



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, August 26, 2014
1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

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

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements
4. **Approval of Agenda**
5. **Approval of Minutes** – Meeting of August 12, 2014
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
 - A. Alteration/Addition
 - 1) DRB-000976-2014 – New York City Pizza Shelter Cove
9. **Old Business**
10. **New Business**
 - A. New Development – Final
 - 1) DRB-001248-2014 – Silver Moss S/D
 - B. Minor External Change
 - 1) DRB-001245-2014 – Springwood Villas HPR
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, August 12, 2014 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers

DRAFT

Board Members Present: Chairman Scott Sodemann, Ronald Hoffman,
Galen Smith, Kyle Theodore and Brian Witmer

Board Members Absent: Jake Gartner and Dale Strecker

Town Council Present: Lee Edwards

Town Staff Present: Anne Cyran, Senior Planner
Brian E. Hulbert, Staff Attorney
Richard Spruce, Plans Examiner
Teri Lewis, LMO Official
Nicole Dixon, Senior Planner
Rocky Browder, Environmental Planner
Kathleen Carlin, Administrative Assistant

1. **Call to Order**
Chairman Scott Sodemann called the meeting to order at 1:15p.m.
2. **Roll Call**
3. **Freedom of Information Act Compliance**
4. **Swearing in Ceremony for New DRB Member**
Brian Hulbert, Esq., performed the swearing in ceremony for new DRB member, Mr. Ronald Hoffman. Chairman Sodemann welcomed Mr. Hoffman to the DRB and thanked him for his service.
5. **Approval of the Agenda**
The Board **approved** the agenda as presented by general consent.
6. **Approval of the Minutes**
The Board **approved** the minutes of the July 8, 2014 meeting as presented by general consent.
7. **Staff Report**
None ~ Ms. Anne Cyran, Senior Planner, stated that she will make today's staff presentations on behalf of Ms. Jennifer Ray.
8. **Board Business**
None
9. **Unfinished Business**
None

10. Old Business

A. Minor External Change

1) Baynard Mausoleum – DR140012

Ms. Cyran stated that the project is located at the corner of Mathews Drive and William Hilton Parkway. Ms. Cyran presented an in-depth overhead review of the application including a photo of the mausoleum before the tarp was installed.

Ms. Cyran presented the history of the application. The Heritage Library Foundation, Inc., of Hilton Head Island received Board approval in March 2014 to add a temporary 2 x 6 treated wood framework with poly cover over the mausoleum roof, as well as incorporate two louvered panels in the existing copper clad door. Both of these measures are designed to facilitate drying out of the roof and interior, and were recommended by the Preservation Department of SCAD. The applicant's long term plan is to remove the roof panels, restore the integrity of the walls and corner columns, and then to reset the roof panels in order to preserve the historic structure.

The DRB's Notice of Action included a limit of 60 days. The initial work (installation of the wood framework and tarp as well as incorporation of the louvered panels) has been completed; however, the permanent work to restore the mausoleum is not expected to be completed until 2015. Site photos taken from several locations on the site during the past several weeks indicate that the tarp is not visible from most locations.

The applicant is requesting a review of the time frame for the removal of the tarp. The applicant intends to apply for funding to restore the mausoleum and seal the roof; thereby, eliminating the need for the tarp. The application deadline for the grant is December 1, 2014 and the money, assuming the grant is approved, will be available in early April. The tarp will probably be needed until mid-April 2015. The staff recommended that the application be approved as submitted the tarp be allowed to remain as a temporary solution with expiration of the Notice of Action one year from date. Following the staff's presentation, Chairman Sodemann requested that the applicant make her presentation.

Ms. Linda Piekut, Heritage Library Foundation, presented statements in support of the application. The Board and the applicant discussed the proposed funding for the project and the timeline for the completion of the project. The Board stated that they agree with staff's recommendation for approval of the application. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Smith made a **motion** to **approve** application DR140012 as submitted including the staff's recommendations. Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

11. New Business

A. New Development – Conceptual

1) Silver Moss Subdivision – DRB-001129-2014

Ms. Cyran introduced the application and stated its location, 660 Spanish Wells Road. The applicant is proposing entry features and a community park for the proposed 48-lot single family subdivision.

Ms. Cyran presented an in-depth overhead review of the application including the site plan and photos of the existing site conditions including the buffer. The property is located adjacent to the marshes of Old House Creek.

Prior to today's meeting, the staff and the applicant discussed the staff's concerns with the cultured stone. The applicant is prepared to offer an alternative material per the staff's recommendation. The alternative material for this project will probably be stucco.

The proposed community park is located toward the rear of the subdivision and includes a 36" Live Oak tree and a cluster of smaller pines and oaks. The project is currently going through the subdivision review process and the staff notes that there are several specimen trees that might require relocating some proposed lots and shifting the park. If this happens and if it requires significant changes to the design of the park, it will come back to the Design Review Board. However, this potential does not affect the review and approval of the Conceptual application as submitted. Ms. Cyran stated that the materials and color scheme for the main entrance are designed to complement the craftsman style architecture planned for the development. Ms. Cyran presented the proposed colors and materials.

On the overhead site plan, Ms. Cyran identified the highlighted zones as indicated as "fence & masonry column section 2" which includes columns with cultured stone bases and hardie shake siding with trim and a 5-ft. high bronze aluminum fence. Approaching the entrance it transitions to the "fence and masonry column section 1" which includes two fence panels between columns versus 3 fence panels. The "entry fencing and gate section" includes a metal roof on the columns and arched aluminum gates.

Per LMO Section 16-5-706, fences within adjacent street setbacks cannot be higher than 4-ft. in height. The plan details shows the fence located within the setback and at 5-ft. in height, which is not permitted. The fence will need to be lowered. Also, the staff recommends an alternate material be selected for the columns as cultured stone is not a natural material or a material typically used on the island. The recommended alternate material is stucco.

Ms. Cyran reviewed photos of the entries to the adjacent single family subdivisions (i.e. Old House Creek – stucco with brick columns, and Timber Crest - aluminum fence with masonry columns.) The proposed plant lists includes natives and plants typically used on the island including oaks, pines, pals, and magnolias, azaleas, camellias, and hollies; Asiatic jasmine and muhly grass.

The entry area includes a 6' x 12' community mail center located in the island just past the entrance. The proposed mail center includes 10 x 10 posts and a galvanized corrugated metal roof. Color and material samples of all products are required for the Final review and approval. The staff recommends that the metal roof be bronze to complement the entrance fence.

The 12 x 12 gazebo includes cultured stone base columns with 12 x 12 posts, wood brackets and exposed rafter tails, and a galvalume roof. The staff recommends an alternate column base material for the gazebo. The color and material samples for all materials are required for Final submittal. Also, per Building Plan Examiner, handrails are required on both sides of all stairs. This should be factored in to the final gazebo design.

Ms. Cyran stated that the project is currently going through the subdivision review process. There are several specimen trees on site that may require relocating some of the lots and shifting the community park a bit. The proposed materials and color schemes designed for the front entrance are intended to complement the project's craftsmen style architecture. Ms. Cyran reviewed the proposed colors and materials.

The staff recommended approval of the Conceptual submittal with the following conditions: (1) the cultured stone should be replaced with an alternate material that is more in keeping with Island Character; (2) handrails are required on both sides of the stairs; (3) a landscape plan is required.

Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Kevin Farruggio, Landscape Architect, presented statements in support of the application. The Board and the applicant discussed several issues including the height of the fence, the use of brick on the base of the gazebo columns, and details regarding the mail center. The Board stated that details for the mail center should follow the plan rather than the photo. The Board recommended that the back area of the mail center be screened from view with taller plant material. The Board also requested additional details regarding the brick. The Board recommended consistency in brick or brick with stucco in both places including the entry. The front columns need additional detail for review by the Board. Chairman Sodemann stated that brick is preferred for the entry. The mail center shown on the drawings should be followed rather than the photos that were presented. Brackets should be included as shown on the drawing. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Witmer made a motion to **approve** application DRB-001129-2014 Conceptual review with the following conditions: (1) the cultured stone should be replaced with an alternate material; (2) handrails are required on both sides of the stairs; (3) taller plant material at the mail center; (3) additional detail is needed related to the entry columns metal roofs. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

B. Alteration/Addition

1) Shore Villas Pool House – DRB-001143-2014

Ms. Cyran introduced the application and stated its location, 21 S. Forest Beach Drive. Ms. Cyran presented an in-depth overhead review of the application including the existing and proposed views. The applicant is seeking approval to replace the existing roof of the pool house building with a low pitch (3 in 12) roof. The pool house is located in the interior of the property and is not visible from any public thoroughfare or from the beach.

When the pool house was constructed approximately five years ago, the applicant and their contractors were not aware of a recorded view easement on the property. The existing roof line violates that view easement. As a result, the view of the pool for the owners of one unit is obstructed. In order to restore their view of the pool, the applicant proposes to lower the height of the pool house walls and to lower the pitch

of the roof. Completing these actions will restore the view of the pool to the affected unit.

The plans for the original pool house approved by the DRB, indicate an existing 6/12 roof slope, a 9'-5" bearing plate height, and a 15' – 6" total height. The proposed plans indicate a 3/12 roof slope, a 7'-5" bearing plate height, and 11' -0" total height. All colors and materials will match existing.

The bearing height is proposed to be reduced by 2' from 9'-5" to 7'-5". The existing roof pitch is 6/12 and the proposed roof is 3/12. The Forest Beach ARB has approved the application and the staff recommends approval as submitted. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

The applicant, Mr. Dee Dee Graham, presented statements in support of the application. The Board and the applicant discussed the project. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Ms. Theodore made a motion to **approve** application DR-001143-2014 as submitted. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

C. Minor External Change

1) Red Rover Inn - DRB-001157-2014

Prior to staff's presentation on this application, Chairman Sodemann stated that due to on-going legal issues related to this project, the Board will review the application and provide comments today; however, no action will be taken by the Board. Chairman Sodemann then requested that staff make their presentation.

Ms. Cyran presented an in-depth overhead review of the application including the site plan and elevations. The applicant is proposing to renovate an existing two story wood framed building, formerly occupied by PSD, into a facility for daycare/ boarding/grooming of approximately 32 dogs.

The site plan shows the +/- 0.54 acre parcel. No changes are planned to site access, parking, or primary entry. Three waste stations are proposed including 8 x 8 posts with site light, doggie waste bag and disposal, mounted on a concrete pad strategically located between the parking and the doors to accommodate owners dropping off and picking up their dogs. A wood fence/wall is proposed starting near the south west building corner, crossing the existing sidewalk, and extending along the existing parking. This fence is intended to contain noises while the dogs are outdoors.

As the fence turns the corner away from the parking area it transitions to a 6-ft. high brown vinyl coated chain link fence connecting the corner of the wood fence and continuing on to the building. The interior fenced area is broken into several smaller fenced areas with the same 6-ft. high galvanized chain link fence. Brown vinyl coated fence is consistent with the other chain link fence along the Palmetto Bay Road corridor.

The applicant intends to minimally disturb the existing vegetation during construction of the fence. The mature vegetation was one of the reasons for selecting this site. The staff recommends that existing landscaping is tired and overgrown and will likely be impacted with fence construction. A landscape plan for new landscaping, specifically between the fence and the sidewalk as well as parking lot islands should be provided for review and approval.

The detail shows the waste control stations with 8 x 8 wood post, gooseneck light fixture in green, waste station sign, bag dispense, and trash receptacle. A finish for the 8 x 8 post is not specified. The staff recommends leaving it natural or staining it to match the wood fence.

In order to convert the facility, most of the improvements will be to the interior. Such work includes removal and replacement of walls and improvements to its water and waste services. The anticipated work to the exterior is limited to windows, doors, shutters, a privacy fence, and miscellaneous small amenities. In addition, a wood fence is planned near the south west corner of the building.

Ms. Cyran presented an in-depth review of the elevations. Ms. Cyran stated the colors and materials will match existing. The wood door added to the fence will be painted "Red Barn". Ms. Cyran presented a hard sample of the color for the Board's review. The gooseneck fixtures are proposed at the front door and fence on either side of the gate/door. The finish is bronze.

The entire section of the fence that faces the Church and the parking area is proposed to be wood. When the fence turns the corner it changes to brown vinyl coated chain link fence. The

brown vinyl coated chain link fence is also used in interior. No work is proposed for the east elevation facing Bow Circle. The proposed work on the north elevation is limited to brown vinyl chain link fence tying into the corner of the building. The staff recommends approval of the application with the condition that supplemental landscaping be added between the proposed fence and the parking lot area. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Don Baker, Architect, presented statements in support of the application on behalf of the business owner. Ms. Paige Grisette, business owner, was also present. The Board discussed the project and stated that they would like to see a landscape plan. The installation of larger plant material may be a good idea. The Board also discussed details of the 6-ft. wood fence. A nicely detailed fence with base and cap might be a good idea. The barn red color shown to the Board today is preferred.

Following final comments by the Board, Chairman Sodemann requested public comments and the following were received: Chester C. Williams, Esq., attorney for The Church of Christ, presented statements in opposition to the application based on his client's concerns with objectionable noise and odors. No action was taken by the Board today.

12. Appearance by Citizens

None

13. Adjournment

The meeting was adjourned at 2:05p.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:	_____
Accepted by:	_____
App. #: DR	_____
Meeting Date:	_____

Applicant/Agent Name: Paul Ludewig Company: PJ Construction
 Mailing Address: 32 Timber Marsh Lane City: HHI State: SC Zip: 29926
 Telephone: 843-247-7700 Fax: _____ E-mail: paul@pj-construction.com
 Project Name: New York City Pizza - Shelter Cove Project Address: 28 Shelter Cove Lane Unit 119
 Parcel Number [PIN]: R _____
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

- | | |
|---------------------------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> New Development – Conceptual | <input checked="" type="checkbox"/> Alteration/Addition |
| <input type="checkbox"/> New Development – Final, indicate Project Number | <input type="checkbox"/> 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.
- 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

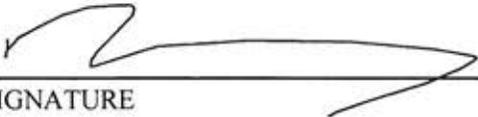
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

6-24-14

DATE

Narrative

New York City Pizza – Shelter Cove
28 Shelter Cove Lane
Unit 119
Hilton Head Island

New York City Pizza is adding a fifth location at Shelter Cove Towne Centre. This location was chosen because of the views, main street theme, landscaping and taking advantage of the weekly fireworks during the summer season and especially the views of Broad Creek. Outdoor dining is becoming a growing theme among restaurants on Hilton Head Island, while many vacationers and especially the local residents enjoy dining at outdoor venues.

We are proposing to add outdoor seating as well as adding an outdoor bar and roll up glass doors in place of the windows, while using existing design elements of the new Shelter Cove Towne Centre. The decking that we are using is the same oyster shell paving to match the existing sidewalks, to fence in the dining area, we will be using the same brick that is used on the lower half of the building to make 16" x 16" columns that will have stainless steel cabling same as the cabling used on the Hilton Head Island bike paths capped with a 2 inch aluminum rail. To accommodate the Belk's entrance we will be using the same columns with the same brick to create a brick lattice fence preventing debris from blowing onto their entrance. We will be adding a 12' x 16' walk-in cooler, this will be hidden by and 8' high brick wall wrapped on 2 sides, shielding it from the entrance to Belk's. The Capping on this wall will match the capping that is used on the brick on the lower half of this building. We will also be replacing the three front store front windows with glass roll up aluminum doors that will match the same color as the existing store front. The face of the bar will be constructed out of oyster shells matching the oyster shell finish used on other areas of this complex while using a black stone top. To enhance the bar we will be adding a wood trellis to soften the brick wall behind it and add an architectural element to this area. To soften the look of this outdoor dining area, the awnings will installed, with the three on the roll up doors to be retractable and the awnings over the two entrance doors are to be stationary. These awnings all have been approved on the original master plan for Shelter Cove Towne Centre. To keep with the theme of the landscaping, we will be reusing the existing plants and trees. There will be four landscaped areas. There will landscaped areas on each side of the outdoor dining area where the brick lattice is. The Belk's side is where two the existing trees will be relocated as well as the bushes and ground cover, creating a landscaped buffer. The other brick lattice wall will also have existing relocated landscaping with additional planting to match the three other landscaped areas in the walkway circle. We will be keeping the planted areas on each side of the main entrance while adding taller plantings. The sidewalk is lined with existing palm trees with landscaping at the base of each tree.

With all the existing landscaped areas surrounding this outdoor dining area, and four landscaped areas, this creates a very soft look to the proposed changes, creating a great warm feel while dining outside.

MARK	ITEM	COLOR	COLOR NAME & NUMBER
R3	St. Seam metal		Light grey
B2	Rustic brick		Boral_Outter Banks
TB	Tabby stucco		Natural warm grey
P16	Siding		SW 6453 Reddened Earth
P17	Fascia		SW 6158 Sawdust
B4	Rustic brick		Boral_Steepchase
P14	Siding		SW 6115 Total Tan
P8	Fascia		SW 2840 Hammered Silver
P6	Louvers		SW 6451 Nature Green
P20	Trim		SW 6098 Pacer White



R3 Standing Seam Metal Roof



B2 Boral_Outter banks



B4 Boral_Steepchase



TB Tabby Stucco



Building 118

Building 119

East Elevation, Buildings 118 & 119



Awning Extended



Awning Extended



Awning Extended – Side View



Awning Fully Retracted



RECLAIMED WOOD POSTS AND BEAMS



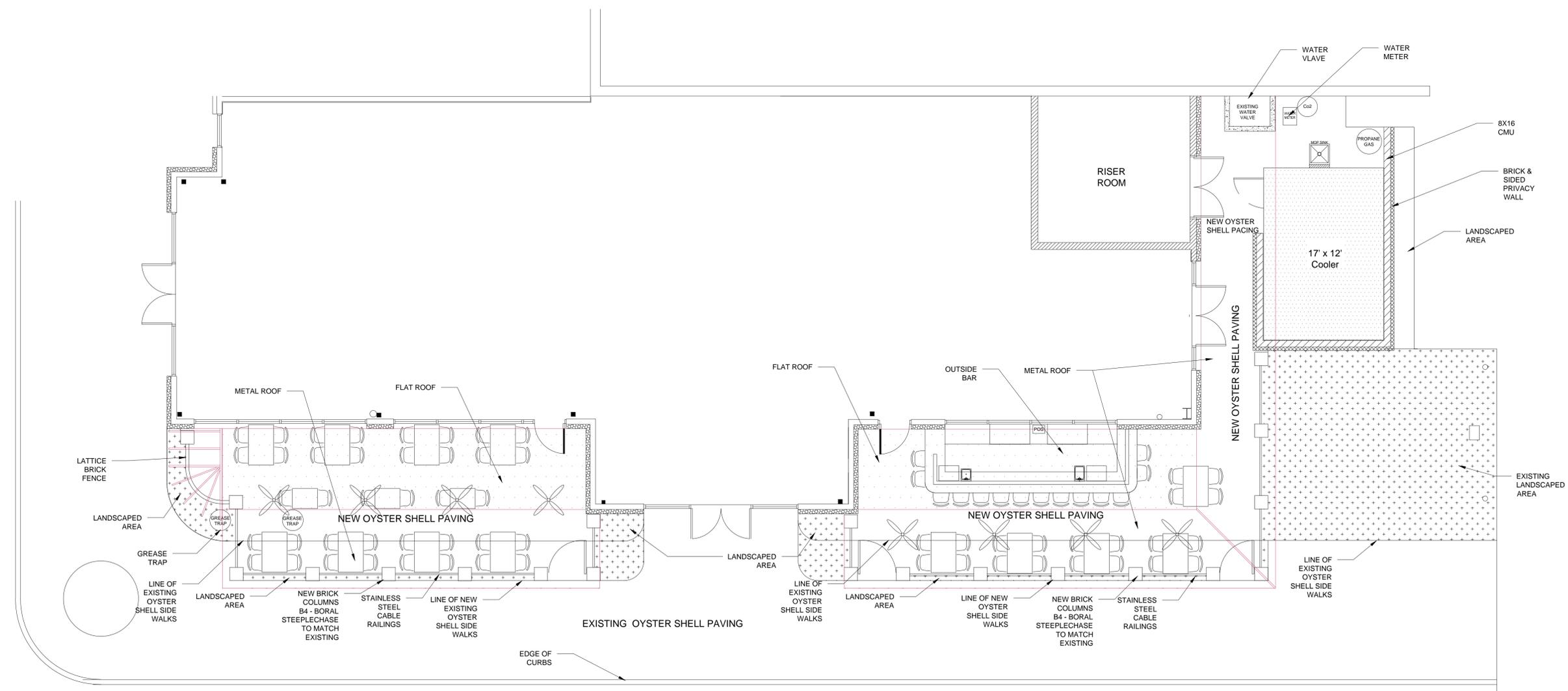
RECLAIMED WAINSCOTTING



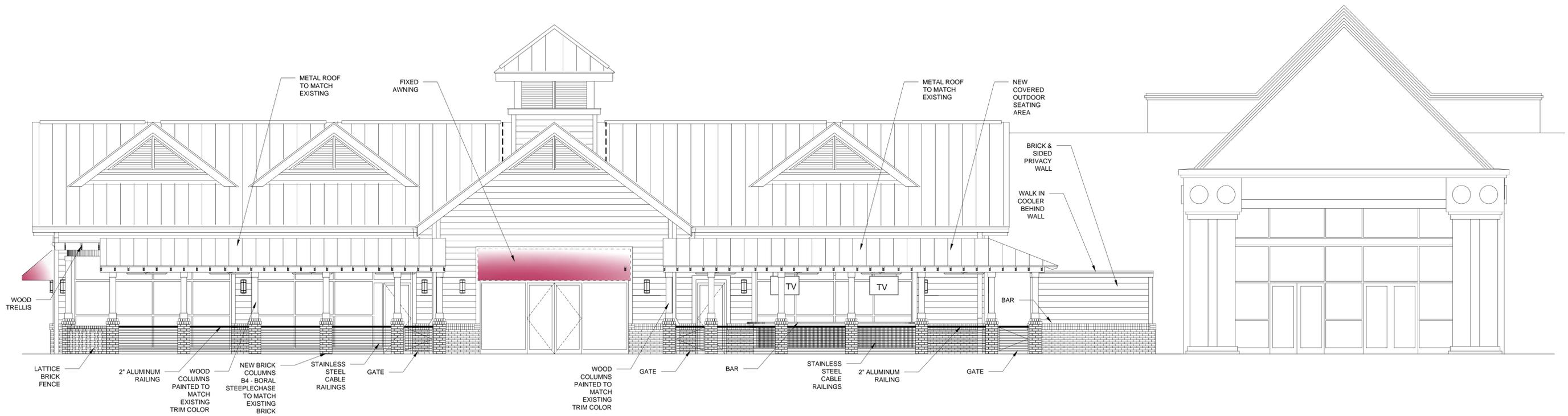
STONE BAR TOP



36" WHITE CEILING FANS OVER BAR

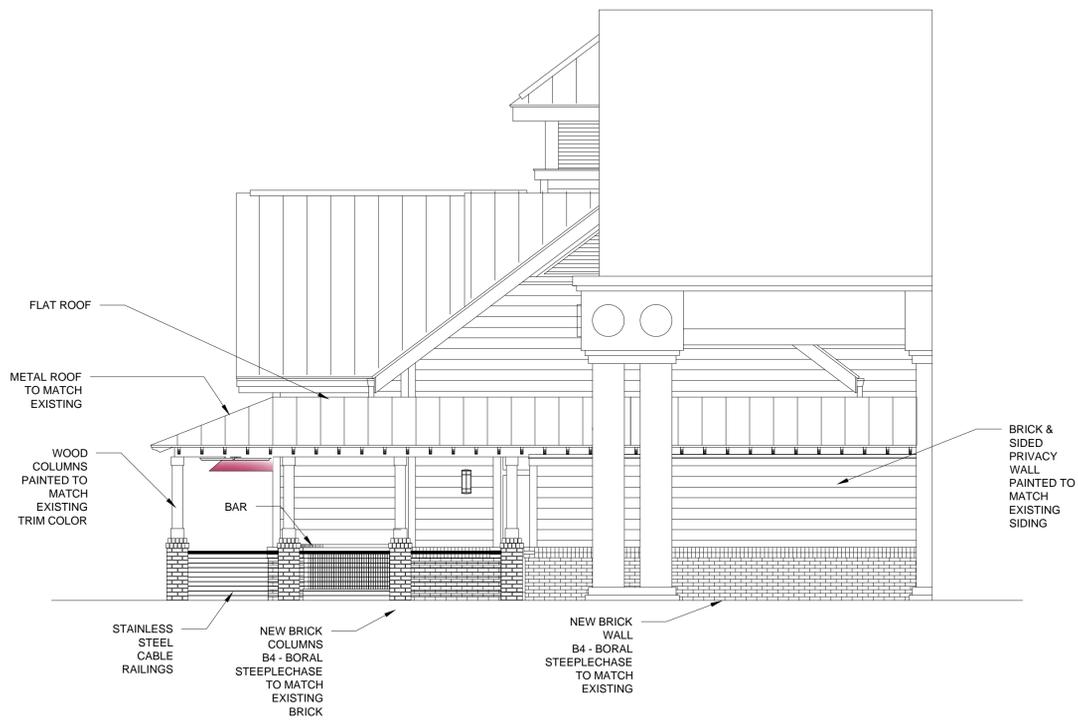


FLOOR PLAN
SCALE: 3/16" = 1'-0"



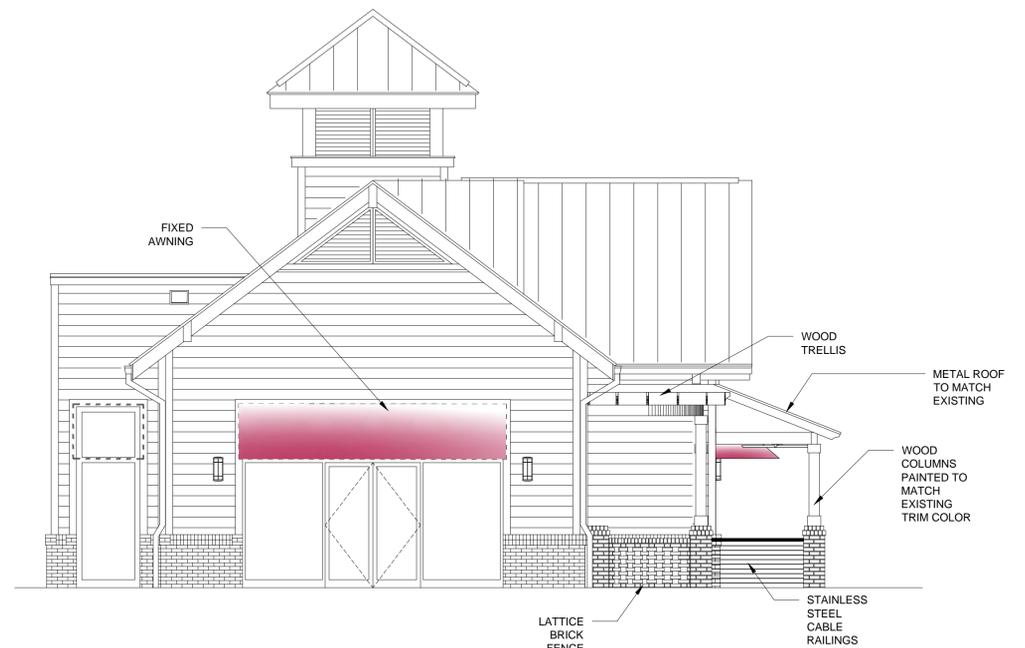
1 FRONT ELEVATION

1/4"=1'-0"



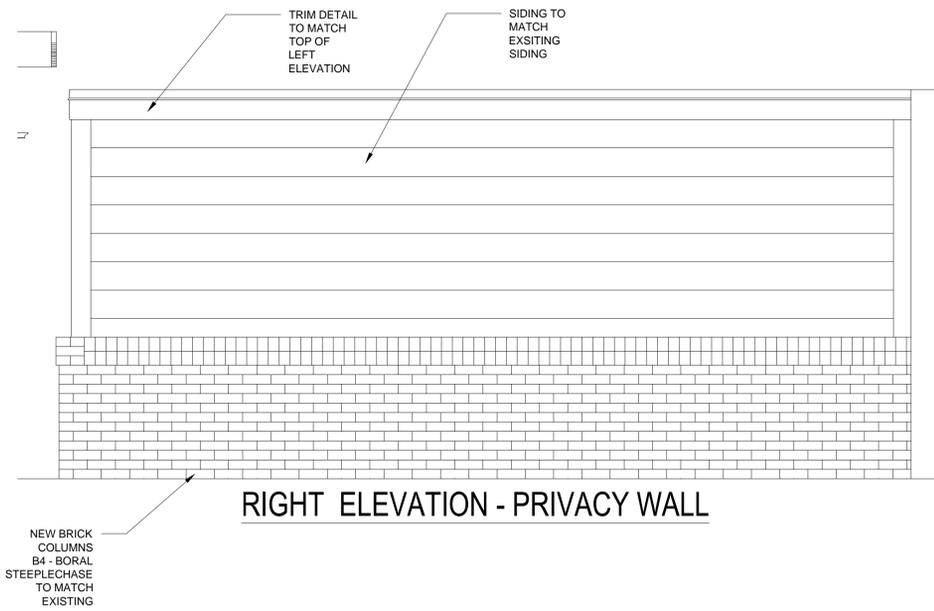
2 RIGHT ELEVATION

1/4"=1'-0"

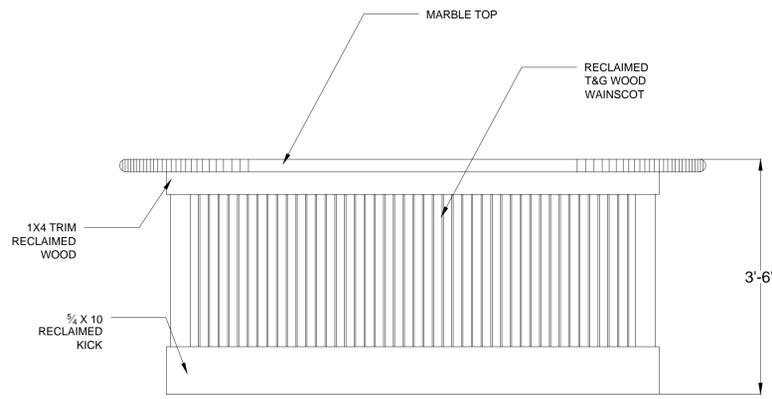


3 LEFT ELEVATION

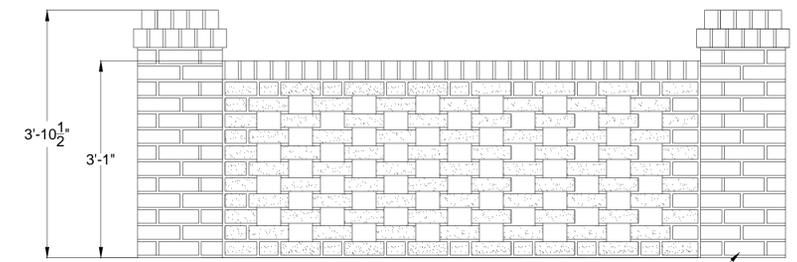
1/4"=1'-0"



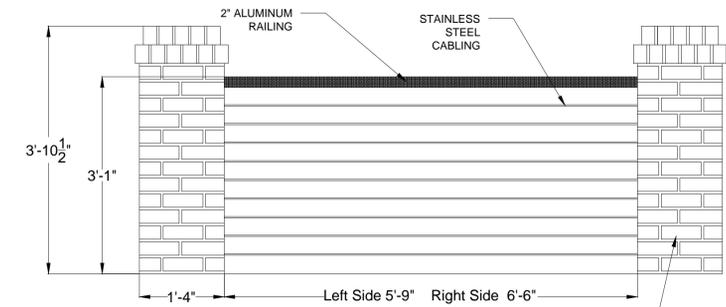
RIGHT ELEVATION - PRIVACY WALL



OUTSIDE BAR



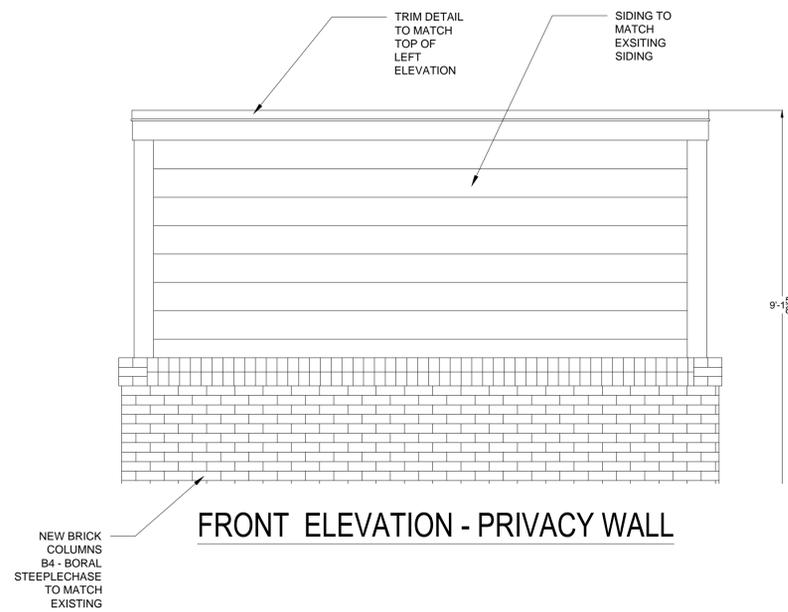
BRICK LATTICE FENCE



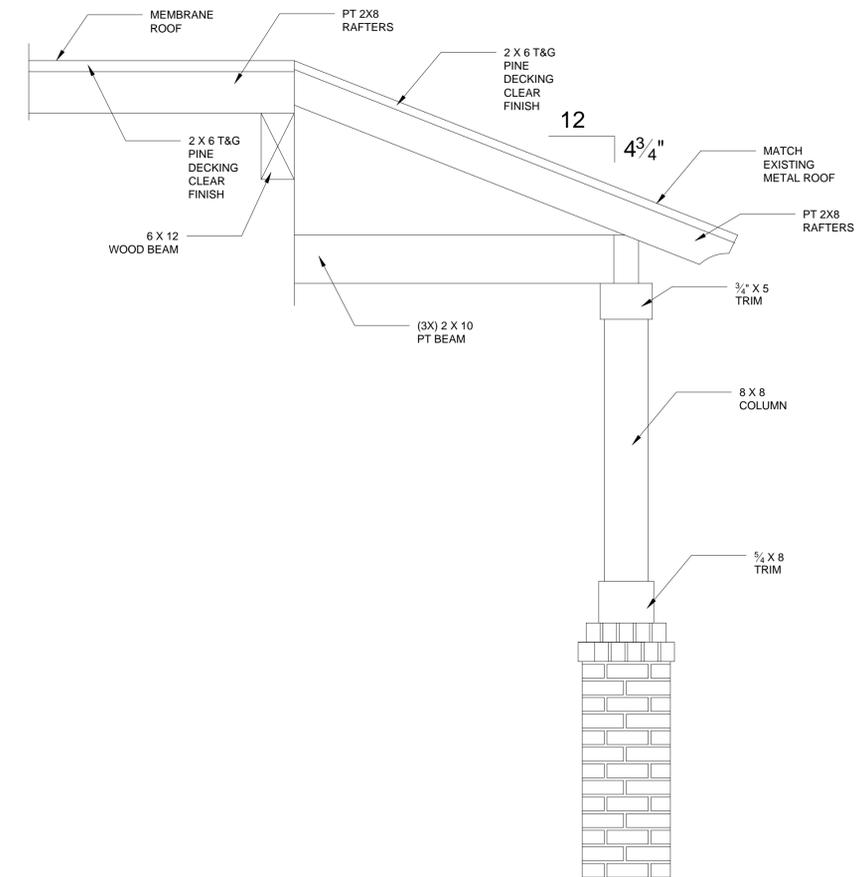
SS CABLE RAILING

1 RIGHT ELEVATION - BAR, TRELLIS & PRIVACY WALL
N.T.S.

2 SS CABLE RAILING
N.T.S.



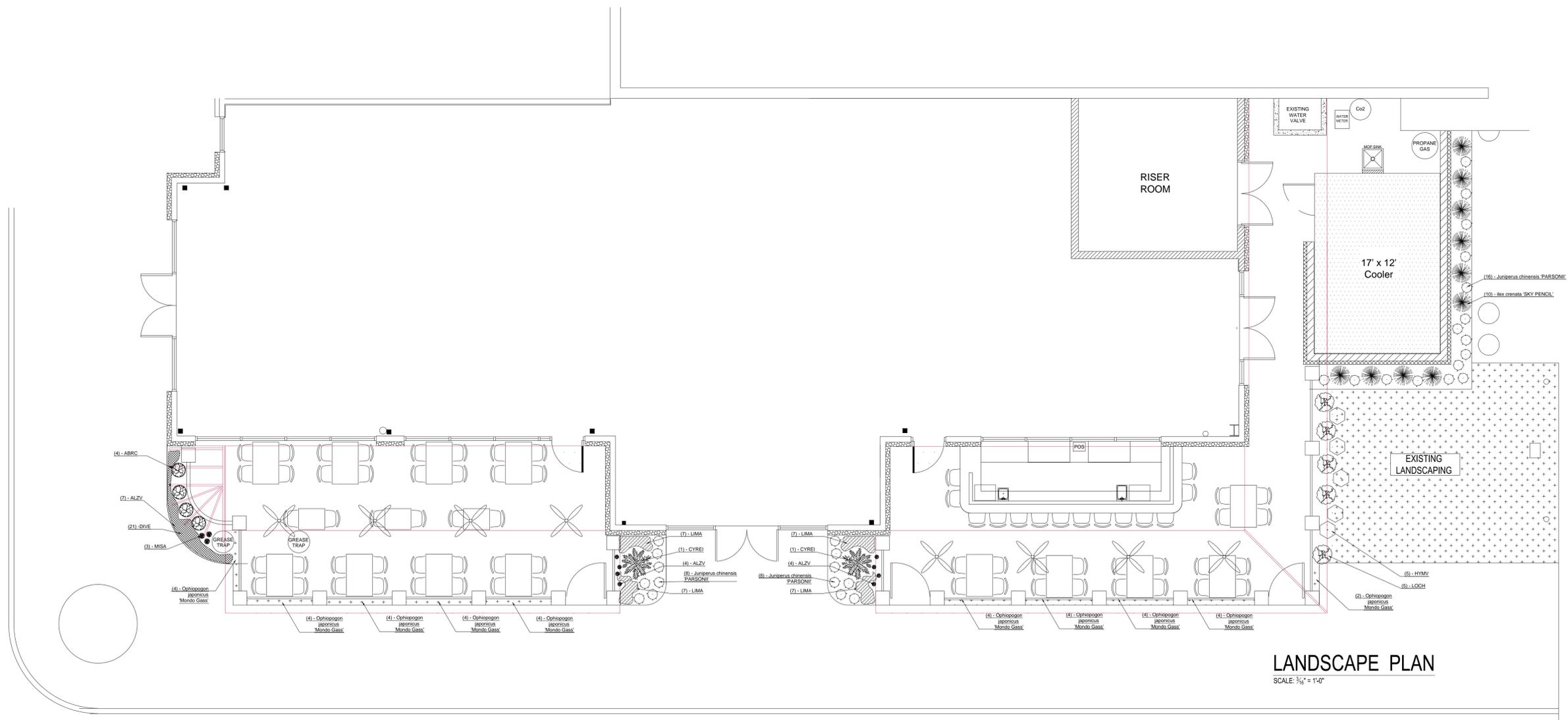
FRONT ELEVATION - PRIVACY WALL



ROOF & COLUMN DETAIL

3 RIGHT ELEVATION - BAR, TRELLIS & PRIVACY WALL
N.T.S.

4 ROOF & COLUMN DETAIL
N.T.S.



LANDSCAPE PLAN
SCALE: 3/16" = 1'-0"

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: New York City Pizza – Shelter Cove – ALTERATION/
ADDITION

DRB#: DRB-000976-2014

DATE: August 26, 2014

RECOMMENDATION: Approval Approval with Conditions Denial

Applicant proposes modify building 119 to include the addition of covered outdoor seating, an outdoor bar, and a walk-in cooler. Colors and materials are in keeping with existing materials and include oyster shell concrete paving, brick columns and walls, cable railings, wood trellis, and metal roof. Provide detail for pedestrian gates.

Site plan has been modified to expand the outdoor seating area into the adjacent sidewalk. Outdoor seating area should be limited to area within existing landscape area to continue to allow pedestrian access on sidewalk that follows Shelter Cove Lane. Walk-in cooler has been shifted away from Belk allowing a larger landscape area between the screen wall and the adjacent sidewalk/entrance to Belk. Outdoor seating enclosure has been shifted to allow planting strip with mondo grass between outdoor seating and sidewalk.

Previously proposed retractable awnings are proposed to be replaced with metal roof to match existing roof. Reconsider roof details so doesn't appear clipped on.

Project requires approval by Shelter Cove Harbour Company ARB.



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

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

Applicant/Agent Name: Kevin Farruggio Company: Landscape Architect
 Mailing Address: 134 Regent Ave. City: Bluffton State: SC Zip: 29910
 Telephone: 304-3411 Fax: _____ E-mail: kevinfar@hargray.com
 Project Name: Silver Moss S/D Project Address: 680 & 664 Spanish Wells Rd.
 Parcel Number [PIN]: R 510 010 000 0015 0000 & R 510 010 000 015B 0000
 Zoning District: RM4 Overlay District(s): HCOD

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

New Development – Conceptual DRB-001129-2014 Alteration/Addition
 New Development – Final, indicate Project Number _____ 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.
- 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.

DESIGN REVIEW BOARD NARRATIVE

Date: August 12, 2014

Agent: Kevin Farruggio, Landscape Architect
134 Regent Ave, Bluffton, SC 29910
Tel: (843) 304-3411 kevinfar@hargray.com

Approval sought: New Development-Final Approval

Applicant/ Owner: Diane the Runner, LLC
14 Whelk Street
Hilton Head Island, SC 29928

Parcels: R510 010 000 015B 0000 & R510 010 000 0015 0000

Property Address: 680 & 664 Spanish Wells Road

Current Zoning: RM-4

Narrative:

The entrance and rear community park design conforms with conceptual approval and the design review guidelines of Section 16-4-503 of the LMO. The design intent was to create an attractive entrance for the project utilizing landscaping and fencing/ column materials with a variety of colors and textures that will blend into the natural environment. Native trees and shrubs have been utilized along with ornamental plantings to provide a harmonious entrance design and setting for the park.

SILVER MOSS AT HILTON HEAD

PROJECT COLOR BOARD

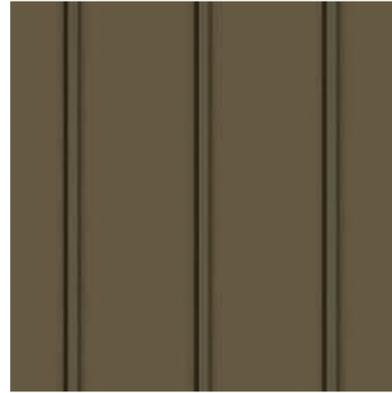
DRB FINAL REVIEW

August 26, 2014



For Entry Columns

Arctic White
Hardie Shingle
By James Hardie



Roof Material For Mailbox Structure & Gazebo, Caps on Entry Columns

Antique Bronze
Standing Seam Metal Roof
Horizon S Series
By Fabral



Wood Finish
All Structures
Natural Clear Stain
By Cabot



Includes
Pedestal

All Aluminum Construction



Cluster Box Unit w/ Pedestal

Sandstone Color
By Salsbury Industries



Aluminum Entry Fencing & Gates

Bronze 3-Rail Universal Fence &
Arched Gates
Colonial Plus Series
By Master Halco



Base of Entry Columns, Base of Gazebo Posts

Savannah Gray Brick
By Cherokee Brick



Cast Stone Cap For Entry Columns
By Cambridge

BALTIMORE



SMALL SHOEBOX



HAGERSTOWN



SALEM



LARGE SHOEBOX



PIMA

Parking Lots:

Shoebboxes provide the best lighting for the safety of you and your customers. (Places to visit – Best Buy in Bluffton or the Outback on Hilton Head Island.)

Roadways:

In residential areas, the Baltimore (Westbury Park), Salem (Hampton Lake) or Hagerstown (Baynard Park) is recommended.

Backyards & Fields:

A Standard option is offered for yards and Flood Lights for fields (not shown). These lights are available in areas without community or government restrictions.

Approval Forms:

Packets are generated by PECI, for both the Customer and local governing bodies, and contain approval forms. It is the customer's responsibility to submit the package to the appropriate governing body for approval **AND** to see that PECI receives the signed approval from the governing body.

Contracts:

Contracts are generated after signed approval forms are received by PECI. The original contract, signed by the customer, must be returned to PECI in order for staking, scheduling and construction of the lighting project to begin. Faxed contracts **CANNOT** be accepted. Material will **NOT** be ordered and work will **NOT** begin until PECI has a signed contract. Material delivery may take up to 12 weeks.

Aid To Construct:

Additional costs may include road bores, and/or additional PECI equipment, i.e. transformers, pedestals. This fee, if needed, must be paid in full prior to any construction.

Due to the increased equipment costs there is an additional cost to install the Pima fixtures.

Installation Charges:

Each pole location includes 100' of wire from any PECI energy source at no additional charge to the customer by use of mechanical trenching methods. Any footage over 100' will be charged a fee per foot.

All light wire will be in schedule 40 conduit and must be buried at a minimum depth of 36". For parking lot or road crossings, sleeves must be schedule 40 conduit at a minimum depth of 36" and provided by the customer.

Poles:

PECI offers wood, fiberglass or aluminum poles at various heights for each option. Poles are set directly into soil, or on bases set directly into soil, at depths specified by manufacturer.

Operation:

All PECI lights are operated by a photocell, which turns the lights on at dusk and off at dawn.

Landscaping & Irrigation:

Any landscaping that must be removed for installation of the lights is the responsibility of the customer to remove and re-install as necessary. It is also the responsibility of the customer to locate irrigation pipe and any other customer owned buried equipment to avoid conflicts with the new installation.

Light Data:

Any data needed for the lights, i.e. costs, wattages, IES files, etc., may be obtained by calling any of the contacts listed at the New River Engineering office.

Contacts:

Ashley Gibson 843-208-5510
Roxane Tindal 843-208-5511

Revised 1/19/2011 AAG



AN OUTDOOR LIGHTING PROGRAM



SILVER MOSS AT HILTON HEAD

ENTRANCE DESIGN

PREPARED FOR:
DIANE THE RUNNER, LLC

PREPARED BY:
KEVIN FARRUGGIO, RLA #712 8-12-14

GROUNDCOVER/ GRASSES

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DESCRIPTION
SOD	EREMOCHLOA OPHIUROIDES	CENTPEDE GRASS	SOD	13,900 sf	
A/P	SEASONAL ANNUALS	ANNUAL BED	6" POT	200 sf	
MC	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	1 GAL.	191	
TA	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL.	51	

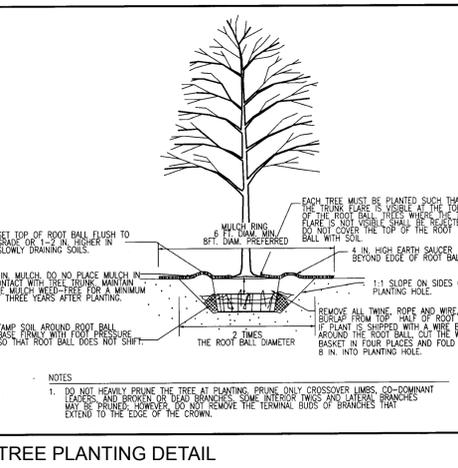
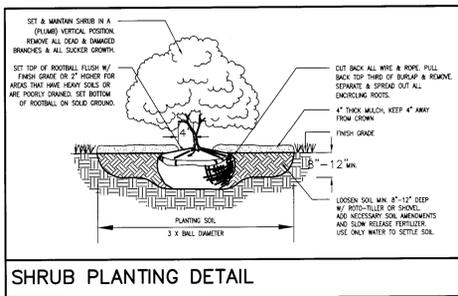
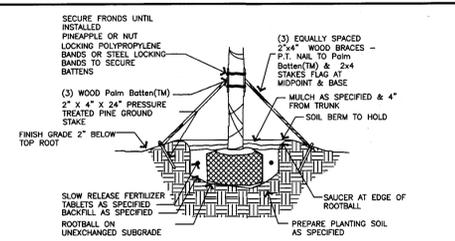
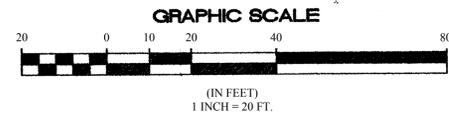
PLANT LIST:

SHRUBS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DESCRIPTION
AI	AZALEA INDICA	PINK & WHITE	3 GAL.	12	ENCORE
CJ	CAMELLIA JAPONICA	JAPANESE CAMELLIA	7 GAL.	2	RED FLOWERS
CS	CAMELLIA SASANQUA	SASANKWA CAMELLIA	7 GAL.	9	WHITE & PINK
IV	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL.	26	
LC	LOROPETALUM CHINENSE 'PIZZAZZ'	LOROPETALUM	7 GAL.	29	
LJ	LIGUSTRUM JAPONICUM 'JACK FROST'	JACKFROST LIGUSTRUM	3 GAL.	30	
SR	SERENOA REPENS	SAW PALM	3 GAL.	12	
VO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	15 GAL.	3	

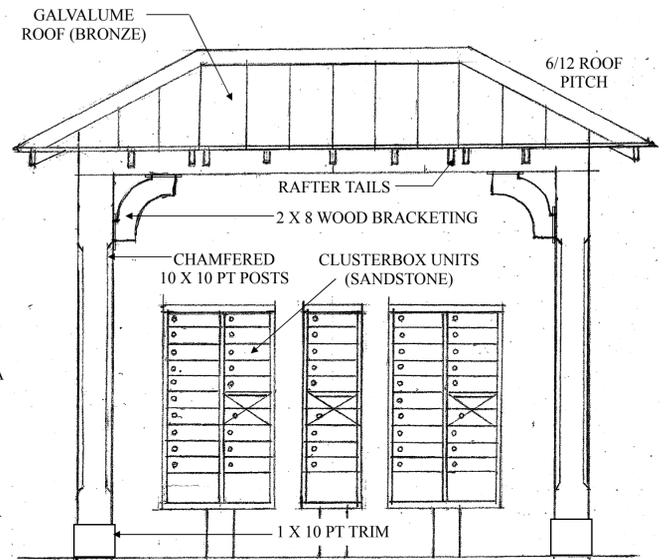
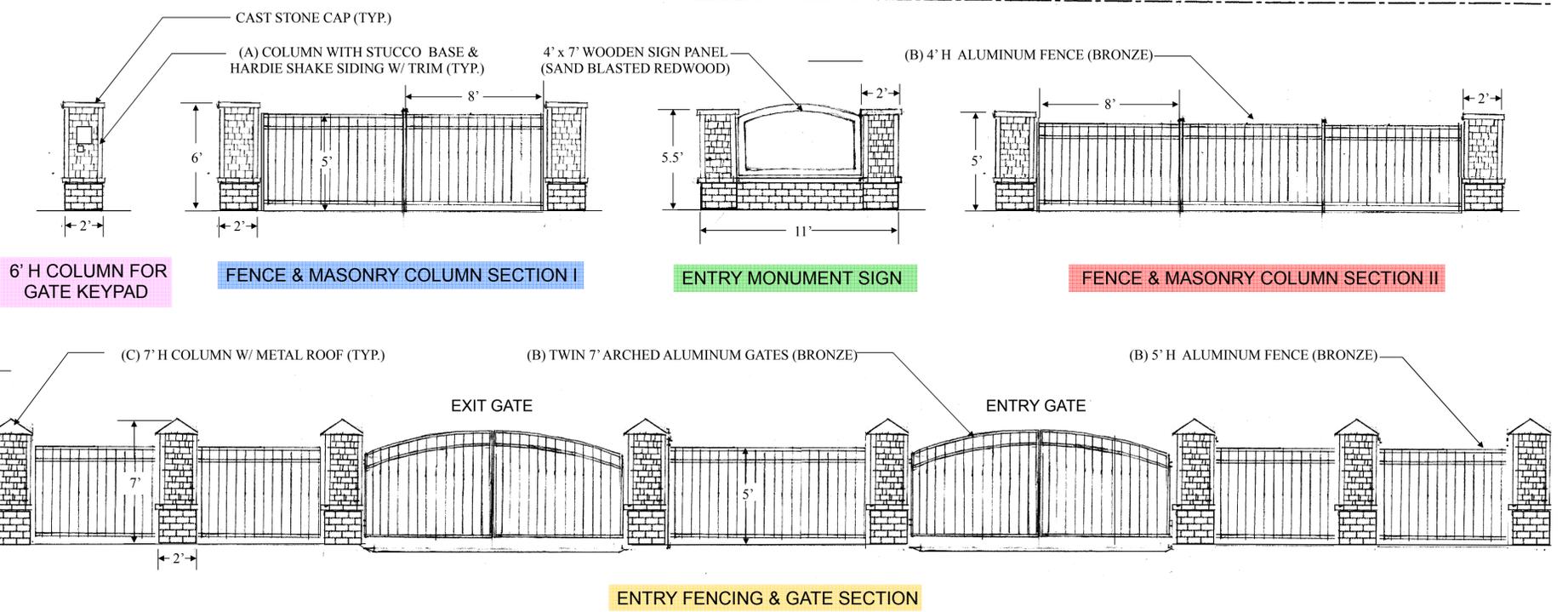
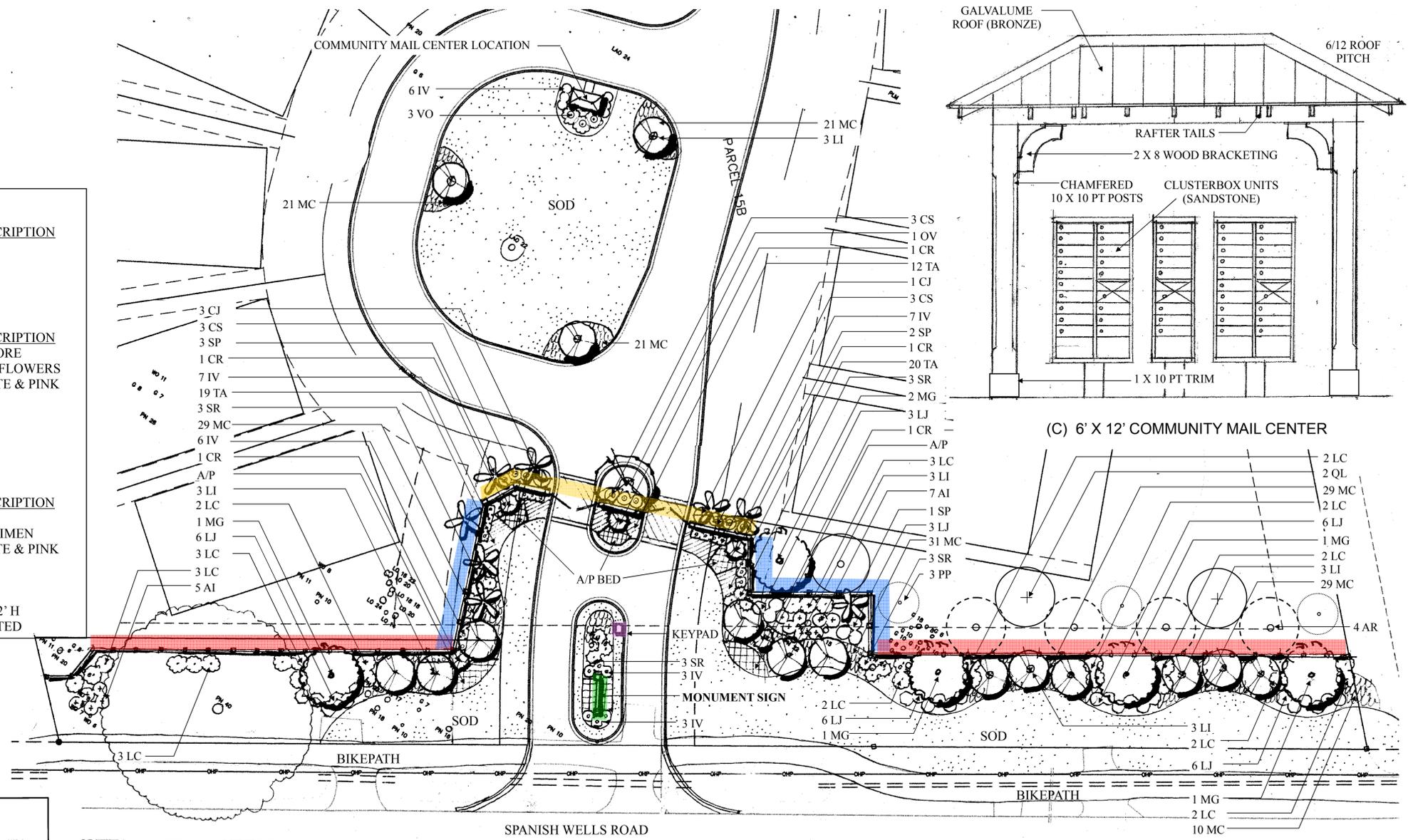
TREES/ PALMS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DESCRIPTION
AR	ACER RUBRUM	RED MAPLE 'OCTOBER GLORY'	2.5" CAL.	4	
CR	CYCAS REVOLUTA	SAGO PALM	30 GAL.	5	SPECIMEN
LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE	30 GAL.	15	WHITE & PINK
MG	MAGNOLIA GRANDIFLORA	DD BLANCHARD MAGNOLIA	12'H	6	
PP	PINUS PALUSTRIS	LONG LEAF PINE	1" CAL.	3	
QL	QUERCUS LAURIFOLIA	LAUREL OAK	2.5" CAL.	2	
QV	QUERCUS VIRGINIANA	LIVE OAK	2.5" CAL.	1	10'-12" H
SP	SABAL PALMETTO	SABAL PALMS	10'-16'H	8	BOOTED



PALM PLANTING DETAIL

TREE PLANTING DETAIL



(C) 6' X 12' COMMUNITY MAIL CENTER

ENTRY FENCING & GATE SECTION

SILVER MOSS AT HILTON HEAD

COMMUNITY PARK DESIGN

PREPARED FOR:
DIANE THE RUNNER, LLC

PREPARED BY:
KEVIN FARRUGGIO, RLA #712 8-12-14

PLANT LIST:

GROUND COVER/ GRASSES

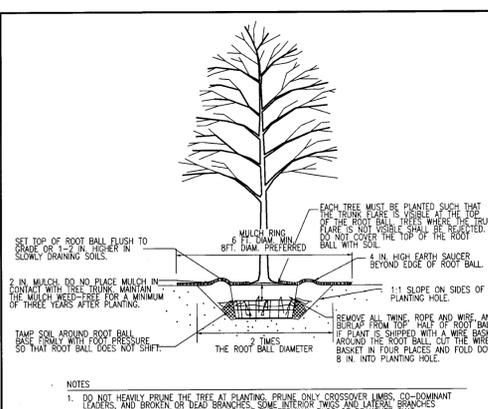
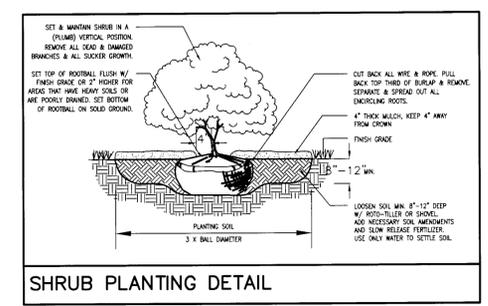
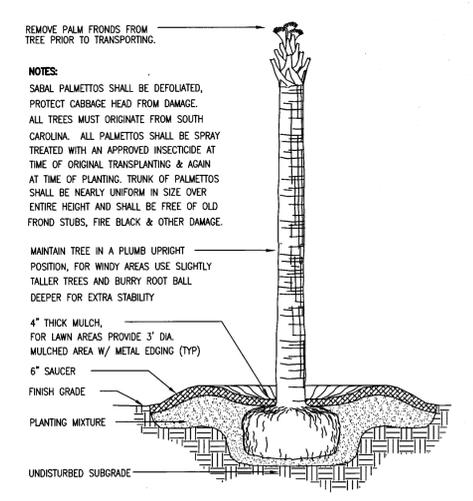
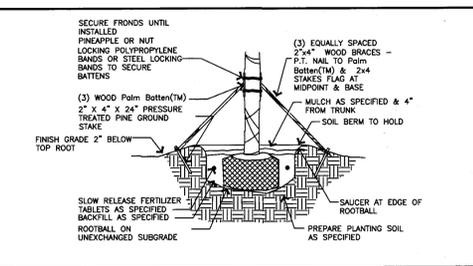
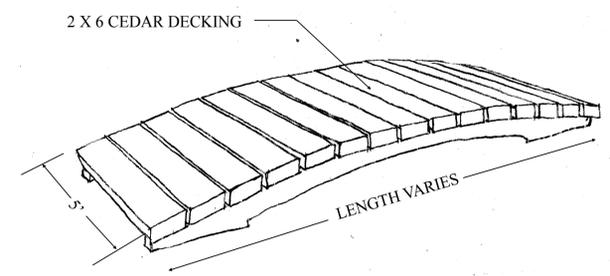
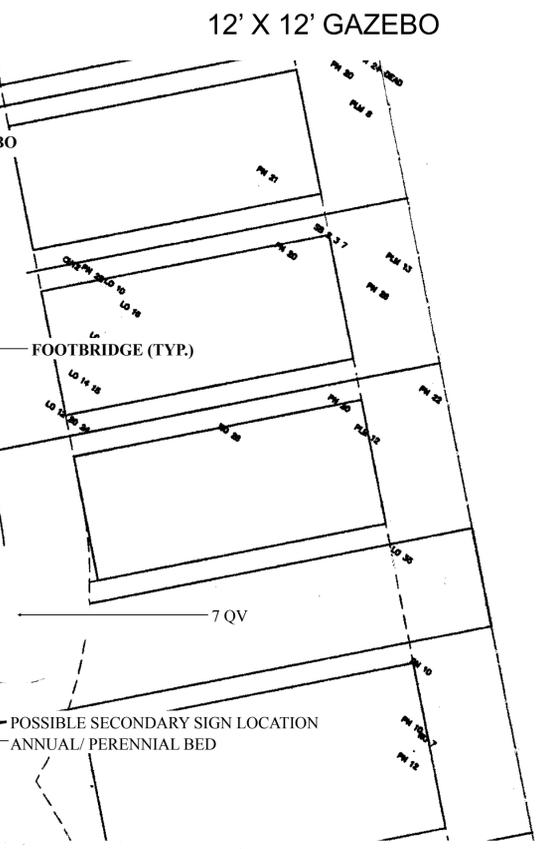
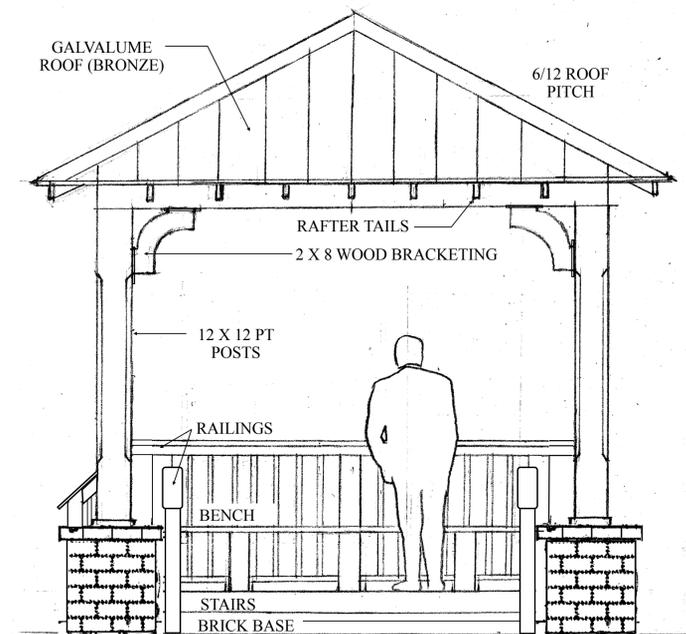
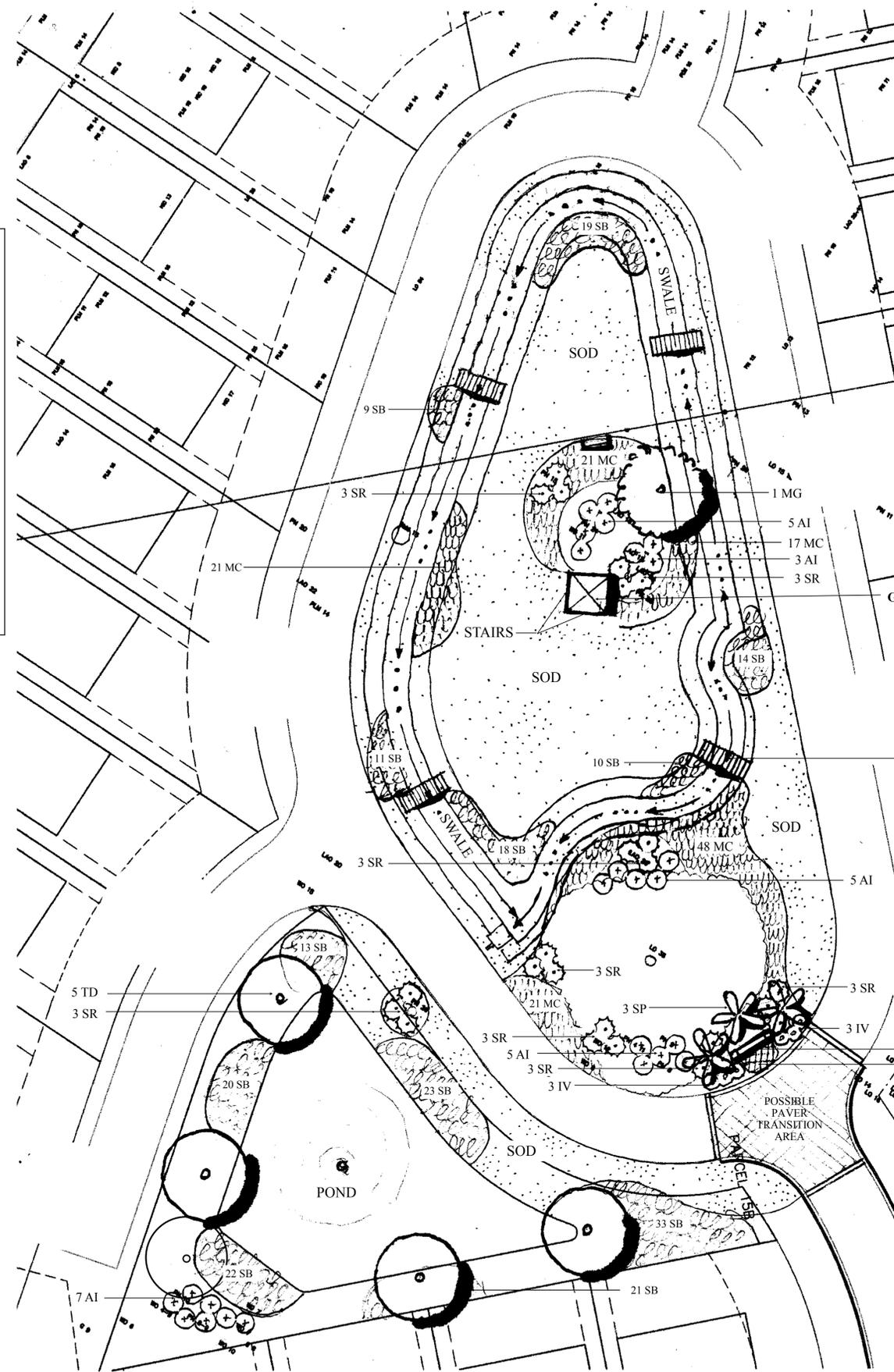
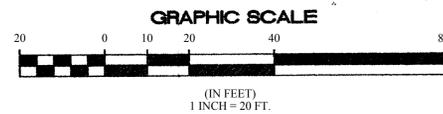
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DESCRIPTION
SOD	EREMOCHLOA OPHIUROIDES	CENTPEDE GRASS	SOD	20,500 sf	
AP	SEASONAL ANNUALS	ANNUAL BED	6" POT	40sf	
MC	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	1 GAL.	126	
SB	SPARTINA BAKERI	CORDGRASS	1 GAL.	203	

SHRUBS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DESCRIPTION
AI	AZALEA INDICA	PURPLE, PINK & WHITE	3 GAL.	25	ENCORE
IV	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL.	6	
SR	SERENOA REPENS	SAW PALM	3 GAL.	21	

TREES/ PALMS

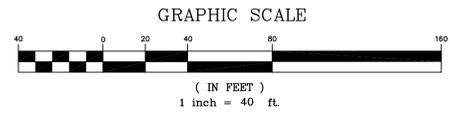
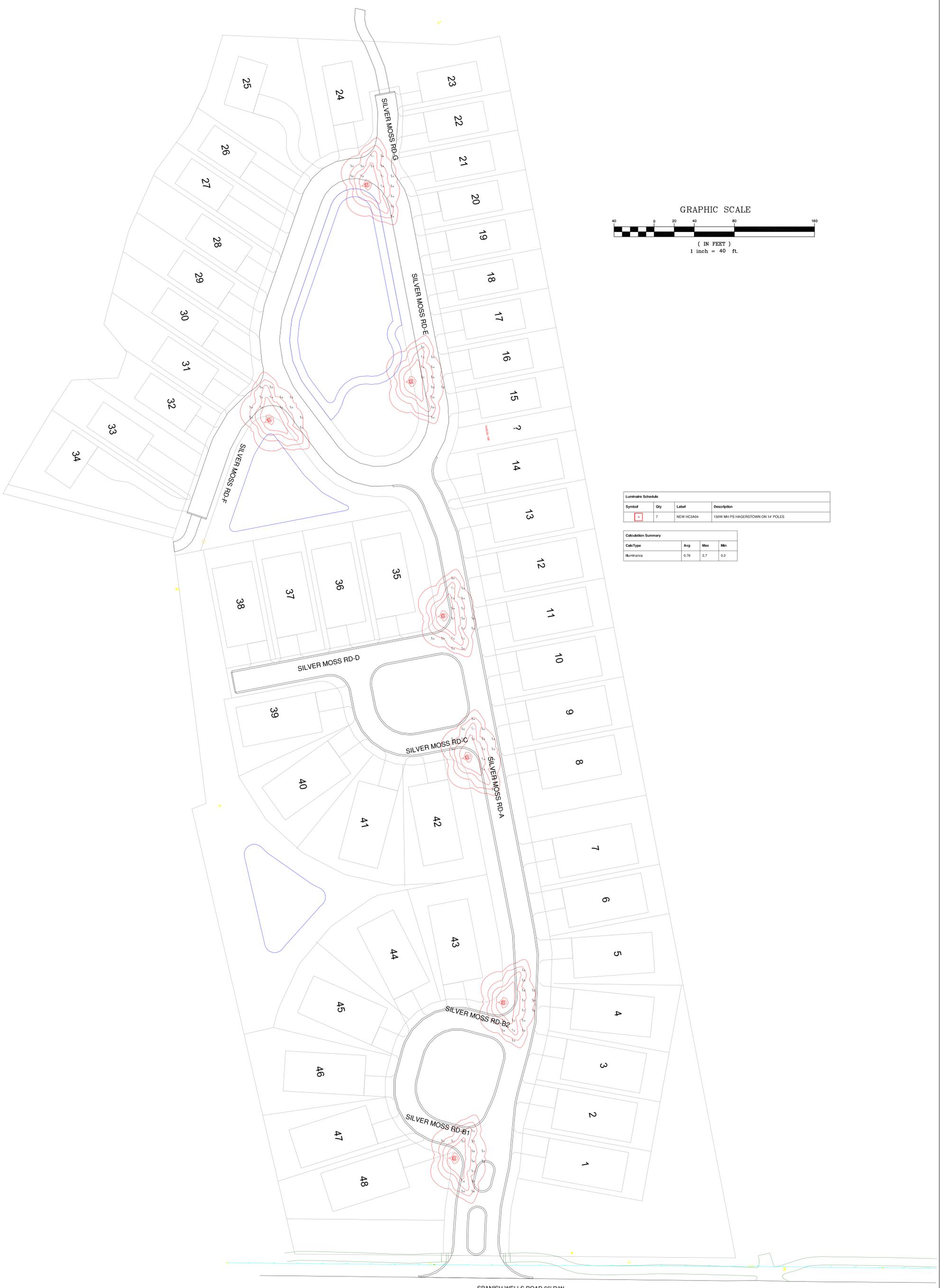
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DESCRIPTION
MG	MAGNOLIA GRANDIFLORA	DD BLANCHARD MAGNOLIA	12'H	1	SPECIMEN
SP	SABAL PALMETTO	SABAL PALMS	10'-14'H	3	BOOTED
TD	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL.	5	



PALM PLANTING DETAIL

TREE PLANTING DETAIL

ARCHED FOOTBRIDGE DESIGN



Luminaire Schedule			
Symbol	Qty	Label	Description
	7	NEW HC3A04	150W MH PS HAGERSTOWN ON 14' POLES

Calculation Summary			
CalcType	Avg	Max	Min
Illuminance	0.76	2.7	0.2

SPANISH WELLS ROAD 66' R/W

LIGHTING PROPOSAL FOR
SILVER MOSS
SPANISH WELLS ROAD
HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

DESIGNED BY: AJP
CHECKED BY: ENG
DRAWN BY: AJP
DATE: 7/22/14
SCALE: 1" = 40'
PROJECT NO.: 1406001L-2
MAP NO.: 00000010
SHEET NO. 1 OF 1

REMARKS:



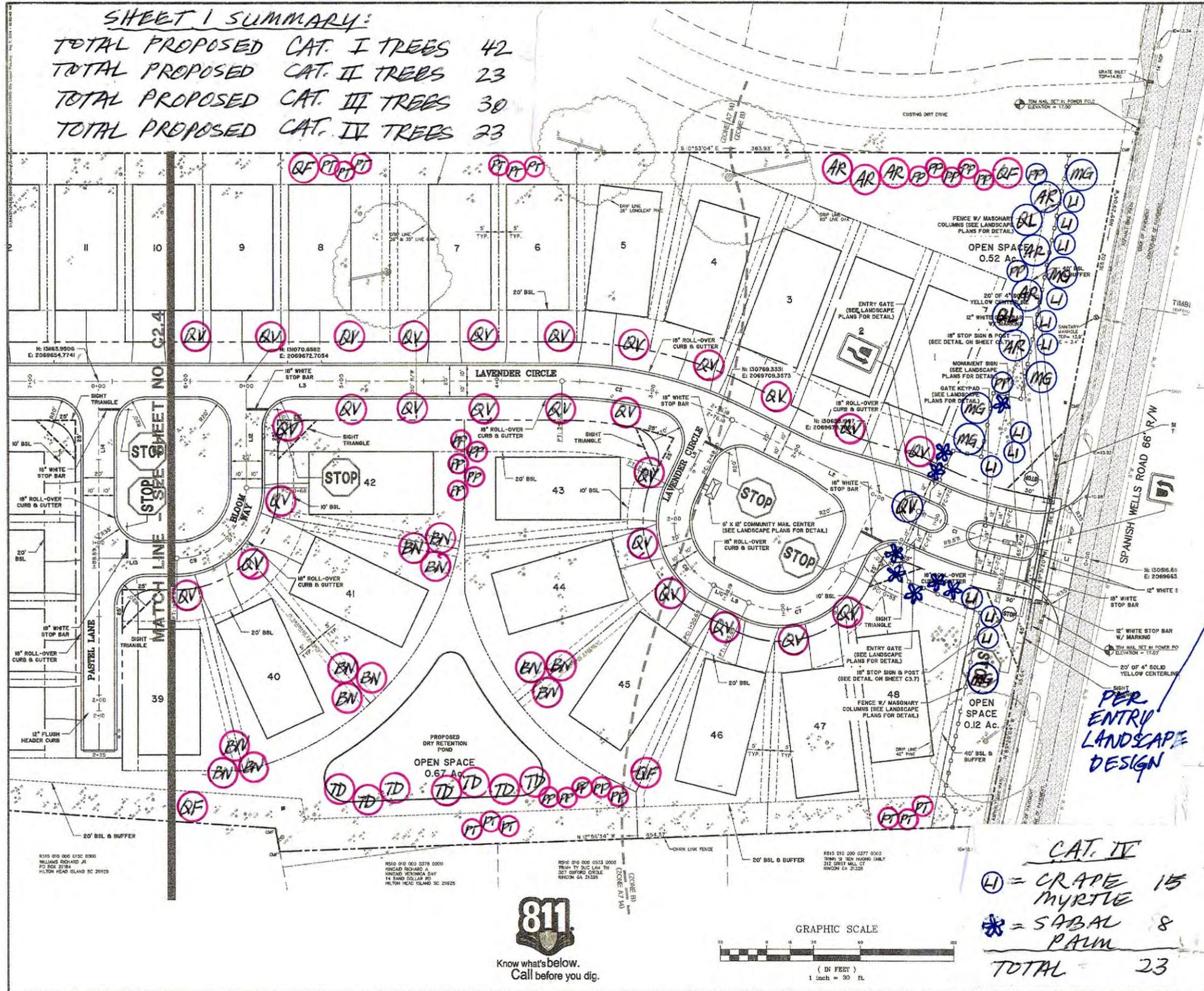
PALMETTO ELECTRIC COOPERATIVE, INC.
1 COOPERATIVE WAY
HARDEEVILLE, SOUTH CAROLINA 29927
(843) 208-5551 / FAX (843) 208-5532

MITIGATION TREE PLANTING EXHIBIT

SHEET 1

SHEET 1 SUMMARY:

TOTAL PROPOSED CAT. I TREES 42
 TOTAL PROPOSED CAT. II TREES 23
 TOTAL PROPOSED CAT. III TREES 30
 TOTAL PROPOSED CAT. IV TREES 23



MAGENTA CIRCLES

CAT. I
 RV = LIVE OAK 26
 TD = BALD CYPRESS 7
 TOTAL = 33
CAT. II
 BN = RIVER BIRCH 12
 RF = RED OAK 4
 AR = RED MAPLE 3
 TOTAL 19

CAT. III
 PT = LOBLOLLY PINE 12
 PP = LONGLEAF PINE 15
 TOTAL 27

BLUE CIRCLES

CAT. I
 MG = SOUTHERN MAGNOLIA 6
 RL = LAUREL OAK 2
 RV = LIVE OAK 1
 TOTAL 9
CAT. II
 AR = RED MAPLE 4
 TOTAL 4

CAT. III

PP = LONGLEAF PINE 3
 TOTAL 3

CAT. IV
 LI = CRAPE MYRTLE 15
 * = SABAL PALM 8
 TOTAL = 23



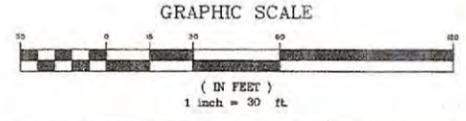
NO.	REVISIONS	DATE	BY
1	ISSUED FOR BIDS	5/23/14	SKM
2	REVISED PER TOWN OF HILTON HEAD COMMENTS	5/23/14	SKM
4	REVISED PER TOWN OF HILTON HEAD COMMENTS	7/2/14	SKM

THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting
 50 Park of Commerce Way • PO Box 2727
 Savannah, GA 31402-2727 • 912.234.5300
 www.thomasthompson.com
 Brunswick, GA | Columbia, SC | Charleston, SC
 Myrtle Beach, SC | Wilmington, NC

DIANE THE RUNNER, LLC
 HILTON HEAD ISLAND, SOUTH CAROLINA
 SILVER MOSS OF HILTON HEAD
 SITE LAYOUT PLAN

JOB NO:	J-24657.0000
DATE:	4/24/14
DRAWN:	JBL
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 30'

C1.1



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: Silver Moss S/D – New Development Final

DRB#: DRB-001248-2014

DATE: August 26, 2014

RECOMMENDATION: Approval Approval with Conditions Denial

Taller plant material (sweet viburnum versus loropetalum) has been added to screen the rear of the mail center.

The cultured stone column bases at the entrance and at the gazebo have been replaced with brick (Savannah Gray). “Artic White” appears too stark on the color copy; staff recommends an alternate warmer color such as “Sail Cloth” or “Navajo Beige” with a sample to be provided.

Details should be provided for handrails at gazebo and entry columns, specifically metal roofs.



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: 8-12-14
 Accepted by: SARAH W.
 App #: DR 1245-2014
 Meeting Date: _____

Applicant/Agent Name: SPRINGWOOD VILLAS, NRR Company: % IMC Resort Services, Inc
 Mailing Address: 2 Corpus Christi Suite 302 City: Hilton Head State: SC Zip: 29928
 Telephone: 843 301 3852 Fax: 843 785 3901 E-mail: ron@imchri.com
 Project Name: Springwood Re-paint Project Address: 36 Dealton Rd. HHI, SC
 Parcel Number [PIN]: R
 Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

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

Project Category:

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

Submittal Requirements for *All* projects:

- 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.
- 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

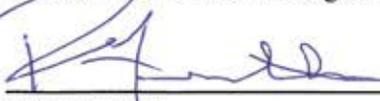
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

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

8/11/14

DATE

SPRINGWOOD VILLAS, HPR

Board of Directors

Bill Furr, Wayne Najdich, Bruce Cain, Mel Longnecker, Dean Pierce, Patricia Dull, Thomas Page

TO: Town of Hilton Head Design Review Board

FROM: The Board of Directors of Springwood Villas, HPR

RE: DRB Submittal for Springwood Villas, HPR

Springwood Villas, HPR is moving forward with plans to enhance and upgrade the appearance of the property from the old "70's" look. It is our intent to replace all front doors and storage room doors with new fiberglass doors and all new "look-alike" hardware and locksets. It is then our plan to completely re-paint all of our wood surfaces. The Board, after reviewing available colors and looking at surrounding properties, unanimously agreed on the following colors:

Glidden Plateau Gray – Body
Glidden Island Breeze – Trim and doors

NOTE: No stucco surfaces will be painted at this time.

We have included the following for your review:

- ✓ Photos of our existing colors
- ✓ Photos of Coral Sands; our nearest neighbor
- ✓ A "color board" painted with our selected colors

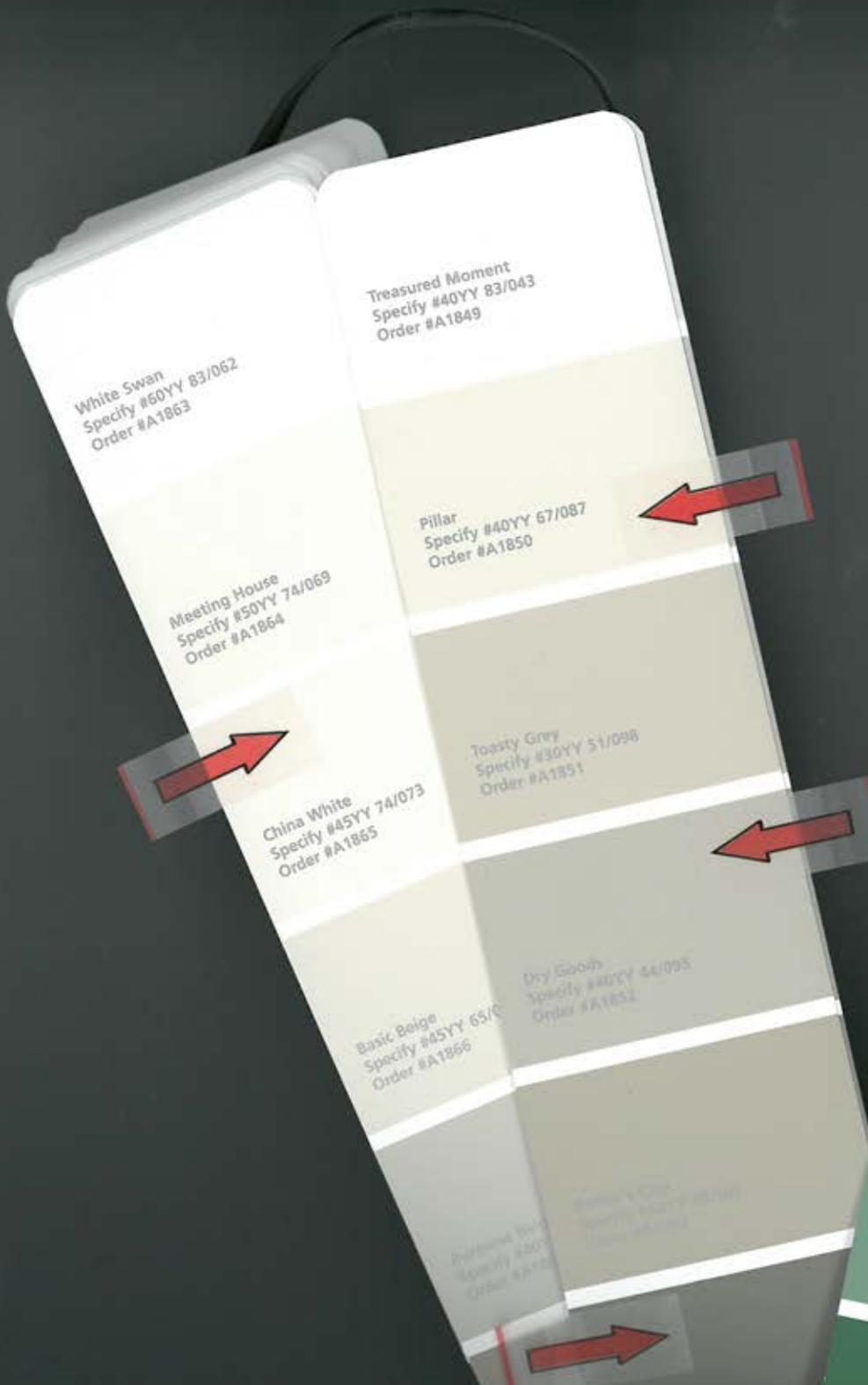
As it is our desire to move forward with these upgrades by September 8, 2014, we would greatly appreciate your consideration and approval of our selected colors.

Respectfully Submitted,

The Springwood Villas, HPR Board of Directors
Represented by our Agent, Ronald A. Fenstermaker
President of IMC Resort Services, Inc.

Glidden
" Plateau
Gray "

Glidden
" Island
Breeze "



EXISTING COLORS - SPAINWOOD VILAS



EXISTING WORKS - SPRINGWOOD VILLAS



NEIGHBORING CORAL SANDS



NEIGHBORING CORAL SANDS



NEIGHBORING CORAL SANDS



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: Springwood Villas HPR – Minor External Change

DRB#: DRB-001245-2014

DATE: August 26, 2014

RECOMMENDATION: Approval Approval with Conditions Denial

Springwood Villas proposes to repaint the existing buildings (light cream stucco with beige wood siding and trim) to be more in keeping with the neighboring Coral Sands. Proposed brown “Plateau Grey” and green “Island Breeze” are high contrast against pale stucco (existing color to remain); staff recommends consideration of lighter colors, i.e. “Dry Goods” in lieu of “Plateau Grey” and “Pillar” or “Secret Garden” in lieu of “Island Breeze.”