



**CREEK
COMPASS**
City of Goose Creek

ARCHITECTURAL REVIEW BOARD

March 21, 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: MARCH 17, 2022

SUBJECT: NOTIFICATION OF ARCHITECTURAL REVIEW BOARD

This is to remind everyone that the next meeting of the ARB is scheduled for Monday, March 21, 2022, at 6:00 p.m. This meeting will take place at City Hall in Council Chambers.

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



MINUTES

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, FEBRUARY 21, 2022, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER AND ROLL CALL

Vice Chair Wise called the meeting to order at 6:00 p.m. and Mrs. Moneer stated Board Member Cantrill submitted his resignation and will no longer be on the ARB. Mrs. Moneer initiated roll call.

Present: Jordan Pace; Armando Solarana; Robert Smith; Mary Kay Soto; Jen Wise

Absent: Teri Victor

Staff Present: Planning and Zoning Technician Brenda Moneer

II. APPROVAL OF MINUTES - JANUARY 18, 2022

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

Discussion: None.

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

III. OLD BUSINESS

A. 2021-108 SIG: VERSATIL MODA JEWELRY: 221 RED BANK RD, SUITE 11 - SIGNAGE

The applicant was not present. The board revisited this application later in the meeting.

IV. NEW BUSINESS

A. 2022-008SIG: NY VAPE AND TOBACCO: 216 ST JAMES AVE- SIGNAGE

The applicant was not present. Staff recommended deferral of this application until the applicant is present.

B. 2022-010NBLD: BERKELEY ELECTRIC COOPERATIVE: 230 WESTVIEW BLVD- NEW CONSTRUCTION

Mrs. Moneer stated the applicant is proposing an open 27,000 square foot structure with a maximum height of 25 feet located on 3.1 acres. Mr. Cook stated the applicant proposes a fence along the Westview side, they also propose to retain a 20-foot wooded buffer, to

shield the facility from Westview. He stated this project will be located on the existing site of Berkeley Electric Cooperative and will be used to store equipment. The applicant stated the covered building is a simple canopy structure as there are no walls.

Motion: A motion was made to accept the proposal as presented. **Moved by** Board Member Smith, **Seconded by** Board Member Pace.

Discussion: None

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

V. ELECTIONS OF CHAIR AND VICE CHAIR

Motion: A motion was made to defer this item until March 21, 2022. **Moved by** Board Member Soto, **Seconded by** Board Member Pace.

Discussion: None

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

The board revisited item **2021-108 SIG: VERSATIL MODA JEWELRY: 221 RED BANK RD, SUITE 11 – SIGNAGE**. It was stated this sign application has been on the agenda for a few months and the sign has already been installed.

Motion: A motion was made to accept the proposal as submitted with the provision that the applicant works with staff. **Moved by** Board Member Soto, **Seconded by** Board Member Smith.

Discussion: None

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

VI. CLOSING REMARKS AND ADJOURNMENT

Mr. Cook stated he's glad to have the new members on the board and looks forward to working with them. He stated there will be some training in the near future. He stated the city is in the process of rewriting the zoning ordinance and changing the responsibilities of the ARB.

Motion: A motion was made to adjourn (6:16p.m.) **Moved By:** Board Member Pace, **Seconded By:** Board Member Smith.

Discussion: There was none.

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

Jen Wise, Vice Chairperson

Date_____



2022-002SIG
Classic Collision

PERMIT #: 045085
AMOUNT DUE: \$ 75.00
DATE PAID: 01/03/2022

PAID

CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

Today's Date: 12/6/21 Permit Fee: \$75.00

1. Business Owner Classic Collision Business Phone [Redacted]
Name of Business Classic Collision Alternate Phone [Redacted]
Street Address of Business [Redacted]

Landlord/Lessor _____ Landlord's Phone _____

Sign Company Carolina Sign Co. Sign Co. Phone _____

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? 2 How many signs does this business already have? 2

4. What kind of signs does this business already have? WALL MOUNT (Replacing) [None]

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

6. What is the TMS number for this property? 24B-04-00-020

7. What is the front setback of the business in feet? 85' (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? 70'

8. What is the width of the business in feet? 50' (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? 150' (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: 4
MAX ALLOWED SIGN AREA: see below

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

50' max sf - N. Goose Creek Blvd.
150' max sf - Seewee Drive
This application meets the ordinance requirements.

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.

SIGN INFORMATION TABLE

| Required Information | N. Goose Creek Blvd. Sign 1 | Seewee Drive Sign 2 | Sign 3 |
|---|--------------------------------|--------------------------|--------|
| Materials: (metal, plastic, wood, etc.) | Aluminum Composite Panel | Aluminum Composite Panel | |
| Illumination: Exterior, interior or not lighted | NOT Lighted | NOT Lighted | |
| Type of Sign: | WALL MOUNT | WALL MOUNT | |
| Height (FEET) | 2'3" | 2'6" | |
| Width (feet) | 18' | 20' | |
| Area (square feet) | 40.5 sq/ft | 50 sq/ft | |
| All colors used on sign | Black/White/Gray | Black/White/Gray | |
| Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic | NO | NO | |
| Projection from building or cabinet width (thickness) | 3mm | 3mm | |
| Number of styles of lettering | One | One | |
| Height of letters (if channel letters) | N/A | N/A | |
| If mounting individual letters, space between letters | N/A | N/A | |
| If mounting individual letters, space between words | N/A | N/A | |
| If window sign, size of window | N/A | N/A | |
| If changeable copy sign (reader board), number of lines | N/A | N/A | |
| If freestanding sign, distance between sign and street curb (ft) | N/A | N/A | |
| If freestanding sign, total height above grade (ft) | N/A | N/A | |
| If freestanding sign, landscaping materials to be planted at base of sign | N/A | 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

12/6/21

Date

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

A
B

CC CLASSIC COLLISION

405 N Goose Creek Blvd. Goose Creek, SC 29445



SITE PLAN

Client:

Classic Collision

Location:

405 N Goose Creek Blvd
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

- 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 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 owner's representative 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

1 of 3



Fabricate & Install Aluminum Composite Panels with Print Vinyl/UV Laminate 1st Surface

Client:
Classic Collision

Location:
405 N Goose Creek Blvd
Goose Creek, SC 29445

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

Project Updates

- n/a

Project Manager:
Hugh Welch
E-Mail:
hugh@carolinasingnco.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 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

CURRENT

PROPOSED



Client:
Classic Collision

Location:
405 N Goose Creek Blvd
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 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 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



2022-013SIG

Hello Cutie

PERMIT # _____
 AMOUNT DUE: \$ _____
 DATE PAID: _____

CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

 Today's Date: 2/22/22 Permit Fee: \$75.00

 1. Business Owner Samara Qualhato Business Phone _____
 Name of Business Hello Cutie Alternate Phone _____
 Street Address of Business _____

Landlord/Lessor _____ Landlord's Phone _____

 Sign Company Carolina Sign 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? 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: The Village Center

 6. What is the TMS number for this property? 243 - 08 - 06 - 034

 7. What is the front setback of the business in feet? 270' (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? 55' (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.

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 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.

OFFICE USE ONLY

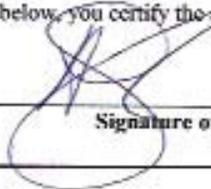
MAX NO. OF ALLOWED SIGNS: 2MAX ALLOWED SIGN AREA: 82.5sf
 This application meets
 ordinance regulations.

SIGN INFORMATION TABLE

| Required Information | Sign 1 | Sign 2 | Sign 3 |
|---|------------------------------------|--------|--------|
| Materials: (metal, plastic, wood, etc.) | ACM Panel Aluminum Composite | | |
| Illumination: Exterior, interior or not lighted | NOT Lighted | | |
| Type of Sign: | WALL MOUNT | | |
| Height (feet) | 4' | | |
| Width (feet) | 10' | | |
| Area (square feet) | 40 s/f | | |
| All colors used on sign | White / Orange / Teal / Moss Green | | |
| Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic | Yes 36" w x 28" h | | |
| Projection from building or cabinet width (thickness) | 3 mil | | |
| Number of styles of lettering | Two | | |
| Height of letters (if channel letters) | N/A | | |
| If mounting individual letters, space between letters | N/A | | |
| 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

Date

OFFICE USE ONLY

Remarks: _____

Approval: Zoning Administrator _____ Issued by: _____ Date: _____

A



119-F N Goose Creek Blvd. Goose Creek, SC 29445



Client:
Hello Cutie

Location:
119-F N Goose Creek Blvd
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 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 owner's representative 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
1 of 3

48 in

120 in

HELLO CUTIE



Refinished Furniture & more

Fabricate & Install ACM Panel

Client:

Hello Cutie

Location:

119-F N Goose Creek Blvd
Goose Creek, SC 29445

CAROLINA
SIGN Co. 779.SIGN

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

Project
Updates



n/a



n/a



n/a



n/a



n/a



n/a



n/a



n/a



n/a



n/a



n/a



n/a



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@carolinasingco.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 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

2 of 3

CURRENT



Client:
Hello Cutie

Location:
119-F N Goose Creek Blvd
Goose Creek, SC 29445

CAROLINA SIGN Co. 779.SIGN

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

- Project Updates
- n/a
 - n/a

Project Manager:
Hugh Welch
E-Mail:
hugh@carolinassignco.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 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 detail drawings on all changes during the fabrication process, CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.

PROPOSED



Client:
Hello Cutie

Location:
119-F N Goose Creek Blvd
Goose Creek, SC 29445

CAROLINA SIGN Co. 779.SIGN

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

- Project Updates
- n/a
 - n/a

Project Manager:
Hugh Welch
E-Mail:
hugh@carolinassignco.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 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 detail drawings on all changes during the fabrication process, CAROLINA SIGN COMPANY must be advised in writing prior to the start of fabrication.