



Town of Hilton Head Island
Design Review Board Special Meeting
Tuesday, September 22, 2020 – 1:15 p.m.
AGENDA

This meeting is being conducted virtually in accordance with Town Council Emergency Ordinance 2020-17 and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

1. Call to Order

2. FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. Roll Call

4. Approval of Agenda

5. Approval of Minutes

a. Meeting of September 8, 2020

6. Citizen Comments

Public comments concerning business items can be submitted electronically via the Town's Open Town Hall HHI portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close at noon the day before the meeting. All comments submitted through the portal will be provided to the Board for review and made part of the official record. Citizens who wish to comment on business items during the meeting by phone must contact the Board Secretary at (843) 341-4684 not later than noon the day before the meeting.

7. Old Business

a. *New Development – Conceptual*

i. Mitchelville Lot 11, DRB-001801-2020

8. New Business

a. *Alteration/Addition*

i. Shelter Cove Railings Replacement, DRB-001792-2020

ii. Schooner Court 709, DRB-001793-2020

b. *New Development – Conceptual*

i. William Hilton Parkway Self Storage, DRB-001794-2020

9. Board Business

10. Staff Report

- a. Minor Corridor Report

11. Adjournment

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



Town of Hilton Head Island
Design Review Board Meeting
September 8, 2020 at 1:15 p.m. Virtual Meeting
MEETING MINUTES

Present from the Board: Chairman Michael Gentemann, Vice Chair Cathy Foss, David McAllister, John Moleski, Annette Lippert, Judd Carstens

Absent from the Board: Debbie Remke (excused)

Present from Town Staff: Chris Darnell, Urban Designer; Shea Farrar, Landscape Associate; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Gentemann called the meeting to order at 1:15 p.m.

2. FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. Roll Call – See as noted above.

4. Approval of Agenda

Chairman Gentemann asked for a motion to approve the agenda. Mr. McAllister moved to approve. Mr. Carstens seconded. By way of roll call, the motion passed with a vote of 6-0-0.

5. Approval of Minutes

a. Special Meeting of August 21, 2020

Chairman Gentemann asked for a motion to approve the minutes of the August 21, 2020 special meeting. Mr. McAllister moved to approve. Ms. Lippert seconded. By way of roll call, the motion passed with a vote of 6-0-0.

6. Citizen Comments

Public comments concerning agenda items were to be submitted electronically via the Town's Open Town Hall portal. The portal closed at noon yesterday and there were no comments of record. Citizens were provided the option to sign up for public comment participation by phone during the meeting. The public comment period closed at noon yesterday and there were no requests from citizens to participate by phone.

7. Unfinished Business

a. Alteration/Addition

i. Schooner Court, DRB-001283-2020

(Ms. Lippert recused herself from review of DRB-001283-2020 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends approval with the following conditions:

1. Change all service yard fence colors to SW 6142 Macadamia.

2. Satisfy the DRB's previous questions regarding the different roof colors.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The Board and the applicant discussed the application at length. Following the discussion, Chairman Gentemann asked for a motion.

Mr. McAllister made a motion approve DRB-001283-2020 with the following conditions:

1. The service yard fencing shall be painted SW 6142 Macadamia.
2. The interior of the stucco wall shall be painted SW 6142 Macadamia.
3. Gutters and downspouts shall be painted to match the body color of the respective building.
4. Per the applicant, all existing surfaces shall be painted in Phase 1, including the roof, existing service yard fencing, stucco, gutters and downspouts. Phases 2 and 3 shall be the physical replacement of the service yard fencing and the balcony rails. These two phases will occur approximately 2 years apart.

Mr. Carstens seconded. By way of roll call, the motion passed with a vote of 5-0-0.

8. New Business

a. New Development – Final

i. Palmetto Bay Lodges, DRB-001730-2020

(Mr. Carstens recused himself from review of DRB-001730-2020 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends approval with the following conditions:

1. Specify a gray mortar on the plans.
2. Upgrade the Live Oaks in the lawn and at the southern corner of the building from 2" caliper to 4" caliper.
3. Revise the lighting plan to meet LMO requirements.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The Board and the applicant discussed the application at length. Following the discussion, Chairman Gentemann asked for a motion.

Chairman Gentemann made a motion approve DRB-001730-2020 with the following conditions:

1. A gray mortar color is specified on the plans.
2. Upgrade the Live Oaks in the lawn and at the southern corner of the building from 2" to 4" caliper.
3. Revise the lighting plan to meet LMO requirements and submit for Staff review and approval.
4. Include an electrical plan with any fixtures and cut sheets.
5. Locate the accessible parking spaces closer to the accessible lift at the clubhouse.
6. Update and coordinate the site plans to show access to the lift.

Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 5-0-0.

b. Alteration/Addition

i. Dune House Lane, DRB-001686-2020

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends approval as submitted.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The Board and the applicant briefly discussed the application. Following the discussion, Chairman Gentemann asked for a motion.

Mr. McAllister made a motion approve DRB-001686-2020 as submitted. Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 6-0-0.

ii. Nunzio Patio Roof, DRB-001705-2020

Mr. Darnell presented the application as described in the Board's agenda package. Staff is not opposed to the proposed addition, however, there are too many outstanding items that can negatively impact the aesthetics of the patio to be covered by a conditional approval. Staff recommends denial as submitted.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The Board and the applicant discussed the application at length. The Board recommended the applicant address their concerns and provide the additional information discussed in the next submittal, including, but not limited to: the location and concealing of electrical conduit and sprinkler system; fixture cut sheets including any lights, fans and/or heaters; any elements being removed from and added to the building; a flat roof would complement the existing architecture; a flat roof would leave the clerestory windows unobstructed and allow for lighting to come through; consider reduce the scale and height of the structure; clarify the gutter system and label locations of the downspouts; maintain, or recreate at the completion of the project, the tabby stucco infill underneath the current porch to keep the building grounded; identify the dimensions of the deck; provide more details on items such as colors, lighting, fixtures, concealment of conduit, any fans and/or heaters to be added, the underside of the ceiling, columns and beams, line up the fascias, address the small blank triangle between the building and the new structure.

Following the discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application.

iii. Port Royal Plaza Renovations, DRB-001671-2020

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends approval with the following conditions:

1. Provide a Site Plan for the renovations that includes the dumpster enclosure, the addition of a sidewalk and planting area along the US 278 façade for review and approval by Staff and one DRB member.
2. Provide a Landscape Plan for review and approval by Staff and one DRB member and include:
 - a. Planting between US 278 façade and drive aisle
 - b. Planting in and around the gazebo
 - c. Renovations of the landscape islands adjacent to the US 278 façade
 - d. Addition of evergreen understory trees in the Mathews Drive buffer.
3. The back of the building shall be painted to match the front.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The Board and the applicant discussed the application at length. The Board recommended the applicant come back with the additional information discussed, including:

- Provide a Site Plan for the renovations that includes the dumpster enclosure, the addition of a sidewalk and planting area along the US 278 façade for review and approval by Staff and one DRB member.
- Provide a Landscape Plan for review and approval by Staff and one DRB member and include:
 - Planting between US 278 façade and drive aisle
 - Planting in and around the gazebo
 - Renovations of the landscape islands adjacent to the US 278 façade
 - Addition of evergreen understory trees in the Mathews Drive buffer.
- The back of the building shall be painted to match the front.
- The stucco posts of the fence to be painted to match the building columns.
- The marquee location for the Auto Zone to be studied to have the marquee to be over the door and that the relationship of the marquee be the same to the columns at the to be determined tenant to the left of the Planet Fitness.
- The existing conditions of the downspouts on the façade be addressed.
- If the additional tenant option is not pursued, that façade shall be addressed either via additional landscaping or a matching marquee element.

Following the discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application.

c. Signs

i. Port Royal Plaza Sign, DRB-001619-2020

Ms. Farrar presented the application as described in the Board's agenda package. Staff recommends approval with the following conditions:

1. On freestanding sign, tenant panel background color to be Glidden Designer Grey with Glidden Mountain Gray borders.
2. Any modifications to the façade be incorporated to the sign system.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The Board and the applicant discussed the application at length. Following the discussion, Chairman Gentemann asked for a motion.

Ms. Lippert made a motion approve DRB-001619-2020 with the following conditions:

1. On freestanding sign, tenant panel background color to be Glidden Designer Grey with Glidden Mountain Gray borders.
2. Any modifications to the façade be incorporated to the sign system.
3. A minor tenant can have no more than one color per sign and a major tenant can have no more than two colors per sign.

Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 6-0-0.

ii. Inspired Closets, DRB-001717-2020

Ms. Farrar presented the application as described in the Board's agenda package. Staff recommends approval with the following conditions:

1. Specify the color for the Dark Walnut.
2. On freestanding sign, the address shall be integrated into the sign face.
3. On freestanding sign, landscape plan approved with sign application.
4. Freestanding sign location is 2' from the edge of the pathway and logo does not extend beyond the edge of the sign.
5. Directional sign size reduced to 16" X 24" and copy stacked. Mounted to wood post rather than MDO.
6. Wind load calculations submitted with sign permit.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The Board and the applicant discussed the application at length. Following the discussion, Chairman Gentemann asked for a motion.

Chairman Gentemann made a motion approve DRB-001717-2020 with the following conditions:

1. Specify the color for the Dark Walnut.
2. On freestanding sign, the address shall be integrated into the sign face.
3. On freestanding sign, landscape plan approved with sign application.
4. Freestanding sign location is 2' from the edge of the pathway and logo does not extend beyond the edge of the sign. Staff to confirm the sign location does not restrict visibility.
5. Directional sign size reduced to 16" X 24" and copy stacked. Mounted to wood post rather than MDO.
6. Wind load calculations submitted with sign permit.
7. The maximum height of the total sign shall be 8 feet.
8. Any lighting shall be submitted along with the landscape plan.
9. All conditions shall be submitted to Staff for review and approval.

Mr. Carstens seconded. By way of roll call, the motion passed with a vote of 6-0-0.

9. Adjournment

The meeting was adjourned at 4:36 p.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Steven G. Stowers, AIA Company: Architecture 101
 Mailing Address: 21B Market, Suite 1 City: Beaufort State: SC Zip: 29906
 Telephone: 843.790.4101 Fax: N/A E-mail: Steve@A101.Design
 Project Name: Mitchelville Lot #11 Oceanfront Project Address: Mitchelville Road - Lot #11 (Not Assigned)
 Parcel Number [PIN]: R_R510_004_000_0011_0000
 Zoning District: MV Overlay District(s): N/A

**CORRIDOR REVIEW, MAJOR
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:
 Concept Approval – Proposed Development Alteration/Addition
 Final Approval – Proposed Development Sign

Submittal Requirements for *All* projects:

N/A Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB’s written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- Context photographs of neighboring uses and architectural styles.
- Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- _____ Final site development plan meeting the requirements of Appendix D: D-6.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- _____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- _____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- _____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

- _____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- _____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

- _____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- _____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- _____ Proposed landscaping plan.

For wall signs:

- _____ Photograph or drawing of the building depicting the proposed location of the sign.
- _____ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



SIGNATURE

9/8/2020

DATE

September 8, 2020

Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928



**Project: Mitchelville – Lot #11 | New Oceanfront Multifamily Development
Mitchelville Road, Hilton Head Island, South Carolina**

Please accept this design information for proposed multi-family project to be located on Mitchelville Road. This is a new build project on a previously undeveloped lot.

PROJECT DESCRIPTION

This project will develop a new 45-unit multifamily building on Lot #11 on Mitchelville Road. The property has not been previously developed and is waterfront. The project proposes three buildings on the site. All buildings are podium style with a concrete structure on the first floor covering parking on the ground level. The four stories above the podium deck will be constructed of wood construction with fiber cement siding. The ground level parking will be screened with a slat wall fence at the perimeter and considerable foundation plantings. The roof will be metal and conceal mechanical units on the courtyard side of the roof.

The main building will have 37 total units and the main amenities spaces. The two oceanfront buildings will have four units each. There is a large pool deck with an amenity and bathroom building to support the pool. Beach access is also planned from the development.

The site has a large area of wetlands on the Mitchelville Road side of the property and several specimen trees on the rear of the property. Considerable care has been given in the building design and layout to maintain as many of the large trees as possible.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Steven G. Stowers'.

Steven G. Stowers, AIA, LEED AP

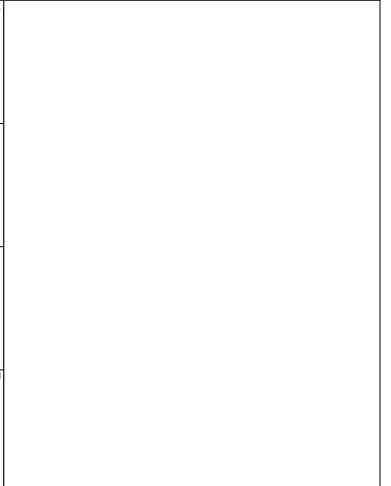


LOT II
Mitchelville Road
Hilton Head Island
South Carolina

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION



SHEET INDEX

Sheet Number	Sheet Name
RB-0	Cover Sheet
RB-1	Conceptual Site Plan
RB-2	Context and Tree Photos
RB-3	Ground Level
RB-4	First Floor Plan
RB-5	Second - Fourth Floor Plan
RB-6	Roof Plan
RB-7	Building Elevations - MAIN BUILDING
RB-8	Building Elevations - MAIN BUILDING
RB-9	Building Elevations - MAIN BUILDING
RB-10	Building Elevations - ANNEX BUILDINGS
RB-11	3D Views
RB-12	3D Views
RB-13	SETBACKS & BUFFER EXHIBIT

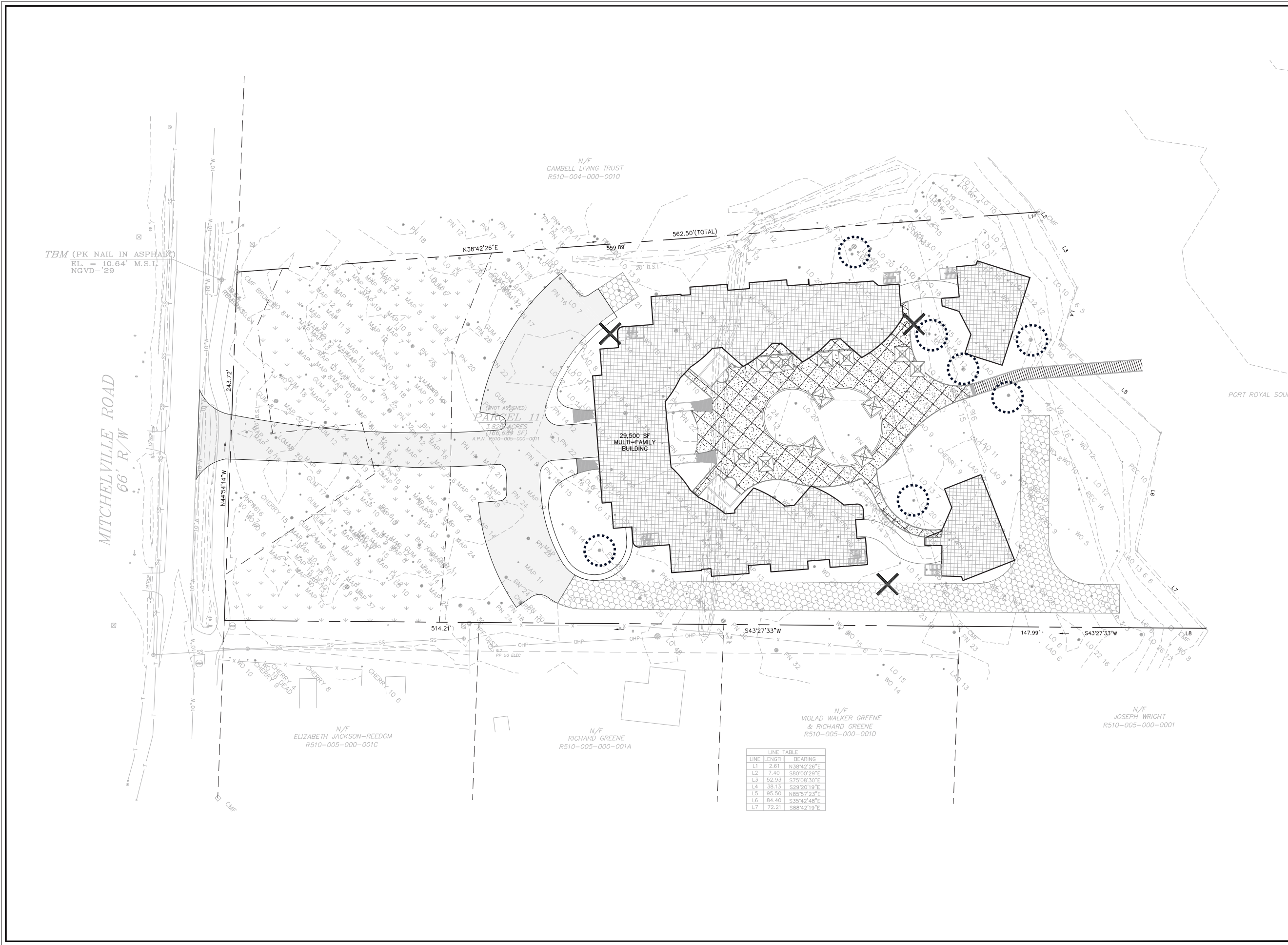
MITCHELVILLE BEACHFRONT

MITCHELVILLE ROAD, LOT II
 HILTON HEAD ISLAND, SOUTH CAROLINA



Cover Sheet

2020.08	RB-0
9/08/2020	
Drawn By	JAG
Checked By	SGS



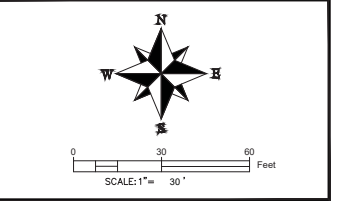
VICINITY MAP
Not To Scale

CONCEPT SITE PLAN

LOT 11
MITCHELLVILLE ROAD
TOWN OF HILTON HEAD, SOUTH CAROLINA

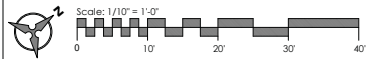
PREPARED FOR:
HHI BEACHFRONT LLC

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Ward Edwards
ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEDWARDS.COM

PROJECT #:	190299
DATE:	08/07/20
PREPARED BY:	WGP
SHEET NUMBER:	1 OF 1

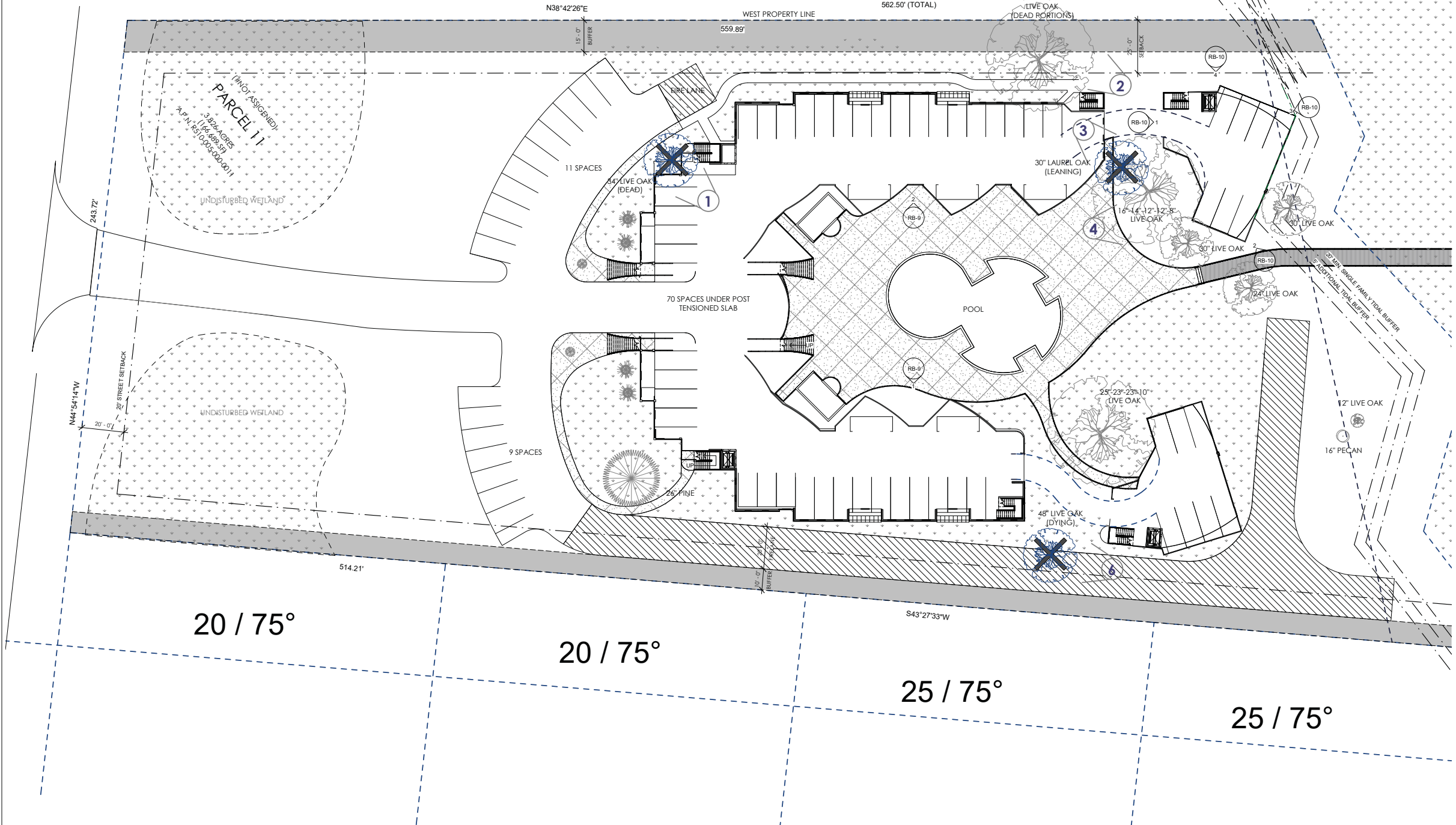


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20 / 75°

20 / 75°

25 / 75°

25 / 75°

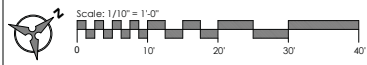
A1 Site - Project North
 1" = 20'-0"



Conceptual Site Plan

2020.08	RB-1
9/08/2020	
Drawn By	SGS
Checked By	SGS

9/8/2020 4:24:18 PM

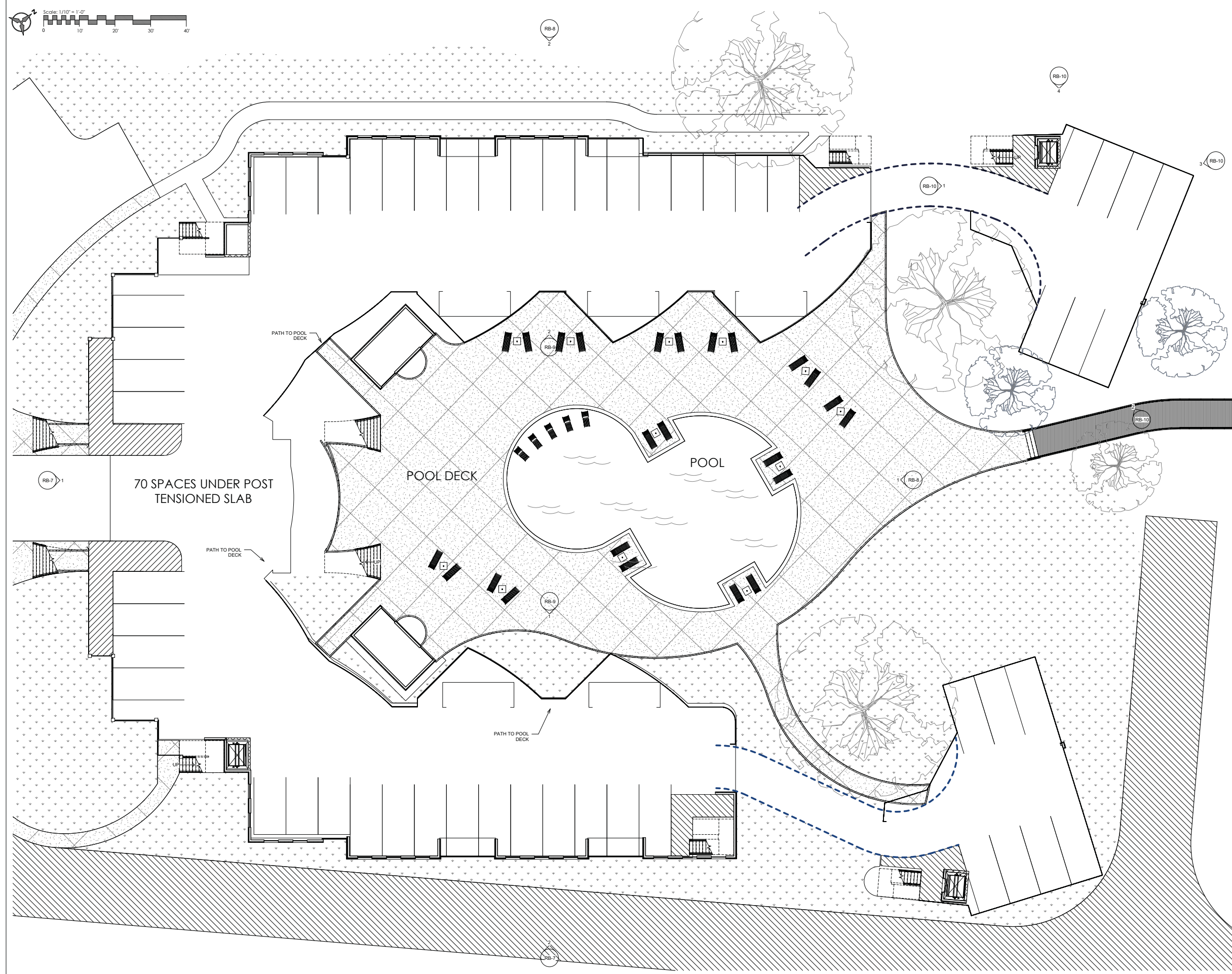


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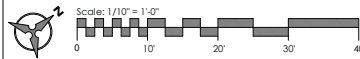
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Ground Level

2020.08	RB-3
9/08/2020	
Drawn By	SGS
Checked By	SGS

A1 Ground Level Parking Plan
 1" = 10'-0"



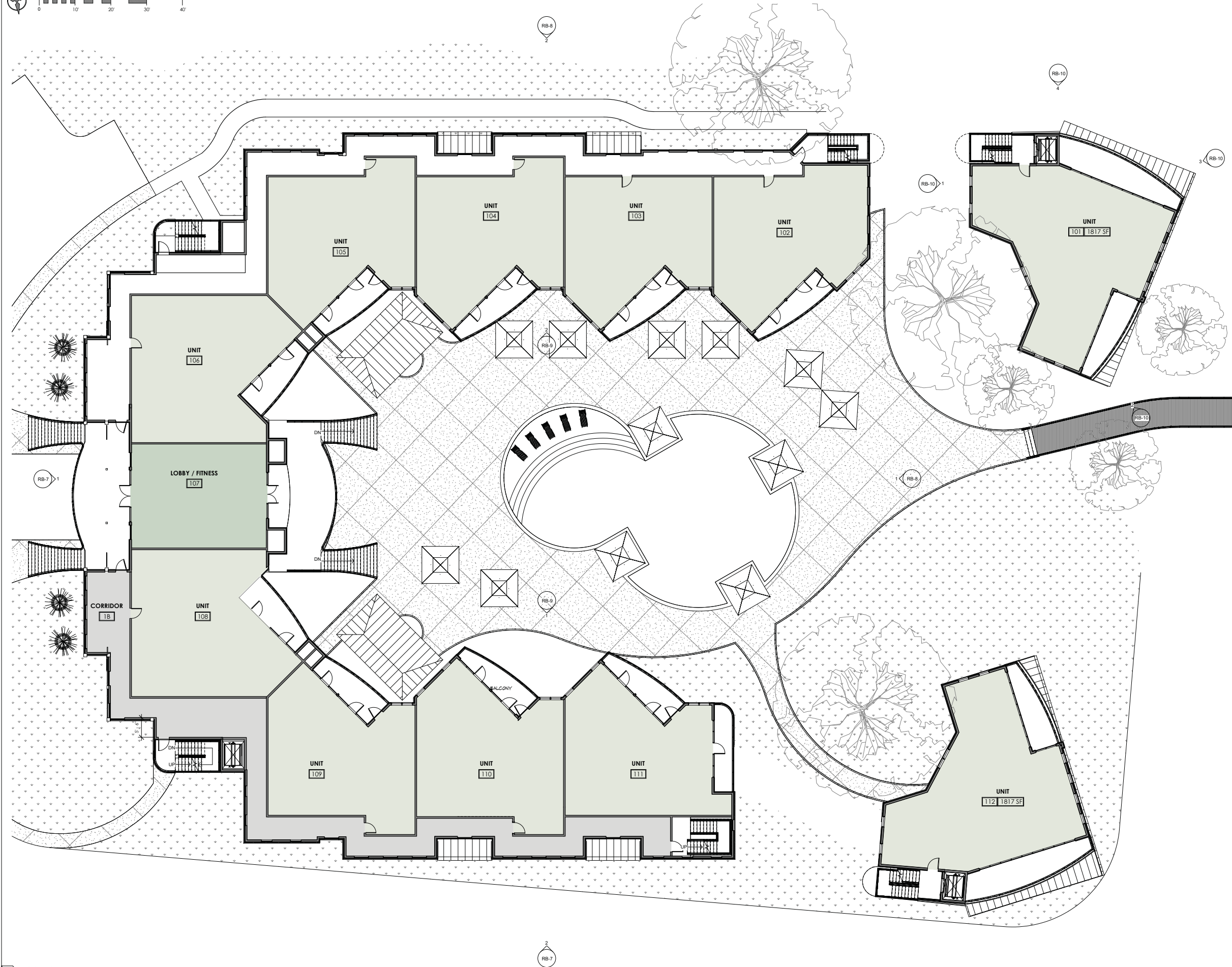
LOT II
Mitchelville Road
Hilton Head Island
South Carolina

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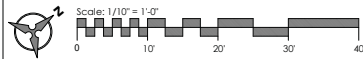
NOT FOR CONSTRUCTION
GENERAL NOTES

- BUILDING SIZE:**
- 45 UNITS PLUS AMENITIES SPACE ON FIRST FLOOR.
 - 27,000 GSF PER FLOOR (DOES NOT INCLUDE BALCONIES)
 - 1,000 GSF FOR POOL SIDE AMENITIES BUILDING



First Floor Plan

2020.08	RB-4
9/08/2020	
Drawn By JAG	
Checked By SGS	



LOT II
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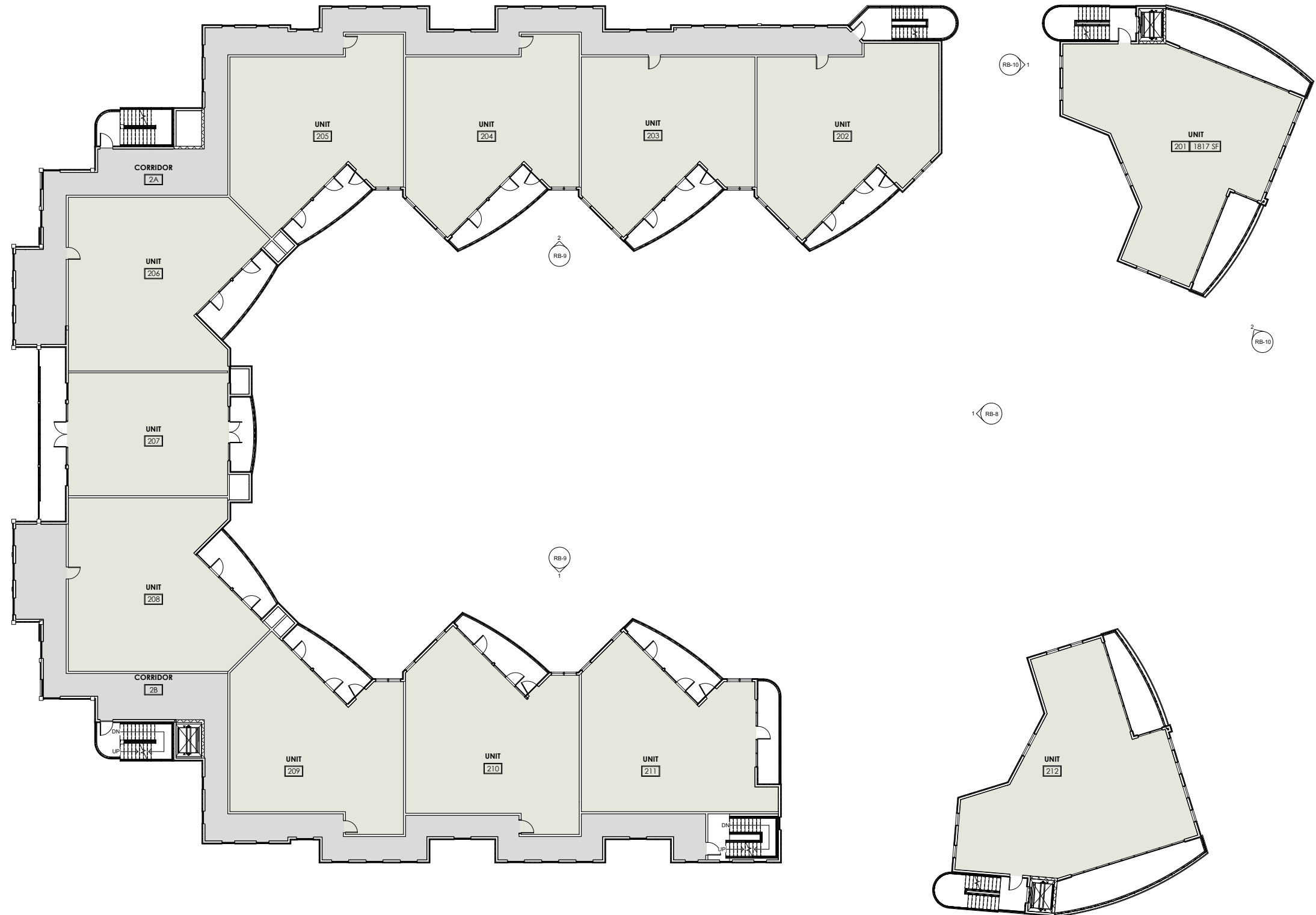
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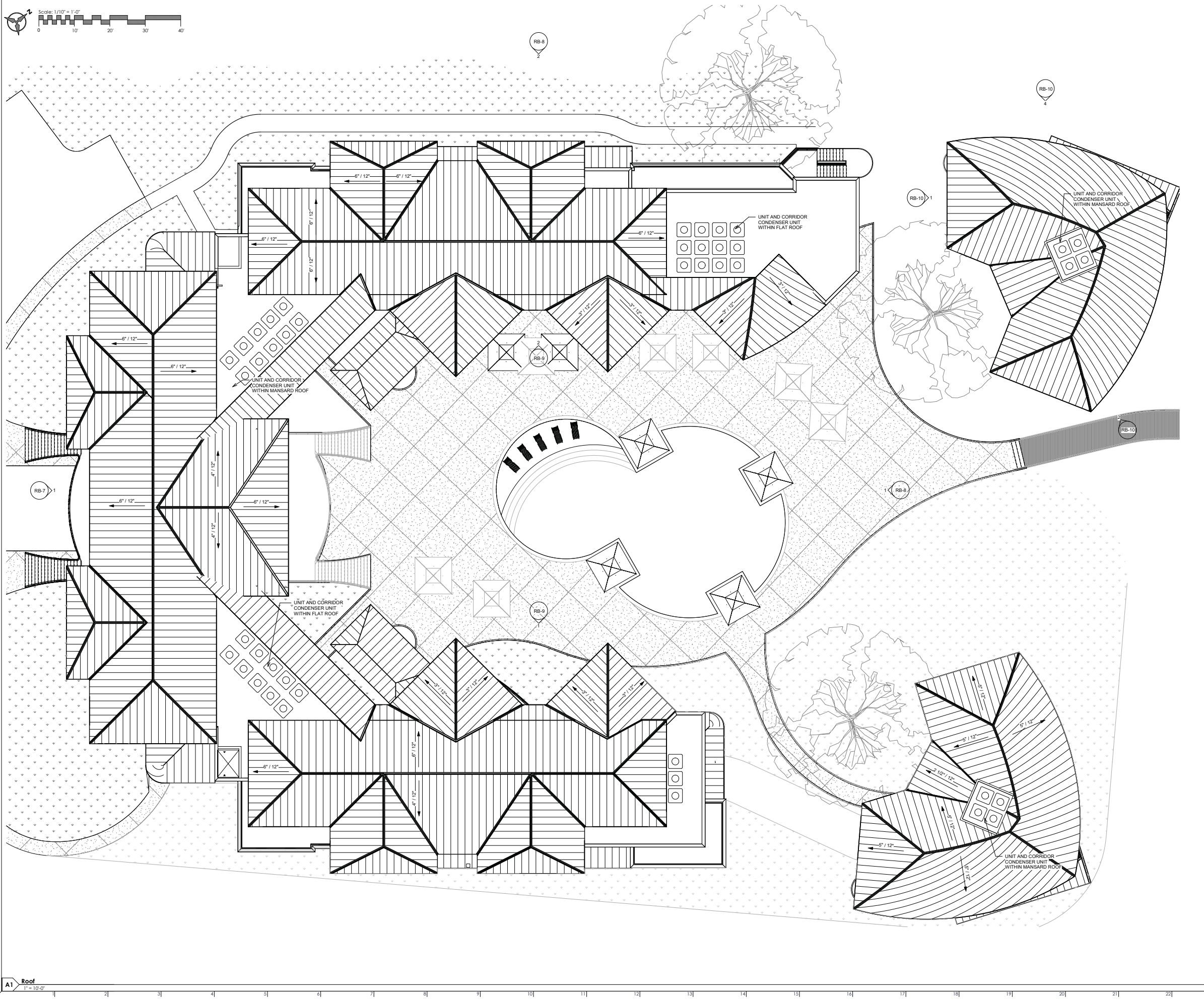
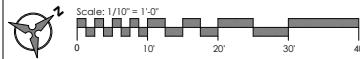


Second - Fourth
Floor Plan

2020.08	RB-5
9/08/2020	
Drawn By JAG	
Checked By SGS	

9/8/2020 3:26:04 PM





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Hilton Head Island
South Carolina

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NOT FOR CONSTRUCTION

ARCHITECTURE
A101
 BEAUFORT - SAVANNAH
 218 Market, Suite 1 - Beaufort, South Carolina - www.A101.Design

Roof Plan

2020.08	RB-6
9/08/2020	
Drawn By JAG	
Checked By SGS	



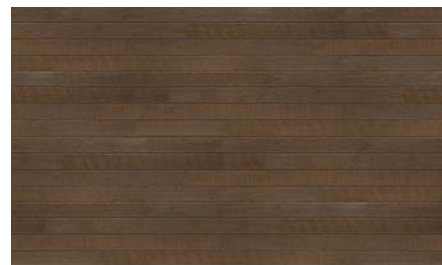
1 MAIN BUILDING - FRONT ELEVATION
1/8" = 1'-0"



2 MAIN BUILDING - RIGHT ELEVATION
1/8" = 1'-0"

CONCEPT MATERIALS

S1 NICHHA FIBER CEMENT WOODGRAIN
ROUGH SAWN - TOBACCO



S2 HARDIE PLANK - 6" EXPOSURE -
SUN TINT



RF1 MBCI CRAFTSMAN SERIES -
HIGH BATTEN - SLATE



F1 TREX CLADDING - TREE HOUSE



PT-1 SHERMAN WILLIAMS EXTERIOR
PAINT - SW7023 - REQUISITE GRAY



WN-1 YKK AP STOREFRONT WINDOW -
YBIN MEDIUM BRONZE



W1 NATURAL IPE OR SIMILAR
RAILING AND WALL SCREENS



B1 ACME BRICK - IRONSTONE
MODULAR BRICK





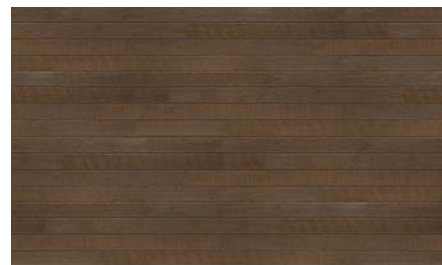
1 MAIN BUILDING - REAR ELEVATION
1/8" = 1'-0"



2 MAIN BUILDING - LEFT ELEVATION
1/8" = 1'-0"

CONCEPT MATERIALS

S1 NICHHA FIBER CEMENT WOODGRAIN
ROUGH SAWN - TOBACCO



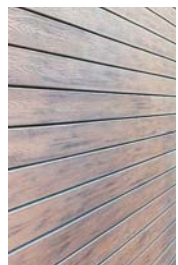
S2 HARDIE PLANK - 6" EXPOSURE -
SUN TINT



RF1 MBCI CRAFTSMAN SERIES -
HIGH BATTEN - SLATE



F1 TREX CLADDING - TREE HOUSE



PT-1 SHERMAN WILLIAMS EXTERIOR
PAINT - SW7023 - REQUISITE GRAY



WN-1 YKK AP STOREFRONT WINDOW -
YBIN MEDIUM BRONZE



W1 NATURAL IPE OR SIMILAR
RAILING AND WALL SCREENS



B1 ACME BRICK - IRONSTONE
MODULAR BRICK





1 MAIN BUILDING - COURTYARD RIGHT
1/8" = 1'-0"



2 MAIN BUILDING - COURTYARD LEFT
1/8" = 1'-0"

CONCEPT MATERIALS

S1 NICHHA FIBER CEMENT WOODGRAIN
ROUGH SAWN - TOBACCO



S2 HARDIE PLANK - 6" EXPOSURE -
SUN TINT



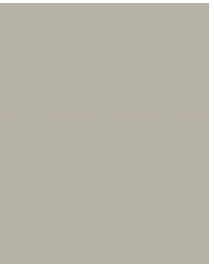
RF1 MBCI CRAFTSMAN SERIES -
HIGH BATTEN - SLATE



F1 TREX CLADDING - TREE HOUSE



PT-1 SHERMAN WILLIAMS EXTERIOR
PAINT - SW7023 - REQUISITE GRAY



WN-1 YKK AP STOREFRONT WINDOW -
YBIN MEDIUM BRONZE

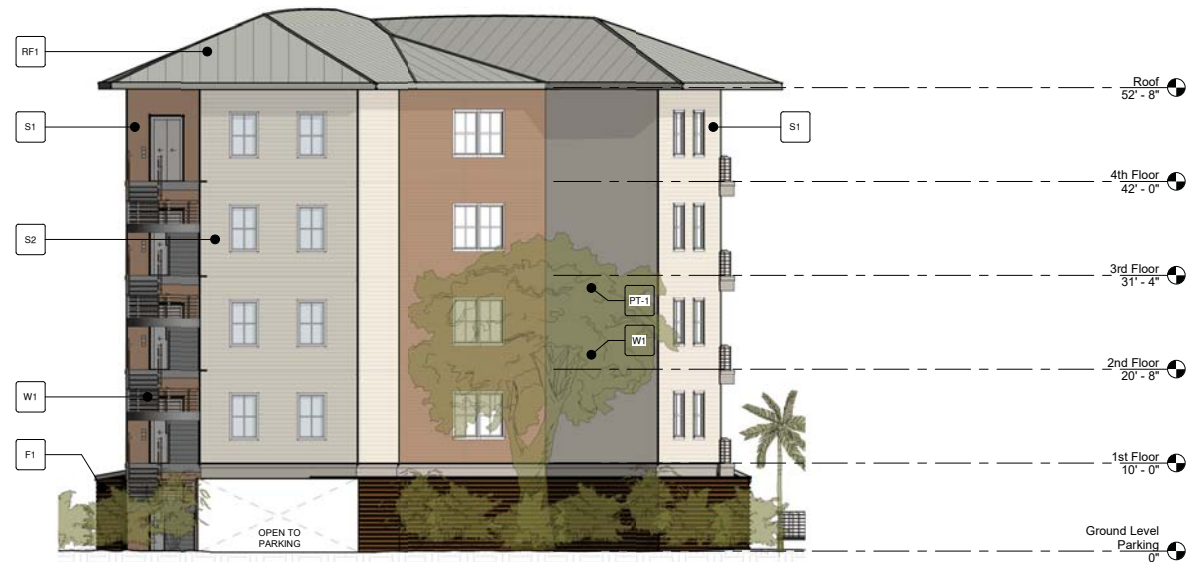


W1 NATURAL IPE OR SIMILAR
RAILING AND WALL SCREENS

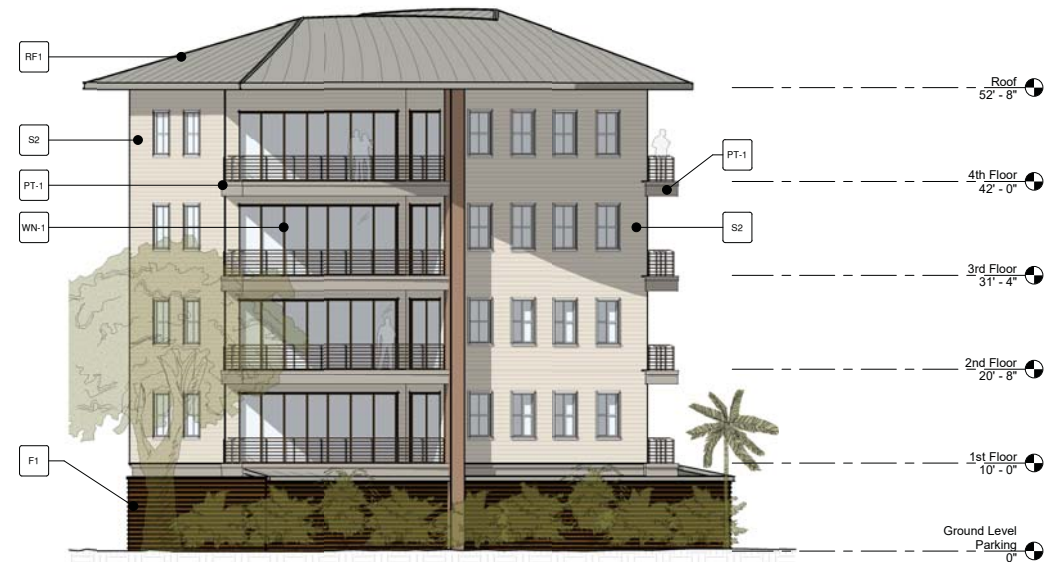


B1 ACME BRICK - IRONSTONE
MODULAR BRICK





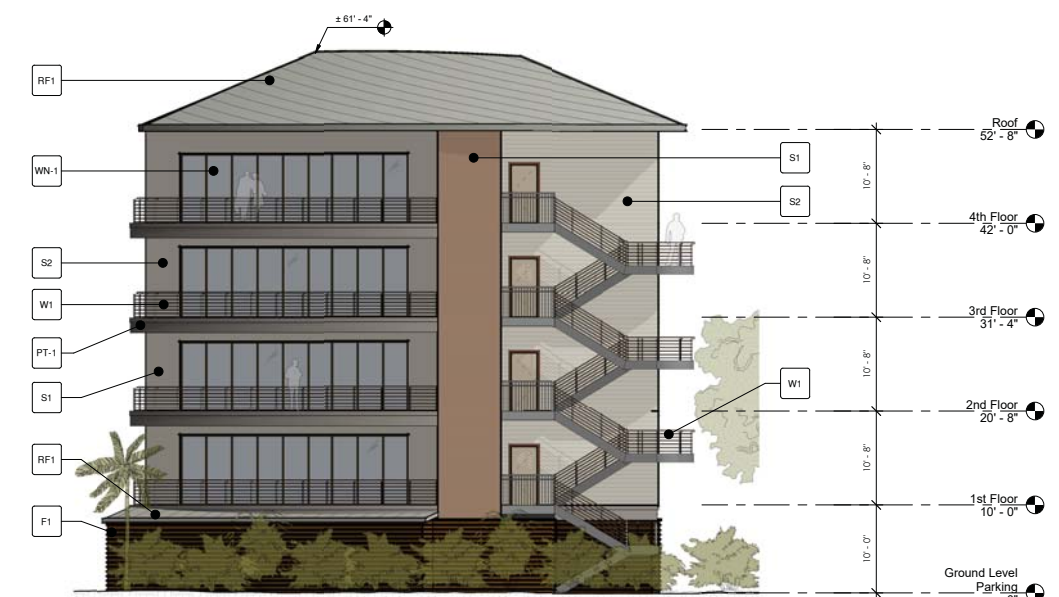
1 ANNEX BUILDING - FRONT ELEVATION
1/8" = 1'-0"



2 ANNEX BUILDING - RIGHT ELEVATION
1/8" = 1'-0"



3 ANNEX BUILDING - REAR ELEVATION
1/8" = 1'-0"



4 ANNEX BUILDING - LEFT ELEVATION
1/8" = 1'-0"

CONCEPT MATERIALS

S1 NICHHA FIBER CEMENT WOODGRAIN ROUGH SAWN - TOBACCO



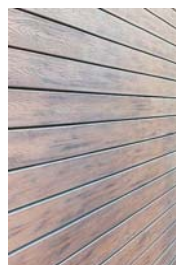
S2 HARDIE PLANK - 6" EXPOSURE - SUN TINT



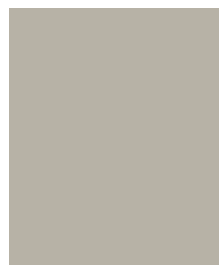
RF1 MICI CRAFTSMAN SERIES - HIGH BATTEN - SLATE



F1 TREX CLADDING - TREE HOUSE



PT-1 SHERMAN WILLIAMS EXTERIOR PAINT - SW7023 - REQUISITE GRAY



WN-1 YKK AP STOREFRONT WINDOW - YB1N MEDIUM BRONZE



W1 NATURAL LIME OR SIMILAR RAILING AND WALL SCREENS



B1 ACME BRICK - IRONSTONE MODULAR BRICK



LOT II
 Mitchelville Road
 Hilton Head Island
 South Carolina

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION



H1 FRONT VIEW STRAIGHT ON



A1 WEST CORNER



3D Views

2020.08
9/08/2020
Drawn By JAG
Checked By SGS

RB-11

9/8/2020 4:33:11 PM

LOT II
Mitchelville Road
Hilton Head Island
South Carolina

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION



3D Views

2020.08	RB-12
9/08/2020	
Drawn By JAG	
Checked By SGS	

9/8/2020 4:40:51 PM



11 UNIT 407 - WIDE VIEW



A1 COURTYARD VIEW

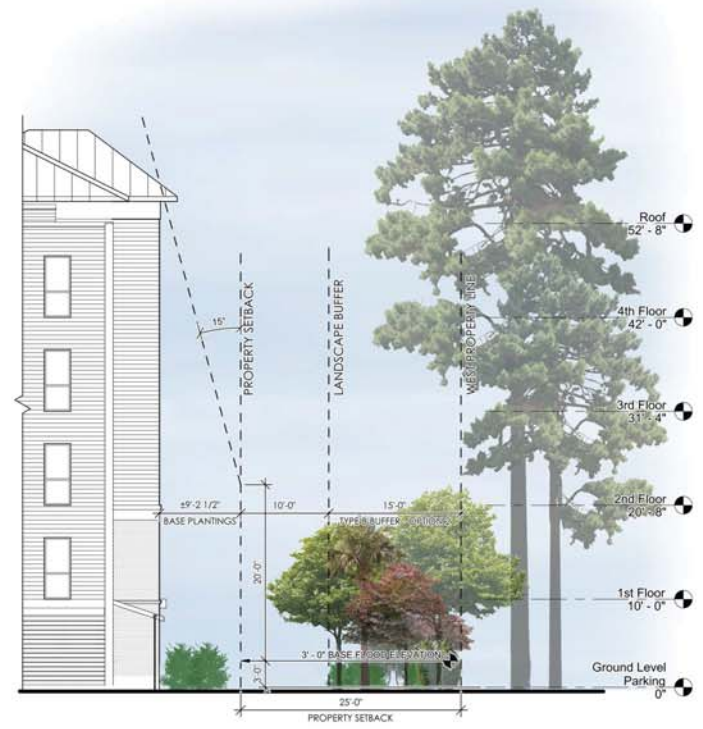
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

LOT II
Mitchelville Road
Hilton Head Island
South Carolina

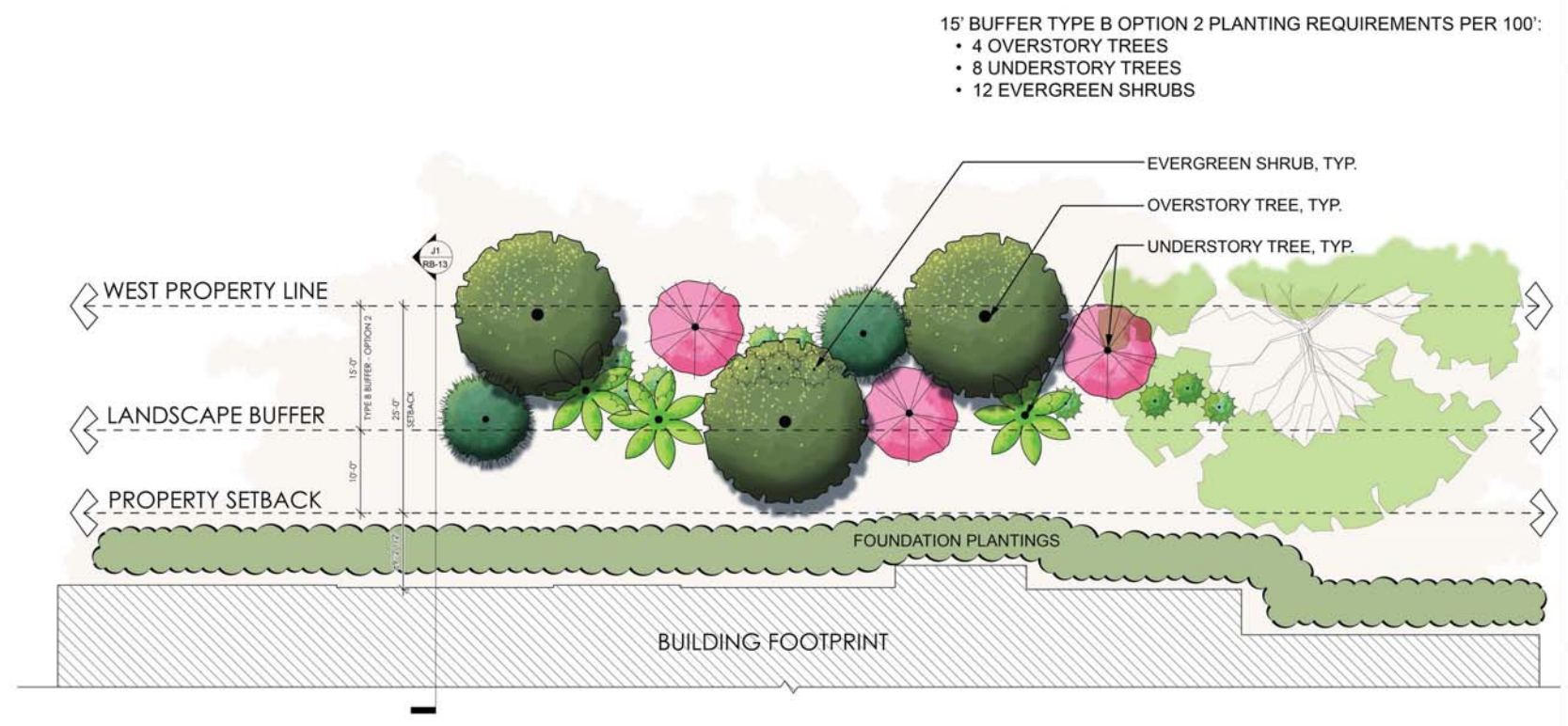
REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

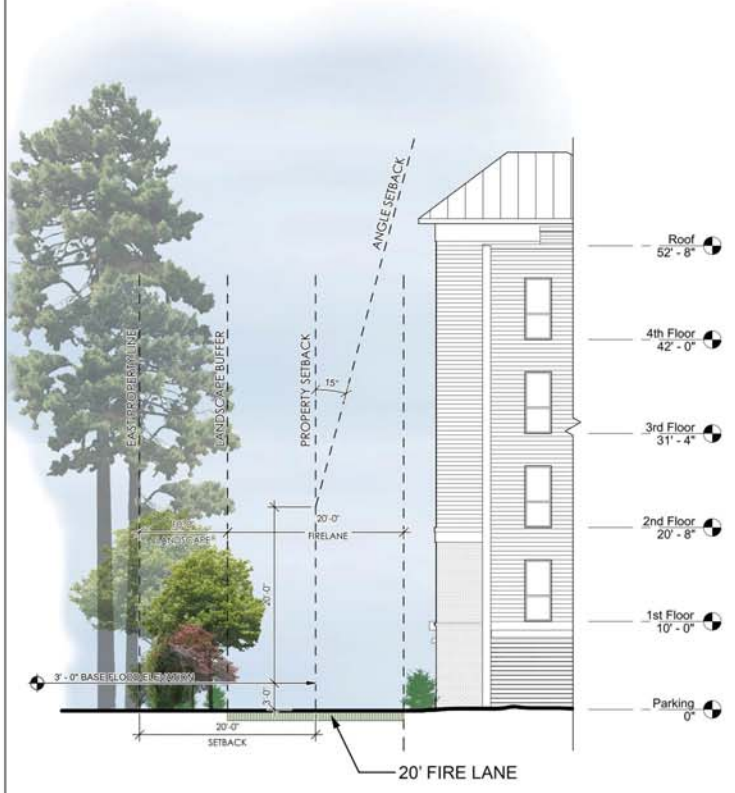


J1 WEST SETBACKS
 1/8" = 1'-0"

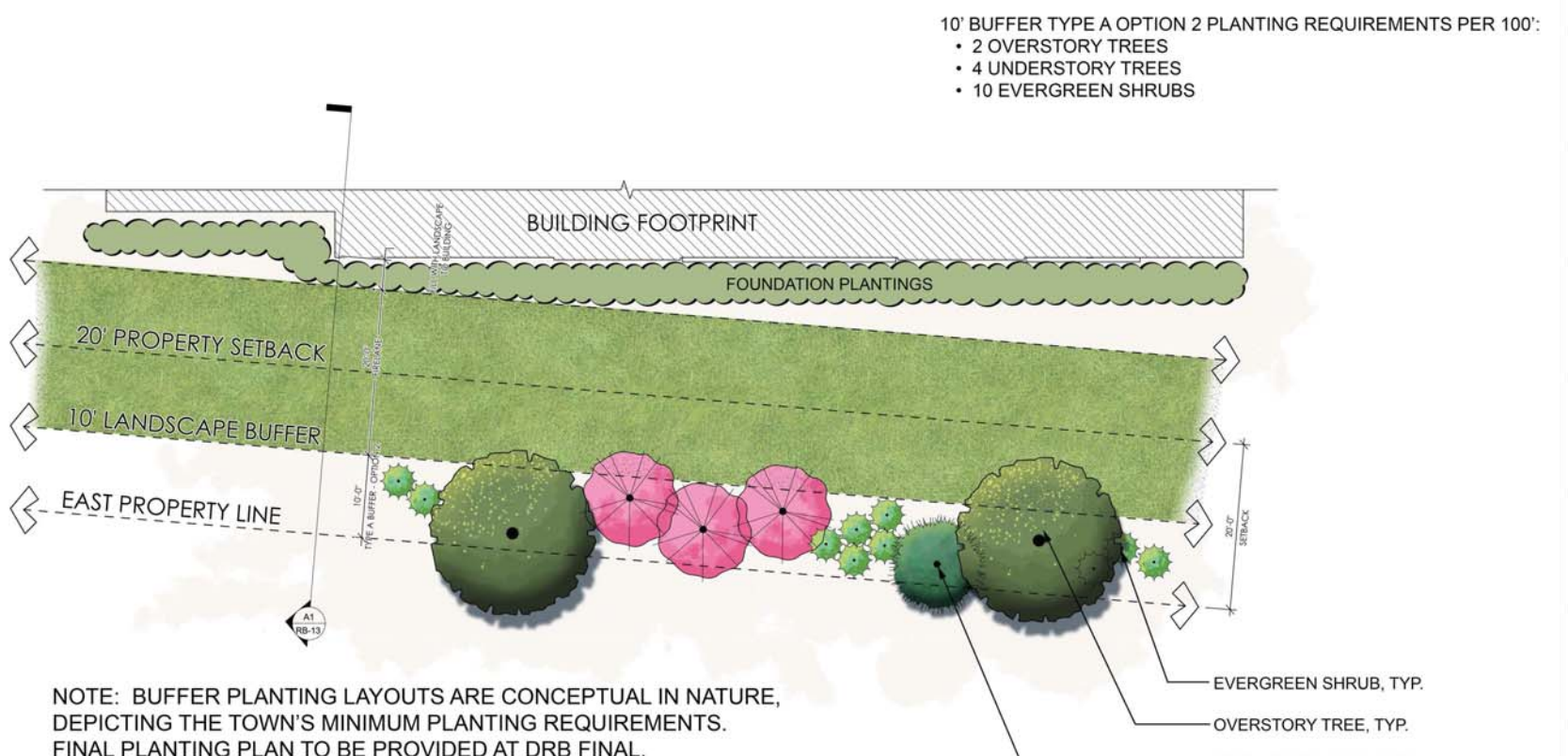


- 15' BUFFER TYPE B OPTION 2 PLANTING REQUIREMENTS PER 100':**
- 4 OVERSTORY TREES
 - 8 UNDERSTORY TREES
 - 12 EVERGREEN SHRUBS

J8 WEST SETBACK DIAGRAM
 1/8" = 1'-0"



A1 EAST SETBACKS
 1/8" = 1'-0"



- 10' BUFFER TYPE A OPTION 2 PLANTING REQUIREMENTS PER 100':**
- 2 OVERSTORY TREES
 - 4 UNDERSTORY TREES
 - 10 EVERGREEN SHRUBS

NOTE: BUFFER PLANTING LAYOUTS ARE CONCEPTUAL IN NATURE, DEPICTING THE TOWN'S MINIMUM PLANTING REQUIREMENTS. FINAL PLANTING PLAN TO BE PROVIDED AT DRB FINAL.

A8 EAST SETBACK DIAGRAM
 1/8" = 1'-0"

Wood+Partners Inc. WPI
 Landscape Architects
 Land Planners
 PO Box 23946 • Hilton Head Island, SC 29925
 843.681.6618 • Fax 843.681.7986 • www.woodandpartners.com

ARCHITECTURE A101
 BEAUFORT - SAVANNAH
 218 Market, Suite 1 - Beaufort, South Carolina - www.A101.Design

SETBACK & BUFFER EXHIBIT

2020.08	RB-13
9/02/2020	
Drawn By JAG	
Checked By SGS	



ACROSS MITCHELVILLE ROAD



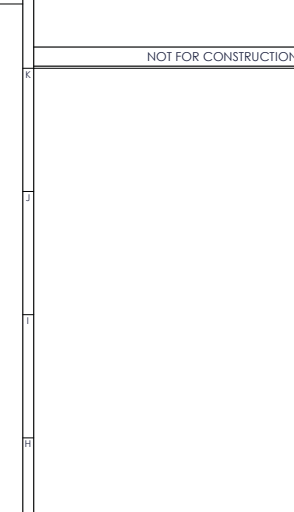
LOT #11 FRONTAGE

LOT II
Mitchelville Road
Hilton Head Island
South Carolina

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION



34" LIVE OAK
(DEAD - REMOVE)

40"-24"-20"-12" LO
(TO REMAIN)

30" LAUREL OAK
(LEANING - REMOVE)

16"-14"-12"-12"-8" LO
(TO REMAIN)

30" LIVE OAK
(TO REMAIN)

20"-17"-13"-12" LO
(TO REMAIN)

25"-23"-23"-19" LO
(DYING - REMOVE)



SITE CONTEXT PHOTO



Context and Tree Photos

2020.08	RB-2
8/7/2020	
Drawn By	JG
Checked By	SGS

8/7/2020 4:43:44 PM

DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)
and do NOT constitute DRB approval or denial.*

PROJECT NAME: Mitchelville 11

RB#: DRB-001801-2020

DATE: 09/10/20

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

Staff recommends Conceptual Approval with the condition that Staff comments are added to the NOA as the conditions.

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	During the Aug 21 st review the DRB suggested larger setbacks from the side property lines and lower building heights on the sides of the building.
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there existing vegetation that will soften the building when viewed from the water? Provide photo and specify area to be left undisturbed.
All facades have equal design characteristics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	At the Aug. 21 st meeting the DRB requested more articulation of the windows in the pool courtyard facing away from the ocean.
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	At the Aug. 21 st meeting the DRB request more variation in the height to the roofline. This was requested in an effort to add interest and mitigate the building height. Little variation in the height of the building is proposed. Based on the DRB's Aug. 21 st review comments the concern regarding the roofline remains an issue.
Forms and details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See above

Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Where will HVAC units be located? Please include on the Final Site Plan.
---	--------------------------	-------------------------------------	--------------------------	--

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Preserves a variety of existing native trees and shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional description and specification of the wetland buffer is needed. This area should be as natural as possible protecting not only trees but the understory growth.
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A landscape "massing" plan would have helped indicate to the DRB that these things have been considered.

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It appears there are significant and specimen size trees that are to be removed that will need to be reviewed by Staff in field or require BZA approval to be removed. This may affect the aesthetics of the development. Per the DRB's earlier request, this issue should be vetted prior to Final.
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Per the DRB's earlier request, planted trees should be larger caliper than the minimum required in the LMO to balance the scale of the building.

MISC COMMENTS/QUESTIONS

1. The project was last reviewed at the Aug. 21st DRB meeting and withdrawn by the applicant prior to a vote by the DRB.
2. The site plan does not show the dumpster location per its description during the Aug, 21st review.
3. During the Aug. 21st review, the DRB suggested a planting area between the front stairs and garage entrance.
4. The parking spaces in the separated units on the ocean side appear to be difficult for vehicular access.
5. Where is the location of the proposed stormwater detention?



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Daniel Anderson Company: Barrier Island Marine Contractors
 Mailing Address: 22 Bow Circle Suite B City: Hilton Head State: SC Zip: 29928
 Telephone: 843-384-8638 Fax: _____ E-mail: dan@bimarinecontractors.com
 Project Name: Shelter Cove Rail Project Address: _____
 Parcel Number [PIN]: R _____
 Zoning District: Shelter Cove Overlay District(s): _____

**CORRIDOR REVIEW, MAJOR
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:
 Concept Approval – Proposed Development
 Final Approval – Proposed Development
 Alteration/Addition
 Sign

Submittal Requirements for *All* projects:

Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB’s written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

Context photographs of neighboring uses and architectural styles.

Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- _____ Final site development plan meeting the requirements of Appendix D: D-6.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- _____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- _____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- _____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

- _____ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- _____ Photographs of existing structure.

Additional Submittal Requirements:

Signs

- _____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.
- For freestanding signs:
- _____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
 - _____ Proposed landscaping plan.
- For wall signs:
- _____ Photograph or drawing of the building depicting the proposed location of the sign.
 - _____ Location, fixture type, and wattage of any proposed lighting.


Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.


SIGNATURE

8/28/2020
DATE

Barrier Island Marine Contractors LLC
22 Box Circle Suite B
Hilton Head Island, SC 29928
843-384-8638
GL#120701

Town of Hilton Head
Community Development Depart
One Town Center Court
Hilton Head Island, SC 29928

9/01/2020

Project Shelter Cove Rail Replacement

To whom it may concern,

Please see attached application for review to change out all railing located at Shelter Cove Harbor adjacent to marina. The rail provides safety between common walkway around marina owned by Shelter Cove Company and the water's edge. The existing rail is 30 plus years old that has been maintained to standard but needs to be replaced to code. The original plan was to replace as designed but with new code and design rail is inadequate. With this reason a Collins Engineering was hired to design a rail to match using timber but after a section was re-placed the material had some issues that is affecting longevity and ascetics.

So, at this time Shelter Cove Company would like to request using aluminum rail powder coated bronze with cable inserts to meet code and Garapa wood cap. Garapa (also known as Apuleia Leiocarpa, Brazilian Ash, Grapia, Amarealao, Marotoa, Muiratua, Muirajuba) is one of the finest quality hardwoods available that features a fine-grained timber that is light yellow to a warm golden hue. Garapa is an exotic hardwood that is naturally resistant to rot, decay and insect attack. Garapa is naturally scratch resistant which allows the surface to remain smooth for many years, making Garapa an perfect wood for exterior decking. Garapa offers a 30+ year lifespan without preservatives! Our Garapa decking is responsibly harvested from managed forest to provide a truly renewable resource. Garapa is comparable to Ipe and is available at a fraction of the cost. We ship our Garapa decking products direct to your home or job site.

Reasons for request to replace timber with aluminum.

1. Dense timber which was used originally is impossible to supply.
2. The timber has twisted/cupped and rotated rail outward.
3. Timber has checked in almost all areas and is already cracking brackets.
4. Cost of timber is 1/3 more cost.
5. Maintenance/ painting is a continuous with timber and costly.
6. Aluminum rail has 5 year warranty on coating and can be repaired.
7. Cable rail within the aluminum keeps a constant strain compared to wood and does not sag.
8. Garapa wood cap on top of aluminum rail is cooler in summer compared to wood painted grey.
9. Aluminum rail has longevity and is more adequate in design to meet engineers load calculation's per IBC 1607. 8.1.1 of 200 pounds.



SHELTER COVE

September 2, 2020

Mr. Dan Anderson
Barrier Island Marine Contractors LLC
148 Beach City Rd.
Hilton Head Island, SC 29926

RE: Shelter Cove Company Rail Replacement

Dear Dan,

The Shelter Cove Company's ARB is in receipt of your proposal package for rail replacement dated August 31, 2020.

The ARB has reviewed and approved the package as submitted.

Please notify the SCC office at (843) 310-0431 or by email at ddominguez@sheltercovehc.org should you have any further questions or concerns.

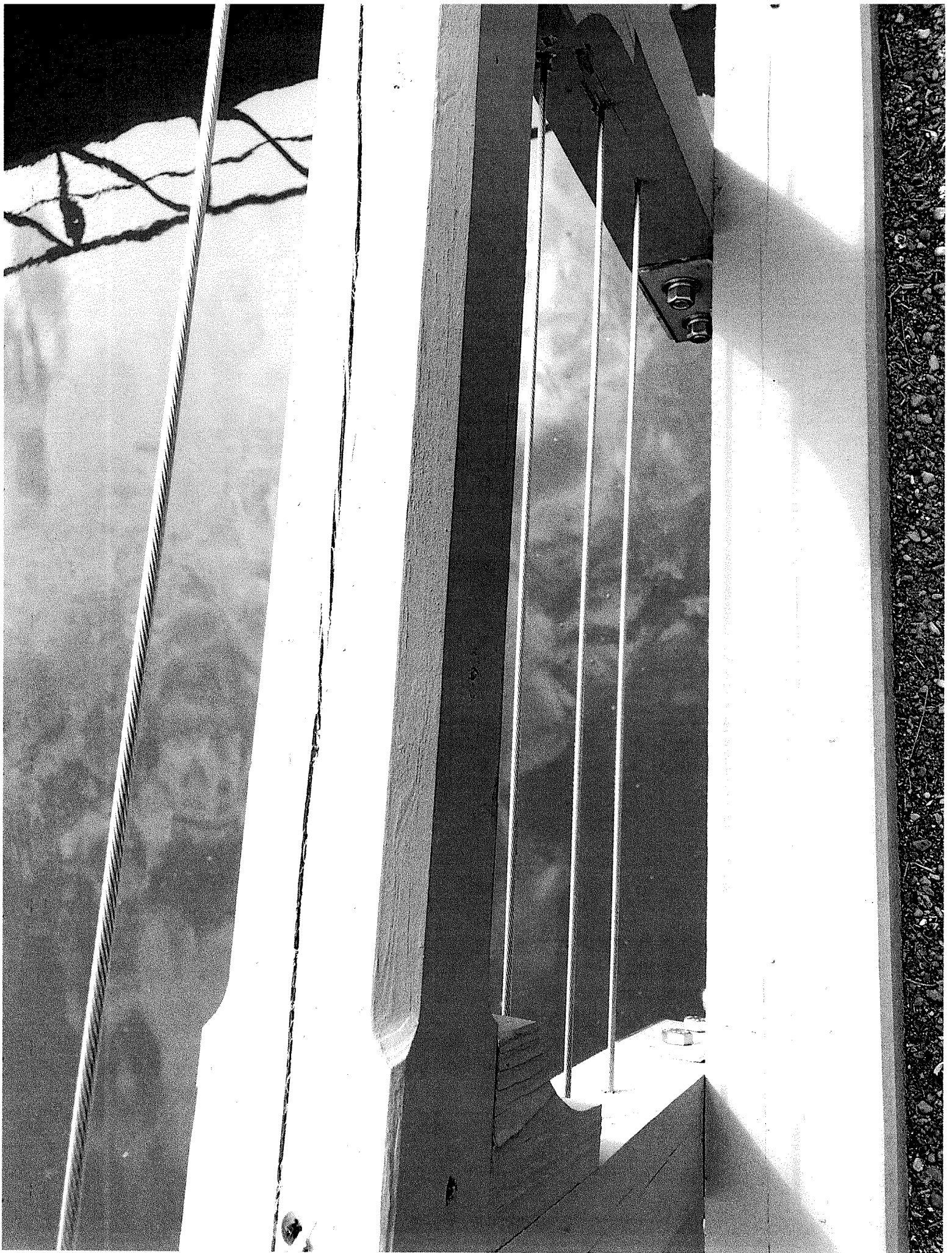
With Kindest Regards,

Denise Dominguez

Denise Dominguez
Manager

Cc: SCCARB Committee

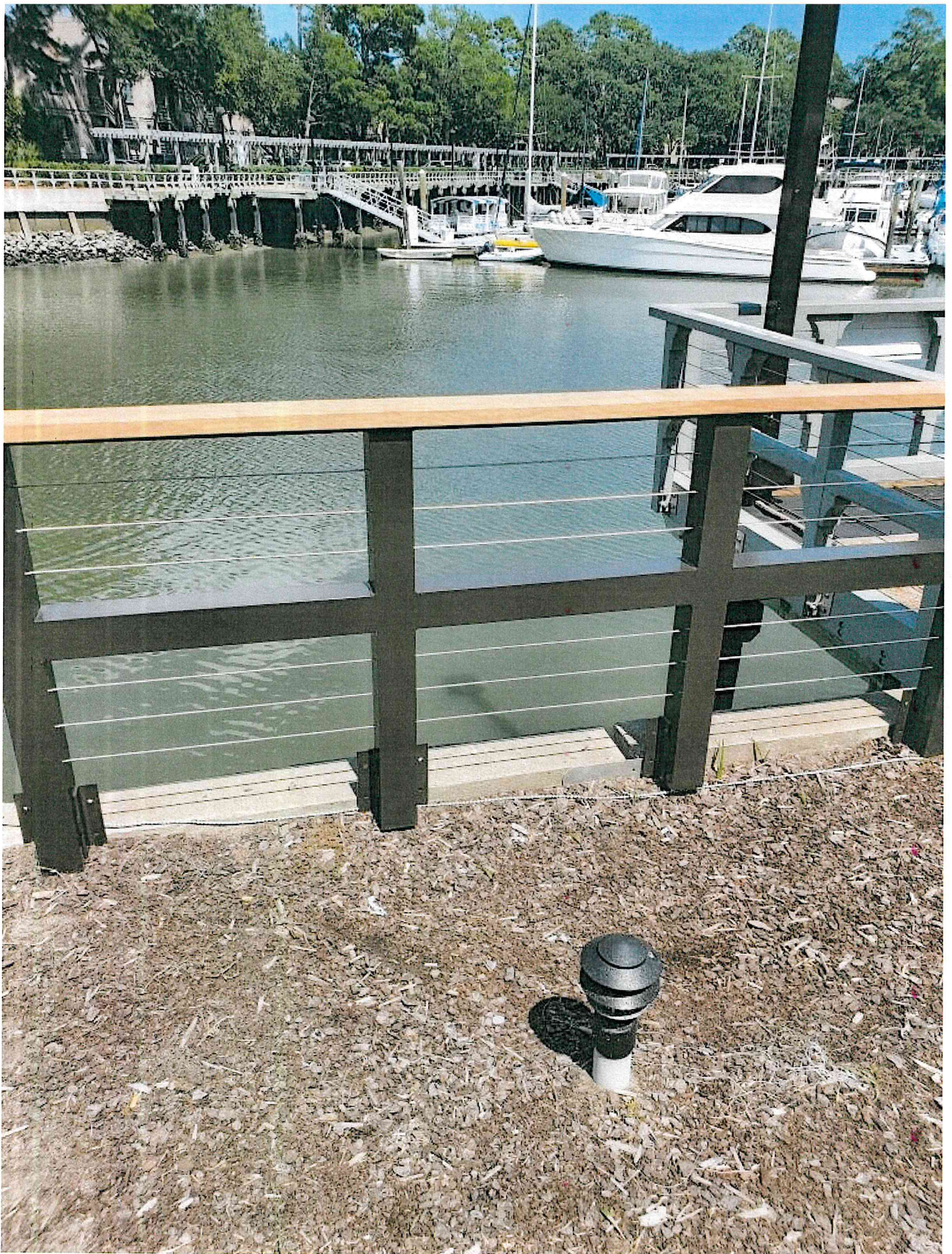


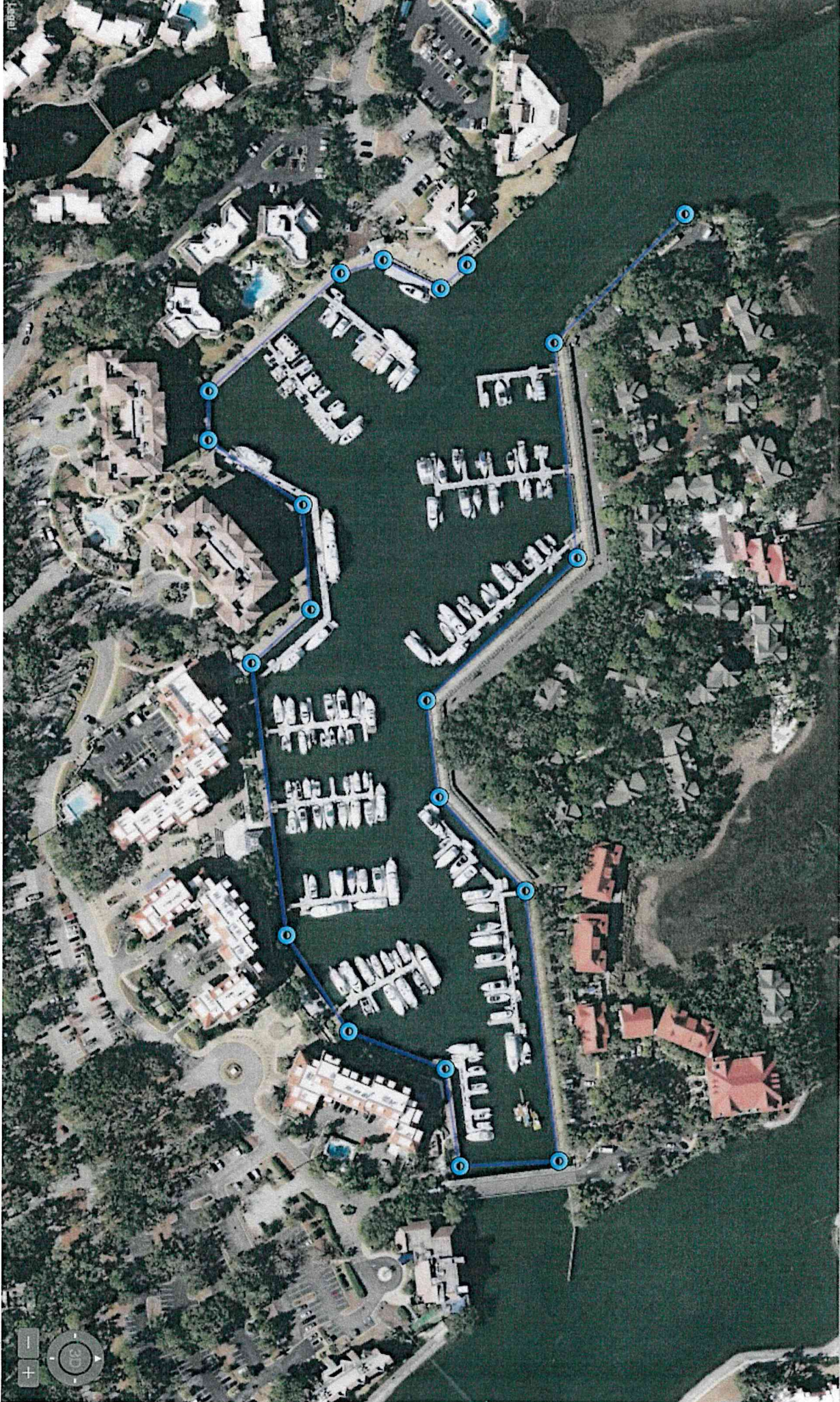










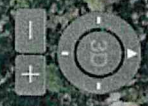


Area Distance

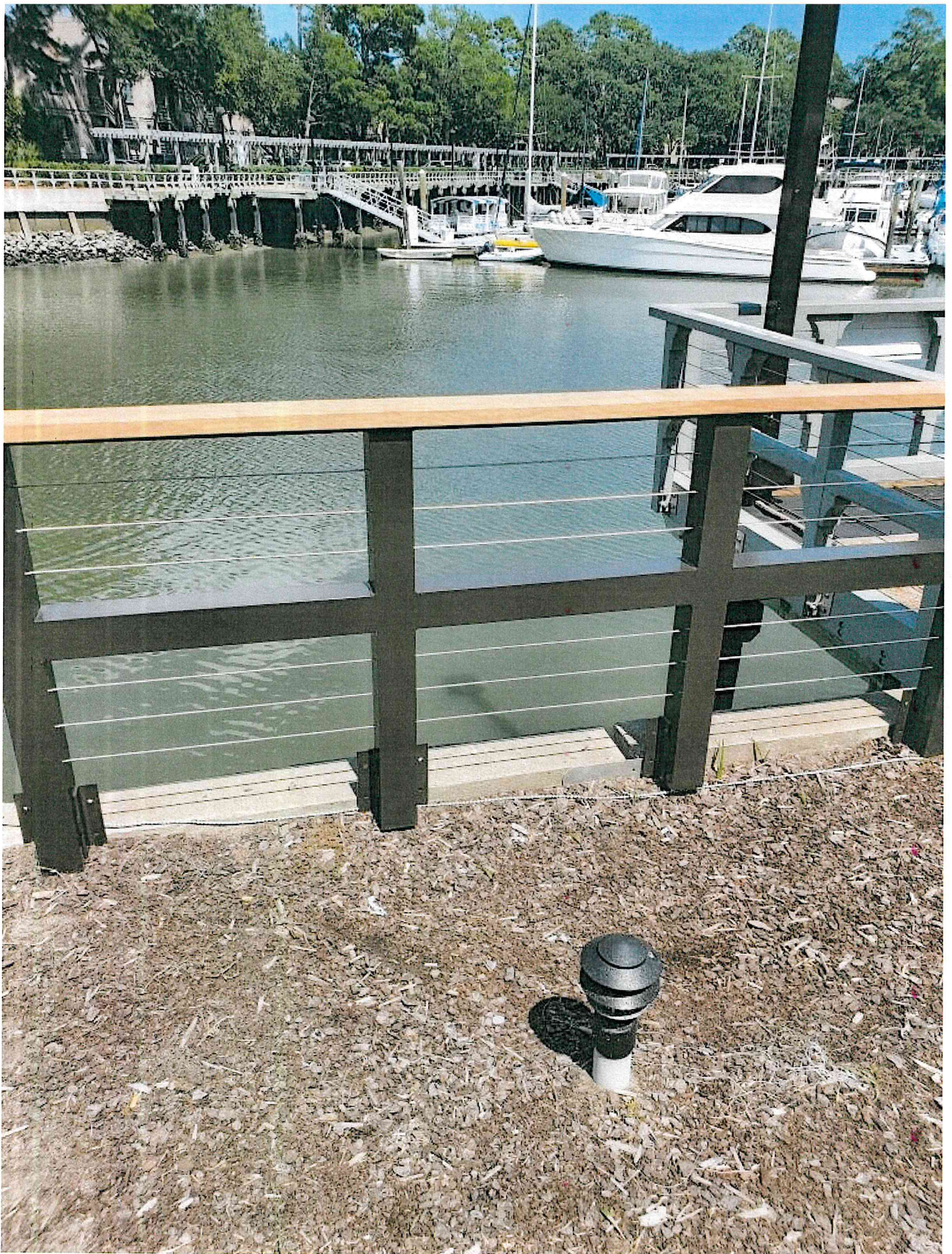


Standard Hybrid Satellite

3,943,747 ft







DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)
and do NOT constitute DRB approval or denial.*

PROJECT NAME: Shelter Cove Rail

DRB#: DRB-001792-2020

DATE: 09/09/2020

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

Staff is not opposed to the use of a metal rail and is excited about the use of a wood for the hand rail. Because this railing is a major part of the Shelter Cove boardwalk, there remains major questions about the railing design and coordination of the railing in the existing “streetscape” (for lack of a better word). Staff recommends denial for the following reasons;

1. The proposed bronze does not coordinate with the existing pergolas on the bridge and at the Disney resort,
2. The proposed bronze does not coordinate with existing benches, planters, trash receptacles, camera poles and stair rails on the boardwalk,
3. The proposed railing design is two dimensional and lacks the detail found in the existing railing,
4. No dimensioned details were submitted.

<i>APPLICATION MATERIAL</i>				
DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. There is no dimensioned detail of the new railing submitted. 2. There is not detail of how the railing is attached to the existing.
New Building Details Match Existing Building Details	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Metal is not a material commonly used on the boardwalk at Shelter Cove.

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed predominately metal railing will be replacing a wood railing.

MISC COMMENTS/QUESTIONS				
1. Staff is not opposed to the use of metal instead of wood railing however the proposed design of the metal rail lacks the character of the wood railing (chamfered horizontal beam, block handrail braces and chamfered base beam). More detail (but maybe not the same detail as the wood fence) should be added to the design of the metal railing. Staff suggest the applicant consider a metal railing design that takes advantage of the material (metal), consistent with the aesthetic of Shelter Cove Harbor instead of mimicking the old wood railing design.				
2. Railing design observations:				
a. The middle horizontal appears / feels heavy.				
b. The handrail appears too thin and not substantial enough.				
3. Will the new metal rail system include a foot rail?				
4. The grey color of the existing railing system coordinates with the majority of other elements on the boardwalk (planters, pergolas, sign posts, trash receptacles). How will the proposed bronze color work, does it work in this system / color scheme? The applicant should consider a grey or warm grey finish.				
5. Will the grappa wood handrail weather to a grey patina?				



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Steven G. Stowers, AIA Company: Architecture 101
 Mailing Address: 21B Market, Suite 1 City: Beaufort State: SC Zip: 29906
 Telephone: 843.790.4101 Fax: N/A E-mail: Steve@A101.Design
 Project Name: 709 Schooner Court - Additional Story Project Address: 709 Schooner Court, Sea Pines, HHI
 Parcel Number [PIN]: R_R550_017_000_0670_0000
 Zoning District: PD-1 (Sea Pines) Overlay District(s): Sea Pines / Oceanfront

**CORRIDOR REVIEW, MAJOR
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:
 Concept Approval – Proposed Development Alteration/Addition
 Final Approval – Proposed Development Sign

Submittal Requirements for *All* projects:

- Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB’s written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:
Concept Approval – Proposed Development

- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- _____ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- _____ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- _____ Context photographs of neighboring uses and architectural styles.
- _____ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- _____ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- _____ Final site development plan meeting the requirements of Appendix D: D-6.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- _____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- _____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- _____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

- ✓ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- ✓ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- ✓ Photographs of existing structure.

Additional Submittal Requirements:

Signs

- _____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- _____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- _____ Proposed landscaping plan.

For wall signs:

- _____ Photograph or drawing of the building depicting the proposed location of the sign.
- _____ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



SIGNATURE

09/08/2020

DATE

September 8, 2020

Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928



Project: 709 Schooner Court, Hilton Head Island, South Carolina

Please accept this design information for proposed third floor addition to the existing two story townhouse at 709 Schooner Court.

PROJECT DESCRIPTION

This project will add a third floor to the existing two-story townhouse at 709 Schooner Court in Harbour Town. Several other units within the Schooner Court development have successfully added a third story to their existing townhouses and this renovation follows their example. The architecture is designed to match and blend in with the adjacent community buildings. The materials and windows will match the existing systems in type, size, style, and color. The stucco will be painted to match the new regime color scheme when approved by the DRB.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Steven G. Stowers". The signature is fluid and cursive, with the first and last names being more prominent.

Steven G. Stowers, AIA, LEED AP







SCHOONER COURT - ORIGINAL IMAGE



SCHOONER COURT - ORIGINAL IMAGE



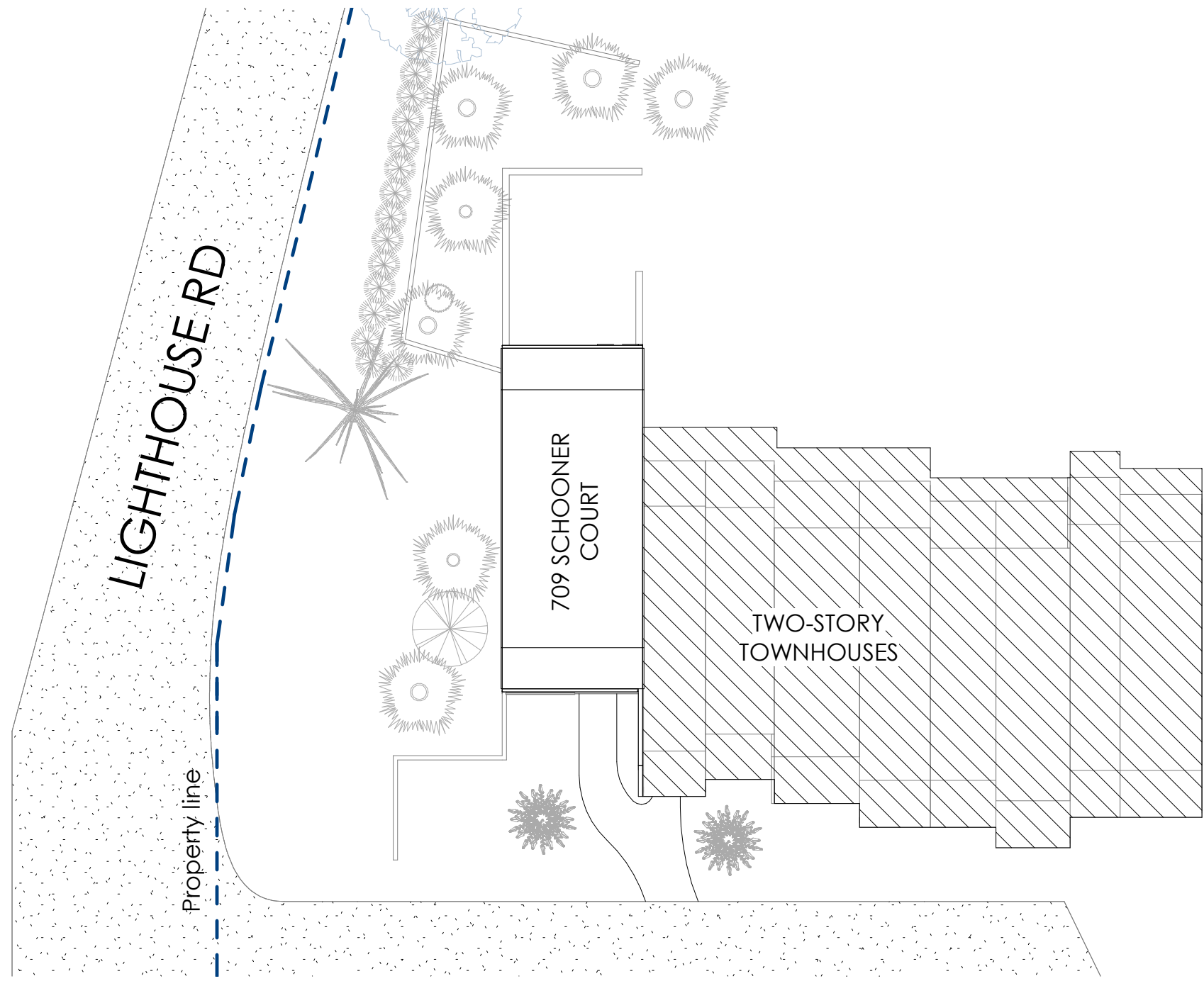
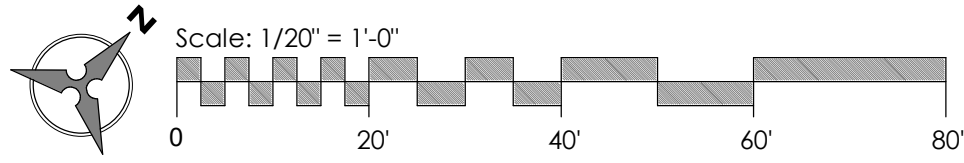
SCHOONER COURT - ORIGINAL IMAGE



SCHOONER COURT - ORIGINAL IMAGE

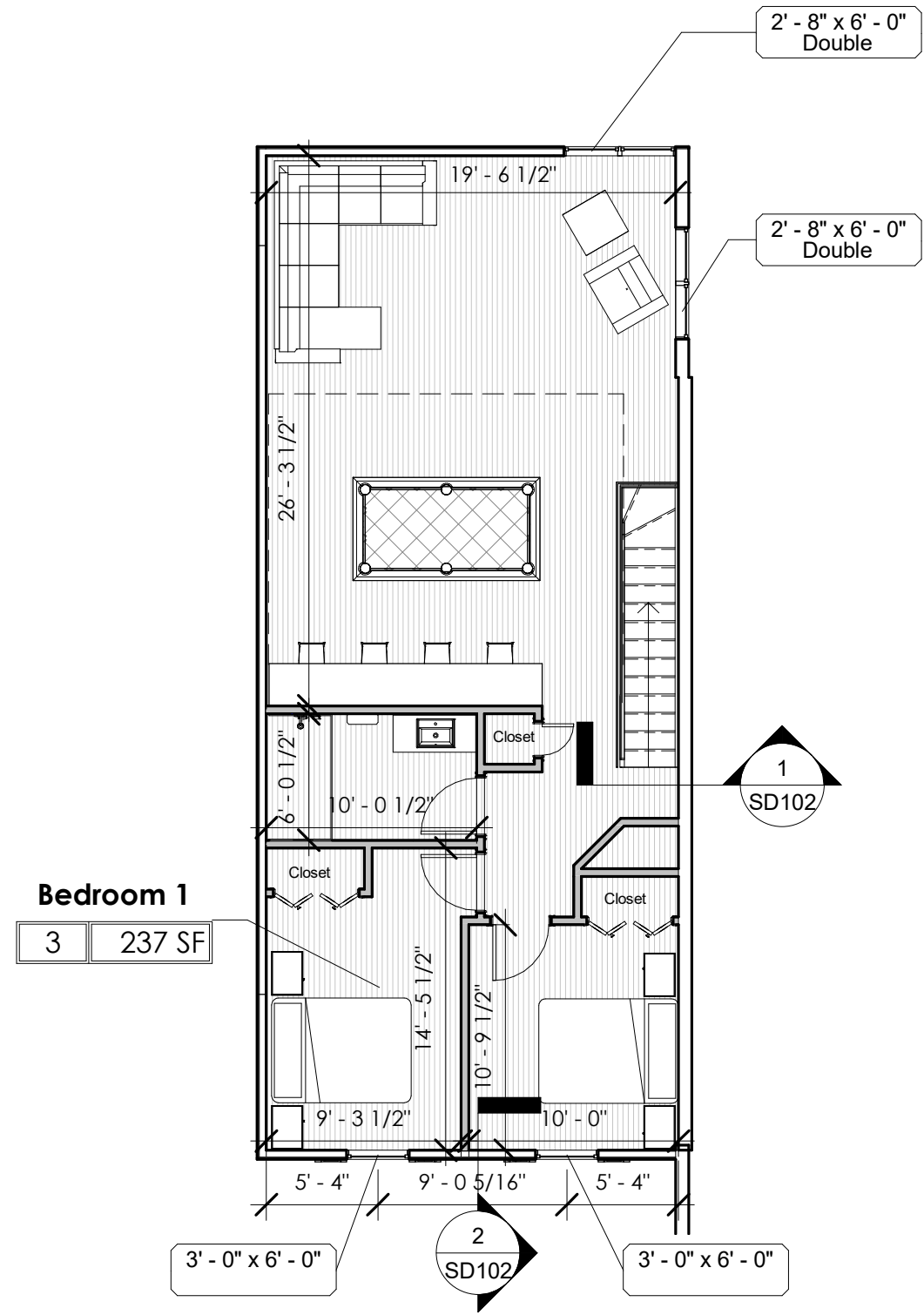


SCHOONER COURT - ORIGINAL IMAGE



SITE PLAN

709 SCHOONER COURT - 3RD STORY ADDITION



1 3rd Floor
1/8" = 1'-0"



PROPOSED PLAN

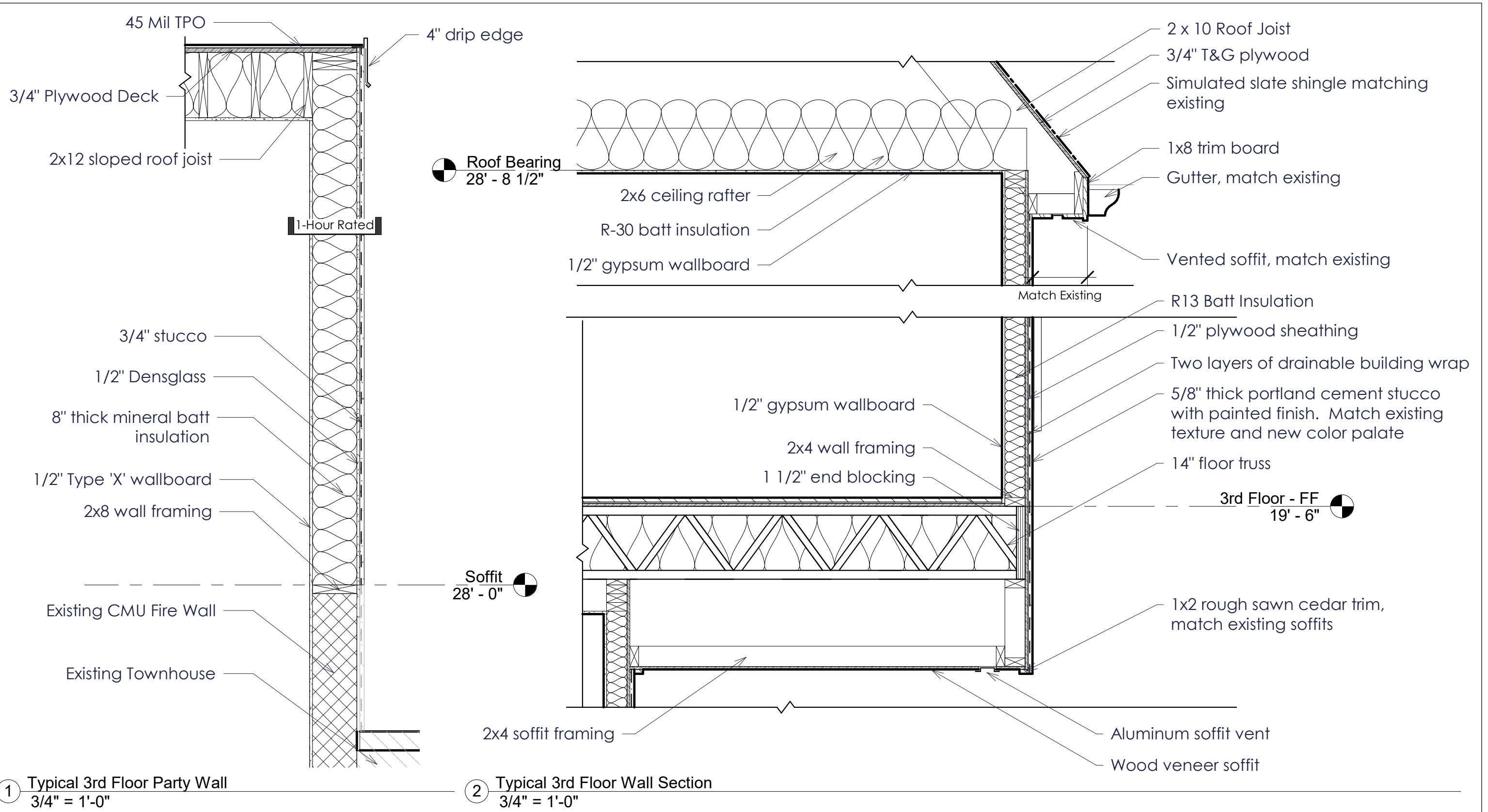
709 SCHOONER COURT - 3RD STORY ADDITION

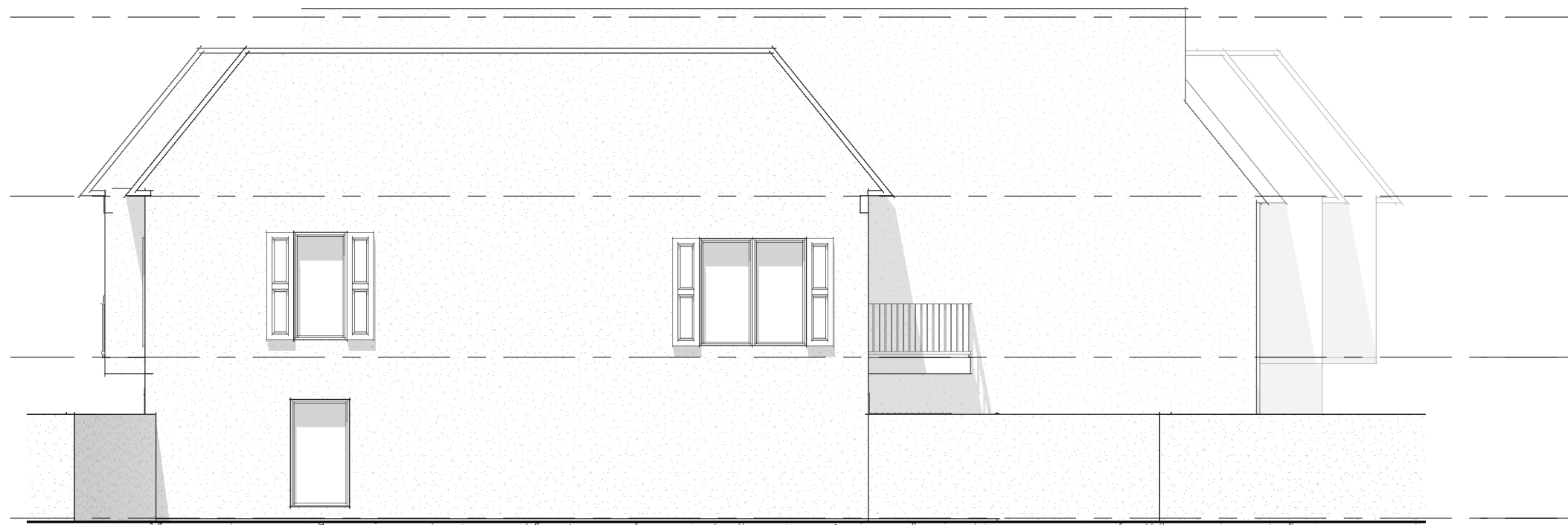
2020.34

9/3/2020

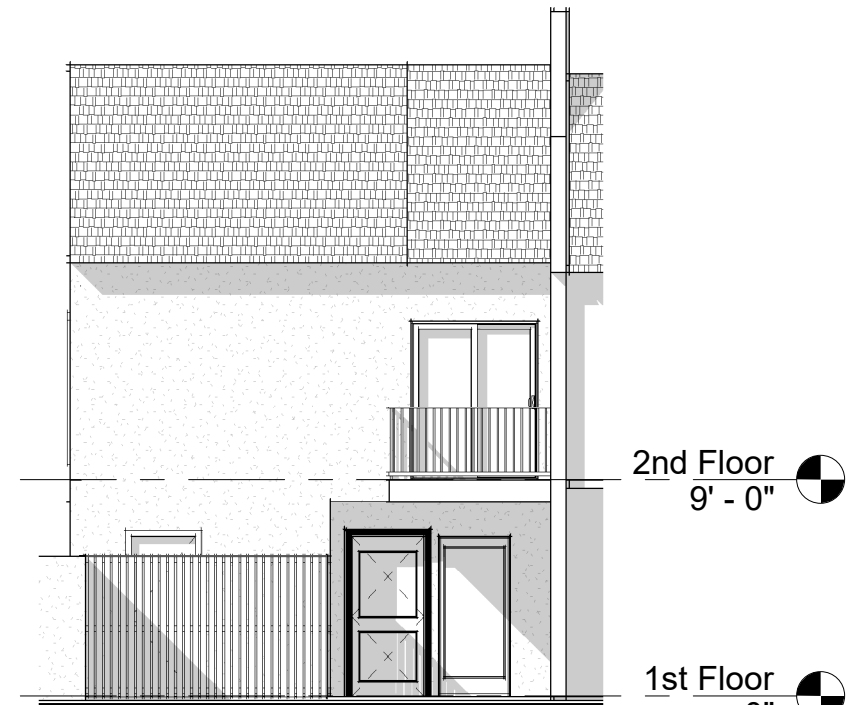
SD101

9/3/2020 7:21:26 AM

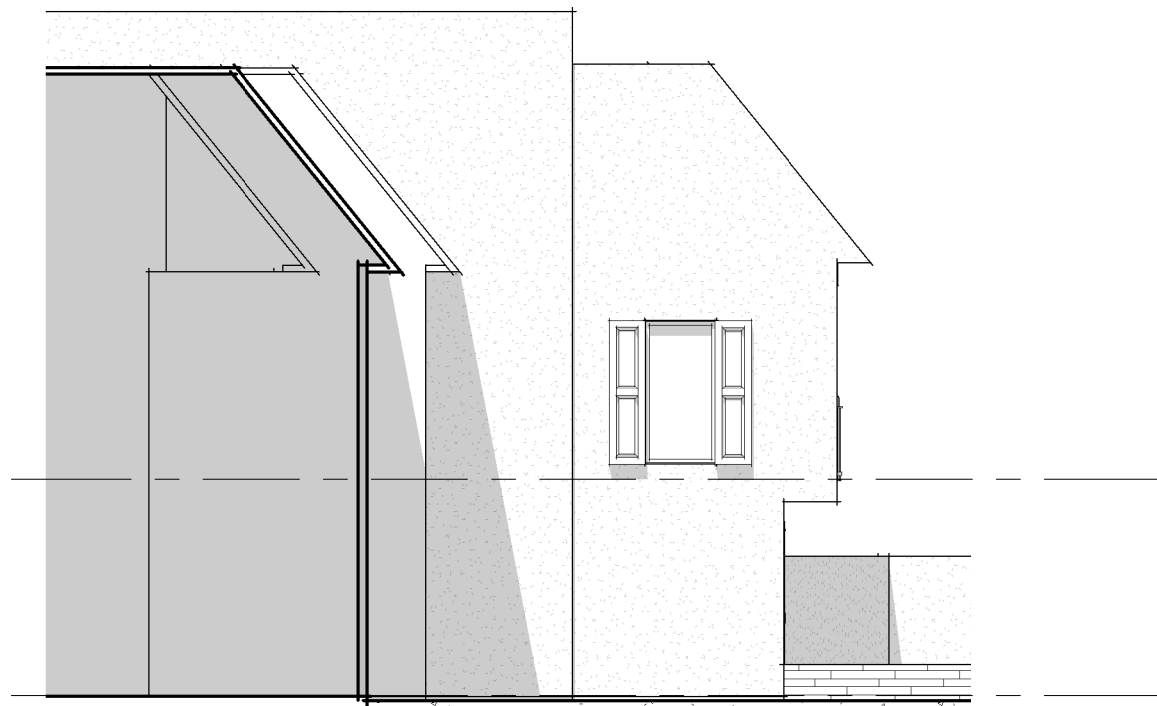




② Left Side Elevation - Existing
1/8" = 1'-0"



① Front Elevation - Existing
1/8" = 1'-0"



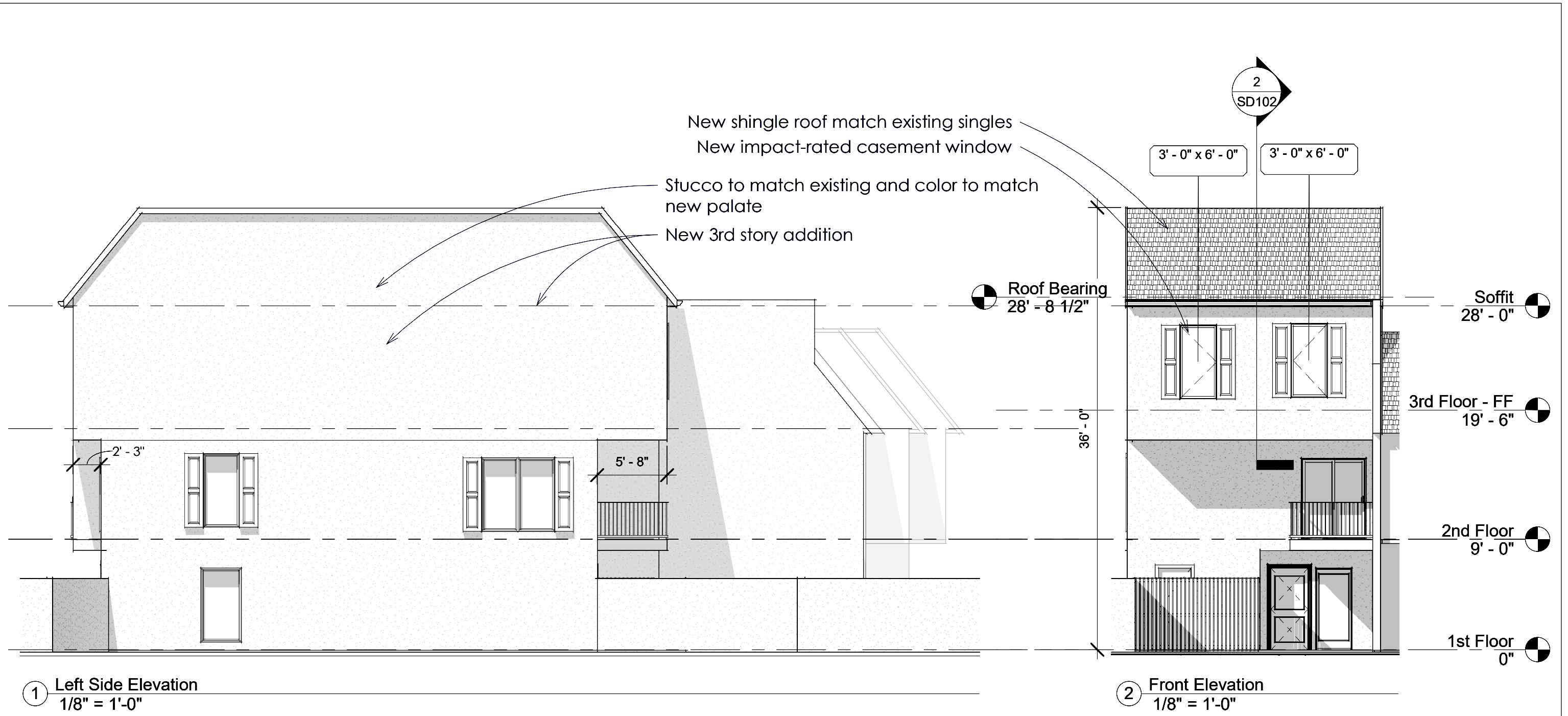
① Right Side Elevation - Existing
1/8" = 1'-0"



② Rear Elevation - Existing
1/8" = 1'-0"

2nd Floor
9' - 0"

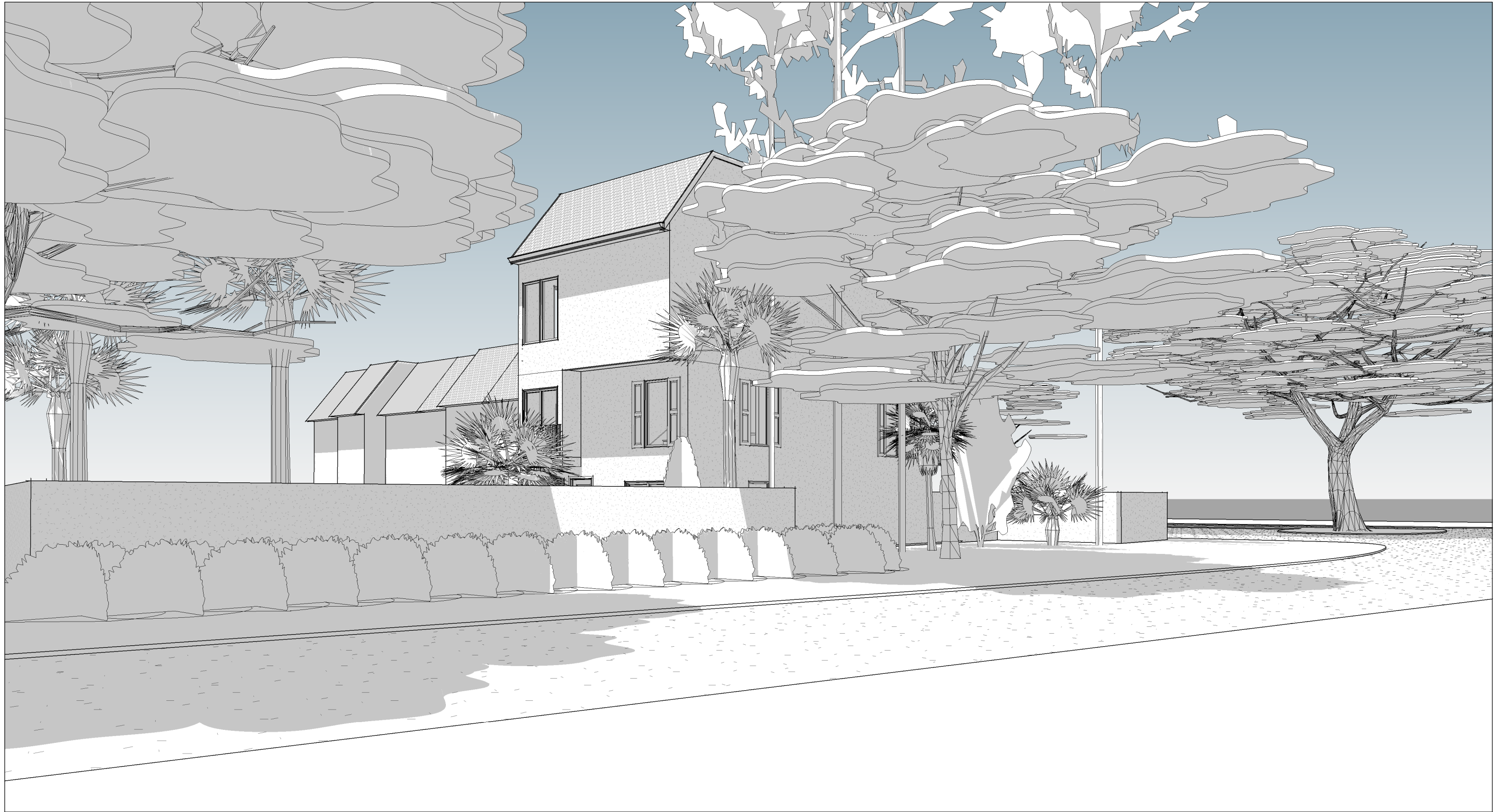
1st Floor
0"

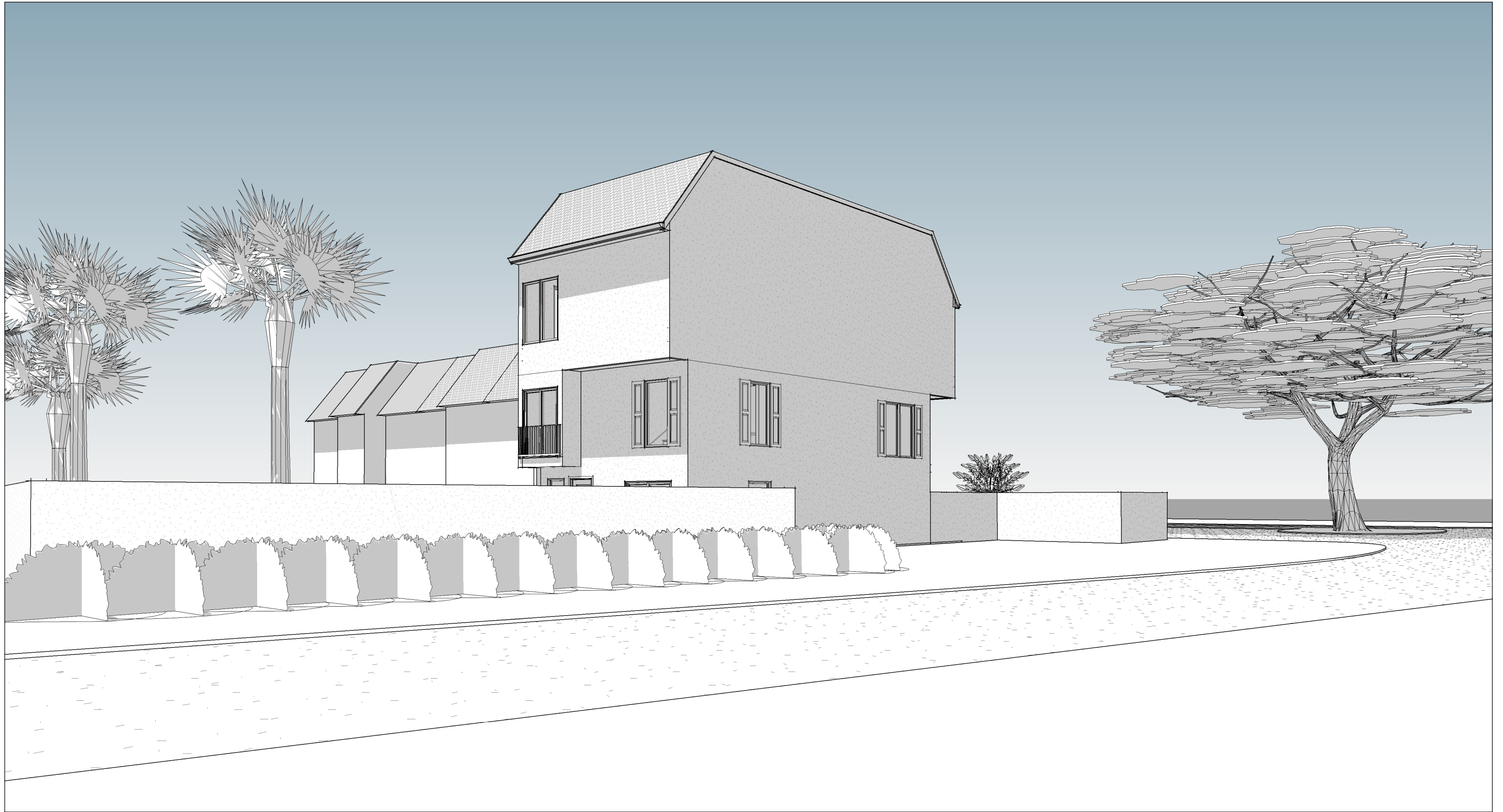




① Right Side Elevation
1/8" = 1'-0"

② Rear Elevation
1/8" = 1'-0"





LIGHTHOUSE ROAD VIEW (EXISTING LANDSCAPE HIDDEN)

709 SCHOONER COURT - 3RD STORY ADDITION



FRONT PERSPECTIVE VIEW

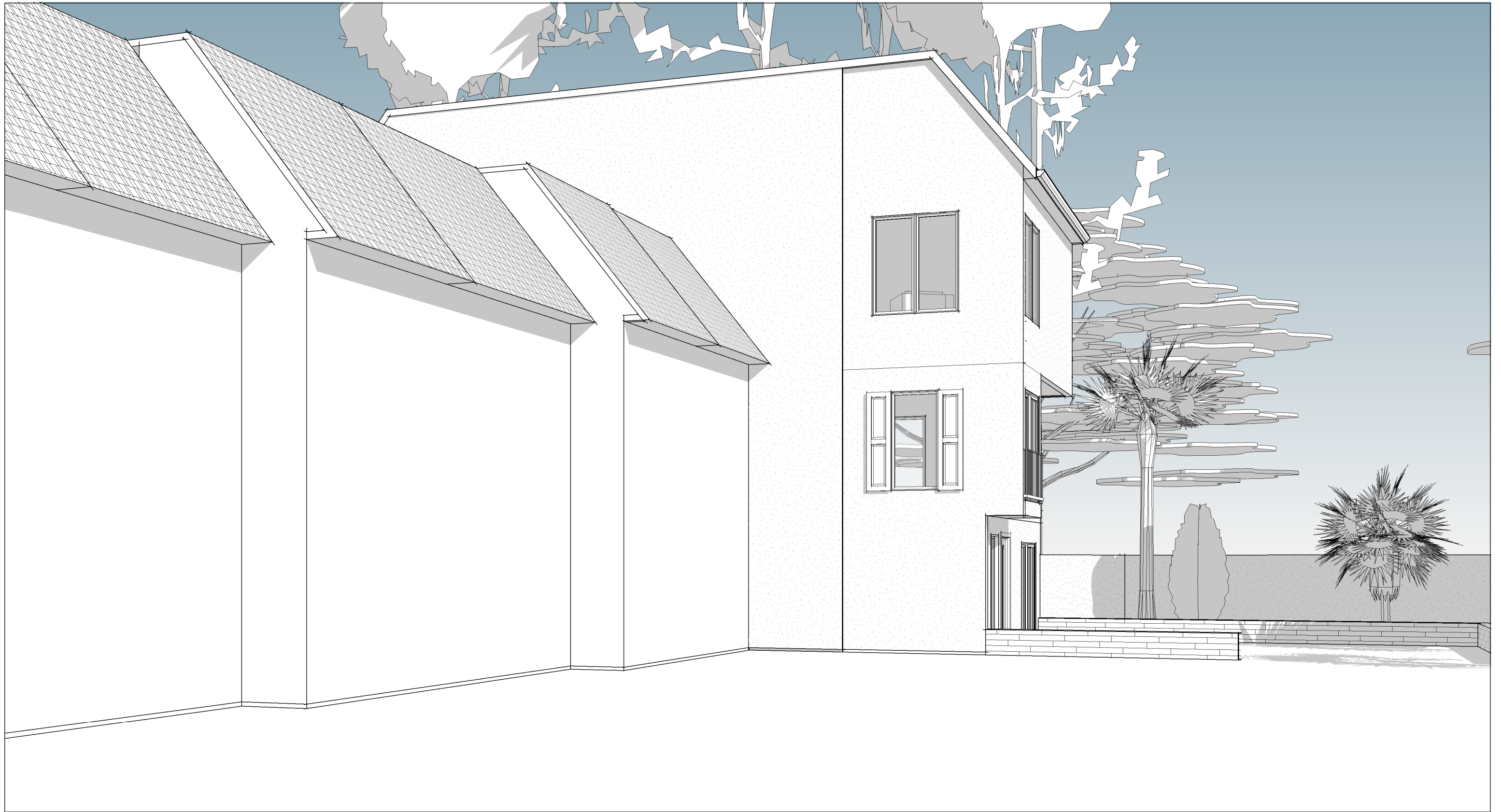
709 SCHOONER COURT - 3RD STORY ADDITION



REAR PERSPECTIVE VIEW

709 SCHOONER COURT - 3RD STORY ADDITION





REAR PERSPECTIVE VIEW FROM COURTYARD

709 SCHOONER COURT - 3RD STORY ADDITION



DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)
and do NOT constitute DRB approval or denial.*

PROJECT NAME: Schooner Court 709

DRB#: DRB-001793-2020

DATE: 09/09/2020

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Specify the window frame color to match the existing window frames.
2. Specify the shutter to match existing.

MISC COMMENTS/QUESTIONS

1. Specify the window frame color to match the existing window frames.
2. Specify the shutter to match existing.



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received	_____
Accepted by	_____
DRB #	_____
Meeting Date	_____

Applicant/Agent Name: EDDIE BUCK Company: Jupiter Holdings
 Mailing Address: 78 Ashley Pointe Dr City: Charleston State: SC Zip: 29407
 Telephone: 843 266 4140 Fax: 843 762 5311 E-mail: ebuck@jupiterhd.com
 Project Name: 1014 Wm. HILTON PARKWAY SELF STORAGE Project Address: 1014 Wm. HILTON PARKWAY
 Parcel Number [PIN]: R55201500002530000
 Zoning District: LIGHT COMMERCIAL Overlay District(s): CORRIDOR

**CORRIDOR REVIEW, MAJOR
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:
 Concept Approval – Proposed Development
 Final Approval – Proposed Development
 Alteration/Addition
 Sign

Submittal Requirements for *All* projects:

Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

Context photographs of neighboring uses and architectural styles.

Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
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- _____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
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- _____ Photograph or drawing of the building depicting the proposed location of the sign.
- _____ Location, fixture type, and wattage of any proposed lighting.


Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



SIGNATURE

9/8/20

DATE



Conceptual DRB Narrative

Wm. Hilton Parkway Self Storage

1014 Wm. Hilton Parkway (US Highway 278), Hilton Head Island, SC 29928

This project proposes to repurpose the former GrayCo Hardware property into a multi-story climate controlled self-storage campus aimed at serving the communities of Hilton Head's South End.

The project involves one 2.365-acre parcel, 1014 William Hilton Parkway, found in the Light Commercial (LC) zoning district. The property contains no wetlands or critical lands and is within the A7 flood zone with a minimum base flood elevation of 15 MSL. Primarily accessed on the southern frontage from Wm. Hilton Parkway (US 278), a Town arterial, and backed by Dunnagan's Alley to the north, the property is beset by LC district properties on the western (Palmetto Goodwill) and eastern (Panera Bread shopping center) boundaries. A 50' Santee Cooper overhead powerline easement runs along the Dunnagan's Alley frontage. Per as-built survey, the site contains 2 specimen-sized trees and 4 significant-sized trees as designated by standards in the Town's Land Management Ordinance (LMO). Finally, the parcel contains a vacant commercial building approximately 28,000 SF in area with associated impervious parking and service areas.

The Town of Hilton Head has laid the groundwork for careful site planning by valuing existing specimen trees, overall canopy and limiting disturbance within site buffers. Twenty-foot (20') side and rear building setbacks and 50' arterial setbacks, along with 20' street (Dunnagan's Alley) and 50' arterial (US 278) buffer will pull building mass behind existing tree canopy and provide room for additional planted areas. The specimen and significant trees will have Town mandated 15' tree protection zone around trunk. The placement of proposed buildings and parking seeks to use existing impervious areas left vacant by the demolition of the existing building and asphalt, retaining as much tree canopy as possible, especially within the 50' wide US 278 buffer and building setback area. The final construction will remain below existing site impervious coverage, let alone below the LC district allowed 60% total impervious area. The existing underground detention will be used to the greatest extent possible and expanded as necessary. In addition, the project will reduce the curb cut access points on Wm. Hilton Parkway from two down to one, while still utilizing the Dunnagan's Alley curb cut to alleviate vehicular circulation. The self-storage use is a low vehicular volume operation, however the driveway will be improved to better accommodate moving trucks. The Wm. Hilton Parkway buffer frontage will retain space for future Town constructed multi-use pathway, and upon completion, the campus will connect to with a sidewalk to the office area.

The design intent for the storage buildings are to meet the functional requirements of the facility, while adhering to the Towns design review requirements. The exterior materials on the elevation will be selected by the architect to address the highway corridor, break up the building mass, and provide interest to the facade. All mechanical equipment will be rooftop mounted and shielded from view. The site will be secured with fencing appropriate to the district and corridor. An at-grade loading zone will be located behind the building, including a 30' ramp necessary to access the elevated building slab. The first phase three-story climate controlled storage building will fall under the Light Commercial district height maximum of 45'. The future one-story non-climate controlled building will be built at grade and utilize the same façade palette of the larger building. Proposed plantings will screen and reduce the scale of the buildings by introducing overstory evergreen trees and shrub masses along both roadway frontages and the side property lines to supplement the existing vegetation to remain.

In closing, the redevelopment of vacant buildings and parcels to a viable economic use for the island supports the efforts of the Town to revitalize dormant properties. The proposed self-storage campus within the Light Commercial district is a by-right use that will support resident's needs for additional, readily accessible space, while expounding the land planning initiatives endorsed by the Town of Hilton Head.

Sincerely,
Judd Carstens, RLA

A handwritten signature in black ink, appearing to read 'Judd Carstens', with a stylized, cursive script.

Attachment



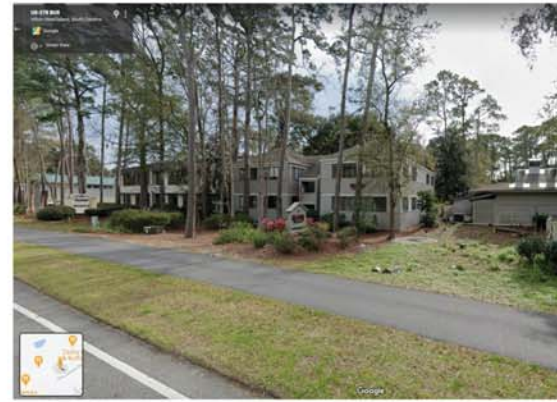
VEGETATED BUFFER ACROSS DUNNAGAN'S ALLEY



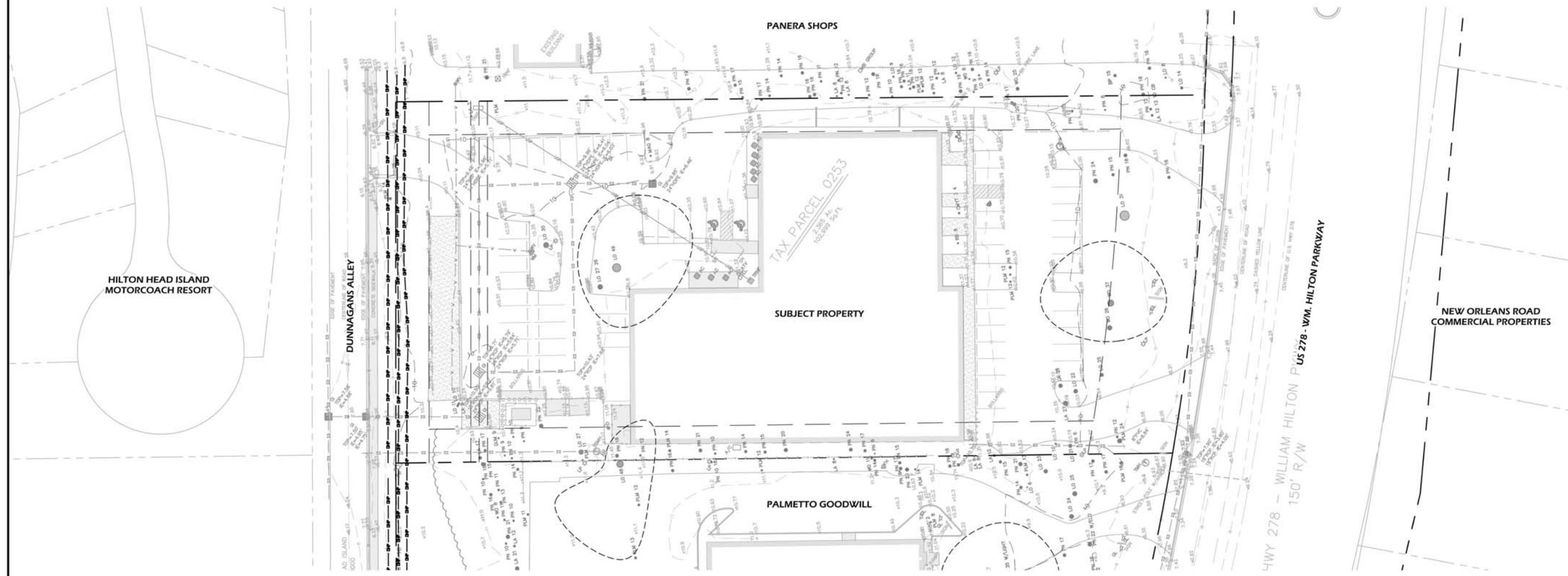
PANERA TO EAST OF SUBJECT PROPERTY



FACADES ACROSS W.M. HILTON PARKWAY FROM SUBJECT PROPERTY



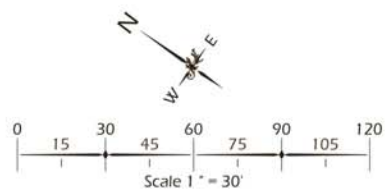
FACADES ACROSS W.M. HILTON PARKWAY FROM SUBJECT PROPERTY



PROPERTIES TO THE SOUTH ACROSS W.M. HILTON PARKWAY ARE VARIED IN ARCHITECTURE, SCALE, AND HEIGHT



ADJACENT PROPERTIES ARE SINGLE STORY COMMERCIAL BUILDINGS



Wimmer Jones Keefe
Ltd.
 landscape architecture
 land planning
 W W W. W J K L T D . C O R P
 23 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | Ph. 843.757.7411

© 2020 WJK LTD.
 DESIGN CONCEPTS, DRAWING SHEETS, LOGOS, SPECIFICATIONS, DETAILS, WRITTEN MATERIAL SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF WJK LTD.
 THIS SHEET TO SCALE AT: 24"x36"

SITE DEVELOPMENT PLANS
 FOR
1014 Wm. Hilton Parkway
 SELF-STORAGE FACILITY
 HILTON HEAD ISLAND, SOUTH CAROLINA

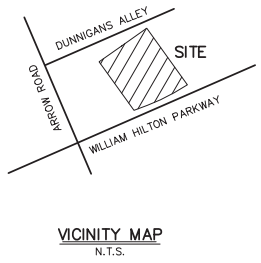
DATE: SEP 8, 2020
 PROJECT NO.: 20137.01
 DRAWN BY: JC
 CHECKED BY: BW

**PRELIMINARY
 SUBMITTAL PLAN,
 NOT FOR
 CONSTRUCTION**

REVISIONS:

DRAWING TITLE
CONTEXT IMAGERY

DRAWING NUMBER
L11



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	215.65'	1389.44'	108.04'	215.43'	N60°07'07"E	85°33'33"
C2	199.28'	1389.44'	99.80'	199.09'	N68°23'58"E	81°31'01"



LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

○	SPOT ELEVATION
—	CONTOUR
○	CONC. O.
○	CONCRETE MONUMENT, OLD (FOUND)
I.O.	IRON PIPE, OLD (FOUND)
I.N.	IRON REBAR, NEW (SET)
PKF	PK NAIL, OLD (FOUND)
PKS	PK NAIL, NEW (SET)
BF	BRADFORD PEAR
CMYT	CRAPE MYRTLE
GUM	SWEET GUM
LA	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
PLM	PALMETTO
PINE	PINE
PN LOB	LOBLOLLY PINE
RIVER	RIVER BIRCH
WO	WATER OAK
Ac.	ACRE
A/C	AIR CONDITIONER
BOLL	BOLLARD
CATV	CABLE TELEVISION JUNCTION BOX
CB	CONTROL PANEL
CO	CLEANOUT
ELO	ELECTRIC OUTLET
FFE	FINISHED FLOOR ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GI	GRATE INLET
GL	GROUND LIGHT
GW	GUY WIRE
IE	INVERT ELEVATION
ICV	IRRIGATION CONTROL VALVE
LP	LAMP POST
MB	MAILBOX
NTS	NOT TO SCALE
N/F	NOW OR FORMERLY
PB	POWER JUNCTION BOX
PIV	POST INDICATOR VALVE
PP	POWER POLE
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
SLAT	SEWER LATERAL
SN	SNIP
SPK	SPRINKLER
SDMH	STORM DRAIN MANHOLE
TBM	TEMPORARY BENCH MARK
TEL	TELEPHONE JUNCTION BOX
TMH	TELEPHONE MANHOLE
TRNF	ELECTRIC TRANSFORMER
WM	WATER METER
WV	WATER VALVE
WELL	WELL
HDPE	HIGH DENSITY POLYETHYLENE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
---	FENCE LINE
---	OVERHEAD POWERLINE
---	UNDERGROUND POWERLINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	WATER LINE

N/F
ESPY LUMBER COMPANY, INC.
 R552 015 000 0251 0000

N/F
FOUR M'S, LLC
 R552 015 000 0260 0000
 DEED BOOK 2559, PAGE 903
 PLAT BOOK 78, PAGE 77

TAX PARCEL 0153
 1.974 Ac.
 85,984 Sq.Ft.
 TAX MAP No. R552-015-000-0153-0000
 ADDRESS: #1016 WILLIAM HILTON PARKWAY

TAX PARCEL 0253
 2.365 Ac.
 102,999 Sq.Ft.
 TAX MAP No. R552-015-000-0253-0000
 ADDRESS: #1014 WILLIAM HILTON PARKWAY

N/F
APRIL L. RAYMOND
 R552 015 000 0353 0000
 DEED BOOK 3288, PAGE 1834
 PLAT BOOK 81, PAGE 104
 PLAT BOOK 48, PAGE 170

N/F
TIERRA GLOBAL REAL ESTATE HOLDINGS, LLC
 R552 015 000 0211 0000
 DEED BOOK 3417, PAGE 2803
 PLAT BOOK 81, PAGE 104
 PLAT BOOK 48, PAGE 170

- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A-7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0007-D, COMMUNITY NO. 450250, MAP DATED 09/29/1986, BASE ELEVATION 14.0' (NGVD 29 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACK LINES (B.S.L.) SHOWN THIS SURVEY, ARE FROM THE TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT.
 - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE AS PER FIELD EVIDENCE AND REFERENCE PLATS. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
 - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE AS BEST OBSERVANCE/KNOWLEDGE OF A NON-ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION, IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

- REFERENCE PLATS:
- ASBLUT SURVEY OF GRAYCO TRUE VALUE, HILTON HEAD ISLAND, U.S. HWY 278, DATED: 05/03/2003, LAST REVISED: 05/05/2003, BY: GARY B. BURGESS, S.C.R.L.S. NO. 15229.
 - BOUNDARY SURVEY OF GRAYCO HILTON HEAD REDEVELOPMENT, HILTON HEAD ISLAND, DATED: 08/23/2017, LAST REVISED: 08/29/2017, BY: J. HAYES - ANDREWS ENGINEERING.
 - AN ASBLUT PLAT OF A 1.97 ACRE PARCEL, LOCATED ALONG A SECTION OF WILLIAM HILTON PARKWAY, HILTON HEAD ISLAND, DATED: 02/27/90, REVISED: 02/27/90, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059. RECORDED: PB 47 PG 124.
 - BOUNDARY SURVEY PLAT OF PARCELS 1A, 1, 2, 3, 4 & 5, WEXFORD CONNECTOR, A SECTION OF WEXFORD COMMERCIAL, HILTON HEAD ISLAND, DATED: 08/10/83, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059. RECORDED: PB 47 PG 21.

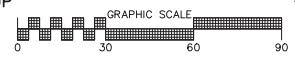
TAX PARCELS 0153 & 0253
WILLIAM HILTON PARKWAY

HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 SCALE: 1" = 30' DATE: 04/02/2019 JOB NO: SC900678

SURVEYING CONSULTANTS

17 Sherrington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3304 FAX: (843) 815-3305
 GA Telephone: (912) 828-2775
 www.SurveyingConsultants.com
 Email: SC@SurveyingConsultants.com

PREPARED FOR: SYCAMORE INVESTMENT GROUP
 ADDRESS: #1014 & #1016 WILLIAM HILTON PARKWAY
 TAX PARCEL I.D. NO. R552-015-000-0153-0000 & R552-015-000-0253-0000



PARCEL INFORMATION
 TAX ID: R552 015 000 0253 0000
 PARCEL ACREAGE: 2.365 ACRES
 ZONING: LIGHT COMMERCIAL (LC) DISTRICT
 PRIMARY USE: SELF-SERVICE STORAGE
 SECONDARY USE: OUTDOOR STORAGE (CONDITIONAL)
 COMMERCIAL DENSITY: 10,000 GFA PER ACRE
 2.365 ACRES = 23,650 GFA ALLOWED
 PARKING: 1 SPACE PER 15,000 GFA
 3 STORY BUILDING (18,700 SF FOOTPRINT): 56,100 SF
 1 STORY BUILDING: 4,950 SF
 TOTAL SF = 61,050 SF
 61,050 / 15,000 = 4.07 PARKING SPACES
 MAX. BUILDING HEIGHT: 45'
 MAX. IMPERVIOUS COVERAGE: 60%



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 DESIGN CONCEPTS, DRAWING SHEETS,
 LOGOS, SPECIFICATIONS, DETAILS, WRITTEN
 MATERIAL SHALL NOT BE USED OR
 REPRODUCED IN WHOLE OR IN PART IN
 ANY FORM WITHOUT PRIOR WRITTEN
 CONSENT OF WJK LTD.
 THIS SHEET TO SCALE AT: 24'X36'



SITE DEVELOPMENT PLANS
 FOR
1014 Wm. Hilton Parkway
 SELF-STORAGE FACILITY
 HILTON HEAD ISLAND, SOUTH CAROLINA

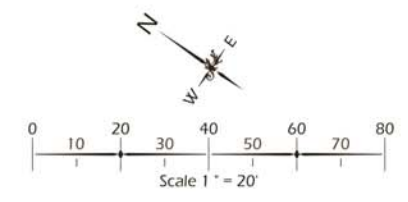
DATE: SEP 8, 2020
 PROJECT NO.: 20137.01
 DRAWN BY: JC
 CHECKED BY: BW

**PRELIMINARY
 SUBMITTAL PLAN,
 NOT FOR
 CONSTRUCTION**

REVISIONS:

DRAWING TITLE
 SITE ANALYSIS /
 EXISTING CONDITIONS

DRAWING NUMBER
L10

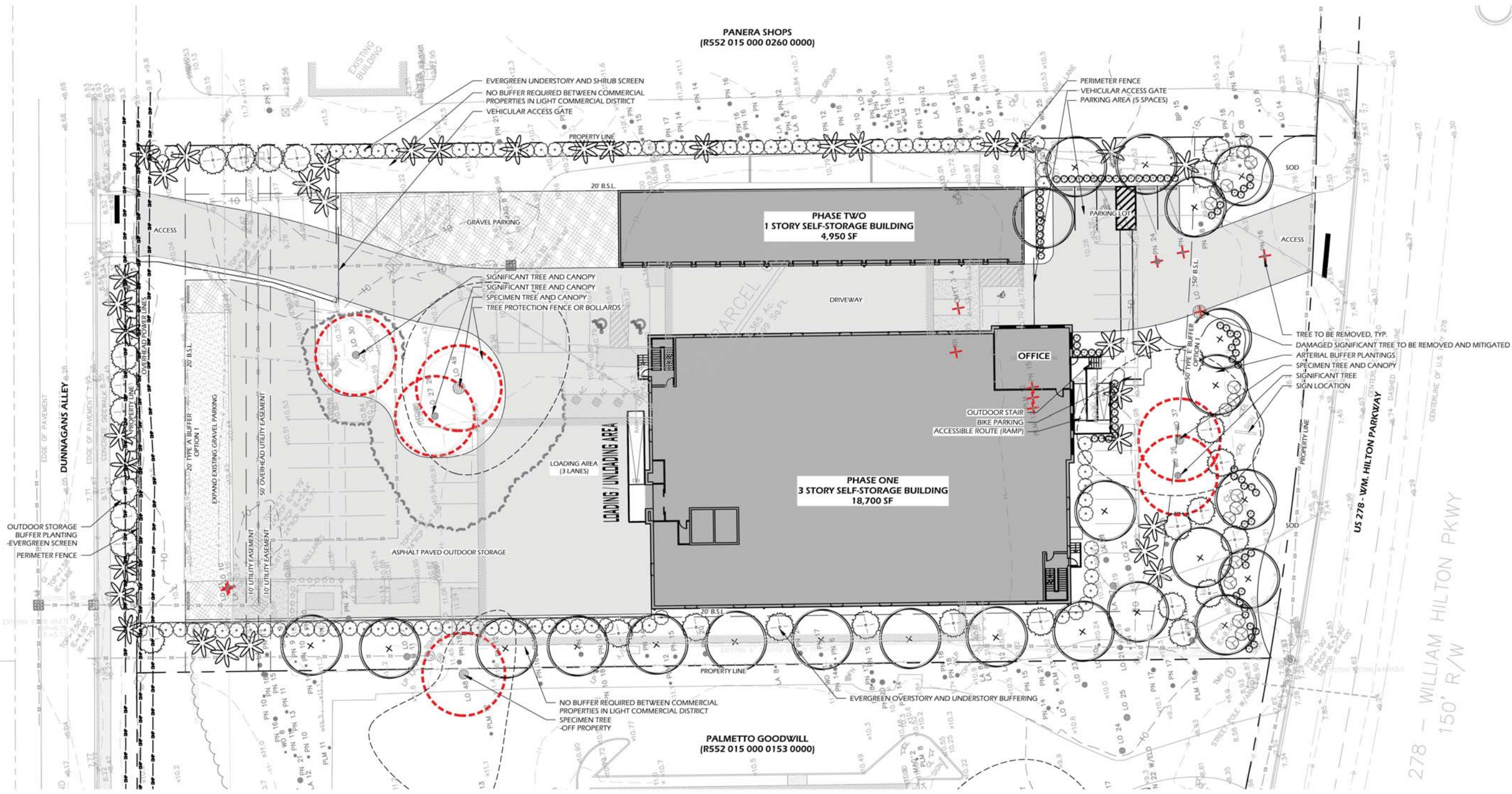


PARCEL INFORMATION
 TAX ID: R552 015 000 0253 0000
 PARCEL ACREAGE: 2.365 ACRES
 ZONING: LIGHT COMMERCIAL (LC) DISTRICT
 PRIMARY USE: SELF-SERVICE STORAGE
 SECONDARY USE: OUTDOOR STORAGE (CONDITIONAL)
 COMMERCIAL DENSITY: 10,000 GFA PER ACRE
 2.365 ACRES = 23,650 GFA ALLOWED
 PARKING: 1 SPACE PER 15,000 GFA
 3 STORY BUILDING (18,700 SF FOOTPRINT): 56,100 SF
 1 STORY BUILDING: 4,950 SF
 TOTAL SF = 61,050 SF
 61,050 / 15,000 = 4.07 PARKING SPACES
 MAX. BUILDING HEIGHT: 45'
 MAX. IMPERVIOUS COVERAGE: 60%

Winters Jones-Keefe
 Ltd.
 landscape architecture
 land planning

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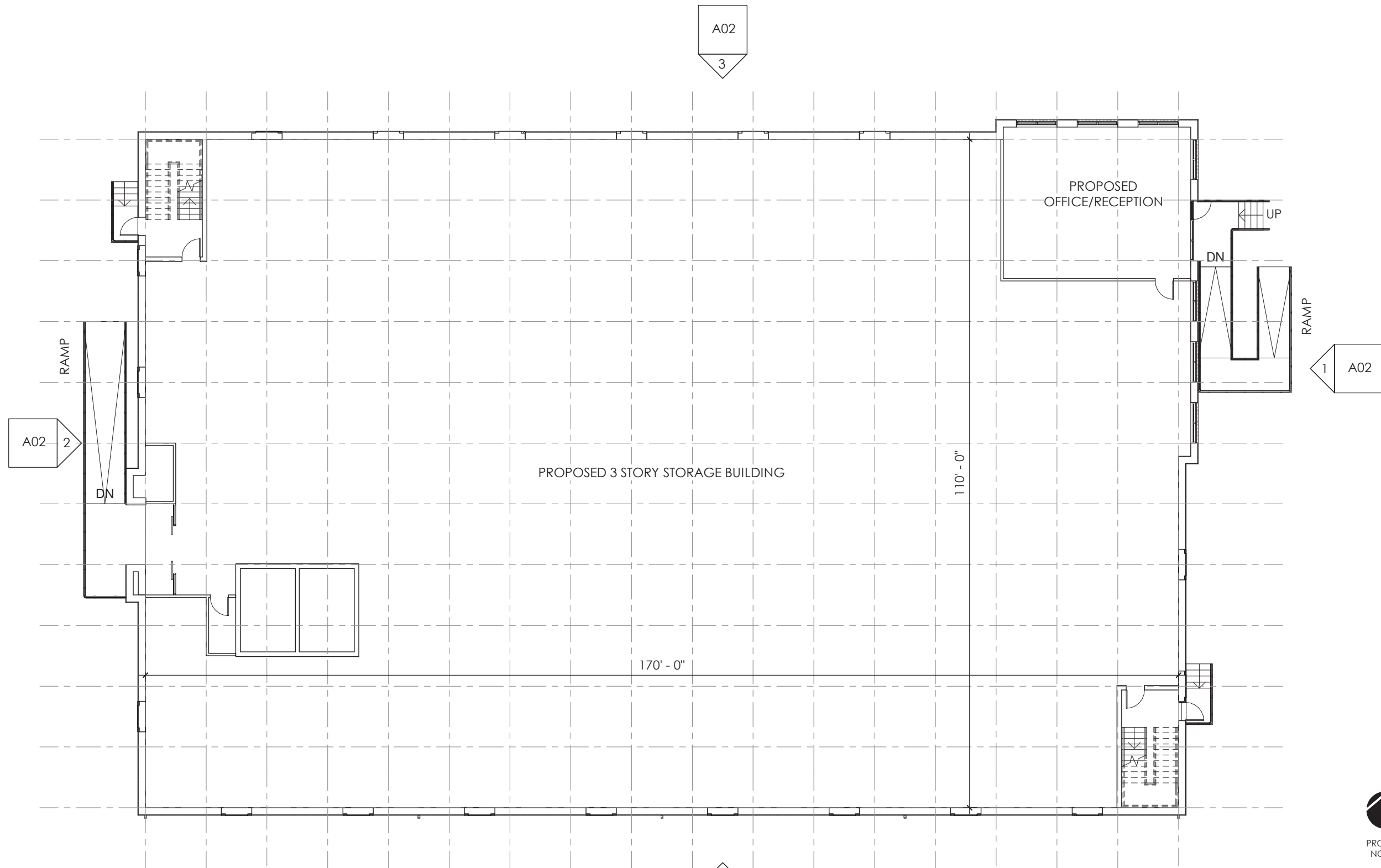
PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION

REVISIONS:

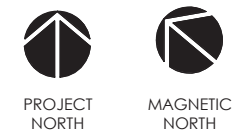
DRAWING TITLE
SITE PLAN

DRAWING NUMBER

L100



1 FIRST FLOOR CONCEPT
1/16" = 1'-0"



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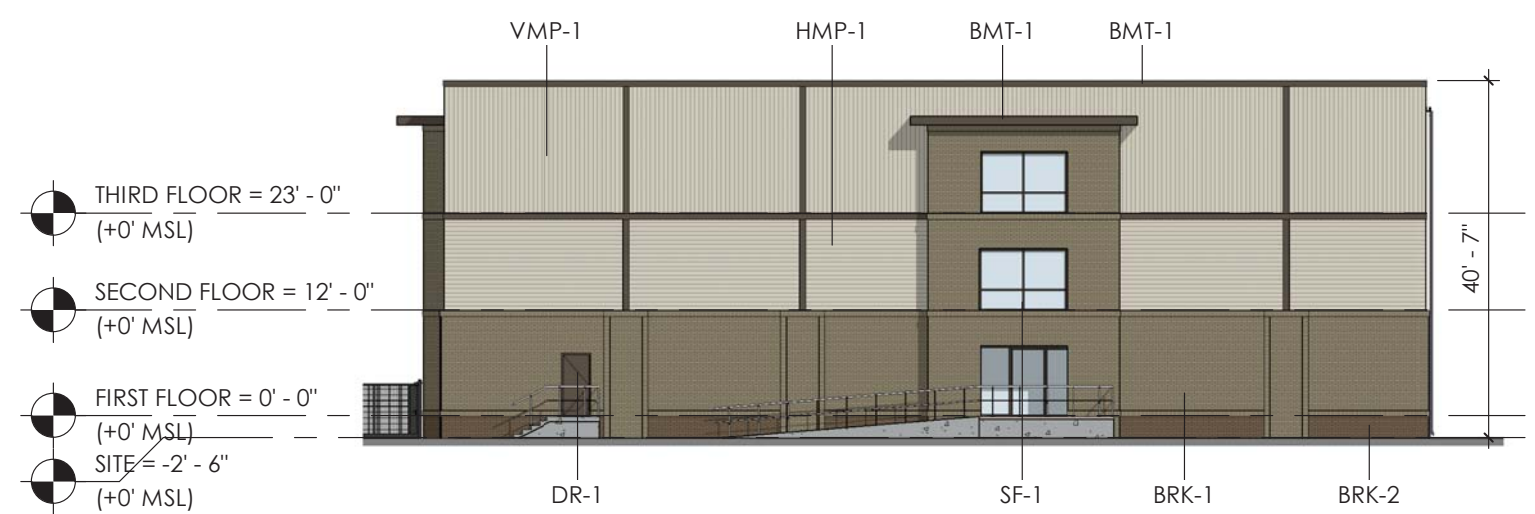
1014 WM. HILTON PARKWAY STORAGE UNIT

Hilton Head Island, SC 29928

SEPTEMBER 08, 2020



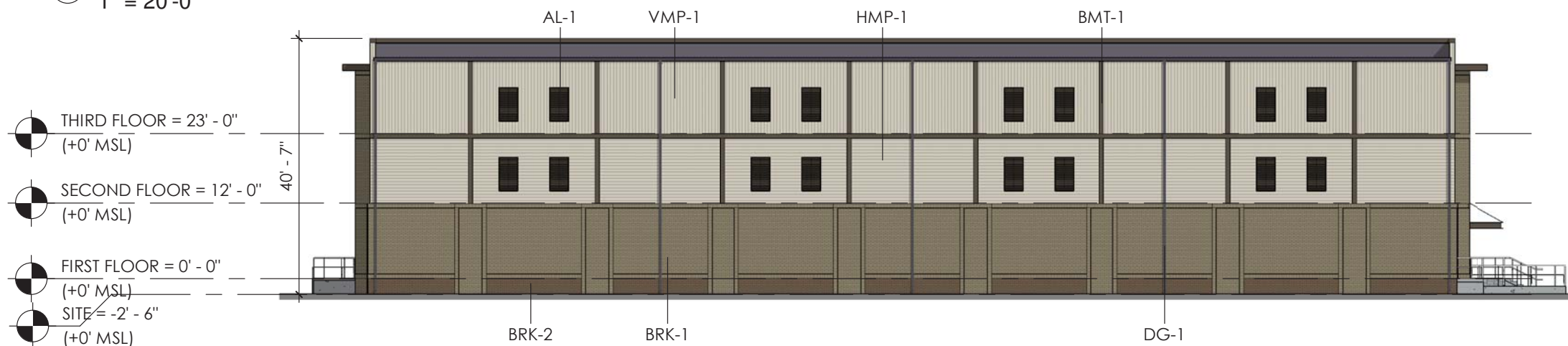
① SOUTH ELEVATION
1" = 20'-0"



② NORTH ELEVATION
1" = 20'-0"



③ EAST ELEVATION
1" = 20'-0"



④ WEST ELEVATION
1" = 20'-0"

MATERIAL LEGEND

- SF-1:** STOREFRONT: YKK AP; COLOR: DARK BRONZE
- AL-1:** CLOSED SHUTTER/LOUVERS: AIROLITE; COLOR AL220 DORIC BRONZE
- HMP-1:** HORIZONTAL WALL PANEL; MBCI; COLOR: BROWNSTONE
- VMP-1:** VERTICAL WALL PANEL; MBCI; COLOR: BROWNSTONE
- BMT-1:** BREAK METAL TRIMS; COPING & CANOPY: DARK BRONZE
- BRK-1:** CHEROKEE BRICK; COLOR MOSS TOWN
- BRK-2:** CHEROKEE BRICK; COLOR HAMPTON GA
- DR-1:** ESCAPE DOORS; COLOR: DARK BRONZE
- DG-1:** DOWNSPOUTS & GUTTERS; COLOR: DRAK BRONZE



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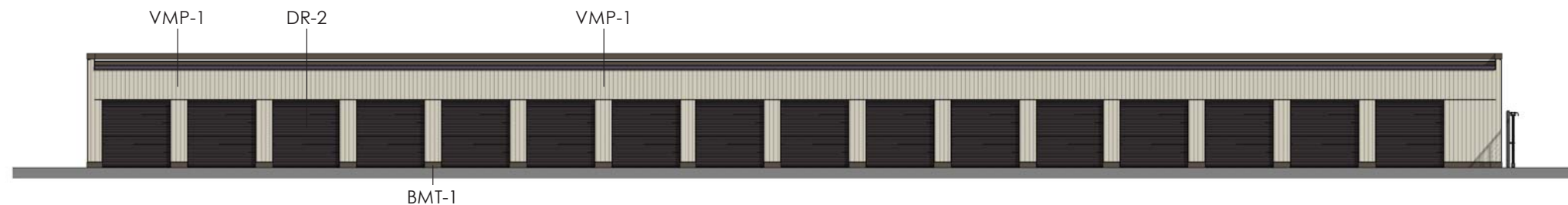
MATERIAL LEGEND

VMP-1: VERTICAL WALL PANEL; MBCI; COLOR: BROWNSTONE

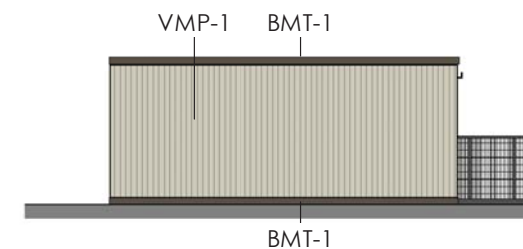
BMT-1: BREAK METAL TRIMS; COPING: DARK BRONZE

DR-2: Roll-up Door; COLOR: DARK BRONZE

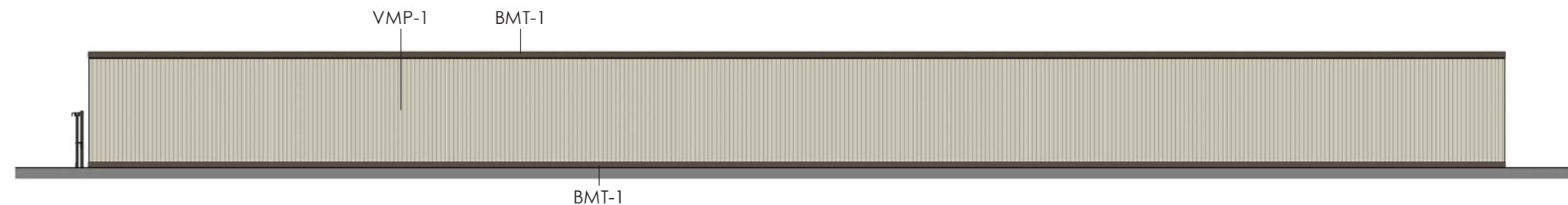
DG-1: DOWNSPOUTS & GUTTERS; COLOR: DRAK BRONZE



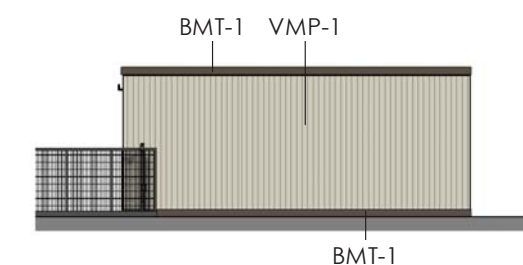
① STORAGE - WEST ELEVATION
1/16" = 1'-0"



② STORAGE - NORTH ELEVATION
1/16" = 1'-0"



③ STORAGE - EAST ELEVATION
1/16" = 1'-0"



④ STORAGE - SOUTH ELEVATION
1/16" = 1'-0"



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1014 WM. HILTON PARKWAY STORAGE UNIT

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SEPTEMBER 08, 2020



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Hilton Head Island, SC 29928

SEPTEMBER 08, 2020

DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)
and do NOT constitute DRB approval or denial.*

PROJECT NAME: WHP Self Storage

DRB#: DRB-001794-2020

DATE: 09/10/20

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

Staff has concerns about the direction of this development and recommends denial.

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Demolition plan needed
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required for Final Approval

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The building lacks the human scale and architectural detail of the adjacent structures.
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The building lacks architectural detail that would give it more of a pedestrian scale and pedestrian circulation and the front building entrance are obscure.
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Per the Design Guide, page 16 "Context", "Colors shall not be used to cause the structure to stand out from other or its background." The proposed brick and siding color is too light. Staff recommends a more nature blending color scheme.

All facades have equal design characteristics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Per the Design Guide, page 12 “Architecture”, “all sides of a structure should be given the same design consideration as the entrance or street façade.” The Dunnagans Alley elevation is void of any real architectural detail and the sides of both Phase One and Phase Two appear to be blank as well.
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Per the Design Guide, page 13 “Form”, “The form or shape of structures should avoid monotonous unbroken planes or unrelieved repetition of shape. Visual interest and shadow play can be created by several techniques including the use of offsetting planes with a variety of depths.” Both Phase One and Two have monotonous unbroken planes.
Has a strong roof form with enough variety to provide visual interest	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Per the Design Guide, page 13 “Form”, “Typically gable, hip or shed roof forms are desirable with a minimum pitch of 6/12. In larger structures a variety of forms can provide greater visual interest and break up large roof planes.” Pitch roof elements should be added to Phase One and given the size of Phase Two, Staff suggest it should have a gable roof.
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See above
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Most of the Phase One and all of Phase Two lack any overhang.
Forms and details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Per the Design Guide, page 13 “Mass”, “The structure shall not be of such mass that is dominates its surroundings or adjacent development. Architectural form and detailing must be used to reduce the appearance of the mass of the structure.”
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Per the Design Guide, page 14 “Scale”, “Architectural elements such as trellises, canopies, terraces or porches at grade level are also important to consider in achieving humans scale.”
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Per the Design Guide, page 125 “Materials”, “Generally materials common to the area or historically present should be selected.” “The use of wood or wood simulating materials is strongly encouraged.” Staff suggest the metal wall panels be replaced with a material that feels more like lap siding or board and batten for a more “Island Character” feel.
Windows are in proportion to the facade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The building lacks windows.
Decorative lighting is limited and low wattage and adds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A lighting plans and manufacturer cut sheets will be

to the visual character				required at Final that shall include exterior lights mounted on the building as well as parking lot lighting.
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NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. At Final, provide a Tree Removal and Preservation plan that includes location of tree protection fence during construction and an outline of pre and post mycor treatment and fertilization program by an arborist for all Significant and Specimen trees. 2. The site plan should include vehicular barriers (bollards) to protect Significant and Specimen trees post construction.

MISC COMMENTS/QUESTIONS

1. Per the Design Guide, page 6 Site Design, "A critical first step in achieving Island Character is a complete analysis of the existing site conditions. A good site design cannot ignore the findings of the site analysis simply to satisfy the requirements of the development." Please provide a Site Analysis to better understand the site.
2. The site plan needs further consideration. The site plan and parking lot seem to be afterthoughts. <ol style="list-style-type: none"> a. the entrance off Dunnagans Alley is at an odd angle. b. the perimeter fence obstructs the parking lot flow at Dunnagans Alley. c. provide landscape area along the fence at the Dunnagans Alley entrance. d. "Outdoor Storage" must meet the requirements listed, including but limited to, of LMO Sec. 16-4-103, E.5
3. Provide for planting area along the Dunnagans Alley perimeter fence and at the back of Phase One and Phase Two.
4. Provide a dimensioned detail of the perimeter fence. Because it is within the setback on Dunnagans Alley it cannot exceed 4' height. Staff recommends an opaque fence detail. Chain link will not be acceptable.
5. Planting along Dunnagans Alley is limited to 12' height within the power line easement.