



**Architectural Review Board  
Monday, May 21, 2018  
6:30 p.m.**

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



## MEMORANDUM

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**TO:** Members of the Architectural Review Board

**FROM:** Brenda Moneer  
Planning and Zoning Specialist

**DATE:** May 16, 2018

**SUBJECT:** Notification of ARB Meeting

This is to inform you that the Architectural Review Board (ARB) will meet Monday, May 21, 2018, 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, MAY 21, 2018 6:30 P.M.**  
**MARGUERITE BROWN MUNICIPAL CENTER**  
**CITY HALL COUNCIL CHAMBERS**  
**519 N. GOOSE CREEK BLVD.**

- I.** Call to Order – Chairperson Sharon Clopton
- II.** Review of Minutes from April 16, 2018
- III. New Business – Minor Applications - Signage**
  - A. Goose Creek Senior Living – 95/97 Bridgetown
  - B. Republic Finance – 214 St. James, Ste. 150
  - C. Stoners Pizza – 107 St. James, Unit B5
  - D. Walgreens – 1 S. Alliance Drive
  - E. Big T’s – 402 St. James Ave, Ste. B-C – Pump Canopy
  - F. Big T’s Liquor – 402 St. James, Ste. A
  - G. Belton Hearing Aid Center – 104 Berkeley Square Ln.
- IV. New Business – Minor Applications – Signage and Exterior Modifications**
  - H. Viper Auto Sales – 230 Red Bank Road
- V. New Business – Major Applications – Site, Landscape, Elevations**
  - I. 111 Lumber Lane
  - J. Dunbar - 105 Button Hall
  - K. Ra Coffee – 110 S. Goose Creek Blvd.
  - L. Islamic Center – 408 Red Bank Road
  - M. Wendy’s – 101 Red Bank Road
- VI.** Comments from Board
- VII.** Comments from Staff
- VIII.** Adjournment

**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.

*Please note this Agenda was posted at City Hall, the City Website, and notification was sent to local media 5 days prior to meeting.*

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING  
MONDAY, APRIL 16, 2018, 6:30 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER  
519 N. GOOSE CREEK BOULEVARD**

**I. Call to Order – Chairperson, Sharon Clopton**

**Motion:** at 6:30 pm, **Action:** Called Meeting to Order, **Moved by** Sharon Clopton  
**Roll Call-**  
**Present:** Joel Arenson, Gary Becker, Lisa Burdick, David Cantrill, Sharon Clopton,  
Tom Risso  
**Absent:** None  
**Staff Present:** Kara Browder, Brenda Moneer

**II. Review of Minutes from March 19, 2018**

**Motion:** Approve the minutes as presented., **Moved by** Joel Arenson,  
**Seconded by** Gary Becker.  
**Discussion:** There was none.  
**Vote:** All voted in favor.

**III. New Business – Minor Applications**

**A. The UPS Store – Signage**

The applicant presented the application to the Board. There was discussion about relocating the store. The applicant stated the sign had been refurbished, with led lighting added in lieu of neon. Mr. Arenson inquired about the façade. The applicant stated that the race way would match.

**Motion:** Approve the application as submitted contingent upon façade being re-painted the same color prior to installation of the sign. **Moved by** Joel Arenson, **Seconded by** Tom Risso.  
**Discussion:** There was none.  
**Vote:** All voted in favor.

## **B. Charleston Self Defense Academy – Signage**

The applicant presented the application to the Board. There was discussion about the condition of the face of the building, and the amount of space occupied by the tenant.

- Motion:** Approve the application as submitted contingent upon façade being repainted the same color. **Moved by** Joel Arenson, **Seconded by** David Cantrill.
- Discussion:** There was none.
- Vote:** All voted in favor.

## **C. Wendy’s – Signage**

The applicant presented the application, with color samples to the Board. There was discussion about replacing the signage with the new branding, along with removing the non-conforming freestanding sign.

- Motion:** Approve the application as submitted. **Moved by** Tom Risso, **Seconded by** Lisa Burdick.
- Discussion:** There was none.
- Vote:** All voted in favor.

## **D. McDonalds - Upfit**

The applicant presented the application, color samples, site plan, and elevations to the Board. There was brief discussion about the freestanding signage remaining as is. There was discussion about improving and relocating the sidewalk from the restaurant to the public sidewalk.

- Motion:** Approve the application as submitted including the layout of the ADA added sidewalk from the building door to the right of the front of the building over to the sidewalk along St. James Avenue. **Moved by** Joel Arenson, **Seconded by** Tom Risso.
- Discussion:** Mr. Cantrill noted the side street to be Davenport.
- Vote:** All voted in favor.

Staff inquired if the Board would take a moment to view a conceptual plan to modify the building located at 111 Lumber Lane. The representative presented the layout and scope of work to the Board to request input from the Board prior to coming back for review. Staff displayed the street view to orient the Board with the location. There was some discussion about colors, storm water runoff, and fence screening. The Board discussed the modifications with the representative, offered input, and requested the application come back for review.

#### IV. Comments from the Board

Mr. Becker inquired about the maintenance of the wall at the corner of Plantation North Boulevard and St. James Avenue. He also mentioned the screening at the storage facility on Davenport.

#### V. Comments from Staff

Ms. Browder mentioned that the Time to Shine had placed plantings to screen the pumps. The Board requested that a representative come to a future meeting to discuss the pumps, as they were not shown on the original site plan with the application reviewed.

There was a brief discussion about the regulations of the color of bollards, and location of utility boxes within site plans.

Staff noted a meeting had taken place to discuss the Baptist Church signage. Ms. Browder had inquired about signage at the storage facility to create uniformity. Chairperson Clopton stated favor for reviewing the content of each sign. There was some discussion about creating a template to use like fonts and colors. The Board stated uniformity would be ideal, and requested Staff come back with a standard, or alternatives to choose from.

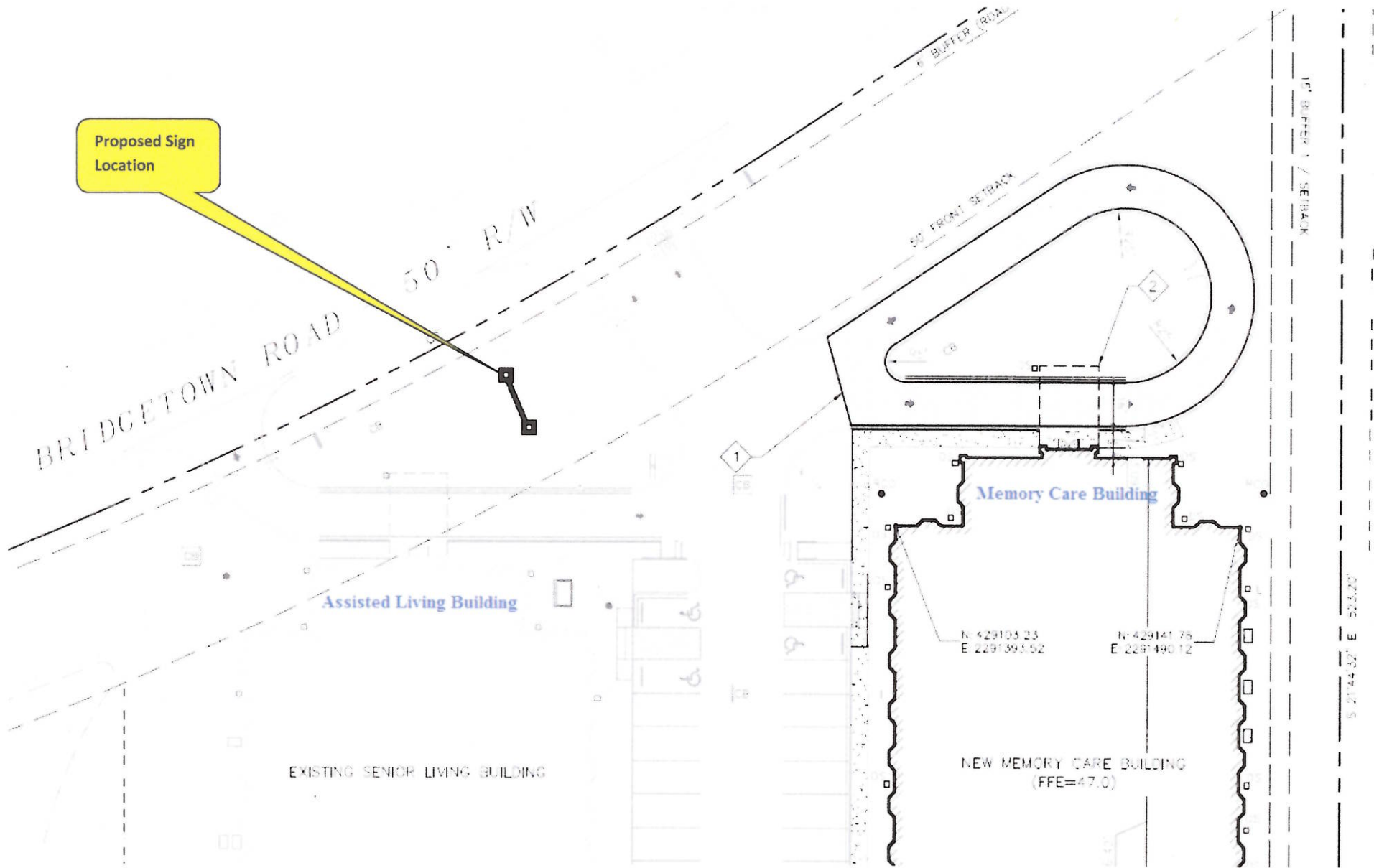
#### VI. Adjournment

**Motion:** Motion to adjourn at 7:38 pm., **Action:** Adjourn, **Moved by** Tom Risso, **Seconded by** Joel Arenson.  
**Discussion:** There was none.  
**Vote:** All voted in favor.

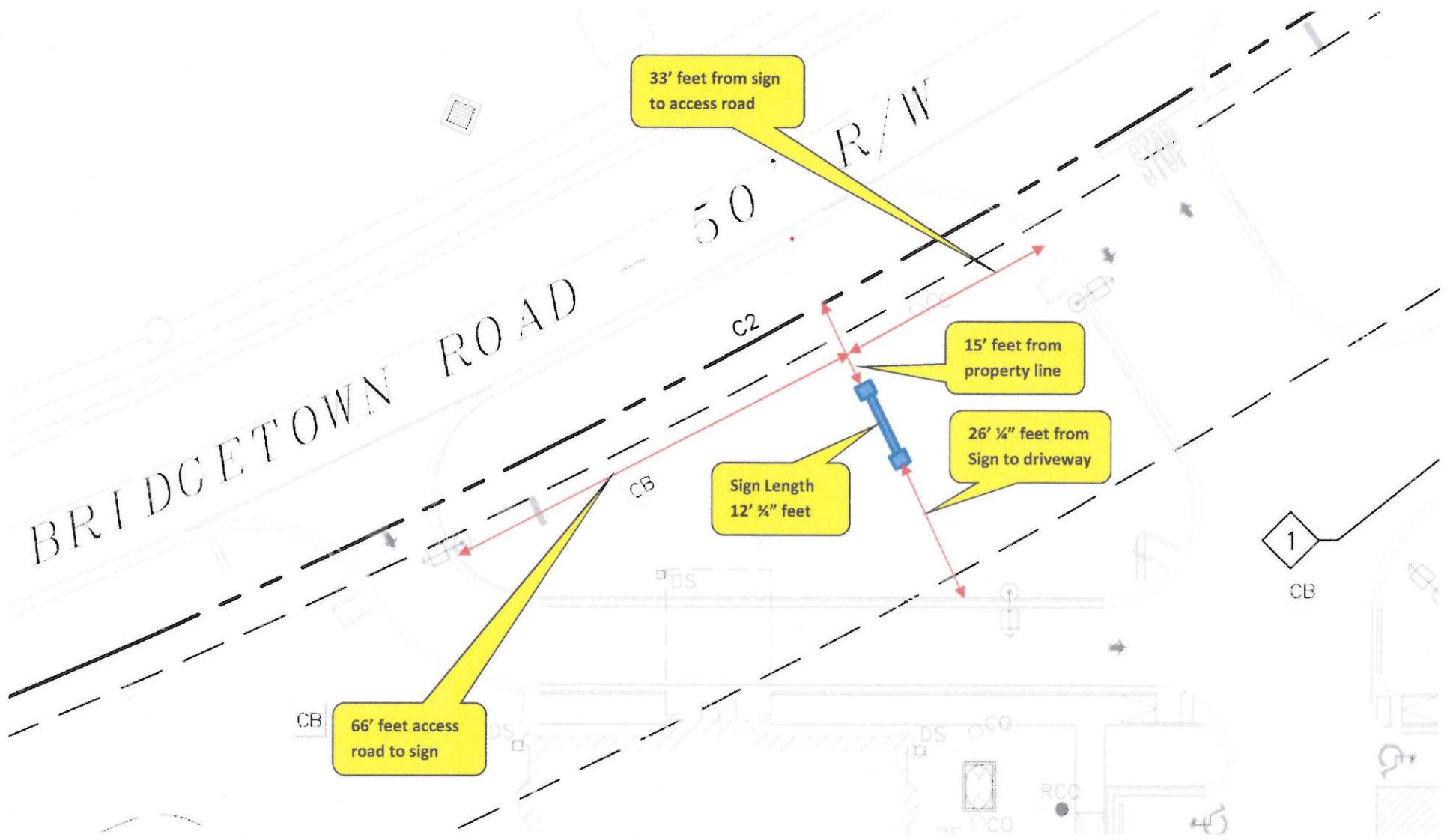
\_\_\_\_\_  
Sharon Clopton, Chairperson

Date \_\_\_\_\_

**Sign Location: Stratford Place – Assisted Living & Memory Care Facility**



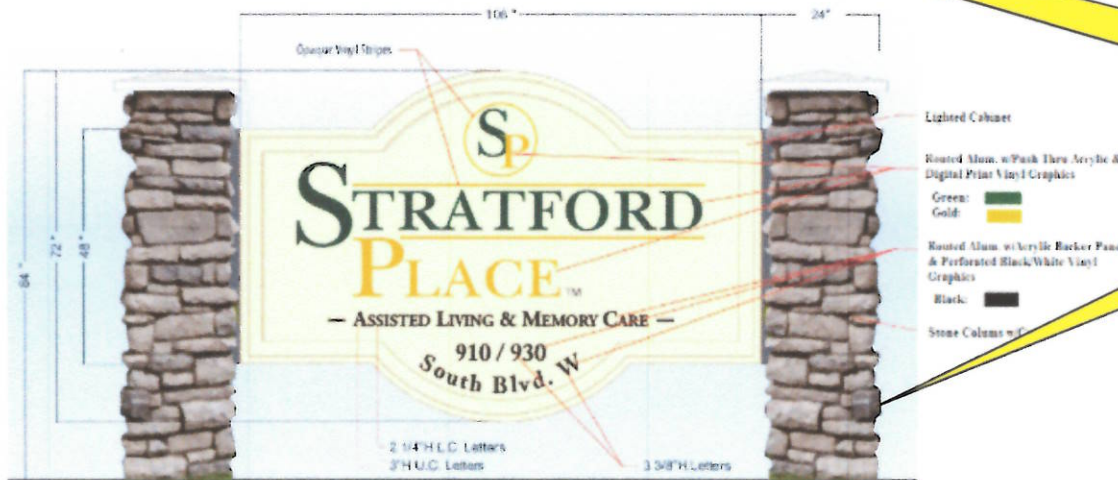
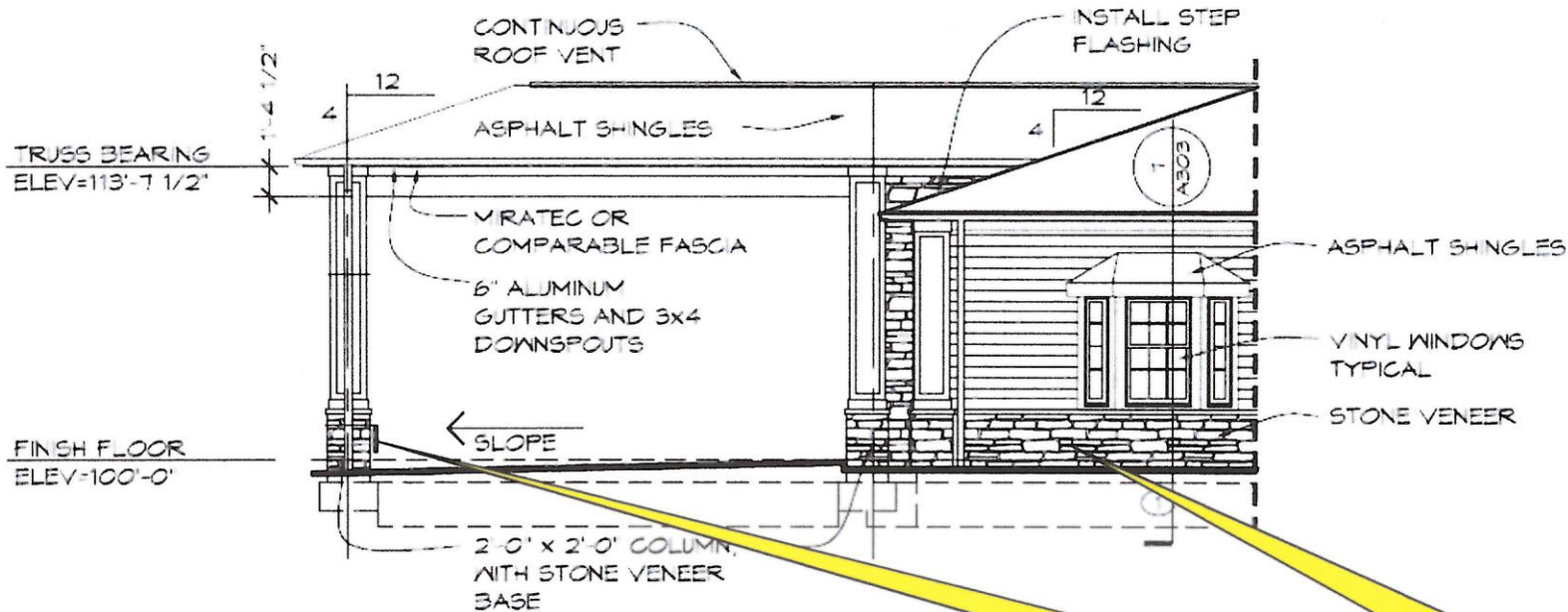
**Sign Location – Measurement Specifications:**





**1. Compatible with surrounding neighborhood: (Reference - Photographs of Adjacent Properties)**

The exterior façade of the buildings will consist of a combination of siding (Hardi-Plank) and stone veneer with earth-tone colors to compliment the natural environment and landscape. They will also be landscaping around the base of the sign (mixture of flowering shrubs) to enhance beautification of the senior care facility, adjacent properties and street. This aligns to our values around area aesthetics and our practice in the past to not simply meet the landscaping ordinances but to exceed them which is our intention here.

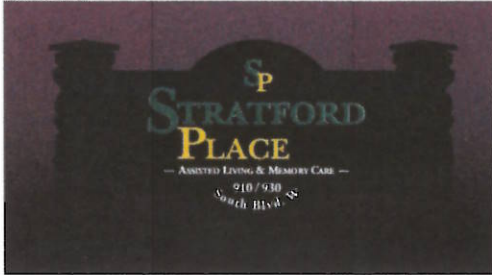


The Stone Veneer on the Sign will match the stone used on the canopy columns and around the base of the buildings.

## 2. Signage – Type of Illumination

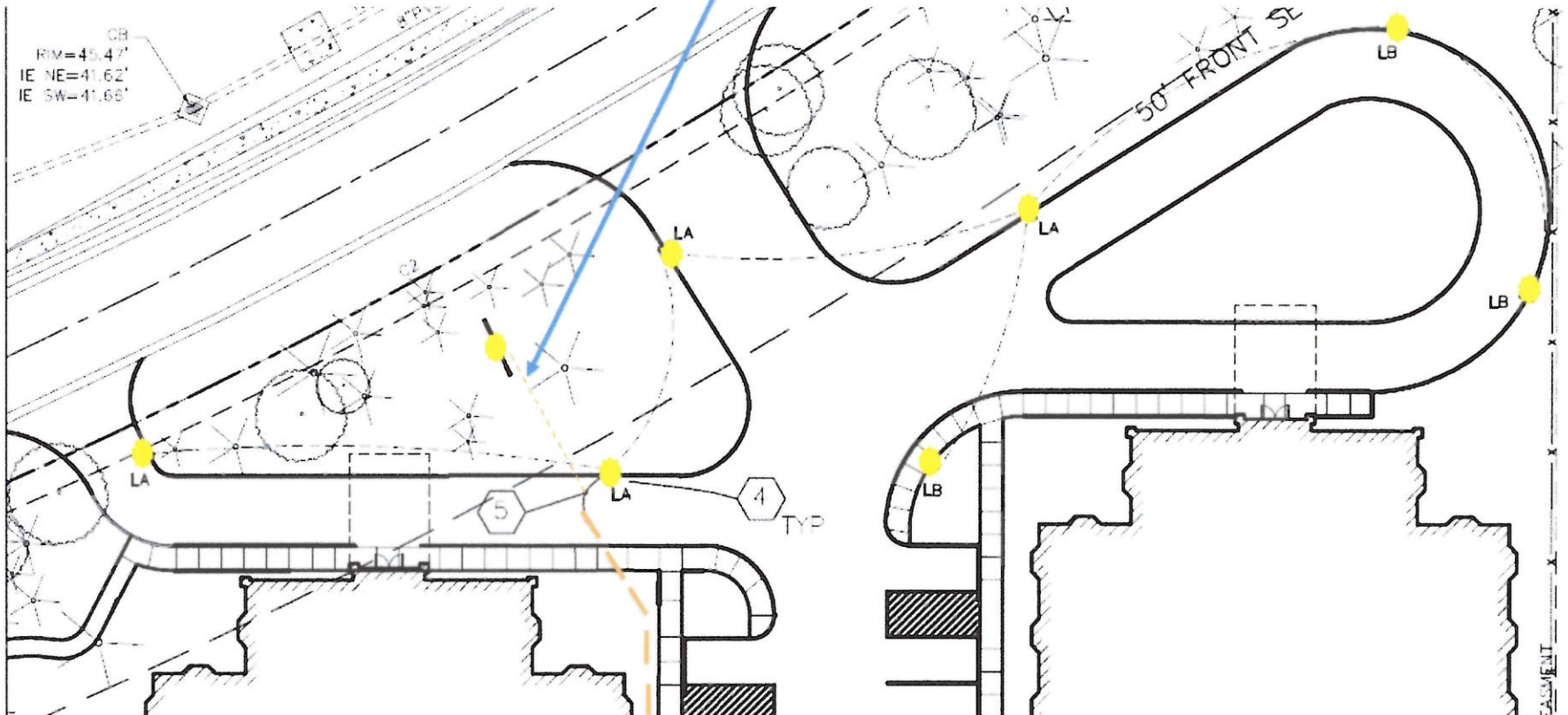
The sign will be designed to use high efficiency LED lighting to minimize light pollution

Night View Example

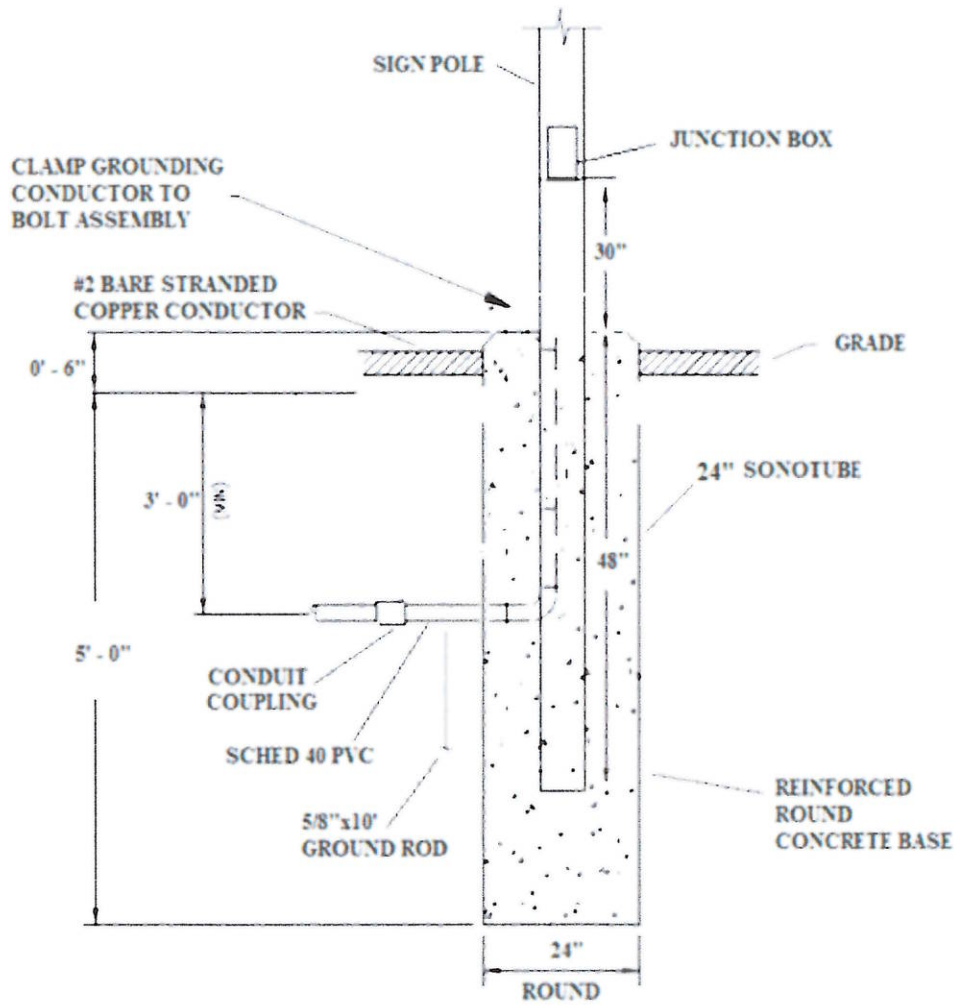


Home Run to Panel RP-B (Circuit 46,48). Provide Photocell and Time-Clock for coordinated time settings

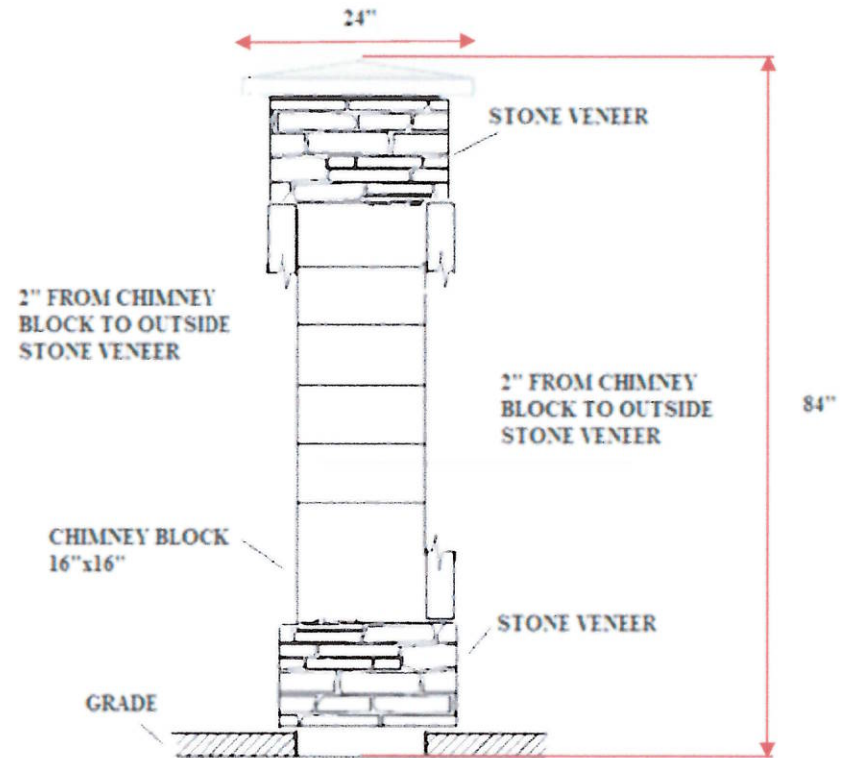
### E300 – Electrical Site Plan



3. Project Plans – Details and Specifications:



**SIGN - POLE BASE DETAIL**



**SIGN - OUTSIDE CONSTRUCTION DETAIL**



4. Signage – Details and Specifications:

- a. Type of Sign: **Monument**
- b. Number of Signs on property: **1**
- c. Type of Lighting: **LED**
- d. Mounting: **Pole, Block with Stone Veneer**
- e. Color Specifications: **PMS 7499 C (Beige)**  
**PMS 567 C (Green)**  
**PMS 117 C (Gold)**

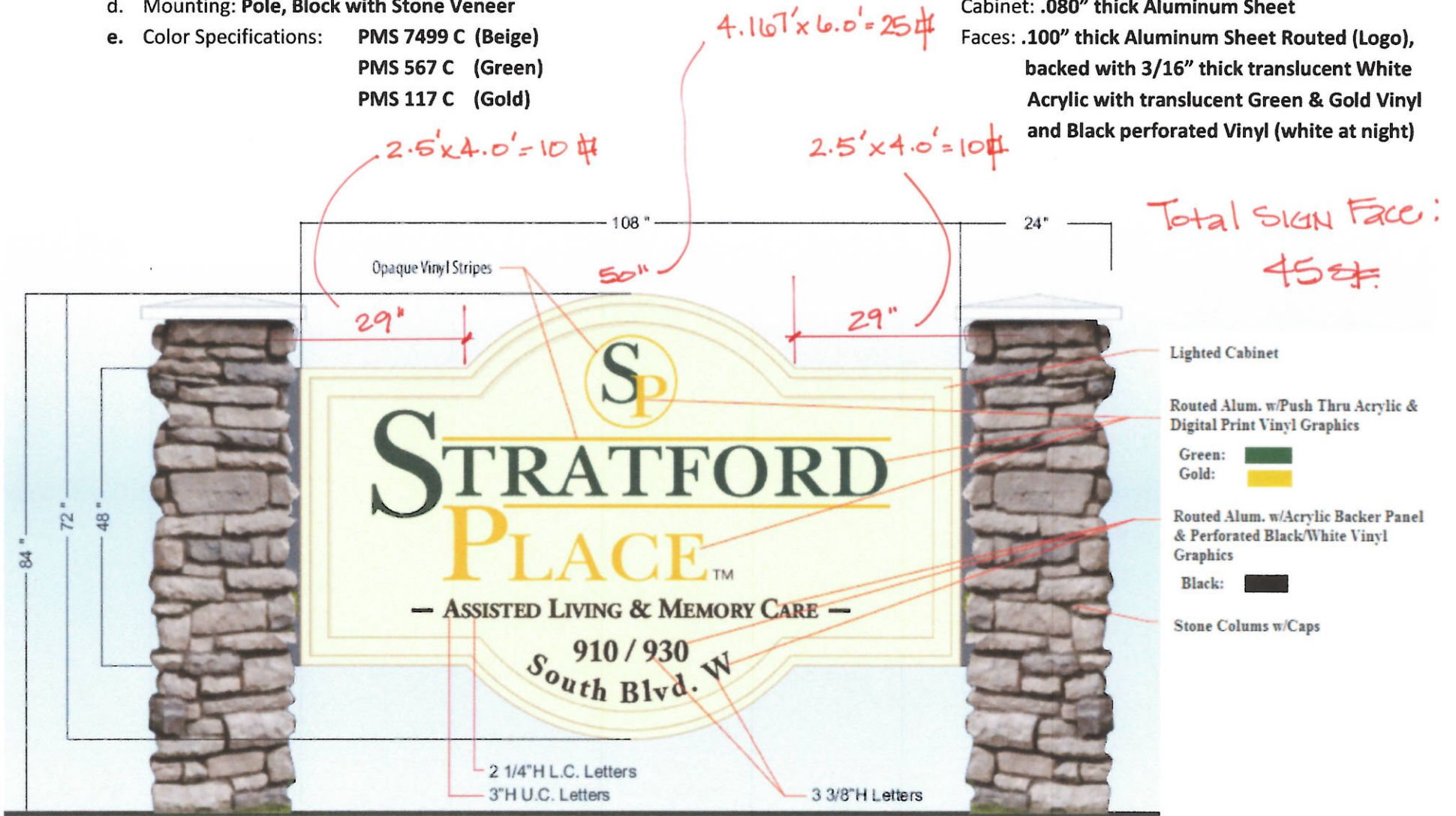
Lighting: **Sylvania Osram Box LED D/S, 24 Volt – 6500K white LED's**

Paint Finishes: **Matthews Acrylic Polyurethane Enamel**

Sign Construction: **Frame: 1.5" x 1.5" Square Aluminum Tubing**

**Cabinet: .080" thick Aluminum Sheet**

**Faces: .100" thick Aluminum Sheet Routed (Logo),  
backed with 3/16" thick translucent White  
Acrylic with translucent Green & Gold Vinyl  
and Black perforated Vinyl (white at night)**



Total SIGN FACE:  
45 #

5. Examples: Stone Columns with Caps (ready for Sign to be installed)



**Note: Sign Columns match Stone Veneer matches Stone around base of the building**



6. Photographs of Adjacent Properties and Stratford Place – Assisted Living and Memory Care Complex:

- Crowfield Plantation – Neighborhood - 95 Bridgetown Road – Area



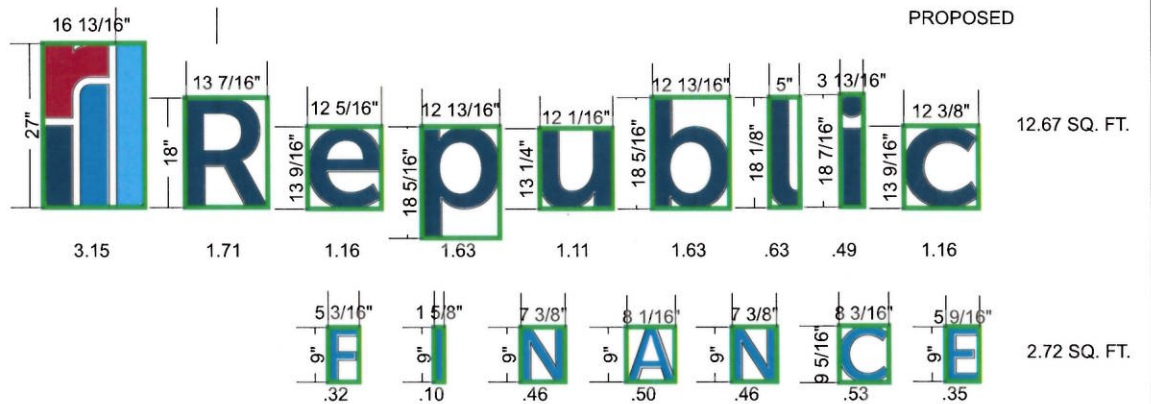
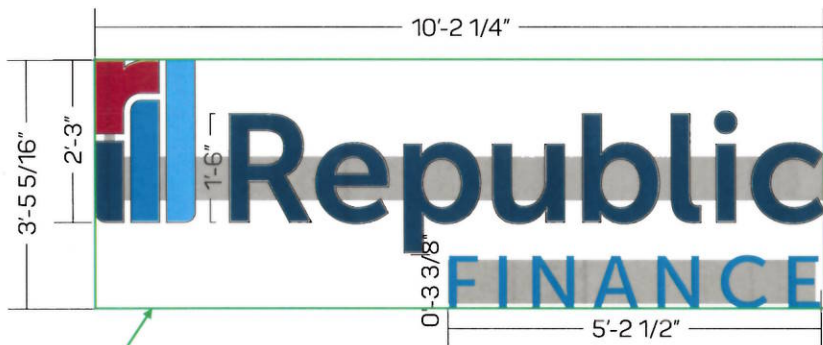


1



EXISTING

PROPOSED



TOTAL SQ. FT. = 35.06

GRAPHICS DETAIL  
SCALE: 3/8" = 1'

NOTE: LETTERS HAVE BEEN SPREAD APART TO ALLOW FOR DIMENSION AND SQ. FT. INFORMATION. **TOTAL SQ. FT. = 15.39**

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:  
**REPUBLIC FINANCE**

Date:  
**05/15/18**

Prepared By:  
**TJ/PKE**

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

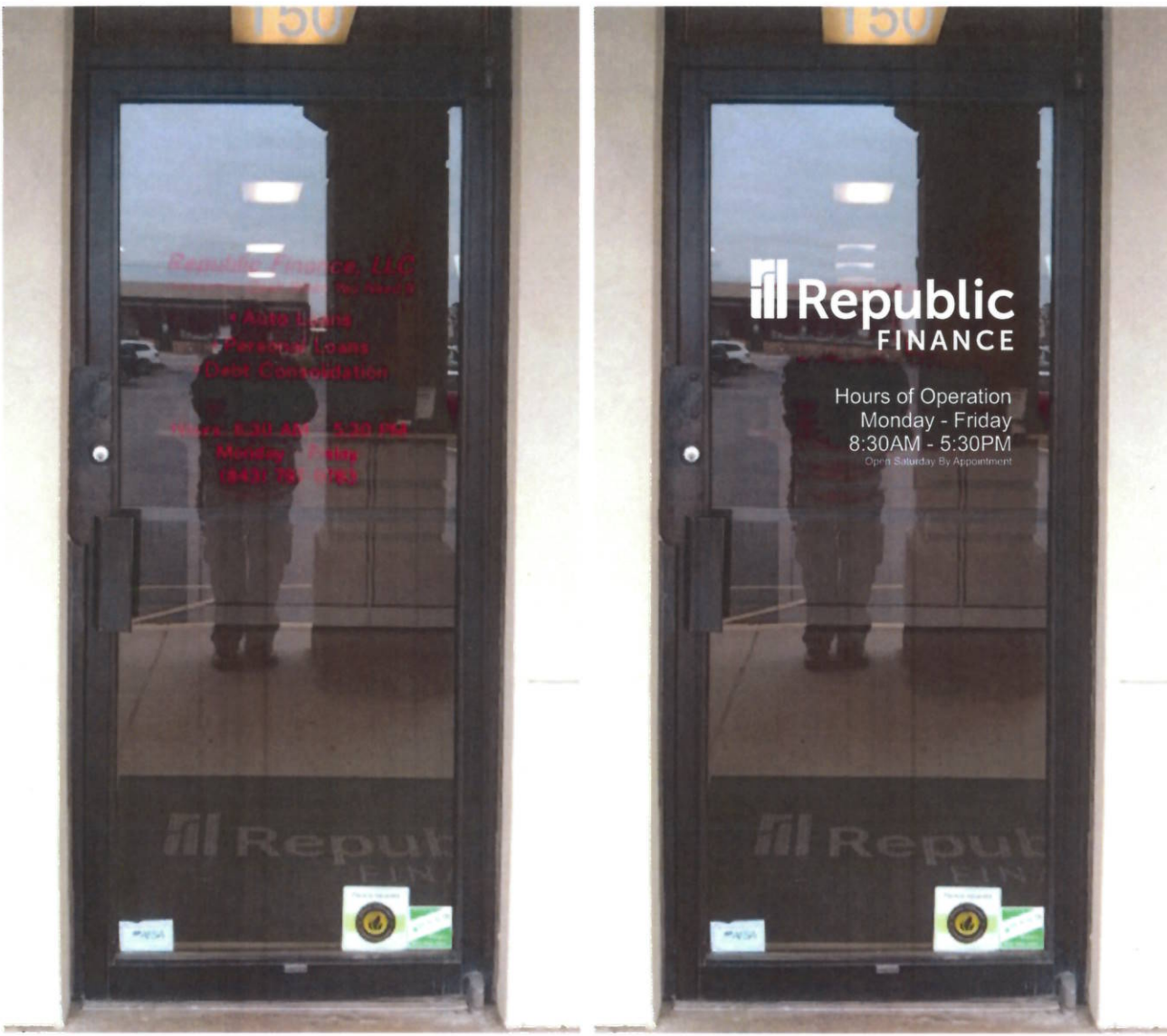
Location:  
**GOOSE CREEK, SC**

File Name:  
**165997 - R4 - GOOSE CREEK, SC**

Eng:  
-

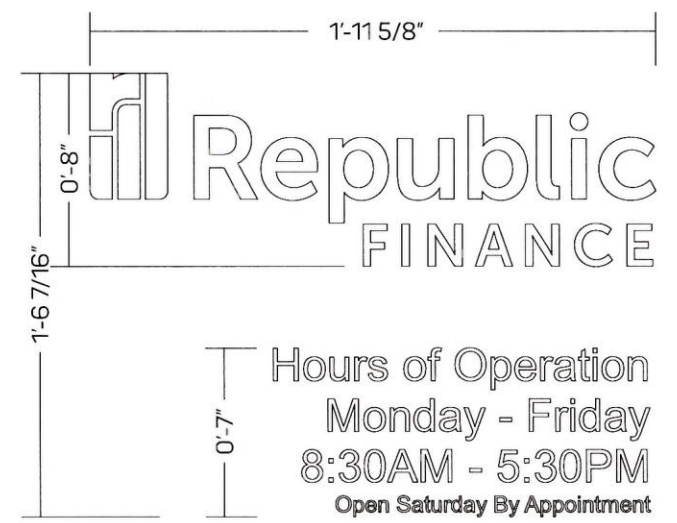
**persona**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 · www.personasigns.com



EXISTING

PROPOSED



Hours of Operation  
 Monday - Friday  
 8:30AM - 5:30PM  
 Open Saturday By Appointment

GRAPHICS DETAIL  
 SCALE: 1 1/2" = 1'

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL	<input type="text"/>	Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>REPUBLIC FINANCE</b>	Date: <b>04/25/18</b>	Prepared By: <b>TJ/CB</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: <b>GOOSE CREEK, SC</b>	File Name: <b>165997 - R4 - GOOSE CREEK, SC</b>	Eng: -	

**persona**  
 SIGNS | LIGHTING | IMAGE

**DISTRIBUTED BY SIGN UP COMPANY**  
 700 21st Street Southwest  
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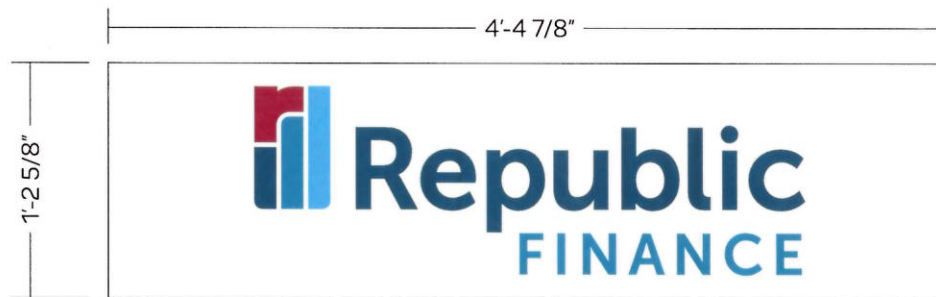




EXISTING




PROPOSED



GRAPHICS DETAIL  
SCALE: 1" = 1'

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>REPUBLIC FINANCE</b>	Date: <b>4/4/18</b>	Prepared By: <b>TJ</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: <b>GOOSE CREEK, SC</b>	File Name: <b>165997 - R4 - GOOSE CREEK, SC</b>	Eng: <b>-</b>		



2 & 3





Walgreens #9542  
 1S ALLIANCE DR  
 GOOSE CREEK SC

Walgreens

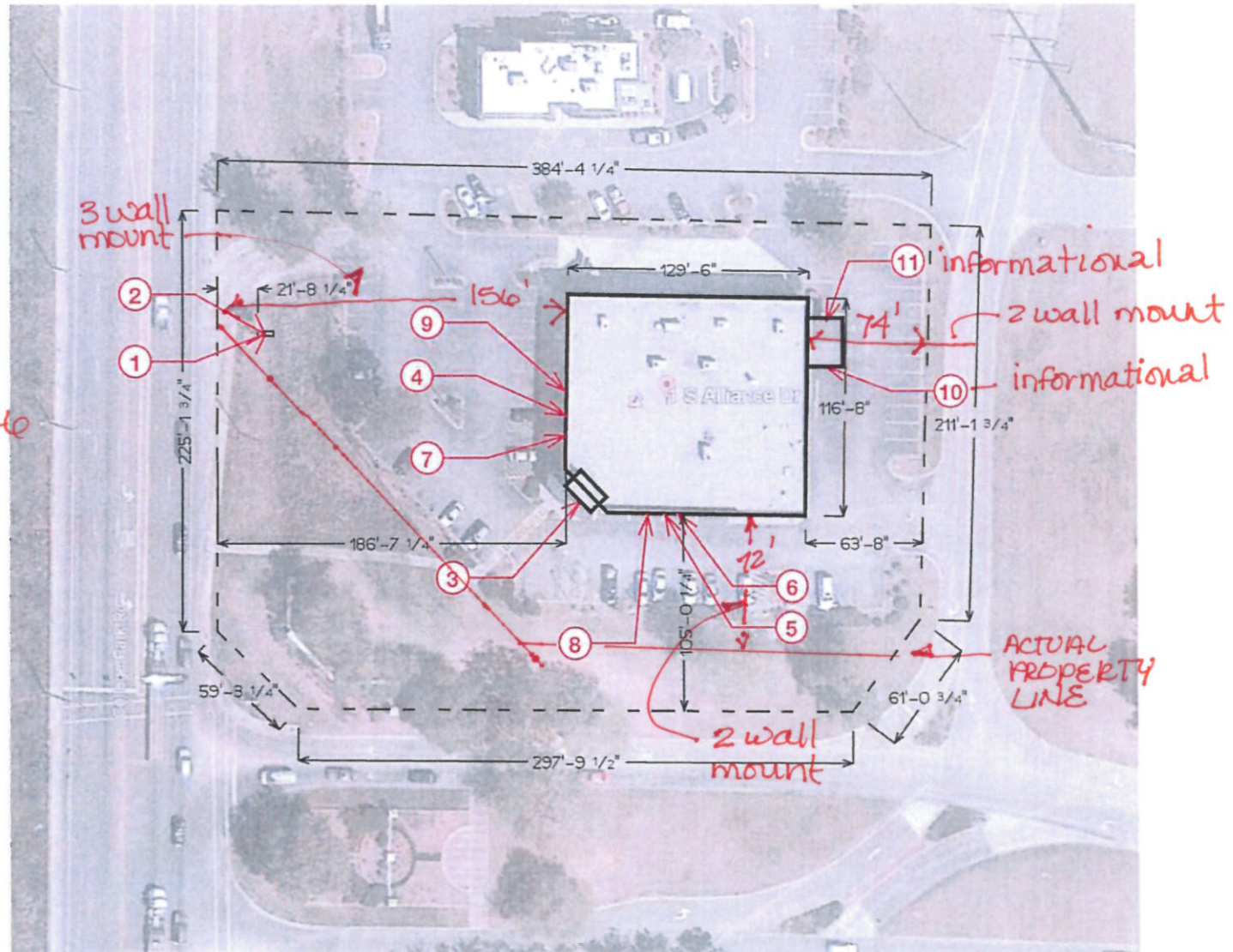
- 1. Pylon Sign
- 2. Reader Board
- 3. Corner "W" Sign 25.7
- 4. Walgreens Letters 140.77
- 5. Walgreens Letters 140.77
- 6. PHARMACY Letters 10.06
- 7. PHARMACY Letters 10.06
- 8. PHOTO Letters 6.45
- 9. PHOTO Letters 6.45
- 10. ENTER Letters LEAVING AS IS
- 11. EXIT Letter LEAVING AS IS

info.

340.26

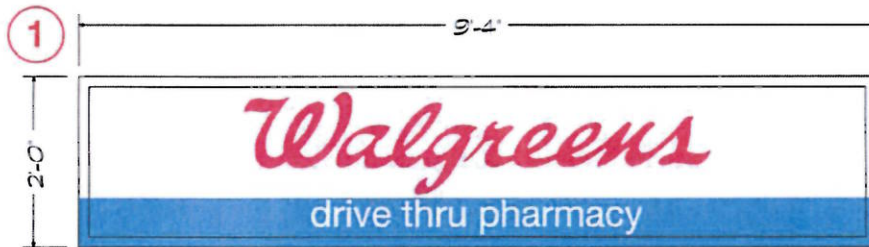
Total allowable  
 7 wall mount

W side 116.8 ft  
 S side 129.6 ft  
 E side 116.8 ft  
 363.2 ft



Walgreens #9542  
1S ALLIANCE DR  
GOOSE CREEK SC

*Walgreens*



SCALE 1:25

Note: Cabinet, Retainers and Pole to be painted to match Matthews 313 Dark Bronze



Existing



Proposed

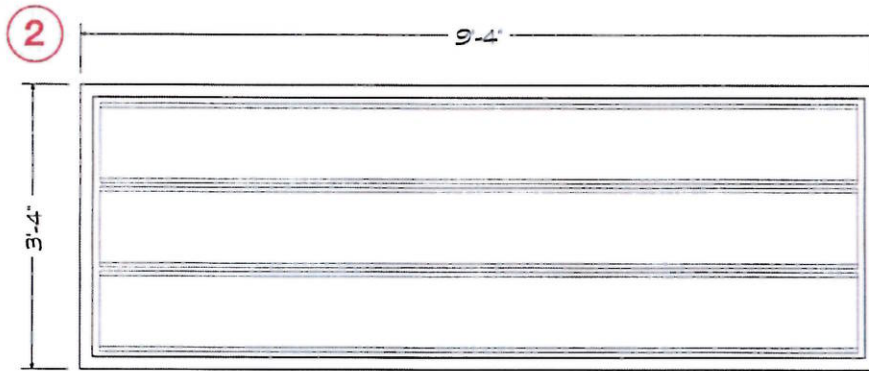
**Color Schedule:**

- 3M translucent vinyl films
- 3M #3630-53 Cardinal Red
- 3M #3630-8057 Walgreens Well Blue
- White face background



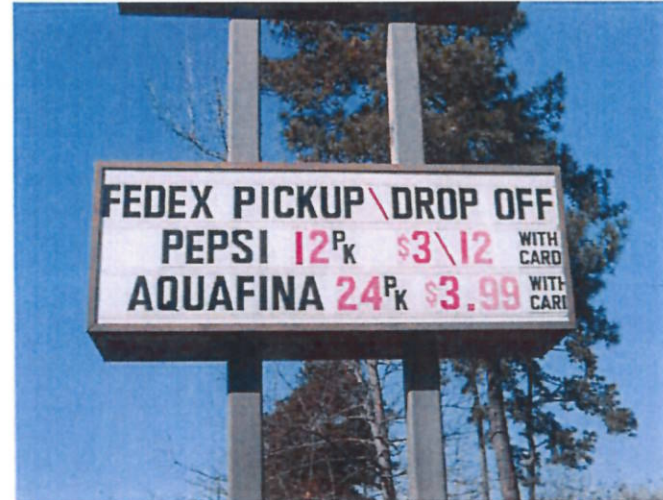
Walgreens #9542  
1S ALLIANCE DR  
GOOSE CREEK SC

*Walgreens*



SCALE 1:25

Note: Cabinet, Retainers and Pole to be painted to match Matthews 313 Dark Bronze



Existing



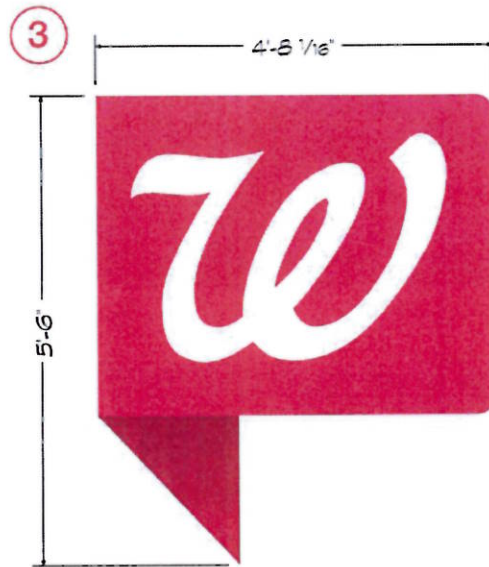
Proposed

**Color Schedule:**

3M translucent vinyl films  
3M #3630-53 Cardinal Red  
3M #3630-8057 Walgreens Well Blue  
White face background

Walgreens #9542  
1S ALLIANCE DR  
GOOSE CREEK SC

Walgreens



SCALE 1:25

1/8" ALUM SIGN BACKER  
W/VINYL GRAPHICS



Existing



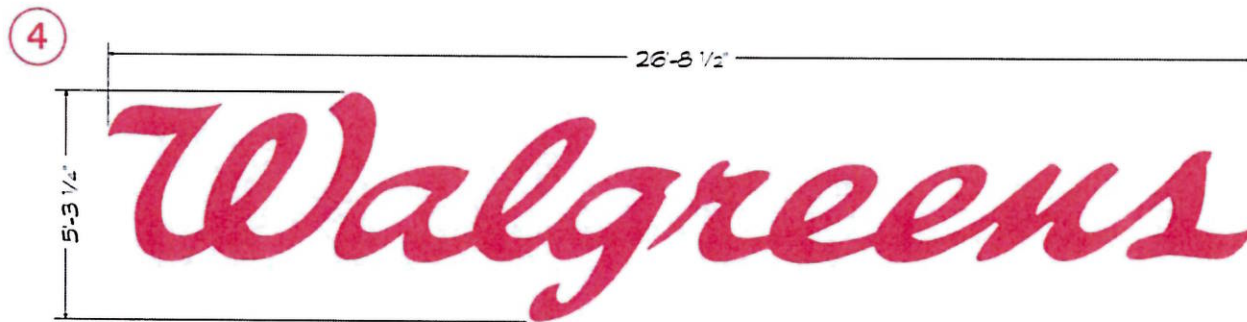
Proposed

Color Schedule:  
3M translucent vinyl films  
3M #3630-53 Cardinal Red  
3M #3630-69 Burgundy  
White face background



Walgreens #9542  
1S ALLIANCE DR  
GOOSE CREEK SC

*Walgreens*



SCALE 1:50

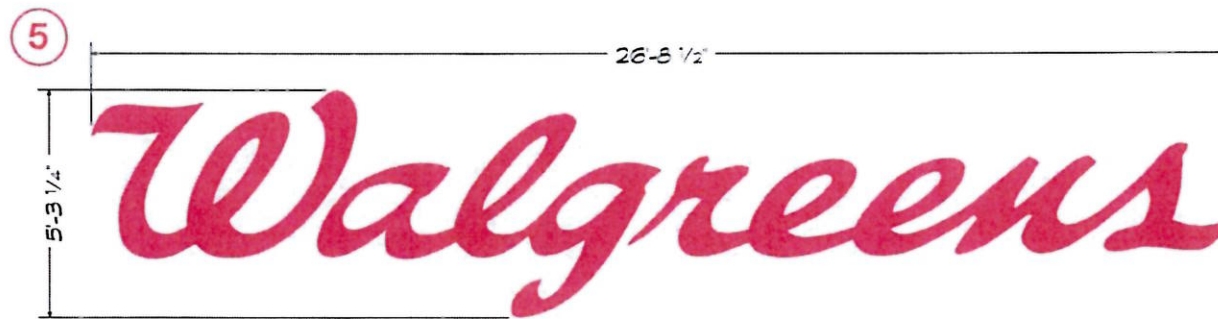
Color Schedule:  
3M translucent vinyl films  
3M #3630-53 Cardinal Red

\* ONLY CHANGING FACES ON EXISTING  
CHANNEL LETTERS - SIZE STAYING THE SAME

**AGI** Architectural Graphics Incorporated  
2655 International Parkway  
Virginia Beach, VA 23452  
1.800.877.7868  
www.agisign.com

Walgreens #9542  
1S ALLIANCE DR  
GOOSE CREEK SC

*Walgreens*



SCALE 1:50

\* ONLY CHANGING FACES ON EXISTING CHANNEL LETTERS  
SIZE IS STAYING THE SAME AS EXISTING

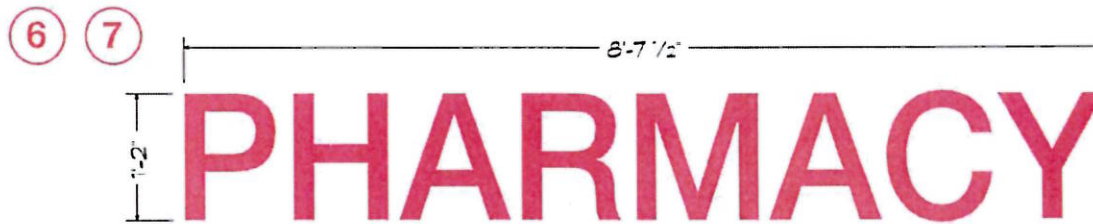
Color Schedule:  
3M translucent vinyl films  
3M #3630-53 Cardinal Red

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GOOSE CREEK SC

Walgreens



SCALE 1:20

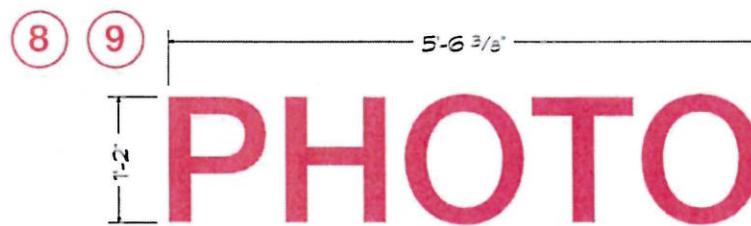
\* CHANGING FACES ONLY  
SIZE STAYING SAME AS EXISTING

Color Schedule:  
3M translucent vinyl films  
3M #3630-53 Cardinal Red

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www.agsign.com

Walgreens #9542  
1S ALLIANCE DR  
GOOSE CREEK SC

Walgreens



SCALE 1:20

\* CHANGING FACES ONLY  
SIZE TO REMAIN THE SAME AS EXISTING

Color Schedule:  
3M translucent vinyl films  
3M #3630-53 Cardinal Red



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*Walgreens*



\* LEAVING AS IS

SCALE 1:10

Color Schedule:  
3M translucent vinyl films  
3M #3630-53 Cardinal Red

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GOOSE CREEK SC

*Walgreens*



11



*\* LEAVING AS IS*

SCALE 1:10

Color Schedule:  
3M translucent vinyl films  
3M #3630-53 Cardinal Red



Architectural Graphics Incorporated  
2635 International Parkway  
Virginia Beach, VA 23452  
1.800.877.7868  
www.agisign.com



20'



#1 LOTTERY RETAILER  
IN SOUTH CAROLINA

2'

24'







Raceway  
(Painted to match building facade)

111"

29"

BIG

T's

LIQUOR

29"

29"

29"

5.84 sq/ft

5.84 sq/ft

5.84 sq/ft

Total 17.52 sq/ft



402-C







FED EX • U.S. MAIL  
SIGNS & BANNERS  
SUPPLIES • POSTAL BOXES  
RUBBER STAMPS

3'  
7'  
21'

**Beltone**  
Hearing Aid Center  
843-818-4855



# Architectural Review Board

## APPLICATION / INFORMATION SUMMARY

DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

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

Property Owner: <u>VIPER AUTO SALE LLC</u>	Daytime phone: <u>843 410 1887</u>
Applicant: <u>Fernando Sampaio</u>	Daytime phone: <u>843 469 7672</u>
ARB Meeting Representative:	Contact Information :
Applicant's mailing address: <u>103 Auto Supply Dr</u>	
City: <u>Goose Creek</u>	State: <u>SC</u> Zip: <u>29445</u>
Applicant's e-mail address: <u>viperautosales@hotmail.com</u>	
Applicant's relationship:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other

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

Exterior building paint red and soffit fascia white  
Build a fence PT 1x6x12ft  
PAINTING JUST GARAGE DOOR IN RED  
Paint lower portion red. =

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

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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: 09/09/18

Print name legibly: FERNANDO SAMPAIO



# VIPER AUTO SALES



**RECEIVED**

MAY 9 2018

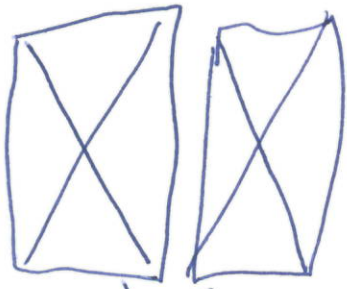
BY: *JD*

230 RED BANK RD

GOOSE CREEK-SC-29445



6' OFF TO FLOOR PAINTING IN RED



CAR LIFT



DOOR

↓  
NEW  
FENCE

P.T 1x6x12

230 RED BANK RD  
GOOSE CREEK

PAINTING  
BUILDING  
RED BLISS  
↓  
GARAGE  
DOOR  
PAINTING  
IN  
RED




120"

60"



NOTE: All colors are simulations only. Please refer to corresponding materials color chart or chip for specific color matching. By accepting this project, the customer? (business owner) and the landlord? (property owner/manager) allows Layout Sign & Print Shop, LLC to fabricate and install the mentioned sign according to the details specified above. This drawing is an original, unpublished design created by Layout Sign & Print Shop, LLC. Any reproduction of this project without written permission is prohibited. Any such actions may be subject to legal action in a court of law. © 2016 - ALL RIGHTS RESERVED.

SIGN COMPANY:	 <b>LAYOUT</b> <i>Sign &amp; Print Shop</i> PH.: 843-408-0541   CELL: 843-532-9405 edcarlos@layoutsigns.com   www.LayoutSigns.com 220 Red Bank Rd - ste. 11 - Goose Creek, SC 29445	DATE: 04/30/2018 DRAWING# REVIEW#: A-1	LIGHTED SIGN TYPE: Freestanding Sign BY:	SOLD BY: Edcarlos Pinto DESIGNED BY: Nathan Torelli	FILE NAME: //Viper Auto Sale LOCATION: New Face	CLIENT INFO: VIPER AUTO SALE Fernando Sampaio (843) 410-1887 230 Red Bank Rd. Goose Creek SC 29445
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