



# Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, June 12, 2012

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** – Meeting of March 27, 2012 and Meeting of May 22, 2012
6. **Staff Report**
7. **Board Business**  
Nomination and Election of Chairman and Vice Chairman for July 1, 2012 – June 30, 2013
8. **Unfinished Business**
9. **New Business**
  - A) New Development
    - (1) DR120016- Tower Beach- Sea Pines- CONCEPTUAL
    - (2) DR120017- Building Innovations- 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.

**Town of Hilton Head Island**  
**Design Review Board**  
**Minutes of the Tuesday, March 27, 2012 Meeting**     **DRAFT**  
**1:15p.m – Benjamin M. Racusin Council Chambers**

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

Board Members Absent:     None

Council Members Present:     Mayor Pro Tem Ken Heitzke and Bill Ferguson

Town Staff Present:     Mike Roan, Urban Design Administrator  
   Richard Spruce, Plans Administrator  
   Rocky Browder, Environmental Planner  
   Kathleen Carlin, Administrative Assistant

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**1. CALL TO ORDER**

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

**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 March 13, 2012 meeting were **approved** as presented by general consent.

**6. STAFF REPORT**

None

**7. BOARD BUSINESS**

None

**8. UNFINISHED BUSINESS**

**Hilton Head Christian Academy** – Practice Gym – DR120004

Mr. Roan stated that the Board is reviewing this project for the fourth time. Mr. Roan described the progress of the application since its last review on March 13<sup>th</sup> including an update on plan t materials and details regarding the courtyard. The site plan remains unchanged. The applicant was asked to add a little more depth to the gable ends of the building and to bring some of the stucco elements further up into the gable. Altering the stucco finishes on the gable ends and extending the rake has

addressed some of the Board's previous concerns. The roof pitch has also been revised to the extent requested by the Board. Mr. Roan reviewed the elevations and stated that the Natural Resources Division has reviewed and approved the proposed tree removal and mitigation plan. All replacement trees will be field located and approved by Town staff.

The architect for this project, Mr. Greg Beste, was not present at today's meeting. Mr. Matt Skinner, Christian Academy High School Board Member, presented brief comments on behalf of the school.

The Board discussed their concerns with the trellis detail, the pilasters, and the louver stucco treatment. The Board encouraged the applicant to use as much stucco as possible particularly on the north and south elevations. The louver needs to fit into the wall a little better, and more trellis-like detail is recommended. The size of the column for the trellis needs to be made beefier. Following final comments by the Board, Chairman Theodore requested that a motion be made.

Mr. Parker made a motion to approve the Hilton Head Christian Academy – Practice Gym application with the following conditions: (1) the landscape trellises detail should be substantially beefier than what is indicated on architectural; and those trellises are not approved until that is submitted to the staff; (2) the pilasters that are indicated will be 4" – 6" proud of the face of the stucco consistent all the way around the building; (3) the gable end treatments that is a louver stucco treatment the louver shall be integrated into the geometric pattern of the gable end of this building so that it is an architectural element and not just an appliqué that the other trim just seems to randomly run into. The trim shall reflect the profile of the louver however the louver ends up. The louver may be taller or it may be wider, but a different profile than what is shown with a different kind of trim relationship. All of these conditions are to be submitted to the staff for their review. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 7-0-0.

#### **Jenkins Island Cell Tower** – DR120007

Mr. Roan stated that all New Development applications require a second (Final) review by the Board. All of the specifications for this application are the same as the Conceptual Approval with the exception of reducing the total height of the tower including lightning rod to 150'-0", per the Board's conditions for Conceptual approval. The staff recommended approval. Following brief comments by the Board, Chairman Theodore requested that a motion be made.

Mr. Smith made a **motion** to **approve** the Jenkins Island Cell Tower – New Development Final application as submitted. Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

### **9. NEW BUSINESS**

#### **Airport Tree Mitigation** – DR120007

Mr. Roan began with a brief history of the application. The primary purpose of today's review is to address the buffer area along Beach City Road. Mr. Roan presented an in-depth overhead review of the application including the applicant's narrative, the existing site conditions, the proposed mitigation plan, and the plant schedule. Mr. Roan stated that the application meets very specific mitigation criteria as established by the Town and the County and as outlined in the applicant's narrative relative to vegetation type, flowering characteristics, and installation size. The Town would like to see as much native vegetation planted in the buffer as possible so that the buffer can re-establish itself. Staff recommended that the following four conditions be attached to approval of the application.

1. All fencing should be black vinyl-clad fencing;
2. The Design Review Board should visit the site following the installation of plant material for approval of the planting. The applicant should be required to supplement additional plant material in any sparse locations as deemed necessary by the Boards.
3. The applicant should consider an irrigation system for the first year following the planting of material in order to ensure the survivability of the new plant materials;
4. An on-going maintenance schedule, beyond the warranty period provided at the installation of plant materials, should be required.

Following the staff's presentation and discussion by the Board, Chairman Theodore requested that the applicant make his presentation. The following individuals spoke on behalf of this application:

Mr. Charles Stearns, Project Manager, CDM Smith, presented statements regarding the historic preservation areas of Mitchellville. The Board and the applicant discussed the mitigation schedule, the recommendation for a temporary irrigation system, and the need for a maintenance contract following the one-year warranty. Chairman Theodore stressed the importance of a temporary irrigation system for the survivability of the trees. This site is already in a parched condition and the summer season will soon compound the problem.

Mr. Gary Kubic, Beaufort County Administrator, presented statements in concern of the tight time line for installation of plant materials. The applicant stated that they are anxious to begin the mitigation planting process as soon as possible. Mr. Kubic and the Board discussed the importance of a maintenance schedule following the installation warranty. The applicant stated that they will hire a maintenance expert for development of a maintenance schedule. The maintenance schedule will be based on the advice of tree experts.

Mr. Paul Andres, Hilton Head Island Airport Director, discussed FAA safety concerns regarding the choices of plant material selected for the area. The FAA considers any vegetation that contains fruit to be an attractive nuisance because of birds being attracted to the fruit. The FAA takes safety concerns with birds very seriously. Mr. Andres recommended that the staff amend the LMO to allow the applicant to plant Bermuda grass in the area.

The Board discussed the statements presented by these speakers and Chairman Theodore discussed the importance of a temporary irrigation system for the site. It is highly unlikely that new trees will survive or be in a healthy condition without the benefit of a temporary irrigation system. A long-term maintenance commitment will also be required beyond the one-year warranty period. The applicant needs to take these commitments very seriously. Vegetation in this area will take more than a year to fill in and take care of itself. Who will maintain the vegetation then? Mr. Andres stated that this will be an operational expense and an appropriate maintenance schedule will be determined by their tree experts.

Chairman Theodore requested public comments and the following residents presented statements: Mr. Edward Tiscornia stated concern with the proposed mitigation plan because of its negative impact on property values and quality of life. The Board should consider a berm to shield the area from noise and fumes. A berm would help to mitigate the area visually and it would help protect the historic area of Mitchellville.

The Board discussed the option of a berm. Chairman Theodore stated that a berm would cause additional existing trees to be removed. In addition, a berm would probably not provide much visual mitigation. Several Board members stated that they are not in favor of a berm.

Mr. James Fisher, resident, stated that the proposed mitigation plan is unacceptable and is a violation of the LMO. More vegetation is needed because the existing 'stalks' are not trees. Adequate irrigation of the plan material will be crucial to its survival.

Residents, Mr. Dan Cleyart, Mrs. Karen Cleyart, and Mr. Fred Keever stated that the proposed mitigation plan is disrespectful of the philosophy and aesthetics of Hilton Head Island. The applicant needs to increase the density of the vegetation. A berm should be considered for the mitigation of noise and fumes.

Chester C. Williams, Esq., appearing on behalf of St. James Baptist Church, stated that the proposed mitigation plan does not comply with the LMO. Mr. Williams stated that LMO Sec. 16-4-403 requires that the airport's adjacent use buffers and adjacent street buffers shall be a minimum of 75-feet in width. The function of buffer areas is to provide aesthetically acceptable visual and spatial separation between adjacent land uses. Mr. Williams also stated that permitted activities in other buffers provide that sanitary sewer service lines are allowed in buffers provided that they are approximately perpendicular to the street right-of-way or the common property line. An equal amount of buffer is required for substitution of the removal of vegetation.

Residents, Mr. David Schwarz, Mr. Don Davis, Ms. Donna Lane, and Ms. Judith Shade all stated concern with the proposed plan based on aesthetics, excessive noise, excessive light, and jet fumes. A sound barrier such as a berm should be considered.

The Board further discussed the idea of a berm with the applicant. Mr. Andres stated that a berm was not considered as an option because a berm requires a change in land shape. A change in land shape is a violation of FAA requirements. In addition, there is no means to pay for a berm.

The Board, the applicant, and the staff discussed the idea of adding an existing 15-ft. sanitary sewer easement to the buffer (for a combined 75-ft. buffer from the property line). Ms. Teri Lewis presented statements regarding the location and legality of adding the 15-ft. easement. Staff discussed the airport buffer and the existing easement. The Board stated that making the buffer 15-feet wider for additional thickness would be a good starting point. The Board and the applicant discussed the planting of materials in the 15-foot easement.

The Board and the staff also discussed the FAA recommendation on the planting material (Bermuda grass) in the open area. The LMO requires that native materials be used. The Board stated concern that Bermuda grass will most likely not be cut or maintained properly.

At the completion of the discussion, the Board reported that they need additional information to reach a decision on this application. The Board stated that they would like to receive clarification on the types of native grasses and magnolia variety proposed. The Board stated that 75-ft. of plantings appears to be a very important issue. With regard to a berm, if a berm is approved, it will need to be placed inside of the easement.

The Board agreed with the importance of performing a visual inspection on site following the initial planting to ensure necessary thickness. The Board stressed that adequate irrigation will be crucial. After one year following installation, a three-year maintenance agreement will be necessary to monitor watering needs, clean up of vines, etc.

Following final comments, the Board recommended that the applicant withdraw today's application so that they can consider the idea of a berm as well as additional vegetative (including native grasses). The applicant agreed to withdraw today's application.

Mr. Joshua Gruber, Staff Attorney, presented statements regarding the issue of native grasses. Ms. Teri Lewis presented statements regarding the need for a change to the LMO if the applicant wants to

plant only Bermuda grass. Currently the LMO states that the cleared area has to contain native vegetation.

Chairman Theodore stated that aesthetically the native grass option seems to be a good one. The Board and staff discussed the list of Category I trees (specifically dwarf-sized – appropriate for planting). In conclusion of today’s review, the Board prepared the following list of items for the applicant:

1. The chair link fencing shall be black vinyl-clad fencing.
2. The buffer shall be 75-feet in total, taking the easement into consideration.
3. Look at the best way to get the full 75-feet vegetated buffer along this corridor (without a berm.)
4. In compliance with the LMO, this clear cut area with two grass bid alternates needs to be re-vegetated with native vegetation.
5. The Board recommends a temporary irrigation system be installed and that system be able to stay in place beyond the first year with a maintenance agreement that stays in place for three years beyond that time. Maintenance is critical as precedent for other areas in the future. A long-term maintenance program is very important.
6. After the initial installation is complete, the Design Review Board will conduct a site visit to ensure completeness.
7. The applicant should look into alternatives to the Little Gems – Hybrids of Magnolias that meet the Little Gem requirement. Broadleaf evergreen is recommended for variety and texture.

The applicant thanked the Board for their consideration. The applicant will resubmit his application at a later time.

**10. APPEARANCE BY CITIZENS**

None

**11. ADJOURNMENT**

The meeting was adjourned at 3:40p.m.

Submitted By:

Approved By:

May 22, 2012

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

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

**Town of Hilton Head Island**  
**Design Review Board**  
**Minutes of the Tuesday, May 22, 2012 Meeting**      **DRAFT**  
**1:15p.m – Benjamin M. Racusin Council Chambers**

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

Board Members Absent:      Jennifer Moffett, *Excused*

Council Members Present:      Bill Harkins

Town Staff Present:      Mike Roan, Urban Design Administrator (outgoing effective 6/8/12)  
   Jennifer Ray, Urban Design Administrator (incoming effective 5/21/12)  
   Charles Cousins, Community Development Department Manager  
   Teri Lewis, LMO Official  
   Rocky Browder, Environmental Planner  
   Kathleen Carlin, Administrative Assistant

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**1. CALL TO ORDER**

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

**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**

Approval of the minutes of the March 27, 2012 meeting is deferred to June 12, 2012. The Board **approved** the minutes of the April 24, 2012 meeting as amended by general consent.

**6. STAFF REPORT**

Mr. Roan reported that his last day with the Town of Hilton Head Island will be June 8, 2012. Mr. Roan introduced Ms. Jennifer Ray, the Town's new Urban Design Administrator, to the Board. Chairman Theodore thanked Mr. Roan for providing eight years of excellent service to the DRB. The Board welcomed Ms. Jennifer Ray as the Town's new Urban Designer.

On a separate issue, Mr. Roan stated that the Board is due to nominate and elect officers (Chairman and Vice Chairman) for the July 1, 2012 - June 30, 2013 term. The nomination and election of officers is due to take place on June 12, 2012. In addition, Vice Chairman Scott Sodemann, Mr. Galen Smith, and Mr. Jake Gartner, are scheduled to be re-sworn in for a new three-year term on July 10, 2012. The new term begins July 1, 2012 and expires June 30, 2015.

**7. BOARD BUSINESS**

None

**8. UNFINISHED BUSINESS**

**Airport Tree Mitigation** – DR120014

Mr. Roan stated that the Board first reviewed the tree mitigation plan on March 27, 2012. At that time the Board provided the applicant with very specific conditions before the plan can move forward.

Mr. Roan presented an in-depth visual review of the site. The applicant was instructed to provide approximately 1,300 trees in the area based on the mitigation categories as outlined in the LMO to provide a buffer for tree removal and topping of trees along Beach City Road. Mr. Roan stated that the applicant has returned with four species of Category 1 trees. Mr. Roan reviewed the 75-foot buffer requirement along Beach City Road and the FAA safety zone.

The Board specified a three-year maintenance provision. The applicant has returned with a one-year warranty on all plant material with an additional two years of maintenance provided to ensure the survivability of trees. A fixed irrigation system is not specified in the plan. Irrigation will be provided by truck and tank on a specified schedule. The staff believes that the maintenance schedule and irrigation schedule for the native plants is appropriate. The staff believes that the buffer located parallel to Beach City Road should be 90-feet instead of 75-feet due to the easement that lies within. The applicant is specifying native grasses to go along the 15-foot easement. Native vegetation is an acceptable element in a perimeter buffer per the LMO.

Mr. Roan briefly reviewed the selection and location of Category 1 trees. The staff presented several representative drawings of species and sizes of trees. Mr. Roan reviewed the end of runway zone. The applicant has specified native grasses in the runway zone based on the Board's condition for approval. Mr. Roan presented several photos showing the general character of the area. Vegetation in the area is already starting to re-establish itself. Mr. Roan stated that the applicant's chain link fence will be black vinyl coated. At the completion of staff's presentation, Chairman Theodore requested that the applicant make his presentation.

Mr. Charlie Stearns, with CDM Smith, presented statements in support of the application. The applicant discussed their plans for planting the open field area and the buffer area. The Board stated that these are two separate planting situations. The applicant discussed the spacing of plant material and Chairman Theodore stated that the spacing of 15-feet on center is not acceptable. The Board agreed with staff that the spacing should be a maximum of 48" on center. Planting of the easement area is more important than the field area due to visibility. The applicant and the Board discussed the maintenance schedule and the FAA's concerns relative to native vegetation and birds. The applicant stated that they would prefer to plant Bermuda grass in the open area.

Ms. Teri Lewis presented statements regarding the intent of the LMO relative to native grasses. Ms. Lewis reminded the Board that the LMO specifies native grasses only. The LMO would need to be amended in order to allow Bermuda grass in the open area.

Chairman Theodore and several Board members commented that they have visited the site and they are pleased to see how nicely the vegetation is re-establishing itself. Following this discussion, Chairman Theodore requested that a motion be made.

Vice Chairman Sodemann made a **motion to approve** the airport's proposed mitigation plan contingent upon the applicant adjusting the spacing of the grasses to a maximum of 48" inches on center. Mr. Smith **seconded** the motion. Prior to taking a vote on the motion, Chairman Theodore invited comments from the public.

Chester C. Williams, Esq., appearing on behalf of St. James Baptist Church and Palmetto Hall Property Owners Association, presented statements in opposition to approval. Mr. Williams stated that the mitigation plan does not comply with LMO requirements. The plant schedule in the buffer area is inadequate. The sewer line down the middle does not comply with the Code's buffer requirements. The buffer should be expanded to make up the difference (at least a 90-foot wide buffer). The mitigation plan shall provide dense planting in all buffer areas; grasses should not be considered dense vegetation. Lastly, Bermuda grass is in violation of the Code and should not be allowed.

Joshua Gruber, Beaufort County Staff Attorney, presented comments on behalf of Beaufort County. Mr. Gruber stated that the FAA urges concern with the planting of native grasses in the airport's open area due to problems with birds. Mr. Gruber stated that the County has made a stringent effort to plant a dense buffer. The mitigation plan before the Board's review is an either/or scenario.

Chairman Theodore stated that if the LMO is amended at some point to allow Bermuda grass in the open area, it should not be permitted in the buffer area. Only native grasses should be permitted in the buffer area. Mr. Bob Richardson, member of Palmetto Hall POA, presented statements in opposition to approval of the plan. This completed all public comments.

Ms. Welch stated that she believes it would be better for the Board to error on the side of safety. The FAA is concerned about native vegetation and potential problems with bird strikes. If the LMO is amended to permit Bermuda grass in the open area, the Board should approve it based on safety concerns. The Board agreed that Bermuda grass should not be allowed in the buffer area.

The Board discussed the need for a site visit following the installation of plant material. The Board will verify that there are no gaps in the vegetation. The applicant will be responsible for filling in any gaps that are found by the Board. At the completion of the discussion, Chairman Theodore requested that Vice Chairman Sodemann amend his original motion.

Vice Chairman Sodemann made a **motion to approve** the airport's tree mitigation plan based on the following conditions: (1) the spacing of all native grasses shall be limited to a maximum of 48" on center; (2) approval of the plan is contingent upon the resolution of the native grasses vs. Bermuda grass issue; (3) and, regardless of the outcome of the native grasses vs. Bermuda grass issue, all

plantings in the 15-ft. sewer line area shall be native grasses; (4) The Design Review Board shall visit the site at the completion of installation to determine if any voids remain there. Any voids that are found shall be filled in with additional plant material as required. Mr. Smith, as second to the motion, accepted these amendments to the motion. The motion **passed** with a vote of 7-0-0.

**9. NEW BUSINESS**

None

**10. APPEARANCE BY CITIZENS**

None

**11. ADJOURNMENT**

The meeting was adjourned at 1:35p.m.

Submitted By:

Approved By:

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

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

DRAFT



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](http://www.hiltonheadislandsc.gov)

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: CHRIS DARNELL Company: J.K. TILLER ASSOC.  
 Mailing Address: 10 PINCKNEY COLONY RD, STE City: BLUFFTON State: SC Zip: 29909  
 Telephone: 843.815.4800 Fax: 815.4800101 E-mail: CHRIS@JKTILLER.COM  
 Project Name: TOWER BEACH PARK Project Address: 99 SOUTH SEA PINES DR.  
 Parcel Number [PIN]: R 556 019 000 0171 0000  
 Zoning District: PDI Overlay District(s): CORRIDOR

**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:

- \* Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.  
\* LETTER FROM SEA PINES ARB IN PROCESS
- \*\* Filing Fee, New Development \$175, Alterations/Additions \$100, Minor External \$50 cash or check made payable to the Town of Hilton Head Island. \*\* TO BE HAND DELIVERED TODAY

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

5/29/2012

# Tower Beach Conceptual DRB Narrative

May 29, 2012

Tower Beach is a popular beach park for the residents of Sea Pines. Sea Pines CSA is seeking to remodel the facilities to meet the expectations and demands of the community. It is anticipated that the existing Sea Pine stormwater system will accommodate any additional runoff from changes to the site.

Improvements include:

1. A new beach pavilion to replace the existing shelter with;
  - a. Kitchen
  - b. Covered dining / gathering area
  - c. Beach lockers
  - d. Turtle friendly lighting
2. Renovation of the existing restroom facilities with;
  - a. Upgraded fixtures and finishes
  - b. Footwash and shower
3. Separate grill and picnic areas
4. Enhanced pedestrian access including;
  - a. Handicapped accessible new boardwalk system
  - b. Drop off / pick up shelter
  - c. Trellis swings with beach views
  - d. Benches
5. Security station and park entrance to include;
  - a. Signage
  - b. Specialty pavement
  - c. Vehicular gate
6. Reconfigured parking lot to;
  - a. Improve vehicular circulation within, as much as possible, the existing parking lot footprint
  - b. Provide needed additional parking
  - c. Include pervious pavement to increase stormwater infiltration
  - d. Head to head parking to preserve / protect existing significant
7. Landscaping that;
  - a. Preserves / enhances the existing topography and vegetation
  - b. Emphasizes native species
  - c. Screens views and activity from adjacent residences

The site fronts on South Sea Pines Drive and is adjacent to residential lots on the East and West. Seaward of the Southern property line between Tower Beach Park and the Atlantic Ocean is a parcel owned by the Sea Pines Forest Preserve. The Atlantic OCRM Beach Act Baseline, Beach Act Setback Line, as well as the Sea Pines PUD Perimeter Setback lie within this parcel.

**May 31, 2012**

**Mr. Mike Roan  
Urban Planner  
Town of Hilton Head Island  
Hilton Head Island, SC 29928**

**Re: TOWER BEACH**

**Dear Mike:**

**The Sea Pines Architectural Review Board has received an application for approval of the Tower Beach Park project in Sea Pines Plantation.**

**We are currently notifying surrounding property owners to give them an opportunity to review the plans prior to the Board's review. The project will be reviewed by the Board on Tuesday, June 12, 2012.**

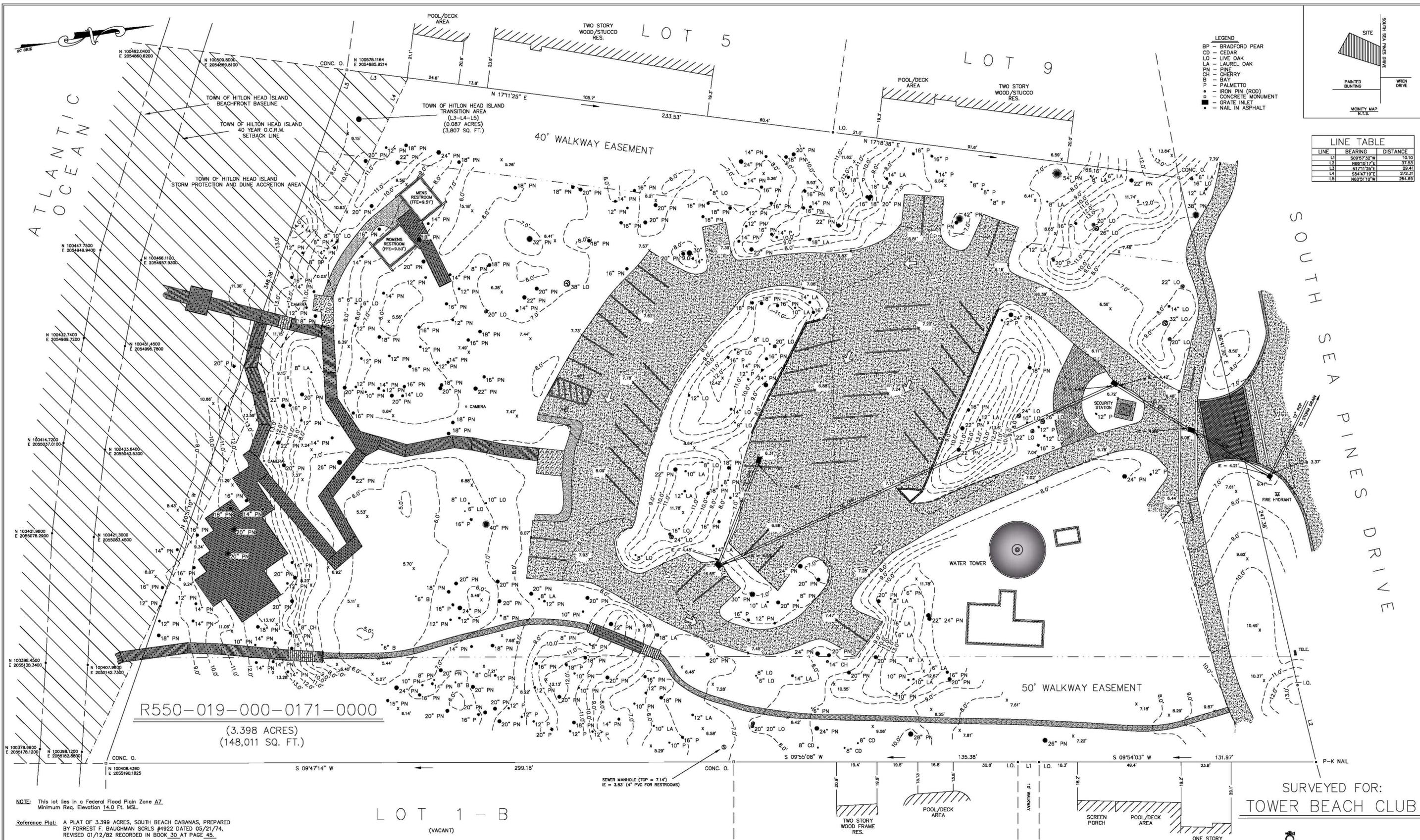
**Hopefully this letter will facilitate your review of the project without further delay.**

**Please call me if you have any questions.**

**Sincerely,**



**Ken Rabon  
Administrator**



**LEGEND**

- BP - BRADFORD PEAR
- CD - CEDAR
- LO - LIVE OAK
- LA - LAUREL OAK
- PN - PINE
- CH - CHERRY
- B - BAY
- P - PALMETTO
- - IRON PIN (ROD)
- - CONCRETE MONUMENT
- - GRATE INLET
- - NAIL IN ASPHALT

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S09°57'32" W	10.10
L2	N86°18'17" E	37.53
L3	N17°11'29" E	28.41
L4	S54°47'19" E	272.37
L5	N60°51'10" W	284.89

R550-019-000-0171-0000  
 (3.398 ACRES)  
 (148,011 SQ. FT.)

NOTE: This lot lies in a Federal Flood Plain Zone AZ.  
 Minimum Req. Elevation 14.0 Ft. MSL.

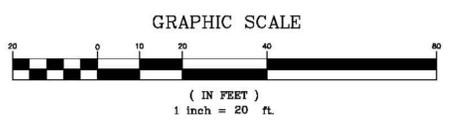
Reference Plat: A PLAT OF 3.399 ACRES, SOUTH BEACH CABANAS, PREPARED BY FORREST F. BAUGHMAN SCRLS #4922 DATED 05/21/74, REVISED 01/12/82 RECORDED IN BOOK 30 AT PAGE 45.

**AN ASBUILT/TREE & TOPO AND BEACH MANAGEMENT ACT SURVEY**

TOWER BEACH CLUB  
 A SECTION OF SEA PINES PLANTATION  
 TOWN OF HILTON HEAD ISLAND  
 BEAUFORT COUNTY-SOUTH CAROLINA

LOT 1-B  
 (VACANT)

THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



RUDY W. WHEELER  
 S. C. Prof. Land Surveyor No. 7263  
 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.



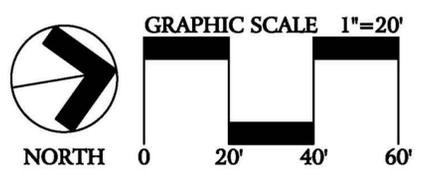
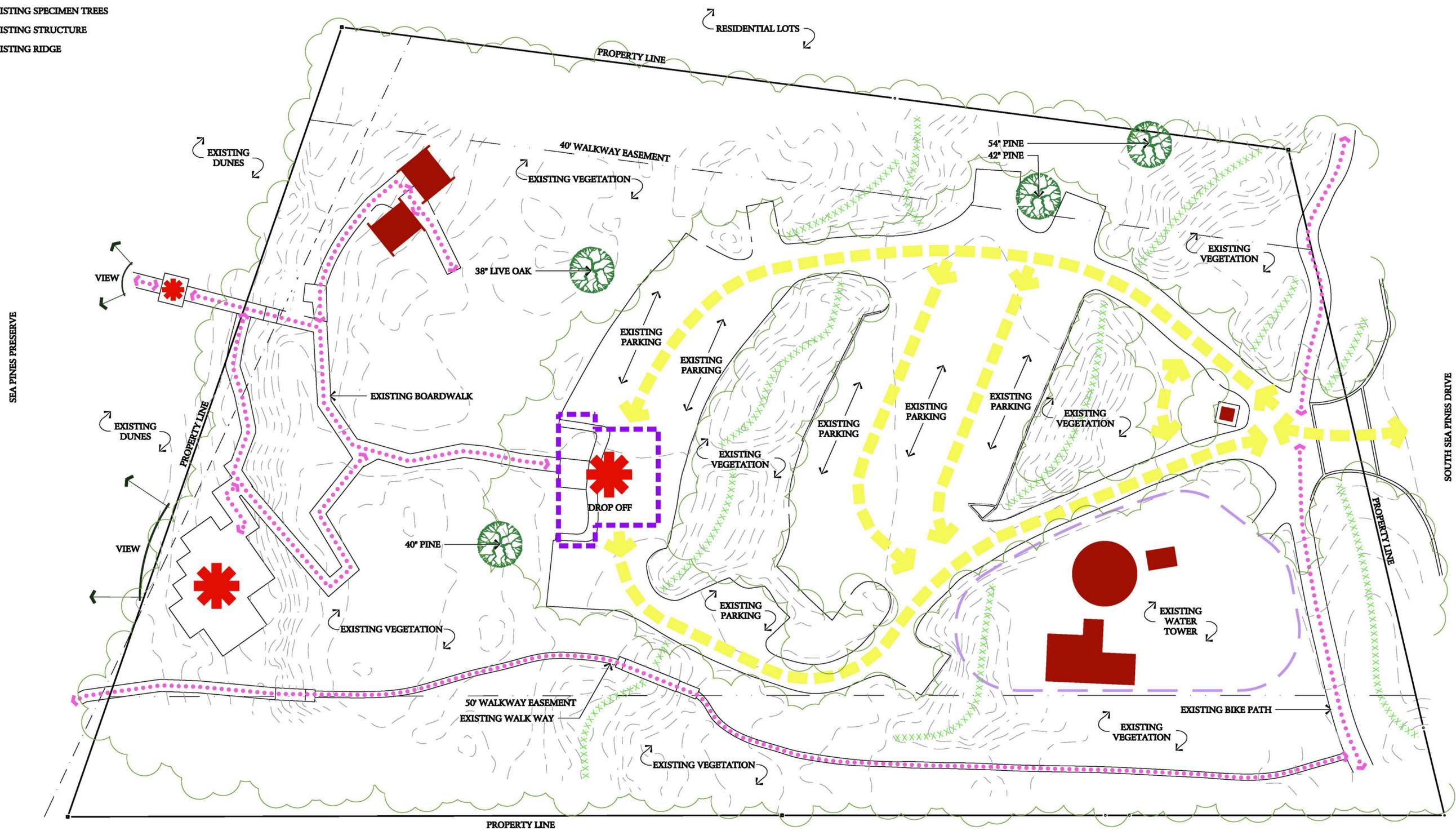
SURVEYED FOR:  
**TOWER BEACH CLUB**

**ATLANTIC SURVEYING CO.**  
 P.O. BOX 5985  
 HILTON HEAD ISLAND, SC 29938  
 (843) 785-6262  
 FAX (843) 785-9062

JOB NO. 12-054-TOWER  
 REVISED APRIL 11, 2012  
 SCALE 1" = 20'  
 DATE MARCH 26-30, 2012  
 OFFICE OK \_\_\_\_\_ FIELD OK \_\_\_\_\_

**KEY**

- ⋯ PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION
- \* POINT OF INTEREST
- ⊗ EXISTING SPECIMEN TREES
- EXISTING STRUCTURE
- XXXX EXISTING RIDGE



**SEA PINES TOWER BEACH**  
 REDEVELOPMENT PLANS  
 Beaufort County, South Carolina

<b>Sheet Title:</b>	SITE ANALYSIS
<b>Job Number:</b>	201203-01
<b>Date:</b>	May 18, 2012
<b>Drawn:</b>	MY
<b>Approved:</b>	CD
<b>Revisions:</b>	

T:\Project\2012\03-01\Design\main\main.dwg, 24/05, 5/18/2012 8:51:09 AM

































STOP

Tower Beach  
Club

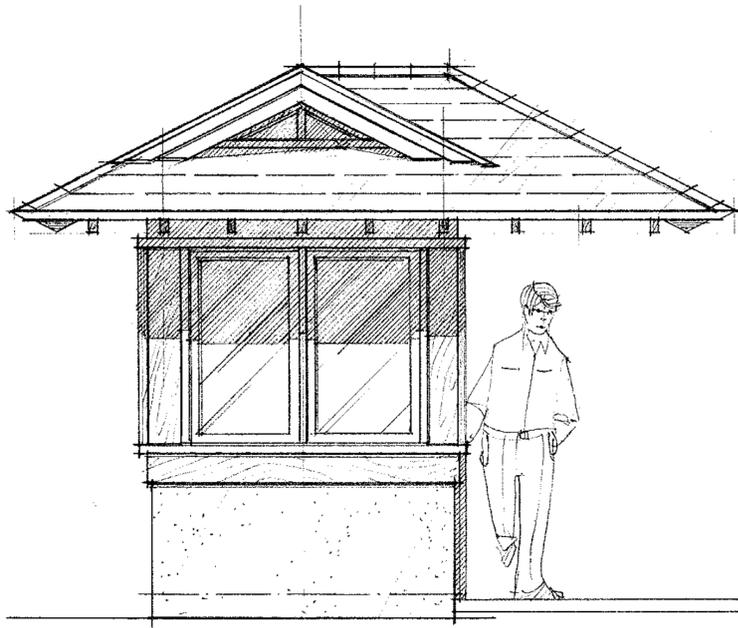
PROPERTY OWNERS ONLY



Tower Beach  
Club

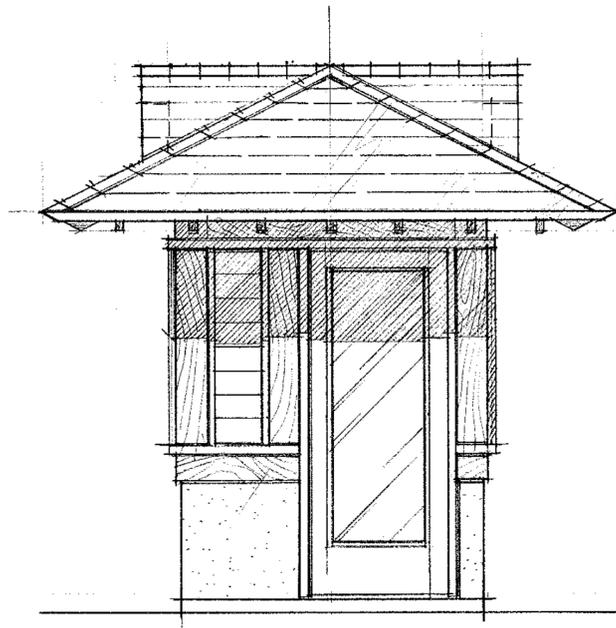






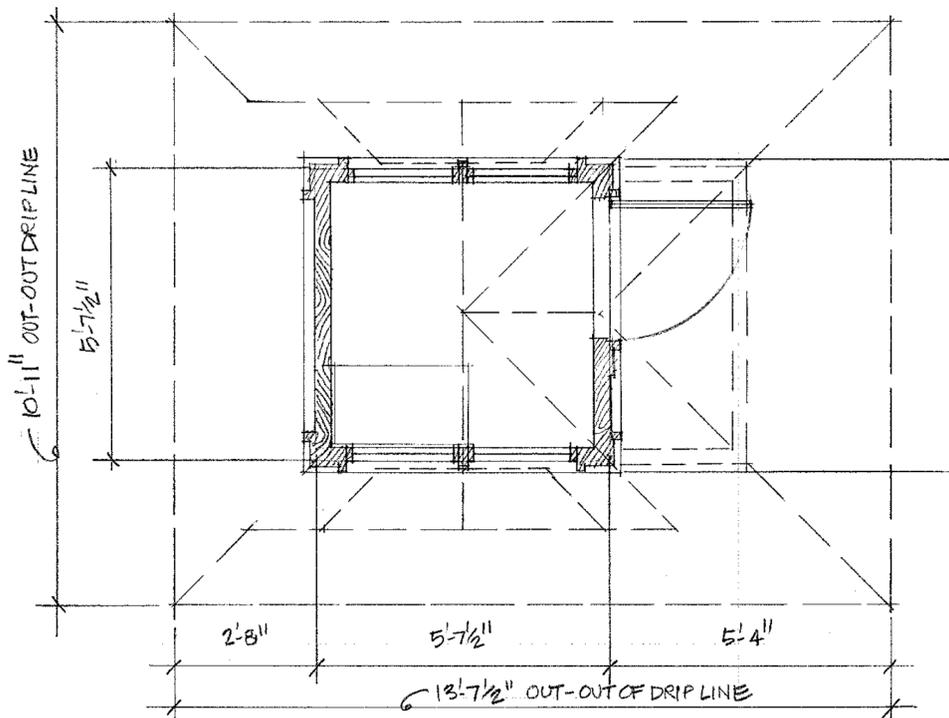
**NORTH ELEVATION**

SCALE: 1/2" = 1'-0"



**WEST ELEVATION**

SCALE: 1/2" = 1'-0"



**FLOOR PLAN**

SCALE: 1/2" = 1'-0"

SEA PINES TOWER BEACH PARK  
South Sea Pines Drive  
Hilton Head Island, S.C.

JOB NO. 1130.0  
DATE MAY 29, 2012  
DRAWN BY LEE  
CHECKED BY

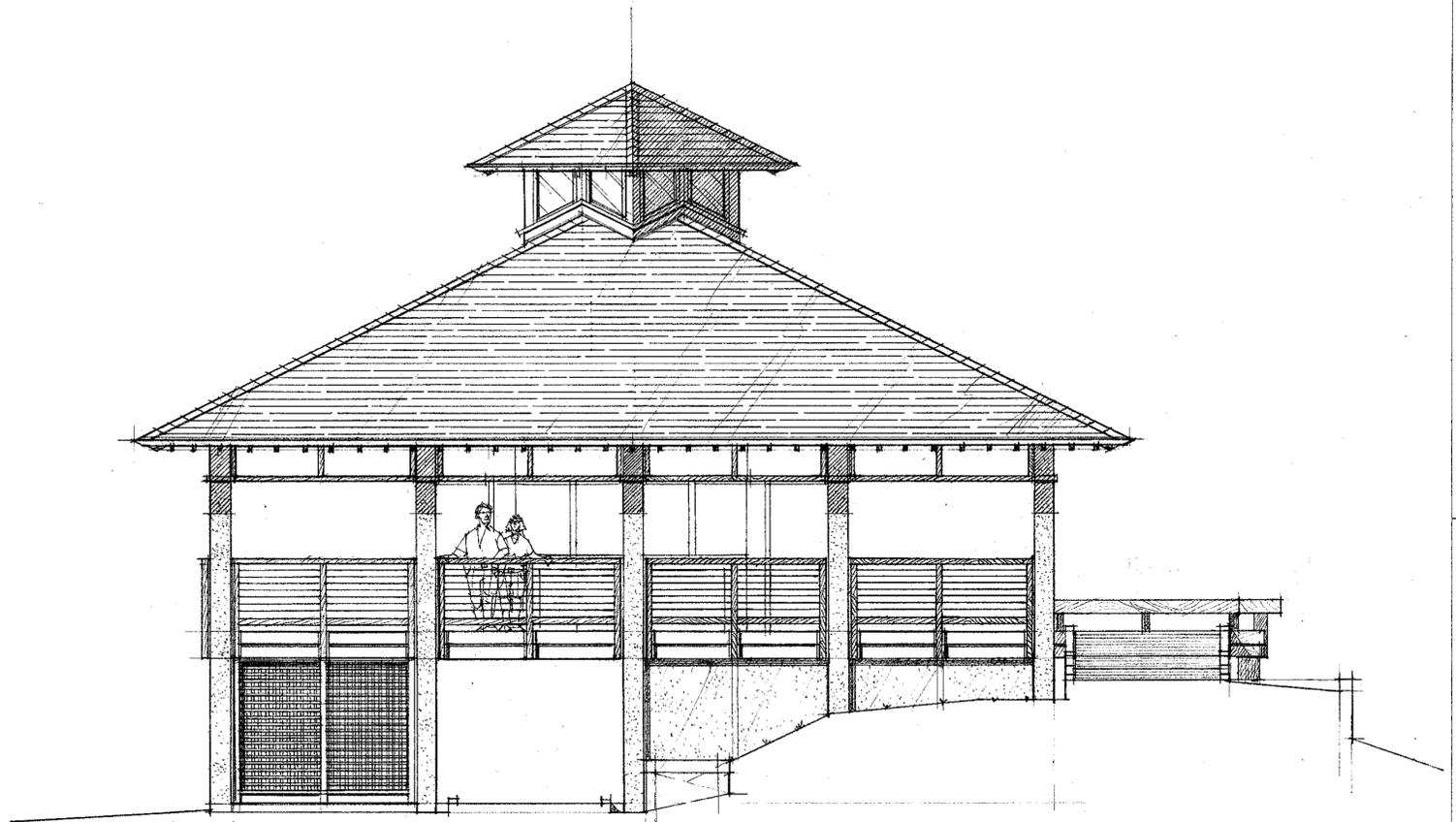
REVISIONS

SHEET

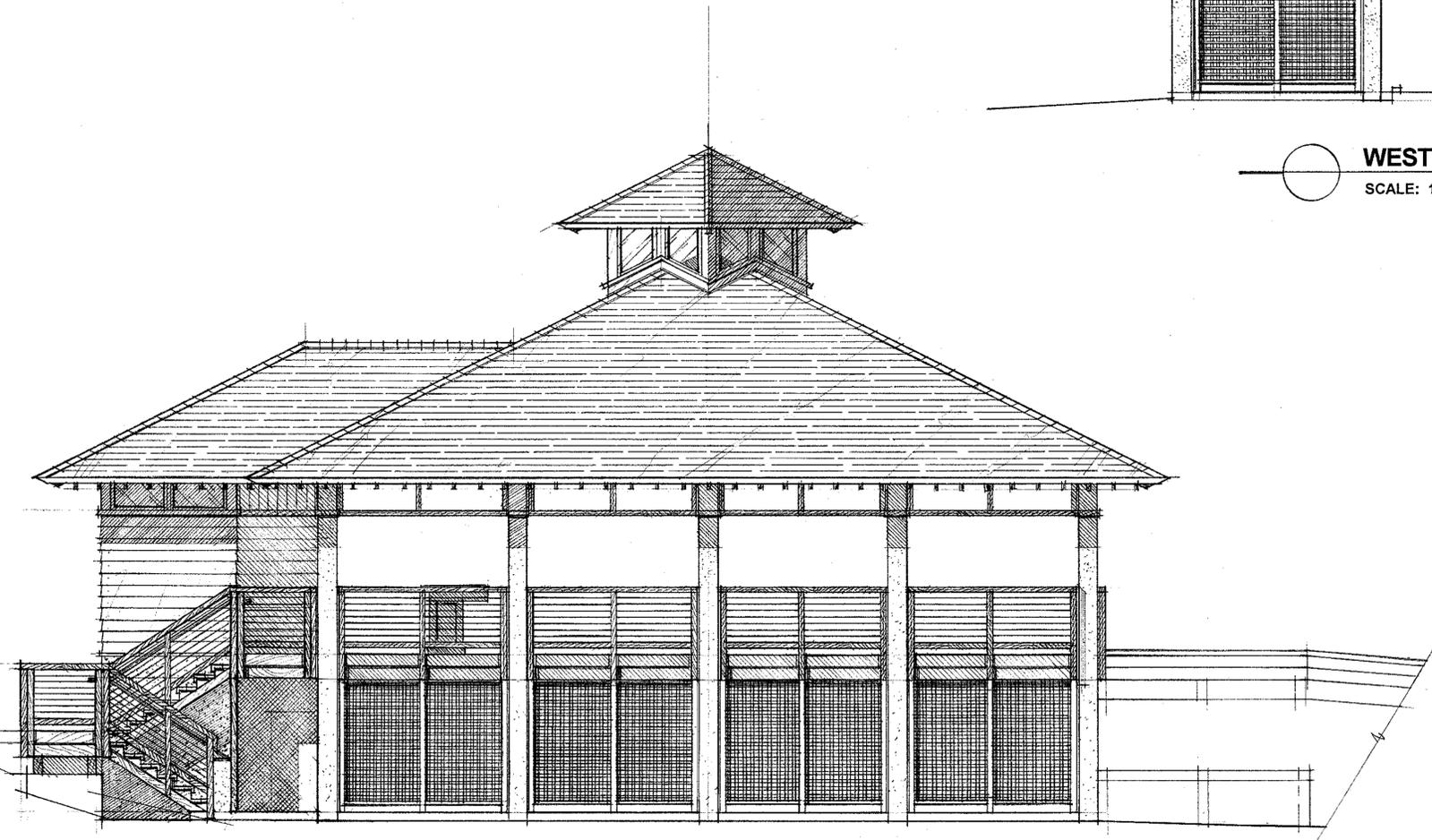
**SECURITY STATION**

**A.1**

OF



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



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

PICNIC / BEACH GEAR STORAGE PAVILION

SEA PINES TOWER BEACH PARK  
South Sea Pines Drive  
Hilton Head Island, S.C.

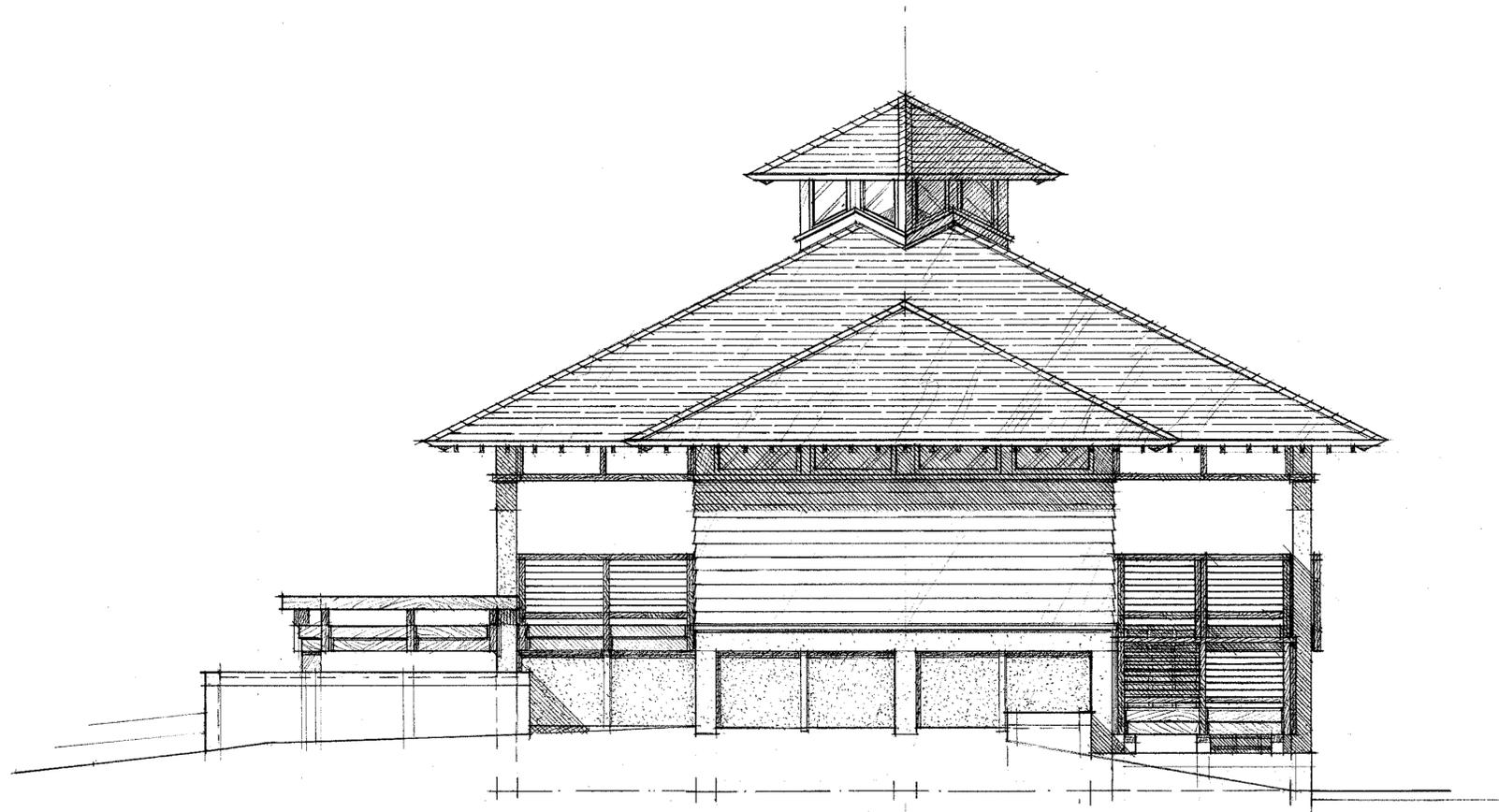
JOB NO. 1120.0  
DATE  
DRAWN BY LEP  
CHECKED BY

REVISIONS

SHEET

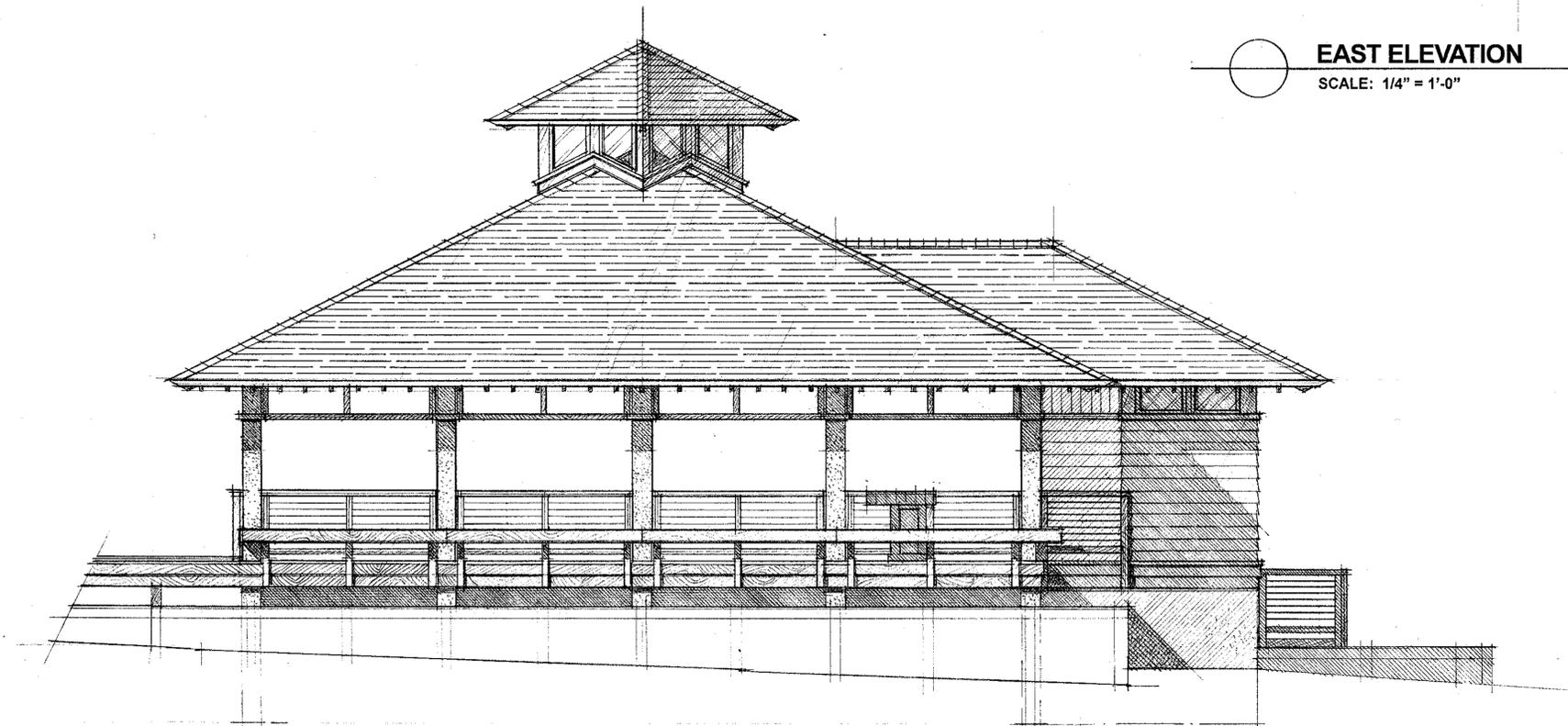
A.4

OF



EAST ELEVATION

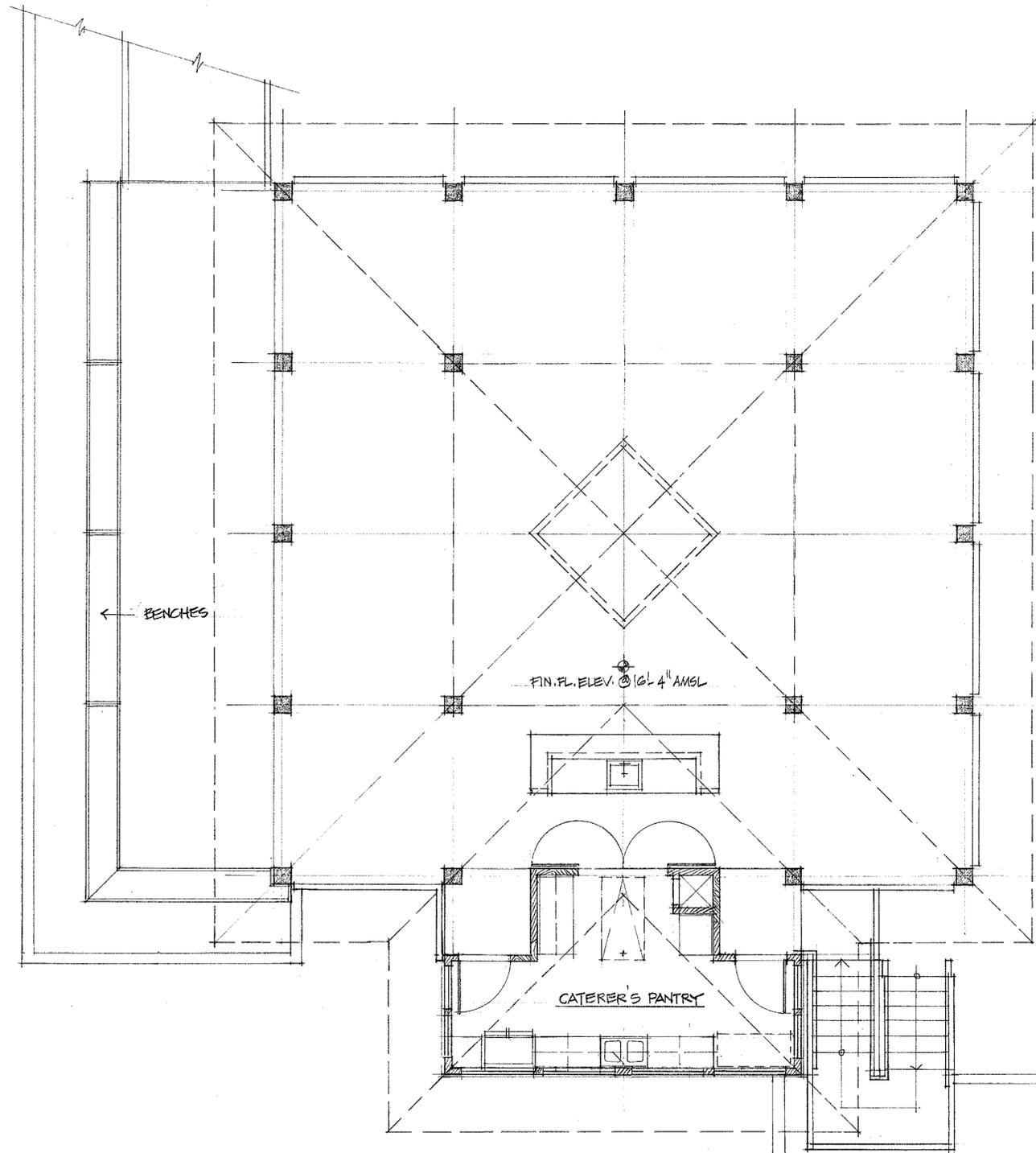
SCALE: 1/4" = 1'-0"



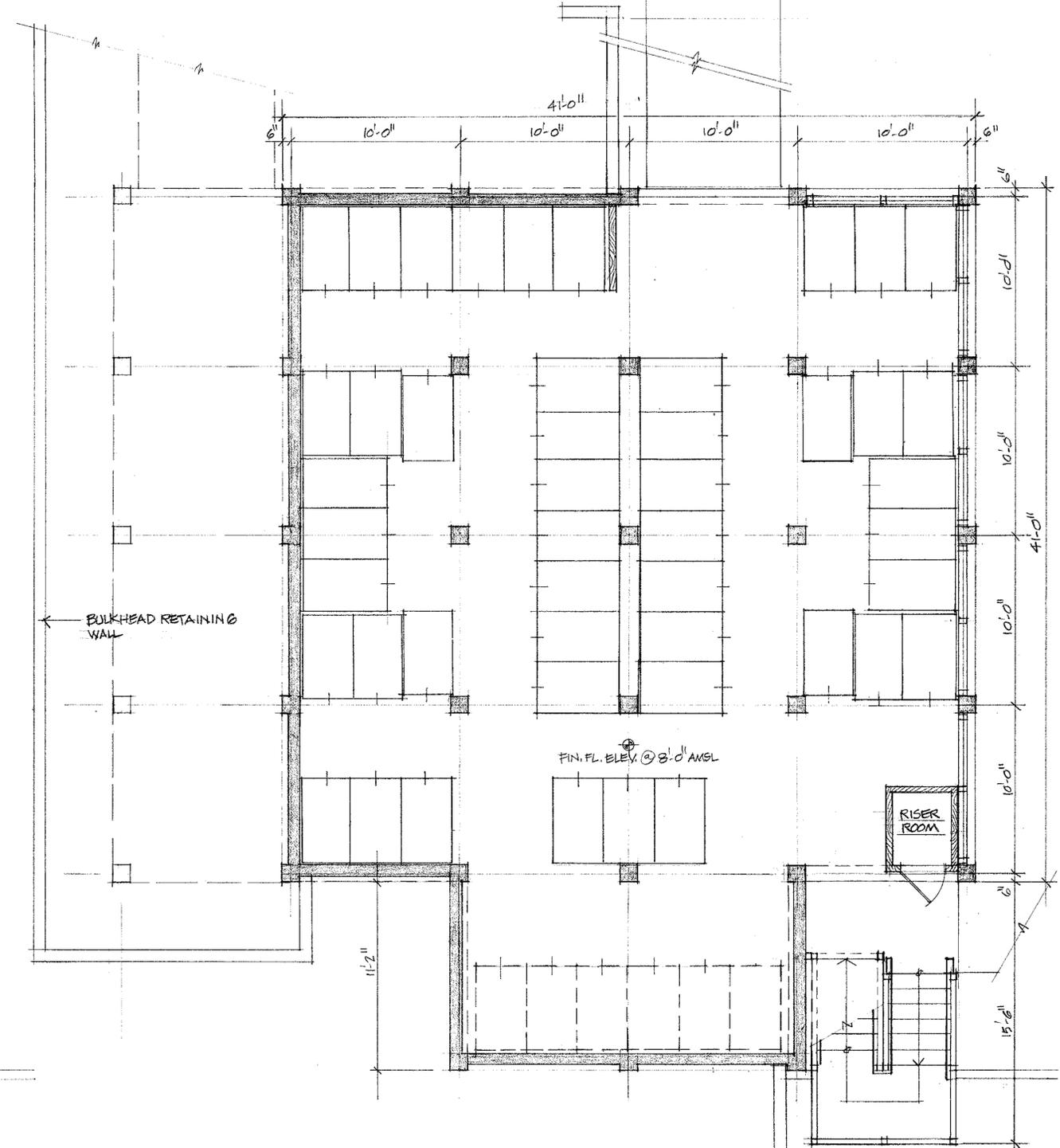
OCEAN SIDE ELEVATION

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

PICNIC / BEACH GEAR STORAGE PAVILION

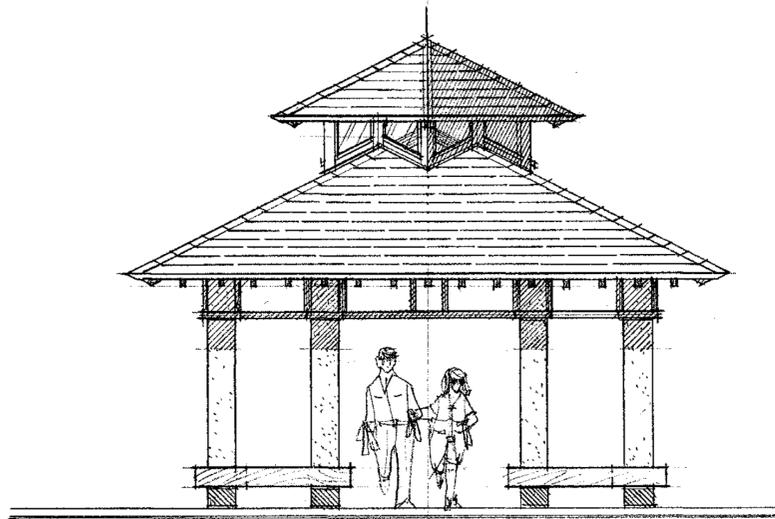


UPPER LEVEL PLAN  
SCALE: 1/4" = 1'-0"

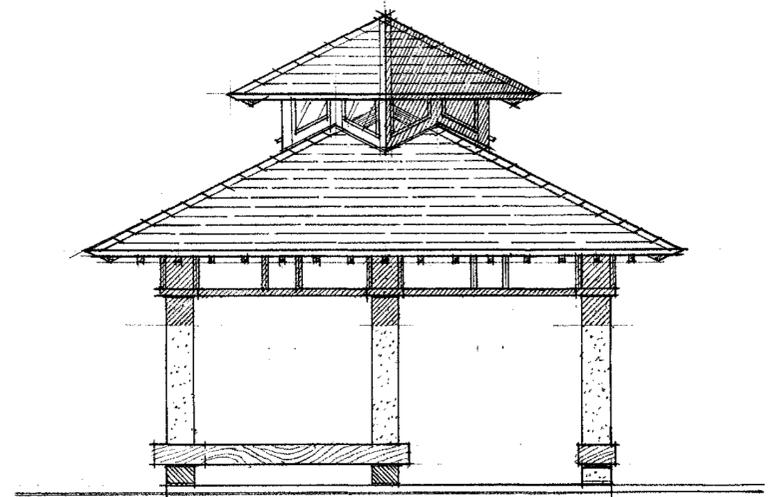


LOWER LEVEL PLAN  
SCALE: 1/4" = 1'-0"

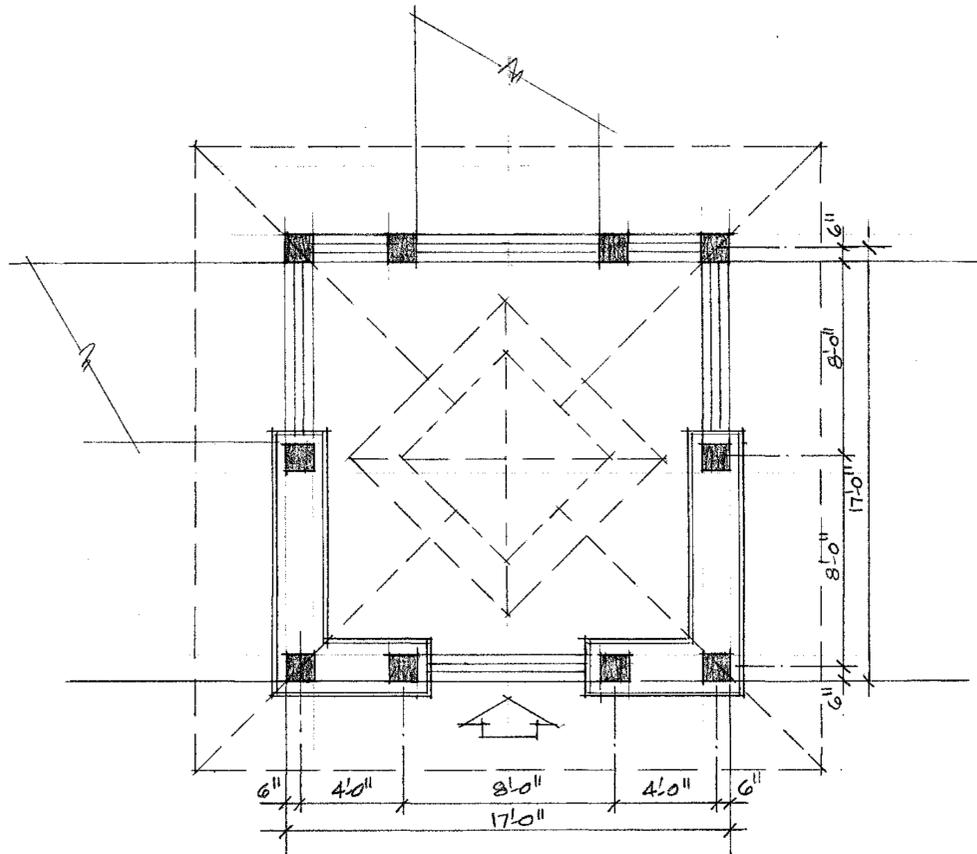
PICNIC / BEACH GEAR STORAGE PAVILION



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



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



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

ENTRY (DROP OFF-PICKUP) SHELTER

SEA PINES TOWER BEACH PARK  
South Sea Pines Drive  
Hilton Head Island, S.C.

JOB NO. 1130.0  
DATE MAY 29, 2012  
DRAWN BY LEE  
CHECKED BY

REVISIONS

SHEET

A.2

OF

## 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: Tower Beach Park- CONCEPTUAL

DRB#: DR120016

DATE: June 12, 2012

RECOMMENDATION:    Approval               Approval with Conditions               Denial  

<b>ARCHITECTURAL DESIGN</b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No colors shown or materials specified, although, elevation drawings and applicant's history would indicate so. Will need specifications for final approval.
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security Station features an aggressive

				cantilever. Any potential “top-heaviness” will be eased in the third dimension.
Forms an details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Implied in drawings. Will need to specify. The extent of stucco on a beachfront amenity would typically benefit from a tabby finish.
Incorporates wood or wood simulating materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>LANDSCAPE DESIGN</b>				
<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"/>	Little is specified in the conceptual plan, but the lack of any formalized landscape on the existing site is one of its better qualities. Proposed landscape does mitigate parking, which is needed. Will require a full plan and schedule for Final Approval.
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"/>	
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will need to specify how they are softening the taller lattice elements of the new structure, and well as any landscape around the Security Station
A variety of species is selected for texture and color	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Proposed groundcovers are evergreen species with low maintenance needs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Large grassed lawn areas encompassing a major portion of the site are avoided	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ornamentals and Annuals are limited to entrances and other focal points	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<b><i>NATURAL RESOURCE PROTECTION</i></b>				
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Applicant will need to verify with Community Development with a formal site plan, and topography information

Sand dunes if present are not disturbed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Applicant will need to verify with Community Development that the proposed elements do not violate the Town's Dune Accretion criteria with a formal site plan, and topography information
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<b><i>MISC COMMENTS/QUESTIONS</i></b>
---------------------------------------

<p>Application is also under Conceptual Review by the Sea Pines ARB, but is being reviewed concurrently to expedite permitting. The Town cannot and will not give final approval for the project until it is in receipt of Final Approval from the Sea Pines ARB.</p> <p>Board will need to see a detail for the arbor/ pergola structures on the beachfront.</p>



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](http://www.hiltonheadislandsc.gov)

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Trey Griffin Company: Wood+Partners, Inc  
 Mailing Address: 7 Lafayette Pl City: HHI State: SC Zip: 29926  
 Telephone: 681-6618 Fax: 681-7086 E-mail: tgriffin@woodandpartners.com  
 Project Name: Building Innovations selection center Project Address: 36 New Orleans Rd, HHI  
 Parcel Number [PIN]: R552 015 00C 0069 0000  
 Zoning District: CC Overlay District(s): COR

### DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

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.

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

5.29.12  
\_\_\_\_\_  
DATE

# **Building Innovations Selection Center**

Hilton Head Island, SC

## **Draft Project Narrative**

May 24, 2012

### **BACKGROUND**

Building Innovations is proposing to build a new selection center located on lot 22 New Orleans Road (parcel #R552 015 00C 00069 0000). The parcel is currently undeveloped and is approximately .455 ac in size. The parcel is wooded and consists primarily of pine and sweet gum trees with some water oaks. No specimen trees or wetlands are found on site.

### **Design Intent**

The proposed building will serve as a design selections center where homeowners, designers and builders can go to see kitchen cabinets, tile, lighting fixtures, plumbing fixtures and other building materials. The building will be approximately 3,500 sf heated and have two stories (2,300 sf 1<sup>st</sup> floor/ 1,200 sf 2<sup>nd</sup> floor) with a second floor roof deck or walkout terrace. The second floor terrace is a driving design criteria as it allows a secure area to showcase selection items without having to secure the products during non-business hours. The finish floor elevation will be elevated to meet flood requirements (elev. 14.0). The average elevation of the lot is between elevation 7.0 -8.0 and it is anticipated that the driveway and parking areas will need to be partially filled (max 3') in order to minimize the amount of ramps or stairs for building access. The proposed structure lies within the buildable foot print of the site as defined by adjacent commercial properties. Access to the site is through a central drive isle with parking stalls on each side. Access is roughly centered to minimize the influence from adjacent property curb cuts. An access waiver is required and will be requested.

Due to the narrow size of the lot (96.5'), there are several hardships related to development for a functioning and useable business. Because of the size of the lot and the frontage onto a Major and Minor arterial, buffer and setback requirements begin to minimize buildable area. Adjacent use buffers (20') also impact useable area for parking, sidewalks, grading, utilities, etc. Because of this, access is centralized to minimize hardscape items encroaching into buffers. Permeable pavement surfaces will also be utilized to minimize storm water requirements and grading within buffers. Additional landscape within buffer areas will be provided to offset any encroachment.

**Building Innovations Selection Center  
Existing Site and Architectural Context  
Photographs**

Hilton Head Island, South Carolina  
May 24, 2012



View of lot from Highway 278



View of lot from New Orleans Road

## Photographs – Adjacent Architectural Character Building Innovations Selection Center



View of adjacent commercial building

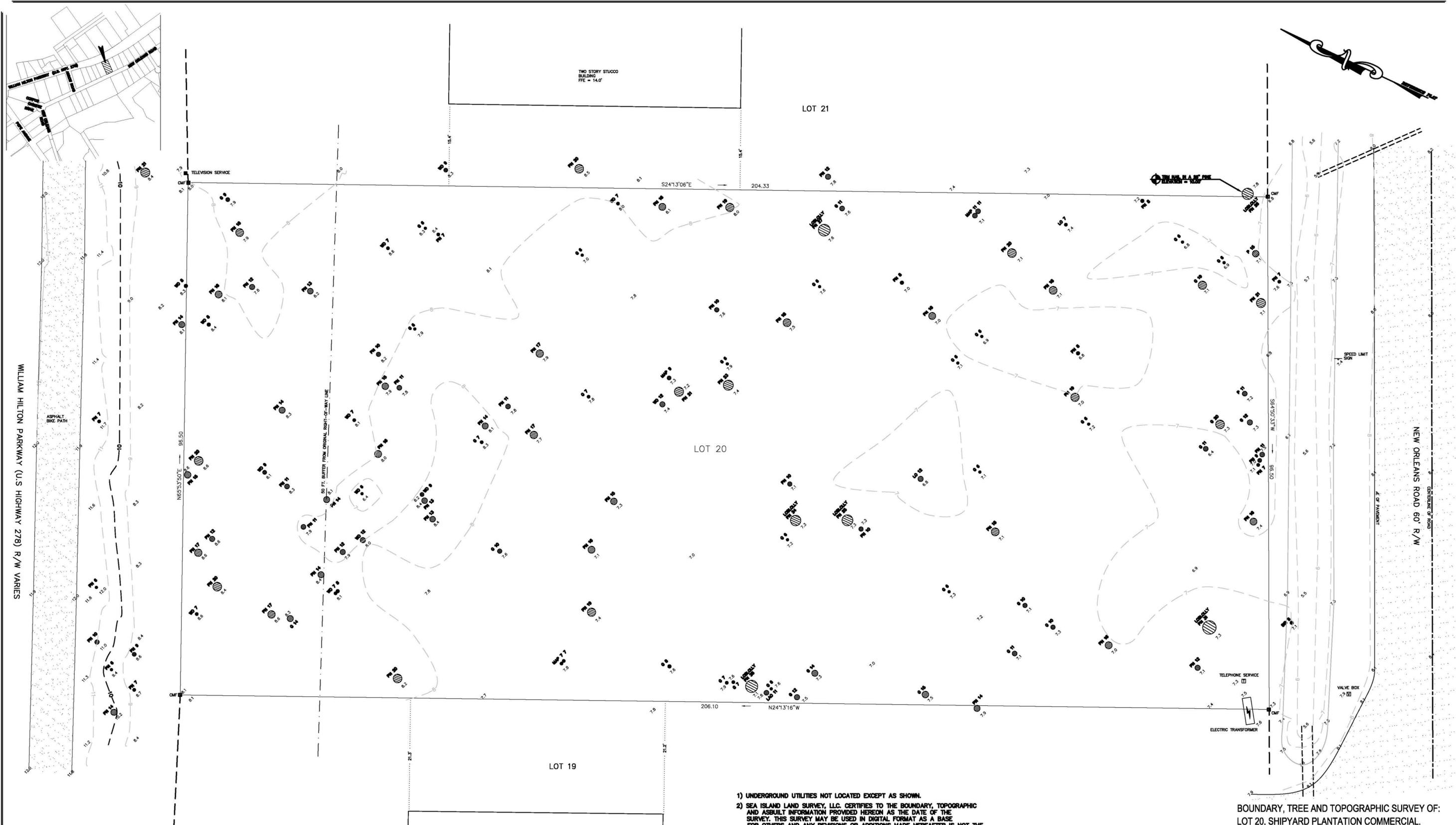


View of adjacent commercial building

## Adjacent Architectural Charater- Continued Building Innovations Selection Center



View of adjacent commercial.



WILLIAM HILTON PARKWAY (U.S. HIGHWAY 278) R/W VARIES

NEW ORLEANS ROAD 60' R/W

**REFERENCE PLAT**  
 1) A PLAT OF 53.829 ACRES, SHIPYARD PLANTATION COMMERCIAL, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. DRAWN: 5/13/76, LAST REVISED: 3/24/93. RECORDED IN BOOK 28, PAGE 186. ROD. BEAUFORT COUNTY, SC. BY: M.A. DUNHAM S.C.R.L.S. # 11590.  
 PROPERTY AREA = 0.45 AC. 19,802 S.F.  
 ADDRESS: # 32 NEW ORLEANS ROAD  
 DISTRICT: 552, MAP: 15C, PARCEL: 69  
 THIS PROPERTY LIES IN F.E.M.A. ZONE A7  
 BASE FLOOD ELEVATION = 14.0'  
 COMMUNITY NO. 450250, PANEL 0013D, DATED: 9/29/86

TREE SIZES ARE INCHES IN DIAMETER

SYM	DESCRIPTION
CMF	3" CONCRETE MONUMENT FOUND
TE	TEMPORARY ELEVATION
FFE	FINISHED FLOOR ELEVATION
PVC	POLYVINYL CHLORIDE
PCP	REINFORCED CONCRETE PIPE
LD	LIVE OAK
LAO	LAUREL OAK
PN	PINE
WO	WATER OAK
MAP	MAPLE
BR	BIRCH
G	GUM
ET	ELECTRIC TRANSFORMER
TS	TELEPHONE SERVICE
TVS	TELEVISION SERVICE
VB	VALVE BOX
S	SIGN

TWO STORY STUCCO BUILDING PFE = 14.0'

- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
- 2) SEA ISLAND LAND SURVEY, LLC. CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT 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

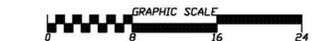
- 7) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED COMMERCIAL SUBDIVISION.
- 8) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.

- S SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 10) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
  - 11) IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT, AN ARBORIST SHOULD BE CONSULTED TO VERIFY SUCH TREE IDENTIFICATION.

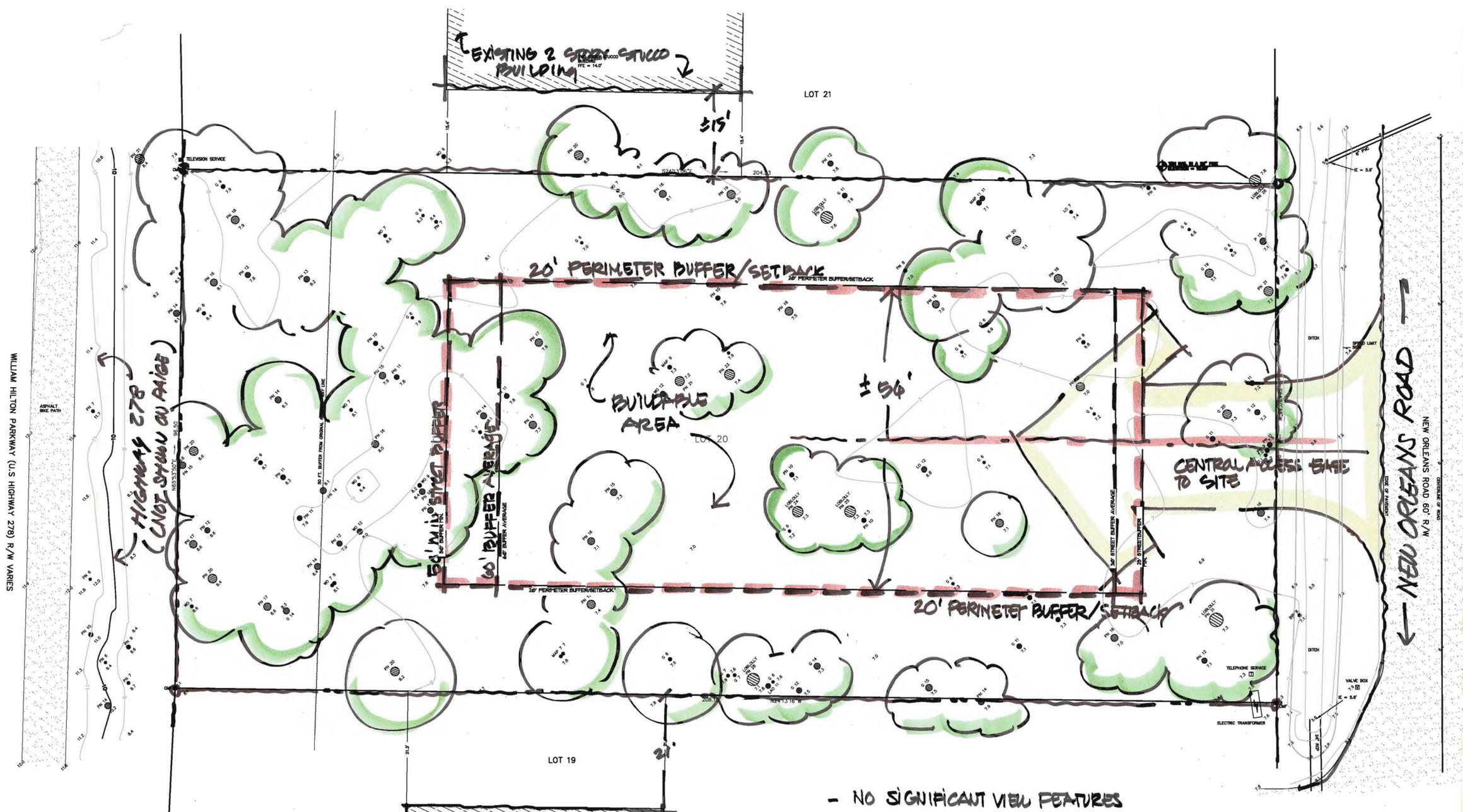
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED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



BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:  
 LOT 20, SHIPYARD PLANTATION COMMERCIAL,  
 NEW ORLEANS ROAD, HILTON HEAD ISLAND,  
 BEAUFORT COUNTY, SOUTH CAROLINA  
 PREPARED FOR: BUILDING INNOVATIONS, LLC  
 DATE: 3/15/12 SCALE: 1" = 8'

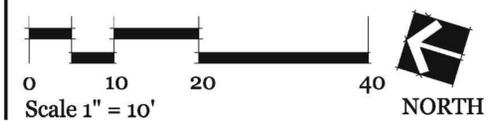


**SILS** Sea Island Land Survey, LLC.  
 4D Mathews Court, Tel (843) 681-3248  
 Hilton Head Island, SC 29926 Fax (843) 689-3871  
 E-mail: sils@sprynet.com  
 FILE No.: 12036 DWG No.: 2-1580



- NO SIGNIFICANT VIEW FEATURES
- VISIBILITY FROM 278 & NEW ORLEANS RD.
- NO WETLANDS ON SITE
- NO SIGNIFICANT TOPOGRAPHY - (7.0 - 8.0 AVG ELEV.)
- NO SIGNIFICANT TREES ON SITE

# SITE ANALYSIS



PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

DRAWN BY:  
 TG  
 CHECKED BY:  
 XX

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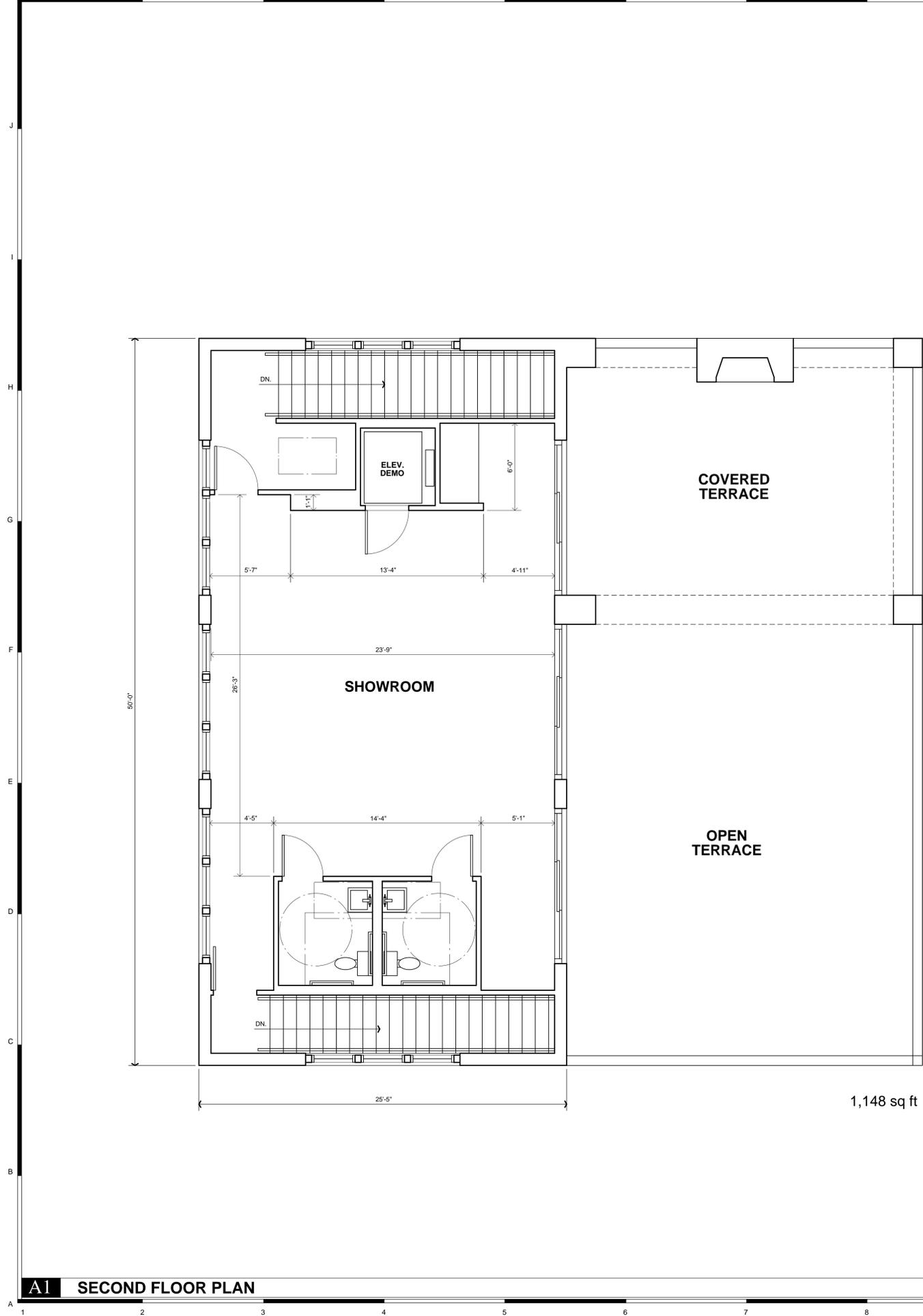
#	REVISION	DATE	BY

DATE  
 05-17-2012  
 PROJECT NUMBER  
 01-12006  
 SHEET TITLE  
 Site Analysis









1,148 sq ft

**A1 SECOND FLOOR PLAN**

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

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SEAL:

SEAL:

A SELECTION CENTER AND OFFICES FOR:  
**BUILDING INNOVATIONS, LLC**  
 LOT 20 NEW ORLEANS ROAD  
 SHIPYARD PLANTATION COMMERCIAL  
 HILTON HEAD IS., SC  
 BEAUFORT COUNTY - DIST. 541, MAP 15C, PAR. 69

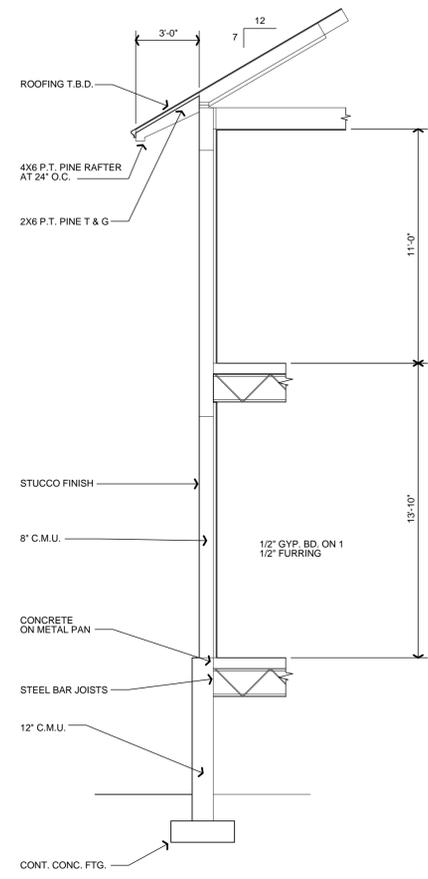
DATE: 5.16.12  
 PARTNER: RMC  
 PROJ. MNGR.: RMC  
 DRAWN BY: RMC  
 CHECKED BY: RMC  
 OFFICE: HHI  
 PROJECT NO.:

REVISION:	DATE:	BY:

**SECOND FLOOR PLAN**

**A101**

J  
I  
H  
G  
F  
E  
D  
C  
B  
A



**A1 FRONT ELEVATION**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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

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ARCHITECTURE & INTERIORS

1600 Main Street, Hilton Head Island, SC 29926 (843) 689-9060 · Info@Group3Arch.com

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SHIPYARD PLANTATION COMMERCIAL  
HILTON HEAD IS., SC  
BEAUFORT COUNTY DIST. 541, MAP 15C, PAR. 69

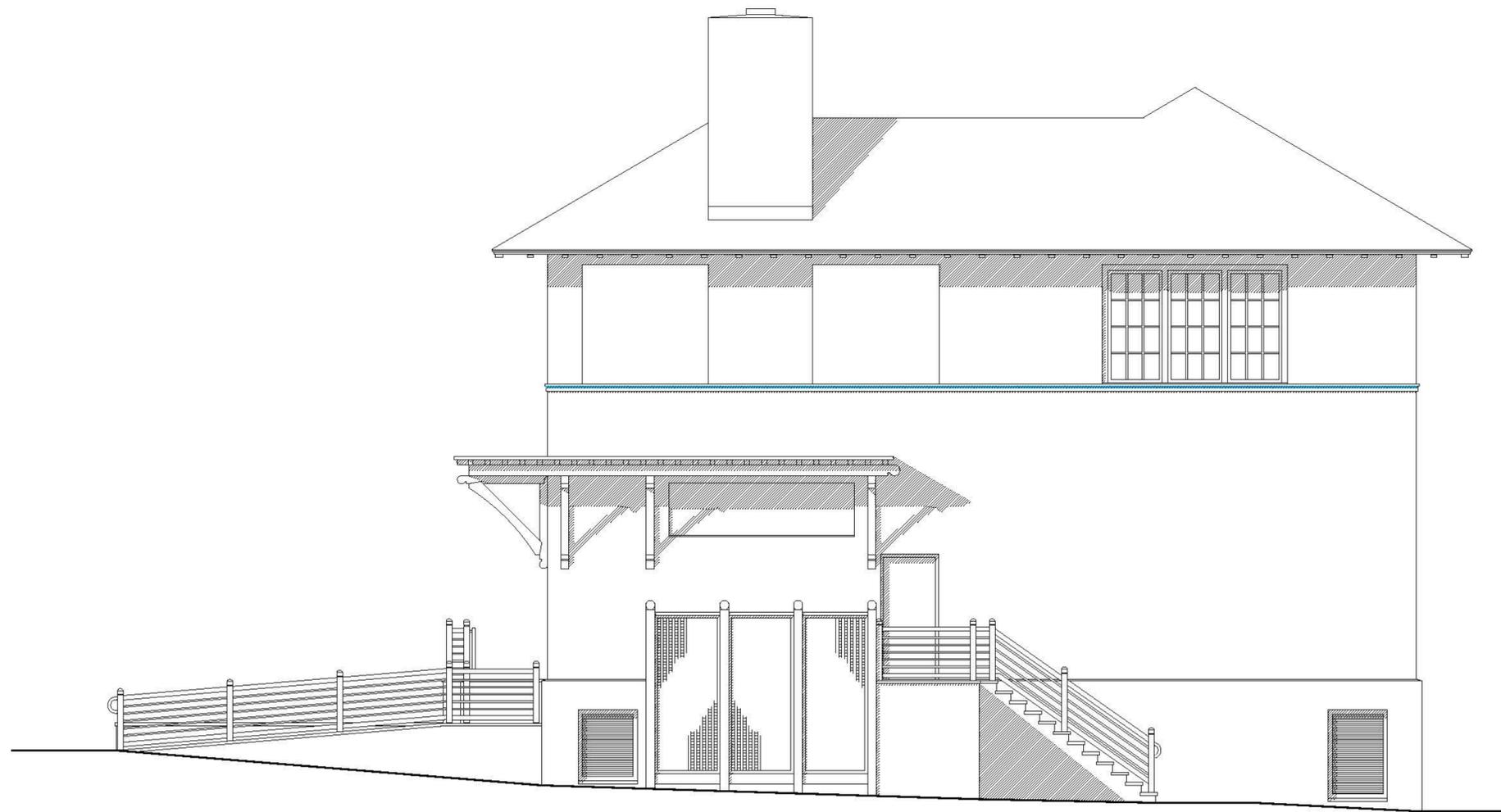
DATE:	5.16.12
PARTNER:	RMC
PROJ. MNGR.:	RMC
DRAWN BY:	RMC
CHECKED BY:	RMC
OFFICE:	HHI
PROJECT NO.:	A-027

REVISION:	DATE:	BY:

**FRONT ELEVATION**

**A200**

J  
I  
H  
G  
F  
E  
D  
C  
B  
A



**A1 RIGHT ELEVATION**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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

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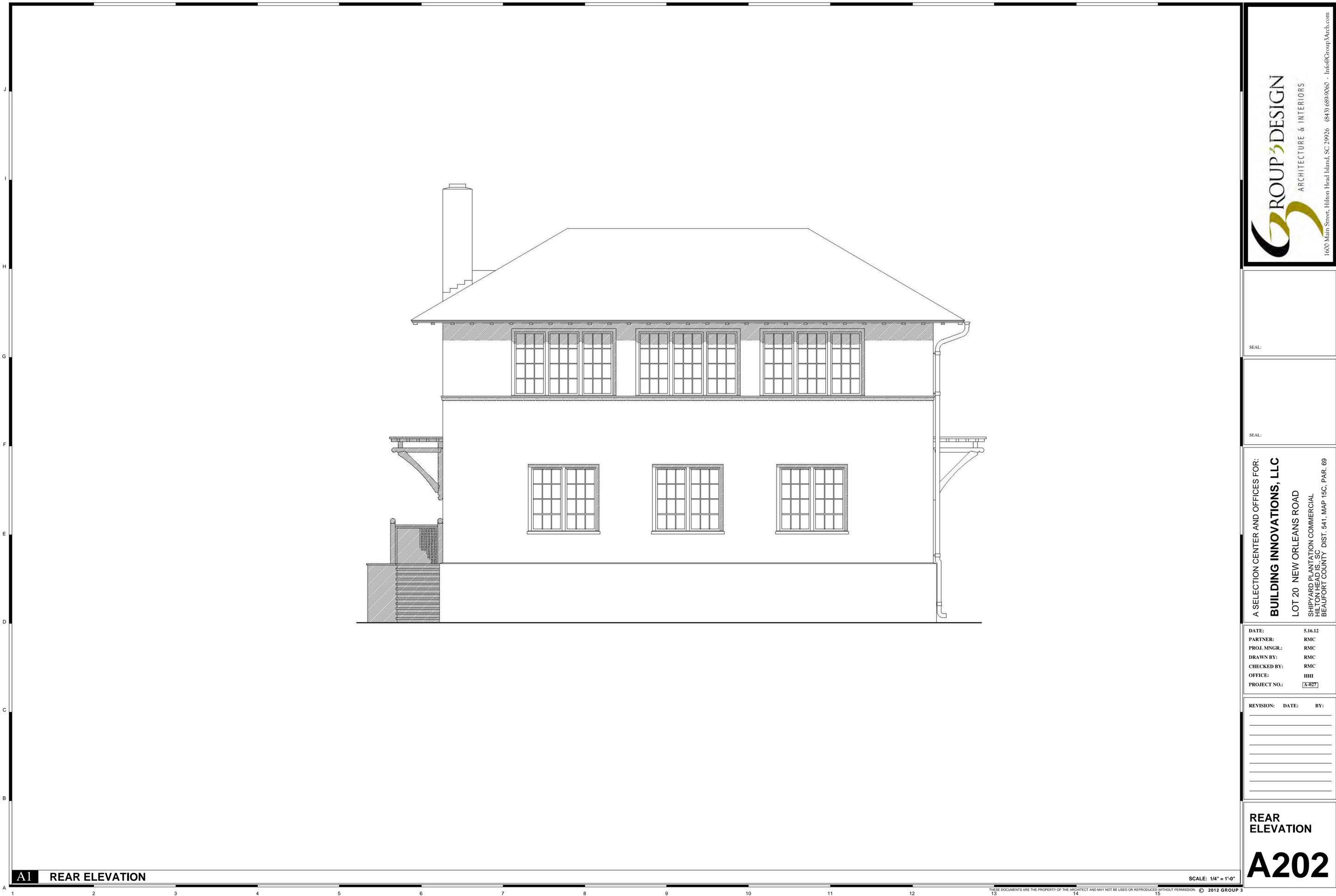
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SHIPYARD PLANTATION COMMERCIAL  
HILTON HEAD IS., SC  
BEAUFORT COUNTY DIST. 541, MAP 15C, PAR. 69

DATE: 5.16.12  
PARTNER: RMC  
PROJ. MNGR.: RMC  
DRAWN BY: RMC  
CHECKED BY: RMC  
OFFICE: HHI  
PROJECT NO.: A-027

REVISION:	DATE:	BY:

**RIGHT ELEVATION**  
**A201**



**A1 REAR ELEVATION**

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

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SEAL:

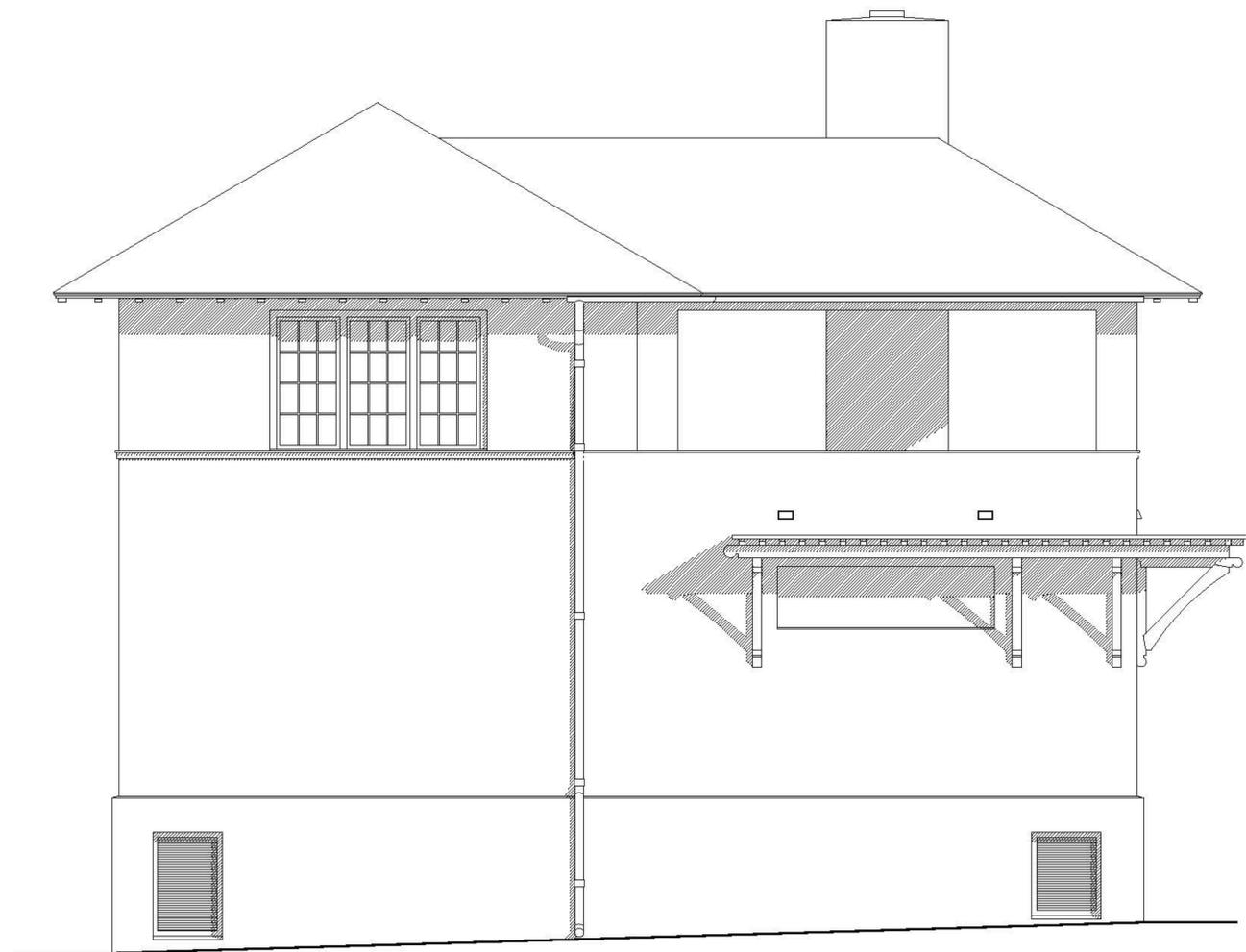
A SELECTION CENTER AND OFFICES FOR:  
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 HILTON HEAD IS., SC  
 BEAUFORT COUNTY · DIST. 541, MAP 15C, PAR. 69

DATE: 5.16.12  
 PARTNER: RMC  
 PROJ. MNGR.: RMC  
 DRAWN BY: RMC  
 CHECKED BY: RMC  
 OFFICE: HHI  
 PROJECT NO.: A-027

REVISION:	DATE:	BY:

**REAR ELEVATION**  
**A202**

J  
I  
H  
G  
F  
E  
D  
C  
B  
A



**A1 LEFT ELEVATION**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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

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PROJ. MNGR.: RMC  
DRAWN BY: RMC  
CHECKED BY: RMC  
OFFICE: HHI  
PROJECT NO.: A-027

REVISION:	DATE:	BY:

**LEFT ELEVATION**  
**A203**



STUCCO

POLYUREA ROOFING W/ 16 OZ. COPPER EDGE

P.T. PINE (PAINT TO MATCH WINDOW CLADDING)

## 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: Building Innovations

DRB#: DR120017

DATE: DR120017

RECOMMENDATION:    Approval             Approval with Conditions             Denial

<b><i>ARCHITECTURAL DESIGN</i></b>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Left and Right elevations might benefit from more of the roof form, at least over the door on the right side. Back-of-the house recognizes WHP, and doesn't have to obscure HVAC units
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limited to the brackets and lower roof form. Might incorporate more
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decorative lighting is limited and low wattage and adds to the visual character	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Accessory elements are design to coordinate with the primary structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<b>LANDSCAPE DESIGN</b>				
<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"/>	Service yard, side elevations might benefit from additional materials. Difficult to determine between photos and site plan.
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"/>	
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"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Supplemental and replacement trees meet LMO requirements for size, species and number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands if present are avoided and the required buffers are maintained	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sand dunes if present are not disturbed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

***MISC COMMENTS/QUESTIONS***

Bear in mind this is Conceptual Review. In order to receive a Development permit, the Board of Zoning Appeals will need to approve a variance to encroach into the buffers, and a shared parking agreement will need to be reached to shift the building into the adjacent use buffer, as dimensioned. Limit review to overall design character, and remember that final dimensions could likely be affected by

administrative decisions.