



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, November 18, 2014

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

REVISED AGENDA

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

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
4. **Approval of Agenda**
5. **Approval of Minutes**
 - A. Meeting of October 28, 2014
 - B. Meeting of November 4, 2014
6. **Staff Report**
7. **Board Business**
8. **Old Business**
9. **Unfinished Business**
10. **New Business**
 - A. **Alteration/Addition**
 - 1) DRB-002014-2014 – 5 Lagoon Road
11. **Appearance by Citizens**
12. **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, October 28, 2014 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers

DRAFT

Board Members Present: Chairman Scott Sodemann, Vice Chairman Jake Gartner,
Ron Hoffman, Galen Smith, and Dale Strecker

Board Members Absent: Kyle Theodore and Brian Witmer

Town Council Present: Kim Likins

Town Staff Present: Anne Cyran, Senior Planner
Teri Lewis, LMO Official
Richard Spruce, Plans Examiner
Charles Cousins, Director of Community Development
Kathleen Carlin, Administrative Assistant

1. Call to Order

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

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda

The Board **approved** the agenda as submitted by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the September 23, 2014 meeting as revised by general consent. The Board **approved** the minutes of the October 14, 2014 meeting as submitted by general consent.

6. Staff Report

Ms. Anne Cyran stated that she is representing the staff today in place of Ms. Jennifer Ray. Ms. Cyran reminded the Board of changes to their November meeting schedule. Due to the Veteran's Day holiday and Thanksgiving Day holiday, the Board will meet on Tuesday, November 4th and Tuesday, November 18th.

Board training on changes to the LMO, originally scheduled to take place following today's meeting, has been rescheduled to take place immediately following the November 4th meeting.

7. Board Business

The Board **approved** the DRB's 2015 Meeting Schedule as submitted by general consent.

8. Unfinished Business

A. Alteration/Addition

1. Hilton Head Airport Tree Mitigation Plan – DR 120014

Josh Gruber, Esq., Deputy County Administrator for Beaufort County, and Beaufort County Attorney, presented statements regarding the history of the project.

This project was reviewed and approved by the Design Review Board in May 2012. The project involved re-planting the buffer areas adjacent to the airport along Beach City Road and Dillon Road.

Mr. Gruber reviewed the Board's concern with the substantial gap of time between the issuance of the permit for this project and the time when the project actually began. Mr. Gruber stated that within five days of receiving the Board's May 2012 approval of the plan, the Town of Hilton Head Island was sued by the surrounding property owners. The property owners alleged that the plan that was approved by the Board was not in compliance with the Town's ordinance requirements. The specific concern was in relation to the re-planting of the buffer area, and whether or not the utility easement that ran through the buffer area was or was not included in the 75-foot calculation.

Following approximately 12 months of litigation, the Town and the County were successful in having the lawsuit dismissed, and they were allowed to proceed forward with the project. The Town and the County then began the process of bidding the project. Because this project is funded through the Federal Aviation Administration, the grant is required to comply with a number of federal requirements. One of the requirements is that the applicant must meet certain documentation and reporting requirements to small, minority and disadvantaged businesses.

Mr. Gruber stated that the first two rounds of bidding that were received were found to be incompliant with these requirements and, therefore, could not be accepted. The third round of bidding was successful in awarding the contract to the low bidder and the project proceeded forward. Nearly two and one-half years have passed since that time and a surprising amount of vegetation has grown back in these buffer areas. The emergent growth is in addition to 300 + new trees that have been planted in the buffers.

When the initial permit was approved, the Board intended to make sure that the re-plantings create a complete visual buffer at all height levels from the ground up to approximately 15-ft. around the perimeter of the property. The visual barrier was to have low growing vegetation in the front, higher growing vegetation in the middle, and the highest growing vegetation in the rear buffer. The applicant believes that this goal has been reached.

The contractor and the Town's Natural Resources Department have studied the site and they agree that the existing trees and dense emergent growth will sustain the buffers both from a natural standpoint and from a re-planted standpoint.

The applicant is requesting that they be relieved of the obligation to plant the additional 1,000 + trees. The applicant believes that the natural re-growth in combination with the 300 + trees that have been already planted satisfies the intent of the project at the time that the original plans were drawn. The additional planting of a large number of trees is not only unnecessary; it will most likely be unsuccessful due to the already dense vegetation that exists. Following Mr. Gruber's presentation, the Board discussed the project.

The Board discussed their visit to the site on Tuesday, October 14, 2014. The Board was accompanied on their site visit by the applicant's representative and members of staff. The Board remarked on the surprising amount of emergent vegetation that has grown back in the buffers over the past two years. The Board also discussed the 300 + trees that have been planted to date. The Board also identified a few gaps in coverage that should be filled in before final approval is given. Mr. Rocky Browder, Environmental Planner, made note of these gap locations on the applicant's landscape plan.

The Board discussed the applicant's contractual obligation to plant an additional 1,000 trees in the buffer areas (in addition to the 300 + trees that have already been planted). The Board agreed that the condition of the existing dense buffers is sufficient to screen the project from view, with the exception of a few gaps that need to be addressed.

The Board presented comments regarding the existing temporary water lines on site that are intended to irrigate the new trees. The Board stated their concern with protecting the existing trees in case of a storm or weather related event that might result in the loss of the trees. The Board stated that the applicant should be responsible for replacing any lost trees in perpetuity. Mr. Gruber stated that the applicant will be responsible for replacing lost trees in perpetuity. This is in addition to the long-term maintenance agreement already in place.

With regard to the existing gaps in coverage, Mr. Gruber stated that the applicant will work with Mr. Rocky Browder and the contractor to make sure that the gaps designated by the Board on October 14, 2014 are properly filled in. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Hoffman made a **motion** to **approve** application DR 120014 with the following conditions: (1) The County is responsible for maintaining the trees and visual buffer in perpetuity. This responsibility is in addition to the maintenance agreement already in place; (2) the County will fill in the gaps in coverage as identified by the Board during their October 14, 2014 site visit. This responsibility includes filling in the access road at the completion of the project. The staff will verify that the gaps identified by the Board are properly taken care of. Mr. Strecker **seconded** the motion and the motion **passed** with a vote of 5-0-0.

9. New Business

A. New Development Conceptual

1. 1st Tee Boys & Girls Club – DRB-001731

Ms. Cyran introduced the application and stated its location, 151 Gum Tree Road. The applicant proposes to construct a 1st Tee training facility at the Boys & Girls Club. Ms. Cyran presented an in-depth overhead review of the application including several site photos and an aerial photo of the existing location. Site photos show the existing building, the existing picnic area, sports court, playground, open lawn area and the adjacent residential properties.

Ms. Cyran reviewed the applicant's as built tree and topo as well as updated wetlands survey. The site analysis is reflective of the survey and shows the building and parking area with access to Gum Tree Road.

The Boys & Girls Club wishes to construct a First Tee Training Facility on their property and two parcels to be leased to the Club by the Town of Hilton Head Island. The golf facility will be part of The First Tee program, an international non-profit organization whose mission is positive youth development through the game of golf. The facility will also be open to the public when it is not being used by the First Tee program.

The golf facility will be comprised of a practice range, putting green, chipping green, and a six hole, par-3 layout that can be used when the practice range is not in use. The practice range will feature a concrete strip along the rear of the tee for all-weather mats that will be used during inclement weather or when access to the grassed tee surface is restricted. The range will have target greens that double as the par-3 greens. The putting surface of the large greens will be artificial, permeable turf. All disturbed areas will be grassed with a variety of Bermuda grass, typical of golf courses on the island.

There will be a pro shop building on site (+/- 1,951 square feet), equipped with restrooms, office space, and a golf club fitting/instruction room. The pro shop is a modular unit that has been donated to the First Tee of the Lowcountry for use until such time as funds can be raised for a more custom building. A small maintenance building for equipment and tool storage and a maintenance area are also being accommodated for onsite.

The existing multi-purpose field and playground equipment shall be relocated to accommodate the new golf facility and pedestrian circulation and landscape will be added to enhance the pro-shop and other areas of disturbance. Another feature is the creation of 'The Lighted Path to Success' that incorporates an entry trellis at the path from the parking lot into the site as well as sign/light bollards that symbolize and identify the nine core values of The First Tee Program: honesty, integrity, sportsmanship, respect, confidence, responsibility, perseverance, courtesy, and judgment.

There is a 45" specimen Live Oak tree on site and the pro-shop and additional pedestrian circulation has been sited to avoid conflict with the specimen oak. A new pond will be dug to provide the fill material for the golf features, provide for storm water runoff storage, and shall serve as a source of irrigation water for the golf features. PSD has indicated that effluent water is not available at the project location but does exist approximately ½ mile away. The irrigation system design will ultimately allow for a future effluent connection.

Site construction is planned to begin around March 1, 2015 and be completed by the end of July 2015. The grow-in of the grasses will continue throughout the summer of 2015 with an anticipated facility opening around October 1, 2015.

Ms. Cyran stated that a second master plan was submitted last week. Ms. Cyran reviewed the elevations of the modular unit. Materials include a metal wall panel with horizontal at the base. While the trellis and awning add detail, the staff is concerned that the roof is flat, or nearly flat. Consideration should be given to changing the roof pitch so that it meets the intent of the Design Guide. The maintenance facility is a pre-engineered metal building with a 2 to 12 roof. Adequate screening should be provided to block the view of the facility.

The staff recommended approval of the Conceptual submission with consideration given to the detail of the buildings to make them more in keeping with the Design Guide.

Following the staff’s presentation, Chairman Sodemann requested that the applicant make her presentation.

Ms. Kristen Mansfield, Wood + Partners, presented statements in support of the application. Ms. Mansfield presented comments regarding the updated master plan including the additional parking. Ms. Mansfield discussed the lighted pathway, gateway trellis, bollards, and pedestrian circulation. Mr. Mike Davis presented statements regarding anticipated fund raising for the construction of a permanent building at some point in the future. Mr. Andy Harper, Court Atkins Architects also presented comments regarding the design of the modular unit.

The Board complimented the intent of the project. The Board stated concern with the aesthetics of the temporary building. A modular building does not fit the intent of the Design Guide. The Board stated their concern with the anticipated timeline for replacing the temporary structure with a permanent building.

While the applicant is unsure of the timeline for the temporary building, they do intend to screen and soften the modular unit with foundation plant material. The modular building is located interior of the site and is not visible from the street. Because the modular unit is a gift to the Boys & Girls Club, it represents a significant savings for the organization.

The Board stated that more architectural detail is needed for the modular building to meet the intent of the Design Guide. Façade detail is encouraged. The applicant is encouraged to study designs that help hide the modular building. The applicant and the Board discussed the location of adjacent residential properties and the heavily buffered area. An access easement agreement is in place. The Board stated that there are ways to dress up a utilitarian building. The applicant should restudy the roof pitch and overhang.

The Board suggested that the applicant withdraw today’s Conceptual application for needed design improvements. The applicant agreed to **withdraw** the application.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 2:15p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, November 4, 2014 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers**

DRAFT

Board Members Present: Chairman Scott Sodemann, Vice Chairman Jake Gartner,
Ron Hoffman, Galen Smith, Dale Strecker, and Kyle Theodore

Board Members Absent: Brian Witmer

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Teri Lewis, LMO Official
Richard Spruce, Plans Examiner
Kathleen Carlin, Administrative Assistant

1. Call to Order

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

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda

5. Approval of the Minutes

Board approval of the draft October 28, 2014 meeting minutes is deferred to November 18, 2014.

6. Staff Report

Ms. Ray reminded the Board that training on changes to the new LMO, as related to the Design Review Board, will be presented by Ms. Teri Lewis immediately following today's meeting.

Ms. Ray stated that due to the Veteran's Day holiday the next DRB meeting will be held on Tuesday, November 18th. There is one meeting in the month of December due to the holidays. The December meeting date is Tuesday, December 9, 2014.

7. Board Business

None

8. Unfinished Business

None

9. New Business

A. Alteration/Addition

1. Wyndham Vacation Rental DRB-001829-2014

Ms. Ray introduced the application and stated its location, 21 Executive Park Road. Ms. Ray presented an in-depth overhead review of the application including the site plan, an aerial view of the site, and several photos of existing conditions.

The applicant proposes to eliminate the four small square fabric covered sections in the existing entry plaza and replace them with wood rafters, exposed wood tongue and groove decking, and metal roofing. The small side entry awning will also be replaced.

The applicant proposes to replace the existing fabric roof with a metal crimped roof in an Ivy Green color that will match a number of metal green roofs in the neighborhood. The applicant also proposes to replace a small side entry fabric roof with the same wood & metal design as indicated in the drawings.

Ms. Ray reviewed the neighboring architectural styles. The site plan shows the area of construction at the entry plaza at the front of the building and the side entry. The demolition plan shows the columns to be removed as well as the pebble concrete walks that will be removed. The existing walks that go out to the sides will remain. These walks will be removed and replaced with a new concrete sidewalk at some future time.

Mr. Ray stated that the proposed plan shows a much more simplified entrance. The sidewalk is being removed and replaced with a salt finish concrete. The four awning system is gone in favor of the roof structure connecting to the building. The roof plan shows the proposed 5V crimped metal roof. Ms. Ray distributed a color sample of the roof for the Board's review.

Ms. Ray reviewed the existing elevations and the proposed elevations. The proposed concept is a much simpler concept for both the front entrance and the secondary side entrance.

Ms. Ray reviewed the landscape plan which includes minor changes. The overgrown, over-pruned, high maintenance landscape materials at the entrance will be removed and replaced with Algerian Ivy to be consistent with the existing landscaping adjacent to the building. Ms. Ray presented brief comments regarding the signs located at Executive Park Road and on Pope Avenue. The signs have foundation plantings that will include some seasonal color.

Ms. Ray reviewed photos of the existing landscaping conditions showing the overgrown material that will be removed from the entry area. The existing landscaping located on the side of the building will remain. The palms will also remain; the applicant will add additional ivy to the existing ivy. The staff recommended approval of the project as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Tom Crews presented statements in support of the application. Mr. Crews presented comments regarding plans to clean up the site. Mr. Crews discussed the applicant's plans to freshening up and softening the entrance area including plans to remove 12 of the existing columns.

The Board discussed the project. The Board recommended that the applicant consider a different plant material in lieu of the Algerian Ivy in the parking lot. Because people park in this area, the Algerian Ivy is not suitable. A vertical plant material is recommended for this area. The Board stated their concern with the applicant's plans to eliminate the existing understory vegetation. The Board stated that intermediate vegetation in this area is important for island character. The applicant should replace the tired understory vegetation with new intermediate vegetation. The applicant agreed with this recommendation. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mrs. Theodore made a **motion** to **approve** application DRB-001829-2014 with the following conditions: (1) the applicant shall include supplemental plantings in the tree islands in the parking lot. The Algerian Ivy shall be replaced with a more suitable vertical plant material; (2) the applicant shall include additional or supplemental understory vegetation (intermediate vegetation) to replace the vegetation that is being removed. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned on site at 2:00p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Scott Sodemann
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:	10/31/14
Accepted by:	JR
DRB #:	
Meeting Date:	11/18/14

Applicant/Agent Name: NED E. GILLELAND Company: Gilleland Family LTD Partnership
 Mailing Address: 165 N. SEA PINES DRIVE City: HILTON HEAD State: SC Zip: 29928
 Telephone: 843-683-4446 Fax: 843-671-4446 E-mail: NGillel105@AOL.COM
 Project Name: 5 LAGOON ROAD Project Address: 5 LAGOON ROAD
 Parcel Number [PIN]: R55201800001840000
 Zoning District: CR Overlay District(s): CORRIDOR

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

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

Project Category:

- | | |
|--|---|
| <input type="checkbox"/> Concept Approval – Proposed Development | <input checked="" type="checkbox"/> Alteration/Addition |
| <input type="checkbox"/> Final Approval – Proposed Development | <input type="checkbox"/> Sign |

Submittal Requirements for All projects:

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

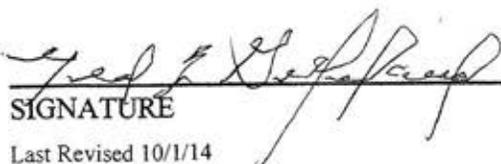
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

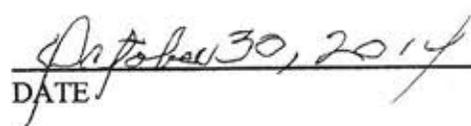
Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

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

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



 SIGNATURE



 DATE

5 Lagoon Road Alteration/Addition Project Narrative

The remodel at 5 Lagoon Road has been designed to match the Coligny Resort style while beautifying the existing lot and building. Crepe myrtles and juniper ground cover will be added to the front landscaping along the existing palm trees, increasing the density of the buffer between the road and building while blending with the existing urban fabric of Coligny Resort. Boxwood shrubs will be planted around the exterior of the building, further matching neighboring building's landscaping elements while adding texture and depth to the building's profile. The building itself will remain mostly the same, with major changes being the removal of a front window, the main door made even with the exterior front wall, redoing the existing deck/sidewalk area outside, the addition of a gable to the front elevation, and the remodel of the handicap ramp. The removal of the front window will eliminate an element that otherwise does not match anything on the front elevation, and the different styles of the three doors will keep them from seeming repetitive. The rebuilt deck, by having wrought iron railing and an outline that is not just offset from the building's perimeter, will add an interesting visual element to the building's profile. The gable will break up the existing roof plane and add Island Character to the elevation. The handicap remodel incorporates a step into the design, emphasizing the horizontal plane while adding an offset in the deck and railing. The main color will be kept and continue to blend with the other neutrally toned buildings in the area, and the new minor colors, Pure White SW #7005 for the trim and soffit and Aura White #6532 for the 2nd story, have been chosen to be consistent with the same style. No changes have been made to the existing parking lot.

From: [Forest Beach Owners Association](#)
To: [REDACTED]
Cc: [Ray Jennifer](#)
Subject: 5 Lagoon RD - ARB Approval
Date: Thursday, November 06, 2014 8:35:23 PM

Ned - This email represents your ARB approval from the Forest Beach Owners' Association for the planned exterior renovations at the building located at 5 Lagoon RD, Lot #1, Block 5B, Central Forest Beach Subdivision. This approval is based on the information submitted to us in your application dated 10/30/14 and the drawings and paint samples received with the application on 10/31/14. Any changes made to the proposed project that differs from those submitted with this application must be submitted to us for ARB approval before they are made. The following conditions apply:

- 1) Our ARB approval is subject to approval by the Town of Hilton Head Island and any applicable DRB approvals
- 2) All materials and colors are to be as specified in the application and finishes to match existing or as submitted.
- 3) No approval for signage is granted with this application and a separate application must be made.
- 4) Only the scope of exterior renovations listed in the submitted documents is approved. Any additional changes, eg: awnings, decking, etc., will require approval. If submitted prior to completion of the renovations covered by this application, no additional application or fees are required.

Once completed, a written notification must be received by the Association advising us of the projects completion in order to complete our file and release any compliance deposits.

If you have any questions, please contact us.

Sincerely,

John D. Snodgrass

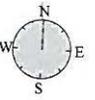
Executive Director,
Forest Beach Owners' Association, Inc



FOR SALE

- Retail-Commercial
- Convenience Store
- Restaurant

Gililand Properties
843-681-3133
843-384-7327



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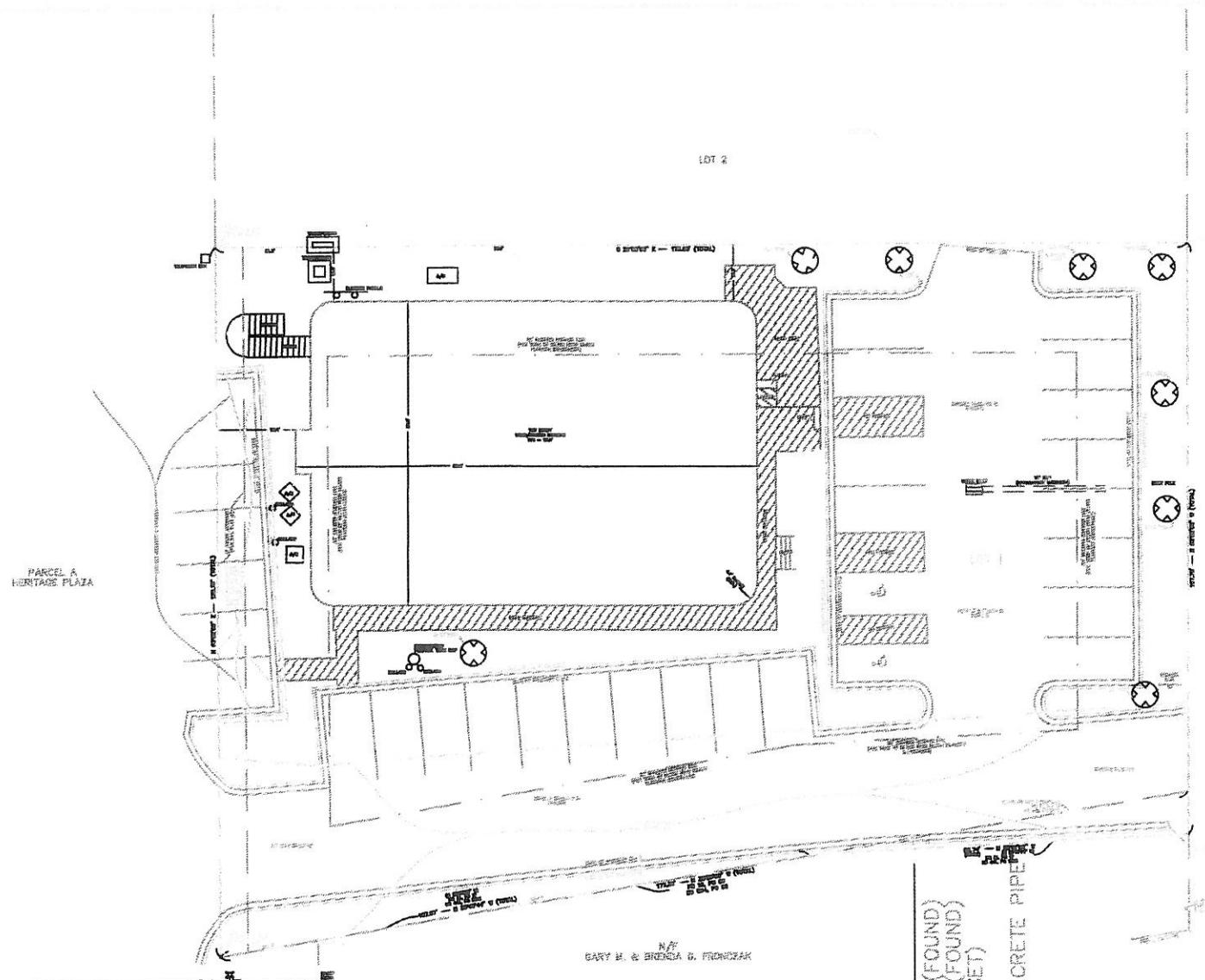
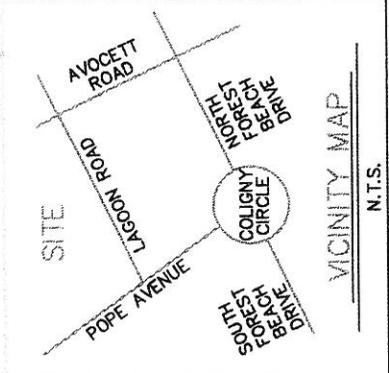












- LEGEND**
- CONC. O. CONCRETE OLD, (FOUND)
 - I.O. IRON PIPE, OLD (FOUND)
 - I.N. PK NAIL, NEW (SET)
 - N.T.S. NOT TO SCALE
 - RCP REINFORCED CONCRETE PIPE

TAX PARCEL I.D. NO. R552-018-000-0184-0000
 ADDRESS: #5 LAGOON ROAD

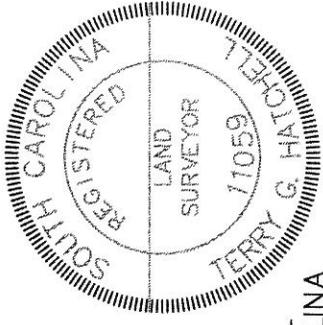
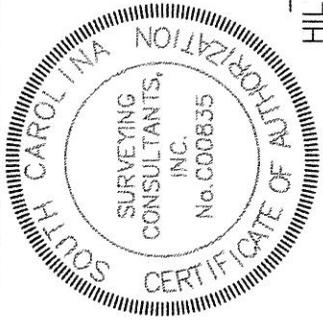


REFERENCE PLAT:
 BLOCK 5B
 FOREST BEACH SUBDIVISION
 DATED: 10/13/1967
 BY: FRED C. HACK, S.C.R.L.S. #1377
 RECORDED: P.B. 16, PG. 69.

FLOOD ZONE INFORMATION:
 AS OF THE DATE OF THIS SURVEY
 THIS LOT IS LOCATED IN ZONE A-7,
 A SPECIAL FLOOD HAZARD AREA AS
 DETERMINED BY H.U.D., PANEL 0007-D,
 COMMUNITY NO. 450250, MAP DATED
 9/29/66, BASE ELEVATION 14.0'.

- NOTES:**
- 1) 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.
 - 2) THIS PLAT IS FOR CLOSING PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 - 3) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

ASBUILT
 SURVEY OF



LAGOON ROAD
 A PORTION OF
 BLOCK 5B
 FOREST BEACH SUBDIVISION
 HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: NED E. GILLELAND
 SCALE: 1" = 30' DATE: 07/17/2014 JOB NO. SC86579B

SURVEYING CONSULTANTS



17 Sherington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3304 FAX: (843) 815-3305

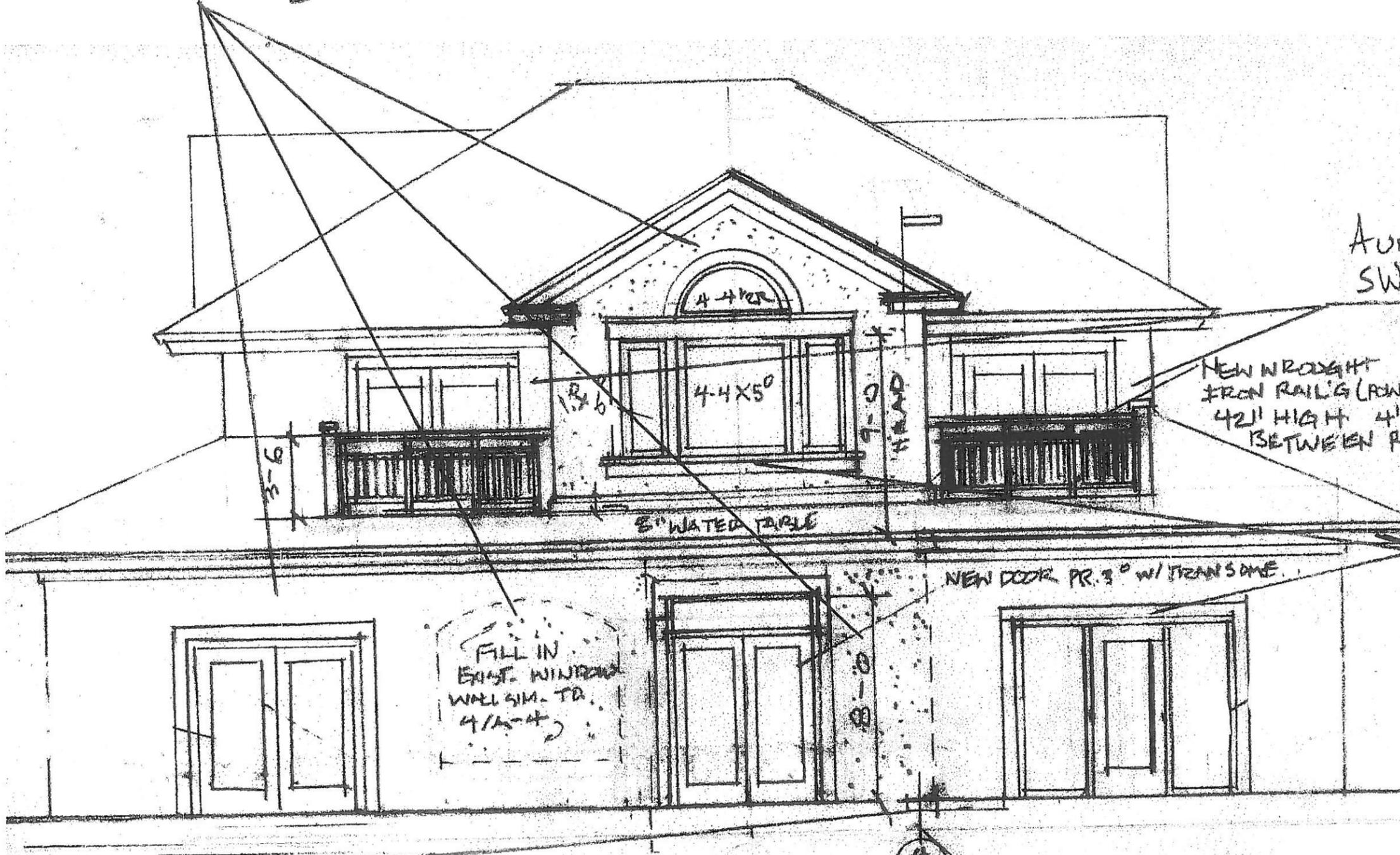
COLOR ELEVATION

Match Existing Stucco

Aura White
SW#6532

NEW WROUGHT
IRON RAILING LOW
42" HIGH 4"
BETWEEN R

Pure White
SW#700



FILL IN
EXIST. WINDOW
WALL SIM. TO
4/15-4

8" WATER TABLE

NEW DOOR PR. 3° W/ TRANSOME

REMODELED FRONT ELEVATION

AREA OF NEW

1/8" = 1'-0"



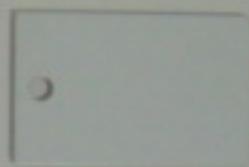




- EXISTING STUCCO COLOR -



- SECOND FLOOR
VERTICAL SIDING -



- White Aluminum
FRONT WINDOWS + DOORS -



- SOFFIT + TRIM -

- COLOR BOARD
5 LAGOON ROAD -

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: 5 Lagoon Road – ALTERATION/ADDITION

DRB#: DRB-002014-2014

DATE: November 18, 2014

RECOMMENDATION: Approval Approval with Conditions Denial

Applicant proposes to make changes to the existing building including removing a front window, modifying the main door, and adding a gable to the front elevation.

All existing colors are proposed to remain with the exception of the second floor siding and the trim. The existing second floor siding is grey. The proposed second floor siding, SW 6532 “Aura White” is a purple white. Staff recommends a lighter grey than existing but not white be chosen to provide some relief to the white stucco and to complement the existing grey shingle roof; consider SW 7064 “Passive” or similar. Staff also recommends that the soffit, trim, and window/door associated with stucco portions of the building be painted as proposed but that the proposed second floor window trim match the existing second floor window trim to remain.

The existing handicap ramp will be reworked and the white wood railing is proposed to be replaced with a simple black aluminum railing. Staff recommends a grey color be chosen for the railing that will provide less contrast between the “white” stucco and a black railing.

Minor landscape changes are proposed including adding crape myrtles between existing palms along Lagoon Road, adding juniper along Lagoon Road, and adding boxwood adjacent to new aluminum fence. Quantity and spacing of boxwoods should be adjusted to provide adequate material to fill-in the area (suggest 4’ o.c. spacing). The area between the handicap ramp and the adjacent parking should be planted; consider liriope if space does not allow continuation of boxwood. If any existing material is proposed to be removed from the Lagoon Road landscape area, something other than just juniper should be added to maintain an intermediate plant level.