



**GOOSE CREEK ARCHITECTURAL REVIEW BOARD MEETING
TUESDAY, JANUARY 16, 2024 • REGULAR MEETING AT 6:00PM**
City Hall - 519 N Goose Creek Boulevard

BOARD MEMBERS: CHAIRPERSON JEN WISE, VICE CHAIRPERSON ROBERT SMITH, DOUG DICKERSON, KELLY CONRAD, ARMANDO SOLARANA, MARY KAY SOTO, TERI VICTOR

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AND ZONING AT (843)797-6220

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF MINUTES

- a. Architectural Review Board Meeting Minutes - December 18, 2023

III. NEW BUSINESS

- a. New Construction [Accessory Structure] - 103 Marilyn Street - TMS# 243-08-06-007

IV. CLOSING REMARKS & ADJOURNMENT



Request for Architectural Review Board Agenda Item

To: ARB

From: Lili Ortiz-Ludlum

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

Architectural Review Board Meeting Minutes - December 18, 2023

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD
MONDAY, DECEMBER 18, 2023, 6:00PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Chairperson Wise called the meeting to order at 6:00 p.m.

Present: Jen Wise; Robert Smith; Doug Dickerson; Mary Kay Soto

Absent: Kelly Conrad; Armando Solarana; Terri Victor

Staff Present: Special Projects Manager Alexis Kiser

II. APPROVAL OF MINUTES: NOVEMBER 20, 2023

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

Discussion: None.

Vote: All voted in favor (4-0). Motion carried.

III. NEW BUSINESS

a. NEW CONSTRUCTION – STEPHANIE DRIVE TOWNHOMES (TMS 235-09-06-013)

The applicant is proposing the construction of 70 townhomes on a single parcel totaling approximately 8.45 acres. The applicant presented their project. Discussion pertaining to buffers ensued. It was stated an amenity center is not included with this review. Ms. Kiser stated that the elevation for a mail kiosk will need to be reviewed prior to construction as it was not presented with this submittal. The applicant answered questions from the Board.

Motion: A motion was made to approve the application with the following conditions: work with staff on site elements around the development to include such things as site lighting, benches, pet waste disposal and mail kiosk. **Moved by** Board Member Smith; **Seconded by** Board Member Dickerson.

Discussion: Board Member Soto inquired if an amended motion is needed to work with staff for alternative compliance. Ms. Kiser stated that will be addressed by code.

Vote: All voted in favor (4-0). Motion carried.

IV. CLOSING REMARKS & ADJOURNMENT

Ms. Kiser thanked the Board members who attended tonight's meeting to provide a quorum.

Motion: A motion was made to adjourn. **Moved by** Board Member Smith; **Seconded by** Board Member Dickerson.

Discussion: None

Vote: All voted in favor. Motion carried (4-0).

The Board adjourned at 6:22 PM.

Date: _____

Jen Wise, Chair



Request for Architectural Review Board Agenda Item

To: ARCHITECTURAL REVIEW BOARD

From: ALEXIS KISER, SPECIAL PROJECTS MANAGER

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

New Construction [Accessory Structure] - 103 Marilyn Street - TMS# 243-08-06-007

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

Proposal for ARB Approval / 103 Marilyn Street Goose Creek

Cover Sheet / December 19, 2023

To Goose Creek Architectural Review Board:

Please accept this cover sheet and the attached documents for consideration and approval to place a 40'W x 60'L x 12H metal storage building on the property with a new concrete driveway. The building will enhance the area and the property with a new building that will be used for storage. The proposed building and existing brick storage building will be painted white with black trim to match the existing house on property.

TMS/Parcel #: 2430806007 – 103 Marilyn Street

Zoning District: GC (General Commercial)

Setbacks and Building Height:

Proposed metal building will sit in rear left corner facing the street. 10' from left side property line, 10' from rear property line, and 10' on the right side next to existing storage building.

Lot Coverage Information:

Lot size: 29,500 sq. ft.

Existing structure coverage on lot: 1584 sq. ft. (home and storage building).

Proposed additional coverage: 7,000 sq. ft. (2400 sq. ft. bldg., 4600 sq. ft. new concrete driveway).

Total coverage: 8584 sq. ft. or 29% of lot coverage with impervious surface existing and proposed.

Sheet Index:

Cover Page - Sheet A

Application Checklist - Sheet B

Application – Sheet C

Sheet #:	Title:
1.	Property overview showing existing structures.
2.	Dimensions of property lines.
3.	Placement of proposed structure and tree survey.
4.	Picture showing existing main building on property.
5.	Rear yard view showing fence and existing storage building.
6 – 8	Existing structures on lot with fence gate open and closed.
9A.	Proposed metal building placement.
9B.	Frontal view of building placement on property.
10A.	Building dimensions, height, width, and length.
10B.	Top view of building dimensions.
11A & 11B.	Contract and pricing for structure.

Sincerely,

Cindy Nelson

Cindy Nelson Applicant/Agent

*Sheet A
Cover Page
Submitted 12/19/23*



SUBMITTAL REQUIREMENTS ~ ARCHITECTURAL REVIEW BOARD

ALEXIS KISER

(843) 797-6220 x1123

akiser@cityofgoosecreek.com

DEAR APPLICANT, In order for Staff and the Architectural Review Board to be able to properly evaluate your project, the following information relevant to the project needs to be included on the Project Plans submitted for review.

Staff will review your submittal against the checklist as a means to ascertain if your submittal is deemed complete. Checklist items left unaddressed may result in a postponed review. The Director may waive or add additional requirements if further clarification is needed.

The Planning & Zoning Staff want to assure you that getting your project approved through ARB is their primary goal. Therefore, we ask that you complete the checklist and scope of work in its entirety for your project. They may make suggested modifications to your project if they feel that doing so will improve the likelihood of an approval.

PART I. PREPARE A COVERSHEET WITH THE FOLLOWING INFORMATION:

- ☒ Sheet Index,
- ☒ TMS# and Address,
- ☒ Existing Zoning District, setbacks, building height, site lot coverage,
- ☒ Scale used (1"=20' or 40'),
- ☒ Vicinity Map (Any Scale),
- ☐ North Arrow,
- ☒ Aerial Photo of Site in color.

PART II. PREPARE A FULLY COLORED SITE PLAN, CLEARLY AND LEGIBLY DRAWN TO SCALE WITH THE FOLLOWING INFORMATION:

- ☒ Dimensioned Property Lines,
- ☒ Any existing buildings w/ proposed use,
- ☒ All proposed improvements including, but not limited to buildings, sidewalks, parking spaces (numbered),
- ☒ Any other site details (i.e. screen walls, trash enclosures, dumpsters, trellises, loading, storage areas,
- ☒ Proposed Landscape Plan including location, size, and common name, *N/A PM 12/15/23 site visit*
- ☒ Tree Survey (separate sheet please) including number of all hardwood trees at least 8 inches in diameter, and which trees will be removed, and which trees will remain,
- ☒ Buildings on adjacent site that are within 40 feet of any property line. Simple outline will suffice,
- ☒ Dimensioned setbacks of proposed building(s).

PART III. PREPARE EXTERIOR BUILDING ELEVATIONS FOR ALL FOUR SIDES OF THE BUILDING THAT ARE DRAWN CLEARLY AND LEGIBLY TO SCALE WITH THE FOLLOWING INSTRUCTIONS:

- ☒ Building Elevations with height and width dimensions,
- ☒ Doors and window locations,
- ☒ Roof Elements,
- ☒ 3-D dimensional analysis of building elevation with appropriate landscape materials shown,
- ☒ Proposed design details, including any pedestrian seating areas, awnings and other overhead weather protection measures, fences, walls, balconies, bay windows, building materials, colors, and proposed exterior lighting,
- ☒ North Arrow,
- ☒ Aerial Photo of Site in color.

PART IV: DRAWING FORMAT

- ☒ All drawings must be to scale and have a graphic scale,
- ☒ All sheets in the submittal must be the same size,
- ☒ Drawing Sheets must have a Title Block with project names, labeled for Architectural Review Board Review and submittal and revision dates

Please note this page must accommodate the ARB Scope of Work Form to be considered a valid application.

Sheet B
Application
Checklist

metal Storage Building 1103 Waverly St Submittal date: 12/15/23 Revision Date:



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: <u>103 Marilyn Street</u>		TMS No.: <u>2430806007</u>
Review request:	For:	Preliminary meeting date requested: <u>Jan 15, 2024</u>
<input checked="" type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Final	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other _____	

Property Owner: <u>Howard Dykes / DynaTech LLC</u>	Daytime phone: <u>843-697-1138</u>
Applicant: <u>Howard Dykes / Cindy Nelson - agent</u>	Daytime phone: <u>910-508-6141</u>
ARB Meeting Representative: <u>Jason Simpson</u> ←	Contact Information: <u>843-303-0113</u>
Applicant's mailing address: <u>103 Marilyn Street</u>	
City: <u>Goose Creek</u>	State: <u>NC</u> Zip: <u>29445</u>
Applicant's e-mail address: <u>SUPERIORPERMITS22@gmail.com</u>	
Applicant's relationship: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input checked="" type="checkbox"/> Other	

Materials/Colors Used: (specific color(s)/manufacture #'s listed: samples must be presented to Board <input type="checkbox"/> attached) (Example: Building Materials, Exterior Colors, Landscaping, Lighting)
<u>Proposed building will be black & white to match existing home. The existing storage building will also be painted black & white.</u>
Scope of Work: (please give a detailed description)
<u>Construct a 40' x 60' metal building on property to be used for storage</u> <u>① Pour additional concrete to new building for an expanded driveway</u> <u>Existing dumpsters will be placed behind the wood fence.</u> <u>Landscape plan for the front of the house is forth coming</u> <u>① Driveway 100' x 10' & 40' x 90' apron in front of Buildings</u>

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: Cindy NelsonPrint name legibly: CINDY NELSONDate: 12-18-2023Metal Storage Buildingfor ARB ReviewSubmitted date: 12/19/23

Please send completed application and supporting documents
to Alexis Kiser at akiser@cityofgoosecreek.com

Revision pageSheet C
Application

Berkeley County GIS Online Mapping

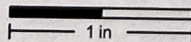


metal Storage Building / 103 Marilyn St
For ARB Review

Submittal date: 12/19/23 Review date:



1 inch = 42 feet



Date: 12/15/2023

Berkeley County GIS



2430806013

Sheet #1
Existing
Structures

The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.

Berkeley County GIS Online Mapping



Metal Storage Building / 103 Marilyn St
 For ARB Review
 Submitted Date: 12-19-23 Revision Date:

Sheet #2
 Dimensional
 Property Line



1 inch = 42 feet
 Date: 12/15/2023
 Berkeley County GIS



The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.



North
↑

Tree Survey:

- 5 water oaks
 - 2 = 12" in diameter
 - 1 = 18" in diameter
 - 1 = 24" in diameter
 - 1 = 36" in diameter

⊕ No trees
are being
removed.

- 2 Magnolia tree
 - 1 = 12" in diameter
 - 1 = 18" in diameter

Sheet #3

placement of new metal Building
location of existing trees
& sizes

Metal Storage Building / 103 Maryland St.
For ARB Review
Submitted date: 12/19/23 Rev date:



Existing ^{main} Building on property

sheet 4

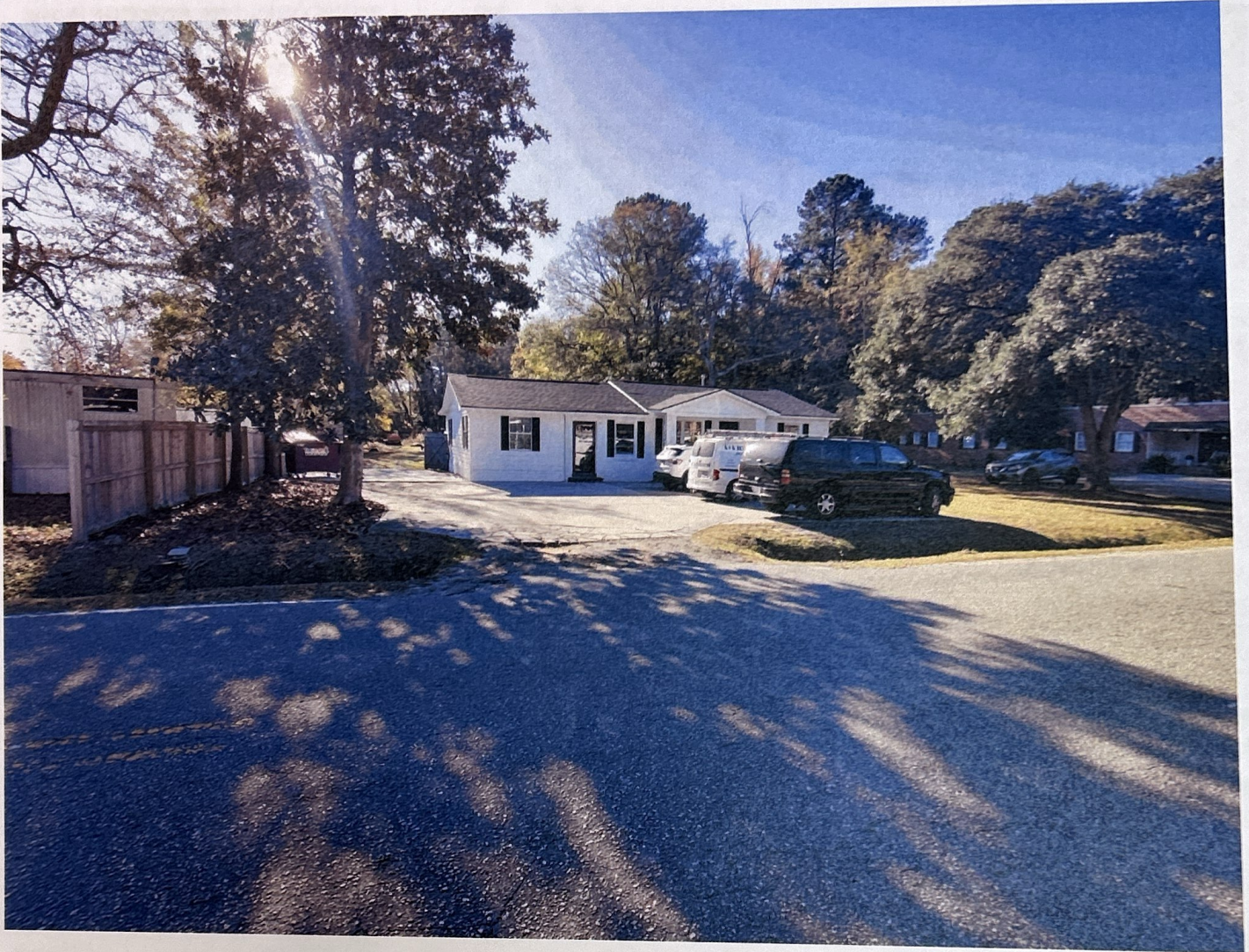
Metal Storage Building / 103 Marilyn
For ARB Review
Submitted date: 12/19/23 Rev date:



Existing building & storage within existing fence which will remain.
All items behind house structure.

Metal Storage Building 1103 Marilyn St
For ARB Review
Submitted Date: 12/19/23 Rev Date:

Sheet #5



Existing structure with left hand side gate open to rear of property

Metal Storage Building / 103 Marilyn St
for ARB Review Pages 6-8
Submitted Date: 12/19/23 Rev Date

Sheet #6



Side gate open

Sheet 17



Left hand side gate closed.

Sheet #8



Metal Storage Building 103 Marilyn St
For ARB Review
Submitted At: 12/19/23 Rev Date:

Proposed 40'w x 60' L Building shown on property
12' in height from grade to roof peak

Sheet #9A



Metal Storage Building 103 Maryland St
 For AEC Review
 Submittal date 12/19/23 Rev Date:

front view: 40'w x 60'L
 12' in height from grade to roof deck

Sheet
 9B

Congratulations on designing your building! Our goal is to exceed your expectations of our service and product. If you have immediate questions or concerns, please contact us.



Longhorn Steel Structures
 109 Buckeye Lane
 Pilot Mountain, NC 27041
 980-222-9935
 salesatlonghornss@gmail.com

Customer Order - Dec 19, 2023

Sales Rep: Jason

Ship To			Dealer
Name	AA Refrigeration Howard Dynes	Order #	1701962884234307
Install Address	Howard Dynes		
City	Goose Creek	State	SC
		Zip Code	29445
Email	aarefrigeration@yahoo.com	Phone #	8436971138
		Mobile #	
			palmettobuildingsolutions@gmail.com

Building Info	Size	Color	Anchoring & Site Preparation
Style: Garage	$40' \text{ Width} \times 61' \text{ Roof Length} \times 12' \text{ Leg Height}$	Roof Galvalume <input checked="" type="checkbox"/>	Engineer Certified: Certified
Roof Overhang: 6"		Trim: Black <input checked="" type="checkbox"/>	
Roof Style: Vertical Style		Gable End Siding Bright White <input type="checkbox"/>	
Gauge: 14-Gauge Framing		Side Wall Siding Bright White <input type="checkbox"/>	
Leg Style: Ladder Legs (Note: will lose 2' on width)			
Brace: Standard Brace			

Design Link & Notes

Contact me I'm simply exploring building options right now. Please don't contact me yet.

Building Images

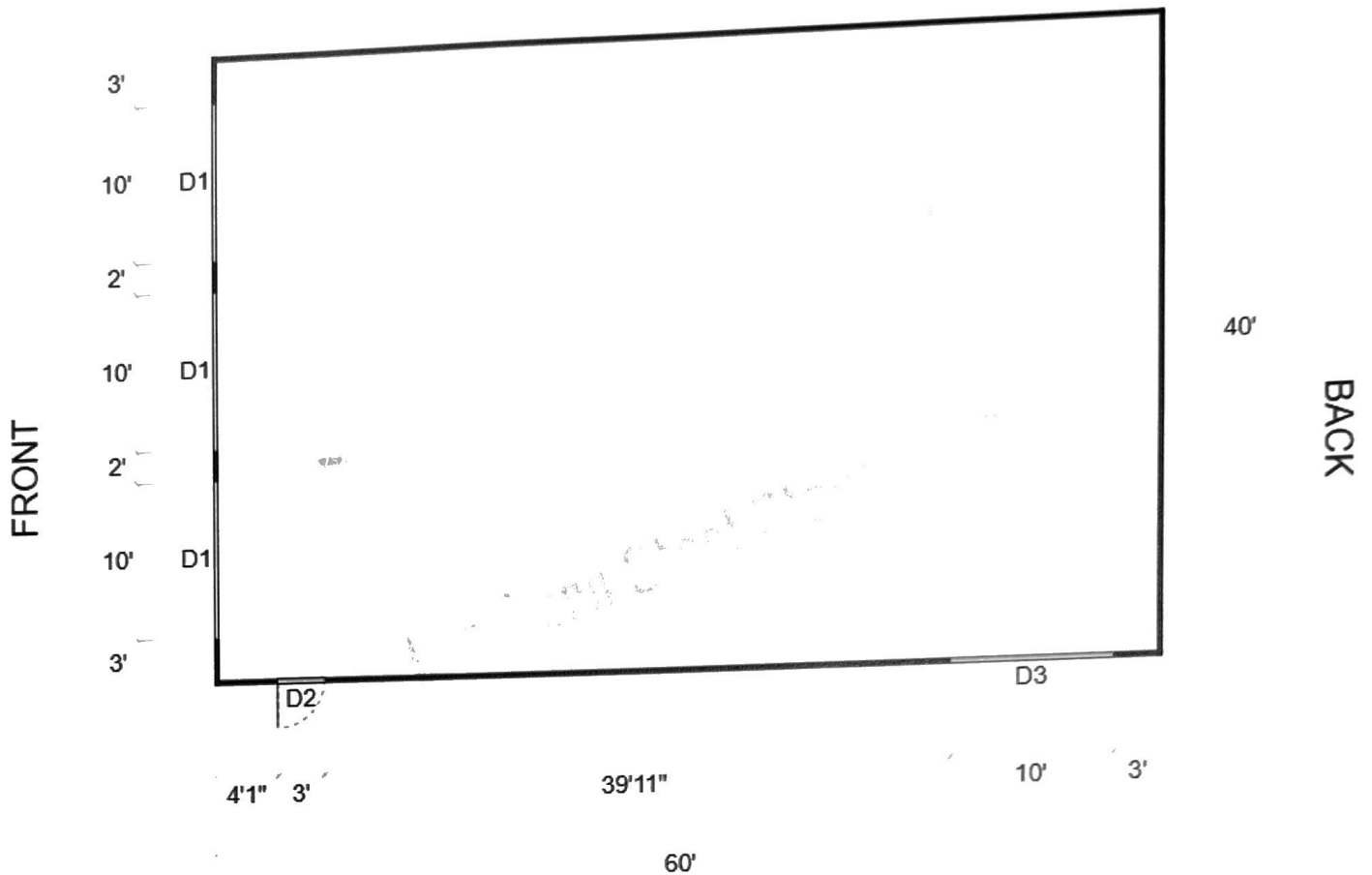
<p>Perspective View</p>	<p>Front</p>	<p>Left Side</p>
<p>Right Side</p>	<p>Back</p>	

#170196288423431





*Metal Storage Building / 103 Mainly St.
 For ARB Review Page 10-14
 Submitted Date: 12/19/23 Rev Date:*

*Sheet #1011
 Measurement for all sides
 of Building*

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND					
	D1	10'x10' Garage Door		D2	Steel sunburst door
	D3	10'x10' Certified Garage Door			Closed Wall

The information below is an estimate only. Final pricing - including pricing adjustments, discounts, delivery, and taxes - will be provided with final quote prior to purchase.

#1701962884234307

metal Storage Building 103 Mainlyn St
for ARB Review
Submitted Date: 12/19/23 Revision Date:

Sheet 10B
Top view of Building
Revisions

Section	Description	Quantity	Amount
	Structure Details		
	Style: Garage	1	-
	Base Price: 40'x61'	1	\$18,490.00
	Roof: Galvalume	1	-
	Trim: Black	1	-
	Gable End Siding: Bright White	1	-
	Side Wall Siding: Bright White	1	-
	Roof Style: Vertical Style	1	-
	Roof Overhang: 6"	1	-
	Trusses: Ladder Truss	1	-
	Leg Style: Ladder Legs (Note: will lose 2' on width)	1	-
	Gauge: 14-Gauge Framing	1	-
	Brace: Standard Brace	1	-
	Engineer Certified: Certified	1	-
	Leg Height: 12'	1	\$2,230.00
	Left Side: Fully Enclosed	1	\$1,545.00
	Left Side Siding: Vertical	1	-
	26 Gauge Color Charge	2	\$309.00
	Right Side: Fully Enclosed	1	\$1,545.00
	Right Side Siding: Vertical	1	-
	Front End: Fully Enclosed	1	\$3,155.00
	Front End Siding: Vertical	1	-
	26 Gauge Color Charge	2	\$631.00
	Back End: Fully Enclosed	1	\$3,155.00
	Back End Siding: Vertical	1	-
	Roll Doors & Ramps		
	10'x10' Garage Door	3	\$2,656.50
	10'x10' Certified Garage Door	1	\$1,201.75
	Doors & Ramps		
	Steel sunburst door	1	\$400.00
	Frameouts		
	Corner Style: Square (Traditional)	4	-
	Additional Options		
	1/4" Double Bubble Insulation: Roof	1	\$2,520.00
	1/4" Double Bubble Insulation: Left Sidewall	1	\$720.00
	1/4" Double Bubble Insulation: Right Sidewall	1	\$720.00
	1/4" Double Bubble Insulation: Back Wall	1	\$560.00
	1/4" Double Bubble Insulation: Front Wall	1	\$560.00
	Colored Screws	1	\$350.00
	Material Surcharge		\$3,897.54
	26 Gauge Sheeting	1	\$1,849.00
	Additions and Adjustments		
	* Customer must provide a Telescopic Lift at time of installation	1	-
All	18% Black Friday	1	-\$6,396.88
All	site specific engineer drawings	1	\$2,555.00
	Additional Fees		
	Sidewall Frameout	1	\$220.00

#1701962884234307

*Metal Storage Building / 103 Marilyn St
for ARB Review
Submitted Date: 12/19/23 Review Date:*

*Sheet 11 A
Contract page 1*

Section	Description	Quantity	Amount
	Subtotal:		\$42,872.90
	Sales Tax (8%):		\$3,429.83
	Total Order Amount:		\$46,302.73
	Deposit Required to Order:		\$6,430.94
	Final Balance Due at Installation:		\$39,871.80

Signatures	
Customer Signature:	
Date:	
Delivery Notes:	
Dealer or Manufacturer Signature:	
Date:	

Pricing and options shown are subject to change at any time and may vary based upon current promotions, specials, or annual pricing adjustments. Current pricing will be included in the final quote and will require your review and approval prior to order.

We will do all we can to ensure your complete satisfaction. Please contact your local dealer or rep for questions, concerns, or custom styles or sizes.

Thank you for purchasing your CERTIFIED structure with LONGHORN STEEL STRUCTURES!

You will receive an initial call when we receive your order from your dealer within 24-72 hours. Delivery & Installation will be 2-4 weeks once site is leveled within 3" & permit waiver is signed. We will reach out to you a week prior to installation to review your order in detail & talk about installation. Changes to your order cannot be made after the installation call. Deliveries & Installations are Monday-Friday 6am-Dark (Deliveries are typically not scheduled on Holidays and are weather permitting.) Once the crew begins installations, we will keep you updated on how they are coming along with any previous installs. Customers are responsible for checking with their local code office & obtaining the required permitting, if applicable. If you would like Longhorn Steel Structures to assist with permitting, 10% of the cost of the structure is required.

Customers Initial: _____

Customer is responsible for site preparation of their structure. This includes but is not limited to leveling, grading, concrete & any other additional site preparation needed. If site is off level by more than 3", it is the client's responsibility to inform the dealer to adjust the leg height to accommodate slope. There is a cut fee of \$15 per leg post on standard sizes to be cut on site to make the structure's roof level. There is a cut fee of \$30 per leg post to be cut on any building 31' & wider.

Customers Initial: _____

Customer will have to pay a restocking fee of 5% of the buildings cost if canceled after material is cut & ready. Customer will be charged a 5% return trip fee & 5% storage fee if unable to take the days agreed upon by customer.

Customers Initial: _____

If a building is EITHER of the following, it will be the customers responsibility to rent & provide a Telescopic Lull Lift for the crew at the time of installation. 25'WIDE-30'WIDE AND 14'TALL (and taller) 30'-60' WIDE REQUIRES TELESCOPIC LIFT

Customers Initial: _____

If the customer wants installers to install THEIR windows & walk-in doors, the installer will charge \$100 per standard window or standard walk-in door & \$200 For Frenchdoors / Double Doors.

Purchase Agreement & Terms

Prices, Payment and Risk of Loss

- Prices contained in Seller's published price lists, if any, are subject to change without notice.
- Prices in individual written quotations or proposals are firm only for a period of (30) days from

#1701962884234307

*Metal Storage Building 1103 Marilyn St
For ABB review
Submittal Date 12/19/23 Revision Date:*

*Sheet 11B
Contract Page 2*

MEMORANDUM

TO: City of Goose Creek Architectural Review Board
FROM: Alexis Kiser, Assistant to City Administrator
RE: New Construction [Accessory Structure] – 103 Marilyn Street – TMS# 243-08-06-007
DATE: January 5, 2024

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 accessory structure 40' x 60' in the rear of the property located behind an existing fence on the property. Additionally, the applicant is proposing on extending the existing driveway and add landscaping in the front yard area.
2. This property is zoned General Commercial (GC) and this is an approved use by right for this zoning district.
3. All standards by zone appear to be met.
4. No trees are being removed as a part of this project.

Architectural Review Design Guidelines Analysis

Site design

The new structure will be placed in the rear of the property behind the existing fence line.

Architectural theme

The proposed structure will be similar to adjacent buildings in terms of height, spacing, bulk, color, and material.

Architectural interest

The colors are harmonious with other buildings on the parcel. The color combinations of paints are complimentary and provide an improved palette than any existing structures and the adjacent environment. Color and texture for architectural finishes provide visual unity.

Building design

The height, width and general proportions of a building conforms with the other buildings in the area. The design and materials used for this building are demonstrative of the accessory nature and use of the building. All metal roofing material shall be nonreflective.

Site Elements

The applicant is proposing to improve the front of the property by adding landscaping which will add to the visual interest of the built environment.

Other comments

The applicant should note that approval of this application is not approval to begin work. Additional permits on work related to the driveway that extended into the right-of-way are required.

Staff Recommendation



Staff asks the Architectural Review Board to approve the application as submitted with the condition that metal roof material be nonreflective and complimentary to the primary building.