



**CREEK
COMPASS**
City of Goose Creek

ARCHITECTURAL REVIEW BOARD

September 19, 2022

Regular Meeting 6:00PM

City Hall Council Chambers

519 N. Goose Creek Blvd

Goose Creek, SC 29445



TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

DATE: September 16, 2022

SUBJECT: NOTIFICATION OF ARCHITECTURAL REVIEW BOARD

This is to remind everyone that the next meeting of the ARB is scheduled for Monday, September 19, 2022, at 6:00 p.m. This meeting will take place at City Hall in Council Chambers.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact the Planning Department at 843-797-6220 or via e-mail at planning-zoning@cityofgoosecreek.com.



MINUTES

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, AUGUST 15, 2022, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER AND ROLL CALL

Chairperson Wise called the meeting to order at 6:00 p.m. and Mrs. Moneer initiated roll call.

Present: Doug Dickerson; Armando Solarana; Robert Smith; Mary Kay Soto; Terri Victor; Jen Wise

Absent: Jordan Pace

Staff Present: Planning Director Kendra Wise; Planner II Brenda Moneer; Assistant to the City Administrator Alexis Kiser

II. APPROVAL OF MINUTES - JUNE 20, 2022

Motion: A motion was made to approve the minutes with grammatical corrections. **Moved by** Board Member Smith, **Seconded by** Board Member Victor.

Discussion: None.

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

III. NEW BUSINESS

A. 2022-052SIG: MARISQUERIA LOS PARADOS: 129 ST JAMES AVE, UNIT C, D- SIGNAGE

The applicant presented the application. He stated his client is renting two units and the sign will be added in the middle. He stated it is an LED light box sign. Chairperson Wise stated the City is moving away from white backgrounds and asked the applicant to present alternatives. Another concern the board stated is there are a lot of design elements, and it looks extremely busy. The board shared concerns with Portuguese as the primary language on the sign, Chairperson Wise stated she had seen signs with both Portuguese and English.

Motion: A motion was made to defer the application to the next ARB meeting with an alternative design that includes an opaque background that is less busy. **Moved by** Board Member Soto, **Seconded by** Board Member Dickerson.

Discussion: None.

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

B. 2022-053SIG: THE TOTAL CARESS: 142 ST. JAMES AVE, SUITE A-SIGNAGE

The applicant presented the application. He stated this proposal is for an internally lit LED cloud style sign with a dark blue background. Chairperson Wise stated her concern is that the sign is off centered in the rendering. The applicant stated the sign will be centered when it is installed. Chairperson Wise inquired about a different font alternative as this font is hard to read. The applicant stated he can make the stroke thicker. It was stated the blue part of the sign will be lit at night.

Motion: A motion was made to approve the application contingent that the sign is centered with the door and the font size is increased. **Moved by** Board Member Solarana, **Seconded by** Board Member Smith.

Discussion: None.

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

C. 2022-055SIG: KRAMERICA: 142 ST. JAMES AVE, UNIT B-SIGNAGE

The applicant presented the application. He stated this is the ABC store in the Food Lion Shopping Center. He stated currently there is a cabinet sign that will have to be removed. He stated the wall will be painted to match the facade and a channel letter sign with three red dots in translucent red vinyl will be installed. He stated the middle dot will have a Kramer logo from Seinfeld. Chairperson Wise stated this location currently has too much window signage that needs to be removed before they can get anything going. The board shared concerns with the Kramer logo because he is drinking and smoking and would like to see alternatives. The applicant stated he can edit the application to include only three red dots and remove the Kramer image. Discussion regarding if the applicant has the authority to make this decision for the business owner ensued. Ms. Moneer stated this application is well under the square footage that is allowed and if the applicant chooses to come back with something additional to the dots, they have that option.

Motion: A motion was made to approve the amended application with just the three red dots. **Moved by** Board Member Soto, **Seconded by** Board Member Smith.

Discussion: None.

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

D. 2022-056SIG: KRAMERICA: 650 COLLEGE PARK ROAD-SIGNAGE

The applicant stated he wants to amend this application to just the three red dots and remove the Kramer image.

Motion: A motion was made to approve the amended application with just the three red dots. **Moved by** Board Member Soto, **Seconded by** Board Member Smith.

Discussion: None.

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

E. 2022-058SIG: SC ARMY NATIONAL GUARD: 214 ST. JAMES AVE, SUITE 110-SIGNAGE

The applicant presented the applications and color samples. He stated he is proposing a raceway mounted LED channel letter sign to go above the façade. He stated the old logo will be removed and changed to the new logo and color scheme. Chairperson Wise stated it is required that the fascia is painted to match the façade. The applicant stated he will pass this information along to his customer.

Motion: A motion was made to approve the application as presented contingent that the fascia is painted. **Moved by** Board Member Smith, **Seconded by** Board Member Victor.

Discussion: Mrs. Moneer stated this application is only for a wall mounted sign as a tenant panel was not presented. She stated a tenant panel request was included in the sign application packet however a visual was not presented.

Amended Motion: A motion was made to approve the wall sign as presented contingent that the fascia is painted, and the applicant works with city staff for the tenant panel. **Moved by** Board Member Smith, **Seconded by** Board Member Victor.

Discussion: None.

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

F. 2022-059EMOD: CROWFIELD GOLF COURSE KITCHEN EXPANSION: 301 HAMLET CIRCLE - EXTERIOR MODIFICATION

The applicant presented the application. He stated the proposal is for a 280 square foot addition to the kitchen of the Crowfield Clubhouse. He stated the intent of this space is to provide locker, rest area and bathroom to the employees. In addition to this they are adding a walk in cooler and walk in freezer to expand operations within the Clubhouse. This addition will be like materials that are on the current structure. The utility area will be screened with a privacy fence. The landscape plans call for holly like bushes, shrubbery that was designed by the Golf Course Superintendent.

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

Discussion: None.

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

IV. CLOSING REMARKS & ADJOURNMENT

Motion: A motion was made to adjourn (6:33 p.m.) **Moved By:** Board Member Smith, **Seconded By:** Board Member Solorano.

Discussion: There was none.

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

_____ Date _____
Jen Wise, Chairperson



2022-062NBLD
CITY OF GOOSE CREEK
AMPHITHEATER

**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: 519 N. GOOSE CREEK BLVD		TMS No.: 235-00-032
Review request:	For:	Preliminary meeting date requested: 9/19/2022
<input checked="" type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other	

Property Owner: CITY OF GOOSE CREEK	Daytime phone:
Applicant: ZACH CARMAN	Daytime phone: 843-302-0632
ARB Meeting Representative: ZACH CARMAN	Contact Information: SEE ABOVE
Applicant's mailing address: 4289 SPRUILL AVE SUITE 100	
City: NORTH CHARLESTON	State: S.C. Zip: 29405
Applicant's e-mail address: zach@themiddletongroup.net	
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)


PROPOSED MATERIALS @ AMPHITHEATER: PAINTED STRUCTURAL STEEL, 2X12 COMPOSITE WOOD BEAMS, CAST IN PLACE CONCRETE RETAINING WALLS W/ PARGE COAT AT STAGE, STANDING SEAM METAL ROOF AT CANOPY.

PROPOSED MATERIALS @ RESTROOMS: INDUSTRIAL STYLE RED BRICK, STANDING SEAM METAL ROOF, CYPRESS WOOD SIDING, TRU EXTERIOR SHIPLAP SIDING, 2X12 COMPOSITE WOOD BEAMS

Scope of Work: (please give a detailed description)

SCOPE OF WORK IS DIVIDED INTO 3 SECTIONS. THE FIRST IS THE CONSTRUCTION OF AN AMPHITHEATER, INCLUDING STAGE AND SEATING AREAS ON THE HILLSIDE. THE SECOND SECTION CONSISTS OF THE CONSTRUCTION OF A PUBLIC BATHROOM FACILITY AND OUTDOOR FOOD TRUCK PLAZA TO SERVICE THE AMPHITHEATER. THE THIRD SECTION INCLUDES THE CONSTRUCTION OF AN OUTDOOR BASKETBALL COURT AND ADDITIONAL GRAVEL PARKING.

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:  **Date:** 08.19.2022

Print name legibly: ZACHARY J. CARMAN



JOSEPH S DANING AMPHITHEATER

519 N Goose Creek Blvd.
Goose Creek, SC 29445



SHEET LIST	
Sheet	Sheet Name
01	ARB SUBMISSION
02	AERIAL VIEW
03	EXISTING PHOTOS
04	SITE PLAN
05	AMPHITHEATER FLOOR PLAN
06	3D VIEW - BANDSHELL
07	BAND SHELL FRAMING PLAN
08	BAND SHELL ROOF PLAN
09	BAND SHELL ELEVATIONS
10	BAND SHELL DETAILS
11	AMPHITHEATER SITE SECTION
12	RENDERING
13	RENDERINGS
14	FOOD TRUCK PLAZA - MASTER PLAN A
15	FOOD TRUCK PLAZA - MASTER PLAN B
16	RENDERINGS
19	RESTROOM FLOOR PLAN
20	RESTROOM ELEVATIONS
21	3D VIEWS - RESTROOM
22	OUTDOOR BASKETBALL COURT

VICINITY MAP	
AND LOCATION INFORMATION	VICINITY MAP NOT TO SCALE
TMS: #236-00-00-002	BUILDING HT: 1 STORY
ZONING CLASS: CONSERVATION OPEN	LOT COVERAGE: X < 30%
SITE SETBACKS: VARIABLE (SEE CITY)	

PROJECT TEAM	
ARCHITECT	
THE MIDDLETON GROUP	
4209 SPRILL AVE. SUITE 100 N. CHARLESTON, SC 29405 P 843-301-6532	
OWNER	
CITY OF GOOSE CREEK	
519 N GOOSE CREEK BLVD GOOSE CREEK, SC 29445	
CIVIL ENGINEER	
C BAKER ENGINEERING, LLC	
PO BOX 81402 CHARLESTON, SC 29416 P 843-271-3185	
STRUCTURAL ENGINEER	
CRANSTON ENGINEERING	
741 JOHNE DODDS BLVD SUITE #100 MOUNT PLEASANT, SC 29464 P 843-361-7710	
MEP ENGINEER	
HENSLEY OEDERLING CONSULTING ENGINEERS	
1064 GARDNER RD. SUITE 116 CHARLESTON, SC 29407 P 843-261-6158	
LANDSCAPE ARCHITECT	
OUTDOOR SPATIAL DESIGN	
1060 E. MONTAGUE AVE. SUITE 315 N. CHARLESTON, SC 29405 P 843-731-3325	



JOSEPH S DANING AMPHITHEATER

519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

TITLE SHEET / 1

GOOSE CREEK ARB SUBMISSION
(08.19.2022)

8/19/2022 5:02:20 PM



TRUE
NORTH



PROJECT
NORTH

1 SITE PLAN

2 1/32" = 1'-0"



JOSEPH S DANING AMPHITHEATER

519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

AERIAL VIEW / 2

GOOSE CREEK ARB SUBMISSION



VIEW #1
AMPHITHEATER LOCATION




VIEW #2
BATHROOM FACILITY & FOOD TRUCK PLAZA



VIEW #3
OUTDOOR BASKETBALL COURT

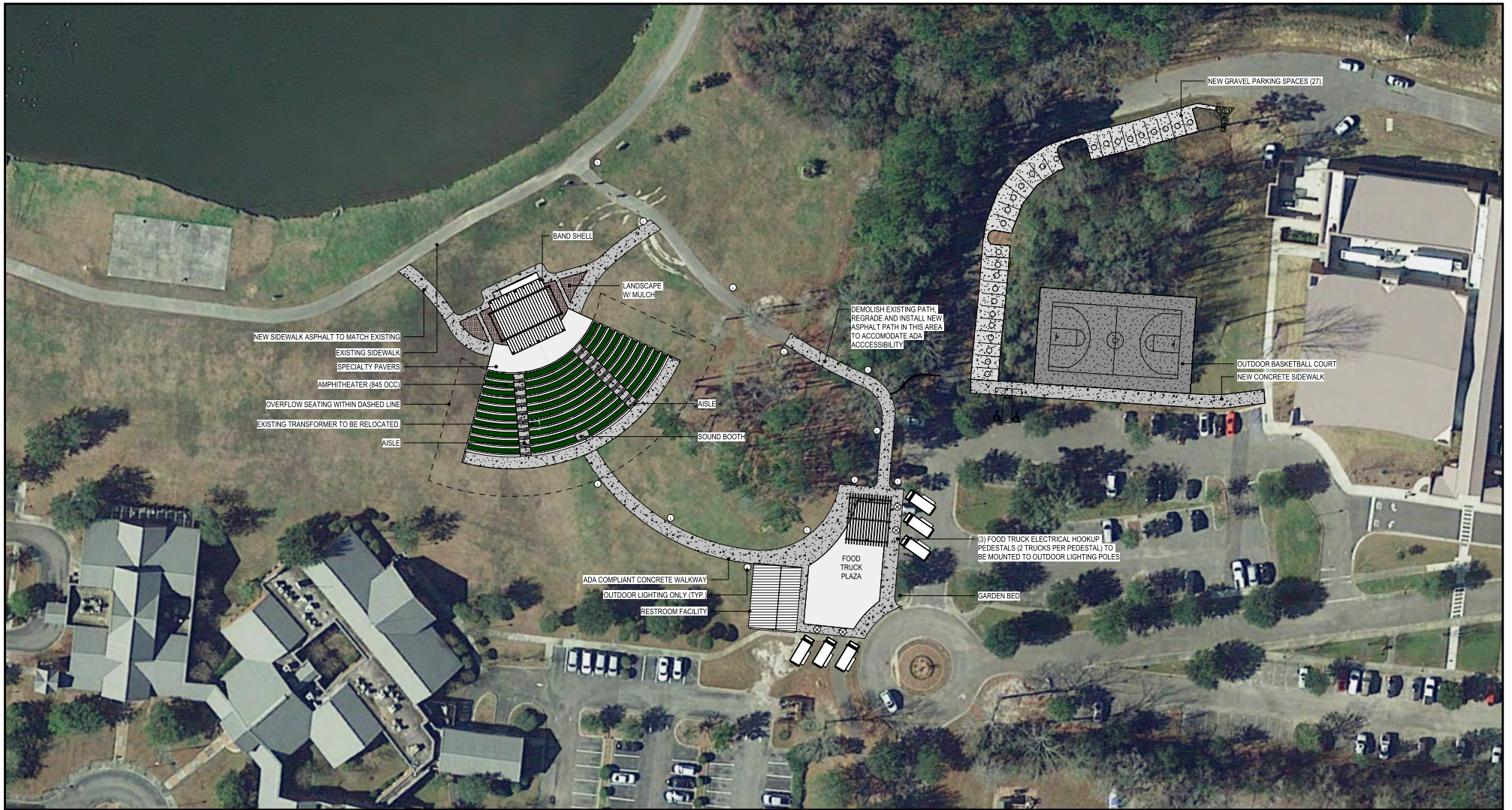




1 AERIAL VIEW W/ EXISTING PHOTOS
3 1/2" = 1'-0"



JOSEPH S DANING AMPHITHEATER
 519 N GOOSE CREEK BLVD
 GOOSE CREEK, SC 29445

EXISTING PHOTOS / 3
 GOOSE CREEK ARB SUBMISSION



 TRUE NORTH
 PROJECT NORTH
1 SITE PLAN
 4 1/2" = 1'-0"

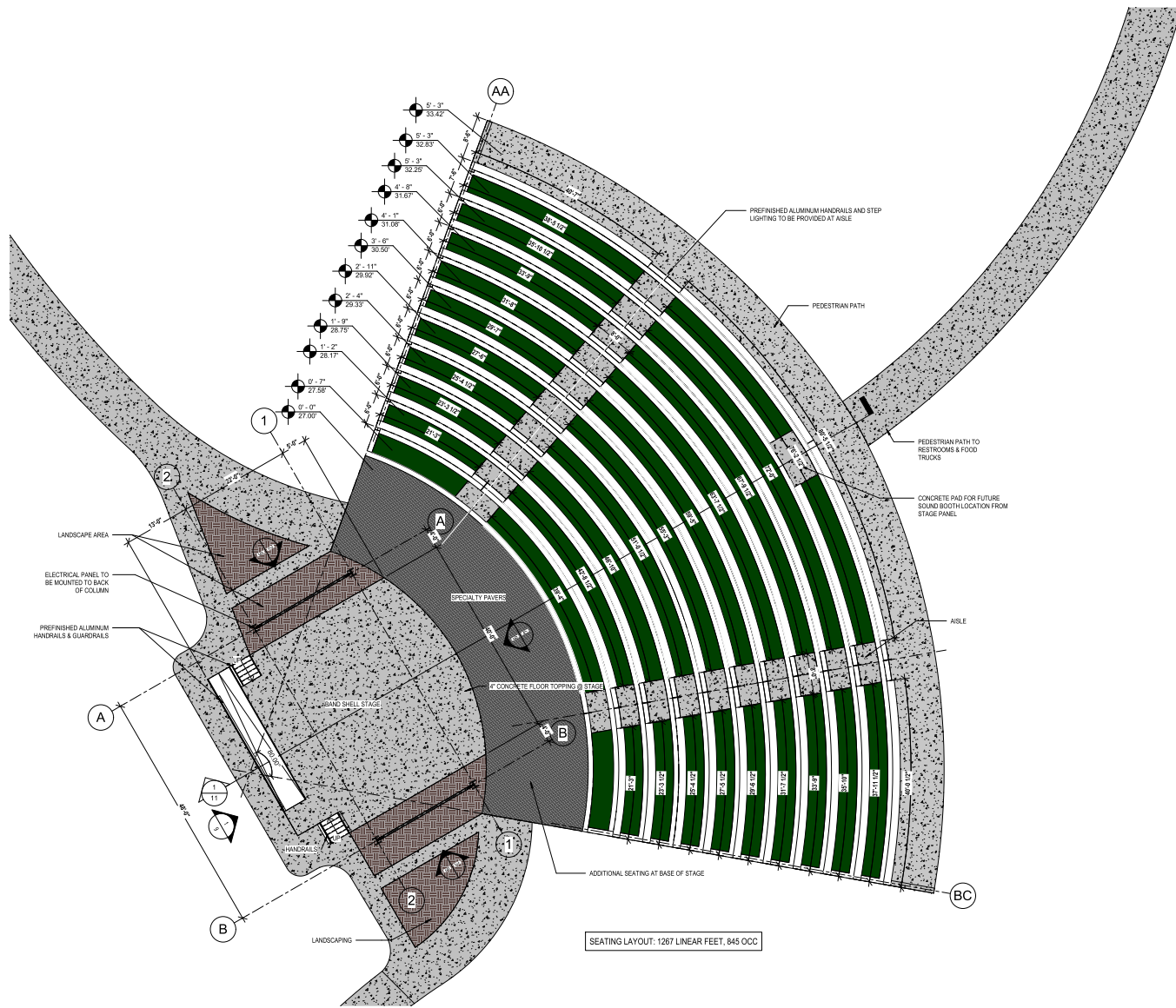


JOSEPH S DANING AMPHITHEATER

519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

SITE PLAN / 4

GOOSE CREEK ARB SUBMISSION



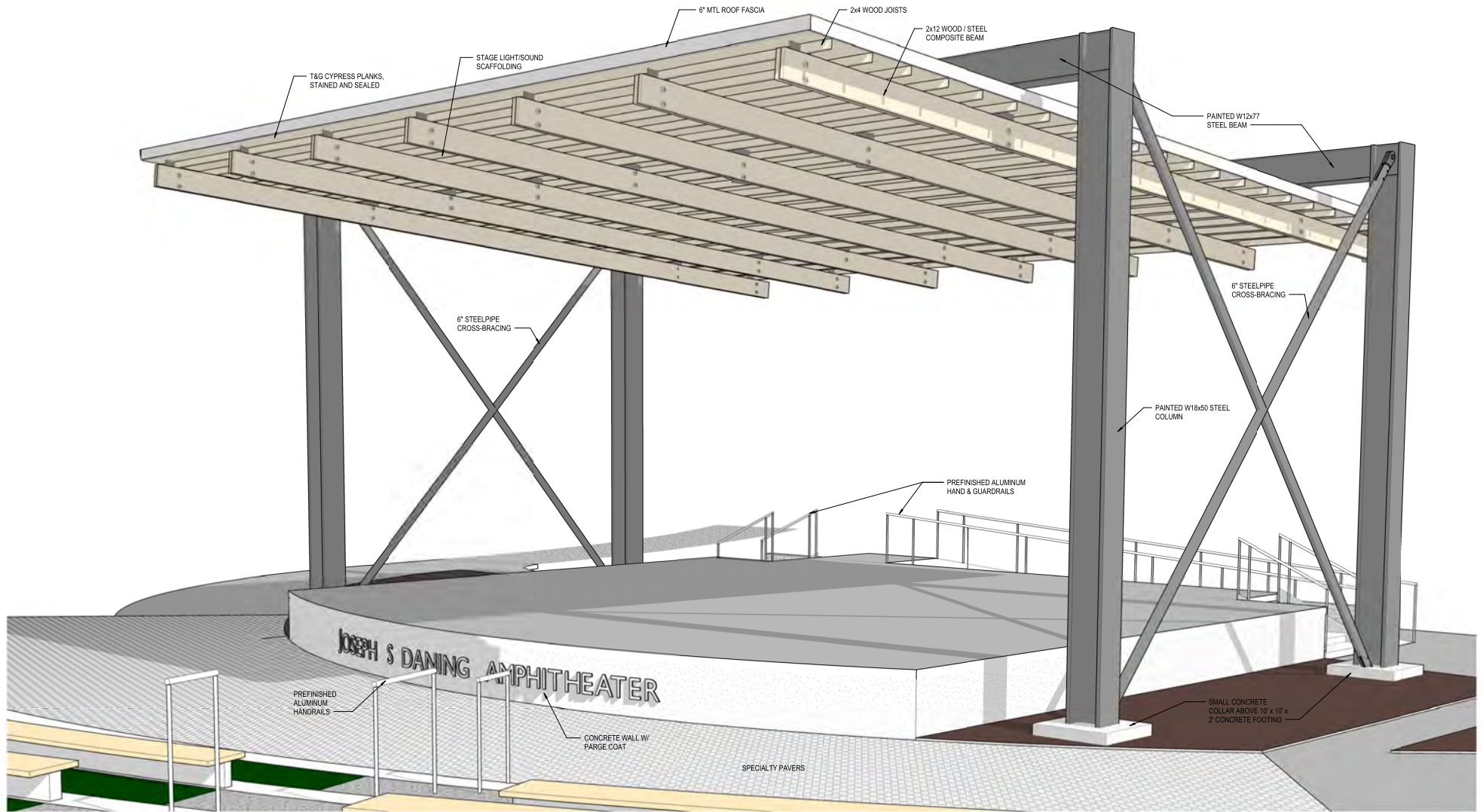
SEATING LAYOUT: 1267 LINEAR FEET, 845 OCC


 TRUE NORTH PROJECT NORTH
2 AMPHITHEATER FLOOR PLAN
 1/8" = 1'-0"


JOSEPH S DANING AMPHITHEATER
 519 N GOOSE CREEK BLVD
 GOOSE CREEK, SC 29445

AMPHITHEATER FLOOR PLAN / 5
 GOOSE CREEK ARB SUBMISSION

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1 3D VIEW @ BAND SHELL

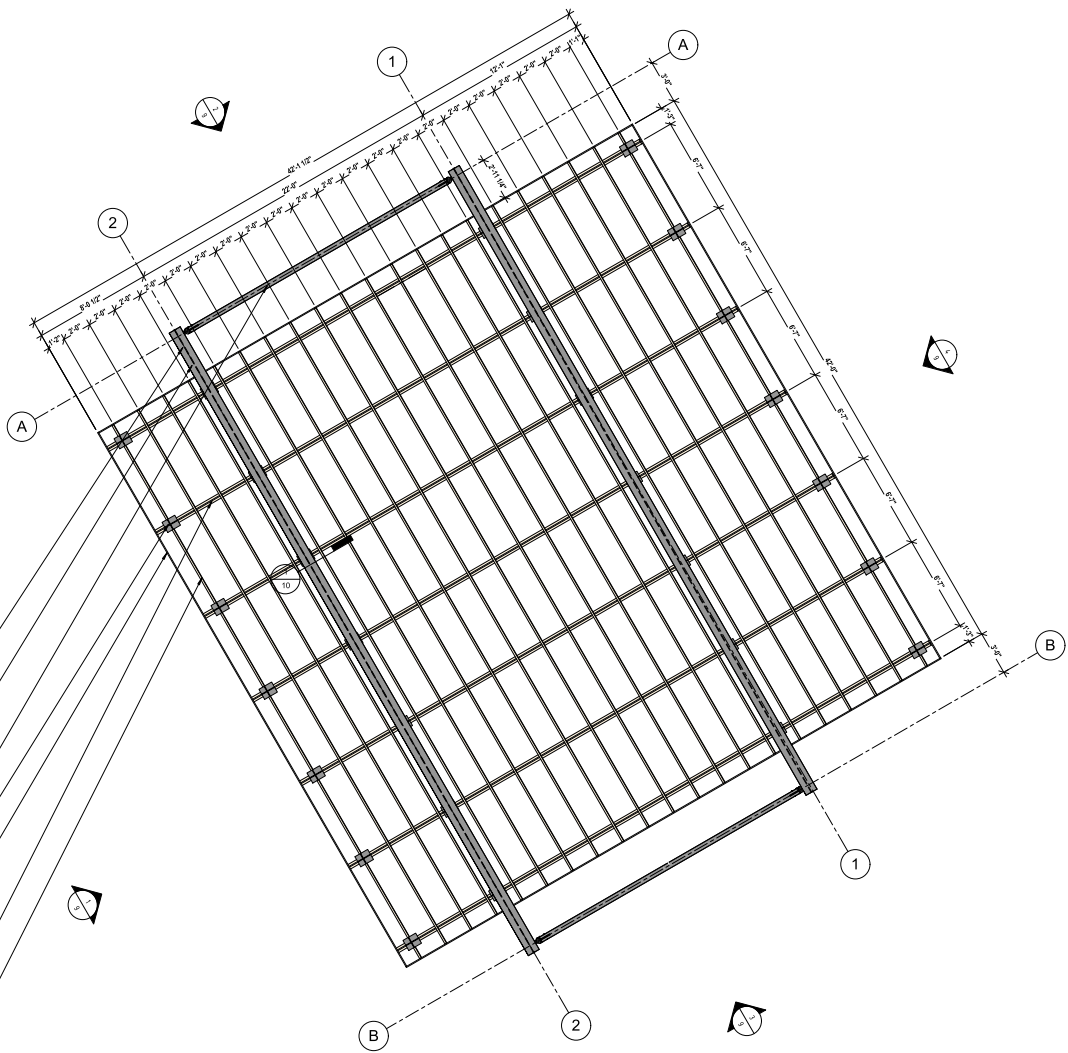


JOSEPH S DANING AMPHITHEATER

519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

3D VIEW - BANDSHELL / 6

GOOSE CREEK ARB SUBMISSION



STRUCTURAL MEMBER COUNTS:

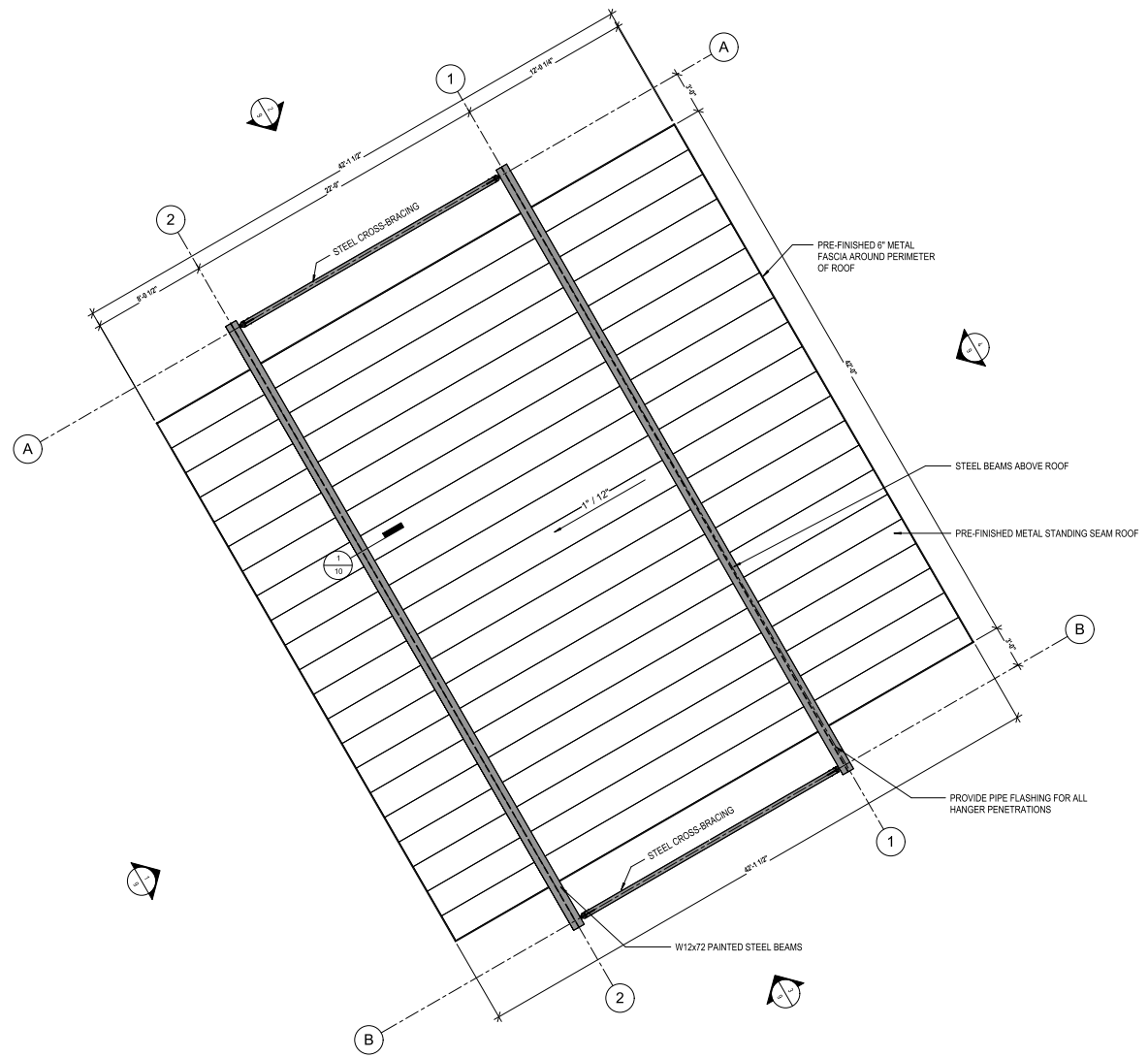
STEEL COLUMNS (PAINTED):
QTY: 4
SIZE: W18x50
TOTAL LINEAR FEET: 96'-0"
STEEL BEAMS (PAINTED):
QTY: 2
SIZE: W12x72
TOTAL LINEAR FEET: 96'-0"
STEEL CROSS-BRACING:
QTY: 4
SIZE: 4" STEEL PIPES
TOTAL LINEAR FEET: 120'-0"
KNIFE PLATES & PIPE HANGERS:
QTY: 28 OF EACH
PREFINISHED METAL FASCIA:
SIZE: 6"
TOTAL LINEAR FEET (PERIMETER): 168'-0"
1x6 CYPRESS PLANKS, STAINED AND SEALED:
TOTAL AREA: 1764 SF
2x12 WOOD / STEEL COMPOSITE BEAM:
QTY: 14
SIZE: 2x12
TOTAL LINEAR FEET: 588'-0"
WOOD JOISTS / PURLINS:
QTY: 21
SIZE: 2x4
TOTAL LINEAR FEET: 882'-0"

 TRUE NORTH
 PROJECT NORTH
1 FRAMING PLAN @ BAND SHELL
1/4" = 1'-0"


JOSEPH S DANING AMPHITHEATER
 519 N GOOSE CREEK BLVD
 GOOSE CREEK, SC 29445

BAND SHELL FRAMING PLAN / 7
 GOOSE CREEK ARB SUBMISSION

8/19/2022 4:50:24 PM



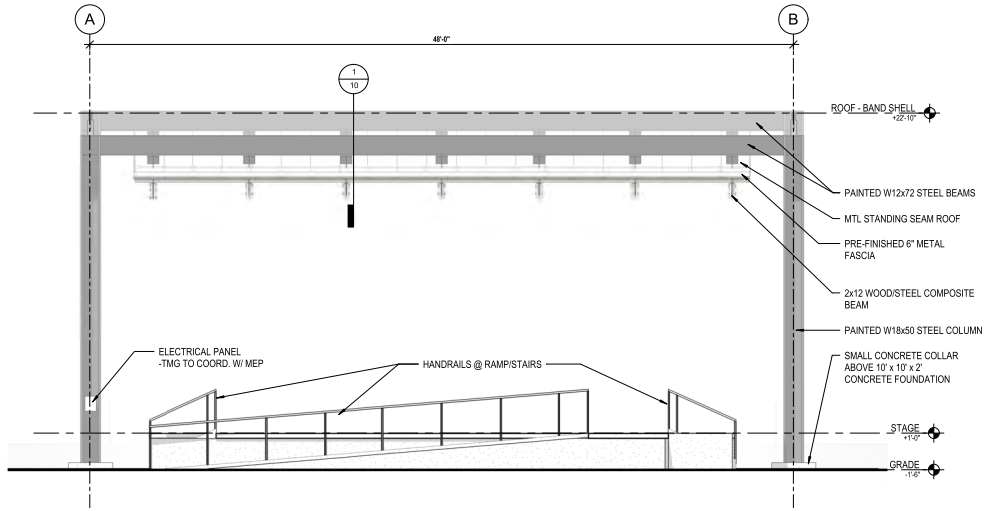
1 FRAMING PLAN @ BAND SHELL
1/4" = 1'-0"



JOSEPH S DANING AMPHITHEATER
 519 N GOOSE CREEK BLVD
 GOOSE CREEK, SC 29445

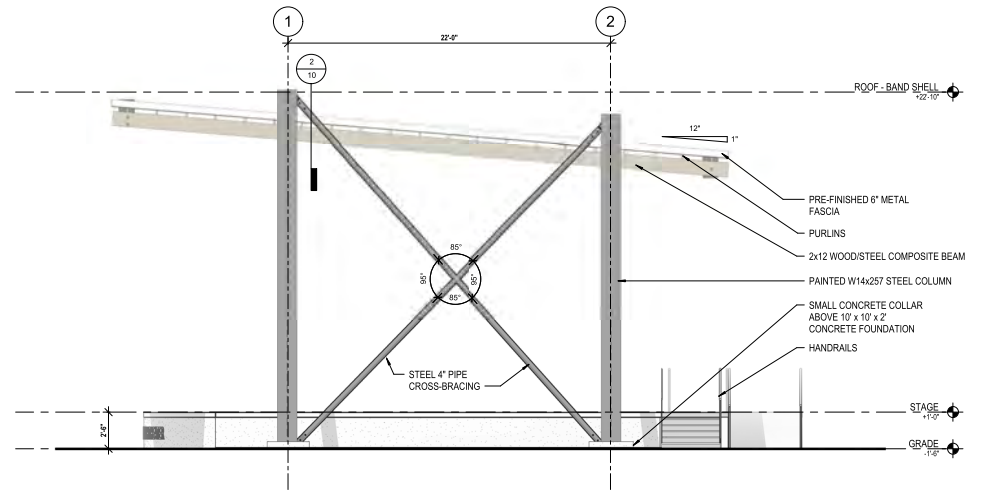
BAND SHELL ROOF PLAN / 8

GOOSE CREEK ARB SUBMISSION



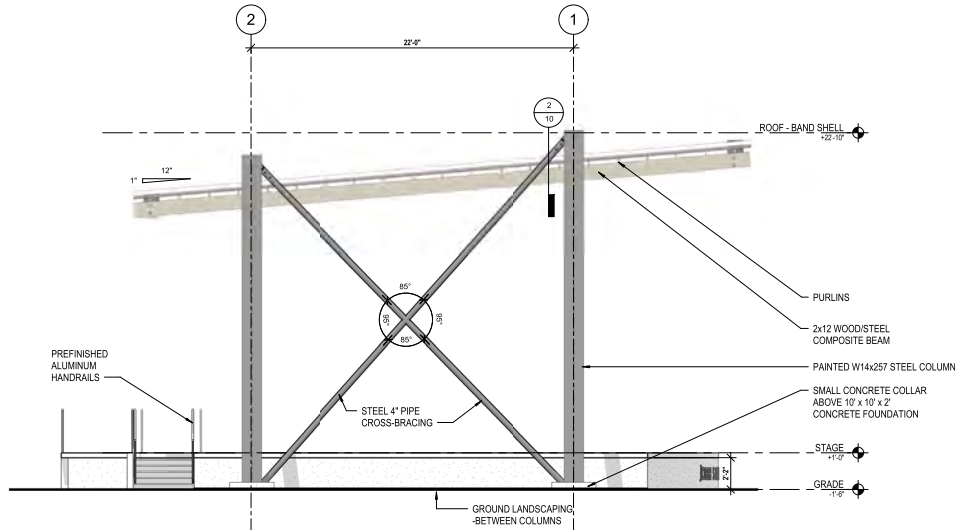
1 SOUTHWEST ELEVATION

1/4" = 1'-0"



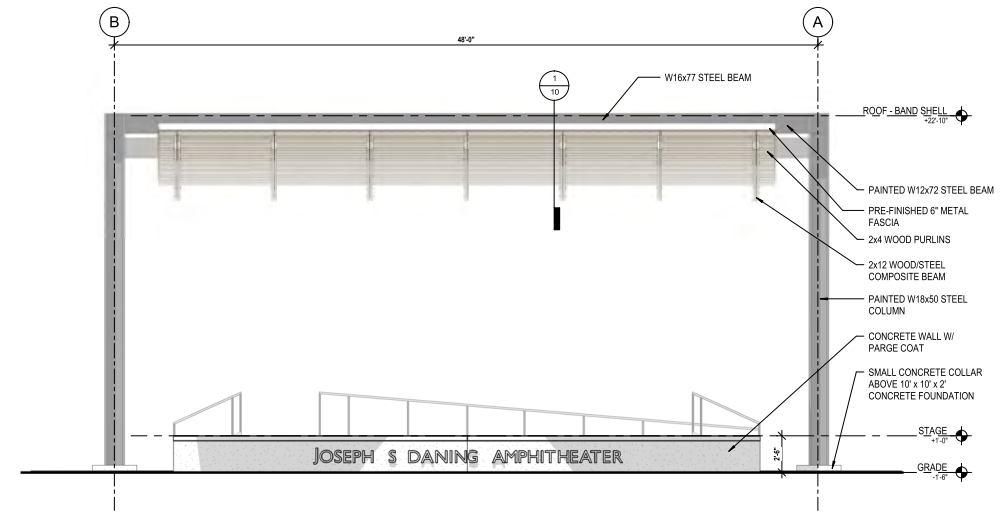
2 NORTHWEST ELEVATION

1/4" = 1'-0"



3 SOUTHEAST ELEVATION

1/4" = 1'-0"



4 NORTHEAST ELEVATION

1/4" = 1'-0"

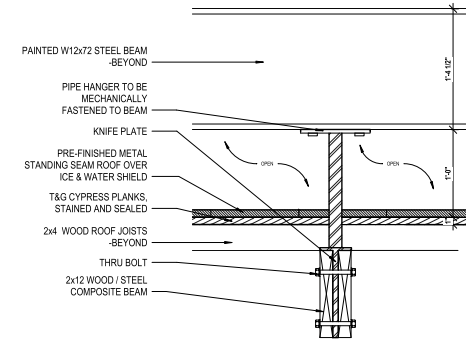


JOSEPH S DANING AMPHITHEATER

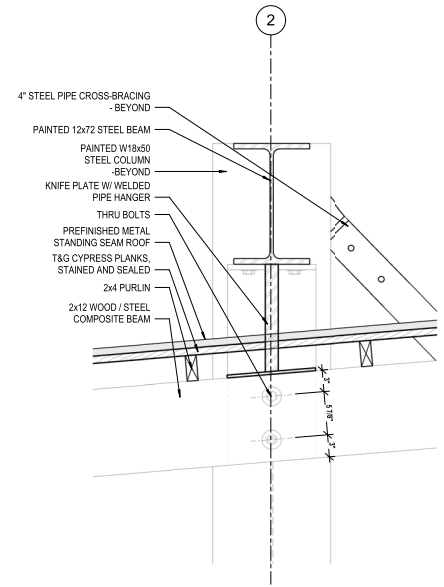
519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

BAND SHELL ELEVATIONS / 9

GOOSE CREEK ARB SUBMISSION



2 SECTION DETAIL @ BEAM-RAFTER CONNECTION - FRONT
10 1/12" = 1'-0"



1 SECTION DETAIL @ BEAM-RAFTER CONNECTION - SIDE
10 1/12" = 1'-0"

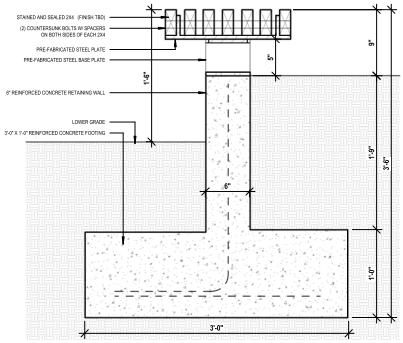


JOSEPH S DANING AMPHITHEATER

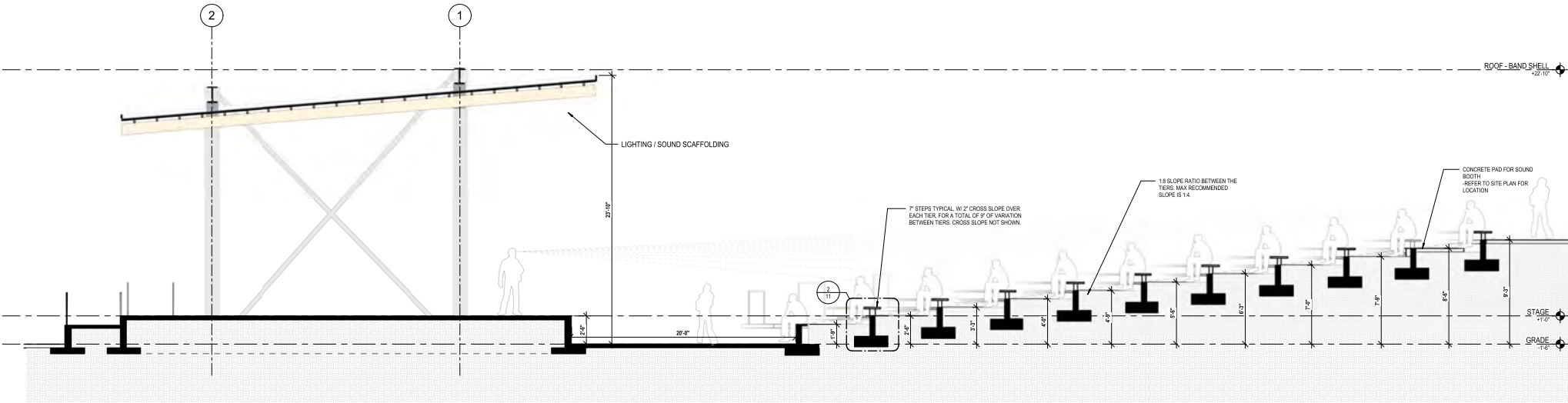
519 N GOOSE CREEK BLVD
 GOOSE CREEK, SC 29445

BAND SHELL DETAILS / 10

GOOSE CREEK ARB SUBMISSION



2 SECTION DETAIL @ AMPHITHEATER SEAT
1/12" = 1'-0"



1 SITE SECTION @ AMPHITHEATER
1/12" = 1'-0"

MIG JOSEPH S DANING AMPHITHEATER
519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

AMPHITHEATER SITE SECTION / 11
GOOSE CREEK ARB SUBMISSION



JOSEPH S DANING AMPHITHEATER

519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

RENDERING / 12

GOOSE CREEK ARB SUBMISSION



JOSEPH S DANING AMPHITHEATER

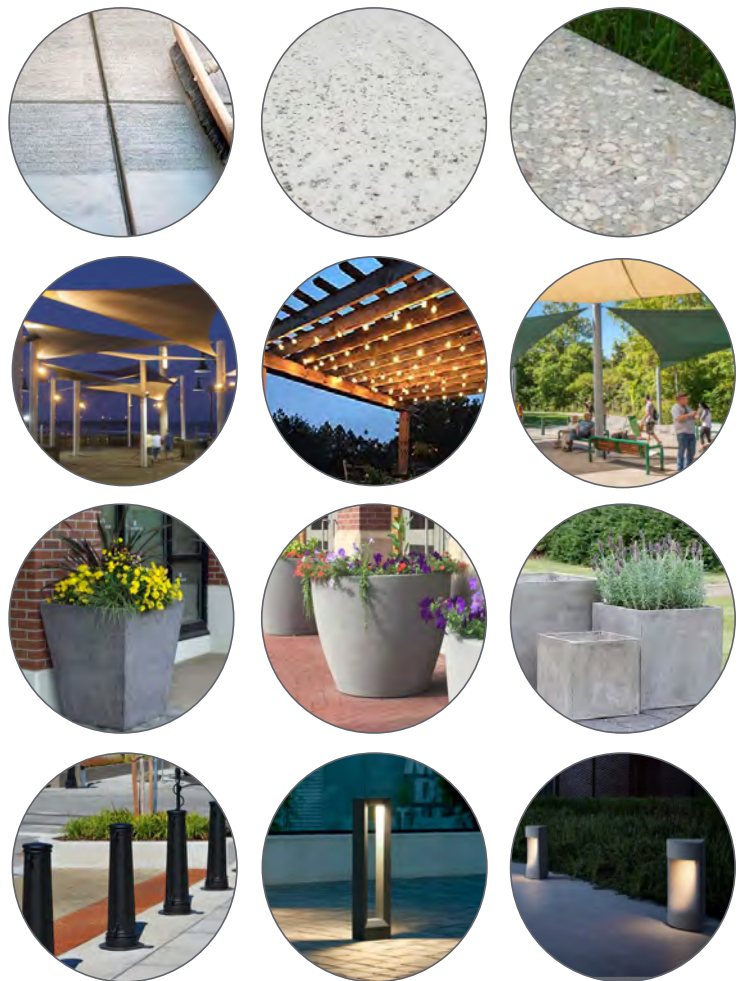
519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

RENDERINGS / 13

GOOSE CREEK ARB SUBMISSION



REFERENCE IMAGES:



SEPTEMBER 6, 2022
 SCALE : 1"= 20'

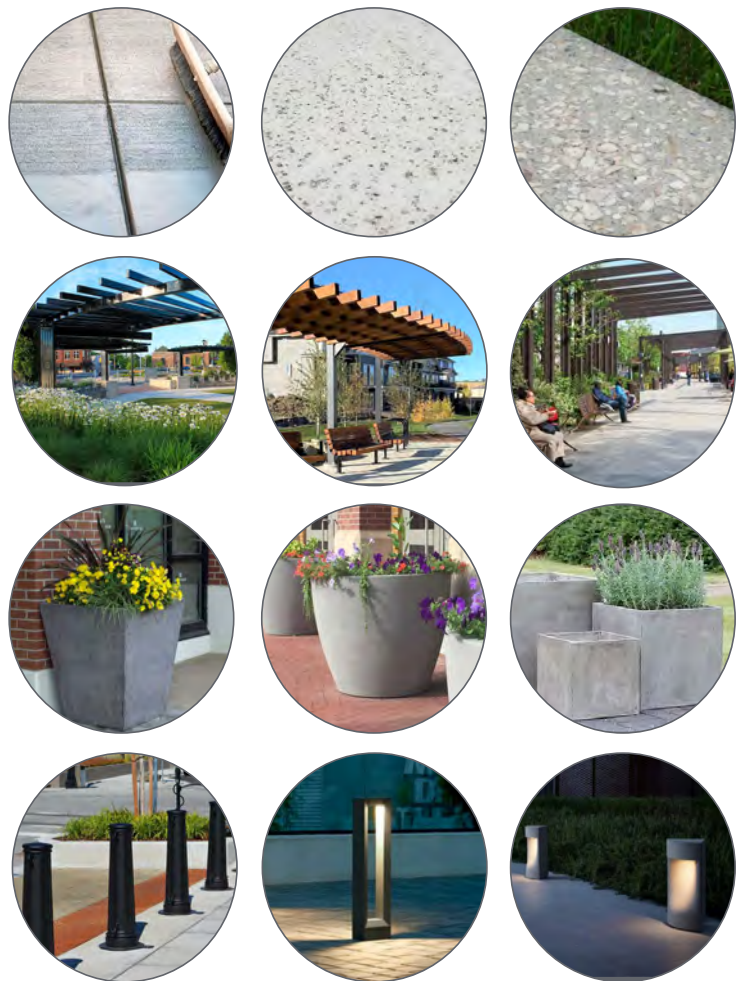
THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

GOOSE CREEK AMPHITHEATER / MASTER PLAN A
 SUMMERVILLE, SC





REFERENCE IMAGES:



SEPTEMBER 6, 2022
 SCALE : 1"= 20; ①

THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.

GOOSE CREEK AMPHITHEATER / MASTER PLAN B
 SUMMERVILLE, SC





JOSEPH S DANING AMPHITHEATER

519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

RENDERING / 16

GOOSE CREEK ARB SUBMISSION



JOSEPH S DANING AMPHITHEATER

519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

RENDERING / 17

GOOSE CREEK ARB SUBMISSION

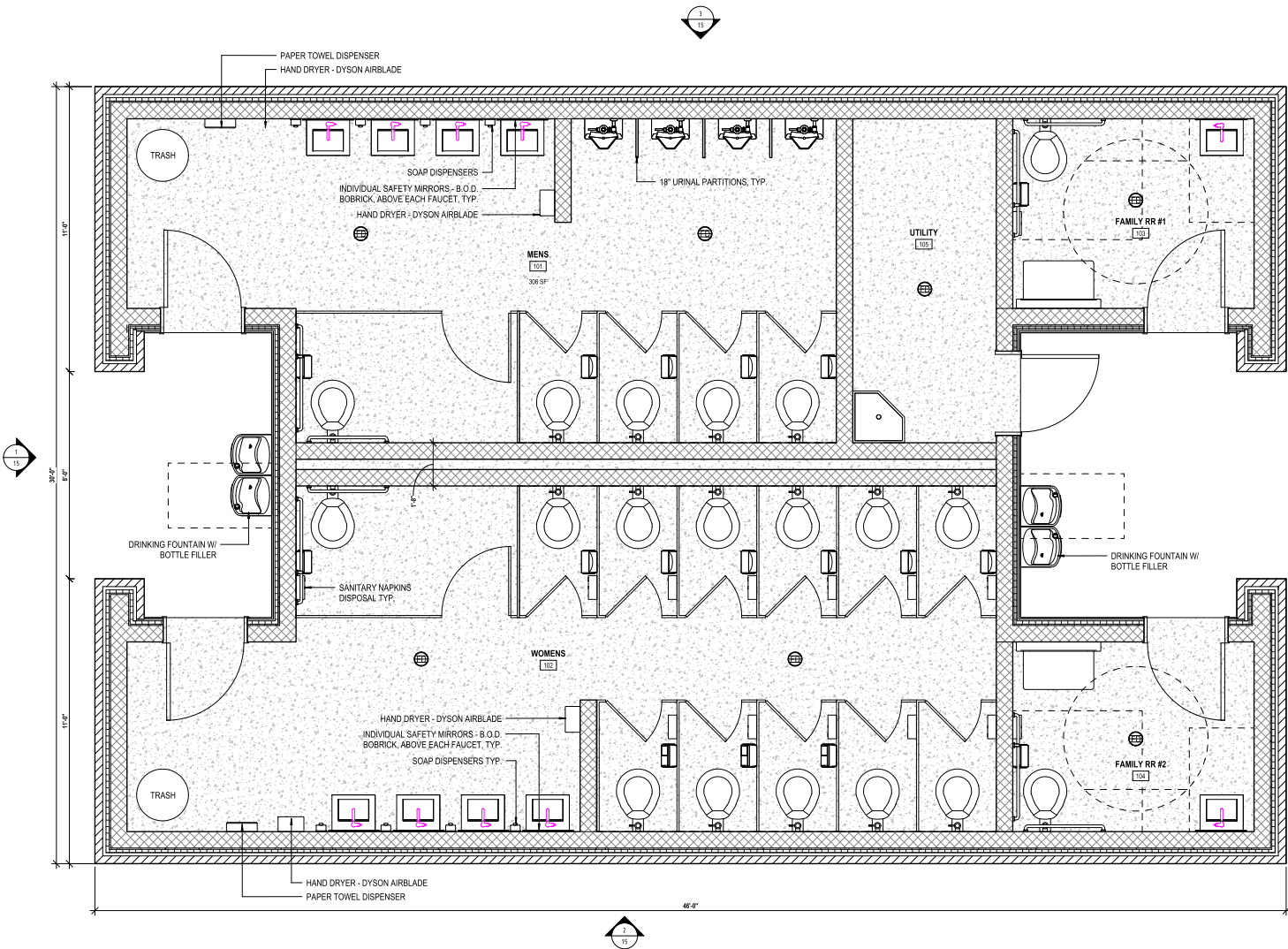


JOSEPH S DANING AMPHITHEATER

519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

RENDERING / 18

GOOSE CREEK ARB SUBMISSION



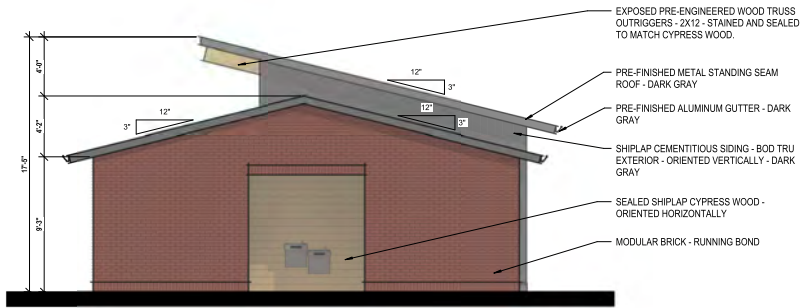
- 1.) TROUGH SINK - TRUFORM CONCRETE SINK, TRUFORM SINGLE IN FAMILY RR.
- 2.) ALL WALLS TO BE PAINTED CMU
- 3.) PHENOLIC TOILET PARTITIONS
- 4.) HAND DRYER - DYSON AIRBLADE
- 5.) COORDINATE TOILET ACCESSORIES W GC
- 6.) TRASH CANS -TBD



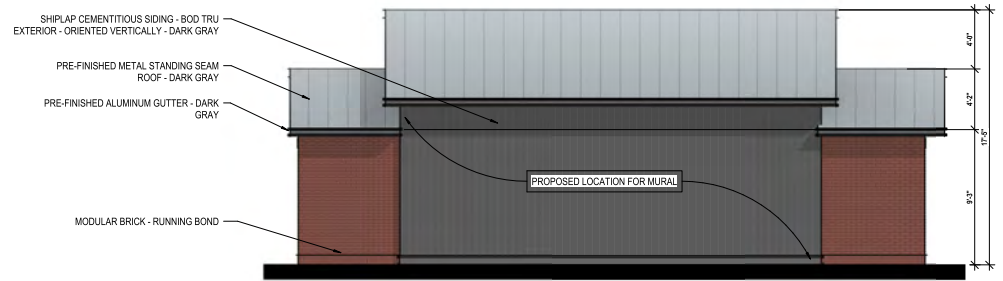
1 FLOOR PLAN @ RESTROOM FACILITY
 14 1/2" x 11"


JOSEPH S DANING AMPHITHEATER
 519 N GOOSE CREEK BLVD
 GOOSE CREEK, SC 29445

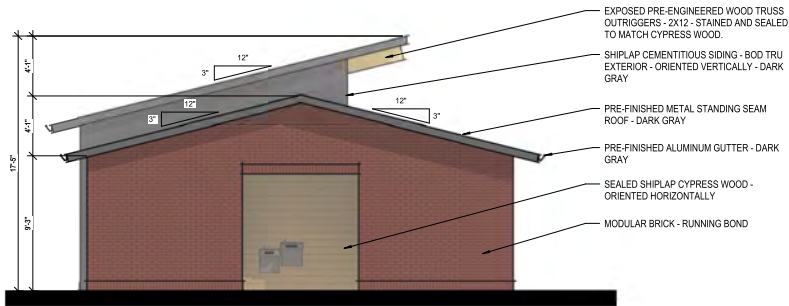
RESTROOM FLOOR PLAN / 19
 GOOSE CREEK ARB SUBMISSION



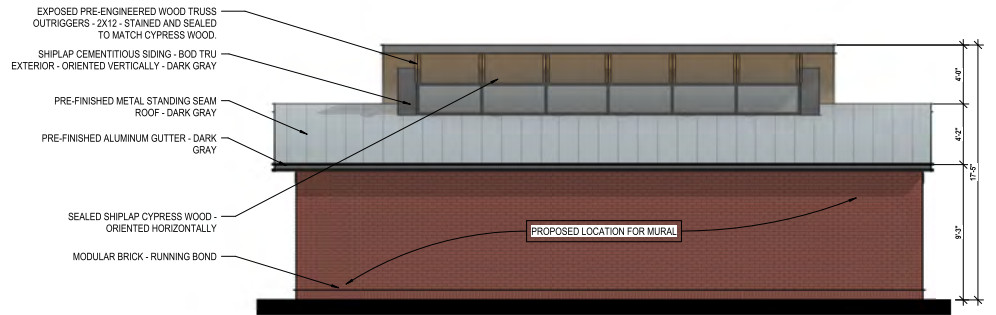
1 RESTROOM WEST ELEVATION
1/8" = 1'-0"



2 RESTROOM SOUTH ELEVATION
1/8" = 1'-0"



3 RESTROOM EAST ELEVATION
1/8" = 1'-0"



4 RESTROOM NORTH ELEVATION
1/8" = 1'-0"

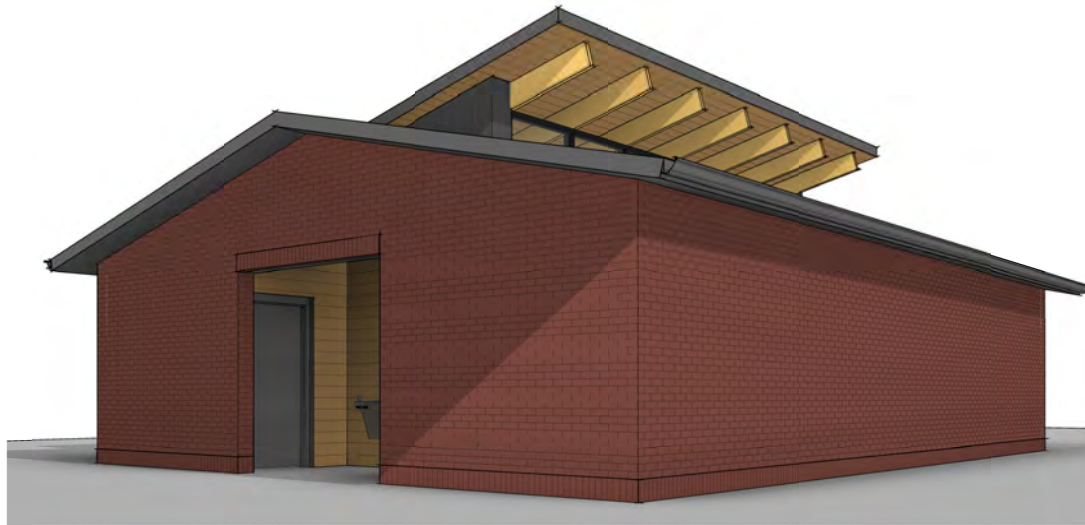


JOSEPH S DANING AMPHITHEATER

519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

RESTROOM ELEVATIONS / 20

GOOSE CREEK ARB SUBMISSION



1 3D VIEW @ RESTROOM - NORTHEAST CORNER



2 3D VIEW @ RESTROOM - SOUTHWEST CORNER

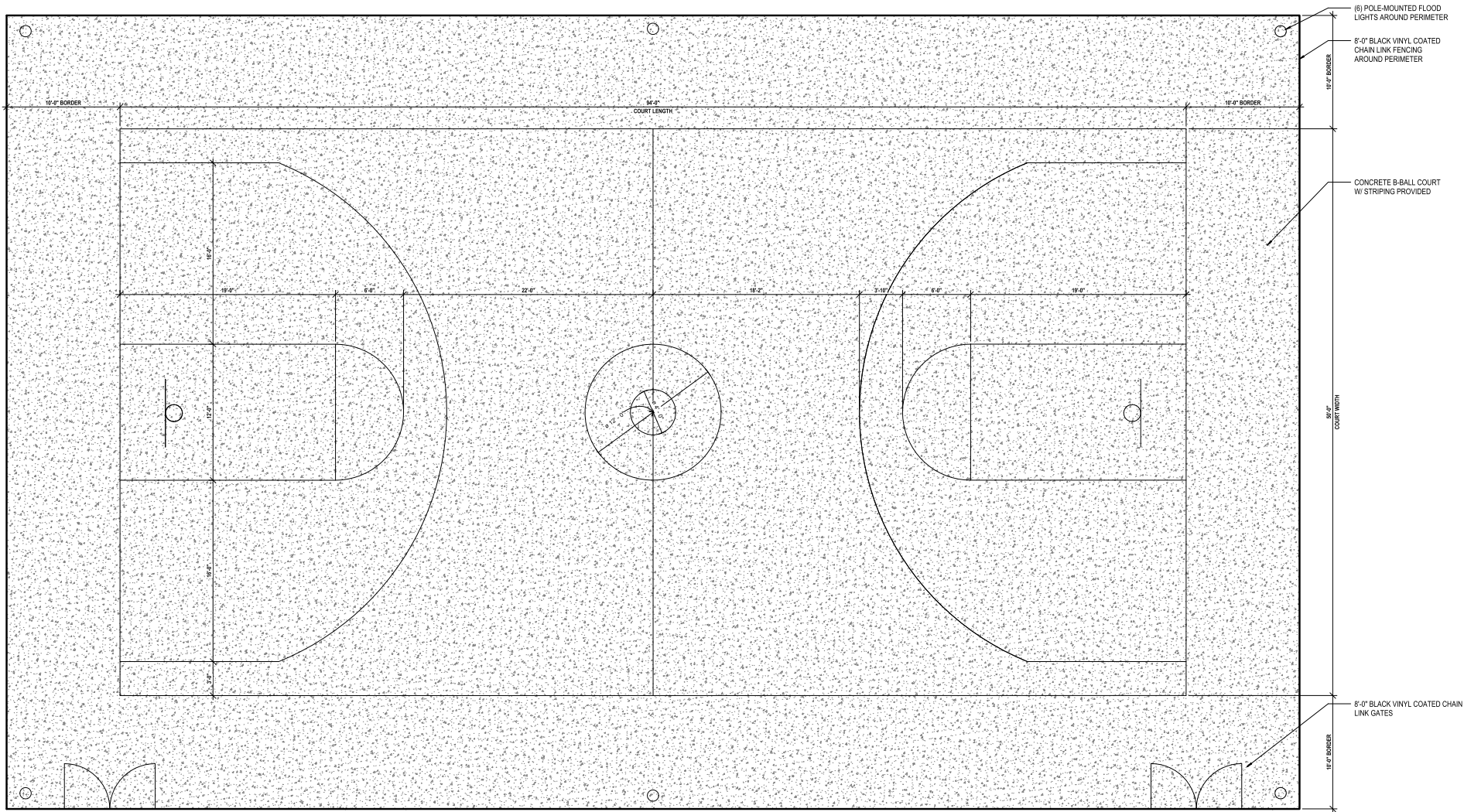


JOSEPH S DANING AMPHITHEATER

519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

3D VIEWS - RESTROOM / 21

GOOSE CREEK ARB SUBMISSION



1 FLOOR PLAN @ BASKETBALL COURT
1/4" = 1'-0"



JOSEPH S DANING AMPHITHEATER

519 N GOOSE CREEK BLVD
GOOSE CREEK, SC 29445

OUTDOOR BASKETBALL COURT / 22

GOOSE CREEK ARB SUBMISSION