



**CREEK  
COMPASS**  
City of Goose Creek

---

# **ARCHITECTURAL REVIEW BOARD**

August 15, 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:** August 11, 2022

**SUBJECT:** NOTIFICATION OF ARCHITECTURAL REVIEW BOARD

This is to remind everyone that the next meeting of the ARB is scheduled for Monday, August 15, 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](mailto:planning-zoning@cityofgoosecreek.com).



---

# MINUTES

---

**MINUTES  
CITY OF GOOSE CREEK  
ARCHITECTURAL REVIEW BOARD MEETING (6PM)  
MONDAY, JULY 18, 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; Jordan Pace; Robert Smith; Mary Kay Soto; Jen Wise

**Absent:** Armando Solarana; Terri Victor

**Staff Present:** Assistant City Administrator Brian Cook; 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 as submitted. **Moved by** Board Member Smith, **Seconded by** Board Member Soto.

**Discussion:** None.

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

**III. OLD BUSINESS**

**A. 2022-037SIG: CRISTO REI BRAZILIAN PASTRY: 225 RED BANK ROAD, STE L-SIGNAGE**

A representative was not present to present the application. The board revisited the application later in the meeting.

**IV. NEW BUSINESS**

**A. 2022-039SIG: EXTRA SPACE STORAGE: 208 ST JAMES AVE-SIGNAGE**

The applicant presented the application and samples to the board. He stated they are rebranding the existing storage space to Extra Space Storage. He stated currently there are three wall signs on the property and one monument tenant panel. He stated he will replace all three wall signs with interior LED lit channel letter cabinet signs and replace the current tenant panel. It was stated the green is the same color green that is already on the current sign. The applicant proposes painting the fascia behind the sign a light

grey. Chairperson Wise stated the fascia should be painted the same as the rest of the building to look uniformed.

**Motion:** A motion was made to accept the sign application except for the color change of the back panel. **Moved by** Board Member Smith, **Seconded by** Board Member Pace.

**Discussion:** None.

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

Chairperson wise stated the motion passes with the caveat that the fascia remains the current color.

**B. 2022-040SIG: PHO BOWL VIETNAMESE RESTAURANT: 142 ST. JAMES AVE, UNIT D-SIGNAGE**

The applicant presented the application. She stated she is proposing a channel letter, LED lit sign on a raceway in the Food Lion shopping center. Samples were provided to the board. She stated the raceway will be painted to match the fascia and the fascia will be touched up to match the rest of the building.

**Motion:** A motion was made to accept the sign application as submitted. **Moved by** Board Member Pace, **Seconded by** Board Member Soto.

**Discussion:** None.

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

**C. 2022-045SIG: CALVARY CHURCH OF THE NAZARENE: 541 RED BANK ROAD-SIGNAGE**

The applicant presented the application. He stated this proposal is for a face change which means he will take out the old panel and put in a new panel. The applicant presented samples.

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

**Discussion:** None.

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

**D. 2022-046SIG: JERI'S OLD SCHOOL BARBERSHOP: 214 ST JAMES AVE, SUITE 150-SIGNAGE**

The applicant presented the application. He stated this business was originally located in North Charleston but has closed that location and open next to Planet Fitness. He stated this sign proposed is the sign that his customer used at her North Charleston location. The applicant stated this is an internally lit channel letter sign. He stated the Old School, Barbershop and two poles light up. The applicant presented samples.

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

**Discussion:** None.

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

**E. 2022-047SIG: KO BEAUTIQUE: 640 COLLEGE PARK ROAD, SUITE F-SIGNAGE**

The applicant presented the application. He stated this is a lighted channel letter sign with a raceway which will be painted to match the brick. The letters will have a thick black outline. Discussion ensued about flipping the black and white on the KO logo.

**Motion:** A motion was made to accept the sign application contingent that the black vinyl outline on Boutique is removed. **Moved by** Board Member Soto, **Seconded by** Board Member Smith.

**Discussion:** Chairperson Wise stated she feels if the City is moving towards opaque signs, we need to be consistent across the board. She stated she sees the argument that this sign matches other signs in the shopping center, but just because it is already there does not mean we are not progressing in a different direction.

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

**F. 2022-049SIG: TEAMWORK REALTY: 100 CENTRAL AVENUE-SIGNAGE**

The applicant presented the application. He stated Teamwork Realty is the property owner of what will be called Real Estate Central Plaza. He stated Teamwork Realty will also be a tenant. He stated the proposal is for a non-illuminated aluminum sign to replace a post and panel sign. The letters are cut out aluminum letters attached to an aluminum background. Discussion pertaining to the quantity of tenant panels ensued. It was stated that this application is for the monument and the Teamwork Realty panel sign. The applicant did not present color samples.

**Motion:** A motion was made to accept the sign application as submitted to include the Teamwork Realty tenant panel contingent that only five tenant panels be displayed on the monument sign (the bottom

four panels as presented in the sign application should become two). **Moved by** Board Member Smith, **Seconded by** Board Member Soto.

**Discussion:** None.

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

**G. 2022-041EMOD: MCDONALDS: 609 ST JAMES AVE-EXTERIOR MODIFICATION**

Ms. Kiser stated the applicant was not present. She stated the applicant would like to add a second drive thru lane. She stated this will eliminate parking in the rear. Ms. Kiser stated the applicant will move and replace two trees to accommodate this request; one tree is located at the front and the other in the rear. She stated the applicant is also adding directional signage which is not being considered with this application because it is directional in nature.

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

**Discussion:** None.

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

**H. 2022-048EMOD:SKYMARKET:115 S. GOOSE CREEK BLVD-EXTERIOR MODIFIATION**

The applicant presented the application. The applicant is proposing the construction of a fenced seating area for outdoor dining on the south elevation of the building. The applicant presented material samples to the board. The tables are commercial grade, six feet with bench seating. They will be anchored within the turf. The signs were already approved. The goose neck sconces around the building will be standard commercial grade lighting. There's going to be three awnings in front of the building. It was stated a dumpster enclosure will need to be added and the utility boxes would need to be screened.

**Motion:** A motion was made to accept the application as submitted contingent that the placement of the sign is lowered to be on the wall below the roofline as mentioned in the last meeting; paint existing fence black to match new fence; work with staff to determine appropriate screening for dumpster enclosure and screening utility meters. **Moved by** Board Member Soto, **Seconded by** Board Member Smith.

**Discussion:** None.

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

The board revisited **2022-037SIG: CRISTO REI BRAZILIAN PASTRY**. It was stated it appears that there are three separate signs. Mrs. Moneer stated that is an accurate assessment.

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

**Discussion:** None.

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

**V. CLOSING REMARKS AND ADJOURNMENT**

Discussion ensued regarding Cristo Rei Brazilian Pastry. Ms. Kiser updated the board on the Mod Car Wash stating that updated site plan shows the oak tree that the board wanted to keep.

**Motion:** A motion was made to adjourn (7:02 p.m.) **Moved By:** Board Member Soto, **Seconded By:** Board Member Pace.

**Discussion:** There was none.

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

\_\_\_\_\_ Date \_\_\_\_\_  
Jen Wise, Chairperson





---

2022-052SIG

MARISQUERIA LOS PARADOS

---



CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

OFFICE USE ONLY
PERMIT #:
AMOUNT DUE: \$
DATE PAID:

Today's Date: 6/24/22

Permit Fee: \$75.00

1. Business Owner Julio Los Paradales Business Phone
Name of Business Marisqueria Los Paradales Alternate Phone
Street Address of Business 129 St James Ave Unit # C, D
Landlord/Lessor Landlord's Phone
Sign Company J+D Comp. Services LLC Sign Co. Phone
Sign Co. Contact Herbert Sign Co. Address

2. Cost of Sign(s) \$ Sign Installation Cost \$ Total Cost \$

3. How many signs are you applying for? 01 How many signs does this business already have? NONE

4. What kind of signs does this business already have? None

5. What type of business is applying for this sign permit:
A. A stand alone business? Yes No
B. A part of a shopping center? Yes No If yes, shopping center name: PINEVIEW SHOPPING CENTER

6. What is the TMS number for this property?

7. What is the front setback of the business in feet? (The distance from the front property line to the front of business)
A. For corner lots only, what is the front setback for second street frontage in feet?

8. What is the width of the business in feet? 20 (The distance from wall to wall)
A. For corner lots only, what is the width of the business for second street frontage in feet?

9. What is the property's road frontage in feet? (This only applies to shopping centers erecting a freestanding sign)

10. Please attach photos showing:
A. The storefront in relation to adjacent businesses;
B. The specific location of proposed sign(s) on the property or building; and
C. The actual sign if it already exists.

OFFICE USE ONLY
MAX. NO. OF ALLOWED SIGNS: 2
MAX. ALLOWED SIGN AREA: 30 SF

11. Please attach drawings of each proposed sign showing (drawn to scale):
A. The completed sign as it will actually appear on the building
B. All dimensions;
C. Where the colors will appear;
D. The location on the property (on a plat) of proposed & existing freestanding signs
E. The location on the building of proposed & existing building signs

STAFF RECOMMENDS OPAQUE BACKGROUND.
SIZE AND QTY MEETS ORD.
BMONER 8/20/22

12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.

13. Please complete the Sign Information Table located on the following page.

14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.
Please submit this application by the 1st Monday of the month for consideration that month by the ARB.
The ARB meets on the 3rd Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

NOTE: Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

Note: This application contains multiple pages

### SIGN INFORMATION TABLE

| Required Information  | Sign 1              | Sign 2 | Sign 3 |
|---|---------------------|--------|--------|
| Materials: (metal, plastic, wood, etc.)                                   | metal               |        |        |
| Illumination: Exterior, interior or not lighted                           | LED                 |        |        |
| Type of Sign:   | Box Sign            |        |        |
| Height (FEET)   | 28"                 |        |        |
| Width (feet)  | 120"                |        |        |
| Area (square feet)  | 23"                 |        |        |
| All colors used on sign   | Blue, orange, green |        |        |
| Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic   |                     |        |        |
| Projection from building or cabinet width (thickness)                     |                     |        |        |
| Number of styles of lettering   |                     |        |        |
| Height of letters (if channel letters)                                    |                     |        |        |
| If mounting individual letters, space between letters                     |                     |        |        |
| If mounting individual letters, space between words                       |                     |        |        |
| If window sign, size of window  |                     |        |        |
| If changeable copy sign (reader board), number of lines                   |                     |        |        |
| If freestanding sign, distance between sign and street curb (ft)          |                     |        |        |
| If freestanding sign, total height above grade (ft)                       |                     |        |        |
| If freestanding sign, landscaping materials to be planted at base of sign |                     |        |        |

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.

\_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Date

OFFICE USE ONLY

Remarks: \_\_\_\_\_

Approval: Zoning Administrator \_\_\_\_\_

Issued by: \_\_\_\_\_

Date: \_\_\_\_\_





JHD Computer Services llc

DRAWING TITLE Julio Los Parados CUSTOMER Mansuena Los Parados  
PROJECT ADDRESS 129 St James Av. unit # C, D  
JOB DESCRIPTION New Sign

CONTACT PHONE 843-730-2384  
DATE 843-730-2384

PROPOSED NEW SIGN

OLD SIGN



NEW SIGN



28" x 120" = 23.333 SQFT



INSTALLATIONS

BOX ILLUMINATED



Installation Method:  
3/8" Stud mount with  
nuts for aluminum  
mounting surfaces

3/8" Stud



---

2022-053SIG

THE TOTAL CARESS

---





CITY OF GOOSE CREEK  
SIGN PERMIT APPLICATION

|                |       |                            |
|----------------|-------|----------------------------|
| PERMIT #:      | _____ | OFFICE USE ONLY            |
| AMOUNT DUE: \$ | _____ | DATE PAID: <u>  /  /  </u> |
| LICENSE#:      | _____ | DATE PAID: <u>  /  /  </u> |

Permit Fee: \$75.00

Today's Date: 8/1/22

1. Business Owner Jerri Brown Business Phone [REDACTED]  
 Name of Business The Total Carress Alternate Phone \_\_\_\_\_  
 Street Address of Business 142-A St. James Ave.  
 Landlord/Lessor \_\_\_\_\_ Landlord's Phone \_\_\_\_\_  
 Sign Company Carolina Sign Co. Sign Co. Phone [REDACTED]  
 Sign Co. Contact Hugh Sign Co. Address [REDACTED]

2. Cost of Sign(s) \$ [REDACTED] Sign Installation Cost \$ [REDACTED] Total Cost \$ [REDACTED]

3. How many signs are you applying for? 1 How many signs does this business already have? 0

4. What kind of signs does this business already have?  None

5. What type of business is applying for this sign permit:  
 A. A stand alone business?  Yes  No  
 B. A part of a shopping center?  Yes  No If yes, shopping center name: Food Lion on St. James

6. What is the TMS number for this property? 243 - 08 - 06 - 025

7. What is the front setback of the business in feet? 376' (The distance from the front property line to the front of business)  
 A. For corner lots only, what is the front setback for second street frontage in feet? \_\_\_\_\_

8. What is the width of the business in feet? 20' (The distance from wall to wall)  
 A. For corner lots only, what is the width of the business for second street frontage in feet? \_\_\_\_\_

9. What is the property's road frontage in feet? N/A (This only applies to shopping centers erecting a freestanding sign)

10. Please attach photos showing:  
 A. The storefront in relation to adjacent businesses;  
 B. The specific location of proposed sign(s) on the property or building; and  
 C. The actual sign if it already exists.

|                                    |
|------------------------------------|
| OFFICE USE ONLY                    |
| MAX NO OF ALLOWED SIGNS: <u>3</u>  |
| MAX ALLOWED SIGN AREA: <u>30SF</u> |

11. Please attach drawings of each proposed sign showing (drawn to scale):  
 A. The completed sign as it will actually appear on the building  
 B. All dimensions;  
 C. Where the colors will appear;  
 D. The location on the property (on a plat) of proposed & existing freestanding signs  
 E. The location on the building of proposed & existing building signs

12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.

13. Please complete the Sign Information Table located on the following page.

14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.  
 • The ARB meets on the 3<sup>rd</sup> Monday of each month. (Please see ARB schedule for application deadlines and meetings.)

SIGN MEETS ORD. SIZE AND QTY.  
 STAFF RECOMMENDS CENTER ABV. DOOR  
 BMONER 8/10/22

NOTE: Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

Note: This application contains multiple pages

**SIGN INFORMATION TABLE**

| Required Information  | Sign 1                       | Sign 2 | Sign 3 |
|---|------------------------------|--------|--------|
| Materials: (metal, plastic, wood, etc.)                                   | <i>Aluminum / Acrylic</i>    |        |        |
| Illumination: (Exterior, interior or not lighted)                         | <i>Interior</i>              |        |        |
| Type of Sign:   | <i>WALL MOUNT</i>            |        |        |
| Height ( <del>in</del> )  | <i>42"</i>                   |        |        |
| Width (feet)  | <i>82"</i>                   |        |        |
| Area (square feet)  | <i>24 s/f</i>                |        |        |
| All colors used on sign   | <i>Dark Blue/White/Black</i> |        |        |
| Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic   | <i>NO</i>                    |        |        |
| Projection from building or cabinet width (thickness)                     | <i>6"</i>                    |        |        |
| Number of styles of lettering   | <i>2</i>                     |        |        |
| Height of letters (if channel letters)                                    | <i>N/A</i>                   |        |        |
| If mounting individual letters, space between letters                     | <i>N/A</i>                   |        |        |
| If mounting individual letters, space between words                       | <i>N/A</i>                   |        |        |
| If window sign, size of window  | <i>N/A</i>                   |        |        |
| If changeable copy sign (reader board), number of lines                   | <i>N/A</i>                   |        |        |
| If freestanding sign, distance between sign and street curb (ft)          | <i>N/A</i>                   |        |        |
| If freestanding sign, total height above grade (ft)                       | <i>N/A</i>                   |        |        |
| If freestanding sign, landscaping materials to be planted at base of sign | <i>N/A</i>                   |        |        |

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.

Signature of Applicant

*8/1/22*  
Date

|                                |            |       |
|--------------------------------|------------|-------|
| <u>OFFICE USE ONLY</u>         |            |       |
| Remarks:                       |            |       |
|                                |            |       |
| Approval: Zoning Administrator | Issued by: | Date: |



A

# THE Total Caress

142 St James Ave. Ste A, Goose Creek, SC 29445



SITE PLAN

Client:  
The Total Caress

Location:  
142 St James Ave.  
Ste A  
Goose Creek, SC 29445

**CAROLINA SIGN Co. 779.SIGN**  
107 St. James Ave  
Ste A2  
Goose Creek, SC 29445  
843-779-7446  
carolinasignco.com

Project Updates

|    |     |
|----|-----|
| 1  | n/a |
| 2  | n/a |
| 3  | n/a |
| 4  | n/a |
| 5  | n/a |
| 6  | n/a |
| 7  | n/a |
| 8  | n/a |
| 9  | n/a |
| 10 | n/a |

Project Manager:  
Hugh Welch  
E-Mail:  
hugh@carolinasignco.com

Approval Signatures  
X  
Client

X  
Landlord  
Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unaltered drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from CAROLINA SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. CAROLINA SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owners representative wishes to receive digital drawings on all changes during the fabrication process, CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title  
Site

Page Number  
1 of 3



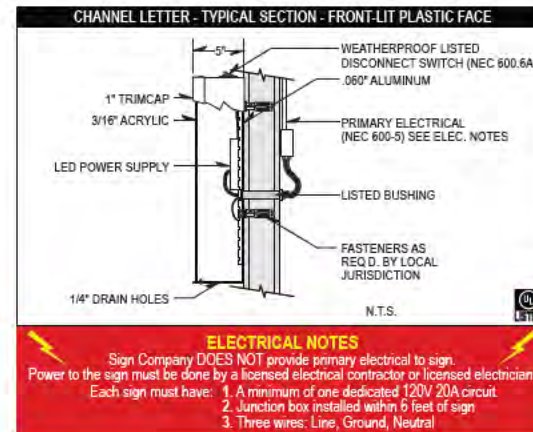
82 in

42 in



24 sf total

Fabricate and install an internally lighted channel letter (cloud)  
 Flush Mounted to the building fascia



Client:  
The Total Cress

Location:  
142 St James Ave.  
Ste A  
Goose Creek, SC 29445

**CAROLINA SIGN** Co. 777.SIGN  
 107 St. James Ave  
 Ste A2  
 Goose Creek, SC 29445  
 843-779-7446  
 carolinasignco.com

Project Updates

- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a

Project Manager:  
Hugh Welch  
E-Mail:  
hugh@carolinasignco.com

Approval Signatures

Client

Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unapproved drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from CAROLINA SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabricate. CAROLINA SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owners represents five wishes to receive final drawings on all changes during the fabrication process CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title  
Site

Page Number

2 of 3

# CURRENT



Client:  
The Total Careless

Location:  
142 St James Ave.  
Site A  
Goose Creek, SC 29445

**CAROLINA SIGN Co. 779.SIGN**

107 St. James Ave  
Site A2  
Goose Creek, SC 29445  
843-779-7446  
carolinasthesignco.com

Project Updates

- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a

Project Manager:  
Hugh Welch  
E-Mail:  
hugh@carolinasthesignco.com

Approval Signatures

Client

Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from CAROLINA SIGN COMPANY. All typographical errors on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. CAROLINA SIGN COMPANY will do their best to maintain the design intent of these drawings as a favor. If the owner or customer requests any changes during the fabrication process, CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title  
Site

Page Number  
**3 of 3**



---

2022-055SIG  
KRAMERICA

---





CITY OF GOOSE CREEK  
SIGN PERMIT APPLICATION

|                |       |                        |
|----------------|-------|------------------------|
| PERMIT #:      | _____ | OFFICE USE ONLY        |
| AMOUNT DUE: \$ | _____ | DATE PAID: ___/___/___ |
| LICENSE#:      | _____ | DATE PAID: ___/___/___ |

Permit Fee: \$75.00

Today's Date: 7/19/22

1. Business Owner Andrew McLain Business Phone [REDACTED]  
 Name of Business Kramerica Wine + Spirits Alternate Phone \_\_\_\_\_  
 Street Address of Business 142-B St. James Ave Goose Creek  
 Landlord/Lessor \_\_\_\_\_ Landlord's Phone \_\_\_\_\_  
 Sign Company Carolina Sign Co. Sign Co. Phone [REDACTED]  
 Sign Co. Contact Hugh Welch Sign Co. Address [REDACTED]

2. Cost of Sign(s) \$ [REDACTED] Sign Installation Cost \$ [REDACTED] Total Cost \$ 2485

3. How many signs are you applying for? 1 How many signs does this business already have? 1 *removing cabinet*

4. What kind of signs does this business already have? Cabinet w/ white face  None

5. What type of business is applying for this sign permit:  
 A. A stand alone business?  Yes  No  
 B. A part of a shopping center?  Yes  No If yes, shopping center name: Food Lion on St. James

6. What is the TMS number for this property? 243-08-06-025

7. What is the front setback of the business in feet? 350' (The distance from the front property line to the front of business)  
 A. For corner lots only, what is the front setback for second street frontage in feet? \_\_\_\_\_

8. What is the width of the business in feet? 20' (The distance from wall to wall)  
 A. For corner lots only, what is the width of the business for second street frontage in feet? \_\_\_\_\_

9. What is the property's road frontage in feet? 412' (This only applies to shopping centers erecting a freestanding sign)

10. Please attach photos showing:  
 A. The storefront in relation to adjacent businesses;  
 B. The specific location of proposed sign(s) on the property or building; and  
 C. The actual sign if it already exists.

|                                  |
|----------------------------------|
| OFFICE USE ONLY                  |
| MAX. NO. OF ALLOWED SIGNS: _____ |
| MAX ALLOWED SIGN AREA: _____     |

11. Please attach drawings of each proposed sign showing (drawn to scale):  
 A. The completed sign as it will actually appear on the building  
 B. All dimensions;  
 C. Where the colors will appear;  
 D. The location on the property (on a plat) of proposed & existing freestanding signs  
 E. The location on the building of proposed & existing building signs

12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.

13. Please complete the Sign Information Table located on the following page.

14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.  
 • Please submit this application by the 1<sup>st</sup> Monday of the month for consideration that month by the ARB.  
 • The ARB meets on the 3<sup>rd</sup> Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

MEETS ORDINANCE  
REQUIREMENTS.  
BMONEER 8/10/22

NOTE: Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

Note: This application contains multiple pages

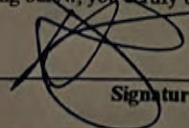


**SIGN INFORMATION TABLE**

| Required Information  | Sign 1                                | Sign 2 | Sign 3 |
|---|---------------------------------------|--------|--------|
| Materials: (metal, plastic, wood, etc.)                                   | Aluminum/Acrylic<br>Translucent Vinyl |        |        |
| Illumination: Exterior, interior or not lighted                           | Internal                              |        |        |
| Type of Sign:   | WALL-MOUNT                            |        |        |
| Height (FEET)   | 30"                                   |        |        |
| Width (feet)  | 116"                                  |        |        |
| Area (square feet)  | 18.75 sf                              |        |        |
| All colors used on sign   | White/Black/Red                       |        |        |
| Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic   | Yes 26" inside middle circle          |        |        |
| Projection from building or cabinet width (thickness)                     | 6"                                    |        |        |
| Number of styles of lettering   | N/A                                   |        |        |
| Height of letters (if channel letters)                                    | 30"                                   |        |        |
| If mounting individual letters, space between letters                     | 8.5"                                  |        |        |
| If mounting individual letters, space between words                       | N/A                                   |        |        |
| If window sign, size of window  | N/A                                   |        |        |
| If changeable copy sign (reader board), number of lines                   | N/A                                   |        |        |
| If freestanding sign, distance between sign and street curb (ft)          | N/A                                   |        |        |
| If freestanding sign, total height above grade (ft)                       | N/A                                   |        |        |
| If freestanding sign, landscaping materials to be planted at base of sign | N/A                                   |        |        |

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.

  
 \_\_\_\_\_  
 Signature of Applicant

7/18/22  
 \_\_\_\_\_  
 Date

| OFFICE USE ONLY                |       |             |
|--------------------------------|-------|-------------|
| Remarks:                       | _____ | _____       |
| Approval: Zoning Administrator | _____ | _____       |
| Issued by:                     | _____ | Date: _____ |



A



142 St James Ave, Goose Creek, SC 29445



SITE PLAN

Client:  
**KRAMERICA**  
 Wine & Spirits

Location:  
 142 St James Ave,  
 Goose Creek, SC 29445

**CAROLINA**  
**SIGN Co. 779.SIGN**

107 St. James Ave  
 Ste A2  
 Goose Creek, SC 29445  
 843-779-7446  
 carolinasignco.com

Project Updates

|    |     |
|----|-----|
| 1  |     |
| 2  | n/a |
| 3  | n/a |
| 4  | n/a |
| 5  | n/a |
| 6  | n/a |
| 7  | n/a |
| 8  | n/a |
| 9  | n/a |
| 10 | n/a |

Project Manager:  
**Hugh Welch**  
 E-Mail:  
 hugh@carolinasignco.com

Approval Signatures

X Client

X Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unaltered drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from CAROLINA SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. CAROLINA SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owners representative wishes to receive digital drawings on all changes during the fabrication process, CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title  
Site

Page Number  
1 of 3

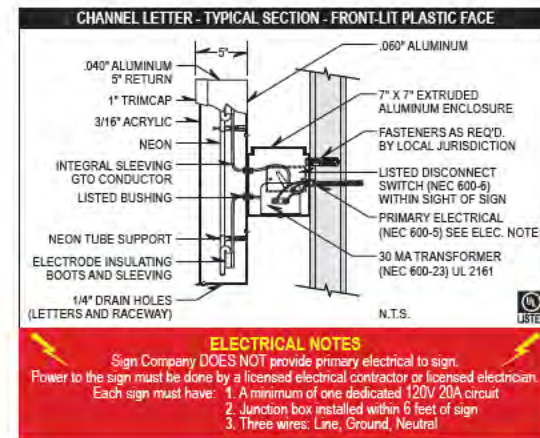
30 in

116 in



Raceway mount  
Painted same color as facade

Fabricate & Install Individual Internally Lighted Circles.  
White Acrylic Face with Red Translucent Vinyl Overlay



Client:  
**KRAMERICA**  
Wine & Spirits

Location:  
142 St James Ave,  
Goose Creek, SC 29445

**CAROLINA**  
SIGN Co. 777.SIGN

107 St. James Ave  
Ste A2  
Goose Creek, SC 29445  
843-779-7446  
carolinasingnoo.com

Project  
Updates

- ▲ n/a
- ▲ n/a
- ▲ n/a
- ▲ n/a
- ▲ n/a
- ▲ n/a
- ▲ n/a
- ▲ n/a

Project Manager:  
Hugh Welch  
E-Mail:  
hugh@carolinasingnoo.com

Approval Signatures

X Client

X Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unapproved drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from CAROLINA SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabricate. CAROLINA SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owners represents the wishes to receive final drawings or all changes during the fabrication process CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

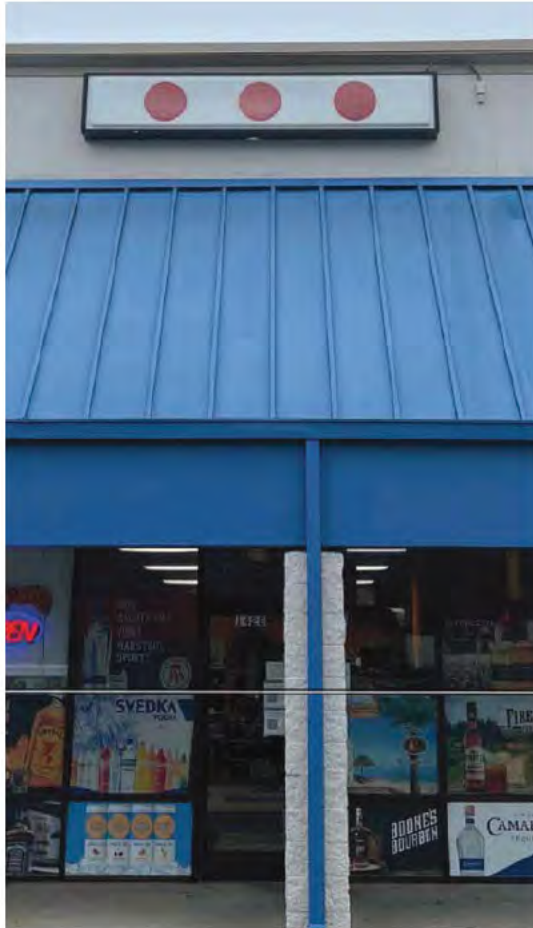
Sheet Title  
Site

Page Number

2 of 3



# CURRENT



# PROPOSED



Client:  
**KRAMERICA**  
 Wine & Spirits

Location:  
 142 St James Ave,  
 Goose Creek, SC 29445

**CAROLINA SIGN Co 779.SIGN**

107 St. James Ave  
 Ste A2  
 Goose Creek, SC 29445  
 843-779-7446  
 carolinasignco.com

Project Updates

- 1 n/a
- 2 n/a
- 3 n/a
- 4 n/a
- 5 n/a
- 6 n/a
- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Project Manager:  
 Hugh Welch  
 E-Mail:  
 hugh@carolinasignco.com

Approval Signatures

X Client

X Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from CAROLINA SIGN COMPANY. All typeset details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. CAROLINA SIGN COMPANY will do their best to maintain the design intent of these drawings as a final. If the owner or customer represents his wishes to receive detail drawings on all changes during the fabrication process, CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title  
**Site**

Page Number  
**3 of 3**





---

2022-056SIG  
KRAMERICA

---



CITY OF GOOSE CREEK  
SIGN PERMIT APPLICATION

|                |       |                        |
|----------------|-------|------------------------|
| PERMIT #:      | _____ | OFFICE USE ONLY        |
| AMOUNT DUE: \$ | _____ | DATE PAID: ___/___/___ |
| LICENSE#:      | _____ | DATE PAID: ___/___/___ |

Permit Fee: \$75.00

Today's Date: 7/18/22

1. Business Owner Andrew McLain Business Phone \_\_\_\_\_  
 Name of Business Kramerica Wine + Spirits Alternate Phone \_\_\_\_\_  
 Street Address of Business \_\_\_\_\_  
 Landlord/Lessor Victory Real Estate Investments Landlord's Phone \_\_\_\_\_  
 Sign Company Carolina Signs Co. Sign Co. Phone \_\_\_\_\_  
 Sign Co. Contact Hugh Welch Sign Co. Address \_\_\_\_\_

2. Cost of Sign(s) \$ \_\_\_\_\_ Sign Installation Cost \$ \_\_\_\_\_ Total Cost \$ \_\_\_\_\_

3. How many signs are you applying for? 1 How many signs does this business already have? 1

4. What kind of signs does this business already have? channel cabinet circles  None  
-removing these-

5. What type of business is applying for this sign permit:  
 A. A stand alone business?  Yes  No  
 B. A part of a shopping center?  Yes  No If yes, shopping center name: Crowfield Plaza

6. What is the TMS number for this property? 233-00-00-051

7. What is the front setback of the business in feet? 250' (The distance from the front property line to the front of business)  
 A. For corner lots only, what is the front setback for second street frontage in feet? \_\_\_\_\_

8. What is the width of the business in feet? 20' (The distance from wall to wall)  
 A. For corner lots only, what is the width of the business for second street frontage in feet? \_\_\_\_\_

9. What is the property's road frontage in feet? N/A (This only applies to shopping centers erecting a freestanding sign)

10. Please attach photos showing:  
 A. The storefront in relation to adjacent businesses;  
 B. The specific location of proposed sign(s) on the property or building; and  
 C. The actual sign if it already exists.

11. Please attach drawings of each proposed sign showing (drawn to scale):  
 A. The completed sign as it will actually appear on the building  
 B. All dimensions;  
 C. Where the colors will appear;  
 D. The location on the property (on a plat) of proposed & existing freestanding signs  
 E. The location on the building of proposed & existing building signs

12. Please attach swatches, samples, and/or paint chips of all proposed colors to the application.

13. Please complete the Sign Information Table located on the following page.

14. You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.  
 • Please submit this application by the 1<sup>st</sup> Monday of the month for consideration that month by the ARB.  
 • The ARB meets on the 3<sup>rd</sup> Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

|                                  |
|----------------------------------|
| OFFICE USE ONLY                  |
| MAX. NO. OF ALLOWED SIGNS: _____ |
| MAX ALLOWED SIGN AREA: _____     |

SIGN MEETS ORDINANCE  
 REQUIREMENTS  
 BMONEER 8/10/22

NOTE: Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

Note: This application contains multiple pages

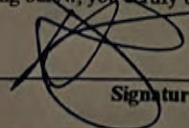


**SIGN INFORMATION TABLE**

| Required Information  | Sign 1                                | Sign 2 | Sign 3 |
|---|---------------------------------------|--------|--------|
| Materials: (metal, plastic, wood, etc.)                                   | Aluminum/Acrylic<br>Translucent Vinyl |        |        |
| Illumination: Exterior, interior or not lighted                           | Internal                              |        |        |
| Type of Sign:   | WALL-MOUNT                            |        |        |
| Height (FEET)   | 30"                                   |        |        |
| Width (feet)  | 116"                                  |        |        |
| Area (square feet)  | 18.75 sf                              |        |        |
| All colors used on sign   | White/Black/Red                       |        |        |
| Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic   | Yes 26" inside middle circle          |        |        |
| Projection from building or cabinet width (thickness)                     | 6"                                    |        |        |
| Number of styles of lettering   | N/A                                   |        |        |
| Height of letters (if channel letters)                                    | 30"                                   |        |        |
| If mounting individual letters, space between letters                     | 8.5"                                  |        |        |
| If mounting individual letters, space between words                       | N/A                                   |        |        |
| If window sign, size of window  | N/A                                   |        |        |
| If changeable copy sign (reader board), number of lines                   | N/A                                   |        |        |
| If freestanding sign, distance between sign and street curb (ft)          | N/A                                   |        |        |
| If freestanding sign, total height above grade (ft)                       | N/A                                   |        |        |
| If freestanding sign, landscaping materials to be planted at base of sign | N/A                                   |        |        |

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.

  
 \_\_\_\_\_  
 Signature of Applicant

7/18/22  
 \_\_\_\_\_  
 Date

| OFFICE USE ONLY                |       |             |
|--------------------------------|-------|-------------|
| Remarks:                       | _____ | _____       |
| Approval: Zoning Administrator | _____ | _____       |
| Issued by:                     | _____ | Date: _____ |



A



650 College Park Rd, Goose Creek, SC 29445



SITE PLAN

Client:  
**KRAMERICA**  
 Wine & Spirits

Location:  
 650 College Park Rd,  
 Goose Creek, SC 29445

**CAROLINA**  
 SIGN Co. 779.SIGN

107 St. James Ave  
 Ste A2  
 Goose Creek, SC 29445  
 843-779-7446  
 carolinasignco.com

Project Updates

|    |     |
|----|-----|
| 1  | n/a |
| 2  | n/a |
| 3  | n/a |
| 4  | n/a |
| 5  | n/a |
| 6  | n/a |
| 7  | n/a |
| 8  | n/a |
| 9  | n/a |
| 10 | n/a |

Project Manager:  
**Hugh Welch**  
 E-Mail:  
 hugh@carolinasignco.com

Approval Signatures

X Client

X Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unaltered drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from CAROLINA SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. CAROLINA SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owners representative wishes to receive digital drawings on all changes during the fabrication process, CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title  
**Site**

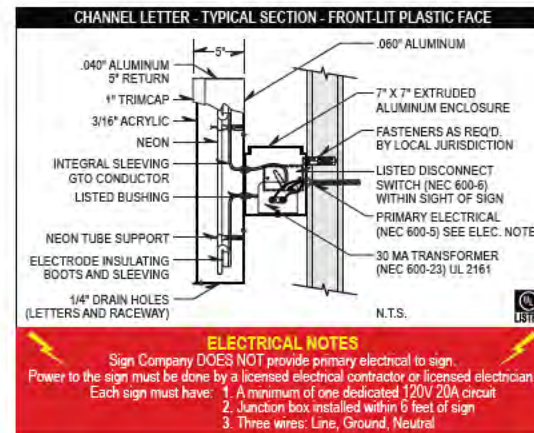
Page Number  
**1 of 3**

30 in

116 in



30 in



Fabricate & Install Individual Internally Lighted Circles.

Client: KRAMERICA Wine & Spirits

Location: 650 College Park Rd, Goose Creek, SC 29445

CAROLINA SIGN Co. 777.SIGN 107 St. James Ave Ste A2 Goose Creek, SC 29445 843-779-7446 carolinasignco.com

Project Updates

- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a
- n/a

Project Manager: Hugh Welch E-Mail: hugh@carolinasignco.com

Approval Signatures

X Client

X Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unapplied drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from CAROLINA SIGN COMPANY. All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabricate. CAROLINA SIGN COMPANY will do their best to maintain the design intent of these drawings at all times. If the owner or owners represents the wishes to receive final drawings or all changes during the fabrication process CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title: Site

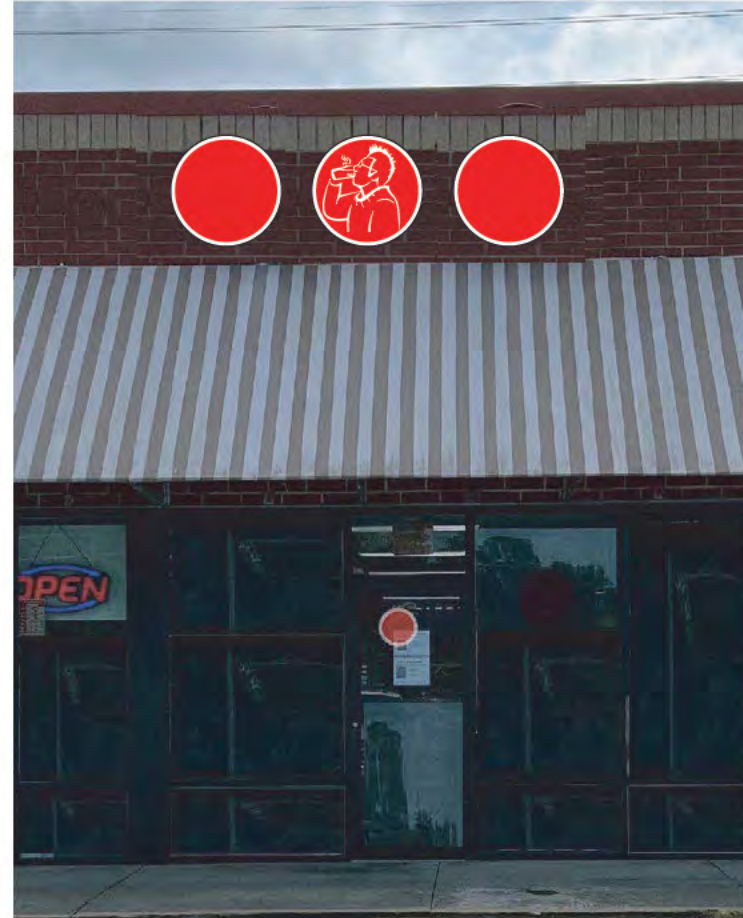
Page Number

2 of 3



# CURRENT

# PROPOSED



Client:  
**KRAMERICA**  
 Wine & Spirits

Location:  
 650 College Park Rd,  
 Goose Creek, SC 29445

**CAROLINA SIGN Co 779.SIGN**

107 St. James Ave  
 Ste A2  
 Goose Creek, SC 29445  
 843-779-7446  
 carolinasignco.com

Project Updates

- 1 n/a
- 2 n/a
- 3 n/a
- 4 n/a
- 5 n/a
- 6 n/a
- 7 n/a
- 8 n/a
- 9 n/a
- 10 n/a

Project Manager:  
 Hugh Welch  
 E-Mail:  
 hugh@carolinasignco.com

Approval Signatures

Client

Landlord

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

This original unpublished drawing is submitted solely for the project being planned. It is not to be copied or shown to persons outside of your organization without express written authorization from CAROLINA SIGN COMPANY. All typographical errors and omissions are subject to change due to the availability of materials and/or changes in the method of fabrication. CAROLINA SIGN COMPANY will do their best to maintain the design intent of these drawings as a firm. If the owner or architect represents he wishes to receive detail drawings on all changes during the fabrication process, CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

Sheet Title  
**Site**

Page Number  
**3 of 3**



---

2022-058SIG

SC ARMY NATIONAL GUARD

---



**CITY OF GOOSE CREEK  
SIGN PERMIT APPLICATION**

|                |       |                        |
|----------------|-------|------------------------|
| PERMIT #:      | _____ | <b>OFFICE USE ONLY</b> |
| AMOUNT DUE: \$ | _____ | DATE PAID: ___/___/___ |
| LICENSE#:      | _____ | DATE PAID: ___/___/___ |

Permit Fee: \$75.00

Today's Date: 6-21-22

- Business Owner SC Army National Guard Business Phone [REDACTED]

Name of Business SC Army National Guard Alternate Phone \_\_\_\_\_

Street Address of Business 214 St James Ave Suite 110

Landlord/Lessor N/A Landlord's Phone N/A

Sign Company Charleston Sign Sign Co. Phone [REDACTED]

Sign Co. Contact Paul Dalemndro Sign Co. Address [REDACTED]
- Cost of Sign(s) \$ [REDACTED] Sign Installation Cost \$ [REDACTED] Total Cost \$ [REDACTED]
- How many signs are you applying for? 2 How many signs does this business already have? 2
- What kind of signs does this business already have? Building / Monument  None
- What type of business is applying for this sign permit:

A. A stand alone business?  Yes  No

B. A part of a shopping center?  Yes  No If yes, shopping center name: 214 St. James Ave
- What is the TMS number for this property? 243-040-0015- (Unit 110)
- What is the front setback of the business in feet? 390' (The distance from the front property line to the front of business)

A. For corner lots only, what is the front setback for second street frontage in feet? \_\_\_\_\_
- What is the width of the business in feet? 20' (The distance from wall to wall)

A. For corner lots only, what is the width of the business for second street frontage in feet? \_\_\_\_\_
- What is the property's road frontage in feet? 20' (This only applies to shopping centers erecting a freestanding sign)
- Please attach photos showing:

A. The storefront in relation to adjacent businesses;

B. The specific location of proposed sign(s) on the property or building; and

C. The actual sign if it already exists.
- Please attach drawings of each proposed sign showing (drawn to scale):

A. The completed sign as it will actually appear on the building

B. All dimensions;

C. Where the colors will appear;

D. The location on the property (on a plat) of proposed & existing freestanding signs

E. The location on the building of proposed & existing building signs
- Please attach swatches, samples, and/or paint chips of all proposed colors to the application.
- Please complete the Sign Information Table located on the following page.
- You are required to attend the Architectural Review Board meeting in which your sign application is reviewed.

  - Please submit this application by the 1<sup>st</sup> Monday of the month for consideration that month by the ARB.
  - The ARB meets on the 3<sup>rd</sup> Monday of each month. (Please see attached ARB schedule for application deadlines and meetings.)

|                                     |
|-------------------------------------|
| <b>OFFICE USE ONLY</b>              |
| MAX. NO. OF ALLOWED SIGNS: <u>3</u> |
| MAX ALLOWED SIGN AREA: <u>30SF</u>  |

SIGN MEETS ORD. SIZE AND QTY.  
BMONEER 8/10/22

**NOTE:** Illuminated, exposed and non-exposed neon signs located on the interior of a business, which are visible from the exterior of the business, must be reviewed by the ARB. Such signs shall be included as part of a business's maximum allowable square footage of building signage, as authorized in Section 151.084 of the City Code. A "non-exposed neon sign" shall be interpreted as a neon sign that does not have externally visible neon tubing. Neon signs enclosed in plastic, glass and Plexiglas casings are considered "exposed neon signs." All electrical work must be in accordance with the City's Code of Ordinances and the National Electrical Code.

Note: This application contains multiple pages

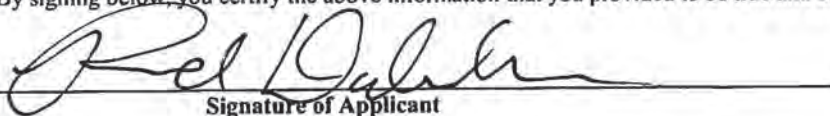


**SIGN INFORMATION TABLE**

| Required Information  | Building Sign<br>Sign 1          | Reface (Monument<br>Sign 2 Panel) | Sign 3 |
|---|----------------------------------|-----------------------------------|--------|
| Materials: (metal, plastic, wood, etc.)                                   | Metal / Plastic                  | Vinyl                             |        |
| Illumination: Exterior, interior or not lighted                           | Channel Letters (internally lit) | Existing                          |        |
| Type of Sign:   | Channel Letters (wall sign)      | Existing Monument                 |        |
| Height (FEET)   | 2' 6"                            | N/A                               |        |
| Width (feet)  | 10' 8.75"                        | N/A                               |        |
| Area (square feet)  | 26.82                            | N/A                               |        |
| All colors used on sign   | Yellow / Black / White           | Yellow (Black / White)            |        |
| Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic   | No                               | No                                |        |
| Projection from building or cabinet width (thickness)                     | 8"                               | No                                |        |
| Number of styles of lettering   | 2                                | 2                                 |        |
| Height of letters (if channel letters)                                    | 13"                              | N/A                               |        |
| If mounting individual letters, space between letters                     | 1"                               | N/A                               |        |
| If mounting individual letters, space between words                       | 1.5"                             | N/A                               |        |
| If window sign, size of window  | No                               | N/A                               |        |
| If changeable copy sign (reader board), number of lines                   | No                               | No                                |        |
| If freestanding sign, distance between sign and street curb (ft)          | No                               | Reface Panel                      |        |
| If freestanding sign, total height above grade (ft)                       | No                               | N/A                               |        |
| If freestanding sign, landscaping materials to be planted at base of sign | No                               | N/A                               |        |

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151.084). Be advised to examine them thoroughly so as to avoid violations (Section 151.999):

By signing below, you certify the above information that you provided to be true and correct.

  
Signature of Applicant

6-21-22  
Date

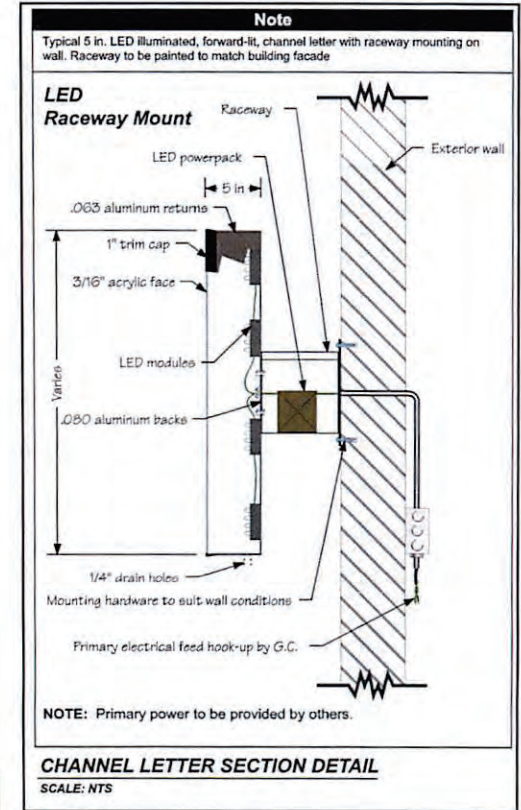
| OFFICE USE ONLY                      |                  |             |
|--------------------------------------|------------------|-------------|
| Remarks: _____                       |                  |             |
| _____                                |                  |             |
| Approval: Zoning Administrator _____ | Issued by: _____ | Date: _____ |



X1 SET OF CHANNEL LETTERS (RACEWAY MOUNTED)



**LED Forward-lit  
(Raceway Mount)**



EXISTING SIGNAGE



PROPOSED SIGNAGE



NIGHT VIEW

- ORACAL 8500 070 BLACK
- ORACAL 8500 070 BLACK

|  |   |   |   |   |
|--|---|---|---|---|
| <p><b>Charleston<br/>Sign &amp; Banner</b></p> <p>4200 Dorchester Road N. Charleston, SC 29405<br/>Ph. (843) 529-1414 Fax (843) 529-1485</p> | <p><b>Client Name:</b> SOUTH CAROLINA ARMY NATIONAL GUARD</p> <p><b>Contact:</b> SHAWN T JACKSON<br/>shawn.t.jackson.ml@mail.ml</p> | <p><b>214 ST. JAMES AVE. SUITE 110</b></p> <p><b>CITY OF GOOSE CREEK</b><br/>1.5 SG FT PER LINEAR FT<br/>17 FT SUITE (25.5 SQ FT ALLOWED)</p> | <p>_____</p> <p><b>Client Approval</b></p> <p>_____</p> <p><b>Landlord Approval</b></p> | <p><b>Sales Rep:</b> PD</p> <p><b>Designer:</b> PD</p> <p style="text-align: right;">MEMBER<br/><b>SESA</b><br/>SOUTH CAROLINA SIGN ASSOCIATION</p> |
|--|---|---|---|---|



---

2022-05S9EMOD

CROWFIELD GOLF COURSE  
KITCHEN EXPANSION

---



---

## MEMORANDUM

**TO:** City of Goose Creek Architectural Review Board  
**FROM:** Alexis Kiser, Assistant to City Administrator  
**RE:** Crowfield Golf Kitchen Expansion (TMS# 243-00-00-049)  
**DATE:** 08/03/2022

---

Staff has reviewed the submittal to the Architectural Review Board (ARB) and offers the following commentary:

### General Conformance Analysis

1. The applicant is proposing an expansion of the current kitchen area at the Crowfield Clubhouse. This proposed expansion will alter the appearance of the façade of the building. This proposed project will disturb 0.04 acres or 1,619 SF on the property.
2. This parcel is currently zoned Conservation Open Space (CO) and it is owned and operated by the City of Goose Creek.
3. The applicant has submitted design plans to Crowfield ARB and has received approval (see approval in package).
4. All standards by zone appear to be met.

### Architectural Review Design Guidelines Analysis

#### Site design

The addition will expand the existing clubhouse kitchen by +/- 374 SF of kitchen and freezer space. Additional improvements on the property include adding fencing, the demolition of the existing concrete pad, a new concrete pad, and adding a new service access.

#### Architectural theme

The addition to the clubhouse will match the existing architectural theme of the structure.

#### Architectural interest

An existing column will be demoed to accommodate for the expansion and will have no impact on the architectural interest of the structure. A new wood fence will be added around the area of new which will screen the output location of the new freezer/cooler location.

#### Building design

The design of the building addition will reflect the existing building in scale, materials, and color.

#### Site Elements

In addition to the new fencing at the new concrete pad, new landscaping is proposed to add interest in the site.

### Staff Recommendation

Staff recommends that the Architectural Review Board approve the application as submitted.





**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

|   |  |  |
|---|--|--|
| <b>Property Address:</b>                        |  | <b>TMS No.:</b>  |
| <b>Review request:</b>                          | <b>For:</b>  | <b>Preliminary meeting date requested:</b>                             |
| <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 _____ |  |

|  |   |
|--|---|
| <b>Property Owner:</b> City of Goose Creek   | <b>Daytime phone:</b> [REDACTED]                |
| <b>Applicant:</b> Hoyt+Berenyi   | <b>Daytime phone:</b> [REDACTED]                |
| <b>ARB Meeting Representative:</b> Troy Sanders  | <b>Contact Information:</b> [REDACTED]          |
| <b>Applicant's mailing address:</b> [REDACTED]   |   |
| <b>City:</b> [REDACTED]  | <b>State:</b> [REDACTED] <b>Zip:</b> [REDACTED] |
| <b>Applicant's e-mail address:</b> [REDACTED]  |   |
| <b>Applicant's relationship:</b> <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)*

Landscape materials provided on Landscape Drawings Sheet L1.0-L2.0  
 Architectural materials provided on sheet A2.1-A2.2 to match existing

---

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

The Crowfield Golf Course Kitchen expansion project is located at the Crowfield Golf Course clubhouse at 303 Hamlet Circle, TMS #243-00-00-049 in the City of Goose Creek. The addition will expand the existing clubhouse kitchen with approximately 374 SF of kitchen and freezer space. Other improvements include the demolition of the existing concrete pad, a new concrete pad, a service access, and fencing. The project requires approx. 0.04 Ac (1,619 SF) and proposes an increase in impervious area of 0.01 Ac (520 SF). The project involves no wetland impacts.

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.

*DACook*

Applicant's signature: \_\_\_\_\_ Date: 7/12/2022

Print name legibly: Dale Cook \_\_\_\_\_

**Crowfield Plantation Community Services Association, Inc.**  
**101 Hunters Lane, Goose Creek, SC 29445**  
**843-572-4758      843-572-0540 fax**  
**www.crowfieldhoa.net**

July 19, 2022

City of Goose Creek  
PO Drawer 1768  
Goose Creek, SC 29445

RE: 301 Hamlet Circle

Dear City of Goose Creek,

After Careful consideration, review, and evaluation of all the facts and information provided to us, the Architectural Review Board, reached a decision concerning your application.

Application for: **Renovations / Additions – kitchen extension**

The Architectural Review Board has made the following determination to **Approved**.

**This permit expires 10/17/2022.** If the project is not completed by expiration date contact the office for instructions on obtaining an extension. Any changes from the original submission will require resubmittal.

Please email completion pictures are to [compfour@crowfieldhoa.net](mailto:compfour@crowfieldhoa.net). Thank you for your cooperation and best wishes on your project.

Regards,

---

LPCSA

Architectural Review Board



Crowfield Plantation Community Services Association  
**ARB Permit**

Item # 36

|  |  |
|--|--|
| <b>PROPERTY OWNER</b>  |  |
| NAME: <u>City of Goose Creek</u>   | <del>ARB APPROVAL DOES NOT INDICATE COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE BLDG. CODES &amp; ENGINEERING REQUIREMENTS SINCE THESE ARE THE RESPONSIBILITY OF THE OWNER AND THEIR ARCHITECT, DESIGNERS, ENGINEER OR CONTRACTOR</del> |
| SUBDIVISION: <u>Commercial Phase F</u>   |  |
| ADDRESS: <u>301 Hamlet Circle</u>  |  |
| ISSUE DATE: <u>07/18/2022</u>  |  |
| <b>NATURE OF WORK</b>  |  |
| <u>Renovations / Additions – kitchen extension</u><br>AS DESCRIBED ON PERMIT APPLICATION   |  |
| EXPIRATION DATE: <u>10/17/2022</u>   |  |
| ISSUED BY: <br><u>James Gandy</u><br>ARB Chairperson |  |

**This permit must be displayed on the front of the main structure at the work site, viewable from the street. Failure to post this permit will result in a \$25.00 fine.**

This Permit is contingent upon being in full accord with the covenants, restrictions and other requirements applicable to the subdivision of Crowfield Plantation in which the property is located. Any additional authorization(s), if required by the authority having jurisdiction, is the responsibility of the property owner to secure from that agency.

Questions regarding this permit may be resolved by reviewing the Covenants and Restrictions applicable to the respective subdivision of Crowfield Plantation, which can be found at [www.crowfieldhoa.net](http://www.crowfieldhoa.net).

Property owner is required to provide CPCS A with photos of project completion within 15 days after work is accomplished and grants authority to the CPCS A representative to review the completed work on the property.































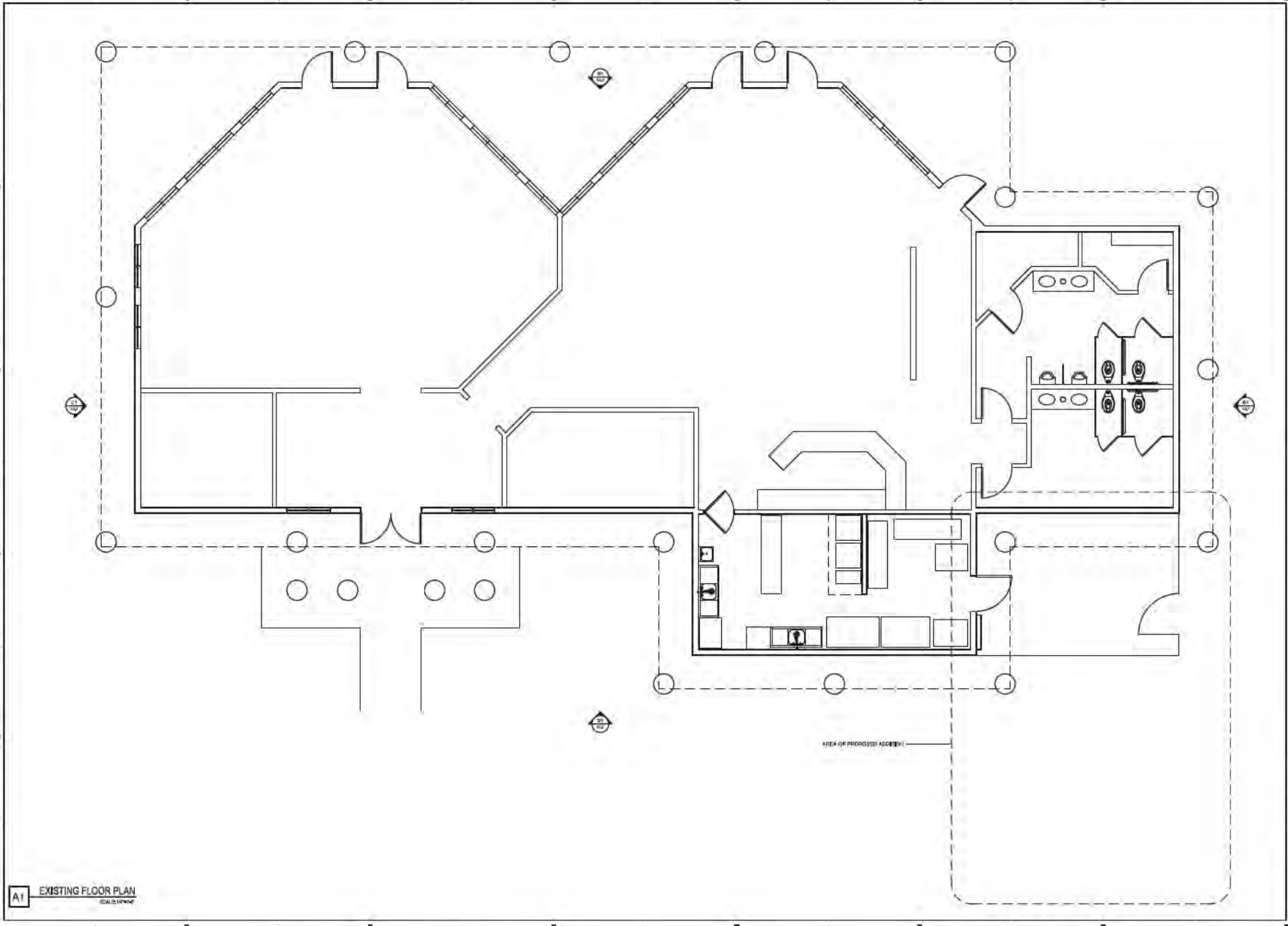








ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF KARPUS DESIGN, LLC. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF KARPUS DESIGN, LLC. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF KARPUS DESIGN, LLC.



A1 EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"



KARPUS DESIGN, LLC  
1001 Pine Lake  
Summerville, South Carolina 29406  
PH: 843.452.4154 FAX: 843.432.2301  
www.karpusdesign.com

Address:  
**Crowfield Golf & Country Club**  
300 Hamlet Circle  
Socastone, SC

ARB review drawings  
Rev. Date Drawn By

DESIGNED BY: CJK  
CHECKED BY: CMK  
PROJECT MANAGER: CJK  
DATE: 06/20/2012

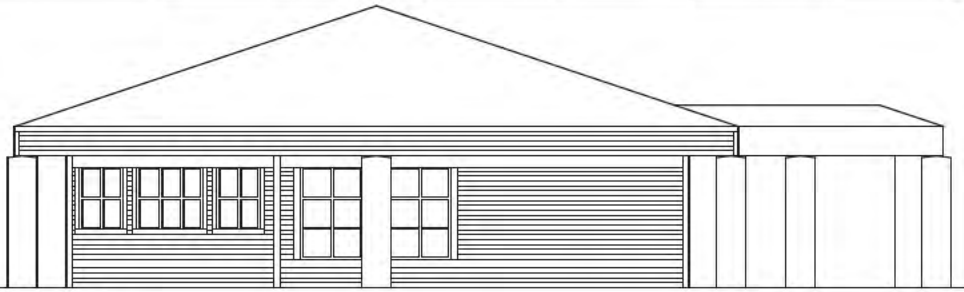
EXISTING PLAN



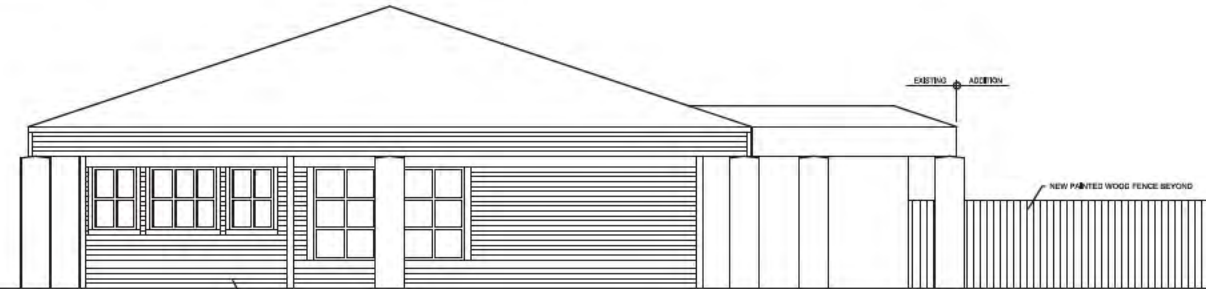




ALL DIMENSIONS UNLESS OTHERWISE NOTED ON THESE DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF KARPUS DESIGN, LLC. ANY REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF KARPUS DESIGN, LLC IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL PROCEEDINGS AND THE COMPLETE LIABILITY OF THE CONTRACTOR. ANY CHANGES TO THESE DRAWINGS MUST BE MADE IN THE FIELD AND THE PROPERTY OF KARPUS DESIGN, LLC. COMPANY: 2024



C1 EXISTING NORTH ELEVATION  
SCALE: 1/8"=1'-0"



B1 NEW NORTH ELEVATION  
SCALE: 1/8"=1'-0"



A1 EXISTING RENDERING  
SCALE: 1/8"=1'-0"



A4 PROPOSED NEW WORK RENDERING  
SCALE: 1/8"=1'-0"



KARPUS DESIGN, LLC  
P.O. Box 29434  
Summerville, South Carolina 29434  
PH: 843.425.4124 Fax: 843.332.7331  
karpusdesign.com

Architect:  
Crowfield Golf & Country Club  
300 Hamlet Circle  
Cooke Creek, SC

ARB review drawings  
Rev. Date Count

DRAWN BY: CMK  
CHECKED BY: CMK  
PROJECT NUMBER: 22606  
DATE: 06/05/2022

ARIT LTD. CO.

EXTERIOR ELEVATIONS

Sheet Name:

A2.2