



2022-016NBLD
MOD Car Wash



MEMORANDUM

TO: City of Goose Creek Architectural Review Board
FROM: Alexis Kiser, Assistant to City Administrator
RE: ModWash, Car Wash (TMS# 252-01-03-053)
DATE: 4/12/2022

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

General Conformance Analysis

1. The proposal is for the construction of a new automatic car wash on TMS# 252-01-03-053 totaling 1.82 acres with 1.66 acres of disturbed area. The parcel is zoned General Commercial (GC), and this is an approved use by right for the zoning classification.
2. The site of this development has some street frontage along Red Bank Road, but the majority of the street frontage is on Old State Road with access through the lot with Parker's Kitchen. (See site map attached)
3. The proposed site plan appears to meet all standards by zone for the GC zoning district as outlined in Appendix D of the Zoning and Land Use Ordinance.

Architectural Review Design Guidelines Analysis

Site design

The primary structure of the building will be pushed back to the side of the property line which will provide for ample visual appeal of the structure. The detention pond at the Red Bank Road street frontage will provide a scenic buffer between the primary structure and the roadway. The point of access for the site will be from the existing Parker's Kitchen enabling smoother traffic flow from Red Bank Road (see proposed access easement). Several existing trees will remain on the site, several of which will contribute to the minimum landscaping requirements.

Architectural theme

The proposed site incorporates the existing natural setting into the overall design concept providing sodded areas and landscaping within the development. The applicant proposes using white-semi gloss brick wainscot at the base of the building with white EIFS above the brick. On the lobby and exit elevations of the primary structure the applicant is proposing a Hardie board accent mosaic wall of three colors. This mix of building materials and colors will provide for variation and interest of the built environment.

Architectural interest

The façade of the south elevation of the primary structure incorporates variations in changes in colors, roofline, and materials at a minimum of every 30 feet. The mosaic at the tunnel exit and lobby elevation will provide a key architectural interest point for the entire façade of the building.

Building design

The scale and the proportion of the primary structure conforms with other buildings in the area. The proposed design of the building tends to long and uninteresting roof lines of silver metal. There are opportunities to improve the overall design of the building

Site Elements

After comments by staff the applicant provided the dimensions for a dumpster enclosure and stated that the materials and color would match the façade of the building.

Other Comments

- Topiary – Page C200 of the applicant’s civil plans indicates a topiary (“H”) on the site plan. In review of ModWash’s in South Carolina there are several topiaries that differ in size, height, and shape. Staff asks that the applicant propose what the topiary structure on this site might be. Staff suggests a goose.
- Vacuum producer color – In review of ModWash properties staff noticed different colors used for vacuum hose structures and equipment. Staff asks the applicant to provide details on the intended color palette for this location so that they do not detract from the existing built environment. The applicant stated that the producers are typically fuchsia or silver. Staff asks that ARB provide comment on what they prefer.

Staff Recommendation

After a preliminary meeting with staff, the applicant submitted revised building plans of the site. During preliminary conversations staff encouraged a new design that would better fit the intent of the future Red Bank Road Overlay District. Staff understands that car washes are practical in nature in that form follows function. Staff has reviewed several other ModWash car washes across the country and has provided possible alternatives for the ARB to review (see examples on next page) for the reasons provided below.

- The design is clean and interesting which will be in keeping with the intent of Red Bank Road.
- The raised building feature will provide a visual point of interest from the street frontage along Red Bank Road and Old State Road.
- The use of a single main building material in variation is preferable as it will complement the existing Parker’s Kitchen which will front the property while still providing architectural interest with the building mosaic and raised implementation for signage.

Applicant should address all items discussed in the “Other Comments” section. All proposed signage for this site shall be addressed at another later time. Approval of this application by the Architectural Review Board does not denote approval of the number, size, color, or location of signs. The development of the site must meet all minimum zoning requirements, which will be verified by staff after ARB approval.



Figure 1: Conceptual drawing of a ModWash location in Harborcreek, PA, coming soon.



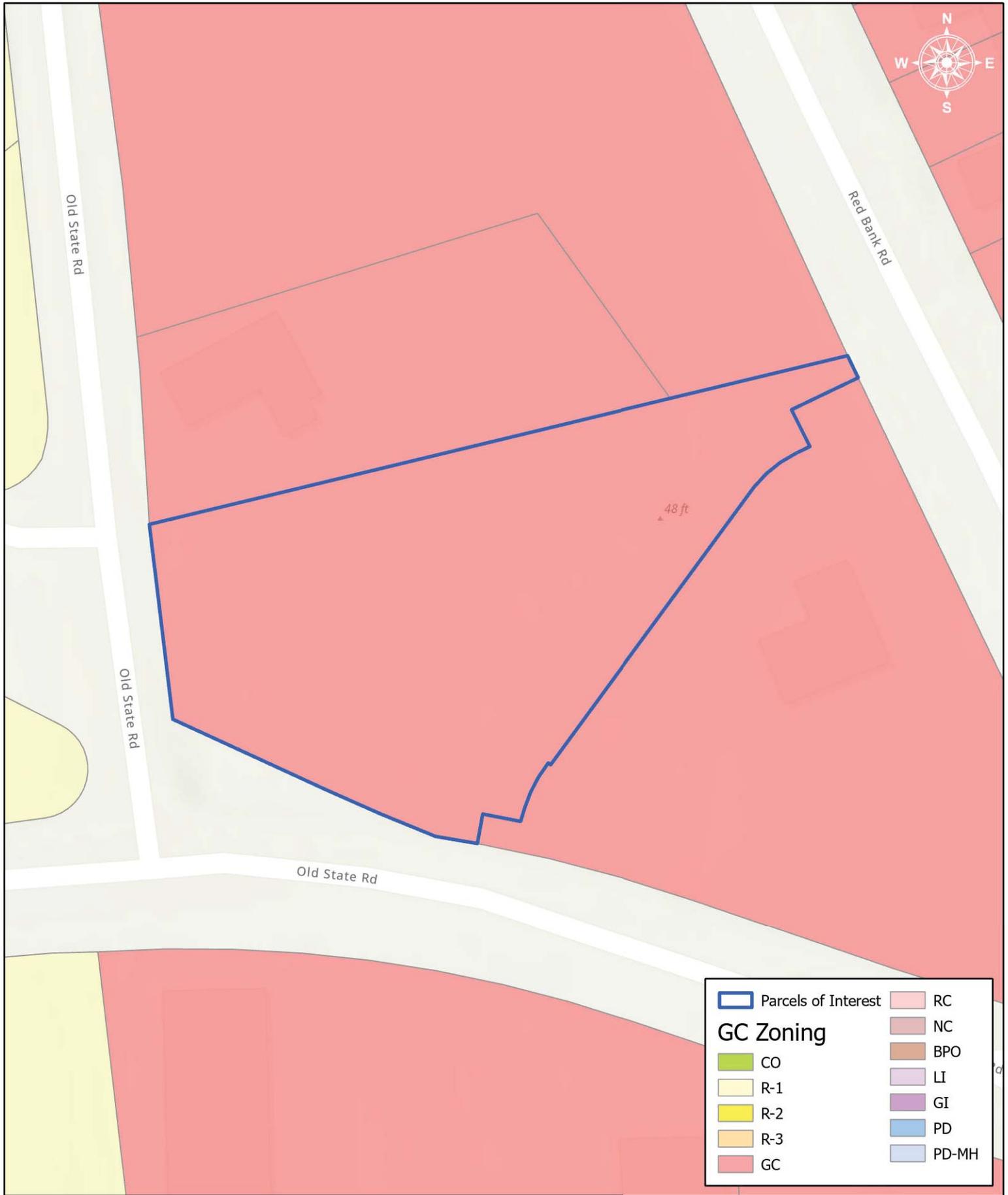
Figure 2: ModWash in Goldsboro, NC.



Figure 3: ModWash in Kent, OH.

See below Parker's Kitchen (adjacent structure) to provide context for the area.





TMS # 252-01-03-053

City of Goose Creek GIS Department
519 N. Goose Creek Blvd
Goose Creek, SC 29445
(843) 797-6220

50 25 0 50 100 US Feet

as of 4/12/2022 3:10 PM

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INFORMATIONAL PURPOSES ONLY.
ALL INFORMATION SHOULD ALWAYS
BE VALIDATED WITH THE CITY BEFORE
TAKING ANY OFFICIAL ACTIONS.**



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: Address to be determined.		TMS No.: 2520103053
Review request: <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	For: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions <input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other _____	Preliminary meeting date requested: <input type="checkbox"/> Appeal Decision of Architectural Review Board

Property Owner: ModWash RE, LLC	Daytime phone: [REDACTED]
Applicant: Anel Sinanagic	Daytime phone: [REDACTED]
ARB Meeting Representative: Josh Lilly, Stantec	Contact Information: [REDACTED]
Applicant's mailing address: [REDACTED]	
City: [REDACTED]	State: [REDACTED] Zip: [REDACTED]
Applicant's e-mail address: [REDACTED]	
Applicant's relationship: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other	

Materials/Colors Used: (specific color(s)/manufacture #'s listed: samples must be presented to Board attached)
(Example: Building Materials, Exterior Colors, Landscaping, Lighting)

Landscaping - see Landscape Plan Sheet L20 for planting schedule.
The building materials include:
1. Brick wainscot base of the building
2. Stucco above the brick
3. Hardie bd accent mosaic wall at exit and lobby elevations
4. Standing seam metal roof

Scope of Work: (please give a detailed description)

New construction is proposed for a ModWash on Lot 2 behind Parker's Kitchen at the intersection of Red Bank Road (S-37) and Old State Road (S-8-29). The property is located within Parcel ID 2520103053 totaling 1.82 acres and zoned GC - General Commercial in the City of Goose Creek. The project involves a new automatic car wash, car vacuum parking spaces, 2 signs, drainage improvements, and domestic water and sewer utility services.

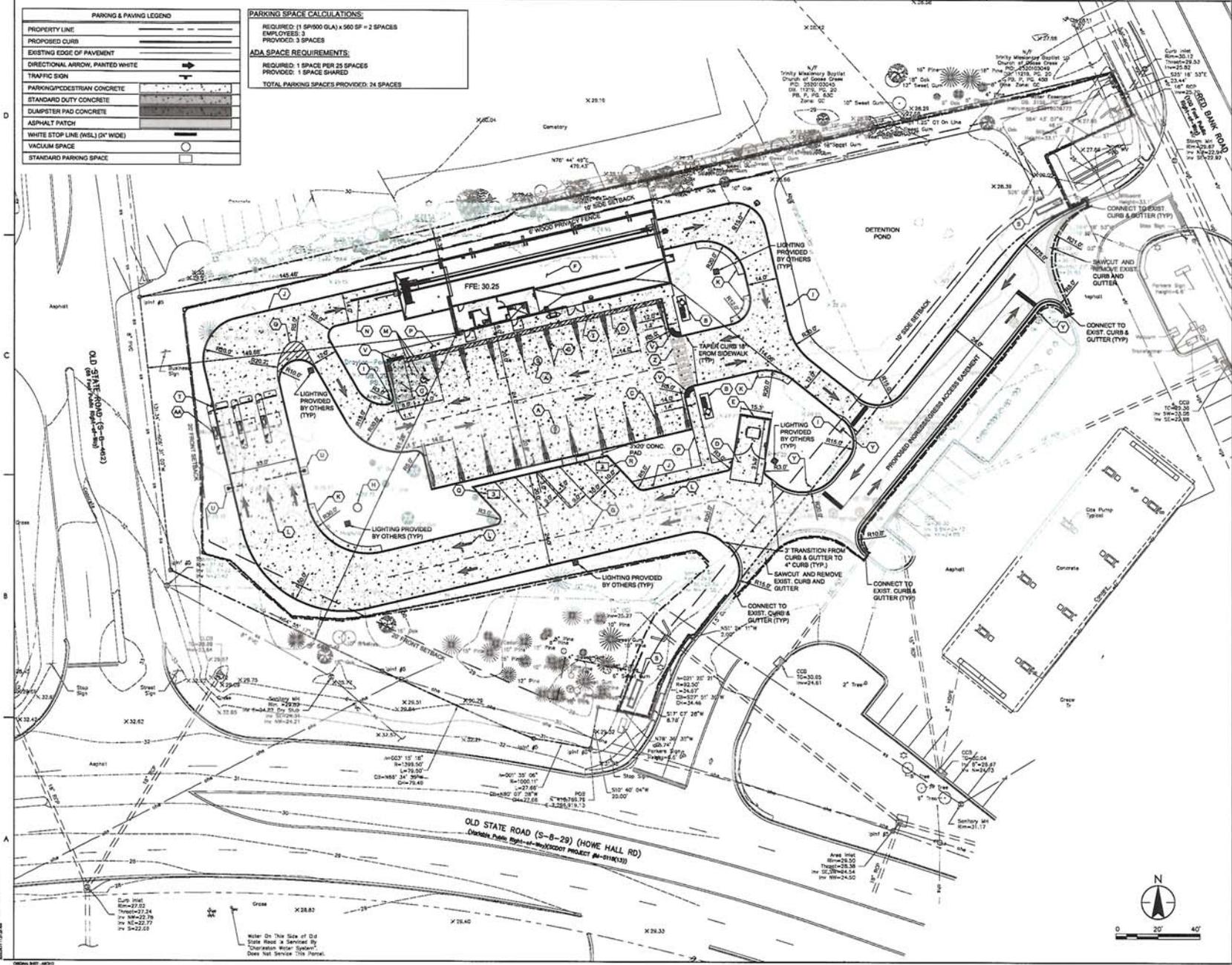
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

Applicant's signature:  **Date:** 3/21/2022

Print name legibly: Anel Sinanagic

PARKING & PAVING LEGEND	
PROPERTY LINE	---
PROPOSED CURB	---
EXISTING EDGE OF PAVEMENT	---
DIRECTIONAL ARROW, PAINTED WHITE	→
TRAFFIC SIGN	→
PARKING/PEDESTRIAN CONCRETE	▨
STANDARD DUTY CONCRETE	▨
DUMPSTER PAD CONCRETE	▨
ASPHALT PATCH	▨
WHITE STOP LINE (MSL) (6" WIDE)	---
VACUUM SPACE	○
STANDARD PARKING SPACE	□

PARKING SPACE CALCULATIONS:	
REQUIRED: (1 SP/900 GLA) x 560 SF = 2 SPACES	
EMPLOYEES: 3	
PROVIDED: 3 SPACES	
ADA SPACE REQUIREMENTS:	
REQUIRED: 1 SPACE PER 25 SPACES	
PROVIDED: 1 SPACE SHARED	
TOTAL PARKING SPACES PROVIDED: 24 SPACES	



- Notes
- KEYNOTES (X)
- A. NUMBER OF VACUUM SPACES
 - B. 6" CONC. PAD FOR VACUUM EQUIPMENT
 - C. VACUUM ROOM, SEE ARCH. PLANS FOR FOUNDATION DETAILS
 - D. 7" CONCRETE PAVEMENT OVER SUBGRADE
 - E. DUMPSTER ENCLOSURE, ARCH. PLANS
 - F. BUILDING SLAB
 - G. 4" STRIKE LINE, WHITE
 - H. 10' DRIVEWAY
 - I. DO NOT ENTER SIGN (R6-1-10)
 - J. 4" CONCRETE HOUL CURB
 - K. 3" WIDE CONCRETE APRON
 - L. DIRECTIONAL ARROW, WHITE
 - M. ADA STR. HORIZONTAL SPACE AND SIGN
 - N. 12" STRIKE, WHITE THERMOPLASTIC, CENTERED ON THE CONVEYOR
 - O. 6" CONCRETE SIDEWALK, FLUSH WITH PAVEMENT
 - P. 6" CONCRETE SIDEWALK (SEE DETAIL SHEET C04)
 - Q. EMPLOYEE PARKING
 - R. BUG PREPARATION PARKING
 - S. SIGN
 - T. FIXED ROLLAD
 - U. LICENSE PLATE HINDER FOUNDATION
 - V. ADA DETECTABLE PAVING
 - W. 3" CONCRETE FLUME
 - X. 6" WIDE CROSSEWALK
 - Y. STOP SIGN (R6-15) WITH 24" STOP BAIL, WHITE
 - Z. CROSSEWALK, SEE DETAIL SHEET C04
 - AA. PAY STATION, SEE DETAIL C03

Revision	By	Appr.	DATE

Permit/Seal

PRELIMINARY STOP FOR CONSTRUCTION

Not for bidding, pricing or construction purposes. The Contractor shall be responsible for obtaining all necessary permits and for general information or comment only.

Client/Project Logo

Client
ModWash RE. LLC.
Project
ModWash - RED BANK ROAD
GOOSECREEK, SOUTH CAROLINA
**FOR ARCHITECTURAL REVIEW
BOARD AND SUBMITTAL**

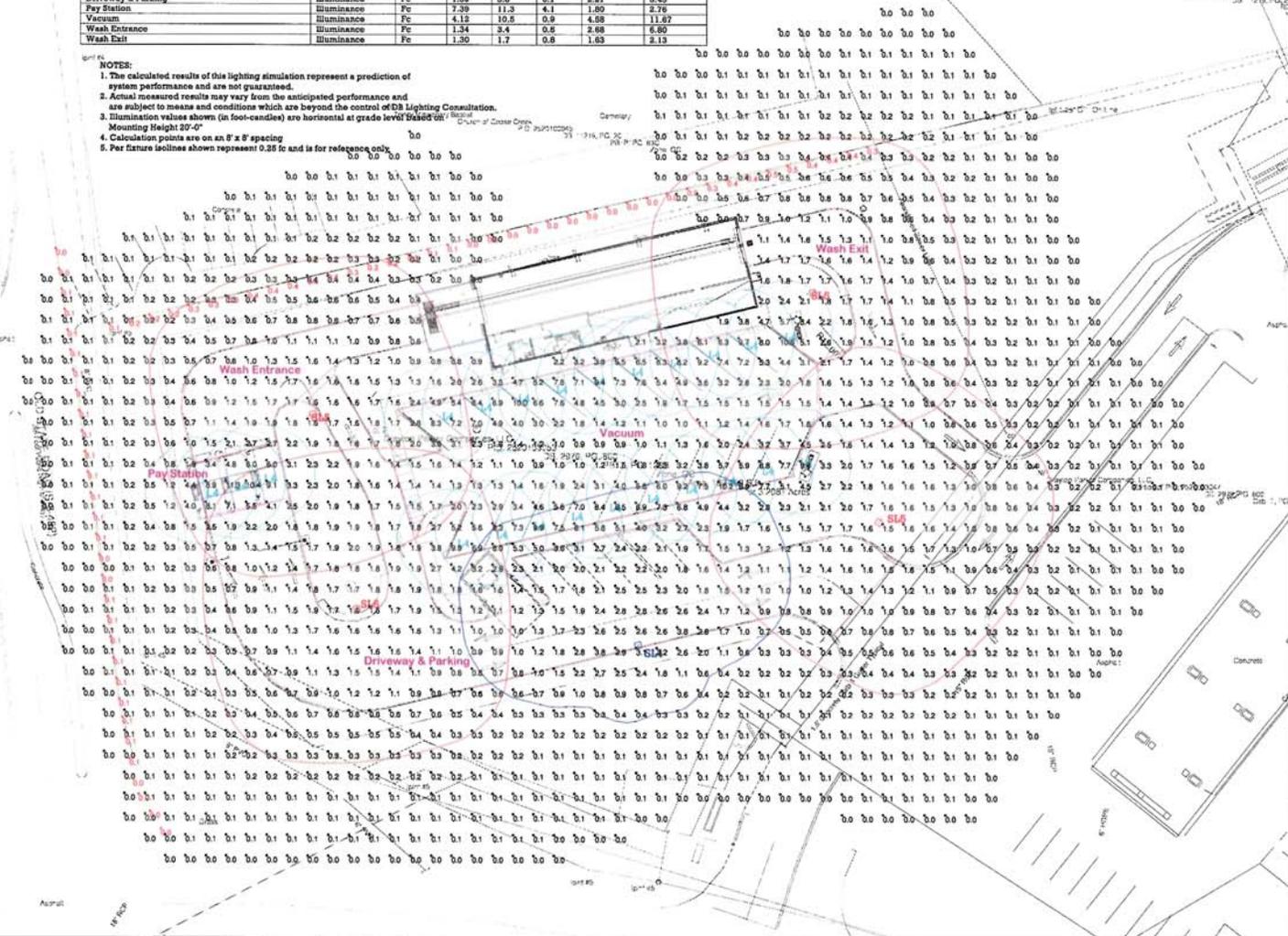
Title
SITE PLAN

Project No. 215616666	Scale 1"=20'
Revision Sheet 4 of 19	Drawing No. C200

Label	Qty	Symbol	[MANUFACT]	Description	LLF	Arr. Watts	Arr. Lum. Lumens	Mounting Height
L4	33		G&G Industrial	GPX-80	0.900	30	2650	10
SL4	1		COOPER	PRV-C28-D-UNV-T4-BZ	0.900	96	13140	20
SL4	4		COOPER	PRV-C28-D-UNV-T9-BZ	0.900	96	14045	20

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
All Values Project Area	Illuminance	Fc	1.03	11.3	0.0	N.A.	N.A.
Curb Old Street Road	Illuminance	Fc	0.07	0.1	0.0	N.A.	N.A.
Property Line North	Illuminance	Fc	0.22	0.8	0.0	N.A.	N.A.
Driveway & Parking	Illuminance	Fc	1.89	3.8	0.7	2.27	8.43
Fry Station	Illuminance	Fc	7.39	11.3	4.1	1.80	2.76
Vacuum	Illuminance	Fc	4.12	10.2	0.9	4.58	11.97
Wash Entrance	Illuminance	Fc	1.34	3.4	0.8	2.68	6.80
Wash Exit	Illuminance	Fc	1.30	1.7	0.8	1.63	2.13

- NOTES:
- The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
 - Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
 - Illumination values shown (in foot-candles) are horizontal at grade level. Mounting Height: 20'-0"
 - Calculation points are on an 8' x 8' spacing
 - Per fixture isoclines shown represent 0.25 fc and is for reference only.



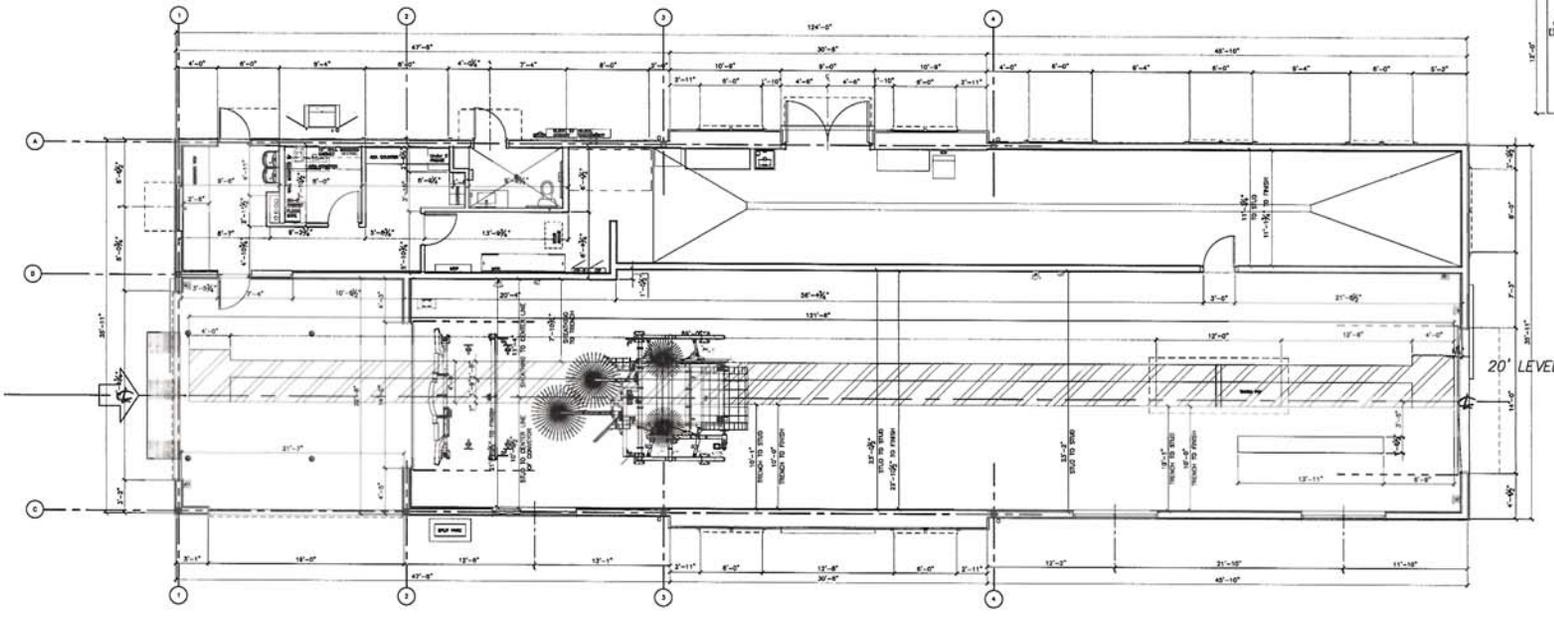
Prepared For: David Bagnwell
 Prepared By: DB Lighting Consultation
 401-924-4113

inspired lighting solutions
Tennessee Lighting Sales
 2730 Lammom Avenue,
 Nashville, Tennessee 37204

Rev	Date	Comments

Project Name: **ModWash Goose Creek SC**
 Project ID Number: 2022-671
 Date: 03/12/22

Scale: 1 inch= 20 Ft.
 DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.



1 DIMENSIONED FLOOR PLAN
 A-102 SCALE: 3/16" = 1'-0"

SHEET NO. A-102 3RD FLOOR PLAN		DATE ISSUED 03/17/2022	DRAWN BY BK	CHECKED BY BK	PROJECT NO. 2022-001	CLIENT WOODWASH EXPRESS CARWASH	PROJECT FOR Hufnagel 8718 15100 W. TRAVIS STREET OVERLAND, KS	PREPARED BY AIS INFRASTRUCTURE - INC. PLLC 15100 W. TRAVIS STREET OVERLAND, KS 66204	DATE 03/17/2022	COMPANY SEAL	REV. DATE DESCRIPTION	BY
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2022-018NBLD
Speculative Warehouse



MEMORANDUM

TO: City of Goose Creek Architectural Review Board
FROM: Alexis Kiser, Assistant to City Administrator
RE: Speculative Warehouse (TMS #234-00-00-095)
DATE: 4/11/2022

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

General Conformance Analysis

1. The proposal is for the construction of a new 225,073 SF speculative warehouse/distribution warehouse with office space located on TMS# 234-00-00-095. The parcel is 22.82 acres on a cleared lot and is zoned Light Industrial (LI). The proposed use is an approved use by right for the zoning classification.
2. The site of this development is located off Alliance Drive and abuts the following zoning classifications:
 - a. North: Berkeley County – R2 (two parcels)
 - b. South: Light Industrial (LI)
 - c. East: Goose Creek PD (Residential)
 - d. West: Light Industrial (LI)
3. The proposed plan appears to meet all standards by zone for the LI zoning district as outlined in Appendix D of the Zoning and Land Use Ordinance.
4. An initial review of the property indicates that a portion of the property is located in a floodway and wetland. A floodplain review will need to be conducted by staff after ARB approval.

Architectural Review Design Guidelines Analysis

Site design

As the site is adjacent to a residential use it is critical that the site maintains the proper buffers. The required buffer type is a Type 4 buffer for an LI property that is adjacent to a Single-Family Residential Use. The conceptual site plan for this applicant shows a 100-foot buffer along the rear and side of the residential abutting parcels. There are some wetlands that make up the buffer to the rear of the property, which will limit the number and species of trees able to put into the buffer. This could be accounted for by shifting some of those to increase the density of the buffer adjacent to the Berkeley County R-1 zoning district to shield future residential development. The applicant did not provide a landscape plan.

Architectural theme

The proposed theme of the building is in keeping with the proposed use and complement existing adjacent buildings within the same zoning district. As the purpose of this building is a distribution warehouse the architectural theme of the building fits the proposed function.

Architectural interest

Given the proposed function of the primary structure the façade does provide architectural interest to the site. The three storefronts will have a varied use of color and materials, using tinted and spandrel glass with slightly elevated roof lines.



Building design

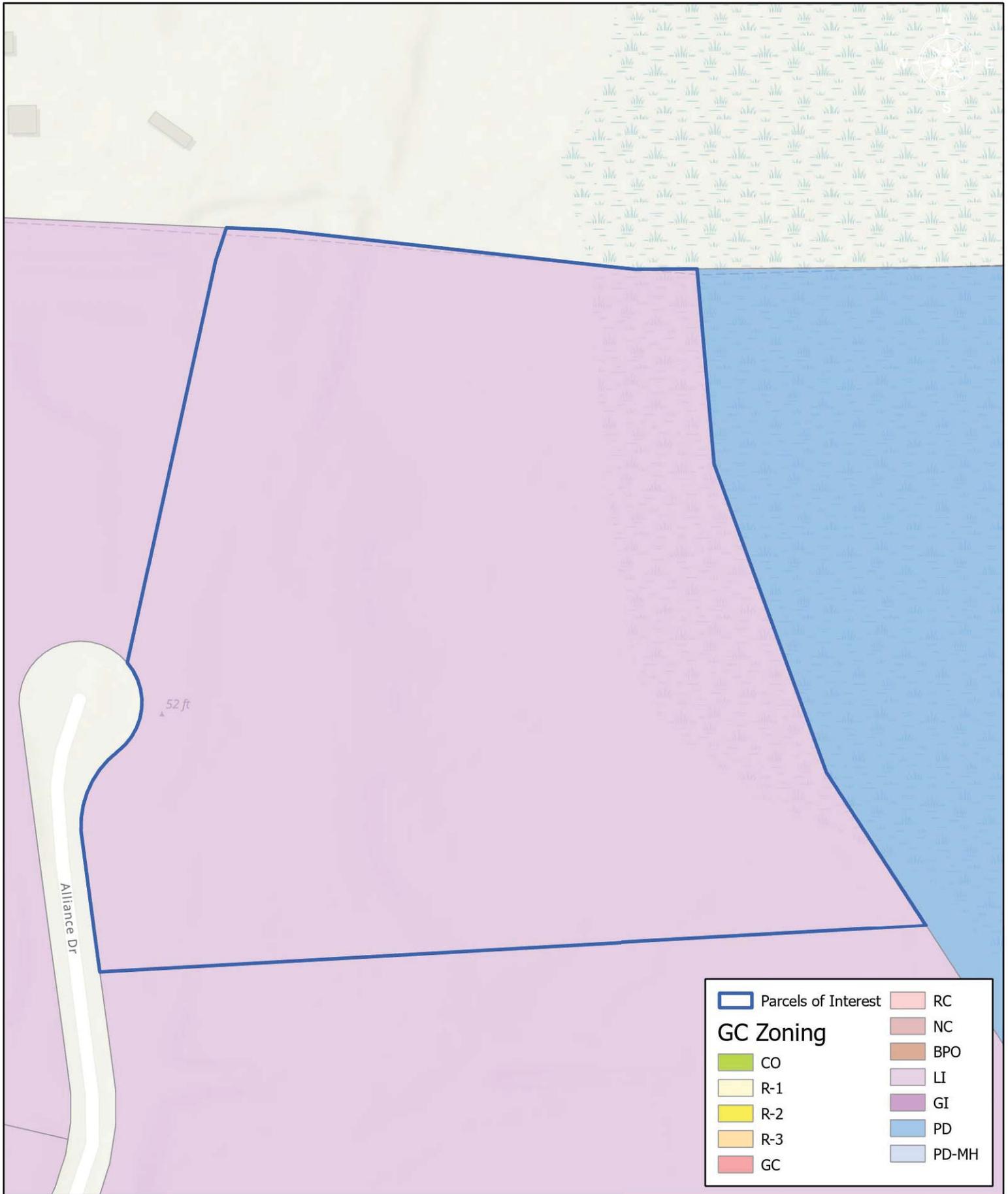
The façade of the primary structure conforms with other buildings in the zoning district and the design does its best to avoid being monotonous while still providing continuity. The exterior walls will contrast of a light, medium, and dark painted concrete. From the conceptual site plan, it appears that all mechanical equipment will be stored at the rear of the building, but this should be confirmed. There does not appear to be any rooftop mounted mechanical equipment.

Site Elements

The proposed structure will accommodate 190 parking spaces to the front of the property and 46 trailer spaces at the rear. The applicant proposes 44 dock doors and 2 drive-in doors at the rear of the structure, not facing the right-of-way. As it is not known the tenancy of the building yet, the Zoning Administrator has approved the number of parking in the front of the building, given that the applicant works with staff to meet landscaping requirements. It is not clear from the conceptual site plan where the refuse collection will be located.

Staff Recommendation

Given the zoning district of the parcel, the intend use of the primary structure, and the location of the site staff recommends the ARB approved the applicant's application, while considering an increase in the minimum buffer requirements. All proposed signage for this site shall be addressed at another later time. Upon approval, staff will work with applicant in providing an appropriate landscape plan and buffer requirements for the development based on recommendations from the ARB. Approval of this application by the ARB at this time does not denote approval of the number, size, color, or location of signs. The development of the site must meet all minimum zoning requirements, which will be verified by staff, after ARB approval.



	Parcels of Interest		RC
GC Zoning			NC
	CO		BPO
	R-1		LI
	R-2		GI
	R-3		PD
	GC		PD-MH



TMS # 234-00-00-095

City of Goose Creek GIS Department
 519 N. Goose Creek Blvd
 Goose Creek, SC 29445
 (843) 797-6220



as of 4/12/2022 3:07 PM

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 TAKING ANY OFFICIAL ACTIONS.**



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:		TMS No.: 2340000095
Review request:	For:	Preliminary meeting date requested: 9/18/22
<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other	

Property Owner: BCP CROWFIELD, LLC	Daytime phone: [REDACTED]
Applicant: MATT PIETILA	Daytime phone: [REDACTED]
ARB Meeting Representative: Lindsay Sewell	Contact Information: [REDACTED]
Applicant's mailing address: [REDACTED]	
City: [REDACTED]	State: [REDACTED] Zip: [REDACTED]
Applicant's e-mail address: [REDACTED]	
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)

Painted Tilt-up concrete building with (3) different storefront locations.

Scope of Work: (please give a detailed description)

225,073 SF Speculative warehouse/distribution warehouse. We are planning car parking near the front with docks, and truck parking in the rear of the facility.

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:** 3-28-22

Print name legibly: MATT PIETILA



NO.	REVISIONS	BY	DATE

THOMAS HUTTON
 682 Johannes Dadds Blvd. • Suite 100
 Mt Pleasant, SC 29524 • 843.849.0200
 www.thomasandhutton.com

BCP CROWFIELD, LLC
 CITY OF GOOSE CREEK
BCP GOOSE CREEK
OVERALL SITE PLAN

JOB NO: J-29983.0000
 DATE: 11/11/2020
 DRAWN: WMM
 DESIGNED: TMS
 REVIEWED: SCG
 APPROVED: SCG
 SCALE: 1" = 60'

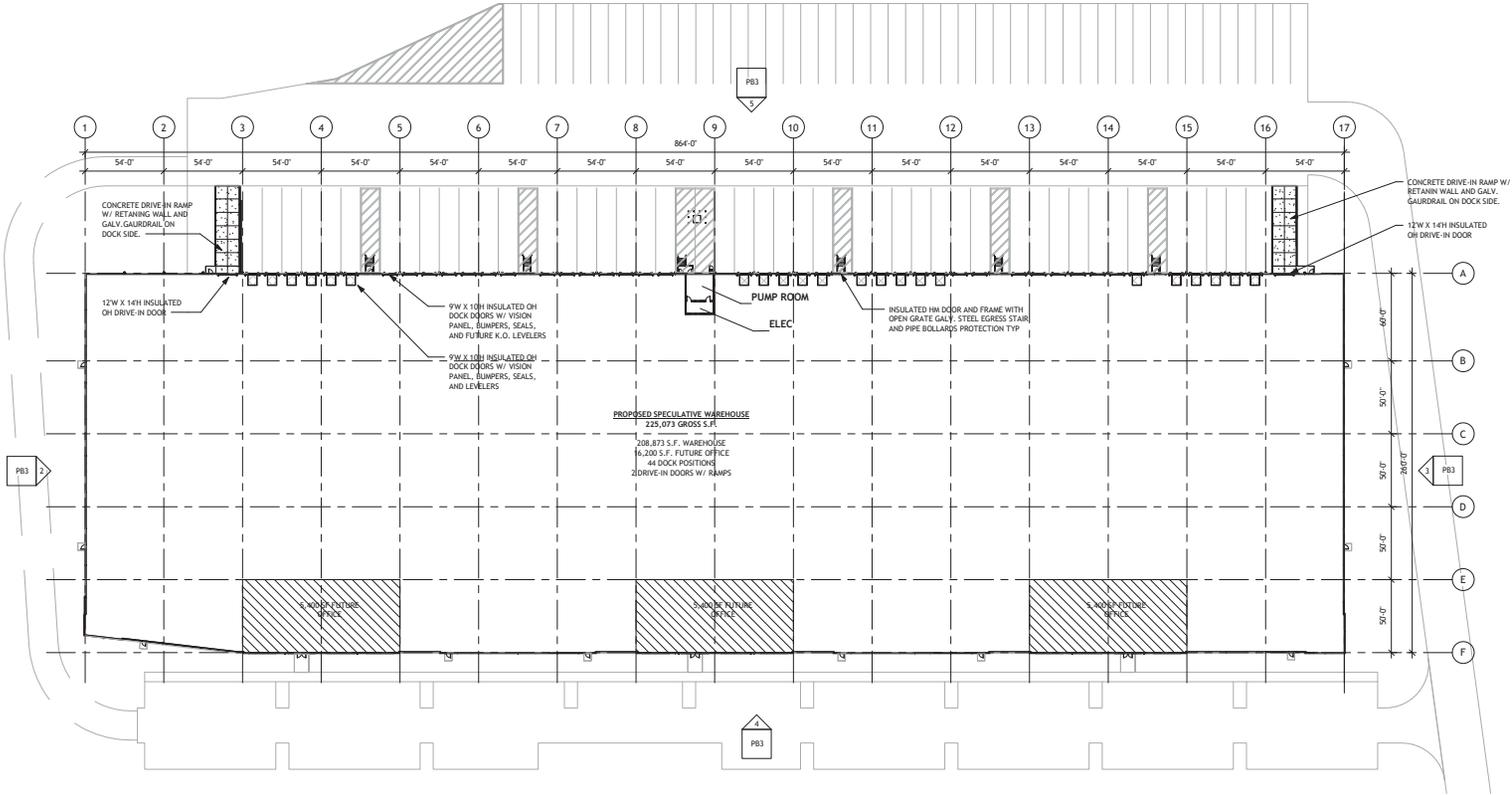
C1.4



M+H ARCHITECTS

ARCHITECT:
Mitchell and Hugeback Architects, Inc.
D.B.A. M+H Architects
1747 Olive Blvd., Suite 150
St. Louis, MO 63141
314-678-3500
www.mha.us.com
Corporate License No.:
Copyright © 2022 by
Mitchell and Hugeback Architects, Inc.

NEW BUILDING:
SPECULATIVE WAREHOUSE
ALLIANCE ROAD
FL MOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN



1 FLOOR PLAN
1" = 40'-0"

REVISION:

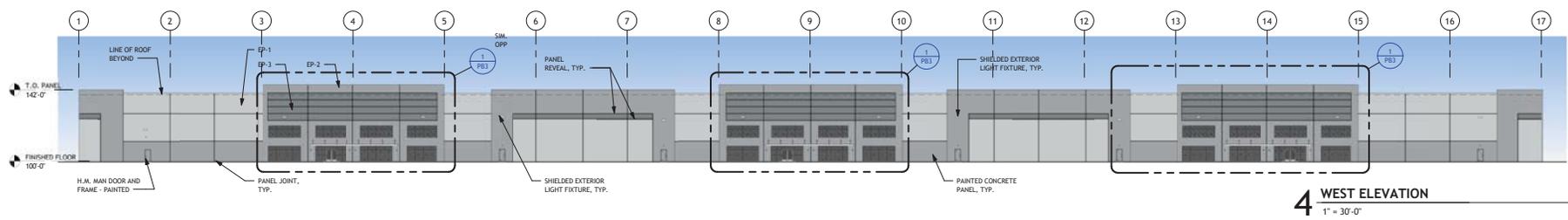
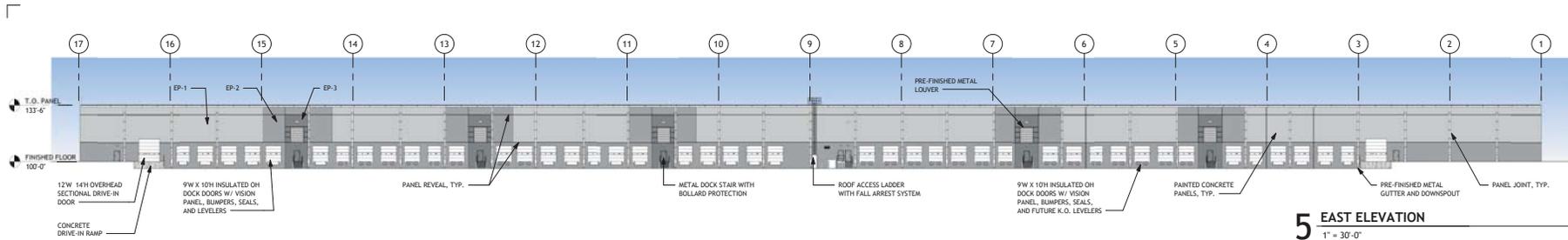
Planning Board	3/25/22
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Issue Date:	03/25/22
Job Number:	Z2021
Drawn By:	KW
Checked By:	SY

Drawing Title:

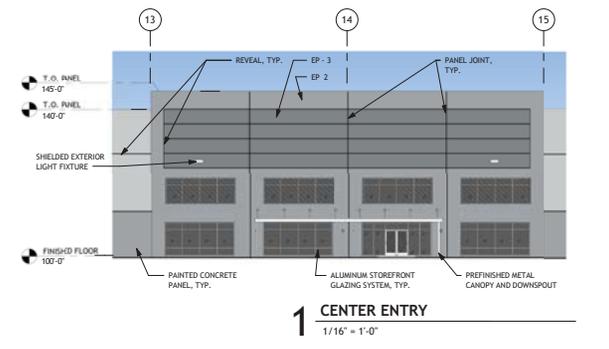
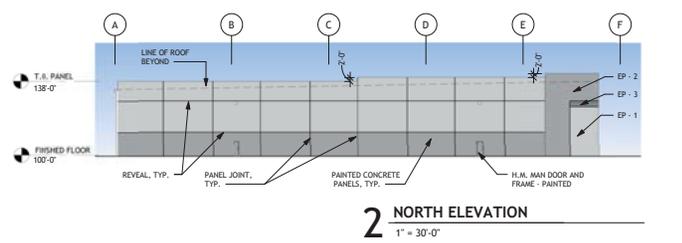
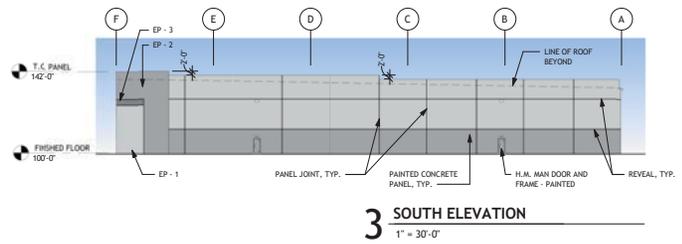
FLOOR PLAN

PB2



MATERIAL LEGEND:

- | | | | |
|---|--|---|--|
|  | LIGHT
PAINT COLOR EP-1:
SHERWIN WILLIAMS,
GRAY SCREEN #5W7071 |  | VISION GLAZING
1" INSULATED TINTED
GLASS |
|  | MEDIUM
PAINT COLOR EP-2:
SHERWIN WILLIAMS,
NETWORK GRAY #5W7073 |  | SPANDREL GLASS
1" INSULATED
SPANDREL GLASS |
|  | DARK
PAINT COLOR EP-3:
SHERWIN WILLIAMS,
SOFTWARE #5W7074 | | |



REVISION:

Planning Board	3/25/22
----------------	---------

Issue Date:	03/25/22
Job Number:	Z2021
Drawn By:	KW
Checked By:	SY

Drawing Title:

ELEVATIONS

PB3