



THE CITY OF
GOOSE CREEK

BERKELEY CO. **EST. 1961** SO. CAROLINA

ARCHITECTURAL REVIEW BOARD

MONDAY, July 15, 2019

6:30PM

**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: BRENDA M. MONEER
PLANNING TECHNICIAN

DATE: JULY 10, 2019

SUBJECT: NOTIFICATION OF ARB MEETING

This is to remind everyone that the next meeting of the Architectural Review Board is scheduled for Monday, July 15, 2019, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Monday's meeting, please don't hesitate to contact myself (x.1116) or , Mark Brodeur, Planning Director (x.1118) at 843-797-6220. We look forward to seeing you.



**CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD**

AGENDA

MONDAY, JULY 15, 2019, 6:30PM

MARGUERITE BROWN MUNICIPAL CENTER

CITY HALL COUNCIL CHAMBERS

519 N. GOOSE CREEK BLVD.

- I. **CALL TO ORDER** – Chairperson Sharon Clopton
- II. **ROLL CALL**
- III. **REVIEW OF MINUTES:** June 17, 2019
- IV. **OLD BUSINESS - Minor Applications**
 - a) Atrium Builders – 219 S. Goose Creek Blvd.-Upfit Front Facade
- V. **NEW BUSINESS - Minor Applications**
 - b) Boost Mobile, 139 Red Bank Road, Ste. G – Wall Mount Sign
- VI. **COMMENTS FROM THE BOARD**
- VII. **COMMENTS FROM STAFF**
- VIII. **ADJOURNMENT**

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, JUNE 17, 2019, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. Call to Order

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

II. Roll Call

Present: Gary Becker, Lisa Burdick, David Cantrill, Sharon Clopton, Ricky Dresel, Jen Wise
Absent: Tom Risso
Staff Present: Daniel Moore, Mark Brodeur, Brenda Moneer

III. Review of Minutes from May 20, 2019

Motion: A motion was made to approve the minutes. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.
Discussion: There was none.
Vote: All voted in favor, none opposed (6-0). Motion carried.

IV. New Business – Minor Applications

1. aLord Ashley Driving School - Signage – 205 N. Goose Creek Blvd

A representative presented the application and color samples to the Architectural Review Board (ARB). The representative stated the school will be located in Creekside Shopping Center and the sign will be lit with LED lights.

Motion: A motion was made to approve the application as submitted. **Moved by** Board Member Becker, **Seconded by** Board Member Cantrill.
Discussion: There was none.

Vote: All voted in favor, none opposed (6-0). Motion carried.

2. Turning Page Bookstore – Signage – 216 St. James Ave

A representative presented the application and color samples to the ARB. Board Member Wise stated the application stated bookstore, however the sign sample stated bookshop. It was agreed this was not an issue.

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

Discussion: There was none.

Vote: All in favor, none opposed (6-0). Motion carried.

V. NEW BUSINESS - Major Application

1. Taco Bell – Upfit – 104 S. Goose Creek Blvd

A representative presented the application and color samples to the ARB. He stated the brick on the sample photo will not be included in the upfit. Mr. Brodeur stated the removal of the brick from the base plate brings concerns regarding the replacement material that will be used. He requested to work with the applicant for a replacement material.

Motion: A motion was made to approve the application contingent of working with City Planning Director to find a suitable replacement for the stonework. **Moved by** Board Member Cantrill, **Seconded by** Board Member Burdick.

Discussion: Chairperson Clopton stated that if the applicant works with City Planning regarding the replacement material for the brickwork, he does not need to go before the board.

Roll Call Vote: Board Member Becker, Board Member Burdick, Board Member Cantrill, Chairperson Clopton, Board Member Dresel, and Board Member Wise voted in favor. Motion carried. (6-0)

VI. Comments from The Board

Board Member Cantrill inquired when a roll call vote is needed. Chairperson Clopton stated she request a roll call vote when she senses opposition on the board or if it is requested. Board Member Wise inquired if a schedule for training has been assigned. Mr. Moore stated that he will be notifying the board of in-house training soon.

VII. Comments from Staff

Mr. Moore introduced Mr. Mark Brodeur the new Planning Director.

VIII. Adjournment

Motion: A motion was made to adjourn at 6:46 pm. **Moved By:** Board Member Becker, **Seconded By:** Board Member Cantrill.

Discussion: There was none.

Vote: All voted in favor, none opposed (6-0). Motion carried.

_____ Date _____
Sharon Clopton, Chairperson



November 15, 2017

Mr. Bill Beauchgng
Atrium Builders
919 W. Richardson Ave.
Summerville, SC 29483

RE: Up-fit, Front Façade
219 S Goose Creek Boulevard, Goose Creek, SC

Dear Mr. Beauchgng:

On Monday, November 20, 2017, the City of Goose Creek's Architectural Review Board reviewed your application for an up-fit for the front façade of the above referenced business. The Board approved the application as submitted. Please note that the application is approved for a period of one year from date of approval. Should your client wish to make any changes, the application will be required to go back to the Board for review.

Should you or your client have any questions or wish for further clarification, we ask that you contact the City's Director of Planning and Zoning, Kara Browder, at (843) 797-6220, ext. 1118.

Sincerely,

Sharon Clopton
Chairperson
Architecture Review Board

OLD BUSINESS - MINOR APPLICATION

RE-PRESENT TO ARB DUE TO TIME RESTRICTIONS

WITHIN ORDINANCE LANGUAGE OF 1 YEAR FROM

APPROVAL DATE.



Architectural Review Board

APPLICATION / INFORMATION SUMMARY

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

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

Property Address:		TMS No.:
Review request:	For:	Preliminary meeting date requested:
<input checked="" type="checkbox"/> Conceptual	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input checked="" type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Repairs or repaint with no changes	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition

Property Owner: PALMETTO LAND BUYERS LLC	Daytime phone: 843-532-3705
Applicant: BILL BEAUCHENG	Daytime phone: 843-514-7306
ARB Meeting Representative: BILL BEAUCHENG	Contact Information:
Applicant's mailing address: 919 W. RICHARDSON AVE	
City: SUMMERVILLE, S.C. 29433	State: SC Zip: 29433
Applicant's e-mail address: mnsorpas@dc.rvl.com	
Applicant's relationship: <input type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input checked="" 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)

6" REVEAL HARD-1 SIDING SMOOTH & PAINTED SW6672 MORNING SUN
 6" HARD-1 TRIM PAINTED SW 7004, SNOWBOARD

Scope of Work: (please give a detailed description)

DEMO EXISTING CMU WALL & REPLACE WITH WOOD STUD WALL COVERED WITH HARD-1 SIDING. PAINT ALL INCLUDING METAL SIDING TO REMAIN. SOffit TO BE FLAT HARD-1.

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: William B. Beaucheng Date: 11/15/17

Print name legibly: WILLIAM B. BEAUCHENG



ARCHITECTURAL REVIEW BOARD: SCOPE OF WORK
NOVEMBER 20, 2017 - MEETING DATE

PROJECT: Front Elevation Renovations **LOCATION:** 219 S Goose Creek Blvd.

The applicant will be presenting a renovation to the front façade of the building at the entry. Please see additional information with details outlining the material, color and installation.



Street view of property. Building sets back from road approximately 219 linear feet.

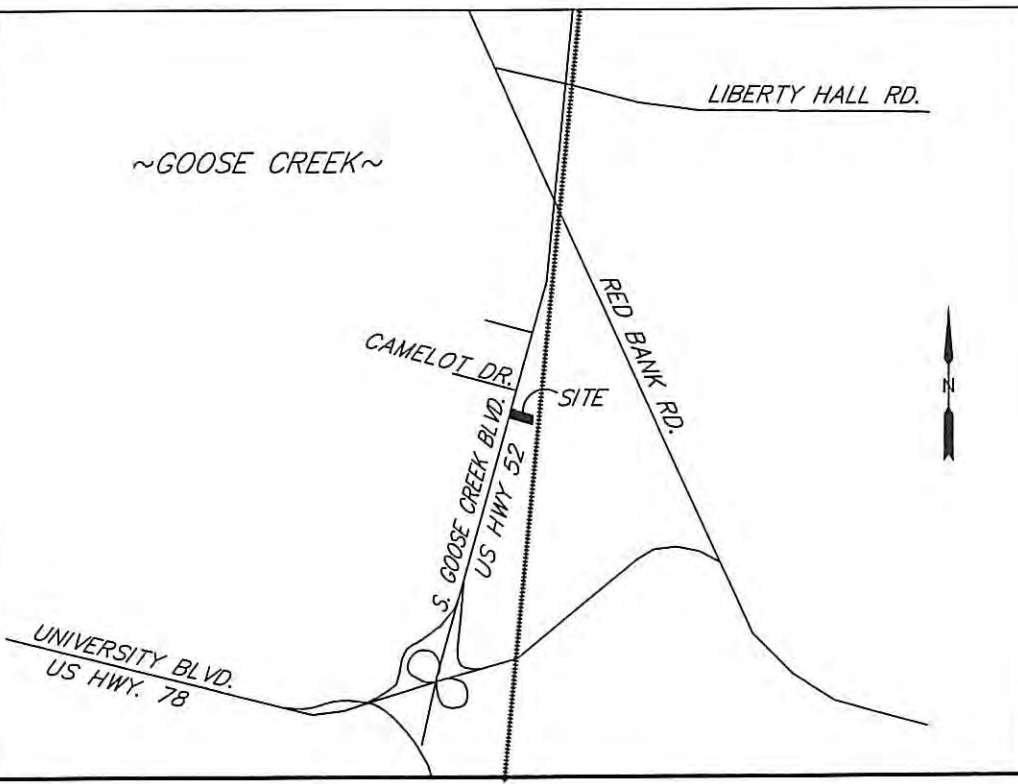


Aerial zoomed in above property ending in 022

Aerial – zoomed out

Surrounding Property to the North is Infinger.

Property to the South is Middle Earth Nursery.



LOCATION MAP

REFERENCES:

- DEED A187/143 HAENNI TO MARKOWITZ, AUG. 20, 1968
- EASEMENT C31/235 MANIGAULT, et al. TO SOUTHERN BELL TELEPHONE AND TELEGRAPH APR. 11, 1940
- QUIT CLAIM DEED A664/309 S.C.D.H.P.T. TO MARKOWITZ AUG. 25, 1986

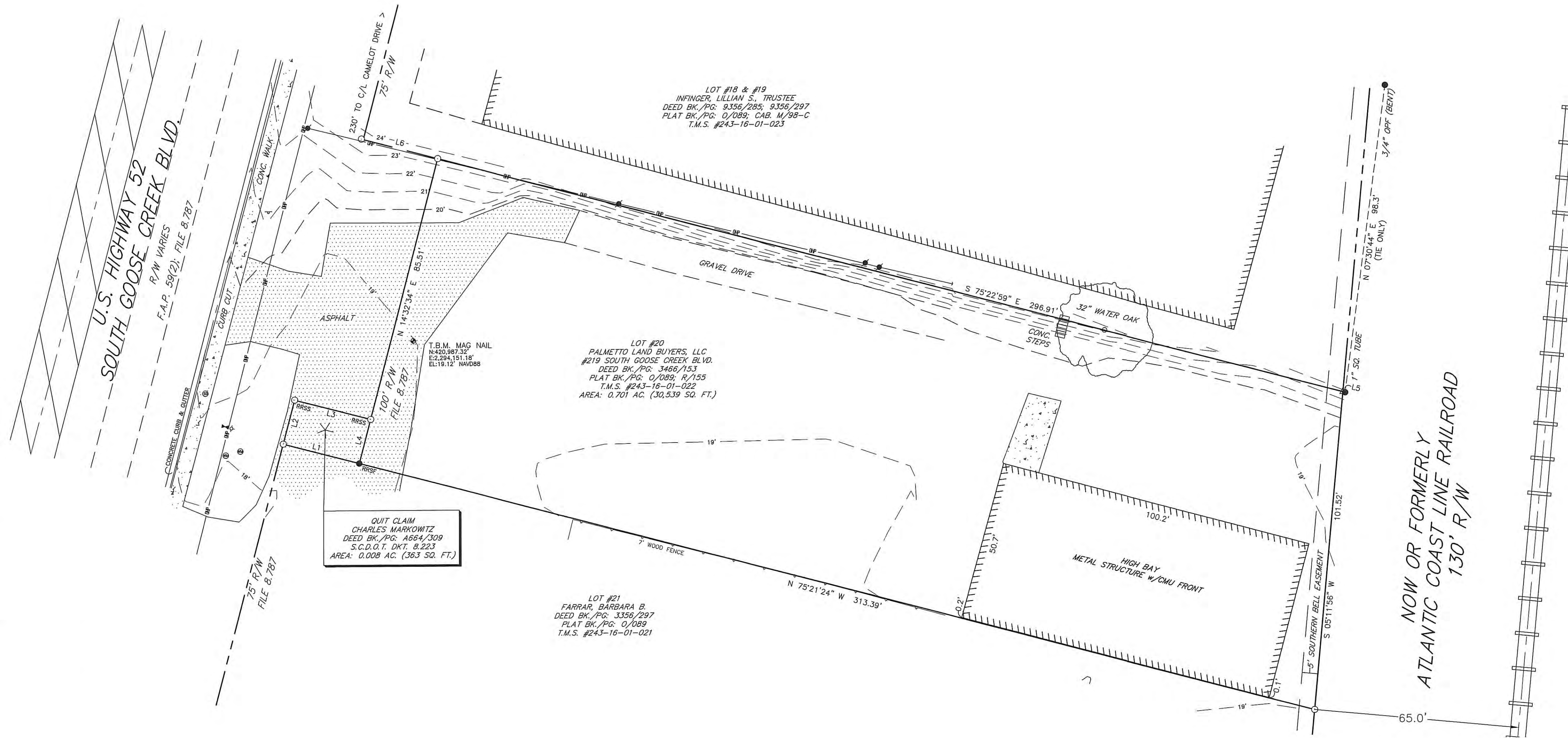
LINE	BEARING	DISTANCE
L1	N 75°21'24" W	25.00'
L2	N 14°32'34" E	14.50'
L3	S 75°21'24" E	25.00'
L4	S 14°32'34" W	14.50'
L5	S 75°22'59" E	0.73'
L6	N 75°22'59" W	25.00'



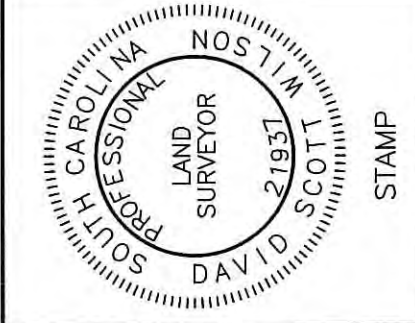
GRID NORTH
NAD 1983 (2011)

GENERAL NOTES

- THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
- THIS PLAT DELINEATES A RESURVEY AND TOPOGRAPHIC SURVEY OF AN EXISTING TRACT OF LAND, TMS PARCEL 243-16-01-022. THESE BOUNDARIES WERE ESTABLISHED BY RETRACEMENT OF APPLICABLE DEEDS AND PLATS AS REFERENCED HEREON, AND BY A FIELD SURVEY OF THE EXISTING MONUMENTATION FOUND.
- ALL PLAT AND DEED REFERENCES ARE FROM THE BERKELEY COUNTY ROD OFFICE UNLESS NOTED OTHERWISE.
- THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (i.e. POWER, TELEPHONE, SANITARY &/or STORM SEWER, etc.) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEED OR REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/or CONDITION. THIS PLAT DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF WETLANDS NOR ANY SUBTERRANEAN CONDITIONS OF ANY NATURE.
- ACCORDING TO F.E.M.A. F.I.R.M. COMMUNITY PANEL 45019C0285J, THIS SITE IS LOCATED IN FLOOD ZONE X; MAP REVISION OCTOBER 16, 2003.
- DATE OF FIELD SURVEY 6/9/2017.
- WATER AND SEWER ARE PROVIDED BY BOWSA.
- THIS PARCEL IS ZONED OC BY THE CITY OF GOOSE CREEK.
- VERTICAL DATUM IS NAVD88. CONTOUR INTERVAL IS ONE FOOT.



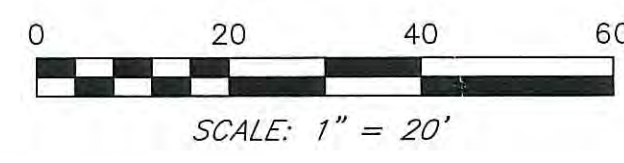
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED IN THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

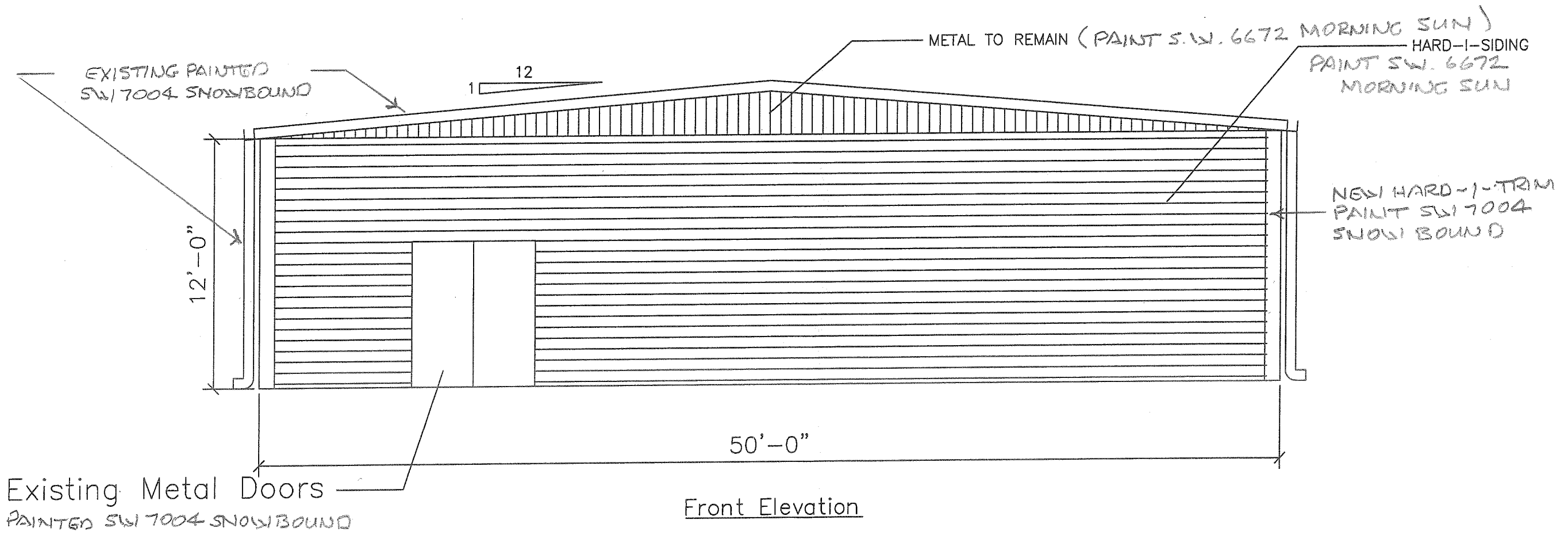


TOPOGRAPHIC SURVEY
for
LOT 20, OAKS PLANTATION
PALMETTO LAND BUYERS, LLC
SOUTH GOOSE CREEK BLVD., CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
JUNE 21, 2017

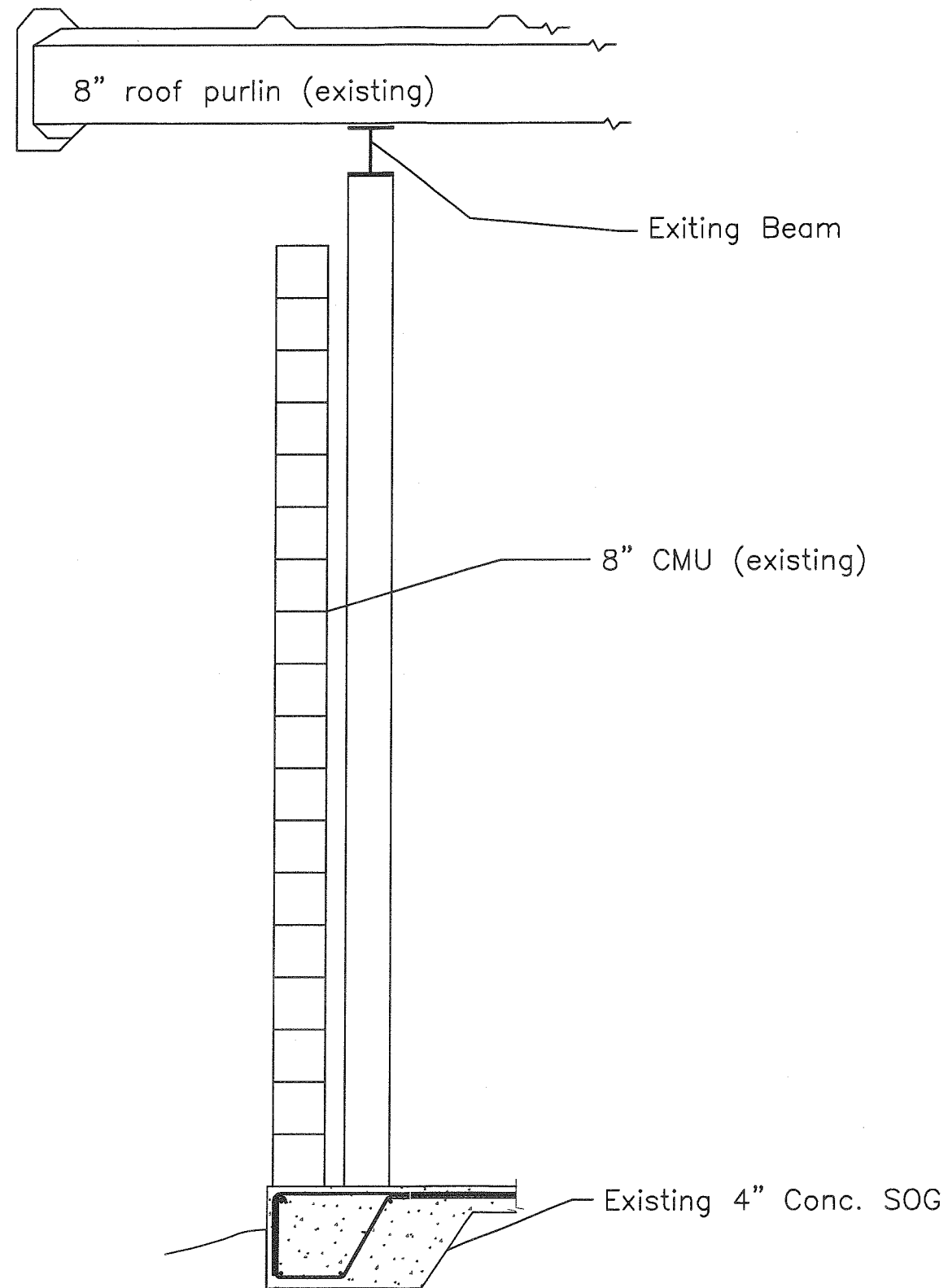
D. Scott Wilson Land Surveying, LLC
3110 South Main Street
Summerville, SC 29483
(843) 708-8065
dswscpls@aol.com

PROJECT: 17031
F.B./PG. 7/28
REVISION:



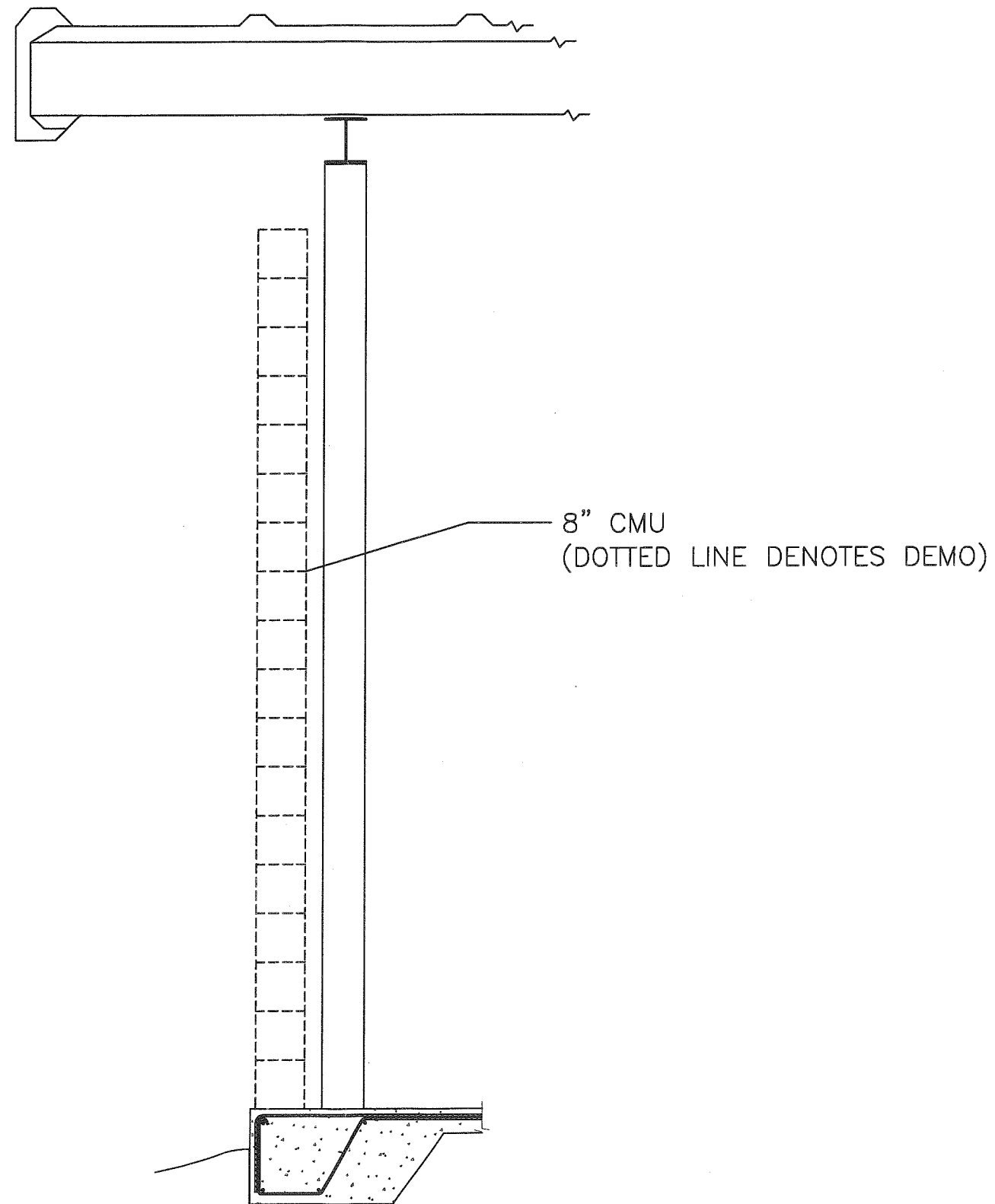


ATRIUM BUILDERS SUMMERVILLE, SC		
219 South Goose Creek Blvd		
DR BY: GEORGUI APOSTOLOV		
8/29/2017	3/16"=1'-0"	1-A



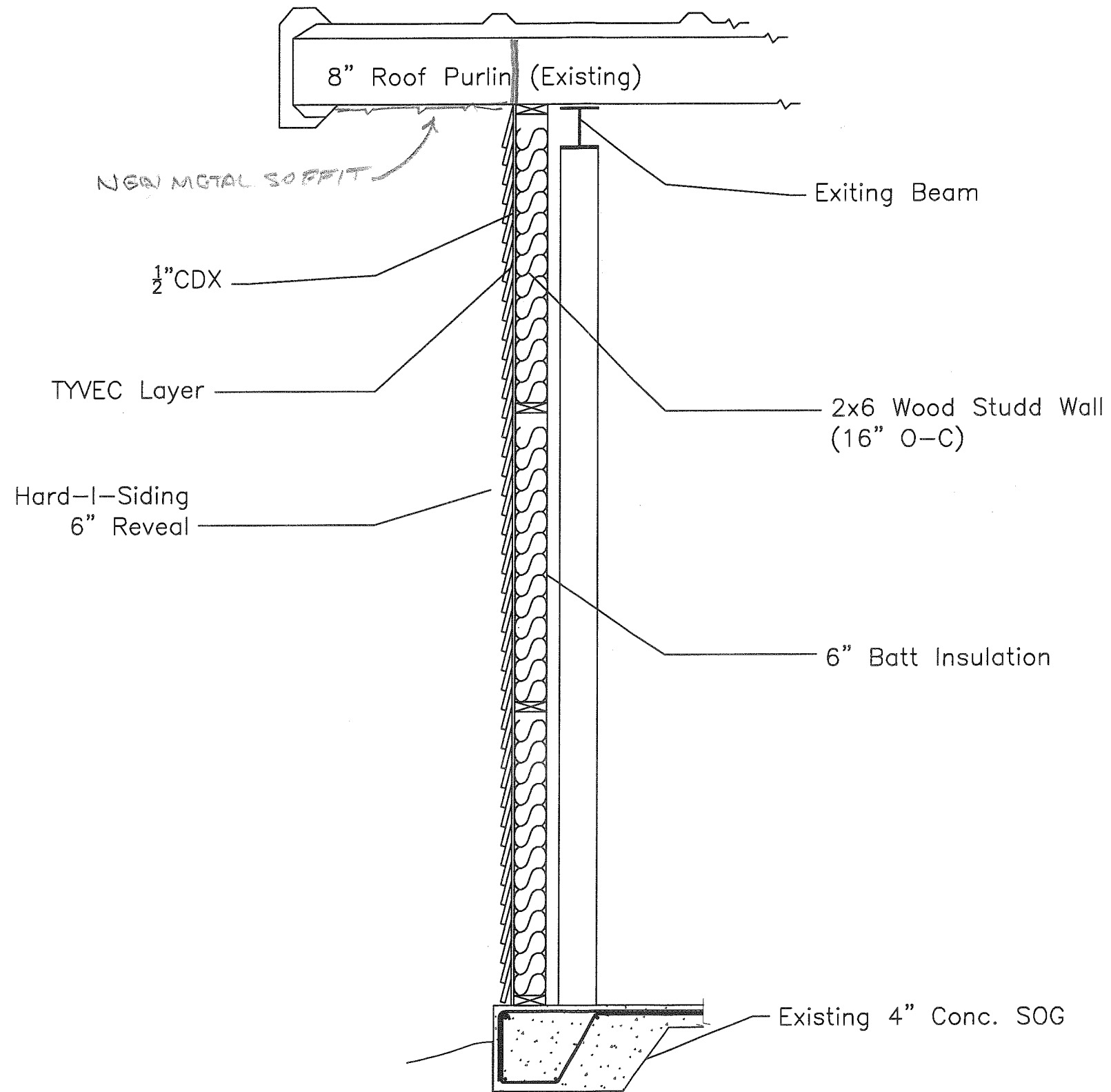
Existing Front Wall Section

ATRIUM BUILDERS SUMMERVILLE, SC		
219 South Goose Creek Blvd		
DR BY: GEORGUI APOSTOLOV		
8/29/2017	1/2"=1'-0"	2-A



Demolition Front Wall Section

ATRIUM BUILDERS SUMMERVILLE, SC		
219 South Goose Creek Blvd		
DR BY: GEORGUI APOSTOLOV		
8/29/2017	1/2"=1'-0"	3-A



New Front Wall Section

ATRIUM BUILDERS SUMMERVILLE, SC		
219 South Goose Creek Blvd		
DR BY: GEORGUI APOSTOLOV		
8/29/2017	1/2"=1'-0"	4-A

ARCHITECTURAL REVIEW BOARD SIGN FORM



ARB MEETING DATE: JULY 15, 2019

BUSINESS NAME: BOOST MOBILE

LOCATION: 139 RED BANK ROAD

NUMBER & TYPE OF SIGNS APPLYING FOR:

1 WALL MOUNT

NUMBER OF ALLOWABLE SIGNS:

2 WALL MOUNT, 1 FREESTANDING PANEL

MAXIMUM ALLOWABLE SIGN AREA:

20 SF – APPLICABLE TO WALL MT. SIGN

GENERAL INFORMATION:

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
TYPE (W= WALL-MOUNTED/F=FREESTANDING)	W			
HEIGHT	1.3'			
WIDTH	10.8'			
AREA	14.4 SF			
COLOR	White./Black/Tangerine			
MATERIALS	Acrylic/Alum./Lexan			
SIZE OF GRAPHIC	2.23'x1.92'=4.3 SF			
IS IT ILLUMINATED?	int			
GRAPHIC SF + TEXT SF TOTAL=	18.7SF			

ONLY APPLICABLE TO WALL-MOUNTED SIGNS:

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
FRONT LINEAR FRONTAGE OF BUSINESS	20'			
DISTANCE FROM BUSINESS TO PROPERTY LINE	<99'			
TOTAL NUMBER OF LETTERING STYLES	2			
SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)	n/a			
SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)	n/a			
HEIGHT OF LETTERS	16"			
PROJECTION FROM WALL	7"			

ONLY APPLICABLE TO FREESTANDING SIGNS:

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

The Boost Mobile logo is positioned on the upper portion of the building's facade, which is clad in tan corrugated metal. It features a stylized orange arrow pointing to the right, followed by the text "boostmobile" in a white, lowercase, rounded sans-serif font with a black outline.

20'

America's favorite light lager.

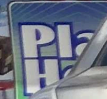


18-Pack 12oz Cans •

\$14.99 Each 18-PACK

BEER & TOBACCO
FOOD MART

FEATURING
\$13.99 EACH 12-PACK BOTTLE



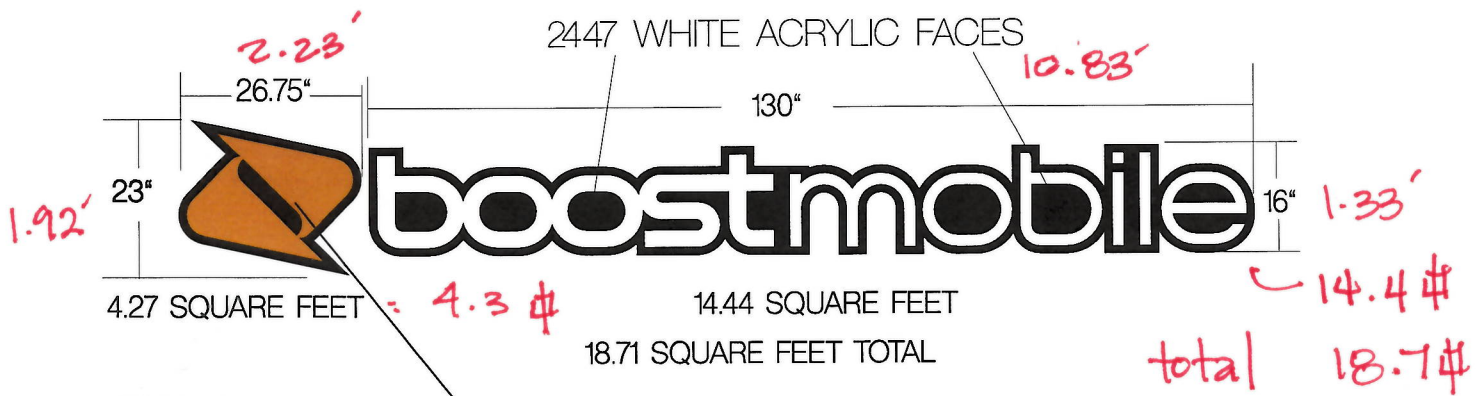
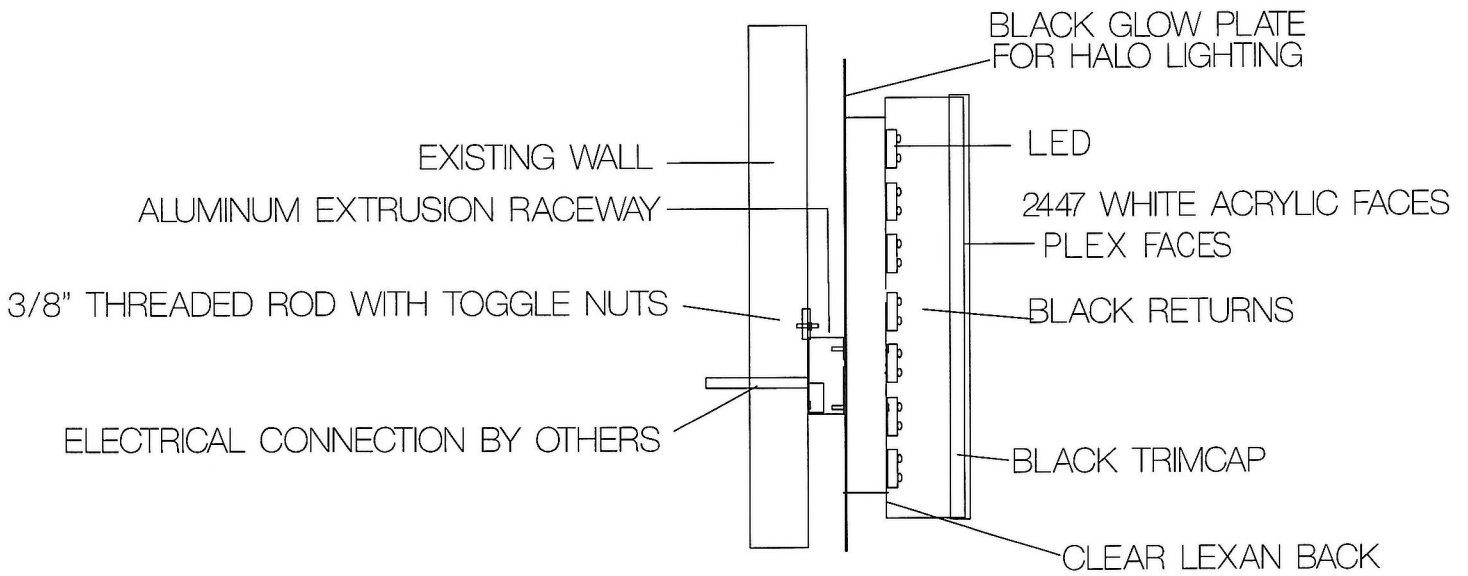
ATM

\$4.69

ALTIMA 255

HKT 685





3M TRANSLUCENT VINYL - TANGERINE - 3M 3630-84

BLACK - MATTHEWS -MP 42-204SP GLOW PANEL

HALO AND FACE LIT CHANNEL LETTER