



# **The Town of Hilton Head Island Regular Design Review Board Meeting**

**Tuesday, August 23, 2011**

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

## **AGENDA**

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**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 –**
  - A) Meeting of July 26, 2011
  - B) Meeting of August 9, 2011
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business**
- 9. New Business**
  - A) DR110030- Bank of America Walk Up ATM (Shelter Cove Plaza)- Alteration/ Addition
  - B) DR110032- Circle K Redevelopment (WHP)- New Development- Conceptual
- 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**  
**DESIGN REVIEW BOARD**  
**Minutes of the Tuesday, July 26, 2011 Meeting**  
**1:15pm – Benjamin M. Racusin Council Chambers**

**DRAFT**

Board Members Present: Chairman Todd Theodore, Vice Chairman Scott Sodemann,  
Galen Smith and Deborah Welch

Board Members Absent: Tom Parker, Excused

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator  
Richard Spruce, Plans Review Administrator  
Kathleen Carlin, Administrative Assistant

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**1. CALL TO ORDER**

Chairman Theodore 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 July 12, 2011 meeting were **approved** as presented by general consent.

**6. STAFF REPORT**

None

**7. BOARD BUSINESS**

None

**8. UNFINISHED BUSINESS**

None

**9. NEW BUSINESS**

**IHOP**- Minor External Change – DR11028

Mr. Roan introduced the application and stated its location, 439 William Hilton Parkway. The International House of Pancakes is proposing to reface the stucco columns at their entryway with a cultured stone product. In addition, they would like to install a “copper-finished” panel between the two columns. Mr. Roan presented a sample of both products for the Board’s review. Mr. Roan also presented photos and a description of the elevations and the existing site.

Mr. Roan stated that while the stone would add a quality material to the entryway, the stone is foreign to the Island's palette and not in keeping with the Town's *Design Guide*. Staff recommended continuing upward with the same brick found at the water table as a more appropriate solution. The staff also stated concern with the "copper finished" product. This product does not age well as it often ages with an artificial look. A warmer material would be a more appropriate choice. Based on these concerns, the staff recommended *denial* of the application. The applicant was not present at the meeting for questions or comments from the Board.

The Board discussed the application and agreed with staff's concerns with the cultured stone and the "copper finished" product. The Board recommended that the application be *denied*. Mr. Roan **withdrew** the application on behalf of the applicant. The application will be revised and resubmitted at a later date.

**Cell Tower Co-Locate** – Alteration/Addition – DR11029

Mr. Roan stated that AT&T is proposing to collocate on an existing 180-ft. Global Tower located at 856 William Hilton Parkway. The applicant plans to install their panel antennas at the 110-ft. rad center on the tower. The intent is to improve coverage along William Hilton Parkway and the surrounding areas. The applicant will not expand the existing compound; and the height of the tower will not be increased. Staff recommended that the application be approved as submitted. The Board reviewed the application and agreed with staff's recommendation for approval. Following the Board's discussion, Chairman Theodore requested that a motion be made.

Mr. Smith made a **motion to approve** the Cell Tower Co-locate application as presented. Vice Chairman Sodemann **seconded** the motion and the motion **passed** with a vote of 4-0-0.

**10. ADJOURNMENT**

The meeting was adjourned at 1:45pm.

Submitted By:

Approved By:

\_\_\_\_\_  
Kathleen Carlin  
Administrative Assistant

\_\_\_\_\_  
Todd Theodore  
Chairman

The Town of Hilton Head Island  
Design Review Board  
**Minutes of the Tuesday, August 9, 2011 Meeting**  
**1:15pm – Benjamin M. Racusin Council Chambers**

**DRAFT**

Board Members Present: Vice Chairman Scott Sodemann, Tom Parker, Jennifer Moffett,  
Galen Smith and Deborah Welch

Board Members Absent: Chairman Todd Theodore

Council Members Present: None

Town Staff Present: Mike Roan, Urban Design Administrator  
Richard Spruce, Plans Review Administrator  
Nicole Dixon, Senior Planner  
Kathleen Carlin, Administrative Assistant

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**1. CALL TO ORDER**

Acting Chairman Scott Sodemann called the meeting to order at 1:15pm.

**2. ROLL CALL**

**3. FREEDOM OF INFORMATION ACT COMPLIANCE**

**4. APPROVAL OF THE AGENDA**

Mr. Roan reported that the Bank of America-Walk-Up ATM (Shelter Cove Plaza) application has been withdrawn from the agenda. The application is being revised and will be resubmitted at a later time. The revised agenda was **approved** by general consent.

**5. APPROVAL OF THE MINUTES**

Acting Chairman Sodemann reported that approval of the June 28<sup>th</sup> meeting minutes is deferred to the next meeting, August 28<sup>th</sup>.

**6. STAFF REPORT**

None

**7. BOARD BUSINESS**

None

**8. UNFINISHED BUSINESS**

South Island PSD (Fence Detail) – Alteration/Addition DR100022

Mr. Roan introduced the application and stated its location, 2 Genesta Street. The applicant is proposing to add a new type of fencing to their existing fence. The proposed product is a welded wire fencing system. All fence components, including the tubular posts, are galvanized Class 1, powder coated. The color of the new fence will be dark green vinyl to match the existing. Mr. Roan stated that the new fence sets a precedent on the Island; and merits review by the Board. The staff

recommended that the application be approved as submitted. The applicant was not available at the meeting for comments or questions from the Board.

The Board reviewed the application and the fencing details with staff. Overall the Board felt that the proposed fence type is an upgrade from chain-link fencing. The Board and staff discussed the landscaping. The Board agreed that the color of the new fencing should be vinyl coated dark green to match the existing fence. Also, the height of the new fence should match the existing. Following the Board's discussion, Acting Chairman Sodemann requested that a motion be made.

Ms. Welch made a **motion to approve** the South Island PSD fence detail application as presented by staff with the condition that it matches the existing fence in color and in height. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 5-0-0.

## 9. NEW BUSINESS

### Wise Guys Lounge - Alteration/ Addition DR110031

Mr. Roan introduced the project and stated its location. The applicant is proposing to construct an extension to their outdoor seating area. The new lounge area will occupy an existing 6' x 8' deck. The construction, which incorporates a planter component, will be stick frame with medium density overlaid plywood exterior. The wood stain will match the existing wood. The project includes two 24" x 48" artificial living boxwood screens. Mr. Roan presented drawings and an in-depth review of the application. The staff recommended that the application be approved as submitted. Following the staff's presentation, Acting Chairman Sodemann requested that the applicant(s) make their presentation.

Mr. Dale Johnson, Architect, and Ms. Lindsay Burwell, with Plantation Interiors, presented statements in support of the application. Ms. Burwell presented details regarding the screens, the planters, and the uplighting. Ms. Burwell stated that the uplighting will be 7 watts. Following the Board's discussion, Acting Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion to approve** the Wise Guys Lounge application with the following conditions: (1) all of the wood shall be stained to match the existing wood around the entry doors; (2) the uplighting shall be 7 watts. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

## 10. ADJOURNMENT

The meeting was adjourned at 1:35pm.

Submitted By:

Approved By:

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Kathleen Carlin  
Administrative Assistant

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Scott Sodemann  
Acting Chairman



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:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: RALEIGH CLINE Company: LITTLE DIVERSIFIED ARCH  
 Mailing Address: 5815 WESTPARK DR City: CHARLOTTE State: NC Zip: 28211  
 Telephone: 704.676.3314 Fax: 704.561.8700 E-mail: RaCline@littleonline.com  
 Project Name: BANK OF AMERICA - ATM @ THE PLAZA AT SHELTER COVE Project Address: 32 SHELTER COVE LANE  
 Parcel Number [PIN]: R \_\_\_\_\_ HILTON HEAD ISLAND, SC 2992  
 Zoning District: \_\_\_\_\_ Overlay District(s): \_\_\_\_\_

### DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- New Development – Conceptual  
 New Development – Final, indicate Project Number

- Alteration/Addition  
 Minor External Change

Submittal Requirements for *All* projects:

- 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 16-3-1004. 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 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

**New Development – Conceptual Approval**

- 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.
- 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:

**New Development – Final Approval**

- \_\_\_\_\_ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- \_\_\_\_\_ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- \_\_\_\_\_ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- \_\_\_\_\_ 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 *and* Minor External Changes**

- A written narrative describing how project conforms to design guidelines of Section 16-4-503.
- Photographs and/or drawings of existing development.
- Drawings of the proposed development – 11"x 17".
- Material/color samples of existing and proposed changes - 8 1/2"X 14" *Maximum*; Stating manufacturer and material name

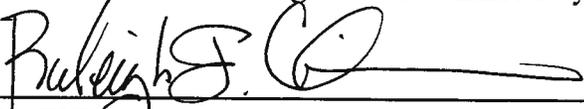
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

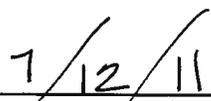
*A representative for each agenda item is strongly encouraged to attend the meeting.*

**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

  
\_\_\_\_\_  
DATE

## Design Review Board Presentation

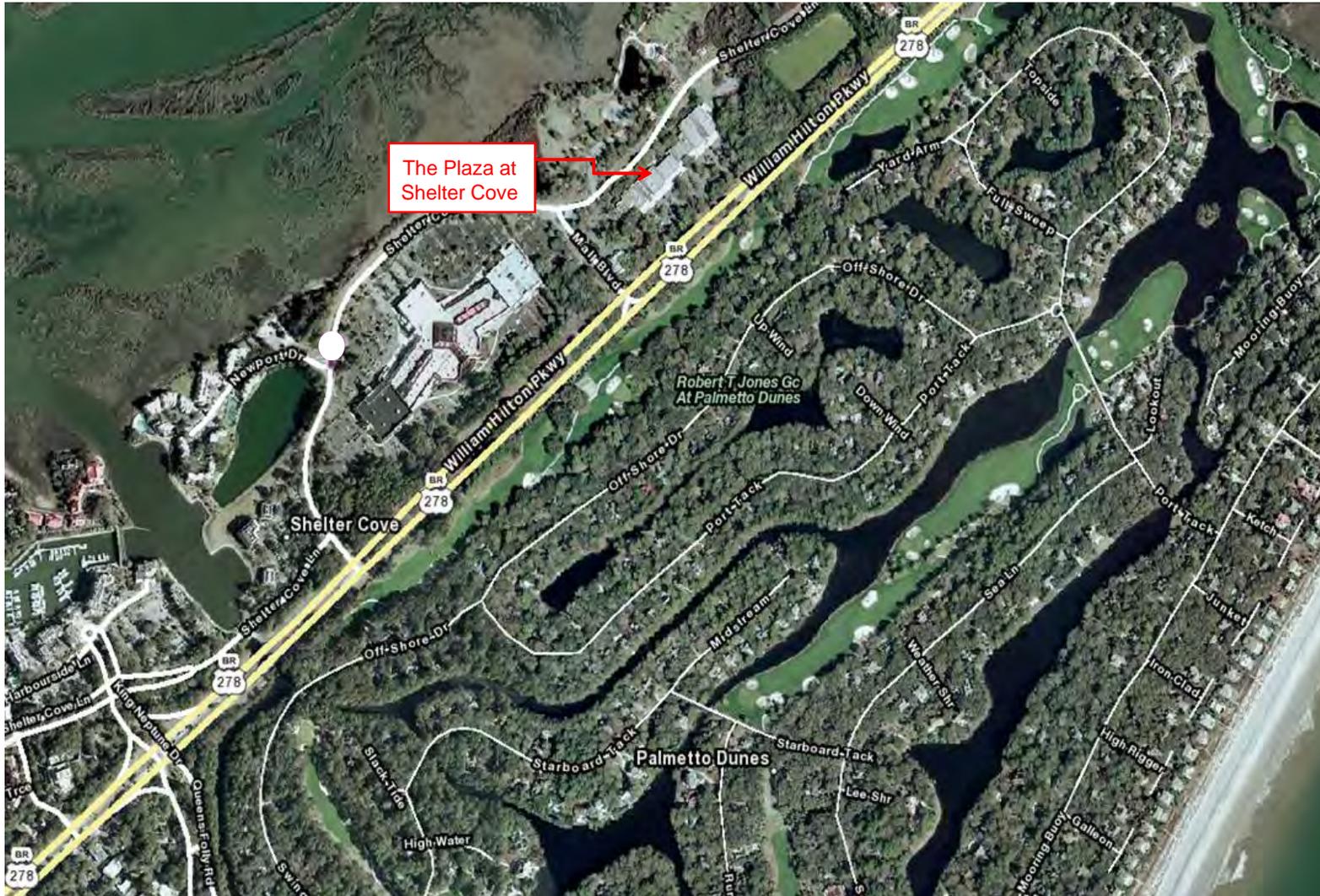
### Narrative

The Bank of America, in cooperation with the Owner of the Plaza at Shelter Cove retail center, propose the addition of a freestanding, walk-up style ATM Kiosk. This ATM would be placed within an existing parking island with minor reconfiguration of the adjacent parking spaces. The new kiosk would not disturb existing trees. Groundcover and shrubs would be replanted and additional landscaping could be added to create a buffer and to offset the addition of hardscape which surrounds the kiosk to facilitate handicap accessibility.

The primary exterior color of the kiosk is sand/earth tone on the walls that are topped with a brushed metal canopy. A lighted sign band of the Bank of America's signature red wraps the kiosk for branding and customer visibility. Simple down lighting is recessed in the canopy overhang. Two light poles of a bronze color to match the existing center's light poles would be added on either side of the ATM kiosk for secure light levels at night. Careful shrouding of this security lighting would be employed to reduce light diffusion beyond the area of the kiosk.

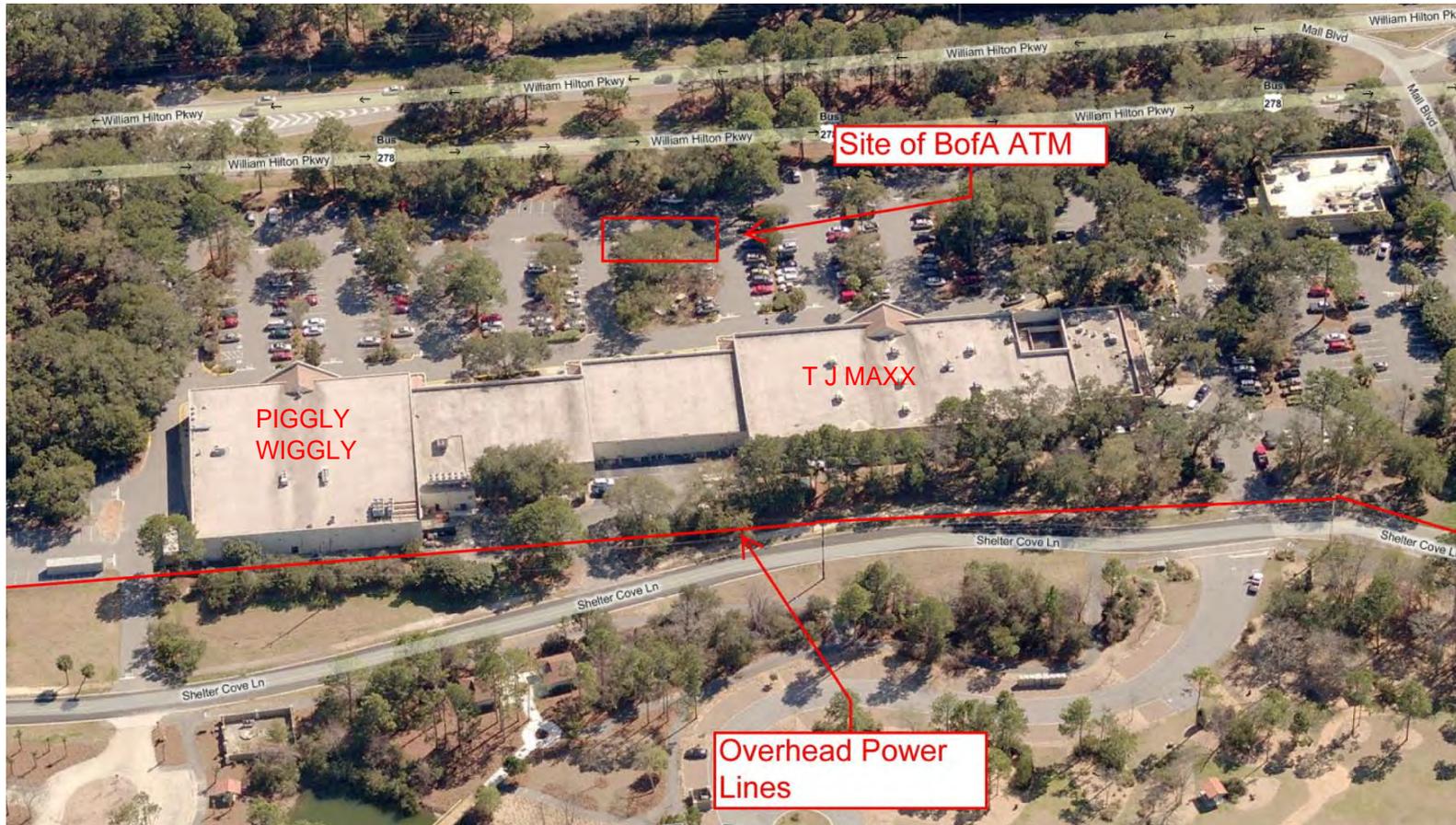
Design Review Board  
Presentation

Aerial Vicinity Map



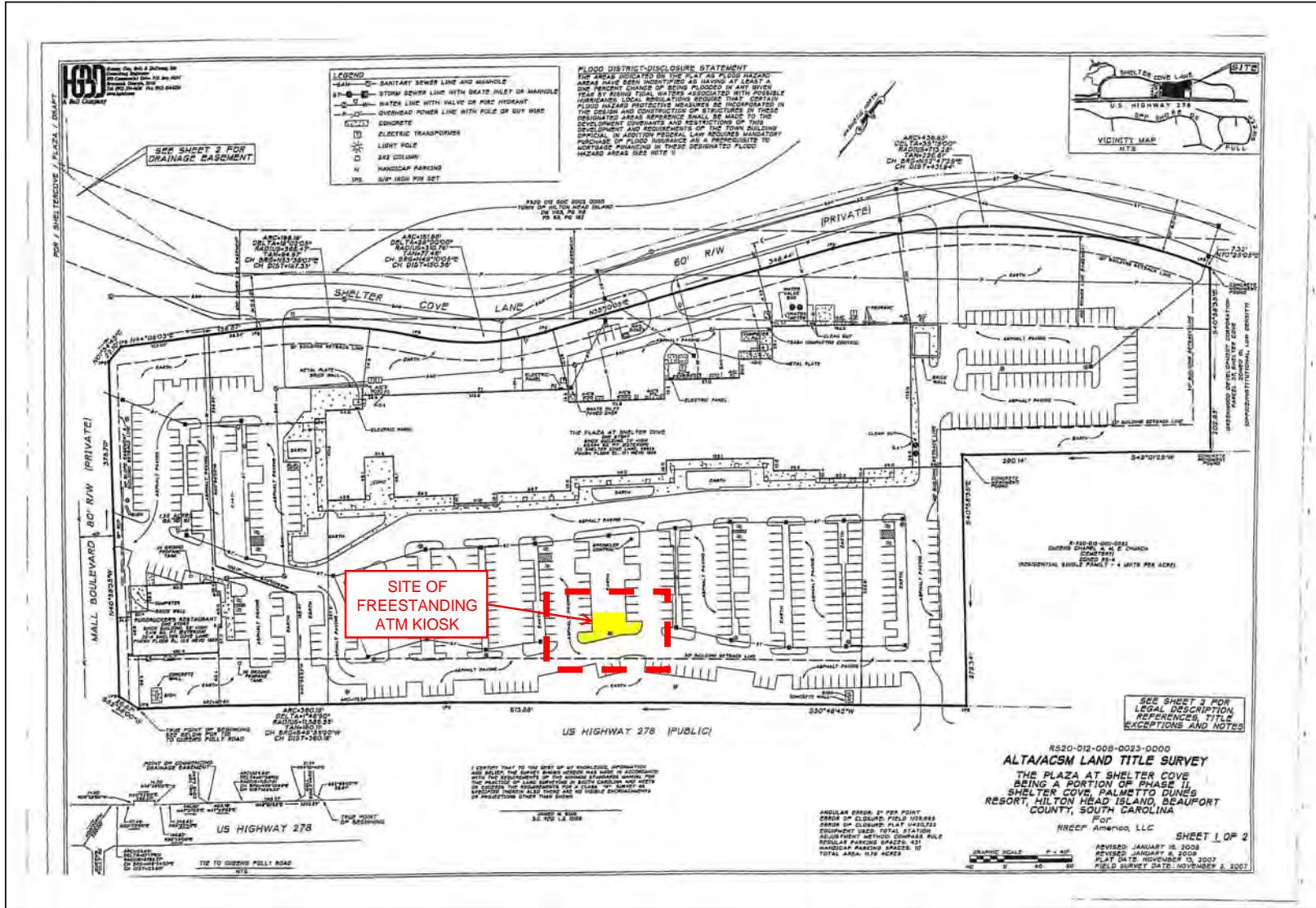
Design Review Board  
Presentation

Aerial View of Site



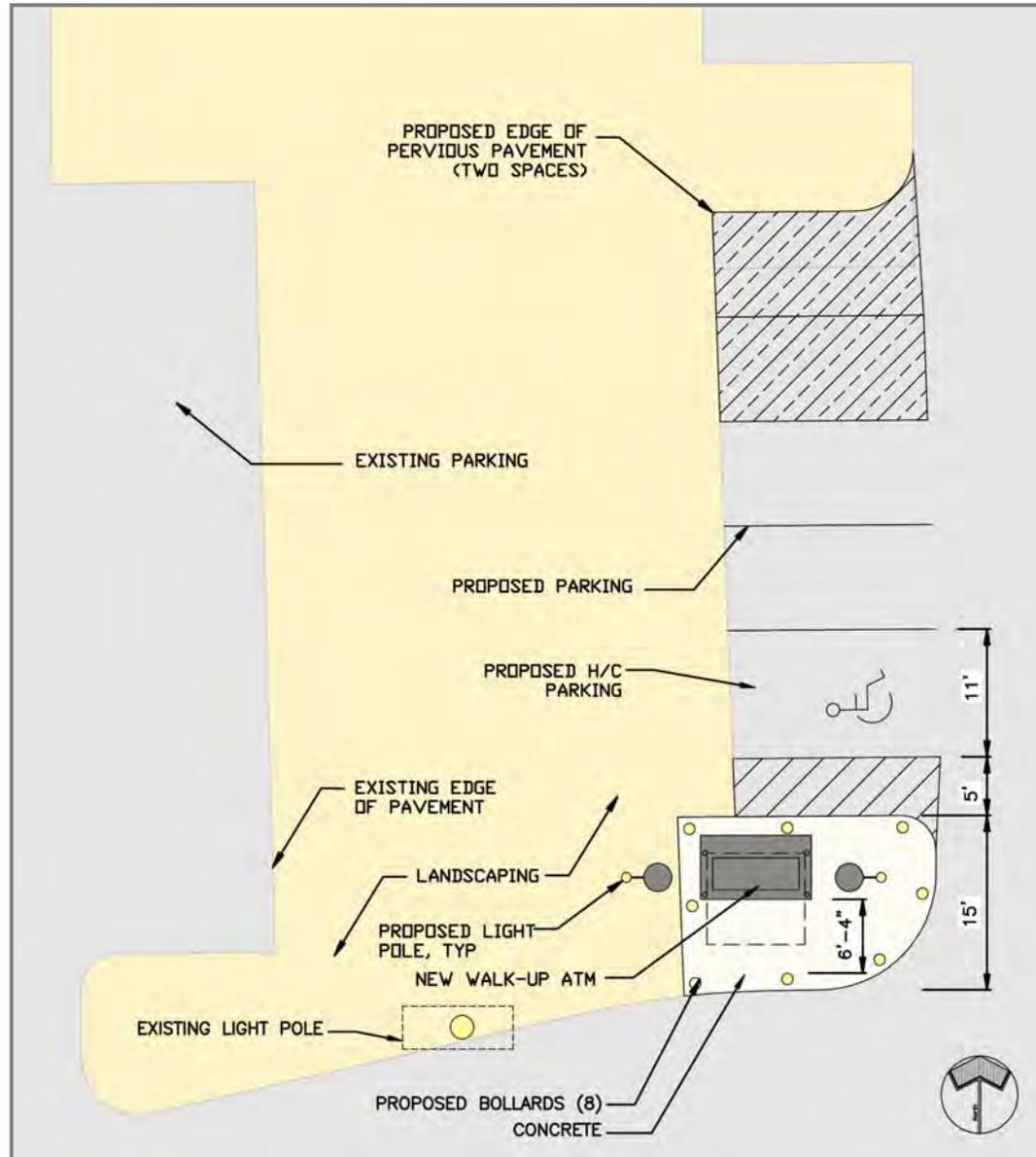
Design Review Board  
Presentation

Plan View of Site  
Location



Design Review Board  
Presentation

Proposed Parking  
Modification



Design Review Board  
Presentation

Photographs of Existing  
Site Conditions



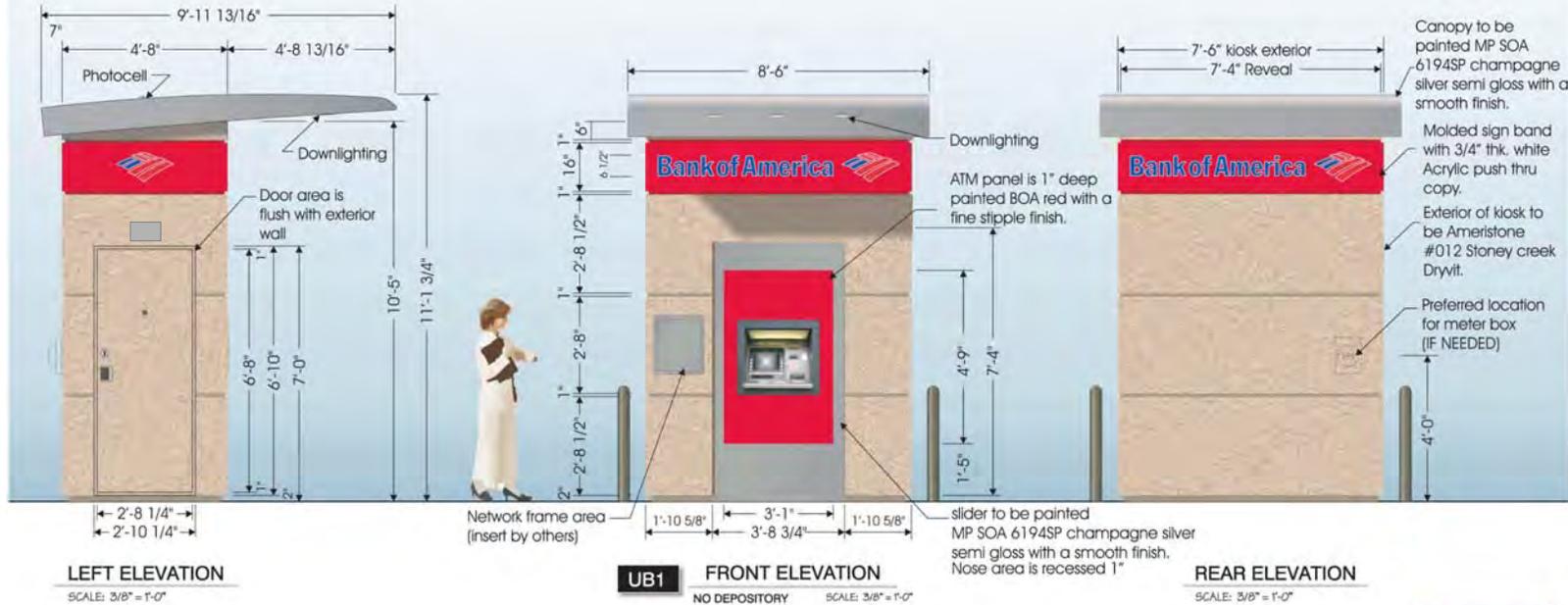
Design Review Board  
Presentation

Photographs of the same  
ATM in a different  
location - Maryland



Design Review Board  
Presentation

Rendered Elevations  
of ATM



## WALL SCNCE OVER ATM ACCESS DOOR TRAPEZOIDAL WALL SCNCE



The TWS Series trapezoidal wall sconce offers unique styling and maximum versatility with two sizes, multiple light sources, and a variety of finishes. The downlight-only design features a maximum cutoff distribution with exceptional horizontal illumination.

Type LE



## LIGHT POLES FLANKING ATM SIDES RSB-RCS/L SERIES



The RSB-RCS/L Series rectangular shoebox is offered in a variety of lighting distributions with sharp cutoff to meet the challenging demands of today's site lighting projects.

Type OB

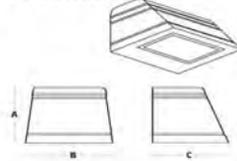


### Fixture Specifications

#### FEATURES

- Durable cast aluminum housing\*
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lens suitable for use in wet location
- Ships complete with lamp

#### DIMENSIONS



	A	B	C
TWSMC	7.27"	16.37"	9.27"
TWSL	5.462"	24.43"	11.2562"

#### ORDERING INFORMATION

##### SAMPLE CATALOG NUMBER

**TWSX** **XXXXXX** **WD** **XX** **XXX**

Series      Wattle/Source      Distribution      Finish      Voltage

#### SERIES

**TWSMC** Trapezoidal Wall Sconce (Medium Mount)

**TWSL** Trapezoidal Wall Sconce (Large)

#### WATTAGE/SOURCE

**250MH** 250-watt metal-halide (MH)

**400MH** 400-watt metal-halide (MH)

**250HPS** 250-watt high-pressure sodium (HPS)

**400HPS** 400-watt high-pressure sodium (HPS)

**242TRF** 242-watt compact fluorescent (CF)

#### VOLTAGE

**120** 120 volt

**277** 277 volt

\* Consult factory for other lamp wattages and sources.  
 † Other fixtures available. Consult factory.  
 ‡ TRF (low-voltage) fixture only. Cast version to be substituted when available.

#### WATTAGE/SOURCE

**TWSMC**

**70MH** 70-watt metal-halide (MH)

**100MH** 100-watt metal-halide (MH)

**175MH** 175-watt metal-halide (MH)

**70HPS** 70-watt high-pressure sodium (HPS)

**100HPS** 100-watt high-pressure sodium (HPS)

**150HPS** 150-watt high-pressure sodium (HPS)

**260F** 260-watt compact fluorescent (CF)

**32TRF** 32-watt compact fluorescent (CF)

**42TRF** 42-watt compact fluorescent (CF)

#### DISTRIBUTION

**WD** Wide Flood (30° beam)

**FT** Flood (30° beam)

#### FINISH

**DB** Dark Bronze

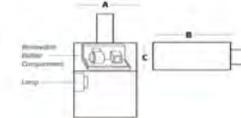
**BK** Black

**WH** White

**SA** Satin Aluminum

### Fixture Specifications

- One-piece formed aluminum housing
- Hydroformed aluminum reflector
- Die cast zinc latches permit tool-free entry
- High power factor ballast with -20°F starting
- Consult factory for glare shield options
- Lamp and arm included
- Flat tempered glass lens
- Luminaire finished in weatherproof powder-coat paint
- Available with photocell and polycarbonate shield
- Rotatable optics (RCL only)
- UL listed for wet locations



#### ORDERING INFORMATION

##### SAMPLE CATALOG NUMBER

**RSB-RCX** **XXXXXXX** **XX** **X** **XX**

Series      Wattle/Source      Finish      Distribution      Voltage

#### SERIES

**RSB-RCS** RSB Series - Small

**RSB-RCL** RSB Series - Large

#### FINISH

**DB** Dark Bronze

**BK** Black

**WH** White

**PS** Polycarbonate

#### WATTAGE/SOURCE

**100PMH** 100-watt metal-halide (MH)

**175PMH** 175-watt metal-halide (MH)

**250PMH** 250-watt metal-halide (MH)

**320PMH** 320-watt metal-halide (MH)

**1000MH** 1000-watt metal-halide (MH)

**100HPS** 100-watt high-pressure sodium (HPS)

**150HPS** 150-watt high-pressure sodium (HPS)

**250HPS** 250-watt high-pressure sodium (HPS)

**400HPS** 400-watt high-pressure sodium (HPS)

**1000HPS** 1000-watt high-pressure sodium (HPS)

#### DISTRIBUTION

**3** 30° beam

**4** 40° beam

**5** 50° beam

#### VOLTAGE

**MT** 120/208/240V (177, 208, 240V)

**AB** 480V

\* Consult factory for other wattages and Pole Size possibilities.  
 † Consult factory for other fixtures.

A	B	C	EPA	WEIGHT
<b>RSB-RCS</b>				
10.20"	2.00"	4.50"	2.17	4.5 lbs
<b>RSB-RCL</b>				
10.20"	10.20"	10.20"	9.44	20 lbs



A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

www.securitylighting.com

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642



A HUBBELL LIGHTING, INC. COMPANY

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Design Review Board  
Presentation

ATM Lighting  
Information

# 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

- Stucco should be painted to match that on shopping center
- No color proposed on bollards, but they should remain bronze, as rendered
- There is no roof color to honor, although the same treatment in a bronze finish might be a better reflection of the design guide
- Proposed additional lights posts will need to meet the lighting ordinance. If they are approved, however, the post should match that of the adjacent fixture
- “BOA red” would normally be reviewed as too vivid. Perhaps a deeper red would be more appropriate, or another color complementary to the stucco. The use of the red in the logo is limited and generally acceptable

## LANDSCAPE DESIGN

- There is no landscape plan submitted, although a palette consisting of Parsons Juniper and Indian Hawthorne in equal quantities as those being removed would be acceptable. Exact layout can be approved at the permitting level

## MISCELLANEOUS COMMENTS/QUESTIONS




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

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Truitt Rabun Company: Truitt Rabun Associates  
 Mailing Address: P.O. Box 29229 City: Hilton Head Isl. State: SC Zip: 29925  
 Telephone: 342-7777 Fax: 342-7701 E-mail: trabun@trabunassociates.com  
 Project Name: Redevelopment Circle K # 8100 Project Address: 825/827 William Hilton Parkway  
 Parcel Number [PIN]: R 520 012 000 019A 0000 ; 019B 0000  
 Zoning District: OL Overlay District(s): COR

**DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS**

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Project Category:

- New Development – Conceptual  Alteration/Addition
- New Development – Final, indicate Project Number  Minor External Change

Submittal Requirements for *All* projects:

- 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 16-3-1004. 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 cash or check made payable to the Town of Hilton Head Island. ck # 9579

Additional Submittal Requirements:

**New Development – Conceptual Approval**

- 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.
- 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.
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Additional Submittal Requirements:

**New Development – Final Approval**

- \_\_\_\_\_ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.
- \_\_\_\_\_ Final site development plan meeting the requirements of Sec. 16-3-303.F.
- \_\_\_\_\_ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.
- \_\_\_\_\_ 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.
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- \_\_\_\_\_ Drawings of the 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 received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

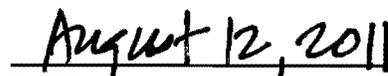
*A representative for each agenda item is strongly encouraged to attend the meeting.*

**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

  
DATE

CIRCLE K STORE # 8100  
NARRATIVE  
REDEVELOPMENT FLOATING ZONE REZONING  
DRB CONCEPTUAL APPROVAL  
August 12, 2011

**Applicant:** Circle K Stores, Inc.

**Site Location, PINs and Property Ownership:**

- 825 William Hilton Parkway  
0.34 Acres  
R520 012 000 019B 0000  
RI CS2 LLC & Realty Income Corporation (40 Year Lease to Circle K Stores, Inc.)
  
- 827 William Hilton Parkway  
0.66 Acres  
R520 012 000 019A 0000  
Dillon Road Properties, Inc.

**Existing Zoning:** Office/Institutional Low Density District (OL) and Corridor Overlay District (COR)

**Agent for the Applicant:** Truitt Rabun / Truitt Rabun Associates, Inc.

---

**Redevelopment Program**

Circle K Stores, Inc (“Circle K”) owns and operates the gasoline service station and convenience store at 825 William Hilton Parkway. The property was first developed as a convenience store in 1977 with basic remodeling, repaving and a gasoline service canopy added in 2001. The site is cramped and in serious need of vehicular circulation and parking improvements. At present fuel tanker trucks and vendor delivery trucks are forced to back into an increasingly busy William Hilton Parkway. At times customers stack in queue for the fuel pumps with the queue extending into the turn-in lane on the Parkway.

Circle K proposes to purchase the adjacent carwash site (827 William Hilton Parkway), demolish the carwash and expand operations onto the site. The expansion includes adding a second fueling canopy and vastly improving vehicular circulation and parking for service trucks and customers alike. In summary:

- Remove the existing carwash and reconfigure the paving to accommodate the service station program.
- Decrease impervious area by 1,459 +/- SF (3.4%)
- Increase open space by 11%.
- Add a second fueling canopy with 4 fueling stations that matches the size and attractive architectural style of the existing canopy (bringing the total to 8 stations).
- Improve vehicular circulation for service trucks and customers, avoiding service trucks from having to back into the Parkway.

- Add needed customer and vendor parking area.
- Relocate and improve the dumpster/trash storage area.
- Relocate underground fuel storage tanks.
- Remove carwash vacuum and air pump stations.
- Add a bike rack for customers and employees.
- Improve landscape screening to adjacent Christ Lutheran Church.

The attached “DRB Conceptual Approval Plan”, dated August 12, 2011, illustrates the proposed redevelopment plan and it’s relationship to the existing Circle K and carwash developments.

### **Redevelopment Floating Zone Rezoning Process and the DRB Conceptual Landscape Plan Approval**

The Applicant proposes to apply for rezoning the two sites to a Redevelopment Floating Zone District (RFZ). The RFZ process calls for the following two actions to take place before the RFZ Application can be submitted:

1. The Applicant to meet with Planning staff to review the proposed redevelopment. This was completed in the form of a DPR Pre-Application review on July 11, 2011 (PAPP110012). The DPR Pre-Application submittal included:
  - Conceptual Redevelopment Site Plan (07/01/11)
  - Conceptual Redevelopment Site Plan Site Modifications Overlay (07/01/11)
  - Narrative addressing Redevelopment Floating Zone Criteria.  
*(Because the RFZ allows modifications to setbacks and buffers, the Criteria Narrative is included within this DRB Conceptual Narrative.)*

The DRB Conceptual Approval Plan (08/12/11) submitted with this DRB Conceptual Approval submittal addresses Staff Comments received during the DPR Pre-Application Meeting. The Applicant will ask for an Administrative Waiver for the 12’ x 40’ loading area requirement and for the additional backing area width shown on the plan. The Applicant will also submit parking statistics from similar convenience store/service stations to justify the four parking spaces shown over the LMO maximum.

In addition to the DPR Pre-Application Meeting, the Applicant and its agents Truitt Rabun Associates (TRA) and Carolina Engineering Consultants (CEC) met with Jennifer Lyle, PE Assistant Town Engineer (August 2, 2011) and have received the Pre-Design Conference Certification. Comments received during the Pre-Design conference are being addressed in the site engineering plans that will be submitted for Agency reviews prior to the DPR submittal. The Pre-Design comments are also taken into consideration on the DRB Conceptual Approval Plan (08/12/11) submitted with this DRB Conceptual Review submittal.

2. Because the proposed redevelopment is within the Corridor Overlay District, a “conceptual landscape plan” is required to be submitted to the DRB for approval. The Applicant has chosen to make a more inclusive “Conceptual

Approval” submittal for the proposed redevelopment to more fully inform the DRB of the scope of the redevelopment and to expedite the Final DRB Approval process that will follow the RFZ Application.

### **Redevelopment Criteria**

The following narrative describes how the proposed redevelopment plan addresses the RFZ Redevelopment Criteria, and also addresses DRB Conceptual Approval concerns.

- A.** *The site plan, design standards, and other design criteria are consistent with the purpose of the Redevelopment Floating Zone as stated in Section 16-4-1101.*

The existing zoning for the Circle K and carwash sites is Office/Institutional Low Density District (OL). Located on the frontage of William Hilton Parkway, the sites are also within the Corridor Overlay District and subject to DRB review and approval. The existing service station/convenience store and carwash uses are not allowed within the OL District. Further, the existing site developments for the service station/convenience store (built 1977/2001) and carwash (built 1986) are non-conforming with the underlying OL District site development standards. Rezoning to RFZ will allow the flexibility to redevelop the sites within the procedures and standards set forth in the LMO.

- B.** *The site plan, design standards, and other design criteria meet the definition of redevelopment in Chapter 10 of this Title.*

The Conceptual Redevelopment Site Plan meets the definition of redevelopment in Chapter 10.

LMO Chapter 10 Definitions defines “Redevelopment” as “The renovation of a previously developed site to the density allowed under Section 16-4-1601, or the existing density, whichever is greater.”

Under Section 16-4-1601 Density Standards Table, for “Other” land uses in the OL District, the “Maximum Nonresidential Density By Right (per net acre)” is 6,000 SF per acre.

0.34 Ac. + 0.66 Ac = 1.00 Ac Total Site Net Area (No tidal wetlands on the site).

At 6,000 SF per Net Acre the site can accommodate 6,000 SF.

The existing Circle K building is 2,497 SF +/-, which is approximately 42% of the density allowed under OL District standards. With the exception of an additional fuel canopy, no other buildings are proposed with the redevelopment.

- C.** *The area surrounding the proposed redevelopment can be planned and developed or redeveloped in substantial compatibility with the standards and criterion of the proposed redevelopment.*

The proposed redevelopment site is surrounded by undeveloped Town owned property to the East and Christ Lutheran Church to the South and West. The

Christ Lutheran Church property is fully developed adjacent the redevelopment site. The proposed redevelopment is no more intense than the existing uses on the redevelopment site. The Town and Church sites can be planned and developed or redeveloped in substantial compatibility with the proposed redevelopment.

**D.** *The proposed redevelopment is consistent with the Comprehensive Plan.*

The current Town's Comprehensive plan was adopted in May 2010 and addresses policies and strategies to address current planning and community issues and those forthcoming over the next 20 years. The Comprehensive Plan stresses promoting new and revitalized development while protecting and enhancing Island character and natural resources. The proposed redevelopment will only enhance the overall site through the demolition of the 1986 carwash and addition of the new service station canopy that matches the existing, attractive and previously DRB approved canopy. Non-conformities in land use and design standards will be decreased through the application of the flexibility inherent in the RFZ District, while maintaining high standards set by the LMO.

Many access and circulation problems are resolved by consolidating the Circle K site with the carwash site, demolishing the carwash, adding a new fuel canopy, and reconfiguring the existing paving to accommodate vastly improved vehicular circulation and parking. The Town's 2013 CIP includes a westbound left turn lane in the William Hilton Parkway median. This will also improve accessibility.

Further, aging and obsolete buildings and infrastructure were identified as one of the Island's Top Tier Weaknesses in the Mayor's Task Force for the Island's Future Vision 2025 Final Report. The proposed redevelopment of the Circle K/carwash site is aimed at addressing that concern on the redevelopment site.

The Conceptual Redevelopment Plan will be thoroughly vetted in the RFZ rezoning process with conceptual landscape plan approval by DRB; Town Staff review and reports; the Planning Commission's review and recommendations to the Town Council; then, the Council's review and public hearings before adoption of the rezoning Zoning Map Amendment.

**E.** *The proposed redevelopment is not detrimental to the public health, safety, and welfare.*

The proposed redevelopment will significantly increase the safety of ingress and egress to William Hilton Parkway, and in no way increase impacts on public health, safety, and welfare.

**F.** *The proposed redevelopment will produce an overall result that is equal to, or will lessen the current nonconforming nature of the site.*

Through application of the flexibility provided by the RDZ District, the proposed redevelopment plan will increase the level of conformity under the RFZ. While some of the existing construction that remains will still be non-compliant, all new construction and modified existing construction will conform to the standards allowed under the RFZ District. See the attached DRB Conceptual Approval Plan and the chart below.

<b>Sec. 16-4-1104 Design Standards Modifications</b>	<b>OL</b>	<b>RFZ</b>	<b>New Construction &amp; Modified Existing Construction</b>
Adjacent Street Setbacks	50'	25'	Conforms RFZ
Adjacent Use Setbacks	25'	12.5'	Conforms RFZ
Setback Angles	N/A	N/A	N/A
Adjacent Street Buffer	50' Min. 60' Avg.	25' Min. 30' Avg.	Conforms RFZ
Adjacent Use Buffer	20'	10'	Conforms OL & RFZ
Specific Buffer Requirements	OL Buffers + 20'	OL Buffers + 20' or less with additional screen plantings	Conforms RFZ with additional screen plantings
Impervious Coverage	60% Max.	60% Max. or existing if non- conforming to 80% Max.	Conforms OL & RFZ (52.0 % +/-)
<b>Sec. 16-4-1104 Design Standards Modifications</b>	<b>OL</b>	<b>RFZ</b>	<b>New Construction &amp; Modified Existing Construction</b>
Open Space	25% Min.	25% or existing if non- conforming to 20% Min.	Conforms OL & RFZ (50.9 % +/-)
Height	35' 1/2 stories	35' 1/2 Stories	Conforms OL & RFZ (1 story less than 35' Height)
Density	6,000 SF / Acre	Variable	Conforms OL & RFZ (2,497 SF +/- / Ac)
Parking	See Ch. 5, Art. XII. - Parking & Loading Standards	See Sec. 16-4- 1104. - Floating Zone Restrictions	Applicant to submit parking data
Trees	See Ch. 6, Art. IV. - Trees	See Sec. 16-4- 1104. - Floating Zone Restrictions	No Specimen Trees removed. Tree calcs to be submitted with DPR submittal.

**G.** *The applicant has demonstrated that every effort has been made to meet the current standards of Chapters 4, 5, and 6.*

The DRB Conceptual Approval Plan demonstrates considerable effort to meet the current standards of Ch. 4. - Zoning District Regulations, Ch. 5. - Design and Performance Standards, and Ch. 6. - Natural Resource Protection while meeting the programmatic requirements of the redevelopment. Designs will be refined as the plans are prepared for the Final DRB and DPR Application submittals.

**H.** *If the site contains nonconforming density, the applicant has demonstrated that redeveloping the site with that nonconforming density causes an inability to meet current standards.*

The proposed redevelopment conforms to the maximum density allowed in the underlying OL District. In fact, it is approximately 42% of the allowed density.

The Applicant appreciates the opportunity to present this DRB Conceptual Approval Plan. When completed, the redeveloped site will improve the aesthetics, functionality and safety of the site's operations and demonstrate that well conceived redevelopment is possible on the Island.

For additional copies or other information, please contact:

Truitt Rabun  
Truitt Rabun Associates, Inc.  
P.O. Box 23229  
Hilton Head Island, SC 29925

4 Dunmore Court  
Suite 302  
Hilton Head island, SC 29926

P 843.342.7777  
F 843.342.7701  
C 843.384.2270  
[trabun@trabunassociates.com](mailto:trabun@trabunassociates.com)

Digital Submittal with the Following Enclosures:

- DRB Conceptual Approval Plan (08/12/11) (24"x36")
  - Site Analysis (Sheet 1 of 3)
  - Site Analysis Photographs (Sheet 2 of 3)
  - Conceptual Redevelopment Site & Landscape Plan (Sheet 3 of 3)
- Asbuilt, Boundary, Tree and Topographic Survey (06/10/11) (24"x36")
- Narrative (08/12/11)
- DRB Conceptual Approval Submittal Form
- Filing Fee (Check # 9574 for \$175)

SITE AREA		
PARCEL 19A	0.66 AC	28,554 SF
PARCEL 19B	0.34 AC	14,991 SF
TOTAL	1.00 AC	43,552 SF

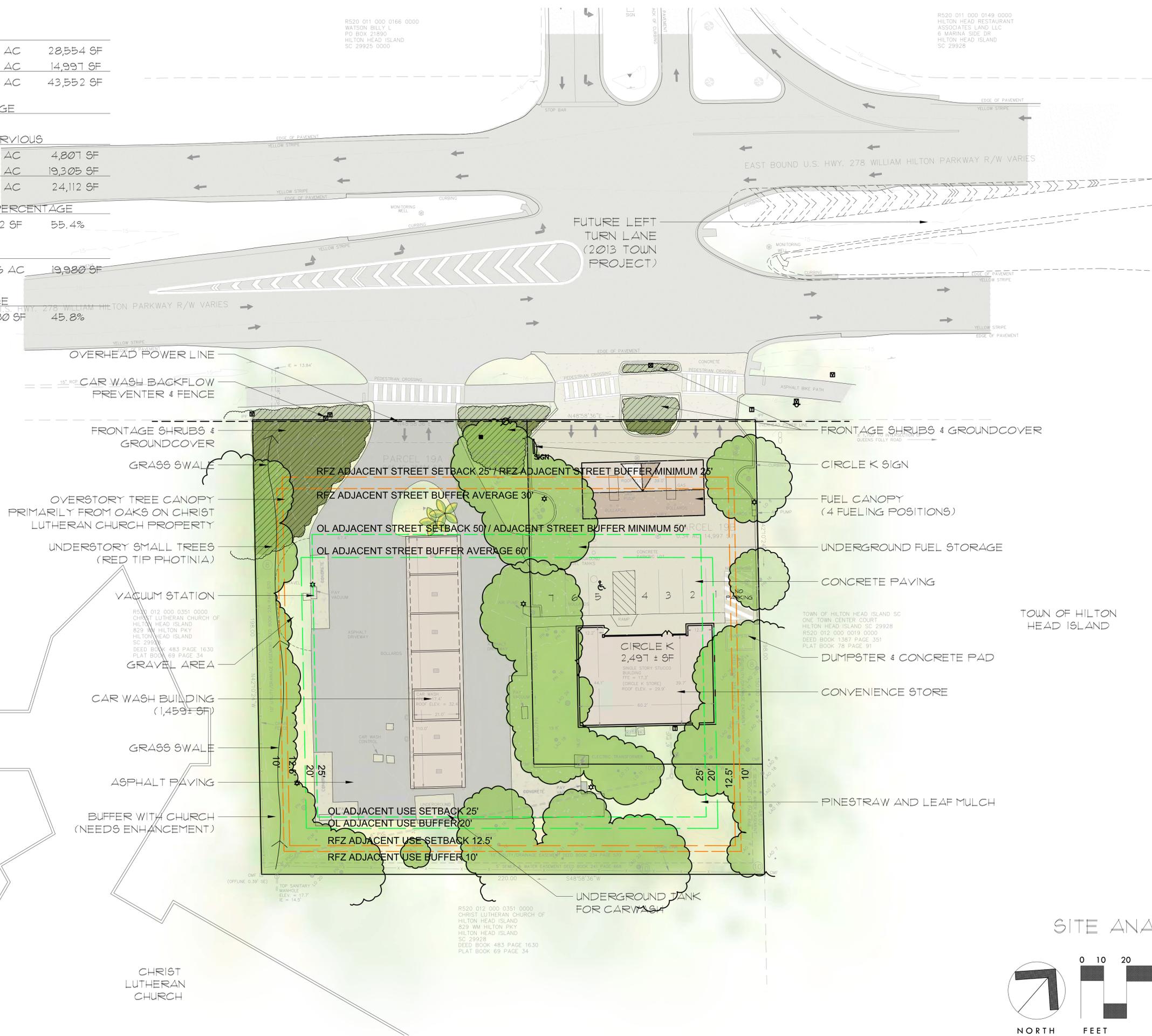
NET IMPERVIOUS COVERAGE

PRE-DEVELOPMENT IMPERVIOUS		
BUILDING	0.11 AC	4,807 SF
PAVING	0.44 AC	19,305 SF
TOTAL	0.55 AC	24,112 SF

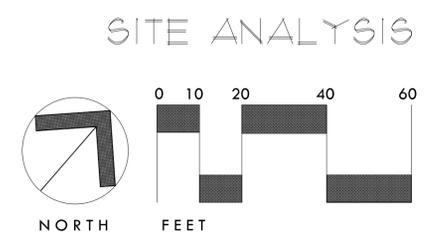
IMPERVIOUS COVERAGE PERCENTAGE		
PRE-DEVELOPMENT	24,112 SF	55.4%

OPEN SPACE		
PRE-DEVELOPMENT	0.46 AC	19,980 SF

OPEN SPACE PERCENTAGE		
PRE-DEVELOPMENT	19,980 SF	45.8%



- LEGEND & SYMBOLS:
- SPOT ELEVATION
  - CONTOUR
  - CMF 3" CONCRETE MONUMENT FOUND
  - IPF 1/2" IRON PIN FOUND
  - TM TEMPORARY BENCH MARK
  - IE INVERT ELEVATION
  - FFE FINISHED FLOOR ELEVATION
  - PVC POLYVINYL CHLORIDE
  - RCP REINFORCED CONCRETE PIPE
  - LO LIVE OAK
  - LAO LAUREL OAK
  - PN PINE
  - PLM PALM
  - WATER METER
  - VB VALVE BOX
  - TS TELEPHONE SERVICE
  - SN SIGN
  - MB MAIL BOX
  - TV TELEVISION SERVICE
  - FL FLOOD LIGHT
  - CB CATCH BASIN
  - MW MONITORING WELL
  - ES ELECTRIC SERVICE
  - ET ELECTRIC TRANSFORMER
  - LP LP TANK (UNDERGROUND)
  - UT UTILITY POLE
  - LI LIGHT POLE
  - A/C A/C HEAT PUMP
  - COZ COZANOUT
  - FH FIRE HYDRANT
  - SM SANITARY MANHOLE



**CIRCLE K STORE #8100**  
 Conceptual Site Development Plan  
 Circle K Store, Inc.

**TRUITT RABUN ASSOCIATES**  
 LAND PLANNING · LANDSCAPE ARCHITECTURE  
*creativity · environment · community*  
 P.O. Box 23229  
 Hilton Head Island, SC 29925  
 843-342-7777  
 FAX 843-342-7701

REVISIONS:	NO:	DESCRIPTION:
DATE:		

PROJECT NO:  
70409-00  
 ISSUE DATE:  
8-12-2011

DRAWN:  
KE / TR  
 APPROVED:  
TR

**DRB**  
 Conceptual  
 Approval Plan

Sheet  
**1**  
 Of 3



1. OVERHEAD POWER LINE.



2. CAR WASH TO BE REMOVED.



3. FRONTAGE SHRUBS & GROUNDCOVER TO BE RETAINED & ENHANCED. REMOVE BACK FLOW PREVENTER & FENCE.

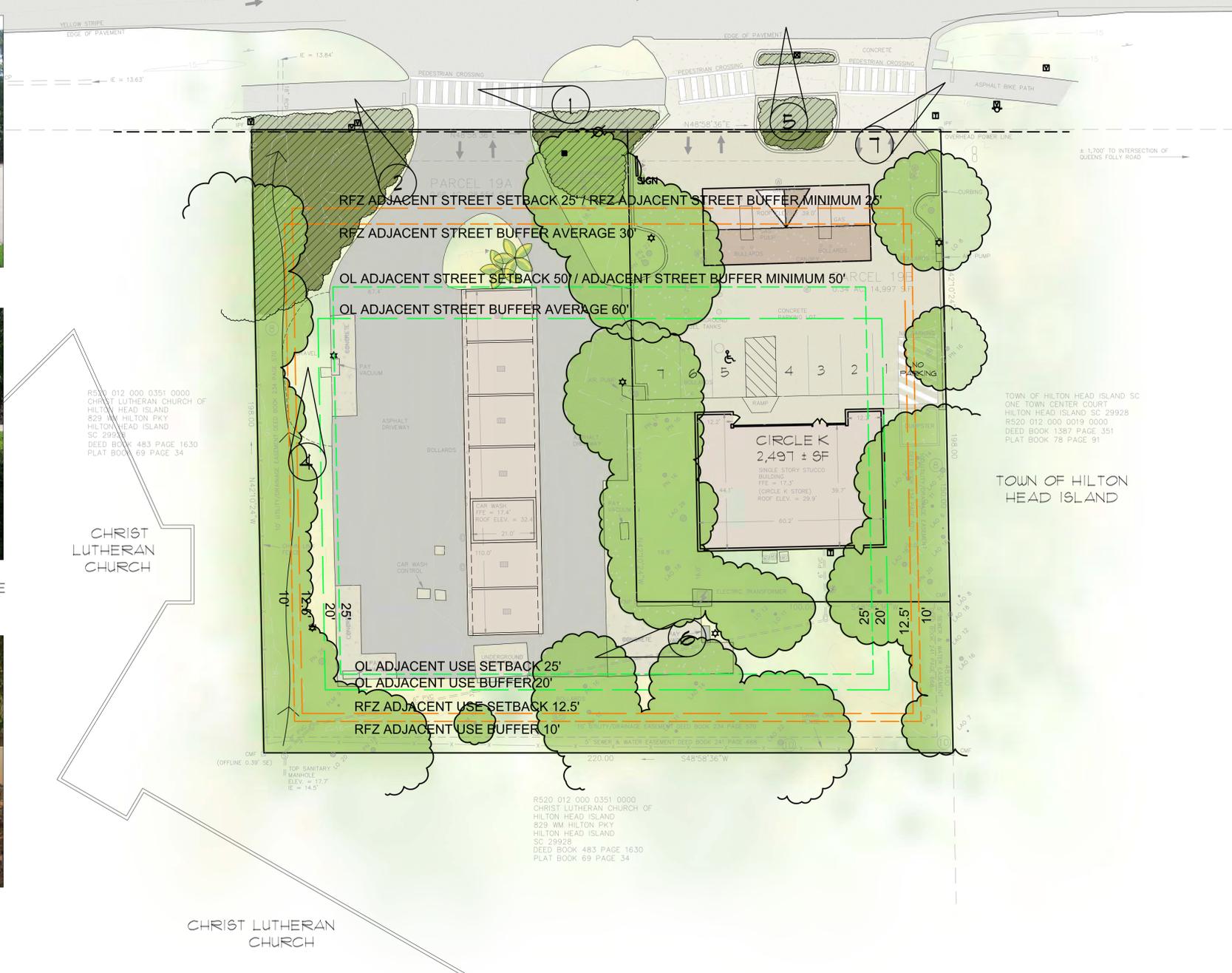
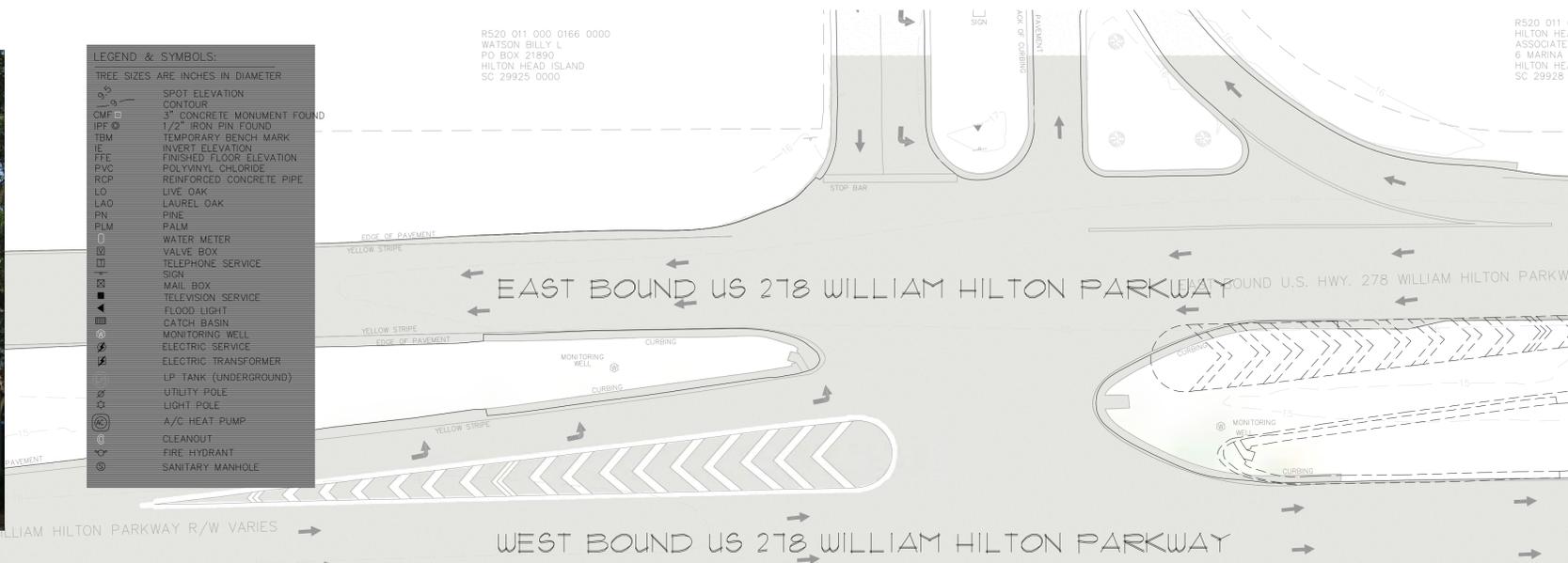


4. BUFFER WITH CHURCH TO BE ENHANCED. GRAVEL TO BE REMOVED. GRASS SWALE TO BE RETAINED. BACK FLOW PREVENTER / FENCE IS TO BE REMOVED.

**LEGEND & SYMBOLS:**

TREE SIZES ARE INCHES IN DIAMETER

- SPOT ELEVATION
- CONTOUR
- 3" CONCRETE MONUMENT FOUND
- 1/2" IRON PIN FOUND
- TEMPORARY BENCH MARK
- INVERT ELEVATION
- FINISHED FLOOR ELEVATION
- POLYVINYL CHLORIDE
- REINFORCED CONCRETE PIPE
- LIVE OAK
- LAUREL OAK
- PINE
- PALM
- WATER METER
- VALVE BOX
- TELEPHONE SERVICE
- SIGN
- MAIL BOX
- TELEVISION SERVICE
- FLOOD LIGHT
- CATCH BASIN
- MONITORING WELL
- ELECTRIC SERVICE
- ELECTRIC TRANSFORMER
- LP. TANK (UNDERGROUND)
- UTILITY POLE
- LIGHT POLE
- A/C HEAT PUMP
- CLEANOUT
- FIRE HYDRANT
- SANITARY MANHOLE



5. CIRCLE K - FRONT.

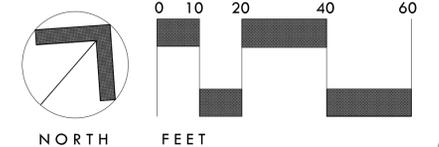


6. CIRCLE K - BACK.



7. NEW CANOPY ON CAR WASH SITE TO MATCH.

SITE ANALYSIS PHOTOGRAPHS



**CIRCLE K STORE #8100**  
Conceptual Site Development Plan

Circle K Store, Inc.

**TRUITT RABUN ASSOCIATES**  
LAND PLANNING · LANDSCAPE ARCHITECTURE  
*creativity · environment · community*  
P.O. Box 23229  
Hilton Head Island, SC 29925  
843-342-7777  
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Approval Plan

Sheet  
**2**  
Of 3

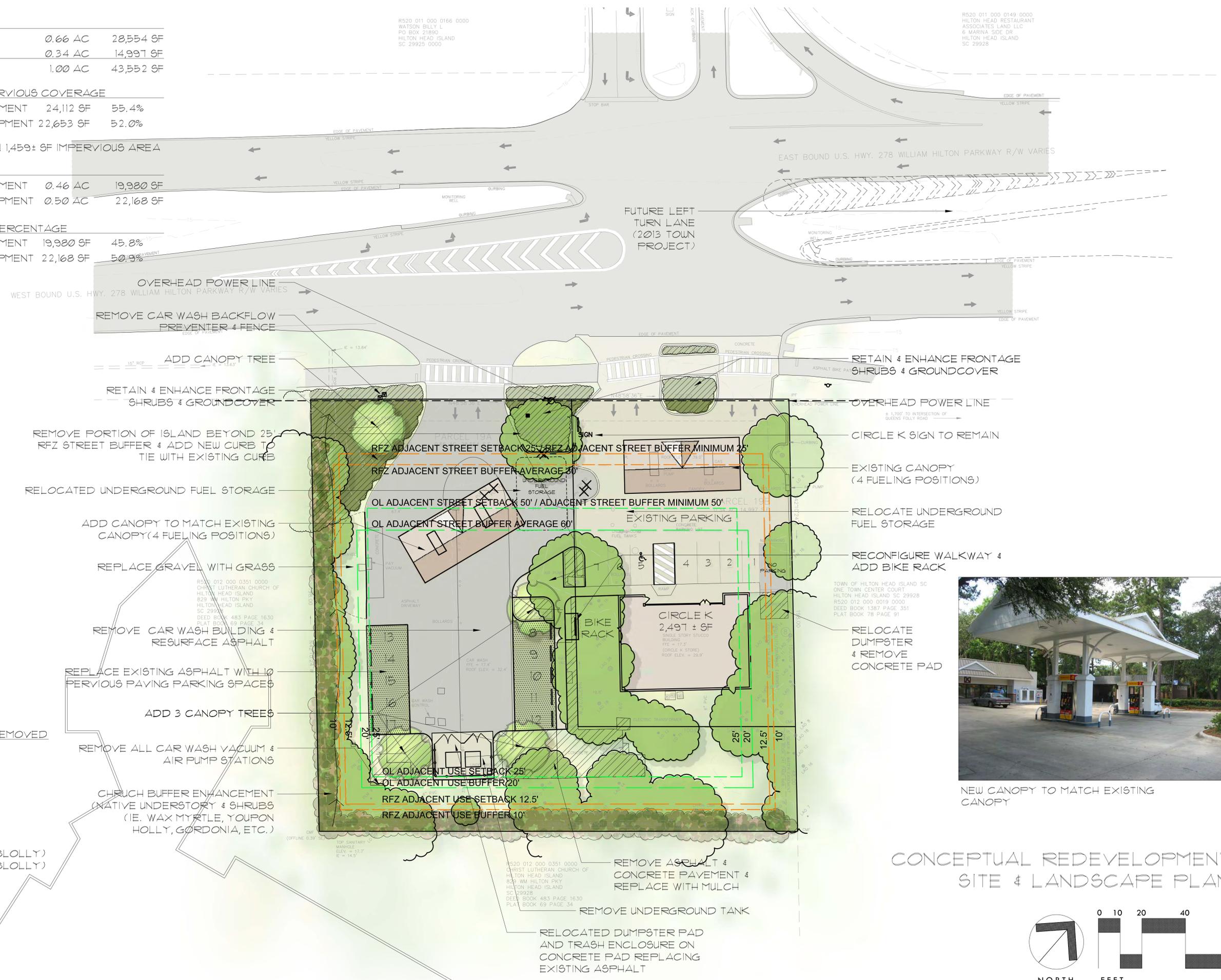
SITE AREA		
PARCEL 19A	0.66 AC	28,554 SF
PARCEL 19B	0.34 AC	14,997 SF
TOTAL	1.00 AC	43,552 SF

PERCENT IMPERVIOUS COVERAGE		
PRE-DEVELOPMENT	24,112 SF	55.4%
POST-DEVELOPMENT	22,653 SF	52.0%

NET REDUCTION 1,459± SF IMPERVIOUS AREA

OPEN SPACE		
PRE-DEVELOPMENT	0.46 AC	19,980 SF
POST-DEVELOPMENT	0.50 AC	22,168 SF

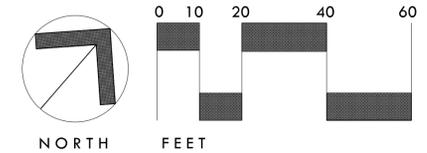
OPEN SPACE PERCENTAGE		
PRE-DEVELOPMENT	19,980 SF	45.8%
POST-DEVELOPMENT	22,168 SF	50.9%



- TREES TO BE REMOVED
- CATEGORY 1  
LO12  
LO16
  - CATEGORY 2  
N/A
  - CATEGORY 3  
FN22 (LOBLOLLY)  
FN24 (LOBLOLLY)
  - CATEGORY 4  
PLM10  
PLM12



## CONCEPTUAL REDEVELOPMENT SITE & LANDSCAPE PLAN



**CIRCLE K STORE #8100**  
Conceptual Site Development Plan  
Circle K Store, Inc.

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P.O. Box 23229  
Hilton Head Island, SC 29928  
843-342-7777  
FAX 843-342-7701

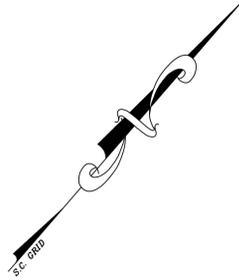
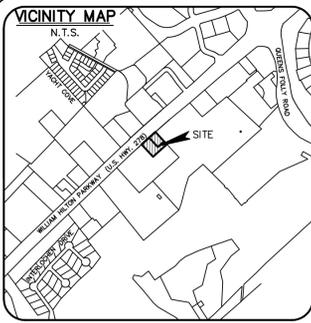
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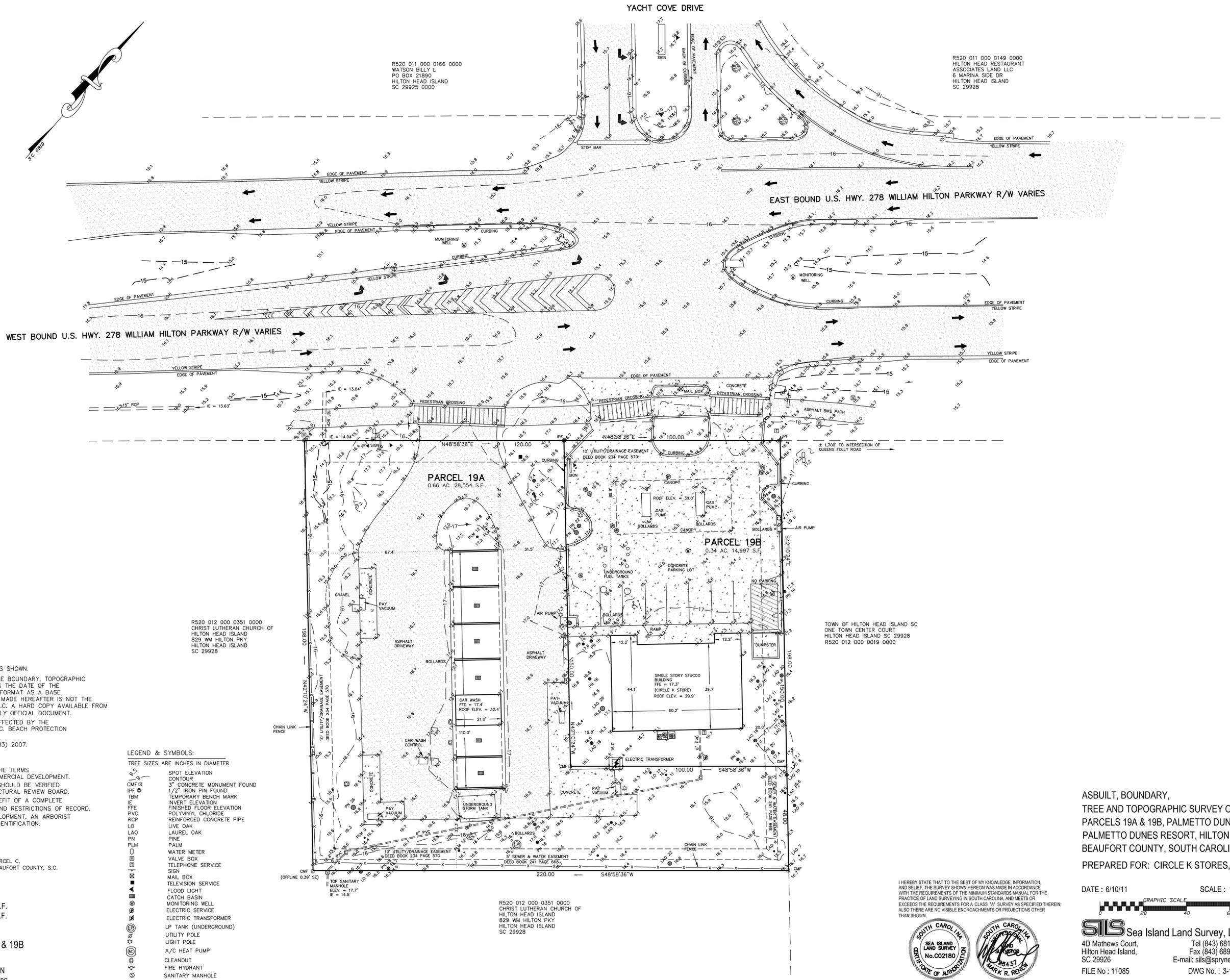
**DRB**  
Conceptual  
Approval Plan

Sheet  
**3**  
Of 3



R520 011 000 0166 0000  
 WATSON BILLY L  
 PO BOX 21890  
 HILTON HEAD ISLAND  
 SC 29925 0000

R520 011 000 0149 0000  
 HILTON HEAD RESTAURANT  
 ASSOCIATES LAND LLC  
 6 MARINA SIDE DR  
 HILTON HEAD ISLAND  
 SC 29928



- NOTES:
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
  - 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLT INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF SEA ISLAND LAND SURVEY, LLC. A HARD COPY AVAILABLE FROM SEA ISLAND LAND SURVEY, LLC. WILL BE THE ONLY OFFICIAL DOCUMENT.
  - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
  - 4) HORIZONTAL DATUM IS S.C. STATE PLANE (NAD 83) 2007.
  - 5) VERTICAL DATUM IS NAVD88.
  - 6) CONTOUR INTERVAL IS 1'.
  - 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED COMMERCIAL DEVELOPMENT.
  - 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
  - 9) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
  - 10) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

REFERENCE PLAT  
 1) A PLAT OF PARCELS 1 AND 2, BEING A PORTION OF PARCEL C, PALMETTO DUNES RESORT, INC. HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: 3/01/76  
 RECORDED IN BOOK 25, PAGE 30  
 ROD. BEAUFORT COUNTY, SC  
 BY: GEORGE D. TABAKIAN S.C.R.L.S. # 3447

PARCEL 19A PROPERTY AREA = 0.66 AC. 28,554 S.F.  
 PARCEL 19B PROPERTY AREA = 0.34 AC. 14,997 S.F.

ADDRESS: 825 & 827 WILLIAM HILTON PARKWAY  
 DISTRICT: 520, MAP: 12, PARCELS: 19A & 19B

THIS PROPERTY LIES IN F.E.M.A. ZONE C  
 BASE FLOOD ELEVATION = NO MINIMUM ELEVATION  
 COMMUNITY NO. 450250, PANEL 00140, DATED: 9/29/86

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

○	SPOT ELEVATION
—	CONTOUR
□	3" CONCRETE MONUMENT FOUND
●	1/2" IRON PIN FOUND
⊕	TEMPORARY BENCH MARK
∇	INVERT ELEVATION
—	FINISHED FLOOR ELEVATION
—	POLYVINYL CHLORIDE
—	REINFORCED CONCRETE PIPE
LO	LIVE OAK
LAO	LAUREL OAK
PN	PINE
PLM	PALM
○	WATER METER
□	VALVE BOX
□	TELEPHONE SERVICE
□	SIGN
□	MAIL BOX
□	TELEVISION SERVICE
□	FLOOD LIGHT
□	CATCH BASIN
○	MONITORING WELL
○	ELECTRIC SERVICE
○	ELECTRIC TRANSFORMER
○	LP TANK (UNDERGROUND)
○	UTILITY POLE
○	LIGHT POLE
○	A/C HEAT PUMP
○	CLEANOUT
○	FIRE HYDRANT
○	SANITARY MANHOLE

R520 012 000 0351 0000  
 CHRIST LUTHERAN CHURCH OF  
 HILTON HEAD ISLAND  
 829 WM HILTON PKY  
 HILTON HEAD ISLAND  
 SC 29928

TOWN OF HILTON HEAD ISLAND SC  
 ONE TOWN CENTER COURT  
 HILTON HEAD ISLAND SC 29928  
 R520 012 000 0019 0000

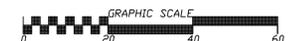
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



NOT VALID UNLESS EMBOSSED.

ASBLT, BOUNDARY,  
 TREE AND TOPOGRAPHIC SURVEY OF:  
 PARCELS 19A & 19B, PALMETTO DUNES COMMERCIAL,  
 PALMETTO DUNES RESORT, HILTON HEAD ISLAND,  
 BEAUFORT COUNTY, SOUTH CAROLINA  
 PREPARED FOR: CIRCLE K STORES, INC.

DATE: 6/10/11 SCALE: 1" = 20'



**SILS** Sea Island Land Survey, LLC.  
 4D Mathews Court, Tel (843) 681-3248  
 Hilton Head Island, SC 29926 Fax (843) 689-3871  
 E-mail: sils@sprynet.com  
 FILE No.: 11085 DWG No.: 3-1655

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## 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: Circle K Redevelopment

DRB#: DR110032

DATE: August 23, 2011

RECOMMENDATION:    Approval     Approval with Conditions     Denial

### ***ARCHITECTURAL DESIGN***

This will correct several functional and aesthetic inefficiencies on both subject parcels.

The only architectural elements are a new pump canopy, which will match the one already in the field. There is a dumpster fence, which is incidental, but will need to be reviewed by the board at some point.

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 type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

visual interest				
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms and details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### ***LANDSCAPE DESIGN***

One component for the Rezoning is a “Conceptual Landscape-Buffer Review”, which is an element of this conceptual review. One thing that does jump out is the removal of some significant trees at the street-front area, including two large pines, and 28” of live oak. In establishing and reinforcing the buffer for this new project, some additional trees, of the same nature as the over-story trees proposed, in the vicinity of William Hilton Parkway might be appropriate. Any additional understory planting at the rear where the removal of pavement is proposed would be a better alternative to mulch, where feasible.

It would also be beneficial to know what the pervious parking material might be.

A full plant schedule will be needed for review and Final approval.

<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Treats the Landscape as a major element of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape is designed so that it may be maintained in its natural shape and size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Preserves a variety of existing native trees and shrubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See comments in heading
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See comments in heading
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of species is selected for texture and color	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provides overall order and continuity of the Landscape plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Native plants or plants that have historically been prevalent on the Island are utilized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A variety of sizes is selected to create a "layered" appearance for visual interest and a sense of depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

***NATURAL RESOURCE PROTECTION***

<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

requirements for size, species and number				
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b><i>MISC COMMENTS/QUESTIONS</i></b>				
A model application				