

**ARCHITECTURAL REVIEW BOARD SIGN FORM**



**ARB MEETING DATE: FEBRUARY 17, 2020**

**BUSINESS NAME: ASPIRE**  
**LOCATION: 222 RED BANK RD**  
**NUMBER & TYPE OF SIGNS APPLYING FOR: 1 MONUMENT SIGN**  
**NUMBER OF ALLOWABLE SIGNS: 2 WALL MOUNT, 1 MONUMENT**  
**MAXIMUM ALLOWABLE SIGN AREA: 50SF – APPLICABLE TO SIGN FACE –**

**GENERAL INFORMATION:**

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>TYPE</b> (W= WALL-MOUNTED/F=FREESTANDING)	<b>Monument</b>			
<b>HEIGHT</b>	5'			
<b>WIDTH</b>	8'			
<b>AREA TOTAL= 13.29 SF</b>	40SF			
<b>COLOR</b>	Navy/Light Blue			
<b>MATERIALS</b>	wood			
<b>SIZE OF GRAPHIC</b>	N/A			
<b>IS IT ILLUMINATED?</b>	exterior			
<b>GRAPHIC SF + TEXT SF TOTAL=</b>	N/A			

**ONLY APPLICABLE TO WALL-MOUNTED SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>FRONT LINEAR FRONTAGE OF BUSINESS</b>				
<b>DISTANCE FROM BUSINESS TO PROPERTY LINE</b>				
<b>TOTAL NUMBER OF LETTERING STYLES</b>				
<b>SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)</b>				
<b>SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)</b>				
<b>HEIGHT OF LETTERS</b>				
<b>PROJECTION FROM WALL</b>				

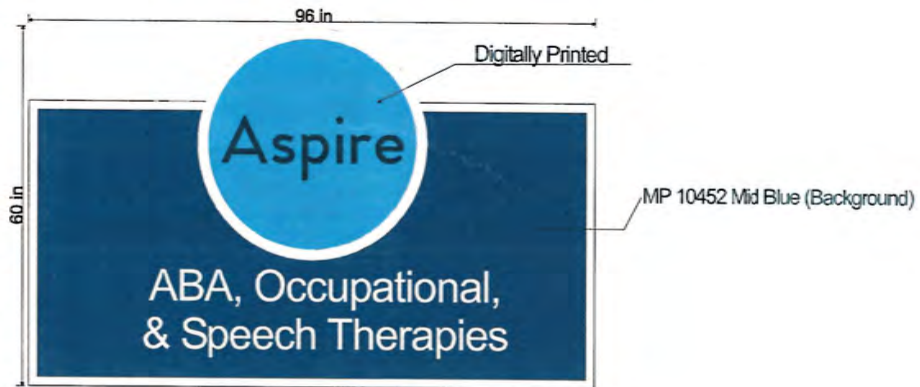
**ONLY APPLICABLE TO FREESTANDING SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>DISTANCE FROM STREET CURB</b>	20' per BCGIS	Berkeley Cnty. GIS	application	correction
<b>HEIGHT ABOVE GRADE</b>	applicant to provide	at time of mtg.		
<b>BASE LANDSCAPING</b>				

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



1/4" Dibond. An aluminum composite material.



x1-x 1/4" Dibond, 2 sided-2 color blue and white pre-spaced vinyl graphics size 5'x8' routed top for logo



**Charleston**  
**Sign & Banner**

4200 Dorchester Road N. Charleston, SC 29405  
Ph. (843) 529-1414 Fax (843) 529-1485

Client Name:

**Amanda Gilbert**

Contact:

Notes:

Client Approval

Landlord Approval

Sales Rep: RH

Designer: TB



Previous  
sign





## **MINOR APPLICATIONS: New Business**

134 ST. JAMES AV - HONEY BLEE COSMETICS LLC -  
WALL MNT. AND TENANT PANELS

**ARCHITECTURAL REVIEW BOARD SIGN FORM**



**ARB MEETING DATE: FEBRUARY 17, 2020**

**BUSINESS NAME: HONEY BLEE COSMETICS LLC**

**LOCATION: 134 ST JAMES AVENUE**

**NUMBER & TYPE OF SIGNS APPLYING FOR:**

**1 WALL MOUNT, TENANT PANELS**

**NUMBER OF ALLOWABLE SIGNS:**

**2 WALL MOUNT, TENANT PANELS**

**MAXIMUM ALLOWABLE SIGN AREA:**

**30SF – APPLICABLE TO WALL MOUNT SIGN FACE  
TENANT PANELS ARE NOT INCLUDED IN MAX. SF**

**GENERAL INFORMATION:**

SIGN	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>TYPE</b> (W= WALL-MOUNTED/F=FREESTANDING)	<b>W</b>			
<b>HEIGHT</b>	2.5'			
<b>WIDTH</b>	8'			
<b>AREA TOTAL</b>	20SF			
<b>COLOR</b>	black/yellow/white			
<b>MATERIALS</b>	ALUM./ACRYLIC			
<b>SIZE OF GRAPHIC</b>	12"X10" BEE			
<b>IS IT ILLUMINATED?</b>	INT			
<b>GRAPHIC SF + TEXT SF TOTAL=</b>	20SF CLOUD			

**ONLY APPLICABLE TO WALL-MOUNTED SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>FRONT LINEAR FRONTAGE OF BUSINESS</b>	20'			
<b>DISTANCE FROM BUSINESS TO PROPERTY LINE</b>	<99'			
<b>TOTAL NUMBER OF LETTERING STYLES</b>	1			
<b>SPACE BETWEEN LETTERS (FOR CHANNEL LETTERS)</b>	SEE ATTACHED			
<b>SPACE BETWEEN WORDS (FOR CHANNEL LETTERS)</b>	N/A			
<b>HEIGHT OF LETTERS</b>	30"			
<b>PROJECTION FROM WALL</b>	6"			

**ONLY APPLICABLE TO FREESTANDING SIGNS:**

REFERENCE SIGN # (FROM ABOVE)	SIGN 1	SIGN 2	SIGN 3	SIGN 4
<b>DISTANCE FROM STREET CURB</b>				
<b>HEIGHT ABOVE GRADE</b>				
<b>BASE LANDSCAPING</b>				

**LANDLORD APPROVAL LETTER RECEIVED**

YES

NO

N/A

**PERMIT PAID**

YES

NO

N/A

**SAMPLE MATERIALS ATTACHED**

YES

NO

N/A



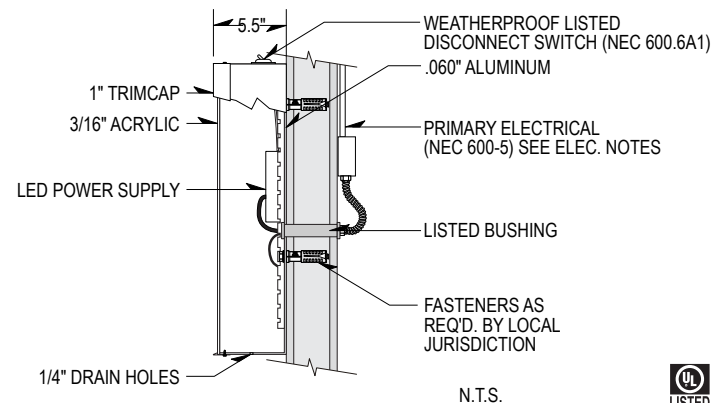
EXISTING SIGNAGE



PROPOSED SIGNAGE



CLOUD SIGN - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



**ELECTRICAL NOTES**

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

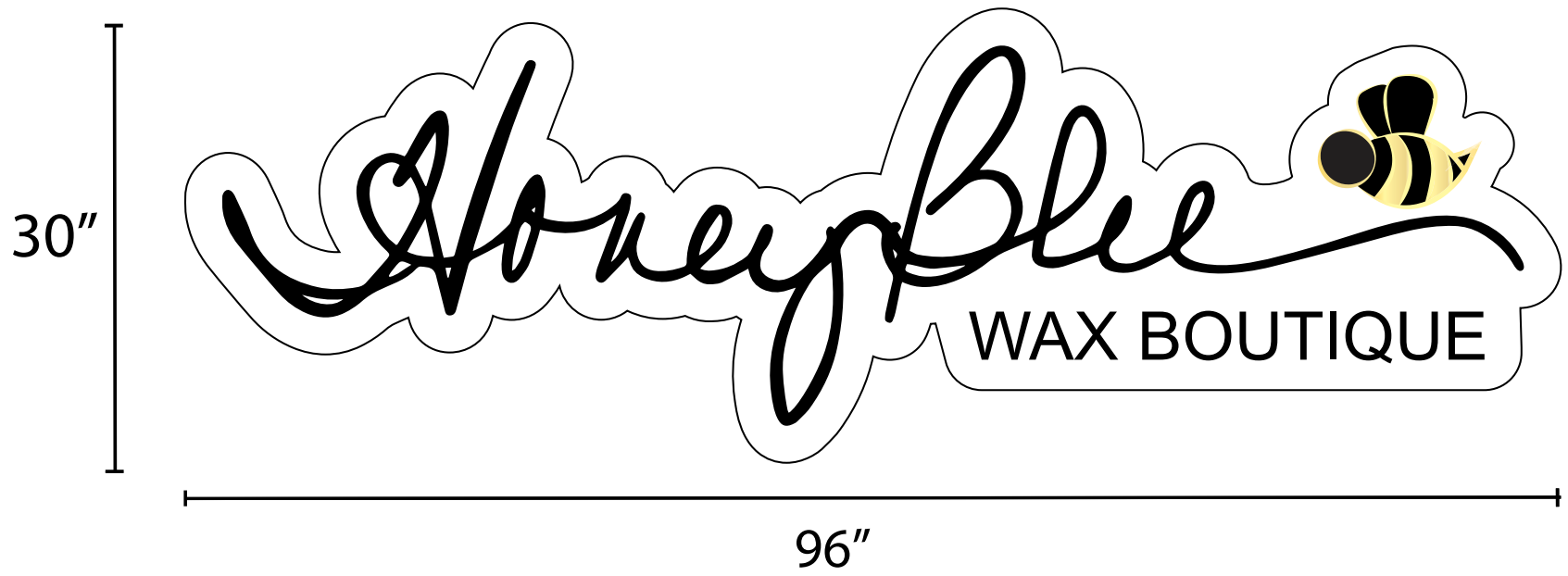


CLIENT NAME: Honey Blee Cosmetics LLC

CONTACT: Blair Fordham

SALES REP:  
HW

DESIGNER:  
AM



30"

96"



## **MINOR APPLICATIONS: New Business**

431 1/2 A ST JAMES AV - DRIVE THRU CANOPY





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: 431A 1/2 ST JAMES AVE		TMS No.: 234-00-00-082
Review request:	For:	Preliminary meeting date requested:
<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Final	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other	

Property Owner: SRONCE ASHLEY RANDAL ETAL	Daytime phone:	
Applicant: THE SIGN CLINIC	Daytime phone: 704-664-4389	
ARB Meeting Representative: JOHN WHITE	Contact Information:	
Applicant's mailing address: THE SIGN CLINIC		
City: MOORESVILLE	State: NC	Zip: 28115
Applicant's e-mail address: jwhite@thesignclinic.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)

Aluminum tube frame clad with aluminum sheeting mounted to steel support pole.

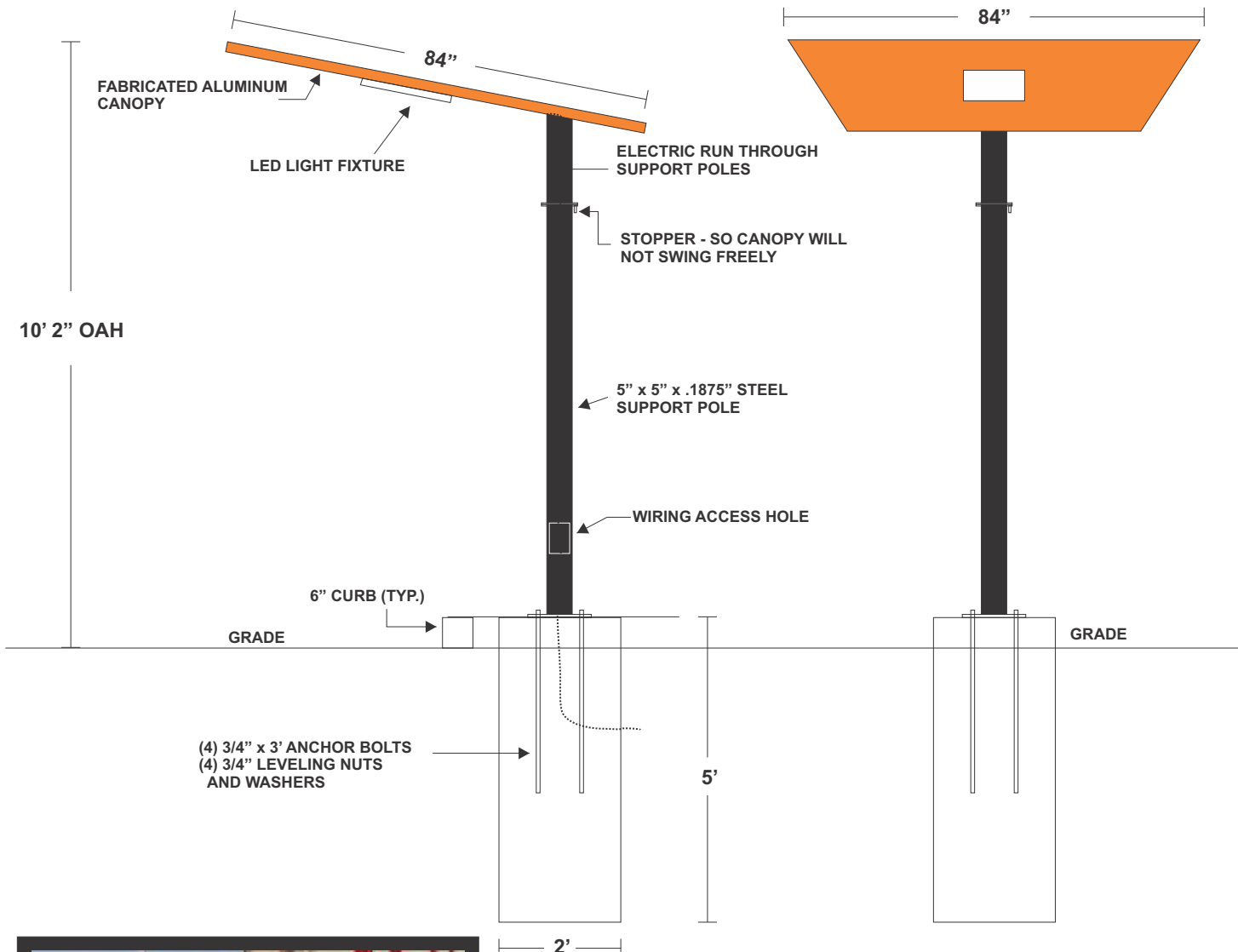
**Scope of Work:** (please give a detailed description)

We will be installing a drive thru canopy near ordering speaker. Procedure will be as follows

- Excavate hole for foundation
- Set anchor bolts in concrete
- Set canopy on anchor bolts
- hook up electrical

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: 1/23/2020  
Print name legibly: JOHN E WHITE



FILE NAME :BO\_GOOSE CREEK\_ARB\_DRAWING

Customer: \_\_\_\_\_

Company: Bojangles

Address: 431A 1/2 ST JAMES ST

City: GOOSE CREEK State/ZIP: SC

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Job No : \_\_\_\_\_ Date: 6/1/19

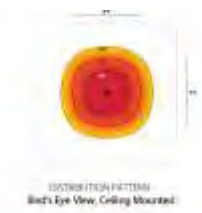
Order Date: \_\_\_\_\_ Salesperson: House



SCALE: 3/8"=1'



Sign Clinic • P.O. Box 702 • Mooresville, NC 28115  
 704-664-4389 • Fax: 704-664-7936  
[www.thesignclinic.com](http://www.thesignclinic.com)



Catalog #	Description	Input Voltage	Delivered Lumen Output	CCT	CRI	Lifetime (L70 at 15°C)	Weight	Comparable To:
E-CP2103CW	30W LED Cool White	120V-277V	2800 Lumens	5050K	≥ 75	50,000 Hours	7.5 lbs	70W PSMM1

This design is the sole property of Sign Clinic and is protected by federal copyright laws. Any reproduction of construction of a sign similar to the one embodied herein is expressly forbidden.



DRAWING NOT TO SCALE



DRAWING NOT TO SCALE



FILE NAME :BO\_GOOSE CREEK\_ARB\_DRAWING

Customer:	
Company: Bojangles	
Address: 431A 1/2 ST JAMES ST	
City: GOOSE CREEK	State/ZIP: SC
Phone:	
Fax:	
Job No :	Date: 6/1/19
Order Date:	Salesperson: House

Notes:



BLACK



ORANGE

SCALE: 3/8"=1'



Sign Clinic • P.O. Box 702 • Mooresville, NC 28115  
 704-664-4389 • Fax: 704-664-7936  
[www.thesignclinic.com](http://www.thesignclinic.com)

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## **MINOR APPLICATIONS: New Business**

106 CENTRAL AV - ROYAL LANES FAMILY ENTERTAINMENT CENTER - APPLICATION TO REPAINT ROOF FASCIA RED - COLOR SAMPLES INCLUDED WITH PHOTOS









## **MAJOR APPLICATIONS: New Business**

638 Red Bank Rd – Site, Parking, Landscape, Elevations, Color, and Material Samples.





**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: <b>638 Red Bank Rd, Goose Creek, SC 29445</b>		TMS No.: <b>252-01-02-041</b>
Review request:	For:	Preliminary meeting date requested:
<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 type="checkbox"/> Final	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other _____	

Property Owner: <b>CC Land II, LLC</b>	Daytime phone: <b>843-270-1191</b>	
Applicant: <b>Andrew J. Leone</b>	Daytime phone: <b>843-270-1191</b>	
ARB Meeting Representative: <b>Andrew J. Leone</b>	Contact Information : <b>843-270-1191</b>	
Applicant's mailing address: <b>PO Box 517</b>		
City: <b>Mount Pleasant</b>	State: <b>SC</b>	Zip: <b>29465</b>
Applicant's e-mail address: <b>c141nav@gmail.com</b>		
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	

<b>Materials/Colors Used:</b> <i>(specific color(s)/manufacture #'s listed: samples must be presented to Board <input checked="" type="checkbox"/> attached)</i> <i>(Example: Building Materials, Exterior Colors, Landscaping, Lighting)</i>	
Exterior of building will be stucco EIFS. Colors will be from Sherwin Willams. Main color will be 'Grey Matters' (SW 7066) with 'Gauntlet Grey' (SW 7019) along the bottom of the front and sides of the building. The pillars will be 'Alabaster' (SW 7008). Color samples are provided/attached to this application. Wall Lighting by RAB LED. See attached spec sheet. Trees will be: Magnolia Virginiana - 6' height	
<b>Scope of Work:</b> <i>(please give a detailed description)</i>	
This is a project to construct a 6000' Sq Ft flex building at 638 Red Bank Rd. The nature of the site has the building located approximately 100' off of Red Bank Rd. The design of the building focuses on verticality and the front of the building is approx 22' to give it good visibility while set back so far from the road. The project will comprise the site work, paving, landscaping and construction of the building described above.	

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: 3 Feb 2020

Print name legibly: Andrew J. Leone



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:** February 18, 2020  
**SUBJECT:** 638 Red Bank Road Commercial Office

---

Dear ARB Members:

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

### The Site Plan

One of the first things you notice upon studying the Site Plan is how far this project is from the Red Bank Road edge of pavement. You may also notice that a future building will command the land closest to Red Bank Road.

The site is overparked. The parking requirement is for 37 spaces and the site plan depicts rooms for 46 spaces. If ARB would like to see more landscaping, the space occupied by parking could be reverted to landscape material. Adequate parking island "fingers" have been usefully employed.

Since large delivery trucks have been accounted for, lane widths are "oversized" to accommodate trucks turning movements. You will also see painted "islands" on the ends of the building to allow for truck turning.

The dumpster is located behind the building. Staff likes that.

Staff would like to see more shrubs planted on site. Can we get more ground cover?

### The Architecture

Staff worked with the applicant to arrive at a pleasing design. The design is simplistic without unnecessary adornment. Window bulkheads, static brow canopy, clerestory windows and color banding have been used to give the building a commercial appearance.

The perceived height may give members of the ARB pause but the parapets are deep in order to screen/shield rooftop equipment.

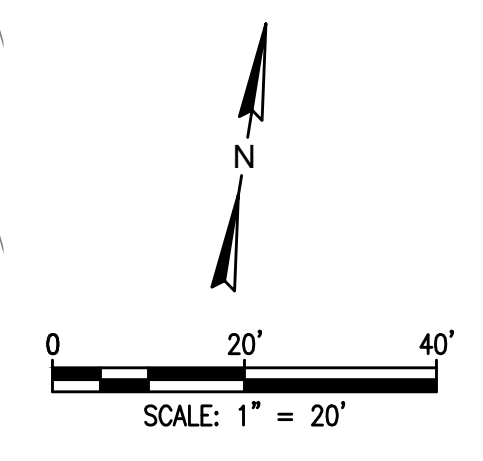
Staff would like to see a bit more interesting color palette used on the building. Perhaps ARB can provide some direction here. The dull gray colors leave room for improvement.

The rear of the building reflects the utilitarian use proposed for this property.

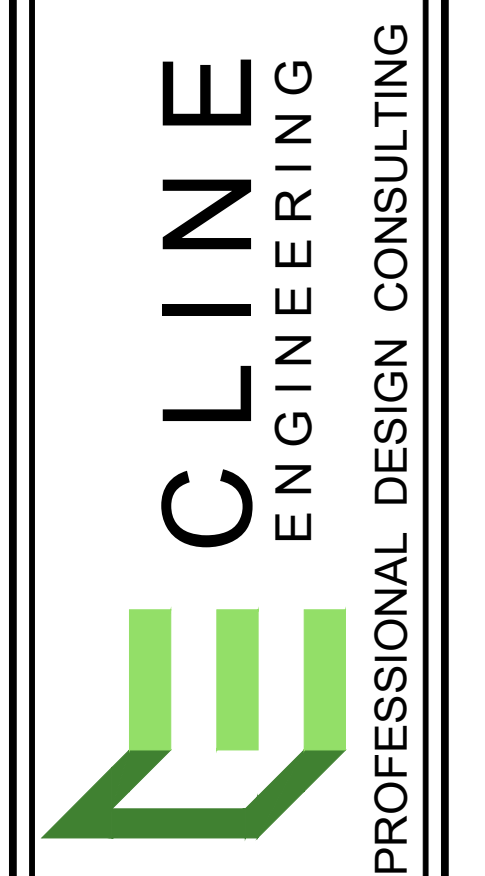
As much as the applicant has tried to improve the appearance, staff believes more could be done to "liven" this building up. Perhaps breaking the static brow canopy up for each proposed tenant. Another idea would be to set the doors and windows more "into" the wall to give a more pleasing shadow line and feeling of higher quality.

The rest is up to the members of the ARB.

THIS DRAWING AND ASSOCIATED CAD FILES ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF CLINE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED IN ANY OTHER MANNER WITHOUT THE WRITTEN AUTHORIZATION OF CLINE ENGINEERING, INC. IN WRITING.



REV.	DATE	DESCRIPTION	DRAWN	APPV.



PROJECT MANAGER: [Blank]  
 DRAWN BY: [Blank]  
 PROJECT DATE: [Blank]  
 SHEET NUMBER: **B**

638 RED BANK ROAD  
**SITE PLAN**  
 638 RED BANK ROAD  
 GOOSE CREEK, SOUTH CAROLINA

PROJECT MANAGER	MEC
DRAWN BY	JRANIMO
PROJECT DATE	JANUARY 2019
SHEET NUMBER	1010

TREE ID	SIZE (INCH)	TYPE	COMMENT
T01	20	PINE	
T02	20	PINE	
T03	12	oak	
T04	20-30	PINE	
T05	12		
T06	12	GUM	
T07	10		
T08	10	GUM	
T09	15	PINE	
T10	16	PINE	
T11	10-14		
T12	36-45	LIVE OAK	OFFSITE
T13	72	LIVE OAK	OFFSITE

TAX MAP INFORMATION	TMS #252-01-02-041
SUBJECT PARCEL(S) ZONING	GC (GENERAL COMMERCIAL)
SUBJECT PARCEL(S) AREA	TRACT 3A (PROPOSED) 1.55 Ac.± TRACT 3B (PROPOSED) 0.42 Ac.± TOTAL = 1.968 Ac.±
BUILDING SETBACK REQUIREMENTS	FRONT = 20' SIDE = 10' REAR = 20' ALL MINIMUM YARD AREAS INCREASED BY 2' FOR EACH STORY ABOVE THE SECOND.
SITE BUFFER REQUIREMENTS	NORTH = NONE EAST = NONE SOUTH = 12' BUFFER WEST = NONE
SITE PARKING REQUIREMENTS	PUBLIC OR PRIVATE OFFICE BUILDING 1 SPACE PER 300 SF OF FLOOR AREA 4 SPACES MINIMUM 300 SF / 10,000 SF = 34.8 SPACES TOTAL REQUIRED = 37 SPACES
PARKING PROVIDED	46 SPACES
BUILDING HEIGHT LIMITS	50' / 4.0 STORIES
FLOOD ZONE	FIRM NUMBER 45015C0695D EFFECTIVE DATE OCTOBER 16, 2003

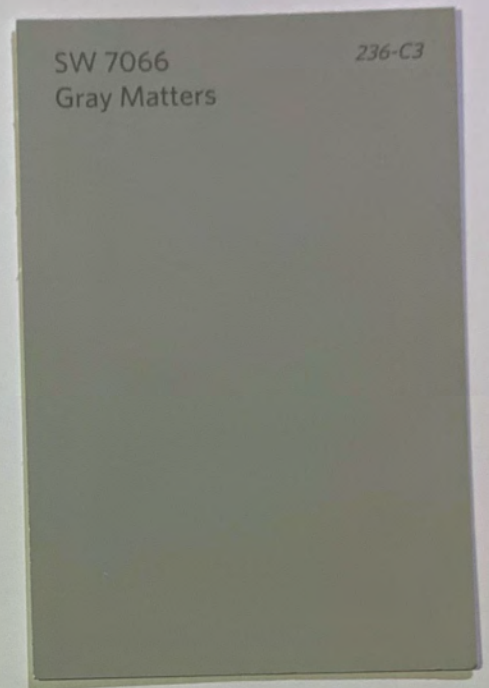
**South Carolina 811**  
 Call 811 before you dig.

**SAFETY NOTE TO CONTRACTOR:**  
 THE CONTRACTOR SHALL SHORE, FRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHOD OF CONSTRUCTION.

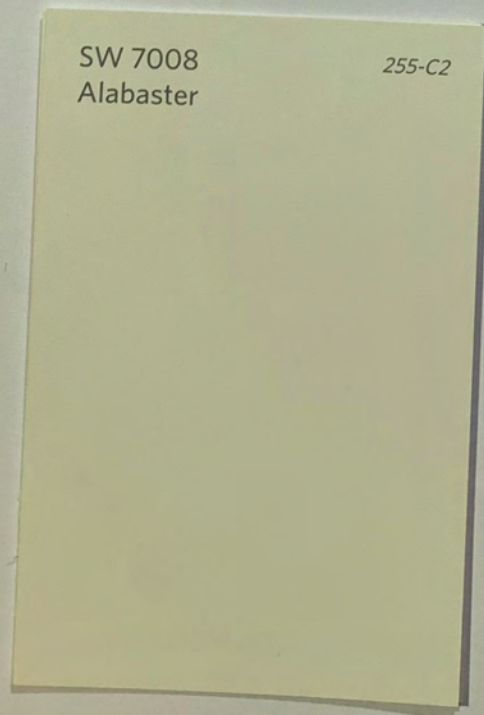
**UTILITY NOTE TO CONTRACTOR:**  
 THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Sherwin Williams Exterior Colors:

Upper Walls:



Columns:



Lower Walls:





New 6000' Flex Building located at 638 Red Bank Rd. Goose Creek, SC 29445



THIS SIDE ELEVATION IS NOT  
USED. REFERENCE OTHER  
RENDERING FOR CURRENT  
SIDE ELEVATION

REAR ELEVATION ONLY - 638 Red Bank Rd, Goose Creek, SC 29445



LED 10W & 13 Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

**Project:**

**Type:**

**Prepared By:**

**Date:**

### Driver Info

Type	Constant Current
120V	0.1A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	12.40W
Efficiency	81%

### LED Info

Watts	10.00W
Color Temp	5000K (Cool)
Color Accuracy	73 CRI
L70 Lifespan	100,000
Lumens	1,208
Efficacy	97.4 LPW

## Technical Specifications

### Listings

#### UL Listed:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

#### IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PXP2JZLL

### LED Characteristics

#### Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

#### Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

#### Color Stability:

LED color temperature is warrantied to

#### Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

### Construction

#### Finish:

Formulated for high durability and long-lasting color

#### Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

#### Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

#### Housing:

Precision die-cast aluminum housing, lens frame

#### Mounting:

Surface plate and Junction box

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

#### Gaskets:

High-temperature Silicone

### Electrical

#### Driver:

Multi-chip 10W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60/ Hz, 350mA

#### THD:

10.8% at 120V, 13.8% at 277V

#### Power Factor:

98.5% at 120V, 92.1% at 277V

### Other

#### Patents:

The LPACK design is protected under patents in the U.S. Pat. D608,040, Canada Pat. 130,243, China Pat. 200930183252.2, and pending patents in Taiwan and Mexico.

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all



## **MAJOR APPLICATIONS: New Business**

219 S GOOSE CREEK BLVD– Site, Parking, Landscape, Elevations, Color, and Material Samples.





## 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:** February 18, 2020  
**SUBJECT:** 219 South Goose Creek Boulevard

---

Dear ARB Members:

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

### The Site Plan

This site is currently referred to as legal non-conforming. The site is characterized by an existing metal building with no distinctive design. The building is located very far from South Goose Creek Boulevard and is barely noticeable to the casual motorist driving by. The site is currently unpaved and looks abandoned.

The plan is to add new asphaltic paving back to the existing metal building. Adding landscape to screen the building.

A portion of the site in front of this existing metal building will remain vacant until it can be sold to another commercial use.

### The Architecture

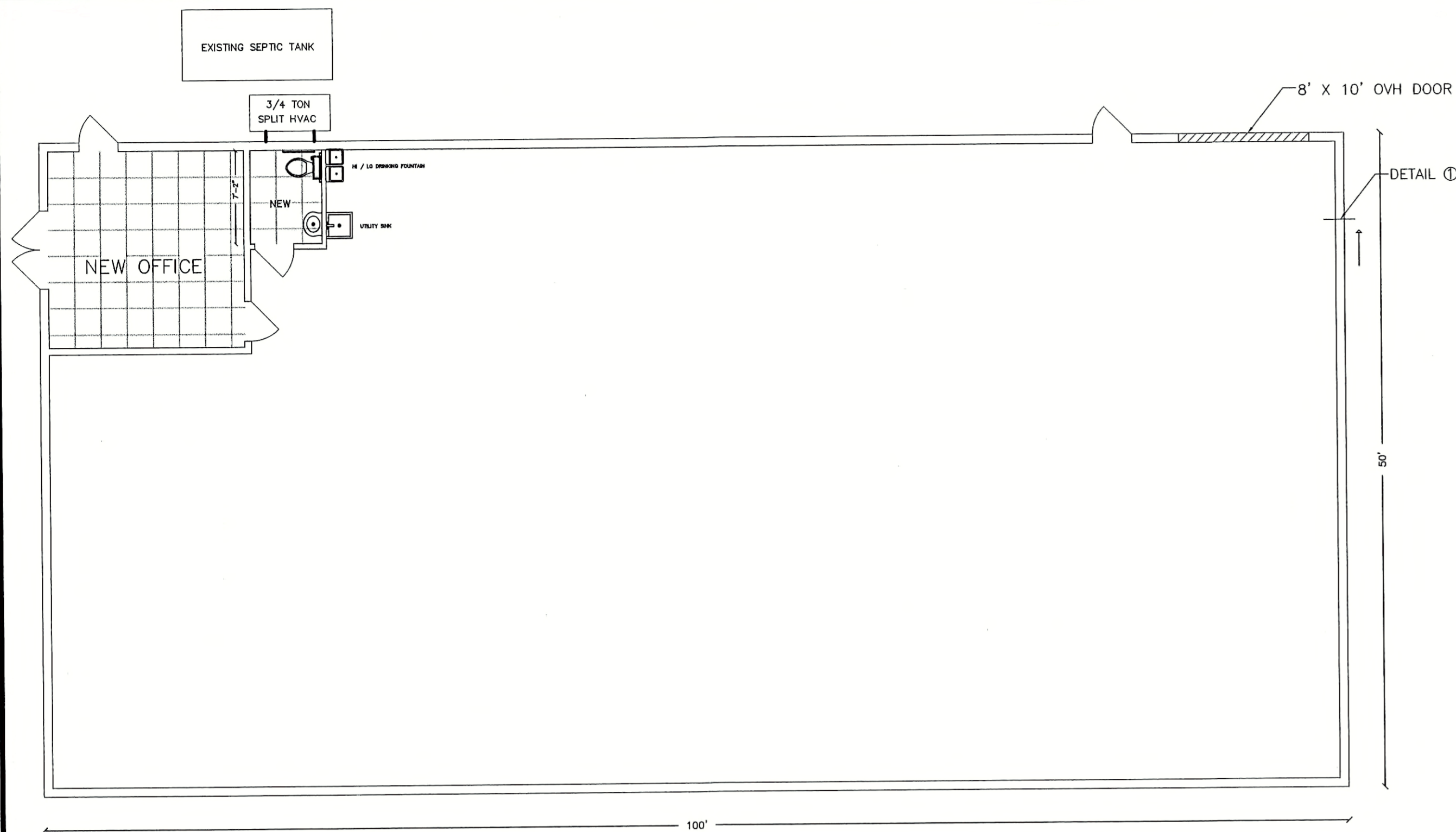
The architecture is unspectacular. The metal part of the building will be painted a fresh yellow. A wainscot or durable water-table is being added at the base of the building and will be a Charleston green. New gooseneck lights are being added to the exterior for safety. A new window will be added in the front elevation. The rear of the building reflects the utilitarian use proposed for this property.

Staff realizes that this building will be hidden from view once the new building is built. However, we feel that as much landscaping as possible is needed to screen this basic shell of a building.

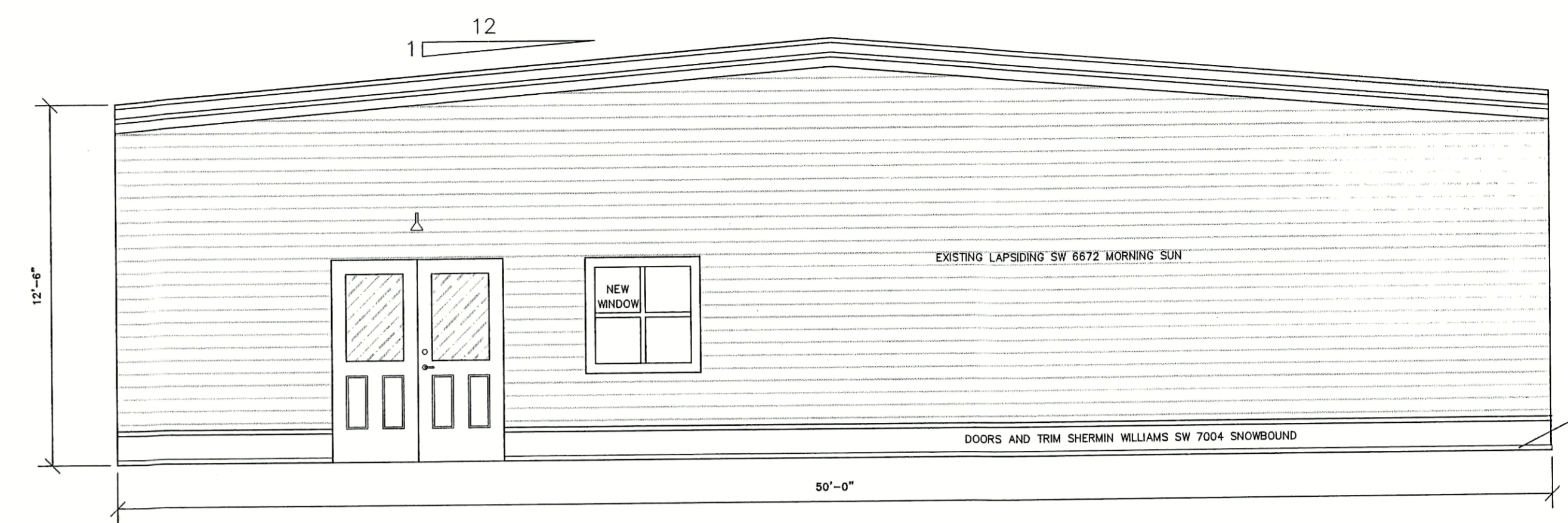
There's not a lot that can be done to dress this building up. A fresh coat of paint, new paving, a legitimate base of the building, new lighting and landscaping have all been brought to bear.

Staff supports approval of this building as a means of improving the look of the site.

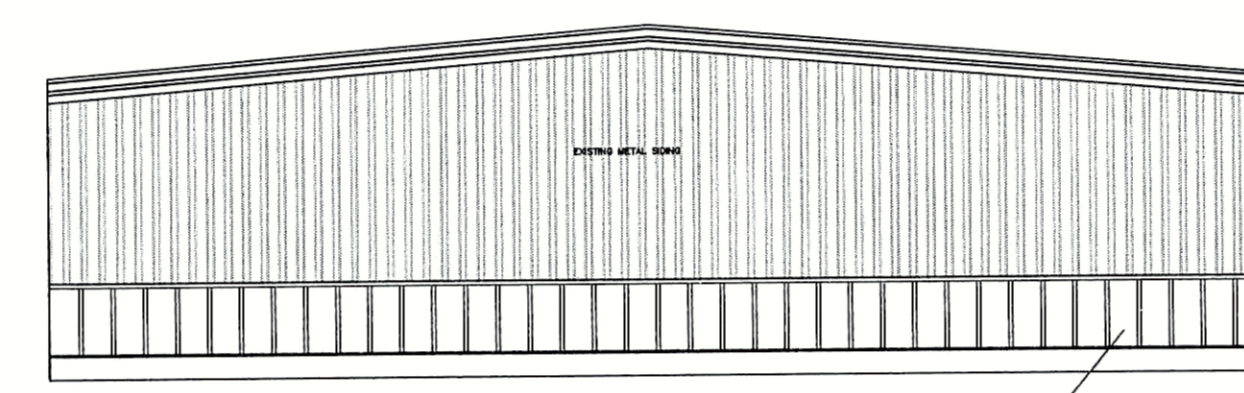




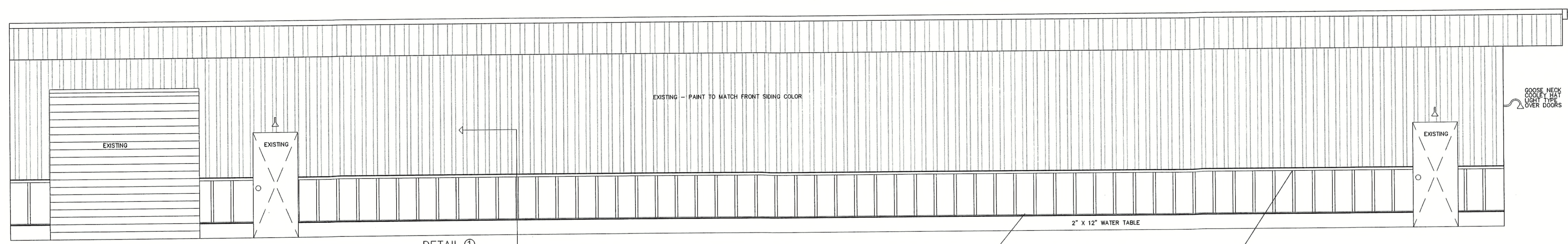
PLAN VIEW  
Scale: 1/8" = 1'-0"



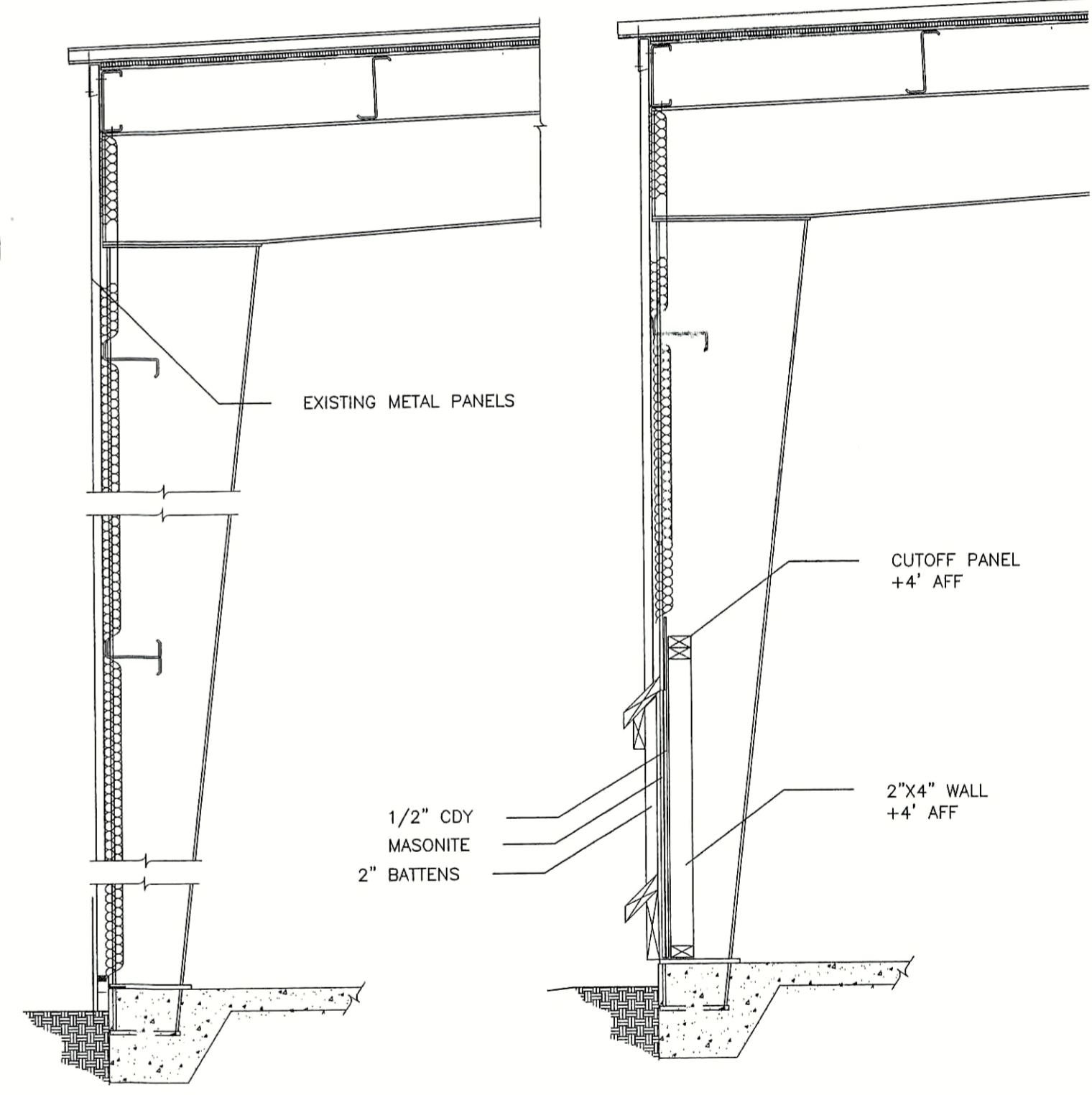
FRONT VIEW  
Scale: 1/4" = 1'-0"



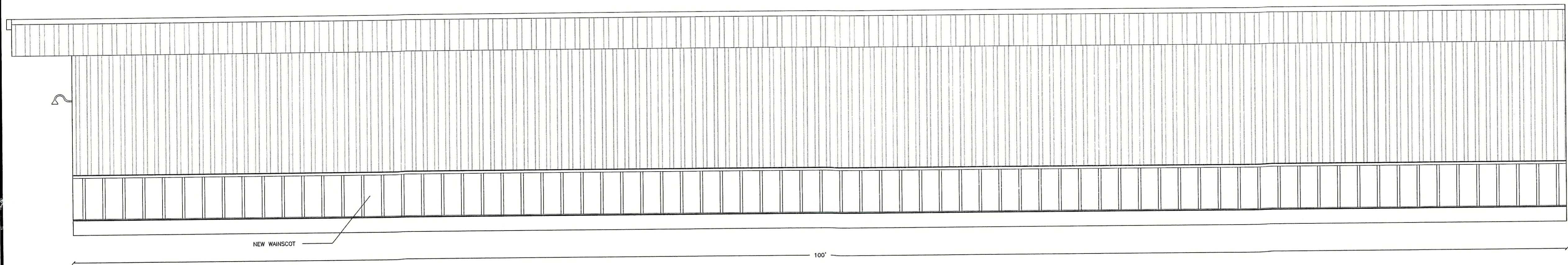
REAR VIEW  
Scale: 1/8" = 1'-0"



LEFT SIDE VIEW  
Scale: 1/4" = 1'-0"

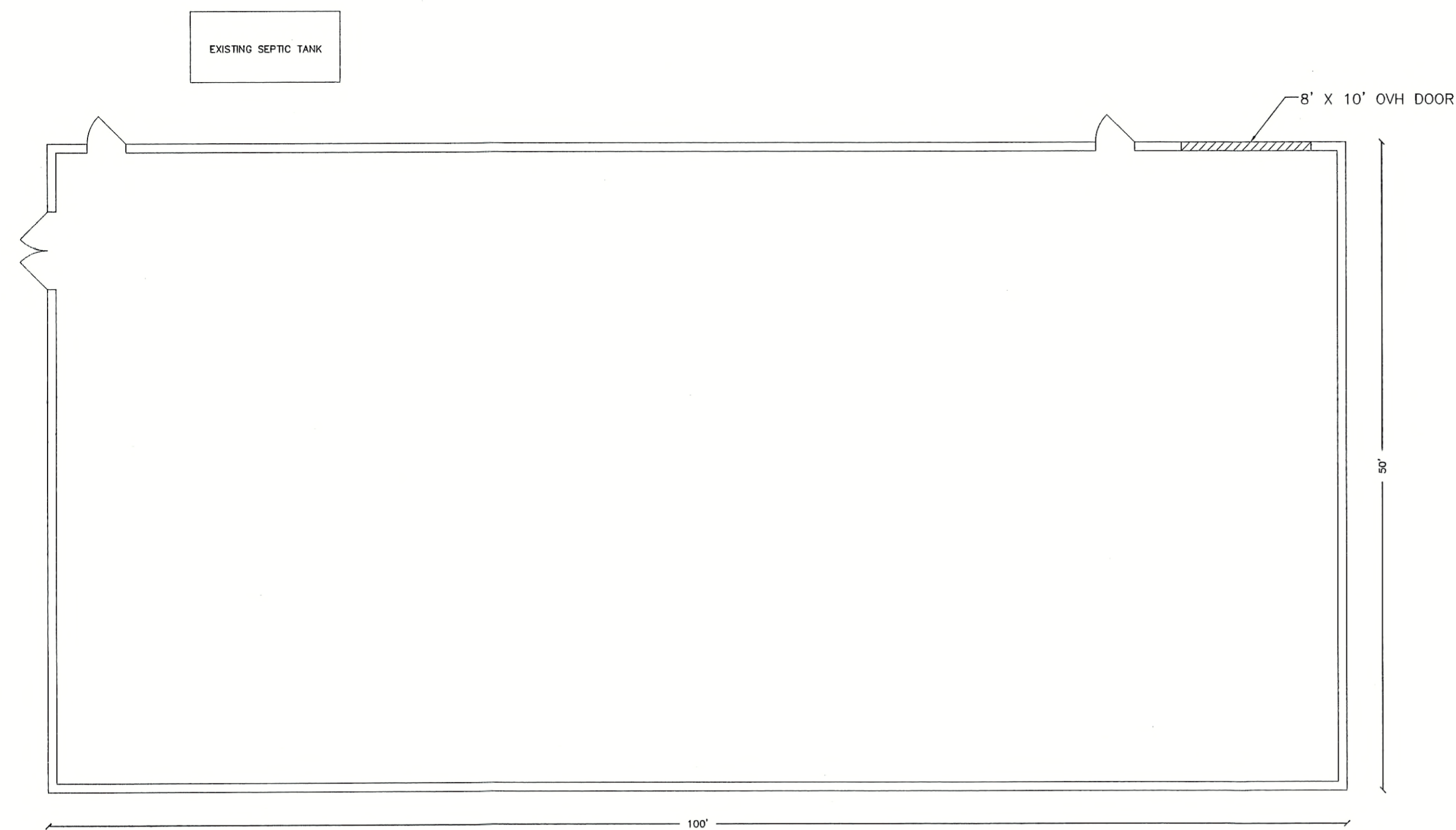


DETAIL 1 VIEW  
Scale: 1/2" = 1'-0"

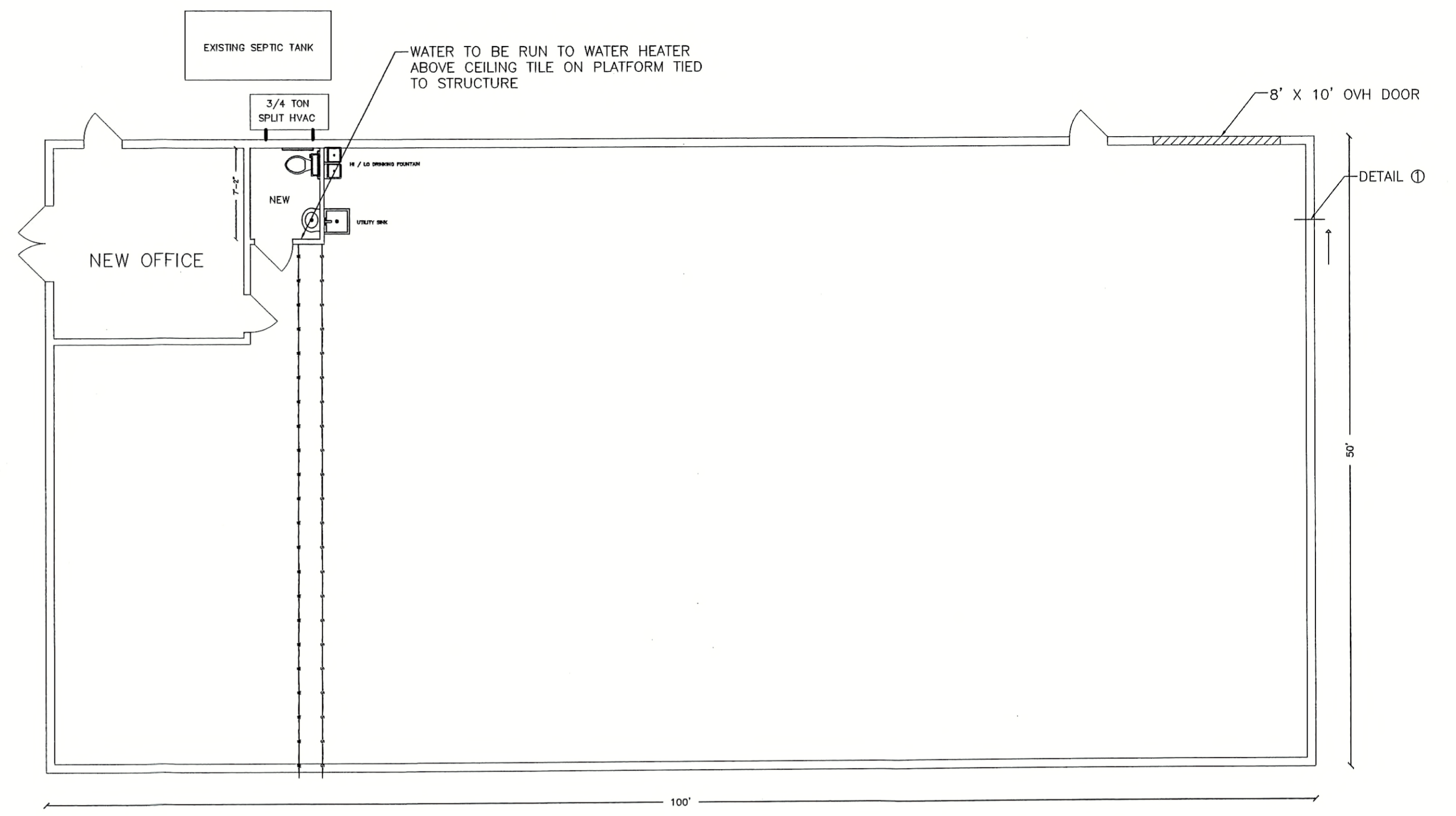


RIGHT SIDE VIEW  
Scale: 1/4" = 1'-0"

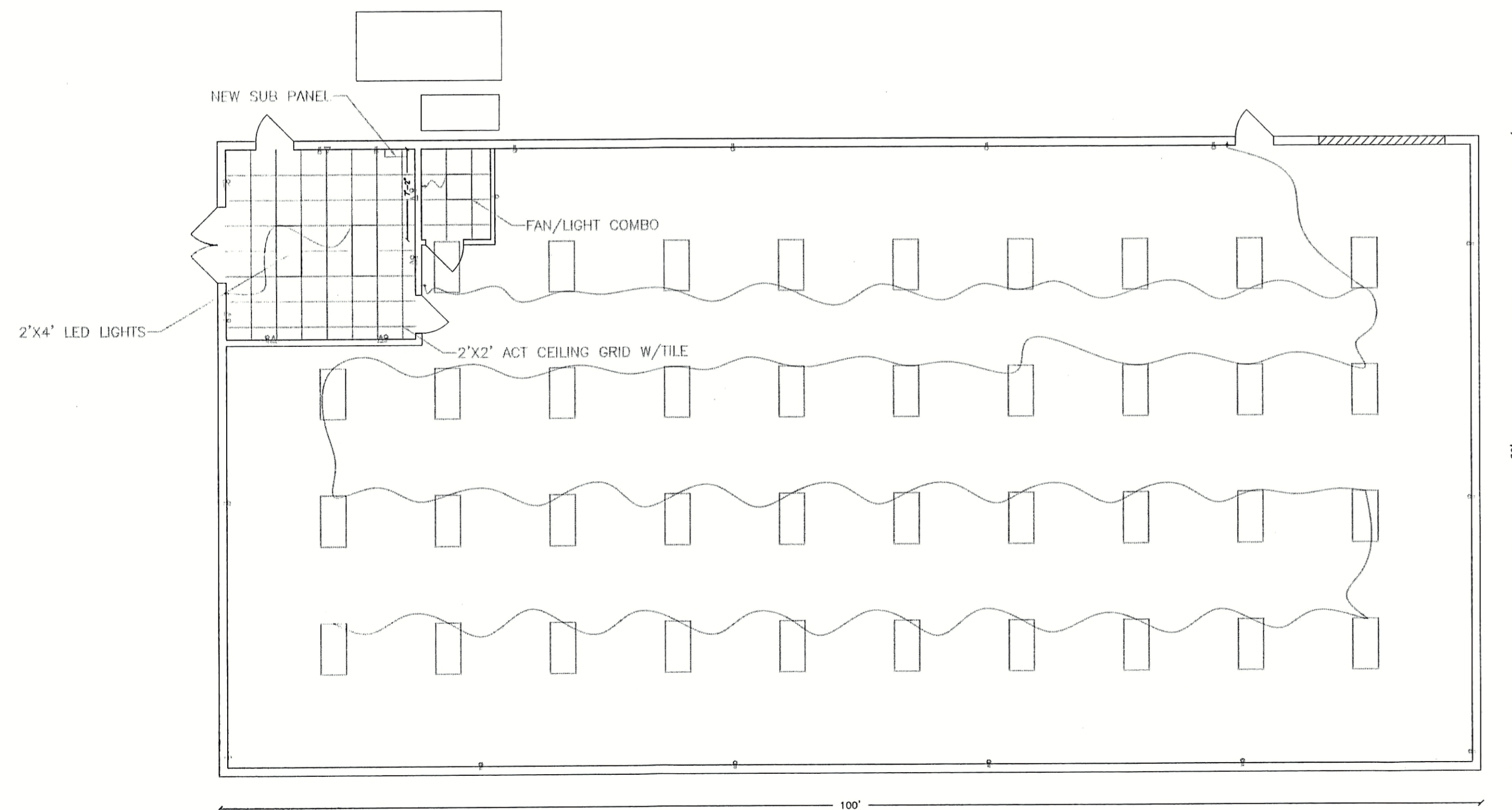
ATRIUM BUILDERS SUMMERVILLE, SC		
GOOSE CREEK V2.2		
DR BY: GEORGUI APOSTOLOV		
1/26/2020	VARIES	A-1



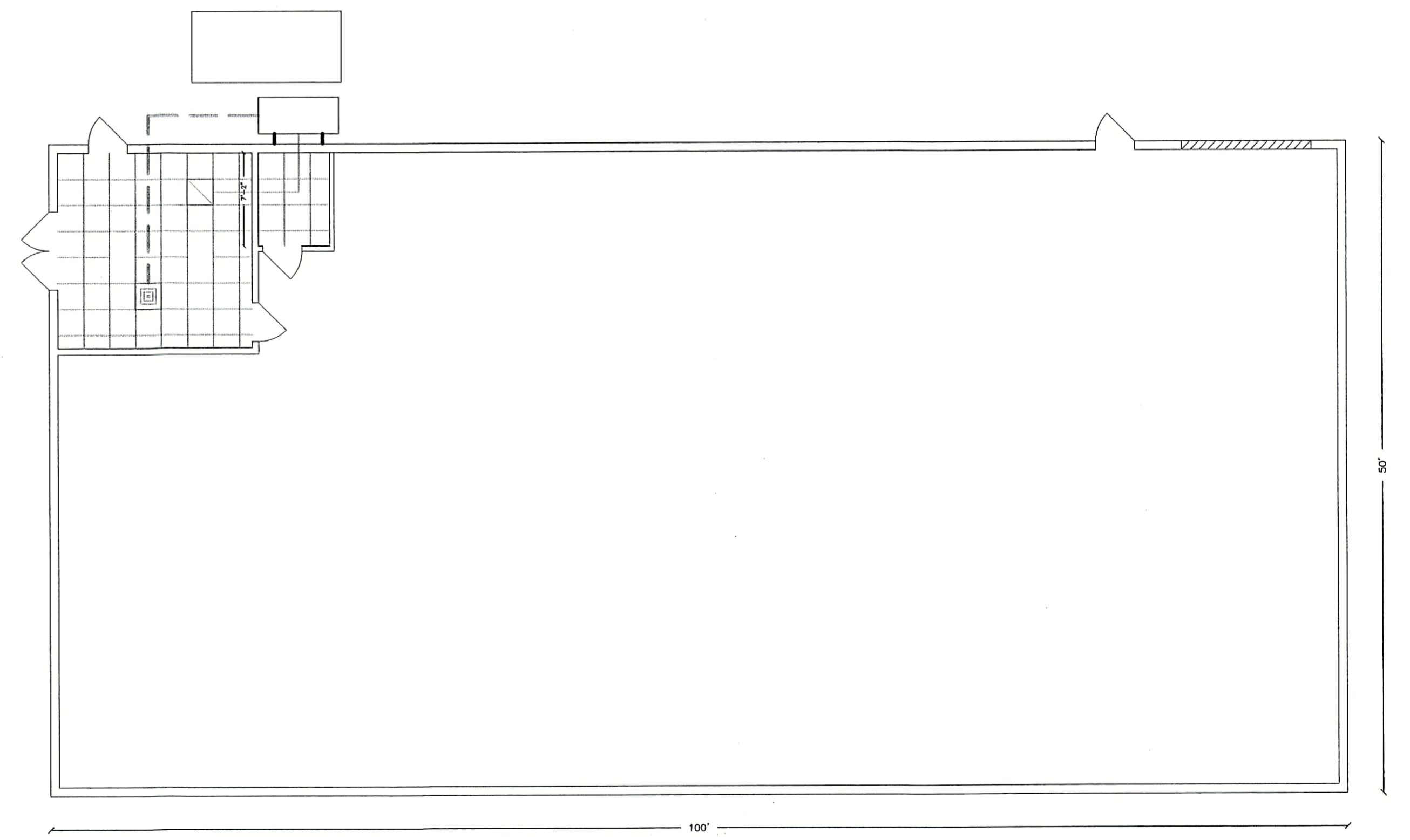
EXISTING  
Scale: 1/8" = 1'-0"



PLAN VIEW  
Scale: 1/8" = 1'-0"

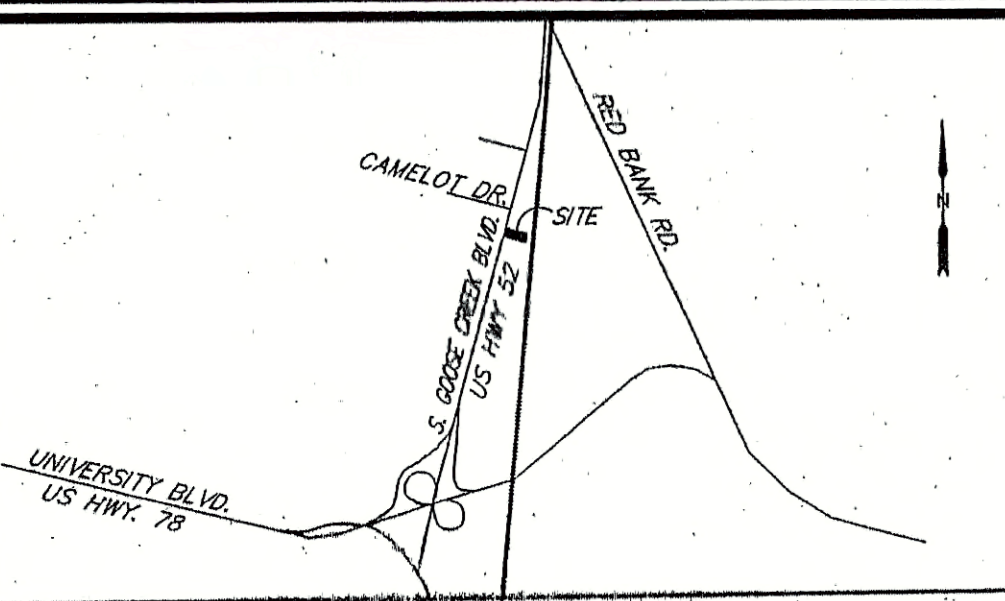


ELECTRICAL  
Scale: 1/8" = 1'-0"



HVAC  
Scale: 1/8" = 1'-0"

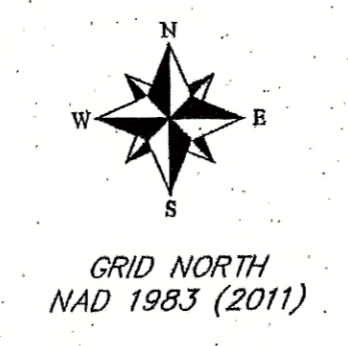
ATRIUM BUILDERS SUMMERVILLE, SC		
GOOSE CREEK V2.2		
DR BY: GEORGUI APOSTOLOV		
1/26/2020	VARIES	A-2



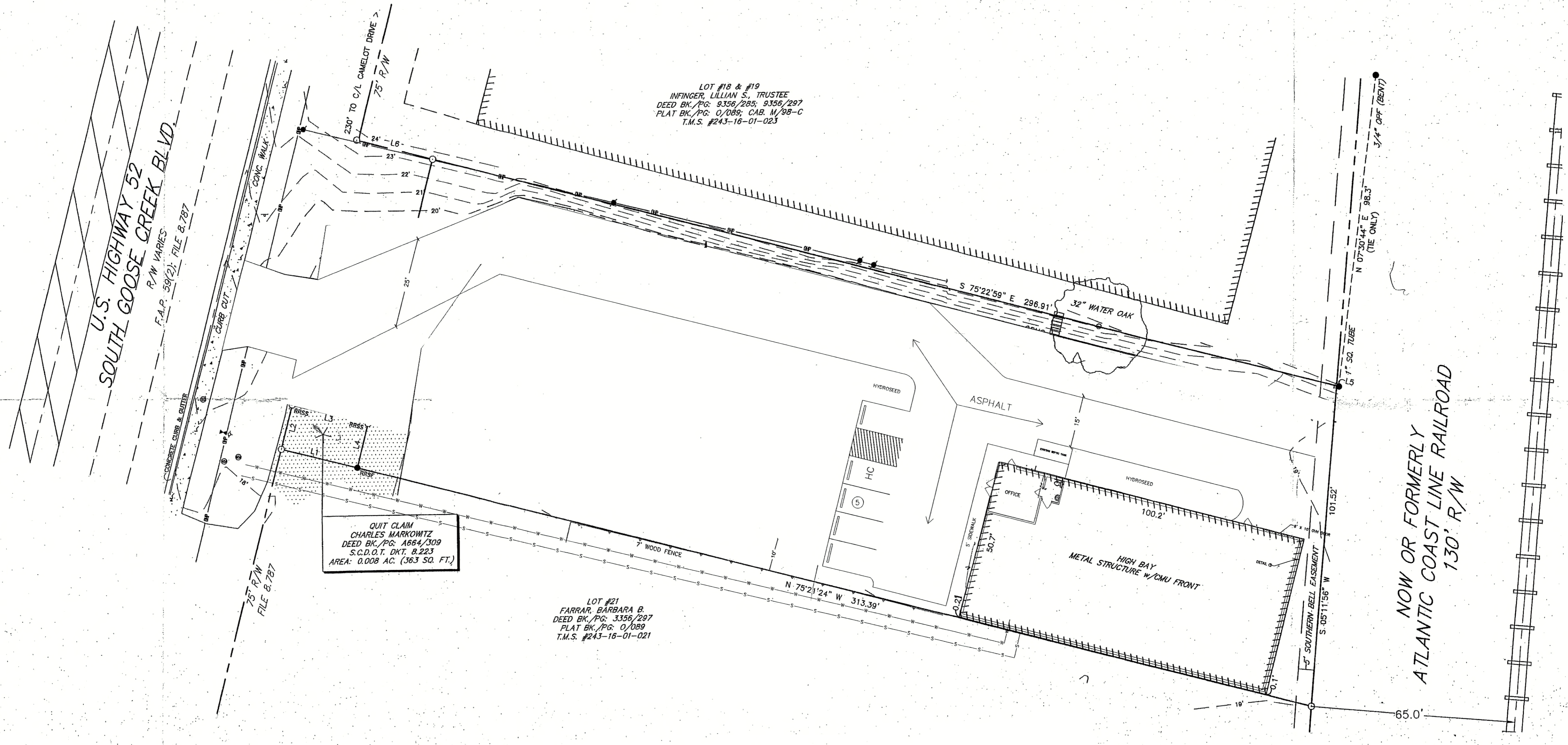
LOCATION MAP

2. EASEMENT C31/235 MANIGAU, et al. TO SOUTHERN BELL TELEPHONE AND TELEGRAPH APR. 11, 1940  
 3. QUIT CLAIM DEED A664/309 S.C.D.H.P.T. TO MARKOWITZ AUG. 25, 1988

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'



- GENERAL NOTES**
- 1) 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.
  - 2) THIS PLAT DELINEATES A RESURVEY AND TOPOGRAPHIC SURVEY OF AN EXISTING TRACT OF LAND, THIS 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.
  - 3) ALL PLAT AND DEED REFERENCES ARE FROM THE BERKELEY COUNTY ROD OFFICE UNLESS NOTED OTHERWISE.
  - 4) 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.
  - 5) ACCORDING TO F.E.M.A. F.I.R.M. COMMUNITY PANEL 4501900285J, THIS SITE IS LOCATED IN FLOOD ZONE X; MAP REVISION OCTOBER 16, 2003.
  - 6) DATE OF FIELD SURVEY 6/9/2017.
  - 7) WATER AND SEWER ARE PROVIDED BY BCWSA.
  - 8) THIS PARCEL IS ZONED G2 BY THE CITY OF GOOSE CREEK.
  - 9) VERTICAL DATUM IS NAVD88. CONTOUR INTERVAL IS ONE FOOT.



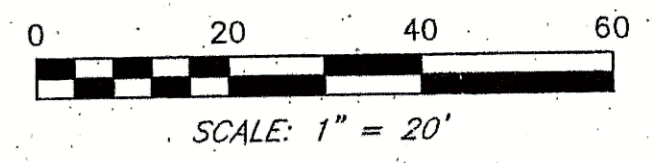
QUIT CLAIM  
 CHARLES MARKOWITZ  
 DEED BK./PG. A664/309  
 S.C.D.O.T. DKT. B.223  
 AREA: 0.008 AC. (363 SQ. FT.)

LOT #21  
 FARRAR, BARBARA B.  
 DEED BK./PG. 3356/287  
 PLAT BK./PG. 0/089  
 T.M.S. #243-16-01-021

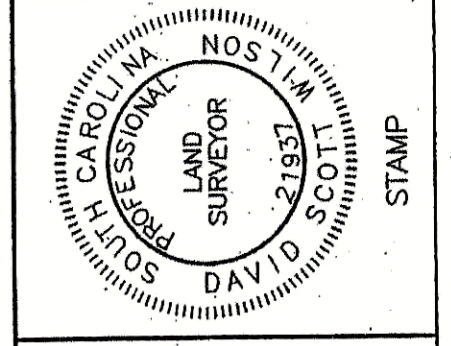
LOT #18 & #19  
 INFINGER, LILLIAN S., TRUSTEE  
 DEED BK./PG. 9336/285, 9356/287  
 PLAT BK./PG. 0/089; CAB. N/88-C  
 T.M.S. #243-16-01-023

LEGEND

- BOUNDARY
- BOUNDARY, ADJONER
- CENTERLINE
- EASEMENT, NEW
- RIGHT OF WAY
- SETBACK
- MONUMENT FOUND (SIZE & TYPE GIVEN)
- MONUMENT SET (5/8" REBAR PIN)
- CALCULATED POINT, NO MONUMENT
- UTILITY POLE
- LIGHT POLE
- WATER METER
- SANITARY SEWER MANHOLE
- TELEPHONE JUNCTION BOX
- RAILROAD SPIKE SET, FOUND
- CONCRETE MASONRY UNIT
- SQUARE FEET (43,560 SQ. FT. PER ACRE)
- ACRE



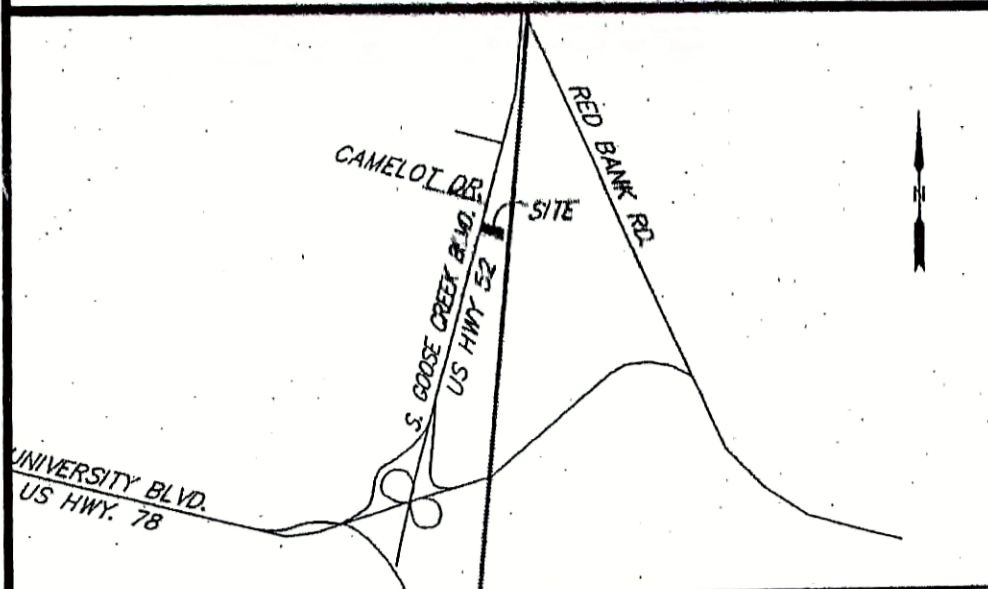
NOT VALID UNLESS SIGNED BY  
 6/23  
 SCPLS  
 EMBOSSED



TOPOGRAPHIC SURVEY  
 LOT 20, OAKS PLANTATION  
 for  
 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  
 310 South Main Street  
 Summerville, SC 29483  
 (843) 708-8065  
 dswwspls@aol.com

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



LOCATION MAP

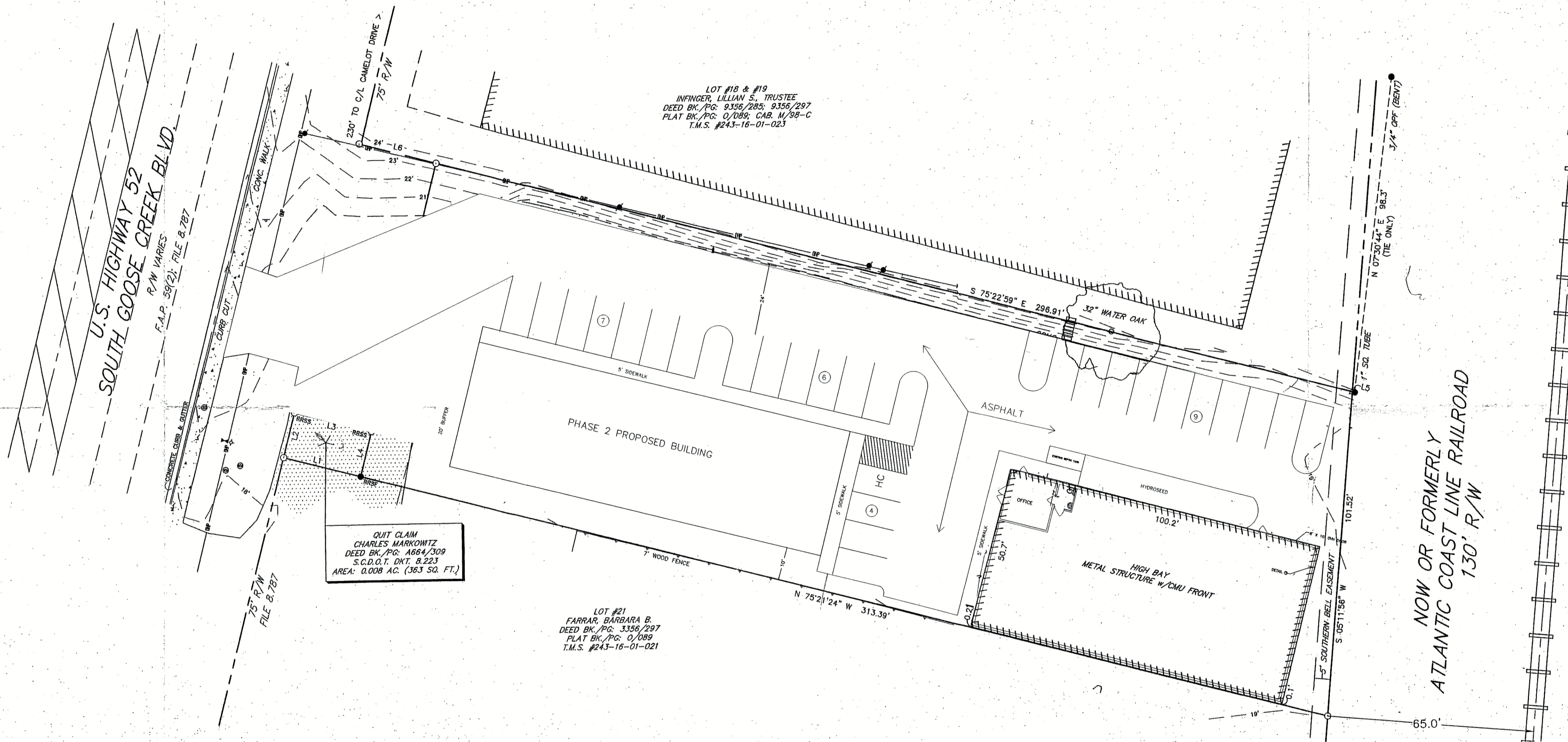
2. EASEMENT 631/235 MANGUILT, et al. TO SOUTHERN BELL TELEPHONE AND TELEGRAPH APR. 11, 1940  
 3. QUIT CLAIM DEED A864/309 S.C.D.H.P.T. TO MARKOWITZ AUG. 25, 1986

L1	N 78°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 78°22'59" W	25.00'



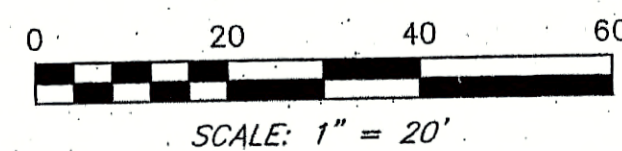
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- 7) WATER AND SEWER ARE PROVIDED BY BCWSA.
- 8) THIS PARCEL IS ZONED GC BY THE CITY OF GOOSE CREEK.
- 9) VERTICAL DATUM IS NAVD88. CONTOUR INTERVAL IS ONE FOOT.



LEGEND

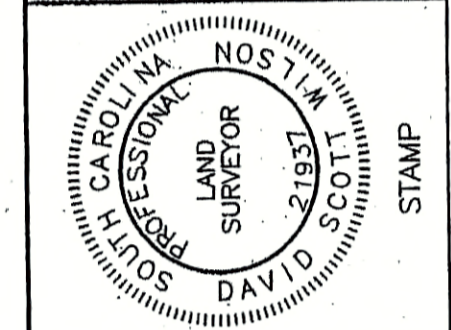
- BOUNDARY
- BOUNDARY, ADJONER
- CENTERLINE
- EASEMENT, NEW
- RIGHT OF WAY
- SETBACK
- MONUMENT FOUND (SIZE & TYPE GIVEN)
- MONUMENT SET (5/8" REBAR PIN)
- CALCULATED POINT, NO MONUMENT
- UTILITY POLE
- LIGHT POLE
- WATER METER
- SANITARY SEWER MANHOLE
- TELEPHONE JUNCTION BOX
- RAILROAD SPIKE SET, FOUND
- CONCRETE MASONRY UNIT
- SQUARE FEET (43,560 SQ. FT. PER ACRE)
- ACRE



NOT VALID UNLESS SIGNED AND SEALED BY THE SURVEYOR  
 I, D. SCOTT WILSON, STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN; AND ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

6/12/17

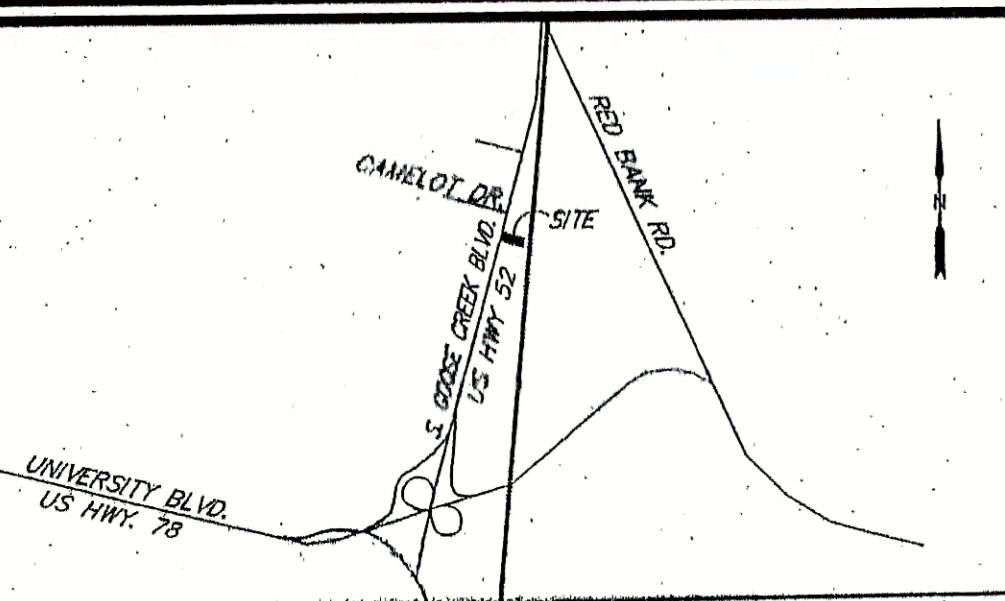
SCPLS EMBOSSED



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

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 310 South Main Street  
 Summerville, SC 29483  
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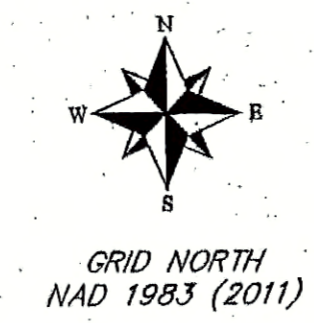
PROJECT: 17031  
 F.B./PG. 7/28  
 REVISION:



LOCATION MAP

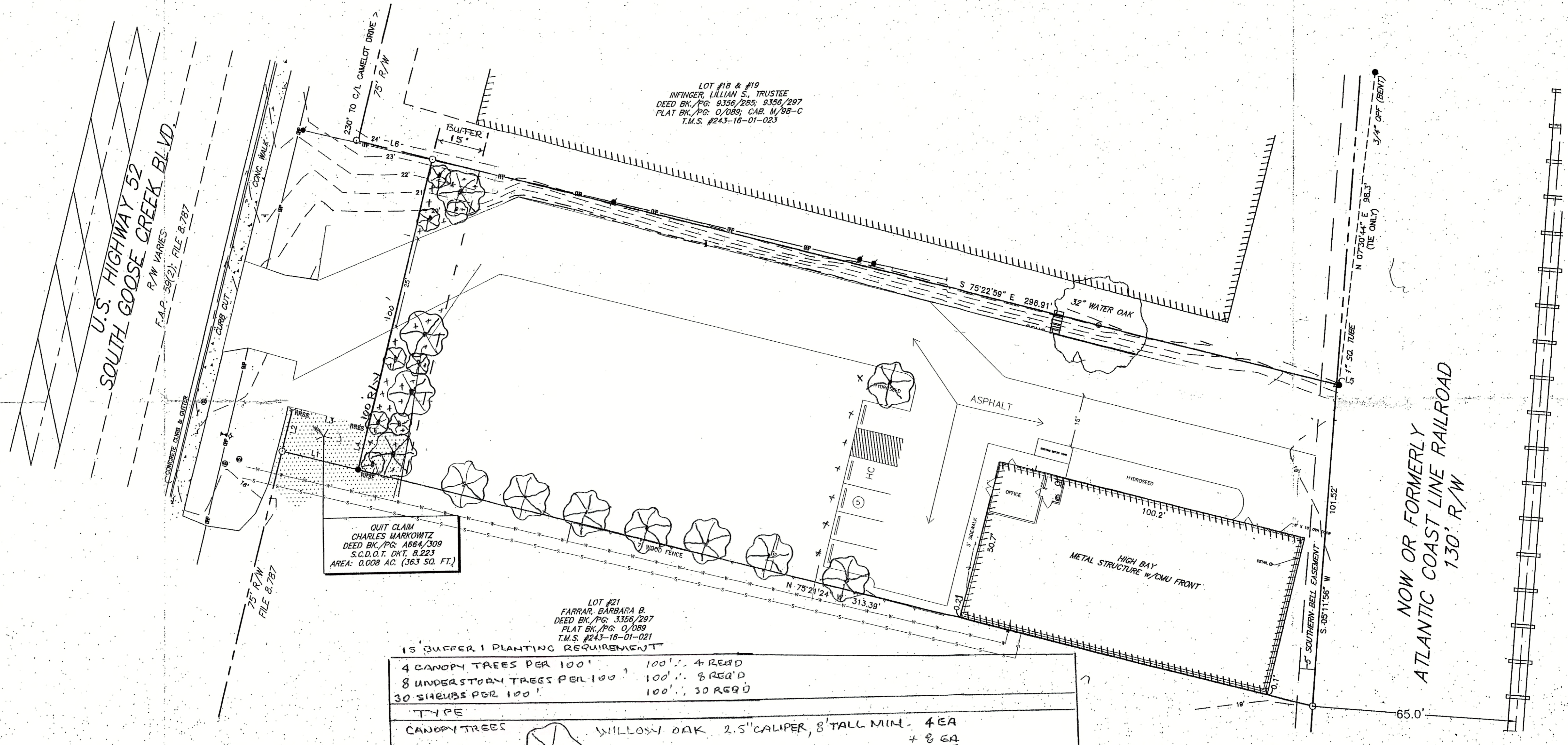
2. EASEMENT 031/238 MANGALT, et al. TO SOUTHERN BELL TELEPHONE AND TELEGRAPH APR. 11, 1940  
 3. QUIT CLAIM DEED A664/309 S.C.D.H.P.T. TO MARKOWITZ AUG. 25, 1986

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



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- 7) WATER AND SEWER ARE PROVIDED BY BCWSA.
- 8) THIS PARCEL IS ZONED R2 BY THE CITY OF GOOSE CREEK.
- 9) VERTICAL DATUM IS NAVD83. CONTOUR INTERVAL IS ONE FOOT.



QUIT CLAIM  
 CHARLES MARKOWITZ  
 DEED BK./PG. A664/309  
 S.C.D.O.T. DNT. B.223  
 AREA: 0.008 AC. (363 SQ. FT.)

LOT #21  
 FARRAR, BARBARA B  
 DEED BK./PG. 3309/207  
 PLAT BK./PG. 0/089  
 T.M.S. #243-16-01-021

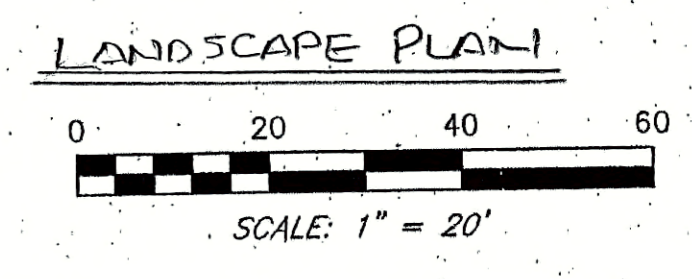
15' BUFFER 1 PLANTING REQUIREMENT

4 CANOPY TREES PER 100'	100' :: 4 REQ'D
8 UNDERSTORY TREES PER 100'	100' :: 8 REQ'D
30 SHRUBS PER 100'	100' :: 30 REQ'D
TYPE	
CANOPY TREES	WILLOW OAK 2.5" CALIPER, 8' TALL MIN. 4 EA + 8 EA 12 TOTAL
UNDERSTORY TREES	TUSCARORA CREPE MYRTLE, 2" CALIPER, 6' TALL MIN. 3 EA
SHRUBS	X LOROPETALUM 24" HIGH MIN 30 EA + 7 EA 37 TOTAL

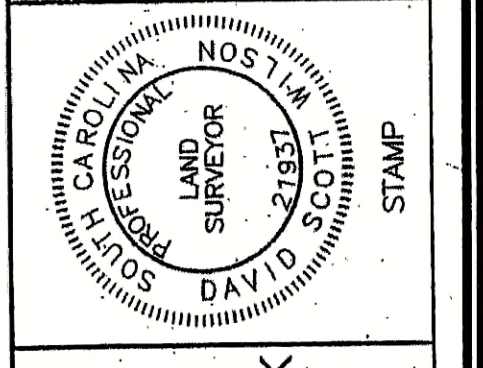
NOTE: BROWN PINE BARK MULCH

LEGEND

- BOUNDARY
- BOUNDARY, ADJOINER
- CENTERLINE
- EASEMENT, NEW
- RIGHT OF WAY
- SETBACK
- MONUMENT FOUND (SIZE & TYPE GIVEN)
- MONUMENT SET (3/8" REBAR PIN)
- △ CALCULATED POINT, NO MONUMENT
- ✱ UTILITY POLE
- ✱ LIGHT POLE
- WATER METER
- SANITARY SEWER MANHOLE
- TELEPHONE JUNCTION BOX
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- AC SQUARE FEET (43,560 SQ. FT. PER ACRE)



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 D. Scott Wilson  
 6/23  
 SCPLS EMBOSSED



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 REVISION:

SHEET 141