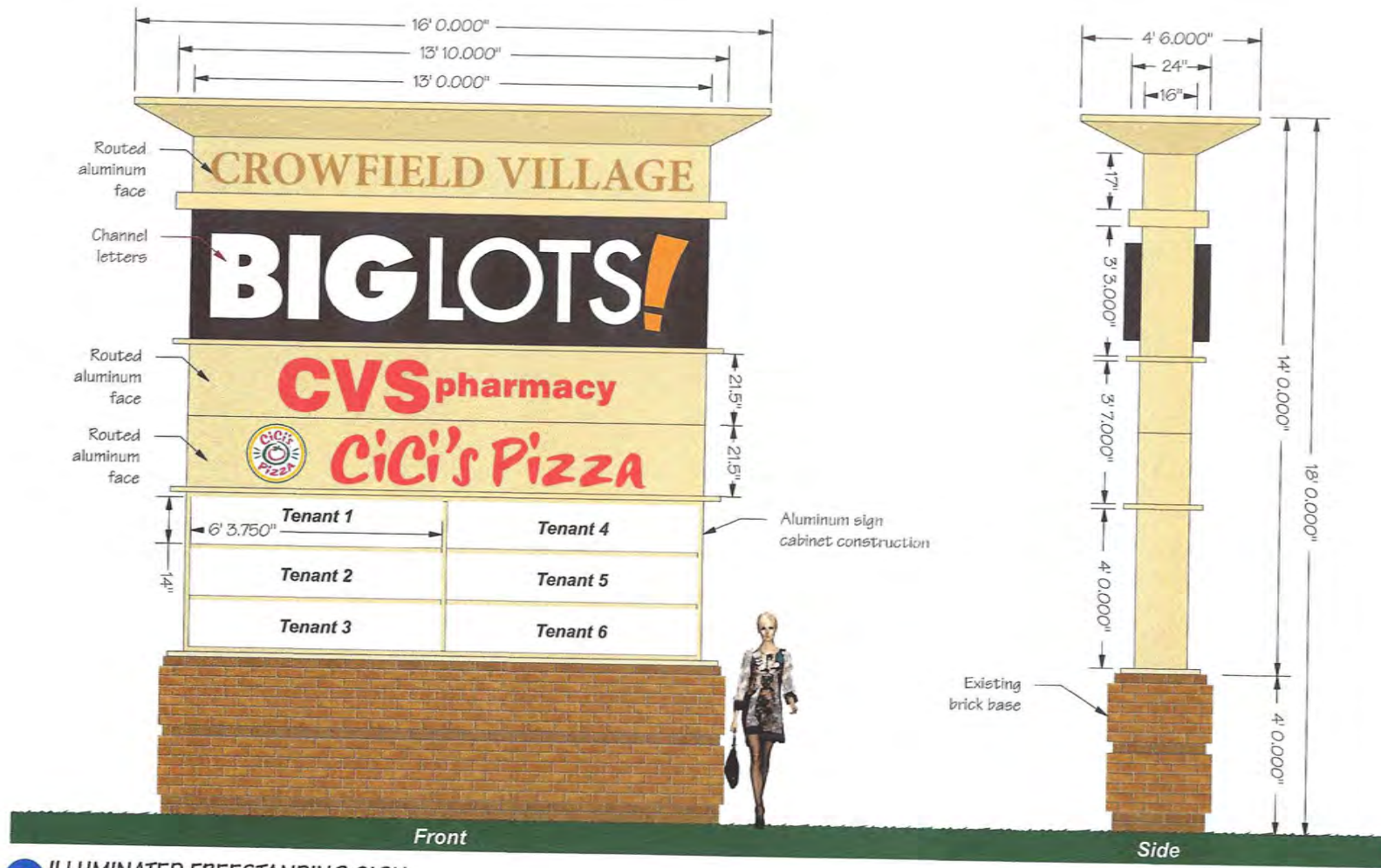
ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
DISTANCE FROM STREET CURB	35'				
HEIGHT ABOVE GRADE	18'				
BASE LANDSCAPING	None				


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



existing signage



B1 ILLUMINATED FREESTANDING SIGN
SCALE: 3/8" = 1'

Colors	Signage	Quantity	Electric Load	Electric Requirements	Weight
<ul style="list-style-type: none"> Beige sign cabinet & reveals Black sign face background Red plex for routed panels White tenant panel plex 	<p>Client Approval _____</p> <p>Landlord Approval _____</p>	 <p>Intelligent Real Estate Solutions</p>	<p>Sales Rep: JS</p>	<p>Location: 431 St. James Avenue Goose Creek, SC 29445</p> <p>Description: Illuminated Exterior Freestanding Sign</p>	<p>Drawn By: TRR</p> <p>Job No.: _____</p> <p>Drawing No.: IEF5-1</p> <p>Date: 08/30/17</p> <p>Scale: As Noted</p>



1811 Elsey Drive
Charleston, SC 29407
843-769-7446 phone
www.lowcountrysigns.com

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ARCHITECTURAL REVIEW BOARD SIGN FORM

ARB MEETING DATE: OCTOBER 16, 2017

BUSINESS NAME: KFC
LOCATION: 108 S GOOSE CREEK BOULEVARD
NUMBER & TYPE OF SIGNS APPLYING FOR: 3 WALL MOUNT,
NUMBER OF ALLOWABLE SIGNS: 3 WALL MOUNTED, 1 MONUMENT
MAXIMUM ALLOWABLE SIGN AREA: 60 SF WALL MOUNT (APPLICABLE TO SIGN FACE)

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	World Famous Chicken	Frnt Main Wall	Drive thru		
HEIGHT	See attached	See attached	8"		
WIDTH	See attached	See attached	8'		
AREA	14.5 SF	29.8 SF	5.36 SF		
COLOR	Grey	Black	Black		
MATERIALS	Paint	Vinyl/Scotchcal	Vinyl		
SIZE OF GRAPHIC	None	See attached	None		
IS IT ILLUMINATED?	None	Exterior	n/a		

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
FRONT LINEAR FRONTAGE OF BUSINESS	40'	40'	40'		
DISTANCE FROM BUSINESS TO PROPERTY LINE	> 100'	> 100'	> 100'		
TOTAL NUMBER OF LETTERING STYLES	1	1	1		
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)	See attached	See attached	See attached		
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)	See attached	See attached	See attached		
HEIGHT OF LETTERS	See attached	2'-2 3/4"	8"		
PROJECTION FROM WALL	none	none	canopy		

ONLY APPLICABLE TO FREESTANDING SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4	SIGN 5
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

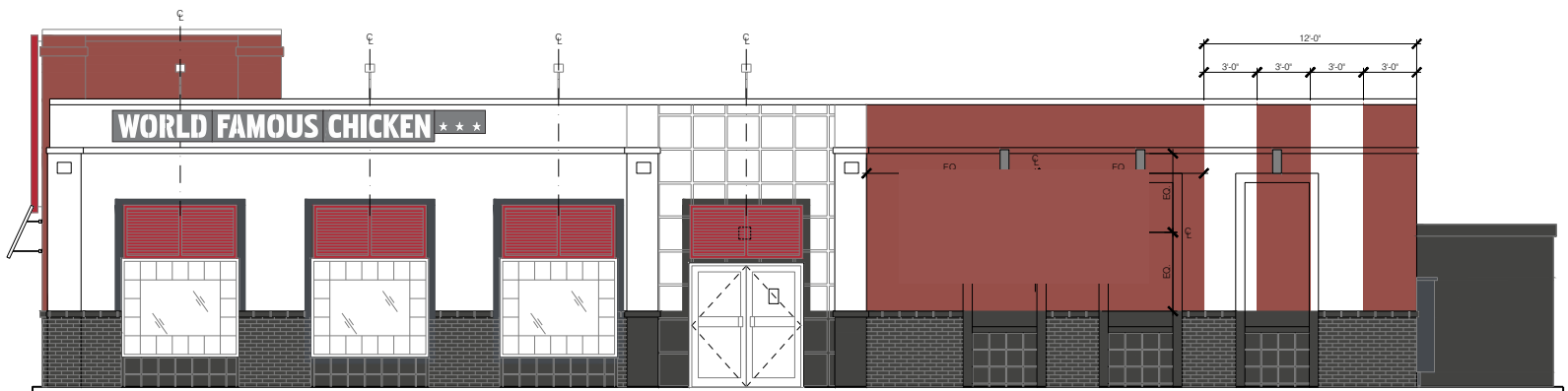
E03 REPLACE Half Tower Banner / Half Tower Banner Vinyl copy



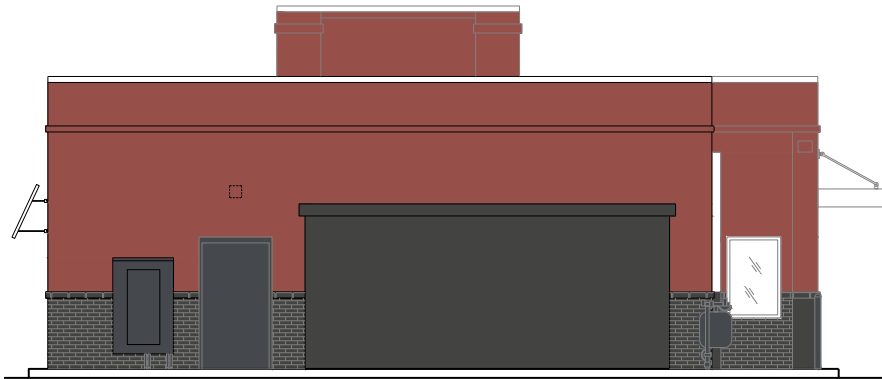
FRONT ELEVATION

E04 REMOVE Existing WELCOME Canopy removal by GC

N01 NEW WORLD FAMOUS CHICKEN 12" Horizontal paint template

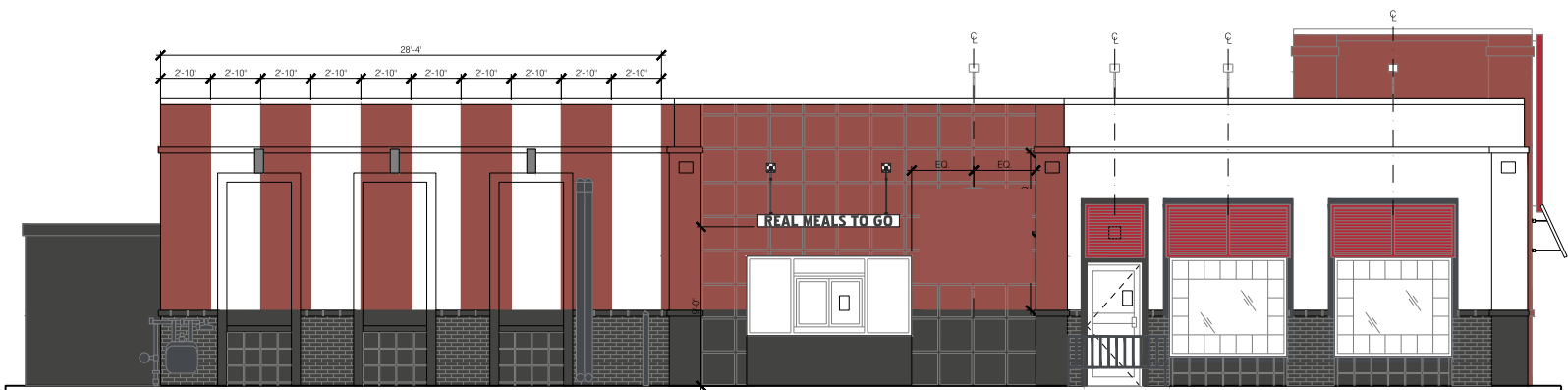


RIGHT ELEVATION



REAR ELEVATION

E05 REPLACE 8ft DT Canopy / REAL MEALS TO GO 8" vinyl letters

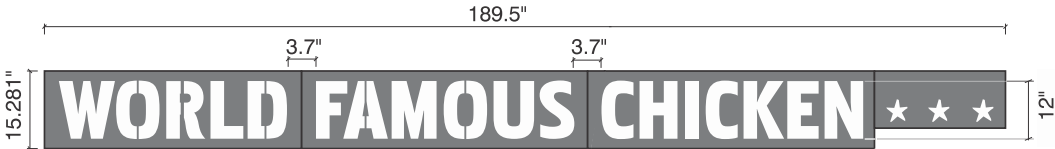


LEFT ELEVATION

S5-c

**KFC - 12" World Famous Chicken Letters paint template
Horizontal**

KFC00SS6XX0001

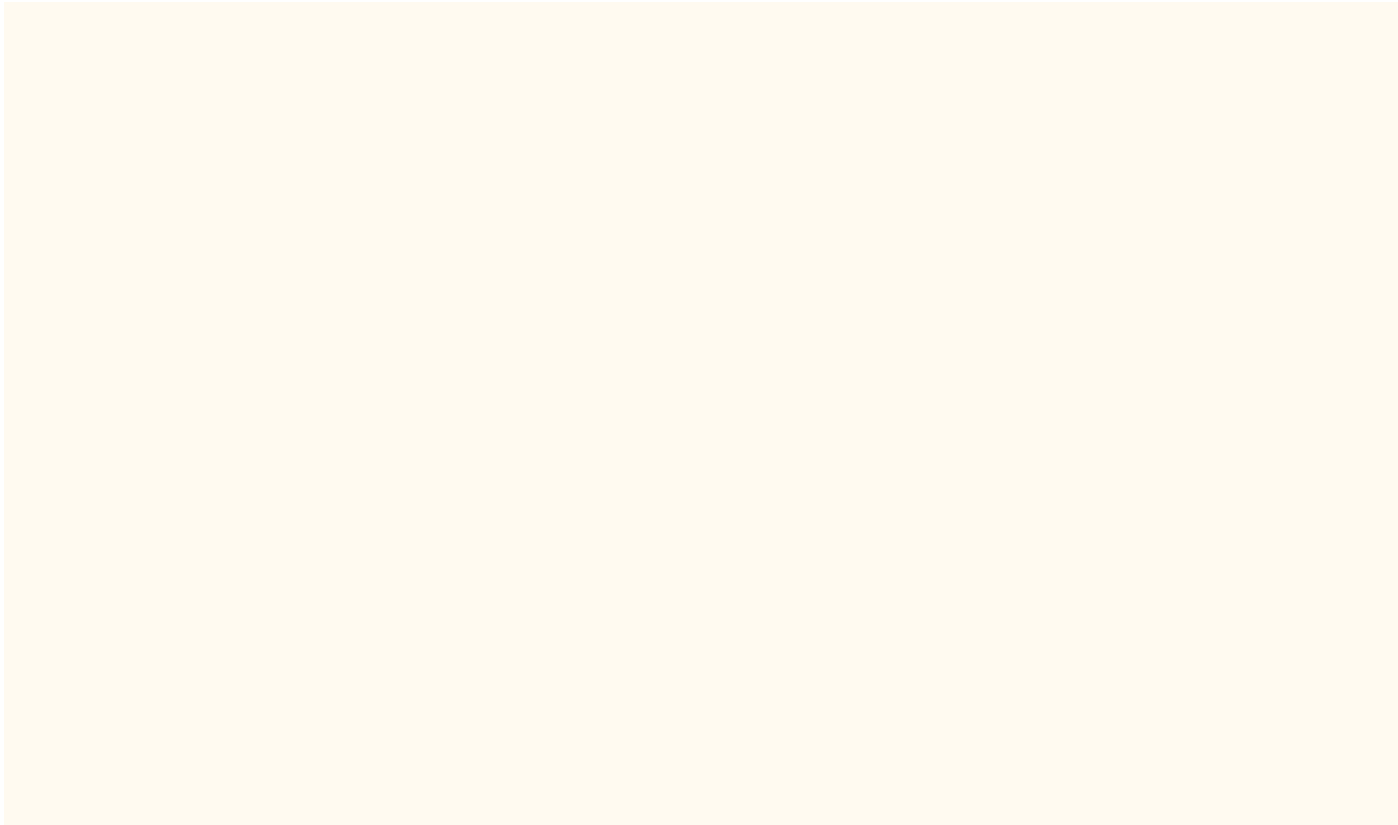


HORIZONTAL LAYOUT

NTS

Copy - Sq.Ft.: 13.8
Stars - Sq.Ft.: .70
Combined - Sq.Ft.: 14.5

WFC - Paint Template
.166 thk. rigid styrene

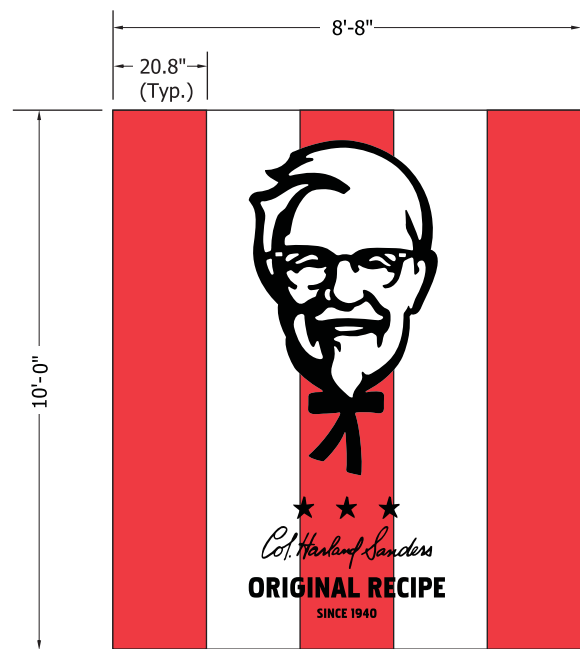
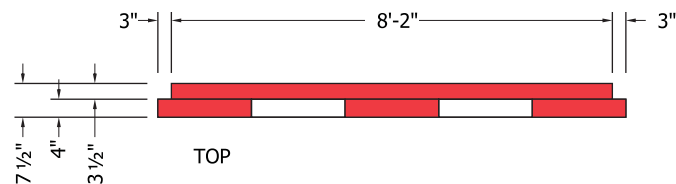


CLIENT:	KFC		
SITE:	VARIOUS		
CO. REP:	T. EPPS	DATE:	5-12-16
DESIGNER:	B. SMITH	SCALE:	AS NOTED
REVISION:	7-28-16	PAGE:	7 OF 19

B1-b

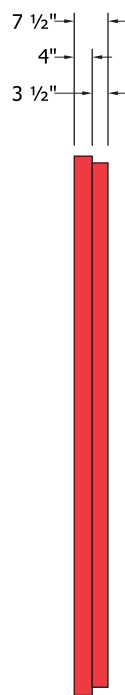
**KFC - Tower Banner w/Logo & Signature
Half Height**

KFC01AE7CX0002



FRONT

Sq.Ft.: 86.7



SIDE

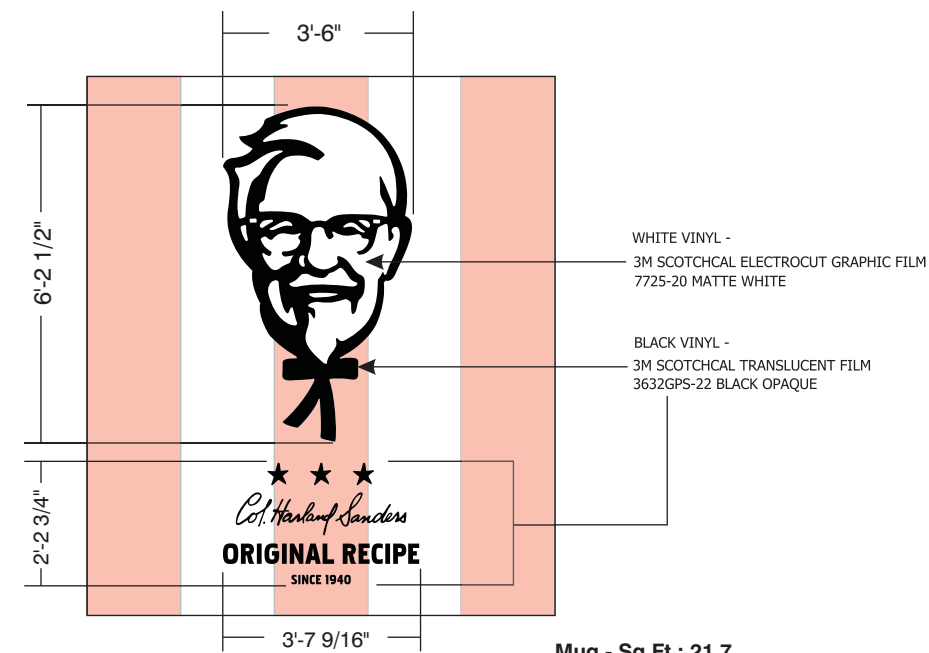


Banner Application - NTS

S1-b

**KFC - Colonel Logo and Graphics (tower panel)
Half Height**

KFC01LCXVX0002



BANNER -Vinyl Only

Mug - Sq.Ft.: 21.7
Stars/Copy - Sq.Ft.: 8.1
Combined - Sq.Ft.: 29.8

TOWER BANNER

Fabricated aluminum panels with first surface vinyl graphics. Remote Illumination.

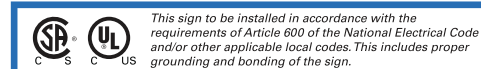


410 N. Cedar Bluff Rd. · Suite 101 · Knoxville, TN. 37923
Tel (865) 693-1105 · Fax (888) 694-1106 · Toll Free (866) 218-1976

Customer Approval: _____ Date: _____

www.pattison.com

NOTE: THESE RENDERINGS ARE FOR VISUALIZATION PURPOSES ONLY, AND ARE NOT INTENDED FOR USE IN THE PRODUCTION PROCESS.

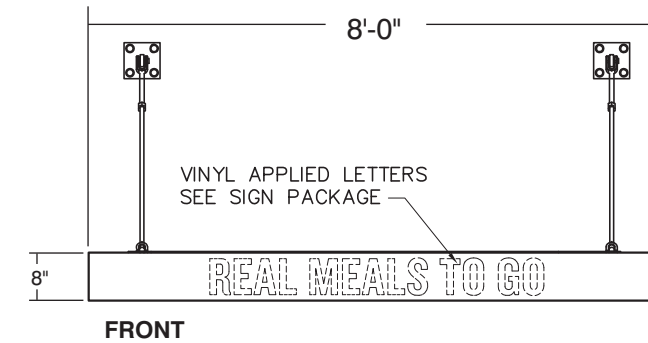


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DESIGNER:	B. SMITH	SCALE:	AS NOTED
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B3-b

**KFC - DT Window Canopy - 8' wide
Vinyl Letters - LED illumination**

KFC01AE4X30003



Drive - Thru Canopy

Fabricated metal sections with
steel mounting structure.
Internal drainage system.
LED downlighting strip.



PERSPECTIVE

CLIENT:	KFC		
SITE:	VARIOUS		
CO. REP:	T. EPPS	DATE:	5-12-16
DESIGNER:	B. SMITH	SCALE:	AS NOTED
REVISION:	5-19-16	PAGE:	15 OF 17