



The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, May 11, 2010

1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Roll Call**
- 3. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 4. Approval of Agenda**
- 5. Approval of Minutes**
Regular Design Review Board Meeting of April 27, 2010
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business**
 - a. Asian Bistro- DR100018**
 - b. Wexford Clubhouse- DR090041**
- 9. New Business**
 - a. South Island PSD- DR100022**
 - b. Drydock Roof- DR100023**
 - c. Wise Guys Canopy- DR100024**
- 10. Appearance by Citizens**
- 11. Adjournment**

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

**THE TOWN OF HILTON HEAD ISLAND
REGULAR DESIGN REVIEW BOARD MEETING
Benjamin M. Racusin Council Chambers**

Date: Tuesday, April 27, 2010

Time: 1:15pm

Board Members Present: Chairman Marvin Caretsky, Vice Chairman Tom Parker, Ted Behling, Jennifer Moffett, Galen Smith, Scott Sodemann and Todd Theodore

Board Members Absent: None

Council Members Present: None

Present from Town Staff: Mike Roan, Urban Design Administrator
Sally Krebs, Natural Resources Administrator
Richard Spruce, Plans Review Administrator
Kathleen Carlin, Administrative Assistant

- 1) **CALL TO ORDER**
Chairman Caretsky called the meeting to order at 1:15pm.
- 2) **ROLL CALL**
- 3) **FREEDOM OF INFORMATION ACT COMPLIANCE**
- 4) **APPROVAL OF THE AGENDA**
The agenda was **approved** as presented by general consent.
- 5) **APPROVAL OF THE MINUTES**
The minutes of the April 13, 2010 meeting were **approved** as presented by general consent.
- 6) **STAFF REPORT**
Mr. Roan stated that beginning with the next Design Review Board meeting (May 11, 2010) the DRB will begin receiving their packets digitally. All meeting materials including the agenda, draft minutes, staff comments, and backup materials are currently available on the Town's website. A hard copy of future packet materials will be available only by request for pickup at the Town.
- 7) **BOARD BUSINESS**
None
- 8) **UNFINISHED BUSINESS**
(Mr. Theodore recused himself from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed and attached to the record.)

Edgewater Pool – Alteration/Addition (DR100017)

Mr. Roan presented a brief review of the application. This project was approved by the Board on April 13, 2010 with two conditions: (1) The Board requested that the color of the blue tile be changed to complement the teal blue color of the clubhouse roof; (2) the Board requested that the vibrant white color of the deck material be toned down. Mr. Roan stated that the applicant has satisfied both of these color conditions. The staff recommended approval of today's submission.

Mr. Roan circulated a sample of the applicant's new blue tile. The Board stated their approval of the color and the finish of the tile. The Board also stated their approval of the toned down white color for the pool deck. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the applicant's revised colors as presented by the staff today. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-1

9) NEW BUSINESS

Sylby Tub Apartments – Minor External Change (DR100019)

Mr. Roan introduced the application for this apartment complex located at 26 Ben White Drive off Union Cemetery Road. This 18-unit apartment complex was constructed in 1982. The applicant is proposing to replace the siding, the roof, and the windows. The existing external finishes are wood siding, wood fascia, and bronze horizontal sliding windows.

The applicant is proposing to replace the wood siding with vinyl siding (in a Prairie Wheat color). The applicant is proposing to re-paint the trim, soffit, fascia in Maxim White. The vinyl clad windows will also be Maxim White. The roof is proposed to be brown shake shingle. The existing landscaping will remain in place.

Mr. Roan stated that, based on compliance with the Design Guide, wood (such as hardi-plank) should be used instead of vinyl siding. The proposed material has little precedent on Hilton Head Island and is out of character. The staff further recommended a more nature blending color palette instead of the pure Maxim White. The use of white is also out of character for Hilton Head Island.

The Board and the staff discussed the use of wood versus the use of vinyl siding on Hilton Head Island. They also discussed the recommended nature blending color palette. The Board stated their agreement with the staff's recommendations on both the use of wood and the nature blending color palette. Mr. Roan stated that any landscape material disturbed or removed due to the renovation will need to be replaced with like plant materials. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Applicant, Mr. Bill Fishburne, with Coastline Construction Services, presented statements in support of the application. The applicant stated that the property owner is concerned with the costs of long-term maintenance for this rent-subsidized apartment complex. Keeping maintenance costs as reasonable as possible will be very important. The Board and the applicant discussed this issue at length.

Vice Chairman Parker stated that there are differences in vinyl quality to consider. A high quality vinyl product should have a long length and should not have any vertical lines. Vertical joints can be a visual problem with some vinyl. The end walls should have some detail. Quality installation is also very important. The Board stated that they would like to see a sample of the applicant's vinyl material. The Board and the applicant also discussed a more nature blending color palette.

The Board stated that they are sympathetic to the property owner's unique situation. They are, however, concerned with the aesthetics of the vinyl product and its conflict with the Town's Design Guide. The applicant requested that the Board table the application today so that they can visit one or two residential sites on Hilton Head island that use a similar vinyl siding. The Cedar Wells subdivision is very similar to the proposed project and is about 10-15 years old. The Oak View subdivision also uses vinyl siding, but this neighborhood it is not as old as Cedar Wells.

Chairman Caretsky and the other Board members agreed to visit the sites for this purpose prior to making a final decision on the application. The Board agreed to **table** the Syby Tub Apartments application until the next meeting. The applicant agreed to bring an actual sample of the vinyl product to the next meeting along with a revised color palette for the Board's review.

Giuseppi's Pizza – Alteration/Addition (DR100020)

Mr. Roan introduced the application and stated its location in Shelter Cove Plaza. The applicant would like to place an awning outside to cover some existing outdoor tables. The tables are currently sheltered by umbrellas. The applicant would also like to install an aluminum fence along three of the sides. The fence will have integrated posts that would support the awning off the fascia board of the restaurant.

Mr. Roan reviewed a drawing of the proposed awning as well as a site plan showing the location of the restaurant and the awning. Mr. Roan circulated a photo of the proposed awning. The applicant offers several color choices for the awning: (1) spruce green; (2) burgundy; and (3) black cherry.

Mr. Roan reviewed the details of the proposed fencing. The staff recommends that the fence not have the spikes on top. A flat top on the fence is preferred. Also, given the scale of the site plan, it is difficult to tell if there will be building code compliance issues associated with the sidewalk. If so, these issues will need to be resolved. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Shawn Custer, Southern Sign & Awning Company, presented statements in support of the application. The Board and the applicant discussed the proposed awning and the design of the fence. Vice Chairman Parker stated concern with the awning's lack of connectivity with the existing architecture. The awning appears disjointed – like a sliver—too squeezed in. The awning should be integrated into the structure better.

Vice Chairman Parker also stated concern with the spikes on top of the fencing. A flat bar type of railing would be more effective -- for a simple, more sophisticated appearance. The other Board members agreed. The Board and the applicant also discussed the parking lot and curb side in relationship to the location of the fence.

Due to the Board's design concerns, the applicant requested that the Board table today's application. This will allow time for the applicant to incorporate the recommendations made at today's meeting.

Based on today's discussion, the applicant will (1) integrate the materials into the existing architecture more successfully; (2) remove the spikes from the fence (making it a flat bar top); (3) the awning color should be in the red family or burgundy. The awning should look more permanent. The Board agreed to **table** today's the Giuseppe's Pizza application.

Fire Station # 1 - Temporary Apparatus Bay (DR100021)

Mr. Roan stated that in its effort to demolish and rebuild Fire Station # 1 (Shipyard – Pope Avenue gate), the Town of Hilton Head Island will be utilizing the building that used to be the Smokehouse restaurant on Pope Avenue as a temporary station. There is a need to construct a temporary apparatus bay to house the fire engine and ambulance.

This application suggests a covered structure with wood panels at the perimeter to provide an element of screening and security for the equipment while allowing for proper ventilation and ease of maintenance. These are the program elements as set forth by Fire and Rescue. The detailing of the structure is to match that of all the recent improvements at the Coligny Beach Park, in an effort to maintain some consistency across the Town-owned properties in the area-- all details, colors, and materials will match the Coligny Beach Park. The roof will be GAF-Timberline Prestique “Weathered Wood”. All painted elements will be Sherwin Williams “Virtual Taupe” and “Accessible Beige”. All cedar elements will receive Cabot's bleaching oil. The structure will be built on top of existing asphalt in the old restaurant parking lot. This project will ultimately be demolished upon the completion of the new Fire Station # 1. It will have a total lifespan of just over one year.

Mr. Roan described the structure as well as plans to remove and reuse the temporary panels. Mr. Roan also described the roof structure and the elevations. Roof forms are to receive cedar shingle in the gable to pick up on the cedar across the street at Coligny Beach Park and provide a level of quality and detail. A louvered detail will be added to the back.

The Board and the staff discussed the reusability of the panels. The Board stated that this is a good idea and perhaps should be expanded to include the posts and the foundation as well. The Board complimented the staff on the quality of the project.

At the completion of the discussion, Chairman Caretsky made a **motion** to **approve** the Fire Station # 1 – Temporary Apparatus Bay application as presented by the staff. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 7-0-0.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 2:20pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Marvin Caretsky
Chairman

DRAFT

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 Wexford Clubhouse DRB# DR090041

DATE 5/11/2010 RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN		
Update to a previously approved clubhouse renovation. The porte-cochere integrates successfully into the existing details of the clubhouse and is a provides a substantial element to the front of the clubhouse. The screen detail picks up on existing elements on the clubhouse, as well.		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood		
Promotes pedestrian scale and circulation		
Design is unobtrusive and set into the natural environment		
Utilizes natural materials and colors		
Avoids distinctive vernacular styles		
Design is appropriate for its use		
All facades are have equal design characteristics		
Avoids monotonous planes or unrelieved repetition		
Has a strong roof form with enough variety to provide visual interest		
Minimum roof pitch of 6/12		
Overhangs are sufficient for the façade height.		
Forms an details are sufficient to reduce the mass of the structure		
Human scale is achieved by the use of proper proportions and architectural elements		
Utilizes a variety of materials, textures and colors		
Incorporates wood or wood simulating materials		
Windows are in proportion to the facade		
Details are clean, simple and appropriate while avoiding excessive ornamentation		
Utilities and equipment are concealed from view		

Decorative lighting is limited and low wattage and adds to the visual character		
Accessory elements are design to coordinate with the primary structure		

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots		
Proper spacing and		

location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning		
Proposed groundcovers are evergreen species with low maintenance needs		
Large grassed lawn areas encompassing a major portion of the site are avoided		
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood		
Ornamentals and Annuals are limited to entrances and other focal points		

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		NR has no comments.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS

April 27, 2010
Wexford Plantation Clubhouse
Exterior Renovation, Expansion, & Remodeling



DRB Project Narrative:

D.L.Ogden Architecture, LLC, on behalf of Wexford Plantation Homeowners Association, Inc., is proposing for review, (1) a replacement of the existing Front Canvas Canopy with a Porte- Cochere of permanent construction, (2) changing the front doors to solid wood from previously approved glass doors, and (3) adding a roof screen to mask functional roof-top equipment. The project expands upon the already approved renovation and addition to the existing Clubhouse Building at 111 Wexford Club Drive, Hilton Head Island. It is currently under construction.

Porte-Cochere:

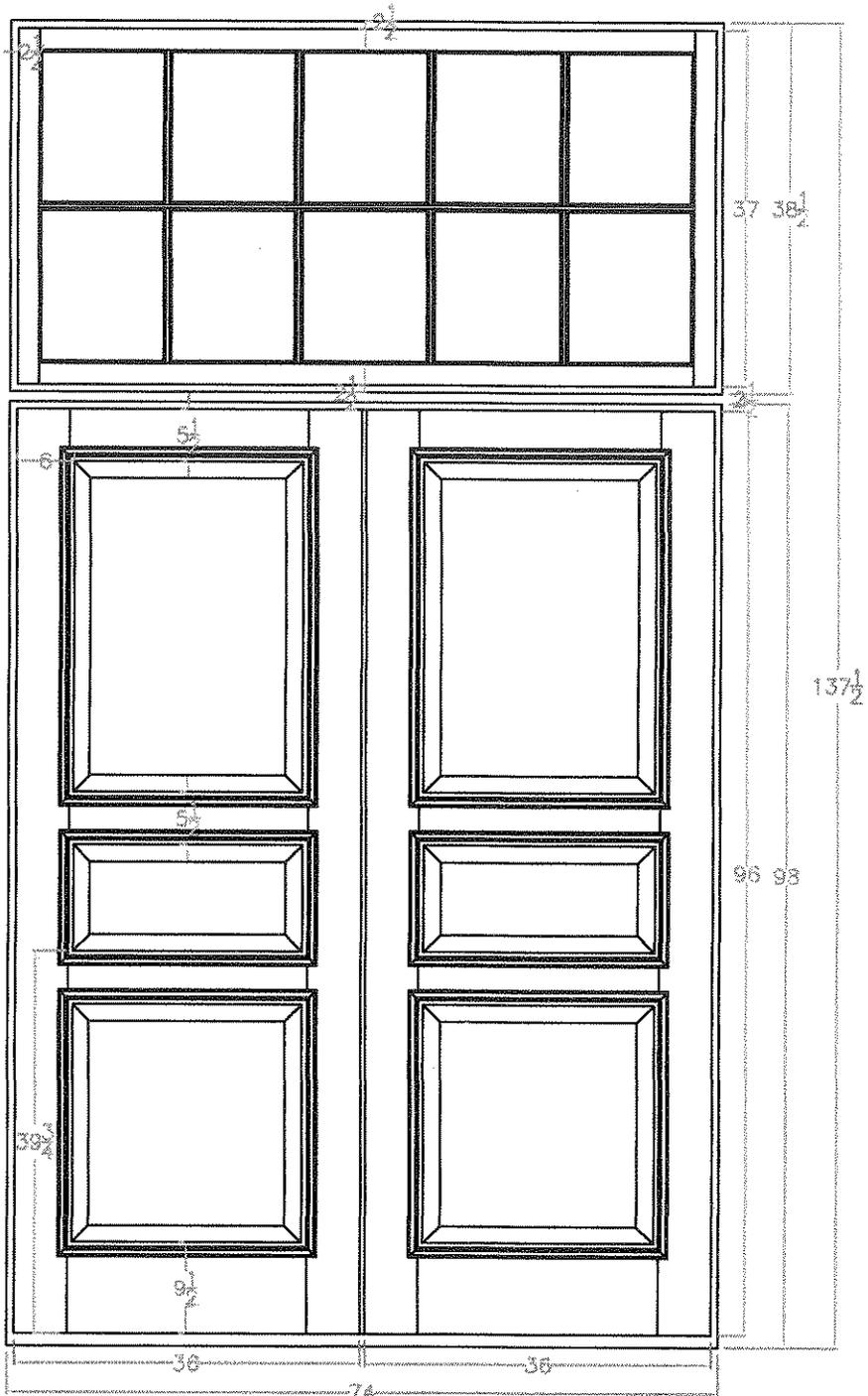
The original intent of the club was to re-install the Canvas Canopy that was existing before the renovation (see enclosed photo). The proposed Porte-Cochere, will be constructed to resemble the existing Clubhouse character and style. It will have proportionate stucco recesses and a mansard sloped slate tile roof to coincide with the existing building materials and color. Additionally, it is designed to be proportionate to the existing order as well as for functional aspects. Its relative height above the ground is driven by code purposes and the tie-in to existing structural elements at the existing porch.

Front Entry Doors:

The clubhouse doors previously approved were to be glass type with muntins to match the adjacent window style. However, it was requested that the front doors be modified to be opaque in nature to create a sense of entry. Also, the doors will coordinate with the interior, complimenting the newly created foyer/lobby. The doors are to be a mahogany paneled door with a complimentary stain. The transom will remain above the door (see enclosed door elevation detail).

Roof Screen:

The current renovation/addition was partly driven by the functional need to increase the square footage of the kitchen. The functional aspects have been efficiently organized. However, due to the placement of the cooking exhaust hoods, the associated equipment had limitations relative to placement upon the roof and the existing building structural components. When located as far from the front of the building as possible, it would be visible at approach. Therefore, it is proposed to be screened with a low wall which is designed to coordinate with the existing character and materials. Since the building Elevation has a symmetrical sense, it is proposed that a screen be placed at both the right and left of the porch. See proposed elevation.



* ORDER WILL BE PROCESSED PER THIS DRAWING. NO FE ALL CHANGES ON THIS DRAWING BEFORE APPROVAL *
 * ALL DIMENSIONS ARE BEFORE FITTING DOORS TO FRAME. PREPARED DOORS WILL BE UNDERSIZED. *

STEWART BRANNEN MILLWORK					DATE: 03/30/10
	DOOR SPECIES: 2 1/4" Sapele		DOOR GLAZING: SDL 7/8" Bars - Insulated Clr Imp Glz		DRAWN BY: Heather Cloutice
	HARDWARE PREP: No Bare		RATING: DP 55		EXT. TRIM: BM
	JAMBS: 6 5/8" Sapele	HINGES: 1191 US10B	HAND: ??	SHL: ADA - Brz	SHL. HOOKS: To Match Trim
	Wexford Clubhouse				APPROVED BY:



D.L. OGDEN
architecture

14 Westbury Park Way, Suite 202
Bluffton, SC 29910
p 843.615.4700 f 843.615.1192
www.dloarch.com

MECHANICAL / PLUMBING ENGINEER

ELECTRICAL ENGINEER

CONSULTANT

**Wexford
Plantation**
Clubhouse Porte-Cochere
Hilton Head Is., SC 29928

REGISTERED SEAL

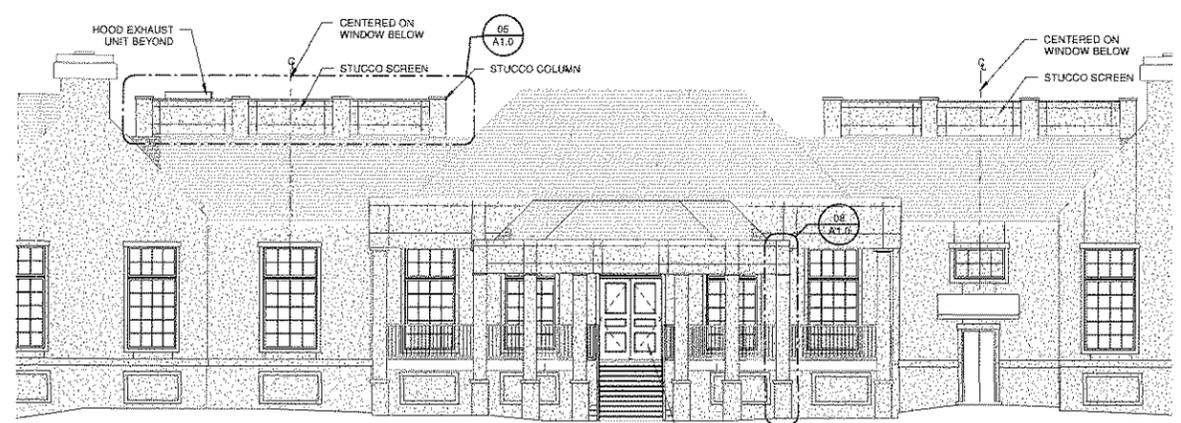
REGISTERED SEAL

NO.	DATE	DESCRIPTION
1	04.27.16	TOWN OF H.H.I. SUBMIT

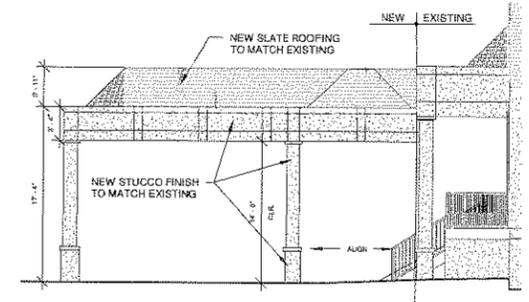
PROJECT # 10103
PROJECT MANAGER BMC
DRAWN BY JLS, ARJ

Porte Cochere

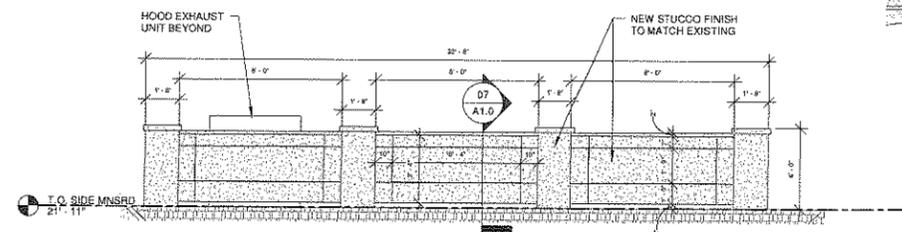
A1.0



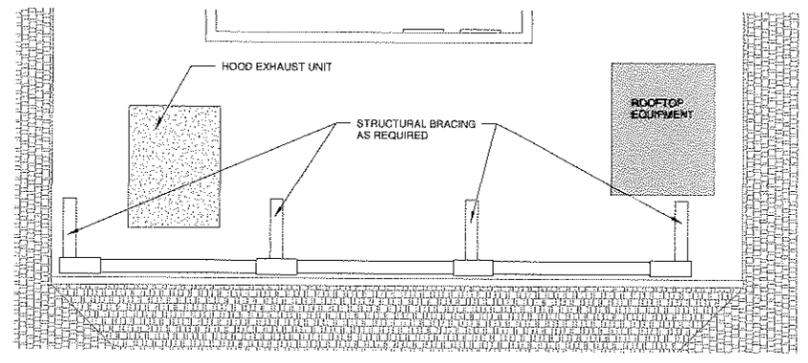
01 WEST ELEVATION (FRONT PORTE COCHERE)
SCALE: 1/8" = 1'-0"



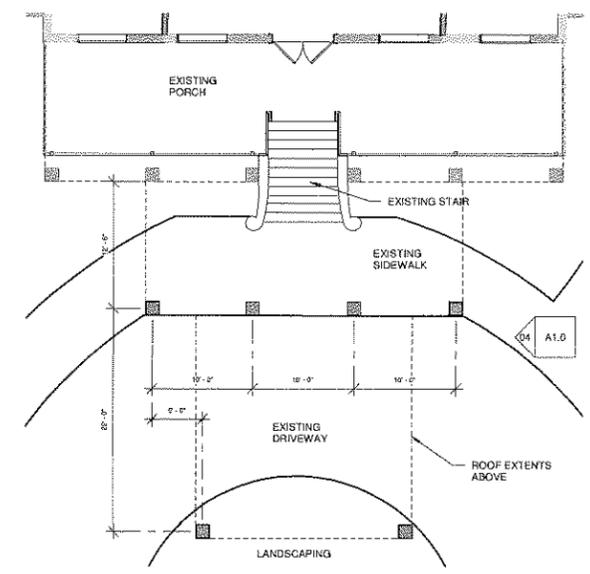
04 RIGHT SIDE VIEW, PORTE COCHERE
SCALE: 1/8" = 1'-0"



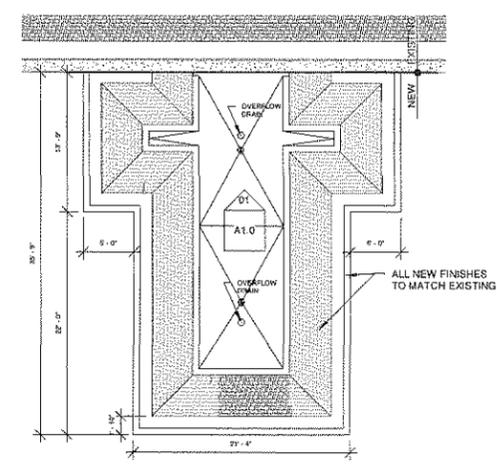
05 STUCCO SCREEN DTL ELEVATION
SCALE: 1/4" = 1'-0"



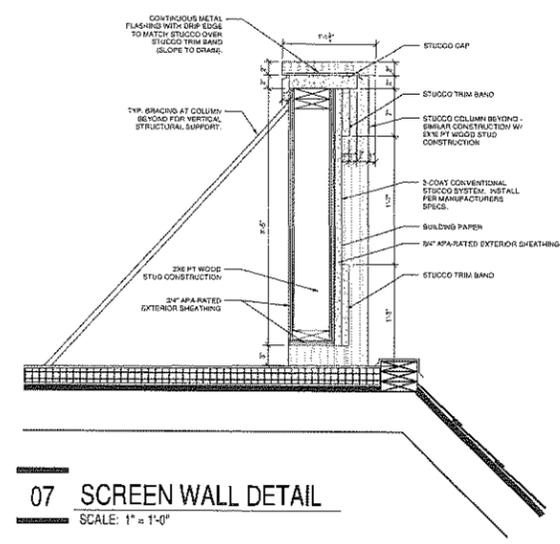
06 STUCCO SCREEN PLAN VIEW
SCALE: 1/4" = 1'-0"



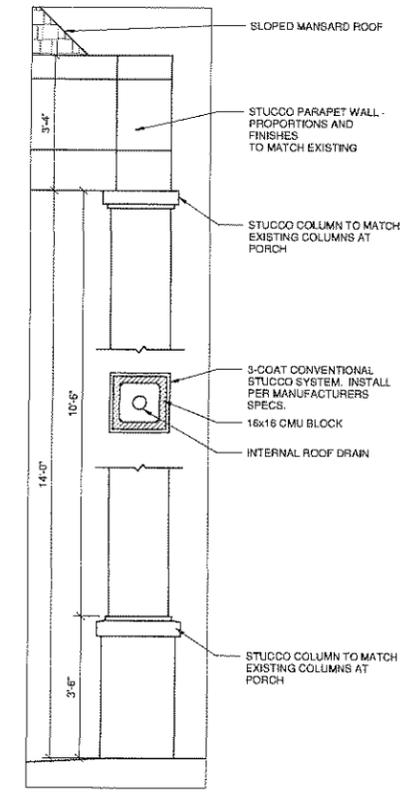
02 PORTE COCHERE PLAN VIEW
SCALE: 1/8" = 1'-0"



03 PORTE COCHERE ROOF PLAN
SCALE: 1/8" = 1'-0"



07 SCREEN WALL DETAIL
SCALE: 1" = 1'-0"



08 COLUMN DETAIL
SCALE: 1/2" = 1'-0"

4/27/2016 11:54:21 AM

C:\Users\jls\Documents\Projects\Wex\Clubhouse\DWG



EXISTING FRONT ENTRY ELEVATION



EXISTING ENTRY CANOPY

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 DRB#

DATE RECOMMEND APPROVE RECOMMEND APPROVE W/COND. RECOMMEND DENY

ARCHITECTURAL DESIGN		
Conceptual submittal for development. No material colors provided. Narrative indicates they will be provided at meeting. Project aims to reach LEED silver rating.		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood	Y	
Promotes pedestrian scale and circulation	Y/N	It's a drive and park development. Brick and wood elements provide quality and variety on the human scale
Design is unobtrusive and set into the natural environment	Y/N	Lot layout goes some way in preserving significant trees is what is a heavily wooded site
Utilizes natural materials and colors	Y	
Avoids distinctive vernacular styles	Y	
Design is appropriate for its use	Y	
All facades are have equal design characteristics	Y	
Avoids monotonous planes or unrelieved repetition	Y	
Has a strong roof form with enough variety to provide visual interest	Y	
Minimum roof pitch of 6/12	None prov.	Roof form is appropriate for the building
Overhangs are sufficient for the façade height.	Y	
Forms an details are sufficient to reduce the mass of the structure	Y	
Human scale is achieved by the use of proper proportions and architectural elements	Y	
Utilizes a variety of materials, textures and colors	Y	
Incorporates wood or wood simulating materials	Y	
Windows are in proportion to the facade	Y	
Details are clean, simple and appropriate while avoiding excessive ornamentation	Y	
Utilities and equipment are concealed from view	Y	

Decorative lighting is limited and low wattage and adds to the visual character		None specified
Accessory elements are design to coordinate with the primary structure	Y/N	There is a fence and gate labeled on the plan, but no detail provided.

LANDSCAPE DESIGN
 Very conceptual. This is a heavily wooded site and the natural character should be reflected in the selection of materials. Large fleet lot and fence should receive heavy screening. This site will require the maximum allowable 3’-0” of retained fill and then some, and the impact on the topography should be softened with appropriate understory.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site’s structures, parking areas or other construction		
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of		

shrubs so as not to damage tree roots		
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning		
Proposed groundcovers are evergreen species with low maintenance needs		
Large grassed lawn areas encompassing a major portion of the site are avoided		
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood		
Ornamentals and Annuals are limited to entrances and other focal points		

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		<p>1. The building location is currently at 7-8 feet MSL, and the building will have to be built at 14 feet MSL. How will the fill for this building be retained so that it does not spill over onto protected vegetation? The parking lots?</p> <p>2. This site has numerous pond pines, which are specimen at 25 inches in diameter and over. Please identify all pines that are 25 inches in diameter and over, and confirm the size and species of those 24 inches and over.</p> <p>3. This site is heavily vegetated with native understory vegetation, many species of which are now rare/uncommon on the island. All efforts should be made to maintain as much as possible (this goes along with LEED certification; also consider GREEN SITES certification).</p> <p>4. Trees shown to remain in islands will need more root space than shown. Heavy landscaping in these islands will also destroy root systems on protected trees.</p>
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS

**TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER APPLICATION FORM**

ONE TOWN CENTER COURT • HILTON HEAD ISLAND, SC 29928 • 843-341-4681 • FAX 843-842-8908

Please TYPE or PRINT legibly

NAME OF DEVELOPMENT or BUSINESS SOUTH ISLAND PUBLIC SERVICE DISTRICT
 STREET ADDRESS LOTS 9, 11 & 12 PALMETTO BUSINESS PARK DRIVE
 ZONING DISTRICT CC OVERLAY DISTRICT CDR
 TAX DISTRICT 552 MAP 14 PARCEL (S) 904, 901 & 903

LAND OWNER KELLY FELDA APPLICANT SAME AS OWNER AGENT MICHAEL BROCK

NAME SOUTH ISLAND P.S.D. WARD EDWARDS, INC.

COMPANY 25 BOW CIRCLE PO BOX 381

MAILING ADDRESS HILTON HEAD SC 29938 BLUFFTON, SC 29910

CITY STATE ZIP 843-785-6224 / 842-6029 843-322-6020 / 837-2558

TELEPHONE FAX Bus License# 2558
(For DRB, DR & SUB Only) (For DRB, DR & SUB Only)

*** A CHECK-IN CONFERENCE IS REQUIRED FOR THESE ITEMS. SEE LMO 16-3-104 FOR MORE INFORMATION. ATTACH THE NECESSARY SUPPLEMENTAL FORM(S).**

- | | |
|--|---|
| <input type="checkbox"/> APPEAL * | <input type="checkbox"/> ZONING MAP AMENDMENT * |
| <input type="checkbox"/> DEVELOPMENT PLAN REVIEW (DPR) * | <input checked="" type="checkbox"/> DESIGN REVIEW BOARD |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT * | <input type="checkbox"/> PUBLIC PROJECT |
| <input type="checkbox"/> SPECIAL EXCEPTION * | <input type="checkbox"/> SIGN PERMIT |
| <input type="checkbox"/> SUBDIVISION * | <input type="checkbox"/> TREE APPROVAL |
| <input type="checkbox"/> VARIANCE * | <input type="checkbox"/> WETLAND ALTERATION |
| <input type="checkbox"/> ABBREVIATED DPR * | <input type="checkbox"/> EXPEDITED DPR * |

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.

[Signature]
SIGNATURE

04-20-10
DATE

I UNDERSTAND THAT IN THE EVENT OF A STATE OF EMERGENCY, DUE TO A DISASTER, THOSE REVIEW & APPROVAL TIMES SET FORTH IN THE LAND MANAGEMENT ORDINANCE MAY BE SUSPENDED.

[Signature]
SIGNATURE

04-20-10
DATE

DATE RECEIVED: <u>4-21-10</u>	FOR OFFICIAL USE ONLY	
ACCEPTED BY: <u>[Signature]</u>	TIME: <u>11:45 Am</u>	DR
	MASTER TRACKING NUMBER: <u>DPR 100.022</u>	

COMMUNITY DEVELOPMENT DEPARTMENT
DESIGN REVIEW BOARD
SUPPLEMENTAL APPLICATION FORM
THIS FORM MUST BE ACCOMPANIED BY A MASTER APPLICATION FORM.

Please TYPE or PRINT legibly

NAME OF DEVELOPMENT SOUTH ISLAND PUBLIC SERVICE DISTRICT

PROJECT CATEGORY:

- | | |
|--|--|
| <input checked="" type="checkbox"/> New Development – Conceptual | <input type="checkbox"/> Alteration/Addition |
| <input type="checkbox"/> New Development – Final | <input type="checkbox"/> Minor External Change |
- Project # from Notice of Action DR

I. APPLICATION REQUIREMENTS FOR ALL PROJECTS.

ARCHITECTURAL REVIEW BOARD NOTICE OF ACTION (If applicable): When a project is within the jurisdiction of an Architectural Review Board (ARB), the applicant shall submit such ARB's written notice of action LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

FILING FEE (New Development \$175, Alterations/Additions \$100, Minor External \$50)

II. APPLICATION REQUIREMENTS FOR NEW DEVELOPMENT (CONCEPTUAL):

Sec. 16-3-1003. Submission Requirements

Applicants shall submit an application form as published by the Administrator and appropriate fee as required by Sec. 16-3-105 along with the following materials before an application shall be considered complete.

A. Concept Approval -- New Development. (11 copies)

1. A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.
2. A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
3. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
4. Context photographs of neighboring uses and architectural styles.
5. Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
6. Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

DESIGN REVIEW BOARD SUPPLEMENTAL APPLICATION FORM (continued)

III. APPLICATION REQUIREMENTS FOR NEW DEVELOPMENT (FINAL)

Sec. 16-3-1003. Submission Requirements

Applicants shall submit an application form as published by the Administrator and appropriate fee as required by Sec. 16-3-105 along with the following materials before an application shall be considered complete.

B. Final Approval -- New Development. (11 copies)

- 1. A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- 2. Final site development plan meeting the requirements of Sec. 16-3-303.F.
- 3. Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- 4. 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.
- 5. 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.
- 6. 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.

IV. APPLICATION REQUIREMENTS FOR ALTERATIONS/ADDITIONS AND MINOR EXTERNAL CHANGES (11 copies):

- WRITTEN NARRATIVE describing how project conforms to design guidelines of Section 16-4-503
- PHOTOGRAPHS AND/OR DRAWINGS OF EXISTING DEVELOPMENT
- DRAWINGS OF PROPOSED DEVELOPMENT - 11"x 17"
- MATERIAL/COLOR SAMPLES OF EXISTING AND PROPOSED CHANGES
8 1/2" X 14" *Maximum* STATING MANUFACTURER AND MATERIAL NAME

*NOTE: ALL APPLICATION ITEMS MUST BE SUBMITTED BY THE DEADLINE DATE IN ORDER TO BE REVIEWED BY THE DRB LMO SECTION 16-3-106.

DATE RECEIVED: <u>4-21-10</u>	FOR OFFICIAL USE ONLY	TIME: <u>11:45 Am</u>
ACCEPTED BY: <u>DZH</u>		MASTER TRACKING NUMBER: <u>DR 10002</u>

Conceptual DRB Narrative

South Island PSD
Head Quarters Building
PAPP Number: PAPP090010

Project Description:

The applicant is proposing a new 9,500 SF headquarters building for South Island PSD. This project is located at the corner of Palmetto Bay Road and Genesta Street with an address of 7 Palmetto Business Park.

Architectural Concept:

The architectural design intent of the project is having a consistence in form and material of the area architecture. Please refer to the photos offered for style. The building will be a one story headquarters building with stucco and wood finish. The roof will be of metal finish. A water table will be finished at the foundation with brick. Colors will be offered at the DRB meeting. The client wishes to attain the silver status LEED certification for this project.

Zoning District:

CC (Commercial Center)

Allowable Density:

10,000 SF per 1 net acre. 2.29 acres= **20,290 allowable SF.**

Parking

Parking has been provided as part of the overall development plan which includes customer parking, employee parking, and fleet vehicle parking. 1 space per 350 SF office = 28 spaces. A total of 28 spaces associated with the office has been provided. Due to the nature of the Public Service District's business a fleet vehicle parking area is required. The fleet area will be secured with a 7' chain-link fence with native vines. The 37 parking spaces provided for the fleet vehicles will be pervious.

Impervious Surface Coverage:

The proposed impervious surface coverage for the site is substantially less than the 55% maximum impervious coverage allowed in the WMU zoning district.

Open Space:

The proposed open space for the site is higher than the 25% minimum open space required in the CC zoning district.

Storm Water Management:

Storm water management has been provided in accordance with the LMO in a master planned storm system association with Palmetto Business Park.

Wetland Impact:

This application contemplates no wetlands impacts.

Tree Preservation:

A majority of the existing site is wooded. There are several larger pine trees located on the site that the applicant intends to work around. The applicant proposes to maintain as much of the existing under-story vegetation on the site. Several notable native species were discovered on the site during the site inspection with TOHHI Natural Resources staff. Accordingly, the landscape plan incorporates native species to help promote a natural environment.

Vehicle Access

Vehicle access has been provided off of Genesta Street and Palmetto Business Park Drive in accordance with the LMO.

Underground Utilities

Utilities have been provided in accordance with the previously approved development plans.

Maintenance Responsibilities

The owner will be responsible for maintaining the development in accordance with all Town requirements and guidelines.

Site Pictures

Please refer to the existing structures adjacent to the property on the attached photos.

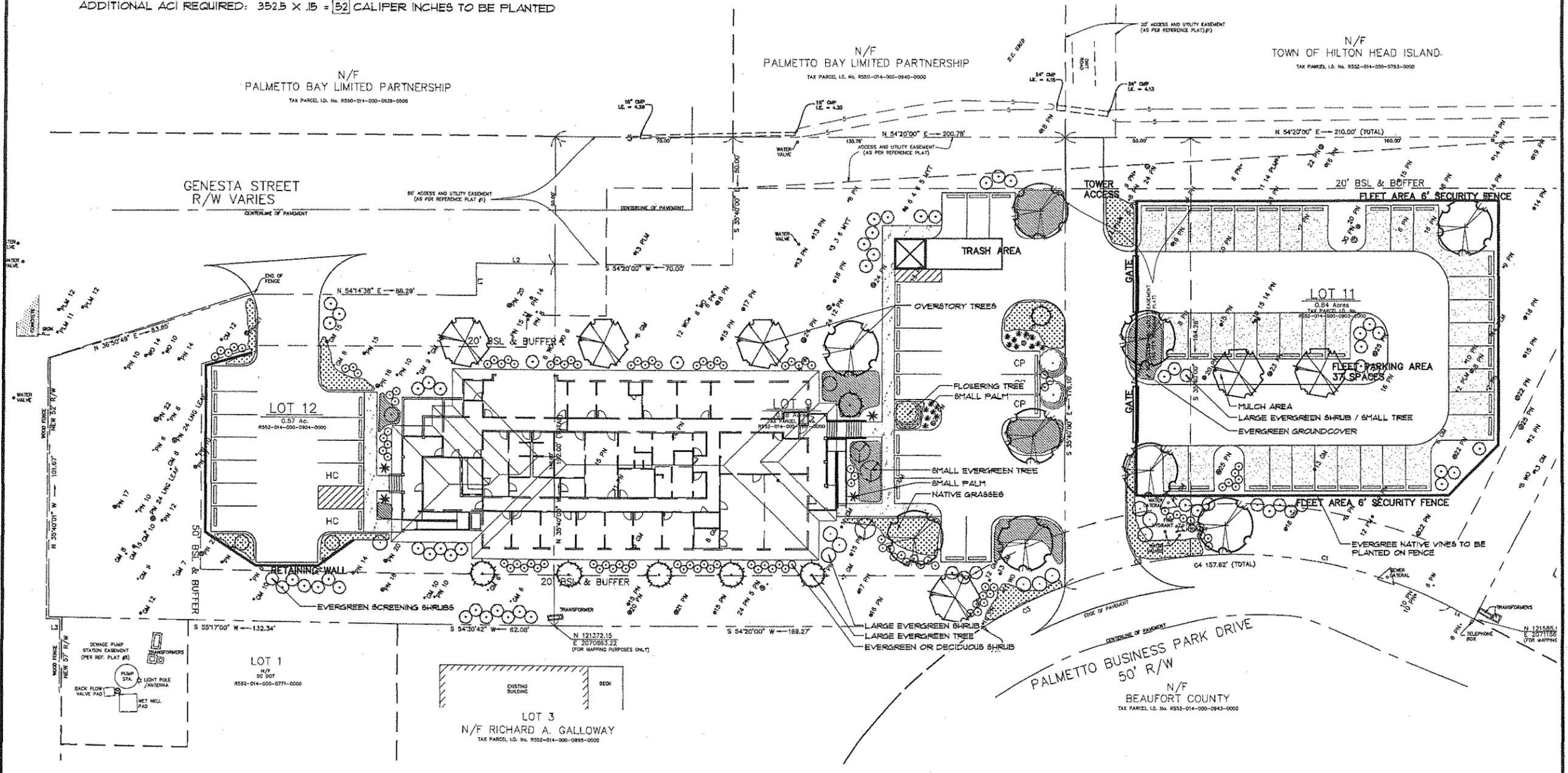
TREE REQUIREMENT CALCULATIONS

TOTAL SITE: 2.29 AC
 TOTAL IMPERVIOUS: .11 AC
 ACI REQUIRED: 1386
 ACI ON SITE: 1033.5

TREE VALUE FACTORS FOR SITE

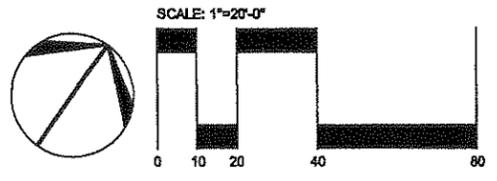
CATEGORY I 8
 CATEGORY II 229.5
 CATEGORY III 768.5
 CATEGORY IV 27.5
 1033.5

ADDITIONAL ACI REQUIRED: $352.5 \times .15 = 52$ CALIFER INCHES TO BE PLANTED



NOTES:

1. ALL PLANT MATERIAL IS TO BE OF NATIVE SPECIES IF POSSIBLE.
2. ONLY DRIP IRRIGATION IS TO BE USED AS SHOWN ON FINAL SUBMITTAL.
3. PLANT MATERIAL PLANTED IN BUFFERS SHALL BE ADJUSTED SO NO EXISTING VEGETATION IS DISTURBED.
4. ALL DISTURBED AREAS ARE TO BE MULCHED.



SOUTH ISLAND PUBLIC SERVICE DISTRICT
 PALMETTO BAY ROAD
 HILTON HEAD ISLAND
 BEAUFORT COUNTY, SOUTH CAROLINA

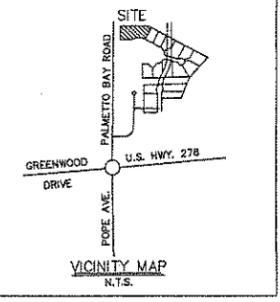
The Greenery, Inc.
 LANDSCAPE ARCHITECTURE & DESIGN / BUILD

P.O. BOX 669 HILTON HEAD ISLAND, SC 29928
 Office 843.765.3948 Fax 843.765.6588

SHEET TITLE:
 PRELIMINARY
 LANDSCAPE PLAN

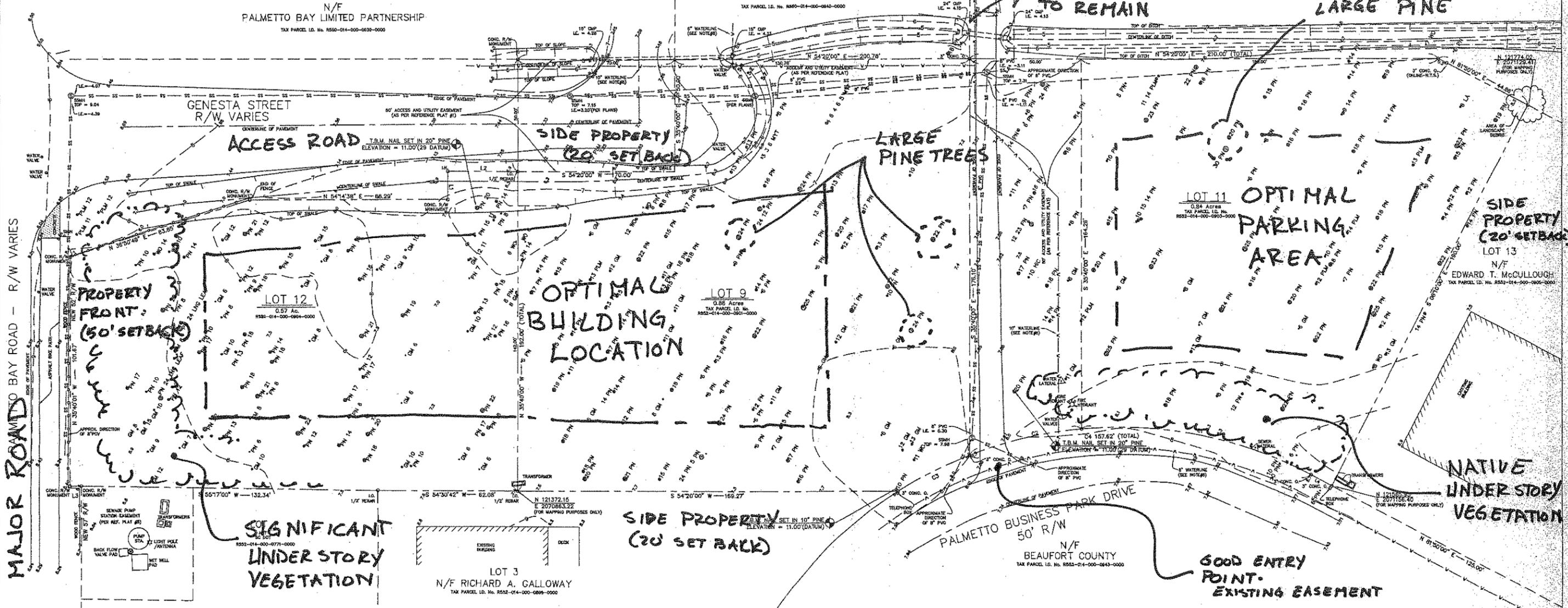
DATE: 4/16/10
 PROJECT #:
 REVISIONS:
 description date





CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	185.00'	106.07'	64.34'	104.63'	S 65°24'54" W	32°11'06"
C2	185.00'	51.85'	29.94'	51.39'	S 41°00'23" W	15°27'58"
C3	185.00'	35.38'	17.73'	35.30'	S 27°33'00" W	10°26'54"
C4	185.00'	157.62'	83.95'	159.90'	S 67°25'57" W	48°49'01"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 34°36'12" W	12.58'
L2	N 54°23'47" E	31.47'
L3	S 54°29'34" W	5.15'
L4	S 81°50'00" W	10.58'



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 7-2-D, COMMUNITY No. 450250, MAP DATED 08/22/85, BASE ELEVATION 14.0', FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
- BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS AND SETBACKS SHOULD BE VERIFIED THROUGH THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
- UNDERGROUND UTILITIES OF LOCATED EXCEPT AS SHOWN.
- SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASSESSMENT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
- STATE PLANE COORDINATES SHOWN ARE BASED ON BEAUFORT COUNTY GS.
- ABOVE AND UNDER GROUND WATER AND SANITARY SEWER STRUCTURES ARE FROM FIELD OBSERVATION OR SCALED FROM PLANS PROVIDED BY BILL BRANNEN WITH SOUTH ISLAND PUBLIC SERVICE DISTRICT.

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER	SPOT ELEVATION
CONC. O.	CONTOUR
I.R.	CONCRETE MONUMENT, OLD (FOUND)
I.O.	IRON PIN, NEW (SET)
T.S.M.	IRON PIN, OLD (FOUND)
CMP	TEMPORARY BENCH MARK
PVC	CORRUGATED METAL PIPE
LE	POLYVINYL CHLORIDE PIPE
GM	INVERT ELEVATION
HCG	GUM
LA	HICKORY
MYT	LAUREL OAK
PN	CREPE MYRTLE
PLM	PINE
WO	PALM
	WATER OAK

- REFERENCE PLATS:**
- PALMETTO BUSINESS PARK, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 07/16/92; LATEST REVISION: 08/12/92, BY: JOSHUA M. WILLIAMS, III, S.C.R.L.S. No. 7626, RECORDED: PB. 31, PG. 137; 07/05/93.
 - BOUNDARY SURVEY OF LOT 9 & LOT 11, PALMETTO BUSINESS PARK DRIVE, A SECTION OF PALMETTO BUSINESS PARK, DATED: 06/23/06; REVISED: 07/20/06, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059.
 - BOUNDARY SURVEY OF LOT 12, PALMETTO BUSINESS PARK ROAD & GENESTA STREET, A PORTION OF PALMETTO BUSINESS PARK, DATED: 10/11/2007, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059.
 - PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, BEAUFORT COUNTY, CROSS ISLAND PARKWAY, FILE: 7.558, PROJECT# 2688, DATED: 03/16/1990, BY: S.C. DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION.
 - A PLAT OF SEWAGE PUMP STATION EASEMENT, LOT 1, PALMETTO BUSINESS PARK, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059, DATED: 11/01/96.

SPECIAL NOTE: THIS SURVEY IS TO ADD THE BOUNDARY, TREE & TOPOGRAPHIC INFORMATION OF LOT 12 ONLY. ALL OTHER ASSESSMENT, TREE & TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM REFERENCE PLAT #2.

AREA TABLE

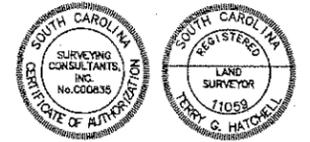
LOT 11	=	0.84 ACRES
LOT 9	=	0.88 ACRES
LOT 12	=	0.57 ACRES
TOTAL AREA	=	2.29 ACRES

SITE ANALYSIS

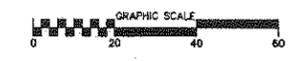
BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF
LOTS 9, 11 & 12
PALMETTO BUSINESS PARK DRIVE
A SECTION OF
PALMETTO BUSINESS PARK
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

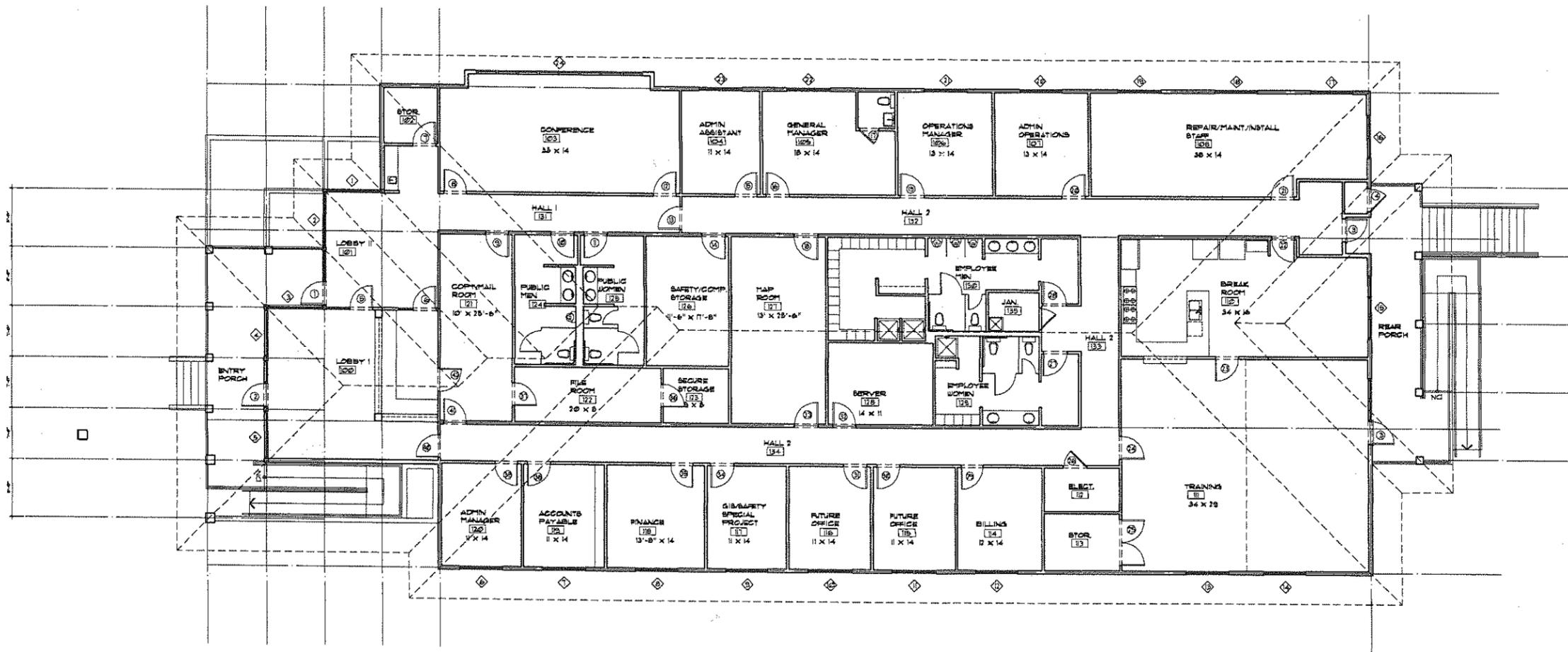
SCALE: 1" = 20' DATE: 06/23/2006 JOB NO: SC06158E.1
REVISED: 7/20/2006; TO SHOW WATERLINES AND STATE PLANE COORDINATES
REVISED: 9/16/2006; ADDED BOUNDARY, TREE & TOPOGRAPHIC INFORMATION OF LOT 12
REVISED: 4/13/2010; RE-MEASURED FIVE PINE TREES

SURVEYING CONSULTANTS
17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 816-9304 FAX: (843) 816-9305
CA Telephone: (915) 988-8778
© 2010 SURVEYING CONSULTANTS



PREPARED FOR: SOUTH ISLAND PUBLIC SERVICE DISTRICT
TAX PARCEL I.D. Nos. R552-014-000-0901-0000 (LOT 9),
R552-014-000-0903-0000 (LOT 11) &
R552-014-000-0904-0000 (LOT 12) &





FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROJECT NORTH



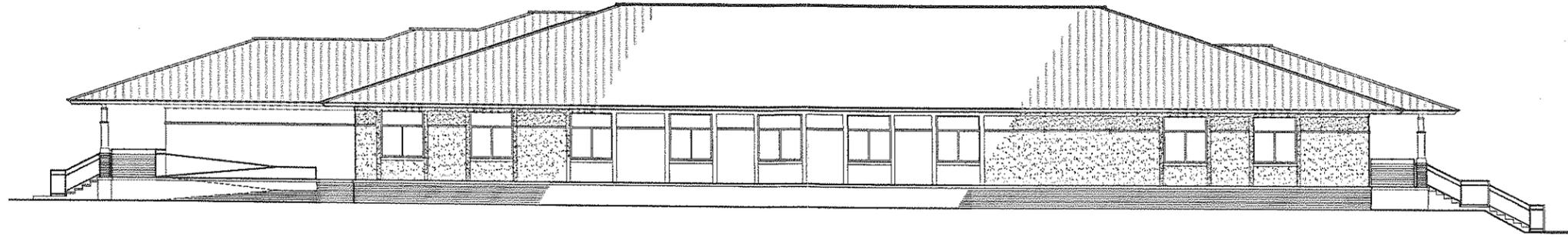
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
ISSUED 04/19/2010

SOUTH ISLAND
PUBLIC SERVICE DISTRICT
PALMETTO BAY ROAD
HILTON HEAD ISLAND, SC

REVISIONS :

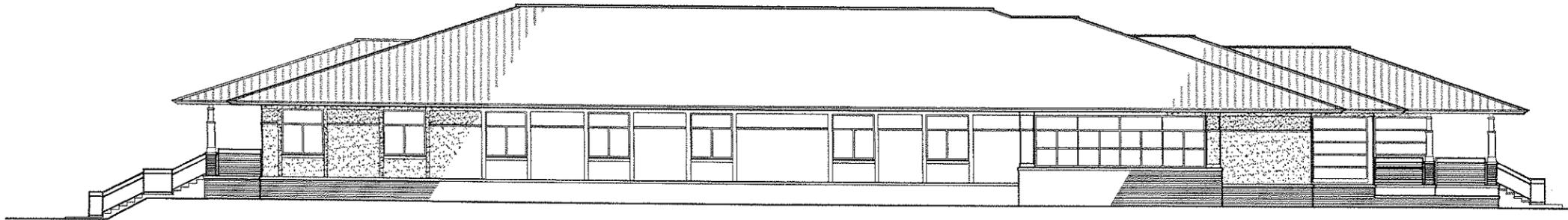
McCLESKEY AND ASSOCIATES ARCHITECTS, P.A.
P.O. BOX 7125
HILTON HEAD ISLAND, SOUTH CAROLINA 29926
(843) 765-2222

DATE OF ISSUE : 04/19/2010 DRAWN BY : MID CHECKED BY : SIM PROJECT NO. : 0921



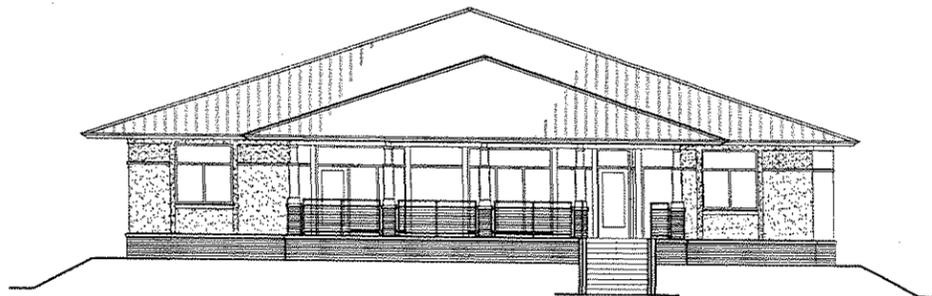
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4
A-3



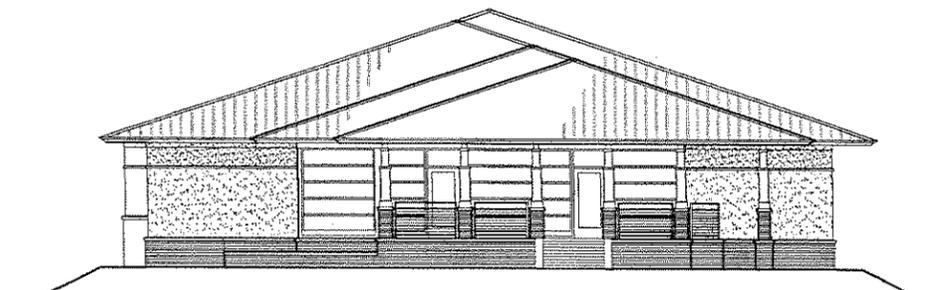
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3
A-3



EAST ELEVATION
SCALE: 1/4" = 1'-0"

2
A-3



WEST ELEVATION
SCALE: 1/4" = 1'-0"

1
A-3

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
ISSUED 04/19/2010

SOUTH ISLAND
PUBLIC SERVICE DISTRICT
PALMETTO BAY ROAD
HILTON HEAD ISLAND, SC

REVISIONS :

M McCLESKEY AND ASSOCIATES ARCHITECTS PA
P.O. BOX 7125
HILTON HEAD ISLAND, SOUTH CAROLINA 29928
(843) 765-2222

PROJECT NO. : 0921

CHECKED BY : SLM

DRAWN BY : MJB

DATE OF ISSUE : 04/19/2010

A-3



VIEW FROM GENESTA OF PALMETTO BAY VILLAS





3 PALMETTO BAY BUSINESS PARK (Dr. Galloway DDS)



13 PALMETTO BAY BUSINESS PARK (Second Nature)

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 Drydock Roof

DRB# DR100023

DATE 5/11/2010

RECOMMEND APPROVE

RECOMMEND APPROVE W/COND.

RECOMMEND DENY

ARCHITECTURAL DESIGN

The replacement of an asphalt shingle roof with a standing seam metal roof- Bronze finish. Material sample to be provided at meeting for color verification.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood		
Promotes pedestrian scale and circulation		
Design is unobtrusive and set into the natural environment		
Utilizes natural materials and colors		
Avoids distinctive vernacular styles		
Design is appropriate for its use		
All facades are have equal design characteristics		
Avoids monotonous planes or unrelieved repetition		
Has a strong roof form with enough variety to provide visual interest		
Minimum roof pitch of 6/12		
Overhangs are sufficient for the façade height.		
Forms an details are sufficient to reduce the mass of the structure		
Human scale is achieved by the use of proper proportions and architectural elements		
Utilizes a variety of materials, textures and colors		
Incorporates wood or wood simulating materials		
Windows are in proportion to the facade		
Details are clean, simple and appropriate while avoiding excessive ornamentation		
Utilities and equipment are concealed from view		
Decorative lighting is limited and low wattage and adds to the visual character		

Accessory elements are design to coordinate with the primary structure		
LANDSCAPE DESIGN		
No anticipated landscape impacts. Any material removed or destroyed during the project must be replaced with material of a similar size and species.		
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots		
Proper spacing and location for plants to reach their mature size and natural		

shape while avoiding excessive or unnatural pruning		
Proposed groundcovers are evergreen species with low maintenance needs		
Large grassed lawn areas encompassing a major portion of the site are avoided		
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood		
Ornamentals and Annuals are limited to entrances and other focal points		

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		If trees must be pruned to complete this project, all pruning must be done in accordance with the requirements of the Town's Land Management Ordinance. Call Sally Krebs at 341-4690 with any questions.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS

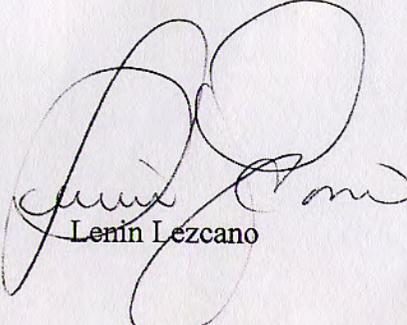


Dry-dock Building job description
April 27, 2010

To whom it may concern,

The job being conducted at 8 Executive Park Road will be a reroof job, and it will change from asphalt shingles to metal. The purpose of this is to solely change the material upon request of owner. We are not changing material to detract attention from other buildings, offices, etc.

If any questions, please do not hesitate to call me at 843-816-2219. Thank you for your time



Lenin Lezcano

Vice President

P.O. BOX 1878
Bluffton, SC 29910
Phone (843) 815-5337 Fax (843) 815-5327

TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT MASTER APPLICATION FORM

ONE TOWN CENTER COURT • HILTON HEAD ISLAND, SC 29928 • 843-341-4757 • FAX 843-842-8908

Please TYPE or PRINT legibly

NAME OF DEVELOPMENT or BUSINESS Drydock Building

STREET ADDRESS 14 Executive Park Road

ZONING DISTRICT _____ OVERLAY DISTRICT _____

TAX DISTRICT _____ MAP _____ PARCEL (S) _____

LAND OWNER _____ APPLICANT _____ AGENT _____

NAME Jane Cooper Lezzardo _____

COMPANY Jane Cooper LLC Ameripro, Inc _____

MAILING ADDRESS 9 Executive Park Road PO Box 1378 _____

Hilton Head SC 29928 Bluffton, SC 29910 _____

CITY STATE ZIP Bluffton SC 29910 _____

TELEPHONE 843-671-4100 843-785-3153 843-815-5337 843-815-5327 _____

Bus License # 0115132 _____ Bus License# _____

(For DRB, DR & SUB Only) lance.pio@ameripro.com _____ (For DRB, DR & SUB Only)

EMAIL ADDRESS lezzardo62@aol.com _____ EMAIL ADDRESS _____

* A CHECK-IN CONFERENCE IS REQUIRED FOR THESE ITEMS. SEE LMO 16-3-104 FOR MORE INFORMATION. ATTACH THE NECESSARY SUPPLEMENTAL FORM(S).

- | | |
|---|---|
| <input type="checkbox"/> APPEAL * | <input type="checkbox"/> ZONING MAP AMENDMENT * |
| <input type="checkbox"/> DEVELOPMENT PLAN REVIEW (DPR)* | <input type="checkbox"/> DESIGN REVIEW BOARD |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT * | <input type="checkbox"/> PUBLIC PROJECT |
| <input type="checkbox"/> SPECIAL EXCEPTION * | <input type="checkbox"/> SIGN PERMIT |
| <input type="checkbox"/> SUBDIVISION * | <input type="checkbox"/> TREE APPROVAL |
| <input type="checkbox"/> VARIANCE * | <input type="checkbox"/> WETLAND ALTERATION |
| <input type="checkbox"/> ABBREVIATED DPR* | <input type="checkbox"/> EXPEDITED DPR* |

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request?
 YES NO

If so, a copy of the private covenants and/or restrictions must be submitted with this application.

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.

SIGNATURE _____ DATE 4/27/2010

I UNDERSTAND THAT IN THE EVENT OF A STATE OF EMERGENCY, DUE TO A DISASTER, THOSE REVIEW & APPROVAL TIMES SET FORTH IN THE LAND MANAGEMENT ORDINANCE MAY BE SUSPENDED.

SIGNATURE _____ DATE _____

FOR OFFICIAL USE ONLY	
DATE RECEIVED: <u>4/27/10</u>	MASTER TRACKING NUMBER: <u>DR100023</u>
ACCEPTED BY: <u>[Signature]</u>	

DESIGN REVIEW BOARD SUPPLEMENTAL APPLICATION FORM (continued)

III. APPLICATION REQUIREMENTS FOR NEW DEVELOPMENT (FINAL)

Sec. 16-3-1003. Submission Requirements

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- PHOTOGRAPHS AND/OR DRAWINGS OF EXISTING DEVELOPMENT
- DRAWINGS OF PROPOSED DEVELOPMENT - 11"x 17"
- MATERIAL/COLOR SAMPLES OF EXISTING AND PROPOSED CHANGES 8 1/2" X 14" Maximum STATING MANUFACTURER AND MATERIAL NAME

*NOTE: ALL APPLICATION ITEMS MUST BE SUBMITTED BY THE DEADLINE DATE IN ORDER TO BE REVIEWED BY THE DRB LMO SECTION 16-3-106.

DATE RECEIVED: <u>4/27/10</u> ACCEPTED BY: <u>DRH</u>	FOR OFFICIAL USE ONLY TIME: _____ MASTER TRACKING NUMBER: <u>DR100023</u>
--	--





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 Wise Guys Canopy

DRB# DR100024

DATE 5/11/2010

RECOMMEND
APPROVE

RECOMMEND
APPROVE W/COND.

RECOMMEND
DENY

ARCHITECTURAL DESIGN

Application proposes a burgundy canopy. Material sample to be provided at meeting for color verification. Section doesn't verify a fascia or valance, although elevations would indicate one of about 8-12". There is currently a domed awning next to an asphalt gable roof element and a standing seam roof over the bay window element. While the hipped canopy does little to unify the two remaining elements, it certainly isn't anymore discordant than what is existing. The bay element almost seems superfluous under the canopy. Hard to tell how the canopy relates to the ground plane, because no site plan is provided. Encasing the posts might also help tie the canopy into the building more. Staff would recommend approval with the provision of a dimensioned site plan and a detailed drawing showing some post treatment for the Board's approval. The canopy, in theory, is approvable, there are just some details that need clarified.

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood		
Promotes pedestrian scale and circulation		
Design is unobtrusive and set into the natural environment		
Utilizes natural materials and colors		
Avoids distinctive vernacular styles		
Design is appropriate for its use		
All facades are have equal design characteristics		
Avoids monotonous planes or unrelieved repetition		
Has a strong roof form with enough variety to provide visual interest		
Minimum roof pitch of 6/12		
Overhangs are sufficient for the façade height.		
Forms and details are sufficient to reduce the mass of the structure		
Human scale is achieved by the use of proper proportions and architectural elements		
Utilizes a variety of materials, textures and colors		
Incorporates wood or wood simulating materials		
Windows are in proportion to		

the facade		
Details are clean, simple and appropriate while avoiding excessive ornamentation		
Utilities and equipment are concealed from view		
Decorative lighting is limited and low wattage and adds to the visual character		
Accessory elements are design to coordinate with the primary structure		

LANDSCAPE DESIGN		
NA		

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
Treats the Landscape as a major element of the project		
Provides Landscaping of a scope and size that is in proportion to the scale of the development		
Landscape is designed so that it may be maintained in its natural shape and size		
Preserves a variety of existing native trees and shrubs		
Provides for a harmonious setting for the site's structures, parking areas or other construction		
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)		
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project		
A variety of species is selected for texture and color		
Provides overall order and continuity of the Landscape plan		
Native plants or plants that have historically been prevalent on the Island are utilized		
A variety of sizes is selected to create a "layered" appearance for visual interest		

and a sense of depth		
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots		
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning		
Proposed groundcovers are evergreen species with low maintenance needs		
Large grassed lawn areas encompassing a major portion of the site are avoided		
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood		
Ornamentals and Annuals are limited to entrances and other focal points		

NATURAL RESOURCES PROTECTION

DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/NA	COMMENTS OR CONDITIONS
An effort has been made to preserve existing trees and under story plants		NR has issued a permit for the removal of the 16 inch water oak for installation of the canopy. Two water oaks will be planted as replacement.
Supplemental and replacement trees meet LMO requirements for size, species and number		
Wetlands if present are avoided and the required buffers are maintained		
Sand dunes if present are not disturbed		

MISCELLANEOUS COMMENTS/QUESTIONS

**TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER APPLICATION FORM**

ONE TOWN CENTER COURT • HILTON HEAD ISLAND, SC 29928 • 843-341-4757 • FAX 843-842-8908

Please TYPE or PRINT legibly

NAME OF DEVELOPMENT or BUSINESS WISE GUYS
 STREET ADDRESS 1513 MAIN STREET
 ZONING DISTRICT PD1 OVERLAY DISTRICT Overlay
 TAX DISTRICT 510 MAP 7B PARCEL (S) 45
 LAND OWNER _____ APPLICANT _____ AGENT _____

NAME, <u>TIM ONORATO</u> COMPANY <u>WISE GUYS, L.L.C.</u> → MAILING ADDRESS <u>1513 MAIN STREET</u> CITY <u>H.H.I.</u> STATE <u>SC</u> ZIP <u>29926</u> TELEPHONE <u>842-8866</u> FAX _____ EMAIL ADDRESS _____	Bus License # _____ (For DRB, DR & SUB Only)	<u>DALE JOHNSON</u> <u>32 OFFICE PARK RD. #104</u> <u>H.H.I., SC 29928</u> Bus License# <u>2810</u> (For DRB, DR & SUB Only) <u>DRJARCHITECT@AOL.COM</u> EMAIL ADDRESS _____
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* A CHECK-IN CONFERENCE IS REQUIRED FOR THESE ITEMS. SEE LMO 16-3-104 FOR MORE INFORMATION. ATTACH THE NECESSARY SUPPLEMENTAL FORM(S).

- | | |
|---|---|
| <input type="checkbox"/> APPEAL * | <input type="checkbox"/> ZONING MAP AMENDMENT * |
| <input type="checkbox"/> DEVELOPMENT PLAN REVIEW (DPR)* | <input checked="" type="checkbox"/> DESIGN REVIEW BOARD |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT * | <input type="checkbox"/> PUBLIC PROJECT |
| <input type="checkbox"/> SPECIAL EXCEPTION * | <input type="checkbox"/> SIGN PERMIT |
| <input type="checkbox"/> SUBDIVISION * | <input type="checkbox"/> TREE APPROVAL |
| <input type="checkbox"/> VARIANCE * | <input type="checkbox"/> WETLAND ALTERATION |
| <input type="checkbox"/> ABBREVIATED DPR* | <input type="checkbox"/> EXPEDITED DPR* |

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request?

YES NO

If so, a copy of the private covenants and/or restrictions must be submitted with this application.

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.

Dale Johnson
SIGNATURE

27 APRIL 2010
DATE

I UNDERSTAND THAT IN THE EVENT OF A STATE OF EMERGENCY, DUE TO A DISASTER, THOSE REVIEW & APPROVAL TIMES SET FORTH IN THE LAND MANAGEMENT ORDINANCE MAY BE SUSPENDED.

Dale Johnson
SIGNATURE

27 APRIL 2010
DATE

FOR OFFICIAL USE ONLY

DATE RECEIVED: 4/23/10
ACCEPTED BY: DH

MASTER TRACKING NUMBER: DR100024

COMMUNITY DEVELOPMENT DEPARTMENT
DESIGN REVIEW BOARD
SUPPLEMENTAL APPLICATION FORM
THIS FORM MUST BE ACCOMPANIED BY A MASTER APPLICATION FORM.

Please TYPE or PRINT legibly

NAME OF DEVELOPMENT _____

PROJECT CATEGORY:

- | | |
|--|--|
| <input type="checkbox"/> New Development – Conceptual | <input type="checkbox"/> Alteration/Addition |
| <input type="checkbox"/> New Development – Final
Project # from Notice of Action DR _____ | <input type="checkbox"/> Minor External Change |

I. APPLICATION REQUIREMENTS FOR ALL PROJECTS:

ARCHITECTURAL REVIEW BOARD NOTICE OF ACTION (If applicable): When a project is within the jurisdiction of an Architectural Review Board (ARB), the applicant shall submit such ARB's written notice of action LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

FILING FEE (New Development \$175, Alterations/Additions \$100, Minor External \$50)

II. APPLICATION REQUIREMENTS FOR NEW DEVELOPMENT (CONCEPTUAL):

Sec. 16-3-1003. Submission Requirements

Applicants shall submit an application form as published by the Administrator and appropriate fee as required by Sec. 16-3-105 along with the following materials before an application shall be considered complete.

A. Concept Approval -- New Development. (11 copies)

1. A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.
2. A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
3. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
4. Context photographs of neighboring uses and architectural styles.
5. Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
6. Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

DESIGN REVIEW BOARD SUPPLEMENTAL APPLICATION FORM (continued)

III. APPLICATION REQUIREMENTS FOR NEW DEVELOPMENT (FINAL)

Sec. 16-3-1003. Submission Requirements

Applicants shall submit an application form as published by the Administrator and appropriate fee as required by Sec. 16-3-105 along with the following materials before an application shall be considered complete.

B. Final Approval -- New Development. (11 copies)

- 1. A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- 2. Final site development plan meeting the requirements of Sec. 16-3-303.F.
- 3. Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- 4. 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.
- 5. 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.
- 6. 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.

IV. APPLICATION REQUIREMENTS FOR ALTERATIONS/ADDITIONS AND MINOR EXTERNAL CHANGES (11 copies):

- WRITTEN NARRATIVE describing how project conforms to design guidelines of Section 16-4-503
- PHOTOGRAPHS AND/OR DRAWINGS OF EXISTING DEVELOPMENT
- DRAWINGS OF PROPOSED DEVELOPMENT - 11"x 17"
- MATERIAL/COLOR SAMPLES OF EXISTING AND PROPOSED CHANGES
8 1/2" X 14" Maximum STATING MANUFACTURER AND MATERIAL NAME

***NOTE:** ALL APPLICATION ITEMS MUST BE SUBMITTED BY THE DEADLINE DATE IN ORDER TO BE REVIEWED BY THE DRB LMO SECTION 16-3-106.

FOR OFFICIAL USE ONLY	
DATE RECEIVED: <u>4/28/10</u>	TIME: _____
ACCEPTED BY: <u>DB</u>	MASTER TRACKING NUMBER: <u>DR100024</u>

From: "Krebs Sally" <SallyK@hiltonheadislandsc.gov>
Subject: **Tree at Wise Guys**
Date: April 13, 2010 9:51:18 AM EDT
To: <timonorato@aol.com>
Cc: "Colin Heather" <HeatherC@hiltonheadislandsc.gov>, "Roan, Mike" <MikeR@hiltonheadislandsc.gov>

Hi Tim,

Looked at the 16 inch water oak in question. Although it is in relatively good shape, it has a condition issue that makes it a poor long-term candidate for preservation in a high traffic area, even if we were to "notch" the awning. This e-mail therefore serves as permission for removal of the 16 inch water oak in the brick paver patio to the right of the front door of Wise Guys Restaurant with the following conditions:

1. That the nests in the tree be checked for occupation and this office contacted prior to the tree's removal if occupants (eggs, young) are found;
2. That two water oaks, 10-12 feet in height at time of planting, be planted in the parking lot, one in the vacant island diagonally across the drive aisle from the restaurant and one in the buffer where the dumpster was removed. The deadline for this planting is 15 May 2010; please call this office for an inspection once this is accomplished.

You may also have to get a permit for removal from the Main Street ARB.

Sally L. Krebs
Natural Resources Administrator
Town of Hilton Head Island
1 Town Center Court
Hilton Head Island, SC 29928
843-341-4690
sallyk@hiltonheadislandsc.gov

 *consider the environment... don't print this e-mail unless you really need to*

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Any views expressed in this message are those of the individual sender.

This message has been scanned for viruses and spam by MX Logic.

MAIN STREET COMMERCIAL ARCHITECTURAL REVIEW BOARD
200 Main Street, Ste 201
Hilton Head Island, SC 29926
Phone: 843-681-5500 Fax: 843-681-5583

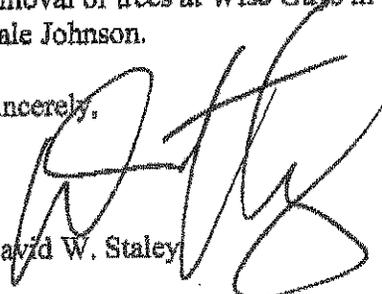
April 26, 2010

VIA FAX: 689-3234
Tim Onorato
Wise Guys

Dear Tim:

The Main Street Commercial ARB is pleased to give approval on the new awning and the removal of trees at Wise Guys in Main Street Village as proposed in the drawing prepared by Dale Johnson.

Sincerely,


David W. Staley

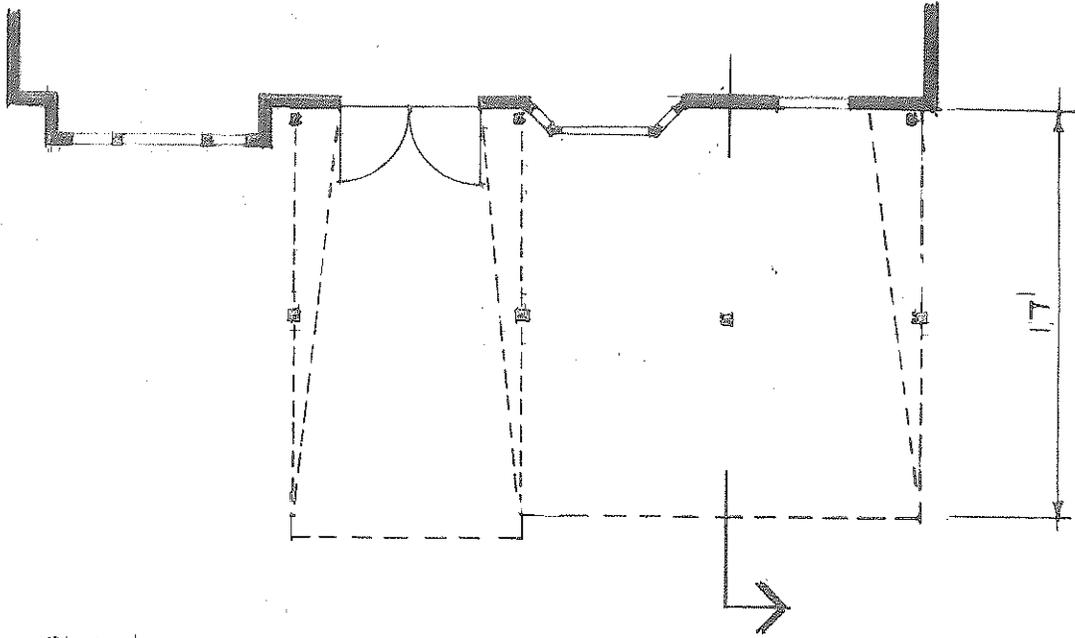
DWS/is

**NARRATIVE IN SUPPORT OF
PROPOSED CANOPY
WISE GUYS
MAIN STREET VILLAGE**

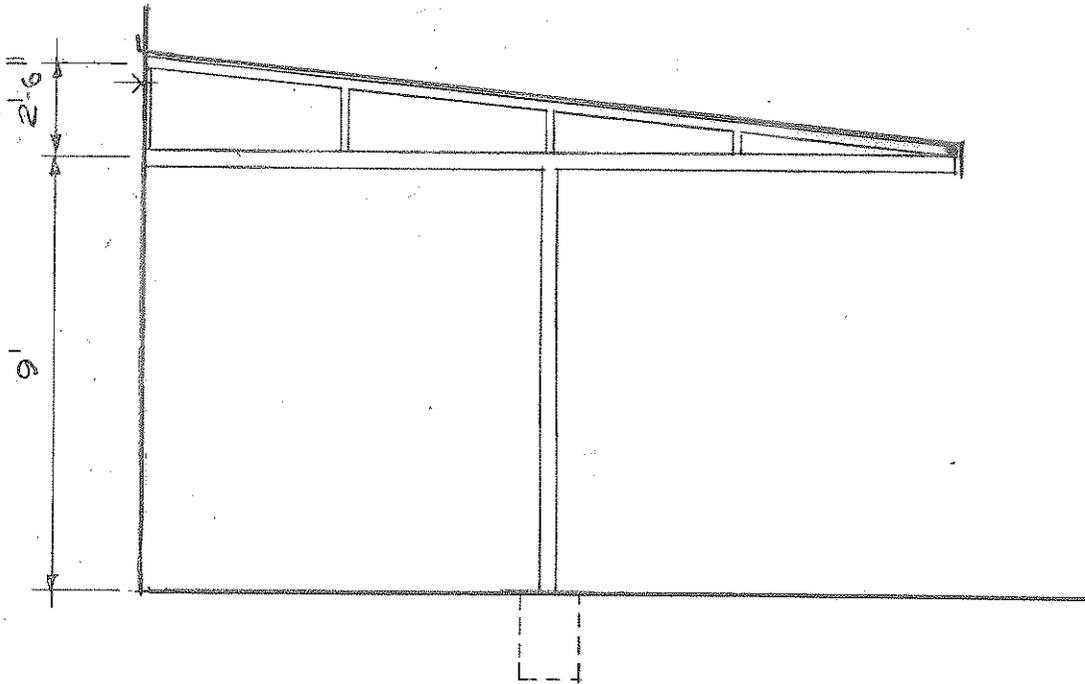
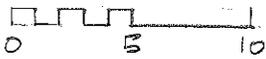
Applicant desires to enhance his property by erecting a fabric covered canopy over the entrance and existing outdoor seating area.

The structure, of galvanized steel, is attached to the building and attempts to convey a feeling of casual airiness.

Columns and main beams are 4 x 4" tubes welded together. Secondaries are 1 1/4" round tubes.



PLAN



SECTION

