

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 planningzoning@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. <u>APPROVAL OF MINUTES – JUNE 20, 2022</u>

Motion:	A motion was made to approve the minutes as submitted. Movee			
	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. <u>NEW BUSINESS</u>

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 their 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

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

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CITY OF GOOSE CREEK SIGN PERMIT APPLICATION

	Today's Date: 62422	Permit Ree: \$75.00
1.	Business Owner Lalio Los Parta des Business Phone	
	Name of Business Martisqueria Los Paradisternate Phone	5.510 m
	Street Address of Business 129 St Jamis Ave with # C.	D.
	Landlord/Lessor Landlord's Phone	
	Sign Company JHD Comp. SULVICES LLC Sign Co. Phone_	
	Sign Co. Contact Herbert Sign Co. Address	*
2.	Cost of Sign(s) \$Sign Installation Cost \$	otal Cost \$
3.	How many signs are you applying for? How many signs does this busines	ss already have? <u>NONE</u>
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? B. A part of a shopping center? Yes No If yes, shopping center name:	PINEVIEW SHOPPING CENTER
б.	What is the TMS number for this property?	
7.	What is the <u>front</u> setback of the business in feet? (The distance from the front prop- A. For corner lots only, what is the front setback for second street frontage in feet?	erty line to the front of business)
8.	What is the width of the business in feet? 20 (The distance from wall to wall) A. For comer lots only, what is the width of the business for second street frontage in feet	2
9.	What is the property's road <u>frontage</u> in feet? (This only applies to shopping center	
10.	Please attach photos showing:	a 195 a 19
	 A. The storefront in relation to adjacent businesses; B. The specific location of proposed sign(s) on the property or building; and 	OFFICE USE ONLY
	C The option if it already states	MAX NO. OF ALLOWED SIGNS: 2
11.		
	A. The completed sign as it will actually appear on the building	MAX ALLOWED SIGN AREA:30 SF
	B. All dimensions; C. Where the colors will appear;	
	D. The location on the property (on a plat) of proposed & existing freestanding signs	STAFF RECOMMENDS OPAQUE
	E. The location on the building of proposed & existing building signs	BACKGROUND.
12	Please attach swatches, samples, and/or paint chips of all proposed colors to the application	SIZE AND QTY MEETS ORD.
		BMONEER 8/20/22
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 app	lication is reviewed.
	 Please submit this application by the 1st Monday of the month for consideration that month. 	av the ARB
120	• The ARB meets on the 3 rd Monday of each month. (Please see attached ARB schedule for a	oplication 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.

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Note: This application contains multiple pages -----

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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	<u>, , , , , , , , , , , , , , , , , , , </u>		
Projection from building or cabinet width (thickness)			
Number of styles of lettering Height of letters (if channel letters)	1 Inti	an a shi an	A
If mounting individual letters, space between letters			
If mounting individual letters, space between words	· · · · · · · · · · · · · · · · · · ·	- 10	
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)		A	
If freestanding sign, total height above grade (ft)		<	and a second
If freestanding sign, landscaping materials to be planted at base of sign			har an

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.

2 41 40

Signature of Applicant

Date

Remarks:	OFFICE	USE ONLY		14 CC 14
4 	00 -30		1	
Approval: Zoning Administrator		Issued by:	Date:	××1 i in 191





2022-053SIG THE TOTAL CARESS

1	PERMIT #		DATE PA	ID: 1 /
	CITY OF GOOSE CREEK UCENSE/	ð:	DATE PAID	1_1
1	SIGN PERMIT APPLICATION			Permit Fee: \$75.00
ι.	Business Owner Jerri Brown Business Phone			
	Name of Business The Eta Caress Alternate Phone_			
	Street Address of Business 12- A St. James Ave.			
	Landlord/Lessor Landlord's Phone			_
	Sign Company Colina SGN Co. Sign Co. Phone			
	Sign Co. Contact Hugh Sign Co. Address			
2.	Cost of Sign(s) \$ Sign Installation Cost \$	Total	Cost \$	
3.	How many signs are you applying for? How many signs does this bu	siness alro	eady have?	
4.	What kind of signs does this business already have?		Monc Nonc	
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 nam		Lion on St.	Jung
6.	What is the TMS number for this property? 243 - 08 - 06 - 025			
7.	What is the front setback of the business in feet? <u>3%</u> (The distance from the front A. For corner lots only, what is the front setback for second street frontage in feet? <u>71</u>		ine to the front of busir	ness)
8.	What is the width of the business in feet? A. For corner lots only, what is the width of the business for second street frontage in			
9.	What is the property's road frontage in feet? MA (This only applies to shopping co	centers enco	cting a freestanding sig	n)
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 		OFFICE USE ON	LY
	 B. The specific location of proposed sign(s) on the property or building; and C. The actual sign if it already exists. 	MA	X NO OF ALLOWED S	IGNS: _3_
11.	Please attach drawings of each proposed sign showing (drawn to scale) : A. The completed sign as it will actually appear on the building	MAX	X ALLOWED SIGN ARI	308F
	 B. All dimensions; C. Where the colors will appear; 	C	SIGN MEETS OF	2D SIZE
	 Where the colors will appear; D. The location on the property (on a plat) of proposed & existing freestanding signs 		AND QTY.	
	F. The location on the building of proposed & existing building signs	ľ	STAFF RECOMM	
12.	Please attach swatches, samples, and/or paint chips of all proposed colors to the applic	and the second se	CENTER ABV. D	_
13.	Please complete the Sign Information Table located on the following page.	E	BMONEER 8/10	/22
14.	 You are required to attend the Architectural Review Board meeting in which your sign The ARB meets on the 3rd Monday of each month. (Please see ARB schedule for application) 	n applicati lication dea	ion is reviewed. adlines and meetings.)	

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SIGN INFORMATION TABLE

Required Information	Sign I	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Aluminan / Acrylin		
Illumination: Exterior, interior or not lighted	Interio		
Type of Sign:	Unterior WALL MUVINT		
Height (19875)	42"		
Width (feet)	82*		1000
Area (square feet) All colors used on sign	24 s/f Dark Blue/White/Black		
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic Projection from building or	NO 6"		
cabinet width (thickness) Number of styles of lettering	2		
Height of letters (if channel letters)	NIA		
If mounting individual letters, space between letters	N14		
If mounting individual letters, space between words	NIA		
If window sign, size of window	NIA		
If changeable copy sign (reader board), number of lines	NIA		
If freestanding sign, distance between sign and street curb (fl)	NA		
If freestanding sign, total height above grade (1t)	NA		
If freestanding sign, landscaping materials to be planted at base of sign	NA		

Review the attached Zoning Ordinances pertaining to sign regulations (Section 151,084). Be advised to examine them thereagily so as to avoid violations (Section 151,999):

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

Signatu	re of Applicant	Date
Remarks:	OFFICE USE ONLY	
Approval: Zoning Administrat	tor Issued by	Date:

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REV 3/2022



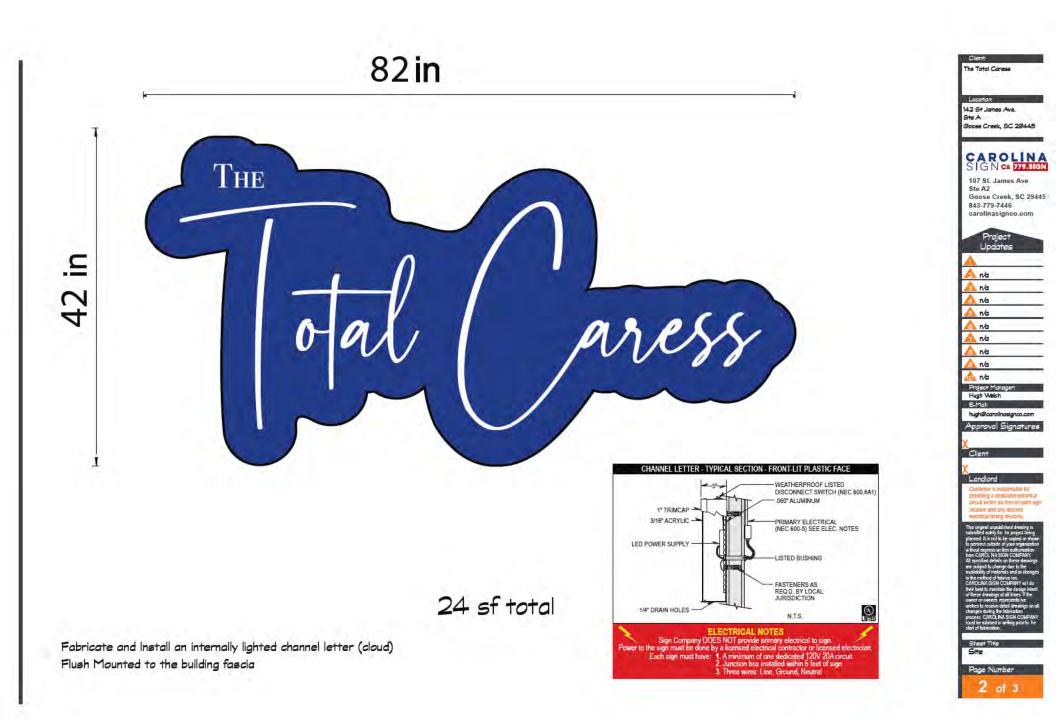
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∧c n/a n/a n/a n/a Project Manager: Hugh Welch E-Mati hugh@carolhasignca.com
Project Manager: Hugh Weich E-Mal: hugh@carolhasignco.com
Approval Signatures
Client
Landlord Customer's responsible for providing a deticated electrical circuit within six feet of each sign tocation and any desired exectrical timing devices.
This original unputs initial drawing is submited a skely tor the project being provinced. It a role to expect or solven the coupled or solven to the province of the without expects willow as historical from CARDLINA SIGN COMPARY All specified details on these dewings are subject to charge due to the existing of the contrast, will do their back to manifest and from the down and the solvest of the owner of these downings on all charge a during the tabination of whethes to manifest do down on owners in proceedings and the owners on control supersolves and charge a during the tabination on the back of the tabination of the back of the tabination of the back of the tabination of the tabination of the tabination of the start of friberoation.
Sheet Title Site
Page Number 1 of 3

Client:

SITE PLAN



CURRENT





Client: The Total Caress Location 142 St James Ave. Ste A Goose Creek, SC 29445 CAROLINA SIGN CE 779.SIGN 107 St. James Ave Ste A2 Goose Creek, SC 29445 843-779-7446 carolinasignco.com Project Updates \land 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@carolinasignco.com Approval Signatures Client Landlord er is reso sible for providing a dedicated electrical

Sheet Title Site

circuit within six feet of each sign location and any desired nical timin

Page Number 3 of 3



2022-055SIG KRAMERICA

	AMOUNT DUI	E: \$ DATE PAID: _/_/_
CITY OF GOOSE CREEK	LICENSE#:	DATE PAID: _/_/
SIGN PERMIT APPLICATION	and the second second	Permit Fee: \$
Today's Date: 7/19/22		
Business Owner Provide The Comment	Business Phone	
Name of Business Kramerica Wine + Spirits	Alternate Phone	21
Street Address of Business 142-B St. James A	14 Goose (1	teot
Landiord/Lessor	andlord's Phone	
Sign Company Conto Inter Orone Co	Sign Co. Phone_	
Sign Co. Contact Hugh Welch Sign Co. Address		2400 -
Cost of Sign(s) SSign Installation Cost		Total Cost \$
	ny signs does this busines	() contract
What kind of signs does this business already have? _ Ca Din	tot w/ white	Tall INone
What type of business is applying for this sign permit:		
A A grand glone buginess?		
		Food Lion on St. Janes
B. A part of a shopping center? \mathbf{p} -Yes \Box No If yes What is the TMS number for this property? $\underline{743}$ - $\underline{08}$ -	06-025	
B. A part of a shopping center? P-Yes No If yes	<u>06-025</u> stance from the front prope	
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SIGN INFORMATION TABLE

Required Information	Sign 1	Sign 2	Sign 3
Materials: (metal, plastic, wood, etc.)	Aluminum/ Acry lit Translurat Viry 1		
Illumination: Exterior, interior or not lighted	Internal		
Type of Sign:	Internal WALL-MOUNT		
Height (FEET)	30 "		and the second second
Width (feet)	116"		
Area (square feet)	116" 18. 5 st		
All colors used on sign	White Black / Real		
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	White Black / Red Yes 26" inside	withelle	
Projection from building or cabinet width (thickness)	6		
Number of styles of lettering	NIA		
Height of letters (if channel letters)	304		
f mounting individual letters, space between letters	8:5"		
f mounting individual letters, space between words	wIK		
f window sign, size of window	NIA		
f changeable copy sign (reader oard), number of lines	wh		
f freestanding sign, distance etween sign and street curb (ft)	NA		
f freestanding sign, total height bove grade (ft)	NA		
f freestanding sign, landscaping naterials to be planted at base of gn	NIA		

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

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

Sign ture of Applicant

7/18/22 Date

Remarks:

OFFICE USE ONLY

Approval: Zoning Administrator

Issued by: _____ Date:



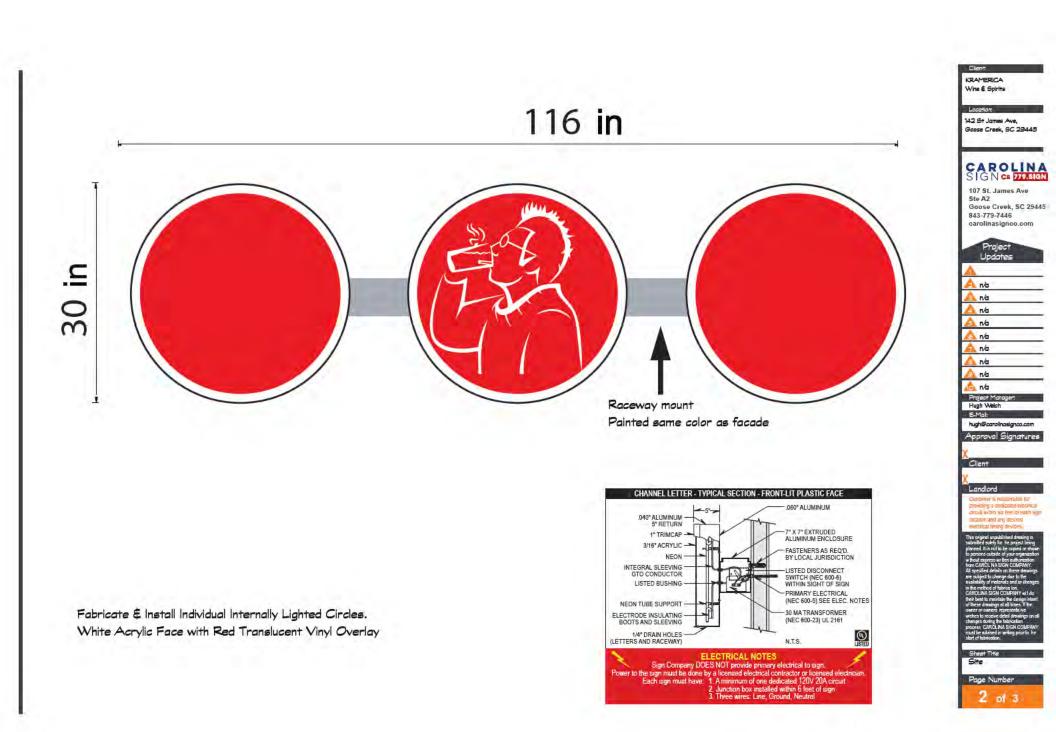
142 St James Ave, Goose Creek, SC 29445



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 Updat n/a n/a n/a 🛕 n/a 👌 n/a n/a 🛕 n/a 🛕 n/a 👌 n/a Project Mar Hugh Welch E-Mal: hugh@carolin Approval Signatures Clien Landlord cuit within six feet of each on and any Page Number 1 of 3

Client: KRAMERICA Wine & Spirits

SITE PLAN



CURRENT



PROPOSED



Client: KRAMERICA Wine & Spirits

Location 142 St James Ave, Gaose Creek, SC 29445



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







circuit within six feet of each sign location and any desired electrical timing devices.

planed. It is not to be object or shown in bout equess as then authorization more CAROL NA SIGN COMPANY. Al parts for database on these damings and the state of the state of the state and the state of the state of the state model of following and and many the enabled of following and and CAROLINA SIGN COMPANY at its fore best of many and a times. The context owners represent its on all following states the following on and process CAROLINA SIGN COMPANY at process CAROLINA SIGN COMPANY for process CAROLINA SIGN

Sheet Title Sitte

Page Number 3 of 3



2022-056SIG KRAMERICA

- 1		PERMIT #: OFFICE USE ON AMOUNT DUE: \$ DATE PAID: _/_/_
X		LICENSE#: DATE PAID: _/_/
Ł	CITY OF GOOSE CREEK	
N.	SIGN PERMIT APPLICATION	Permit Fee: \$
	-lint.	
Tod	ay's Date: 7/18/22	
l. Bus	iness Owner Andrew Malain Business	s Phone
	ne of Business Kramerica Wire + Spirits Alternate	e Phone
	eet Address of Business	
	diord/Lessor Victory Real Estate Involprituandiord'	a Disease
	Company Carolina Sign Co. Sign Co	. Phone
Sign	a Co. Contact Hugh Welch Sign Co. Address_	
	t of Sign(s) SSign Installation Cost S	Total Cost S
. Hov	w many signs are you applying for? How many signs d	loes this business already have?
. Wh	at kind of signs does this business already have? Channel and	int circles INone
	-remany	This -
5. What	at type of business is applying for this sign permit: A. A stand alone business?	CHIN
		g center name: Gowfield Plaza
. Wh	at is the TMS number for this property? <u>233 - 00 - 00</u>	-051
. Wh	at is the front setback of the business in feet? 250 ' (The distance from A. For corner lots only, what is the front setback for second street frontage	m the front property line to the front of business) ge in feet?
. Wh	at is the width of the business in feet? <u>20'</u> (The distance from	wall to wall)
	A. For corner lots only, what is the width of the business for second street	t frontage in feet?
. What	at is the property's road frontage in feet? N/A (This only applies to	shopping centers crecting a freestanding sign)
	ise attach photos showing:	
U. Ples	A. The storefront in relation to adjacent businesses,	OFFICE USE ONLY
	 B. The specific location of proposed sign(s) on the property or building; C. The actual sign if it already exists. 	and OFFICE USE ONLY
	or the second reprint a second states.	MAX. NO. OF ALLOWED SIGNS:
	se attach drawings of each proposed sign showing (drawn to scale) :	MAX ALLOWED SIGN AREA:
	A. The completed sign as it will actually appear on the building B. All dimensions;	MAX ALLOWED SIGN AREA:
	 A. The completed sign as it will actually appear on the building B. All dimensions; C. Where the colors will appear; 	
	 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 freesta 	SIGN MEETS ORDINANCE
1. Plea	 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 freesta E. The location on the building of proposed & existing building signs 	Inding signs SIGN MEETS ORDINANCE REQUIREMENTS
1. Pica 2. Pica	 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 freestate. The location on the building of proposed & existing building signs se attach swatches, samples, and/or paint chips of all proposed colors to 	nding signs SIGN MEETS ORDINANCE REQUIREMENTS
1. Pica 2. Pica	 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 freesta E. The location on the building of proposed & existing building signs 	Inding signs SIGN MEETS ORDINANCE REQUIREMENTS
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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/ Acry lit Translurat Viry 1		
Illumination: Exterior, interior or not lighted	Internal		
Type of Sign:	Internal WALL-MOUNT		
Height (FEET)	30 "		and the second second
Width (feet)	116"		
Area (square feet)	116" 18. 5 st		
All colors used on sign	White Black / Real		
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	White Black / Red Yes 26" inside	withelle	
Projection from building or cabinet width (thickness)	6		
Number of styles of lettering	NIA		
Height of letters (if channel letters)	304		
f mounting individual letters, space between letters	8:5"		
f mounting individual letters, space between words	wir		
f window sign, size of window	NIA		
f changeable copy sign (reader oard), number of lines	wh		
f freestanding sign, distance etween sign and street curb (ft)	NA		
f freestanding sign, total height bove grade (ft)	NA		
f freestanding sign, landscaping naterials to be planted at base of gn	NIA		

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

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

Sign ture of Applicant

7/18/22 Date

Remarks:

OFFICE USE ONLY

Approval: Zoning Administrator

Issued by: _____ Date:



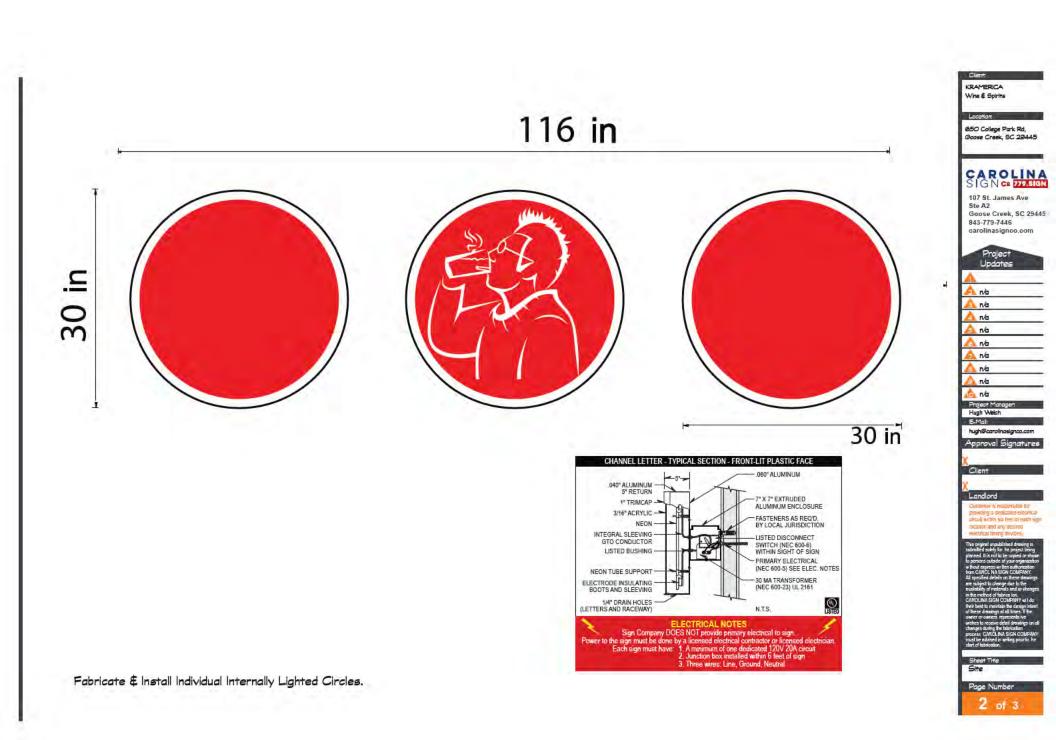
650 College Park Rd, Goose Creek, SC 29445



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 Updat n/a n/a n/a 🛕 n/a 👌 n/a n/a 🛕 n/a 🛕 n/a 🛕 n/a Project Man Hugh Welch E-Mal: hugh@carolina Approval Signatures Client Landlord cuit within six feet of eac on and any Page Number 1 of 3

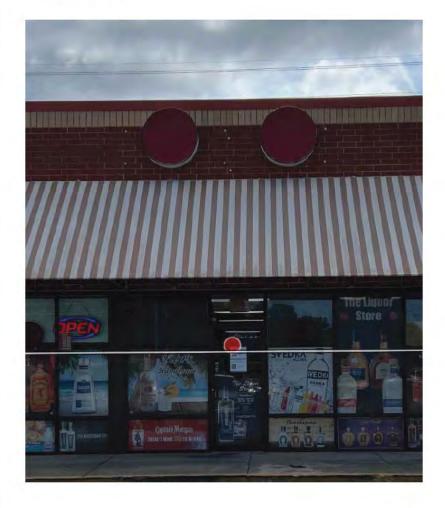
Client:

SITE PLAN



CURRENT

PROPOSED





Client: KRAMERICA Whe & Spirits

Location 650 College Park Rd, Goose Creek, SC 29445



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



 ▲
 n/a

 ▶
 n/a
 </tr

Client Landlord

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

ulumited solely for the project long and provide a solely to the project and another to full capacity and the solely and another to full capacity and the solely and the most capacity. An SIGN COMPANY All specified delates on these dominings are autional to integrate due to the capacity of the solely and the solely and the solely and the solely and the the solely and the solely and the these domining of a limits if the aution to mainten the design instead of heards during and the solely and another and the solely and the solely and the solely and the solely and the aution to mainten the design instead for the solely and the solely and the aution to mainten the solely and the aution to mainten and the solely and the solely and the solely and the aution to mainten and the solely and the solely and the solely and the aution to mainten and the solely and the aution to mainten and the solely and the aution to aution and the solely and the solely and the aution to aution and the solely and the solely and the aution to aution and the solely and the solely and the aution to aution and the solely and the solely and the aution to aution and the solely and the solely and the aution to aution and the solely and the solely and the solely and the aution to aution and the solely and the solely and the solely and the aution to aution and the solely and the solely and the solely and the aution to aution and the solely and the solely and the solely and the aution to aution and the solely and the solely and the solely and the aution to aution and the solely and the solely and the solely and the aution to aution and the solely and the solely and the solely and the aution to aution and the solely and the solely and the solely and the aution to aution and the solely and the aution to aution and the solely and the sole

Sheet Title Sitte

Page Number 3 of 3



2022-058SIG SC ARMY NATIONAL GUARD

5	PERMIT	#: OFFICE USE ONLY T DUE: \$ DATE PAID:/_/
1	CITY OF GOOSE CREEK	#: DATE PAID://
	SIGN PERMIT APPLICATION	Permit Fee: \$75.0
	Today's Date: 6-21-22	
1.	Business Owner Schrony National Guard Business Phone	
	Name of Business SC Army Wationa buard Alternate Phone	
	Street Address of Business 214 St Janes Ave Suite 110	
	Landlord/Lessor_ N/A Landlord's Phone	NA
	Sign Company Churlestin Sign Co. Phone	
	Sign Co. Contact Parl Dalesnudry Sign Co. Address	
2.	Cost of Sign(s) \$Sign Installation Cost \$	fotal Cost \$
3.	How many signs are you applying for? How many signs does this bu	isiness already have?
4.	What kind of signs does this business already have? Building Monun	ent 🗆 None
5.	What type of business is applying for this sign permit: A. A stand alone business? Yes B. A part of a shopping center? Yes No If yes, shopping center name	
6.	What is the TMS number for this property? 243-040 - 0015- (UAI-	+ 11o)
7.	What is the <u>front</u> setback of the business in feet? <u>340</u> (The distance from the front A. For corner lots only, what is the front setback for second street frontage in feet?	property line to the front of business)
8.	What is the width of the business in feet? 20^{1} (The distance from wall to wal A. For corner lots only, what is the width of the business for second street frontage	
9.	What is the property's road frontage in feet? 20' (This only applies to shopping of	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 	OFFICE USE ONLY
	C. The actual sign if it already exists.	MAX. NO. OF ALLOWED SIGNS:
11.	Please attach drawings of each proposed sign showing (drawn to scale) : A. The completed sign as it will actually appear on the building	MAX ALLOWED SIGN AREA:30SF
	B. All dimensions;C. Where the colors will appear;	SIGN MEETS ORD. SIZE AND
	 C. Where the colors will appear; D. The location on the property (on a plat) of proposed & existing freestanding sign 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 appl	ication. BMONEER 8/10/22
	Please complete the Sign Information Table located on the following page.	
	 You are required to attend the Architectural Review Board meeting in which your si Please submit this application by the 1st Monday of the month for consideration that a The ARB meets on the 3rd Monday of each month. (Please see attached ARB schedul) 	month by the ARB.

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	Building Sign Sign 1	Referce (Monument Sign 2 Panel)	Sign 3
Materials: (metal, plastic, wood, etc.)	metal Plastic	Unyl	
Illumination: Exterior, interior or not lighted	Channel Letters (internally lit)	Vinyl Exisituy Existing Man	0
Type of Sign:	Channel Letters (ung/15ign)	Existing Mon.	
Height (FEET)	2'6"	~/A	
Width (feet)	10' 8.75"	N/A	
Area (square feet)	26.824	NIA	
All colors used on sign	Yellow /Black White	1	te
Is there a graphic (picture) on the sign? (Y/N) If yes, size of graphic	No	w°	
Projection from building or cabinet width (thickness)	g"	No	
Number of styles of lettering	2	2	
Height of letters (if channel letters)	13"	NF	1
If mounting individual letters, space between letters	l"	• who	
If mounting individual letters, space between words	1.5"	NIE	
If window sign, size of window	No	NIM	
If changeable copy sign (reader board), number of lines	N°	NO	1
If freestanding sign, distance between sign and street curb (ft)	No	Refuse Panel	
If freestanding sign, total height above grade (ft)	NO	Refue Panel W/r	
If freestanding sign, landscaping materials to be planted at base of sign	NO	r/r	

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.

0 Signature of Applicant

6-21-22 Date

 OFFICE USE ONLY

 Remarks:

 Approval: Zoning Administrator

 Issued by:

 Date:

X1 SET OF CHANNEL LETTERS (RACEWAY MOUNTED) (Raceway Mount) SOUTH CAROLINA Typical 5 in. LED illuminated, forward-lit, channel letter with raceway mounting on wall. Raceway to be painted to match building facade LED Mur Raceway **Raceway Mount** ARD LED powerpack C - 5 in + D .063 aluminum returne 1" trim cap 3/16" acrylic face 102 1 LED modulee .080 aluminum backe DNLOOO 1/4" drain holes DNLODO NATIONAL GUARD 🗯 Munds I IIII VAS Mounting hardware to suit wall conditions Frimary electrical feed hook-up by G.C. NOTE: Primary power to be provided by others. CHANNEL LETTER SECTION DETAIL SCALE: NTS CENTER ORACAL 8500 070 BLACK **EXISTING SIGNAGE** PROPOSED SIGNAGE

NIGHT VIEW

ORACAL 8500 070 BLACK

LED Forward-lit

Exterior wall

Sales Rep: PD Charleston 214 ST. JAMES AVE. SUITE 110 **Client Name: SOUTH CAROLINA** ARMY NATIONAL GUARD Sign & Banner **Client Approval Designer: PD** CITY OF GOOSE CREEK 1.5 SG FT PER LINEAR FT 4200 Dorchester Road N. Charleston, SC 29405 17 FT SUITE (25.5 SQ FT ALLOWED) Contact: SHAWN T JACKSON MEMBER Landlord Approval SESA Ph. (843) 529-1414 Fax (843) 529-1485 shawn.t.jackson.mi@mail.mil

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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.

	-	T OF P	ATION / INFORMATION SUMMARY LANNING AND ZONING 843-797-6220 EXT. 1118 1768 www.cityofgoosecreek.com Fax: 843-863-5208
Property Address:			TMS No.:
Review request:	For:		Preliminary meeting date requested:
	New Construction ZAlterations / Addition	S	Appeal Decision of Architectural Review Board
☐ Final	□Color Change □Demolition □Other		
-		_	
Property Owner: City of G	oose Creek	Dayti	me phone:
Applicant: Hoyt+Bereny	İ	Dayti	me phone:
ARB Meeting Representative	Troy Sanders	Cont	act Information :
Applicant's mailing address:			
City:		State	Zip:
Applicant's e-mail address			
Applicant's relationship:	Owner Design Professional	Contra	ctor Real Estate Agent/Broker Other
Materials/Colors	Jsed: (specific color(s)/manufacture #'s listed: s (Example: Building Materials, Exterior Col		
	ed on Landscape Drawings Sheet L1.0-L2.0 ded on sheet A2.1-A2.2 to match existing		
	Scope of Work: (please give a de	etailed	description)
#243-00-00-049 in the City of	of Goose Creek. The addition will expand the exi provements include the demolition of the existing	isting c g conc	olf Course clubhouse at 303 Hamlet Circle, TMS lubhouse kitchen with approximately 374 SF of kitchen rete pad, a new concrete pad, a service access, and

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.

ACOOK

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 <u>compfour@crowfieldhoa.net</u>. Thank you for your cooperation and best wishes on your project.

Regards, LPCSA Architectural Review Board

Crowfield Plantation Community Services Association ARB Permit

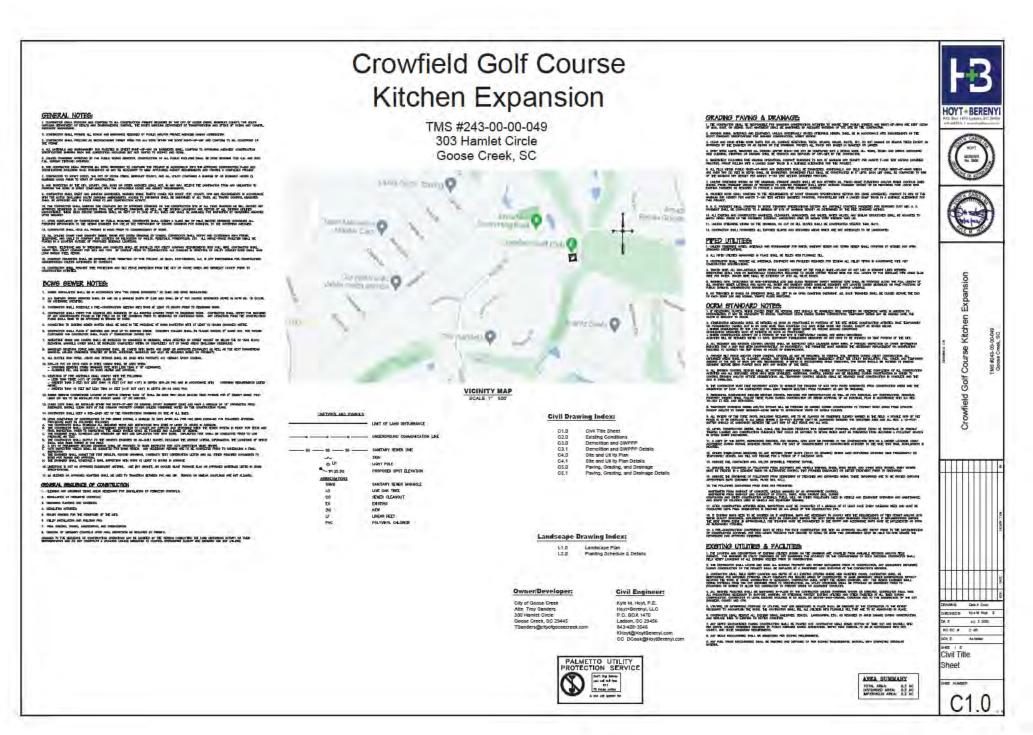
	PROPERTY OWN	NER
NAME:	City of Goose Creek	
SUBDIVISION:	Commercial Phase F	ARB APPROVAL DUES NOT INDICATE COMPLIANCE OR NON-COMPLIANCE WITH
ADDRESS:	301 Hamlet Circle	APPLICABLE BLDG, CODES & ENGINEERING REQUIREMENTS SINCE
ISSUE DATE:	07/18/2022	THESE ARE THE RESPONSIBILITY OF THE OWNER AND THEIR ARCHITECT, DESIGNERS ENGINEER OR CONTRACTOR
Renov	NATURE OF WO	
Renov		itchen extension
	vations / Additions – k	itchen extension
	vations / Additions — k AS DESCRIBED ON PERMIT	itchen extension
Renov EXPIRATION DATE:	vations / Additions — k AS DESCRIBED ON PERMIT	itchen extension

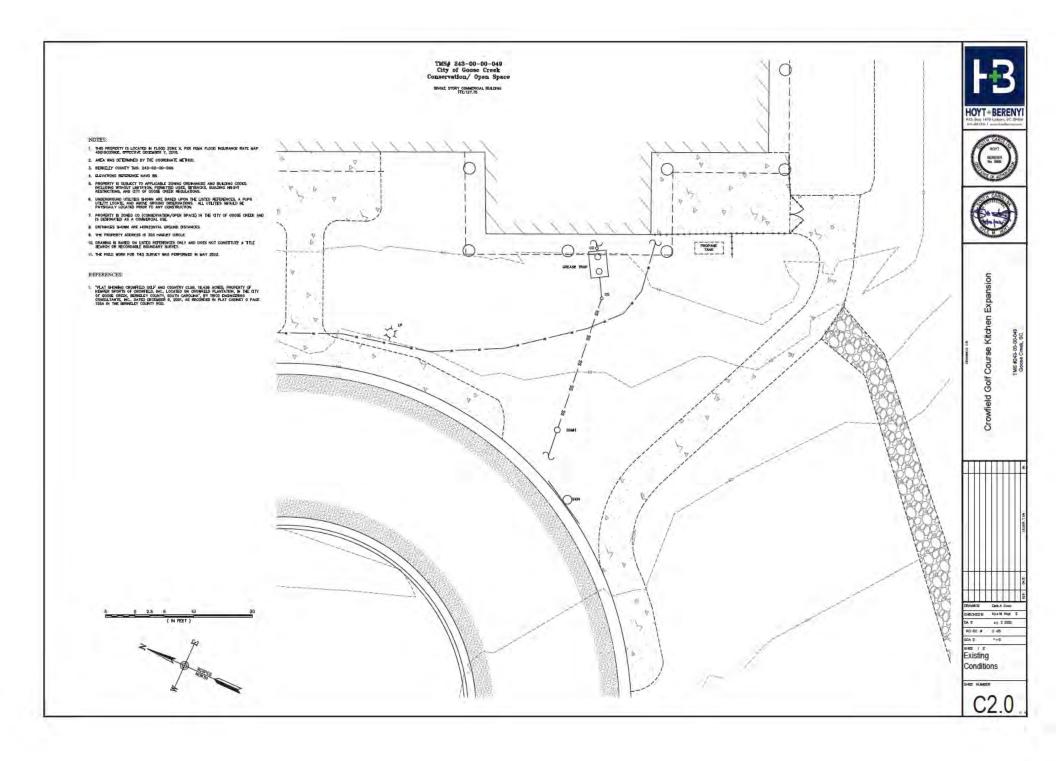
This permit must be displayed on the front of the main structure at the work site, viewable from the street. Failure to post this permit will result in a \$25.00 fine.

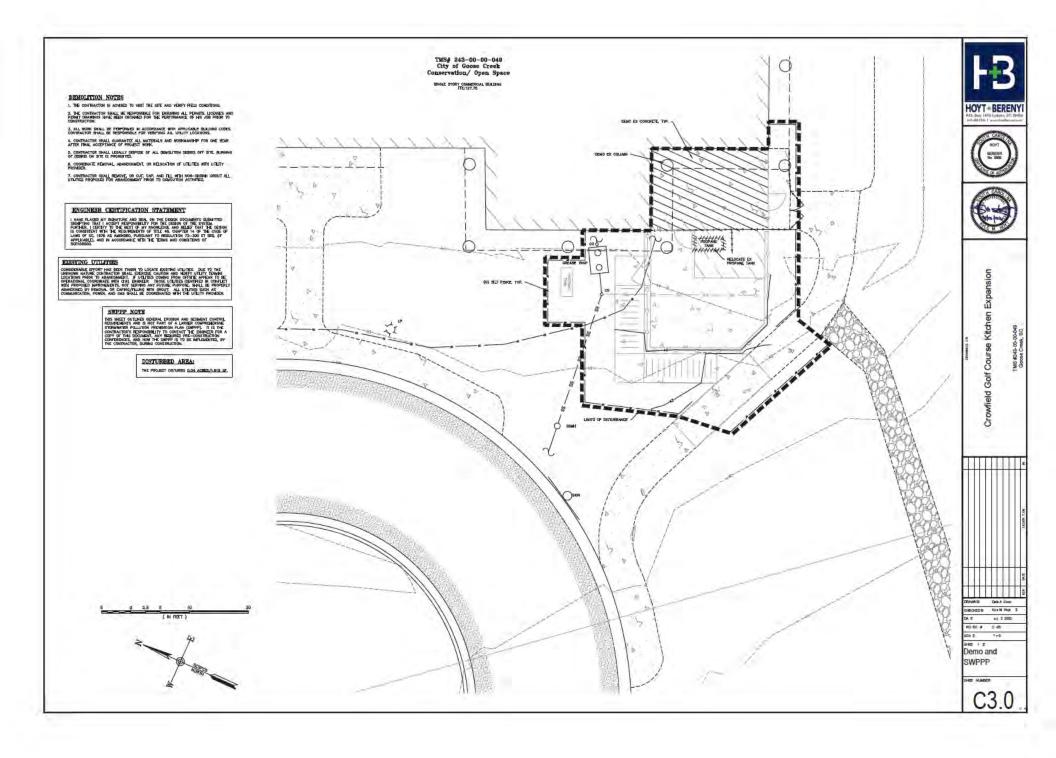
This Permit is contingent upon being in full accord with the covenants, restrictions and other requirements analisable to the subdivision of Crowfield Plantation in which the property is located. Any additional authorization(s), if required by the authority having jurisdiction, is the responsibility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

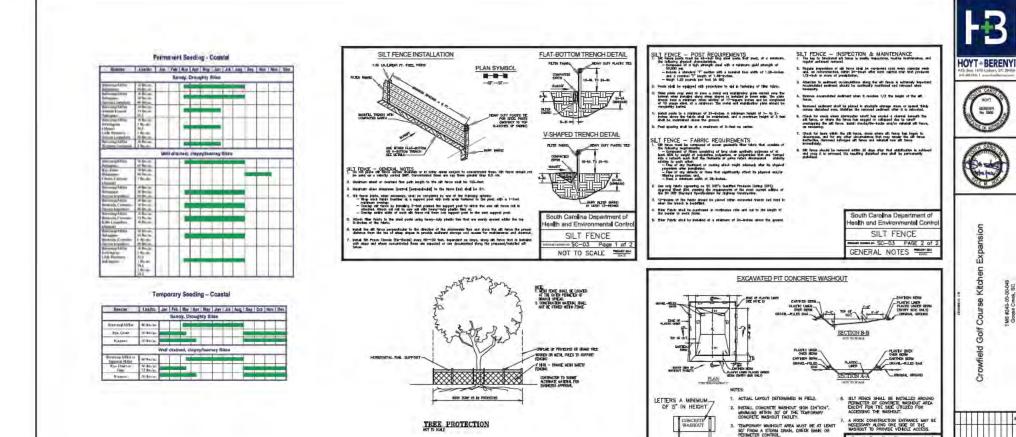
Questions regarding this permit may be resolved by reviewing the Covenants and Restrictions applicable to the respective subdivision of Crowfield Plantation, which can be found at <u>www.crowfieldhoa.net</u>.

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









SEPERAT

Expansion

Golf Course Kitchen

Crowfield

ukin: Date & Cost CHECKEDS . No. M Hog. E wy 2 2023 RO 80 # 2-85 BCA E Auticia -Demo and SWPPP Details HE HANDER **C**3

South Carolina Department of

Health and Environmental Control CONCRETE WASHOUT

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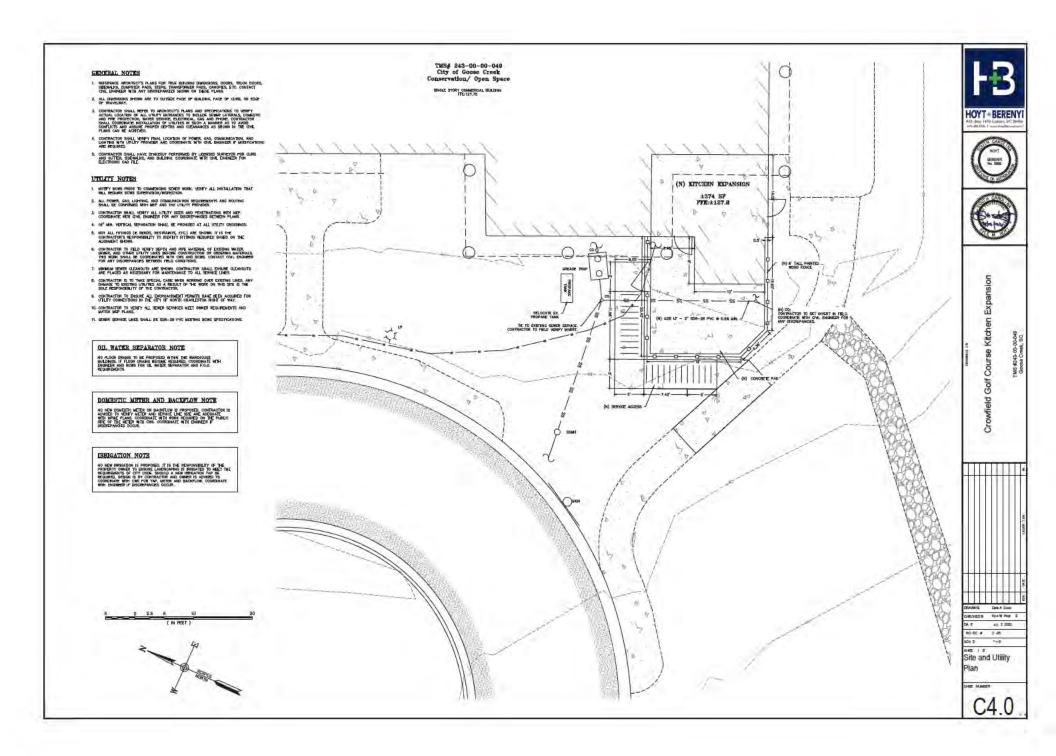
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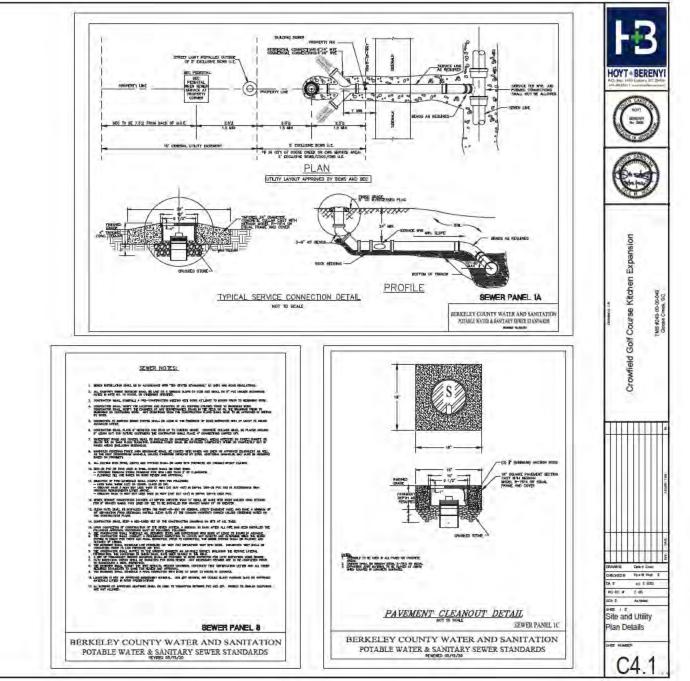
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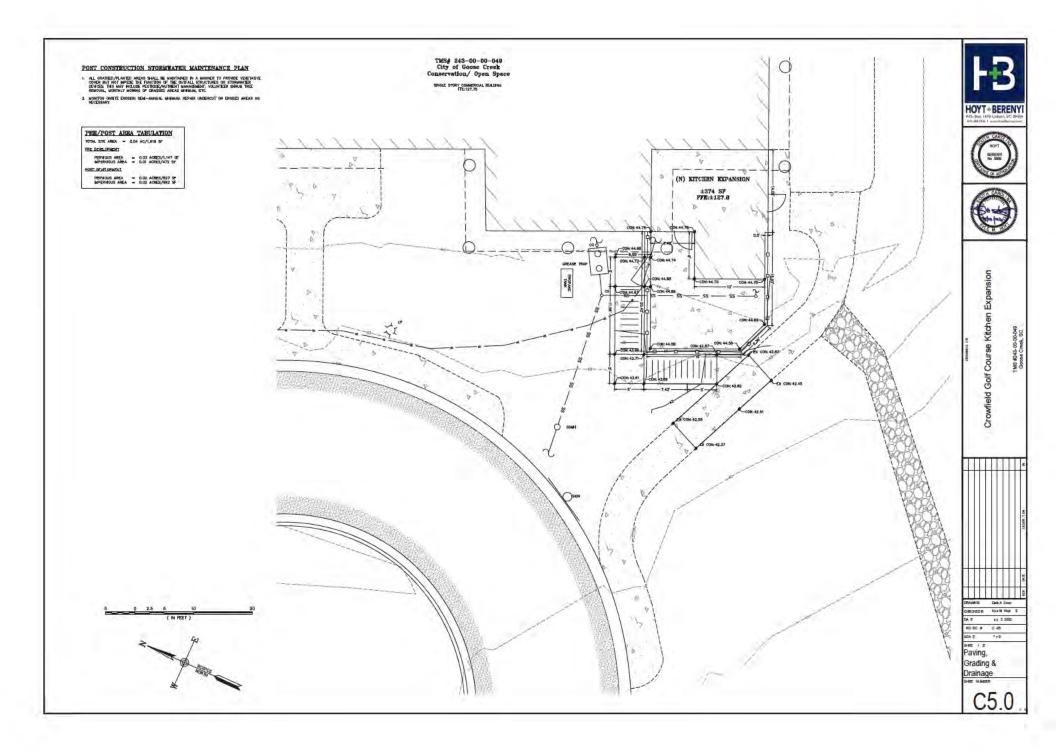
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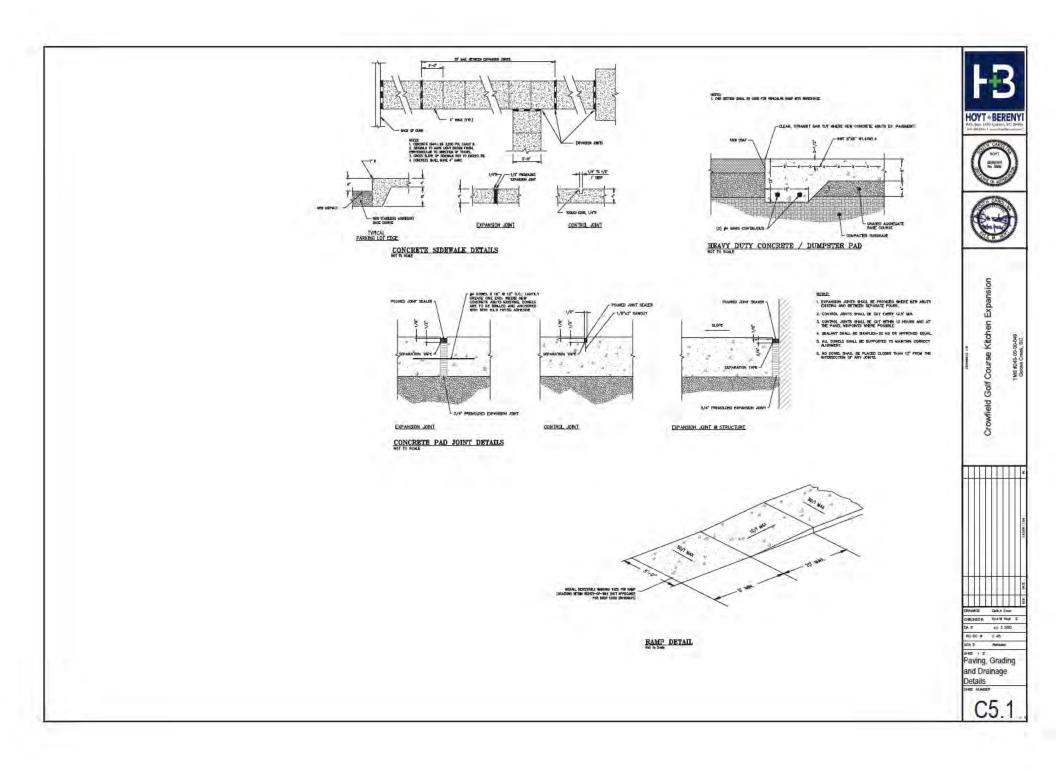
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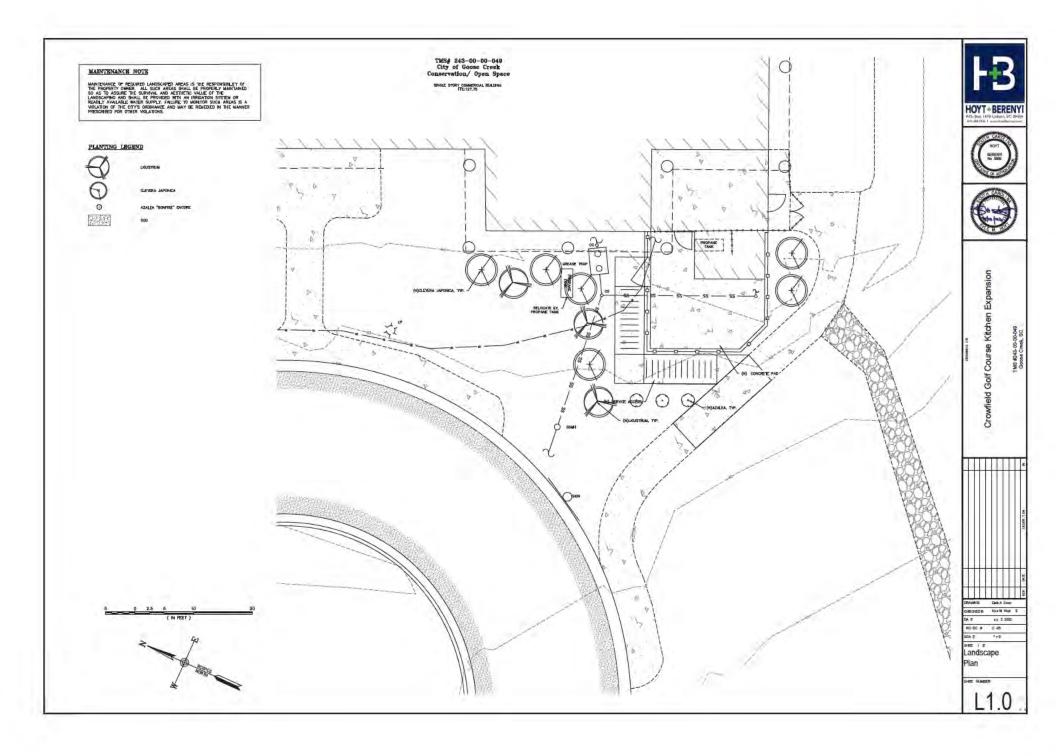
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Expansion

Golf Course Kitchen

Crowfield

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PO Box 1470, Ladson, SC 29456 | (843)408-3546 | www.HoytBerenyi.com

