



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, April 28, 2015

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 March 24, 2015
6. **Staff Report**
7. **Board Business**
8. **Old Business**
9. **Unfinished Business**
10. **New Business**
 - A. Alteration/Addition
 - 1) DRB-000511-2015 – Educational Kiosk at Fort Howell
 - 2) DRB-000703-2015 – Bus Port
 - 3) DRB-000775-2015 – Dairy Queen/Arby's Renovation
 - 4) DRB-000777-2015 – Remax Building
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, March 24, 2015
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: Mayor Pro Tem Harkins

Town Staff Present: Jennifer Ray, Urban Designer
Teri Lewis, LMO Official
Anne Cyran, Senior Planner
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

Ms. Ray stated that DRB-000546-2015, Shelter Cove Towne Centre Building, shown under Alterations/Additions, should be Building 106 instead of Building 109.

The Board recommended that staff reverse the review order of today's Business items in order to accommodate the applicants in attendance. The Board will review Old Business and New Business items first. The Board will then review the final draft of the Rules of Procedure and the staff's proposed revisions to the Design Guide. The Board **approved** the agenda as revised by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the March 10, 2015 meeting as submitted by general consent.

6. Staff Report

Ms. Ray reported that the next DRB meeting will be held on Tuesday, April 28, 2015.

7. Old Business

A. New Development-Final

1) Hilton Head Presbyterian Church Additions – DR140008

Ms. Ray introduced the application and stated its location, 235 William Hilton Parkway. This project received Final approval from the DRB in April 2014 with a condition that

the trim color be toned down to a lighter color of the building and brought back to the DRB for review and approval.

Ms. Ray reviewed several photos taken before construction began showing the existing colors on the building. Ms. Ray stated that the applicant has completed a large portion of the construction. The applicant has restudied the original proposed colors based on the Board's recommendation and also based on the existing stucco and the existing roof color. The applicant proposes two new colors – Sherwin Williams "Useful Gray" for the wood siding color and "Nuance" for the trim. Ms. Ray distributed hard samples of the proposed colors for the Board's review.

Based on the Board's original conversation and recommendation of last April and based on the revised submission, the staff recommends approval of the application. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Steve Anthony presented brief comments in support of the application. The Board discussed the application and complimented the new colors. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Ms. Theodore made a **motion to approve** application DR140008 as submitted with SW "Useful Gray" used for the body color and "Nuance" used for the trim color. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

8. Unfinished Business

None

9. New Business

A. Alteration/Addition

(Ms. Theodore recused herself from review of the following application, DRB-000546-2015, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Ms. Theodore and attached to the record.)

1) Shelter Cove Towne Centre Building 106 – DRB-000546-2015

Ms. Ray introduced the application and stated its location, 40 Shelter Cove Lane. When this project was approved in February of 2013, a condition stated that Buildings 105, 106 and 109 were considered placeholder buildings and would return to the DRB for review.

Ms. Ray presented an in-depth overhead review of the application including the original site plan for the area. Building 105 is no longer included in the revised plan. The applicant was previously instructed during review of Building 109 (Versona) to update the site plan and landscape plan and submit it to staff for review. The applicant has submitted revised plans as part of this application including modifications to align with the new entrance and to continue with the same theme and detailing that is in the rest of Shelter Cove Towne Centre.

A small pedestrian connection through the island on the backside of the building adjacent to the parking lot and Shelter Cove Lane was shown on the site plan in the packet but has been removed per the recommendation of Mr. Richard Spruce.

Ms. Ray reviewed the landscape plan that complements the revised site plan. It continues to use plant material that is native or typically used on the island and is in keeping with the plant palette within Shelter Cove Towne Centre as well as the level of fit and finish.

The revised floor plan shows the primary entrance that will be from the parking lot on the Highway 278 of the development, including a 10-ft. wide connection between this building and the adjacent building and the loading dock and a secondary access off of the rear of the building.

The roof plan shows pitched metal roof sections in the front with a flat roof behind. One of the main changes in this building was that the applicant brought the scale down at the front massing by using the Belk brick to separate the two stores on the front and on the back.

The front elevation shows the entrance to Belk on the left with the main pedestrian entrance in the center. Materials include brick to match Belk, brick to match other brick within Shelter Cove Towne Centre, stucco, glass, metal roof sections, Bermuda shutters, and a powder coated metal canopy over the main entrance that is consistent with other buildings within Towne Centre. The signage shown on the building will require review and approval under a separate sign permit application. Signage is shown here for scale and concept.

The right side elevation faces Building 109 (Versona) and addresses the comments that were originally in the DRB's review regarding the flatness and lack of detail on the sides of the building. These sides include brick as well as two colors of scored stucco, a variety of roof heights, spandrel glass, and cement board siding.

The rear elevation viewed from the parking area and Shelter Cove Lane reflects the loading dock. It also includes the scored stucco and cement board siding, a metal canopy over that door, and a hinged metal louver. Building sections were included in the meeting packet for the Board's review. The wall sections show the metal canopy with a rod that is consistent within Towne Centre as well as detailing of the brick column and the exposed rafters. The metal roofing has a 6 and 12 pitch consistent with the Design Guide.

The electrical plan shows the location of the proposed light fixtures along the front of the building and along the rear. Ms. Ray reviewed the proposed fixture which is consistent with ones that were recently approved by the Board. The light fixture on this building is in a satin clear coat and comes with the option of a frosted glass cover to address the issue of no exposed light source.

The applicant's color board has a minor update. The original color board in the meeting packet was not completely in sync with the elevations that were in the packet. Based on the staff's conversation with the application, the applicant has submitted a revised color board that resolves this issue. All of the materials are the same and includes a standing seam metal roof and metal canopy that are in the colors to match Kroger and the brick and the stucco are used within Shelter Cove Towne Centre. The shutter color is in a dark green. The Shelter Cove Harbor Company ARB has approved this project and staff recommends approval as submitted and reviewed today.

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

Mr. Tom Parker, Lee & Parker Architects, presented statements in support of the application. The Board discussed the project and complimented the applicant's introduction of brick as a transitional element with Belk. The Board discussed the flat roof. The applicant stated that the building is 19-ft. tall and in line with the rest of the buildings in Shelter Cove Towne Center. The building's entry awning is the exact same as the Kroger awning.

The Board also discussed the landscape plan and lighting. The applicant stated that the corridor is 10-ft wide with 2-ft. planting on either side. The Board discussed the size and the location of the proposed liriopse. The Board recommended that the applicant add some taller vertical plant material along the walkway to help breakup the expanse of wall. The Board recommended that a vine type material be used.

The Board discussed the backside of the building and recommended that additional plantings be placed here to help screen the back of the building. The applicant stated that the curb goes right up to the building at this point. The Board also discussed the landscape plan at the Versona side of the sidewalk.

The Board stated that they like the balance of the new façade and the addition of spandrel glass. The Board stated some concern with the amount of flat roof. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Strecker made a **motion** to **approve** application DRB-000546-2015 as submitted with the condition that the applicant should try to add some vertical landscape material at the alley way between the Petco Building and the Versona Building. Vice Chairman Gartner **seconded** the motion and the motion **passed** with a vote of 5-0-0.

10. Board Business

A. Revisions to Rules of Procedure

Ms. Ray stated that the final version of the Rules of Procedure was included in the packet. It did not include any additional changes other than those discussed at the previous meeting. The Rules of Procedure are ready for adoption. Following brief comments by the Board, Chairman Sodemann requested that a motion for adoption of the Rules of Procedure be made.

Ms. Theodore made a **motion** to **approve** the final Rules of Procedure as submitted. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 6-0-0.

B. Design Guide section review "Architecture" and "Landscape"

Ms. Ray stated that the staff and the Board have been reviewing updates to the Design Guide in sections. Today's review will be on the "Architecture" and "Landscape" sections. Ms. Ray presented an in-depth overhead review of the "Architecture" section. Sub sections include Form, Mass, Scale, Materials, Detail and Color.

‘Context’ has been moved from the Introduction and has its own section because it is such a big component. There are more photos and examples. The staff updated the LMO references and added setback angles. Ms. Ray presented statements regarding island character, typical details that the Board likes to see, and common materials. High quality and durability (suitability for island environment) are stressed. Mr. Ray presented statements regarding colors, accent colors, and hue.

Ms. Ray presented an in-depth overhead review of the “Landscape” section. The original Design Guide sub sections included an Introduction, Trees, Shrubs, Ground Covers, and Buffers. A statement about minimizing environmental impacts from development has been added.

The original Design Guide only stated that there were three elements even though there was a section on buffers. The updated Design Guide proposes to think that buffers are an essential component of the landscape section as well. There are now four elements instead of three. Staff also added the statement that the use of native plants is strongly encouraged.

The Design Guide emphasizes the importance of protecting specimen trees, protecting tree canopies, and protecting clusters of trees as well as the importance of preserving understory vegetation, shrubs, and small trees.

The Board and the staff discussed several issues including classifying the native plants into different categories. The staff will incorporate the Board’s suggestions for this section. Ms. Ray stated that the staff will continue to bring additional Design Guide sections to the Board for review and approval. The completed final document will be approved by the Design Review Board and will then forwarded to Town Council for adoption.

On a separate issue, Chairman Sodemann reminded the Board to be mindful of their motions on approving an application. Motions need to be clear and well defined for the benefit of the applicant.

11. Appearance by Citizens

None

12. Adjournment

The meeting was adjourned 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:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: Hilton Head Island Land Trust Company: _____
 Mailing Address: P.O. Box 21058 City: Hilton Head Island State: SC Zip: 29925
 Telephone: 843-682-3199 Fax: _____ E-mail: mhhocutt@hotmail.com
 Project Name: Educational Kiosk at Fort Howell Project Address: 159 Beach City Road, HHI, SC 29926
 Parcel Number [PIN]: R510 004 000 0300 0000
 Zoning District: PD 1 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:
 Concept Approval – Proposed Development
 Final Approval – Proposed Development
 Alteration/Addition
 Sign

Submittal Requirements for *All* projects:

N/A 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.

N/A 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. *Please see attached narrative.*
- N/A* Final site development plan meeting the requirements of Appendix D: D-6.F.
- N/A* 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. *Please see attached plan.*
- 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. *Stain sample submitted.*
- 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. *Maps and drawings are attached.*
- Photographs of existing structure. *Photographs are attached.*

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.

Martha H. Nocutt
SIGNATURE

March 10, 2015
DATE

Narrative

How Our Project Conforms to the Design Review Guidelines

The educational kiosk that we wish to build at Fort Howell is modeled on the kiosk built in 2012 at Fish Haul Creek Park, the site of Mitchelville. We have adapted the plan of the Mitchelville kiosk to the site at Fort Howell, using the same design, but with some modifications to make our kiosk more rustic, as befits the wooded site of Fort Howell. Mitchelville and Fort Howell are close both geographically and historically, and our new kiosk will be compatible with the Mitchelville kiosk. The two sites are often included together on historic tours of Hilton Head. (Please see attachments 16, 17 and 18 for photographs of the structure at the Mitchelville site.)

The wood used for the kiosk will be cedar, and we plan to use earth tones for the colors of the kiosk (a stain sample and a shingle sample will be submitted). Also, the pillars of our kiosk will have a very plain, rustic look – we will not use the siding used in the Mitchelville kiosk – and the roof will be of asphalt shingles in a “weathered wood” color.

The setting at Fort Howell that we have chosen for the kiosk is in a clearing near the path on the way to the Fort from the parking lot. It is in sight of the parking lot and also in sight of the small bridge that leads over the dry moat of the Fort towards the North Bastion of the Fort. No trees are affected, nor are the earthen walls of the Fort affected. We feel that the earth tone colors and plain appearance of the kiosk will blend into the Fort Howell site and provide a beginning place for educational tours. We plan to erect four educational panels in the kiosk, similar to those at Mitchelville, and we will submit our designs through the sign permitting process.

Please note: we have marked off the location of our proposed kiosk on the Fort Howell property with stakes and tape, should you wish to look at the site.

Addendum to Narrative
Hilton Head Island Land Trust Application
Educational Kiosk at Fort Howell

Location and Purpose of the Kiosk

The location of the kiosk will be adjacent to the path to the fort, and therefore it is meant to be a stop on the path before the bridge. However, in the sense that the kiosk is open at both ends, and will contain two educational signs inside the kiosk (as well as two outside), it is also meant to be a “walk through” structure for guests who visit. We do plan to place four wooden benches near the kiosk, as a resting place for visitors or for groups to gather for informational talks. But it is not a pass through in the sense that it is located directly on the path to the fort.

Stain and Shingle Samples

Included with our application is a sample of the stain we plan to use, on a piece of cedar wood. The stain is from Glidden Paints, and is called Cedar. The Glidden code for this stain is CWF UV5.

Also included is a sample of the asphalt shingle we plan to use, called Weathered Wood.

Fort Howell
Hilton Head Island, SC
A Brief History

Fort Howell, a Civil War era earthen fort, was constructed 150 years ago on Hilton Head Island in the fall of 1864, by the 32nd U.S. Colored Infantry and the 144th New York Infantry of the Union Army. Its purpose was to protect Mitchelville, the first freedmen's village in the South. The fort was adjacent to the village of Mitchelville, and protected the approaches to Mitchelville along what is now Beach City Road. The fort was named for Gen. Joshua Howell, who was killed in the battle of Richmond. The fort was designed for 27 guns, 11 field pieces and 16 siege guns.

Hilton Head Island was captured by Union forces in the Battle of Port Royal on November 7, 1861. The amphibious invasion force was the largest until WWII, consisting of 77 ships, 13,000 troops, 1,500 horses and all the material needed to establish a base to support blockading the Southern ports. Hilton Head remained in Union hands until the end of the war.

Fort Howell never saw action, as the war was winding down in the year after it was built, and it was abandoned after the end of the war. The fort remains as an historic site and is one of the best preserved Civil War earthen forts in the state of South Carolina.

Fort Howell sits on an approximately five-acre site on Beach City Road, near the intersection of Dillon Road / Fish Haul Road. Visitors can view the historic remnants of Fort Howell as it existed in 1864. The earthen ramparts, the moat area, and the bastions of the fort are preserved to this day and are quite visible. The fort is pentagonal in shape, and the outline of the fort is well preserved.

Fort Howell was almost forgotten for many years, and was rediscovered in the late 1980s and early 1990s when the Greenwood Development Company, which owned the tract of land that included the fort, began developing Palmetto Hall, a nearby residential community. Greenwood Development Company had an archaeological study conducted, and then deeded the property containing Fort Howell to the Hilton Head Island Land Trust in 1991 to protect the fort in perpetuity.

Fort Howell is owned and maintained by the Hilton Head Island Land Trust, and is open to the public daily from dawn to dusk. Fort Howell was listed on the National Register of Historic Places on June 15, 2011. There is an historic marker near the entrance, commemorating the fort and its listing on the National Register, and there are other educational signs on the trails of the fort.

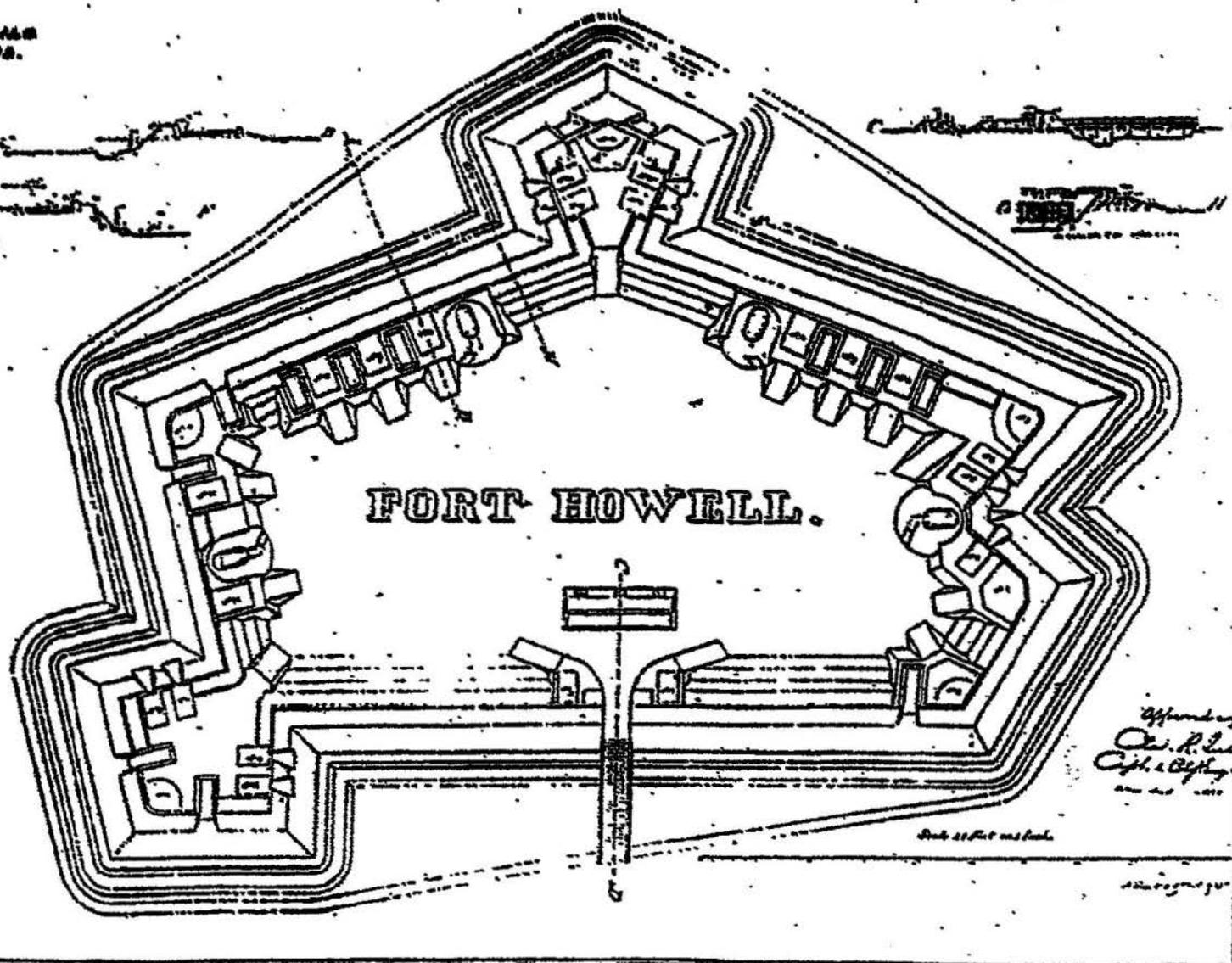


Figure 13. Plans for Fort Howell, 1864

Fort Howell

FORT HOWELL is an earthen fort built by the Union Army in 1864 under the direction of Captain Suter. The newly arrived 500 members of the 32nd U.S. colored troops commanded by Col. Baird were assigned the task of building the fort. The fort, constructed in the middle of a large cotton field, was built to protect Mitchelville, the first freedmen's village in the South. It was named for General Joshua Howell, who was killed in the battle of Richmond. The fort was designed for 27 guns, 11 field pieces and 16 siege guns.

Hilton Head Island was captured by the Union forces in November, 1861. The amphibious invasion force, the largest until WWII, consisted of 77 ships including 15 warships, 13,000 troops, 1500 horses and all the material needed to establish a base for the support of the fleet blockading the Southern ports. Hilton Head remained in Union hands until the end of the war.

Fort Howell was listed on the National Register of Historic Places in 2011.

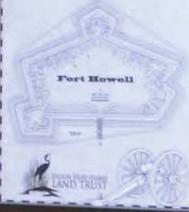
Asphalt Shingle sample
"Weathered Wood"

Hilton Head Island Land Trust
Application for Educational Kiosk
at Fort Howell



Fort Howell - 1864

Fort Howell was constructed by Union forces in 1864 during the American Civil War. It was one of the last Confederate strongholds in the South. The site is now a state park and is open to the public. The fort was built on a hillside and was surrounded by a deep ditch. It was one of the last Confederate strongholds in the South. The site is now a state park and is open to the public.



LAND TRUST









7

34

FORT HOWELL

(Continued from other side)

This fort was an enclosed pentagonal earthwork with a 23' high parapet and emplacements for up to 27 guns. It was built from August to November 1864 by the 32nd U.S. Colored Infantry and the 144th N.Y. Infantry. Though Fort Howell never saw action, it is significant for its design and its structural integrity. It was listed in the National Register of Historic Places in 2011.

ERECTED BY THE HILTON HEAD ISLAND LAND TRUST, INC. 2011



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34

FORT HOWELL

This Civil War fort, named for Gen. Joshua Blackwood Howell (1806-1864), was built by the U.S. Army to defend Hilton Head Island and the nearby freedmen's village of Mitchelville from potential Confederate raids or expeditions. That village, just east of here, had been established by Gen. Ormsby M. Mitchel in the fall of 1862 and was named for him after his death.

(Continued on other side)

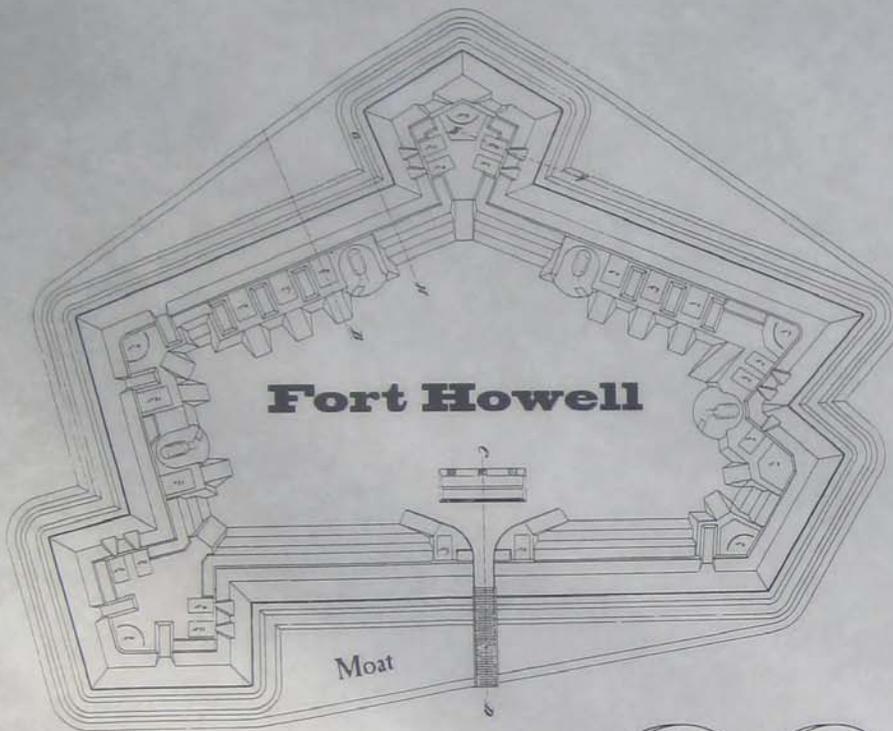
CREATED BY THE HILTON HEAD ISLAND LAND TRUST, INC. 2011

Fort Howell - 1864

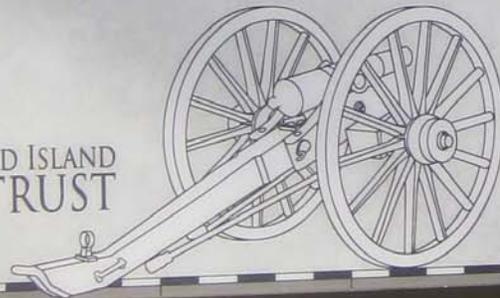
An excellent example of the defensive earthworks common to the Civil War era, Fort Howell was constructed by Union forces occupying Hilton Head Island and was one of the final major fortifications to be built during the war.

The men of the 32nd U.S. Colored Infantry Volunteers labored to complete the fort in the fall of 1864. Its purpose: to protect Mitchelville, a freedmen's town of newly emancipated slaves, which lay just down the road from this spot.

Fort Howell was deeded to the Hilton Head Island Land Trust in 1993 to insure its public preservation as an historic site for current and future generations to enjoy.

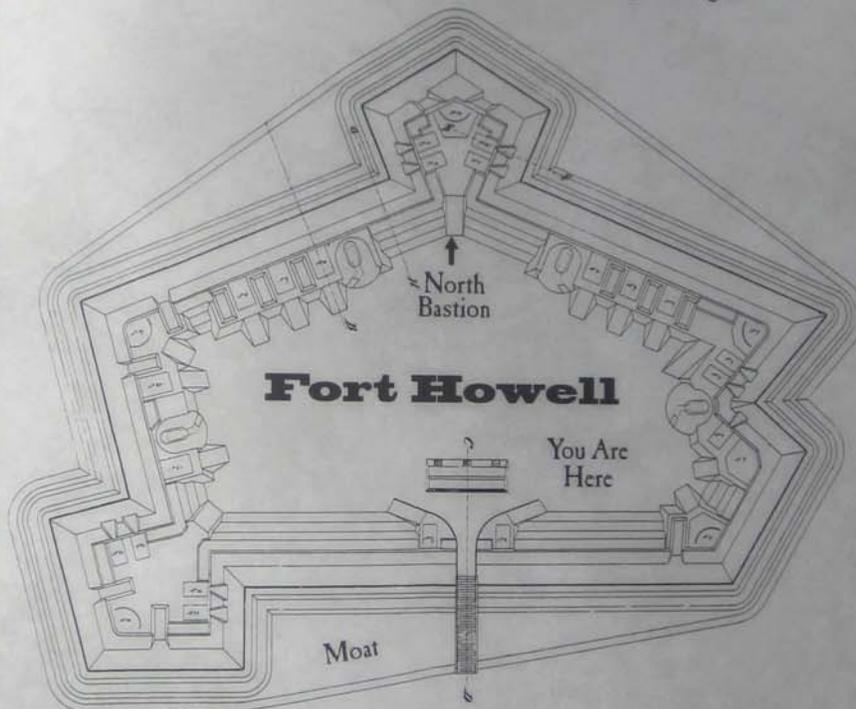


HILTON HEAD ISLAND
LAND TRUST



You are standing on what was once the fort's "Traverse," or "Bomb-Proof," a 50-foot-long earthwork which protected troops inside from enemy assaults on the fort's entrance.

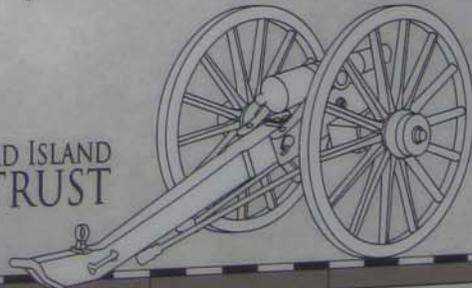
Pentagonal in shape, the earthworks measured approximately 525' by 400' and reached a height of 23'. Four 5' x 8' magazines, which were protected by earth mounds, housed powder and shot for up to 27 guns.



The exterior of the fort featured a moat and wooden palisade — sharpened logs driven into the ground to slow advancing troops. The area directly adjacent to the fort walls was further protected by guns mounted in "bastions," an example of which lies at the end of this path.



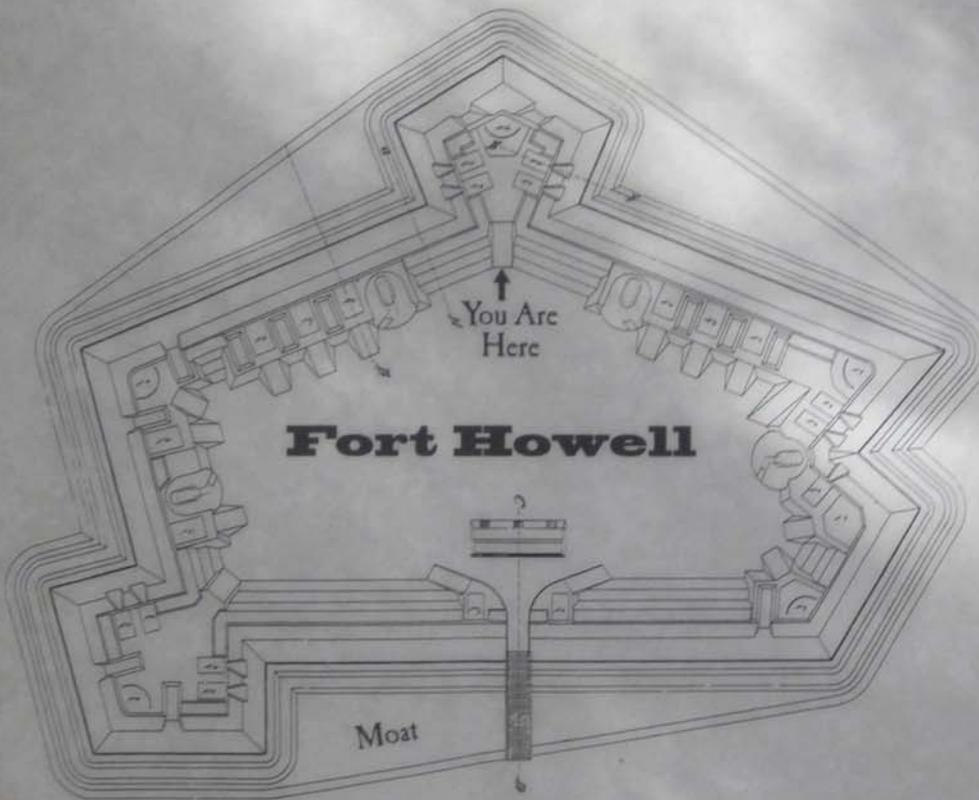
HILTON HEAD ISLAND
LAND TRUST



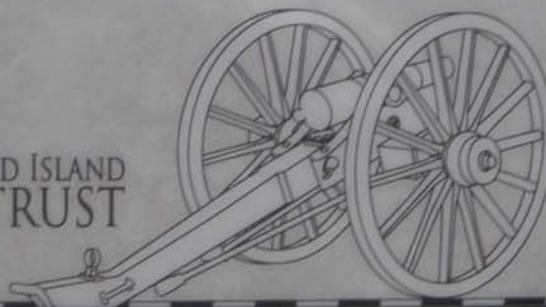
North Bastion

Built to protect the long walls of the fort, twin bastions projected from the main earthworks and offered secure vantage points from which troops could provide covering fire.

This bastion, and its companion on the Southwest wall of the fort, would have each housed six cannons.



HILTON HEAD ISLAND
LAND TRUST





Location of Ft. Howell

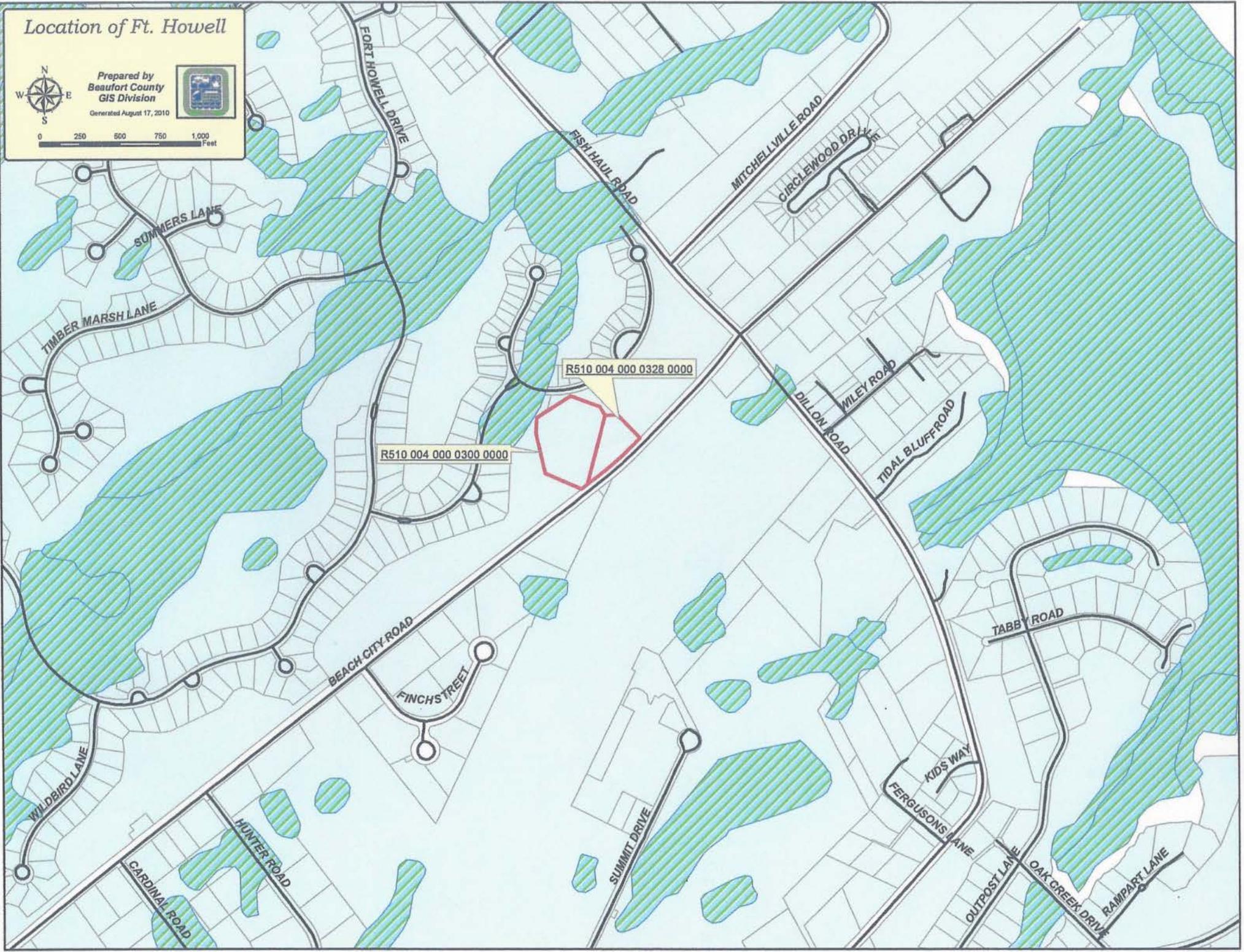


Prepared by
Beaufort County
GIS Division

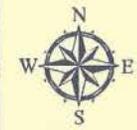
Generated August 17, 2010



0 250 500 750 1,000 Feet



Ft. Howell,
Hilton Head Island,
Beaufort County, SC
(Color Photo 2009)



Prepared by
Beaufort County
GIS Division



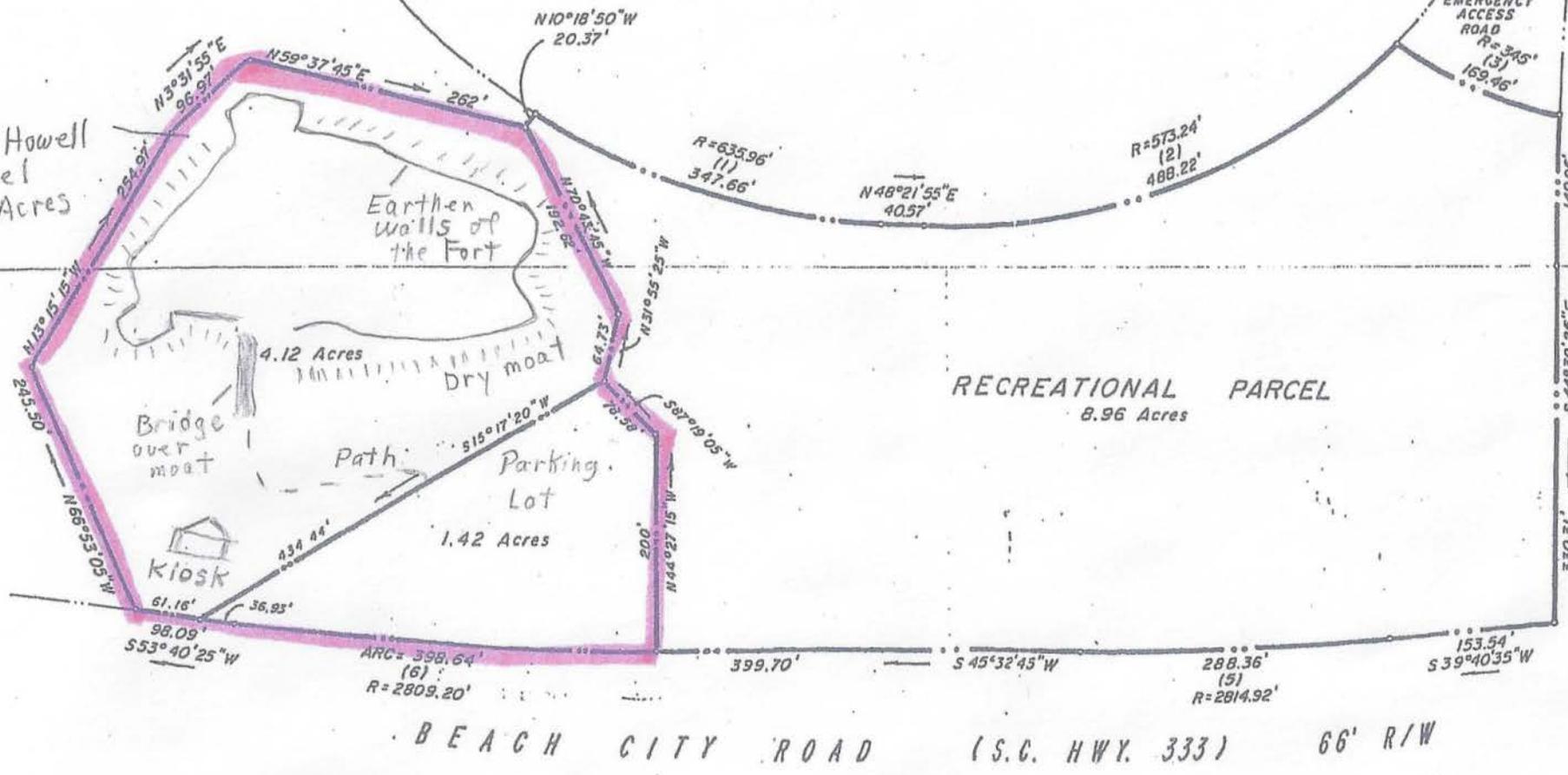
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Fort Howell
Parcel
4.12 Acres

Palmetto Hall

50' R/W
PROPOSED
EMERGENCY
ACCESS
ROAD
R=345'
(3)
169.46'



RECREATIONAL PARCEL
8.96 Acres

BEACH CITY ROAD (S.C. HWY. 333) 66' R/W

FISH HAUL ROAD
S.C. HWY. 113

I certify that in my opinion this is a correct representation of the land and has been prepared in conformity with the minimum standards requirements of law.

Error Of Closure: 1/21,390
Angular Error: 3" Per Point
Total Area: 8.45 Acres
Equipment Used: Total Station

In my opinion, in accordance with F.I.R.M. map no. 450250 0009 D, revised 9-29-86, this property does not fall within a flood hazard area, (zone "C")

C.M.F. DENOTES CONCRETE MONUMENT FOUND
I.P.S. DENOTES IRON PIN SET
I.R.F. DENOTES IRON PIN FOUND

James M. Sims

James M. Sims
Reg. L.S. No. 13169
COMMERCIAL DRIVE

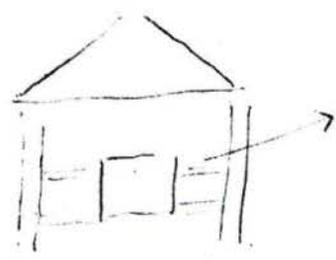
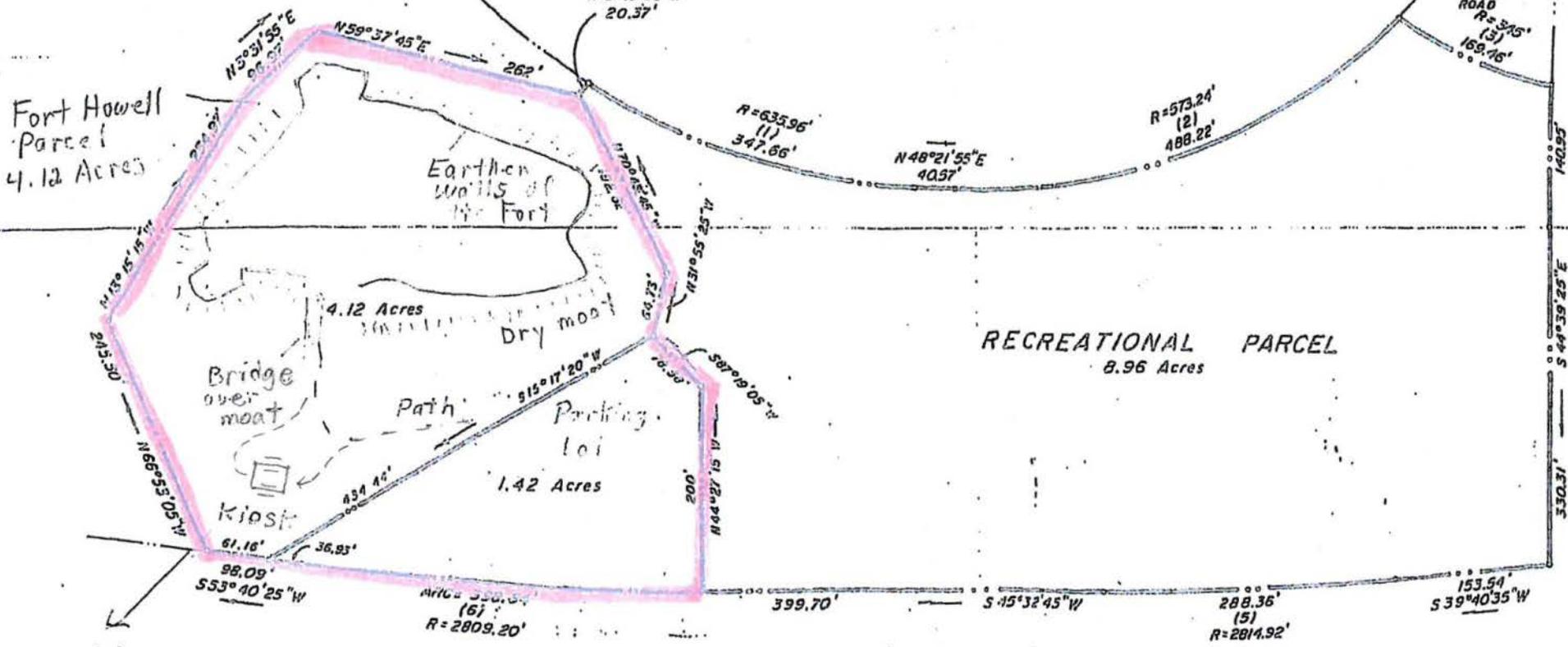
ISLAND

Fort Howell
Parcel
4.12 Acres

Palmetto Hall

50' R/W
PROPOSED
EMERGENCY
ACCESS
ROAD
R=345'
(3)
169.76'

FISH HAUL ROAD
R=2898.10'
(4)
140.97'
S 44°39'25"E
330.31'



4 signs in kiosk
1 each on the 2 wooden rails on the outside
1 each on the 2 wooden rails on the inside

Error Of Closure: 1/21,390
Angular Error: 3" Per Point
Total Area: 8.45 Acres
Equipment Used: Total Station

In my opinion, in accordance with F.I.R.M.
map no. 450250 0000 D, revised 9-29-86,
this property does not fall within a
flood hazard area. (zone "C")

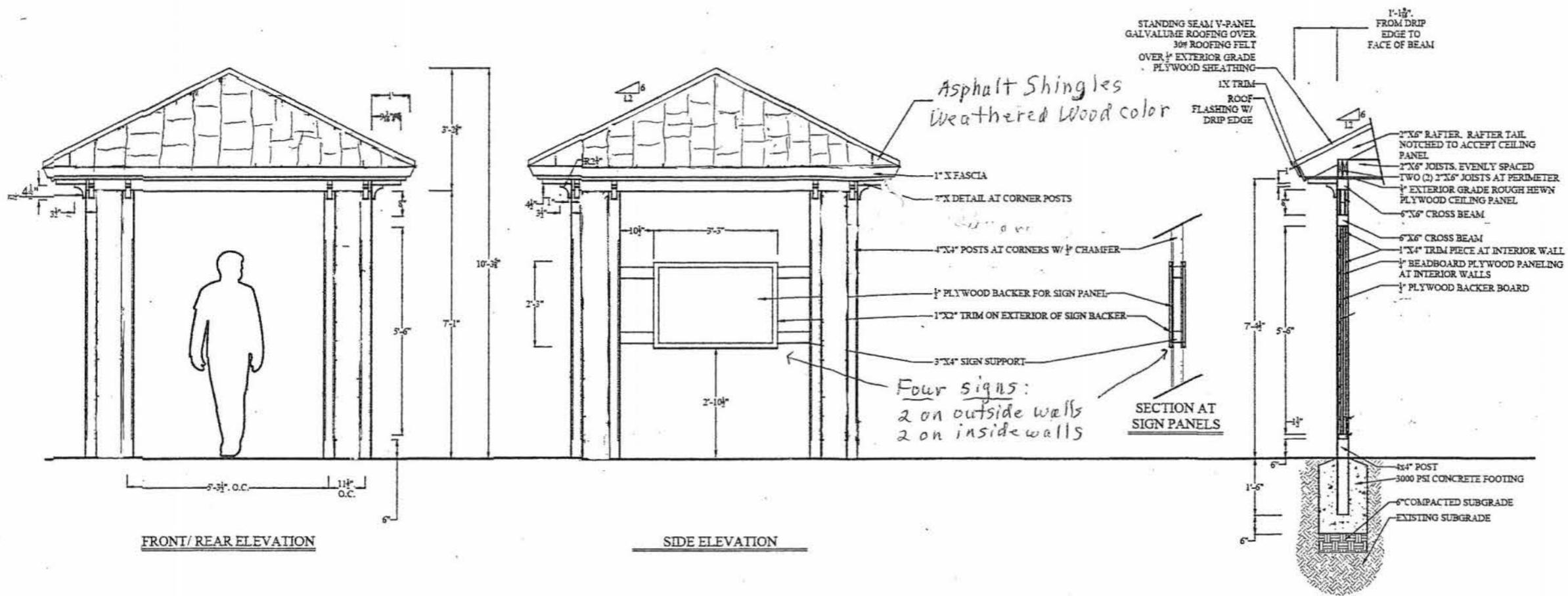
It is my opinion that in my opinion this is a true and correct representation of the land and has been prepared in accordance with the minimum standards and requirements of law.

James M. Sims

James M. Sims
Reg. L.S. No. 45189
Professional Surveyor

G.M.F. DENOTES CONCRETE MONUMENT FOUND
I.P.S. DENOTES IRON PIN SET
I.P.F. DENOTES IRON PIN FOUND

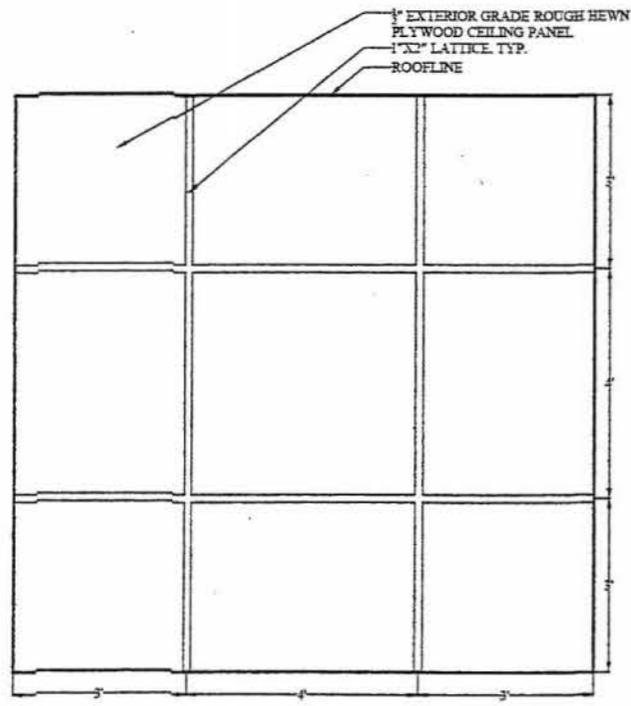
161.A.M.



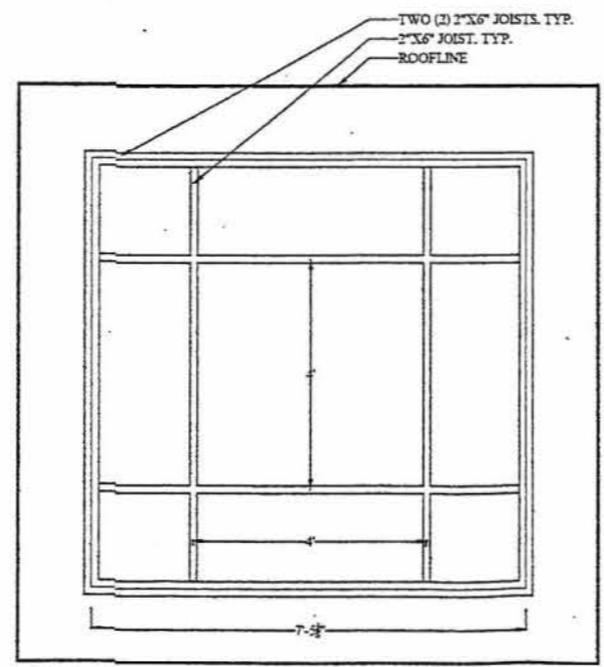
FRONT/REAR ELEVATION

SIDE ELEVATION

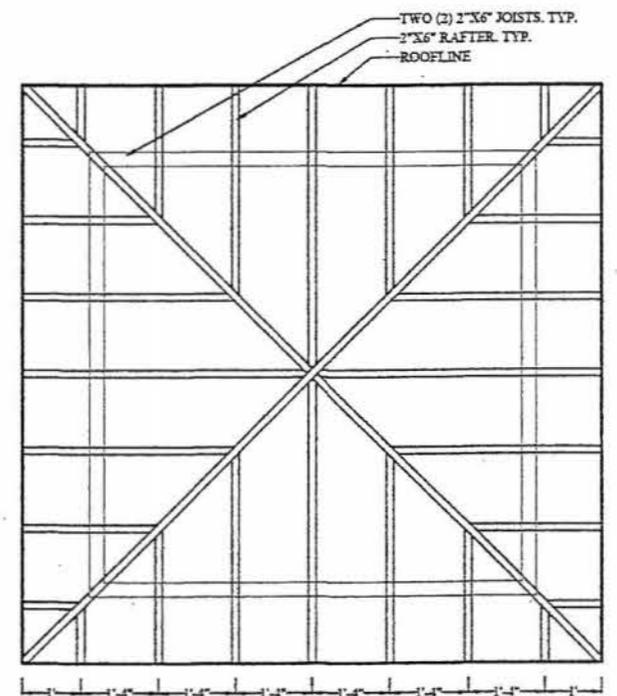
TYPICAL WALL SECTION



REFLECTED CEILING



JOIST SPACING



RAFTER SPACING

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: Educational Kiosk at Fort Howell -
ALTERATION/ADDITION

DRB#: DRB-000511-2015

DATE: April 28, 2015

RECOMMENDATION: Approval Approval with Conditions Denial

The Hilton Head Land Trust proposes to build an educational kiosk at Fort Howell using the Mitchelville Freedom Park kiosk at Fish Haul Creek Park as inspiration. The kiosk will be a pass-thru and walk around style with two sign panels on the inside and two sign panels on the outside. The surface will remain natural as-it. The details and colors have been modified slightly from the original kiosk design to be more in keeping with the natural setting at Fort Howell.



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: 3.31.15
 Accepted by: KU
 DRB #: 703-15
 Meeting Date: _____

Applicant/Agent Name: Alex Brown Company: Central Oak Grove
 Mailing Address: _____ City: _____ State: _____ Zip: _____
 Telephone: 843-290-5943 Fax: _____ E-mail: alex@cap.hilton-head.com
 Project Name: Bus Port Project Address: 161 Matthews Dr HHS 29928
 Parcel Number [PIN]: R 510 008 0016
 Zoning District: _____ 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:
 Concept Approval – Proposed Development
 Final Approval – Proposed Development
 Alteration/Addition
 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.

703-15

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

Central Oak Grove Baptist Church will be celebrating its 128th anniversary in 2015 and is one of the four Native Island African American Baptist churches that originated from the First African Baptist Church on Hilton Head Island. This Church is known as the “Little Church with a big heart” and is the founding member of The Deep Well Project of Hilton Head. With a congregation of over 150 members that are actively involved in much more than just attending services on Sundays and Bible Study on Wednesdays the parishioners often find themselves traveling to visit; other churches, state and national conventions, missionary work, college tours and cruises and ski trips for rest and relaxation. The Church bus which is utilized for much of this travel has been parked free of charge on piece of property that is owned by a Deacon. In January of 2015 there was a substantial amount of repair work done to the bus due to it being unsheltered for over 10 years. The request is being made to erect a structure on the Church property to protect the valuable investment and only means of transportation at this time. The bus port will be directly behind the Church in a wooded area and will not be visible from Matthews Drive. It will be placed on a pervious surface of crush and run and any tree mitigation will be observed and respected. This will be a major capital improvement item for the Church but the option of neglecting the bus of shelter is no longer relevant.

Central Oak Grove
Baptist Church

Sundays, 10:30 AM & 11:00 AM
Worship Services

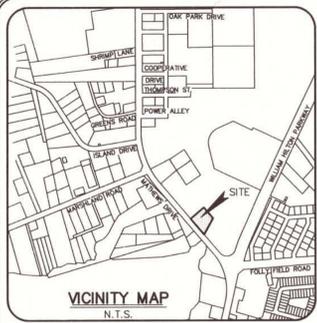
1142 Greenwood Rd. S. 31608





Central Oak Grove
Baptist Church

Sundays 11:00 AM & 6:00 PM
Weds. 7:00 PM
Thurs. 7:00 PM
Fridays 7:00 PM



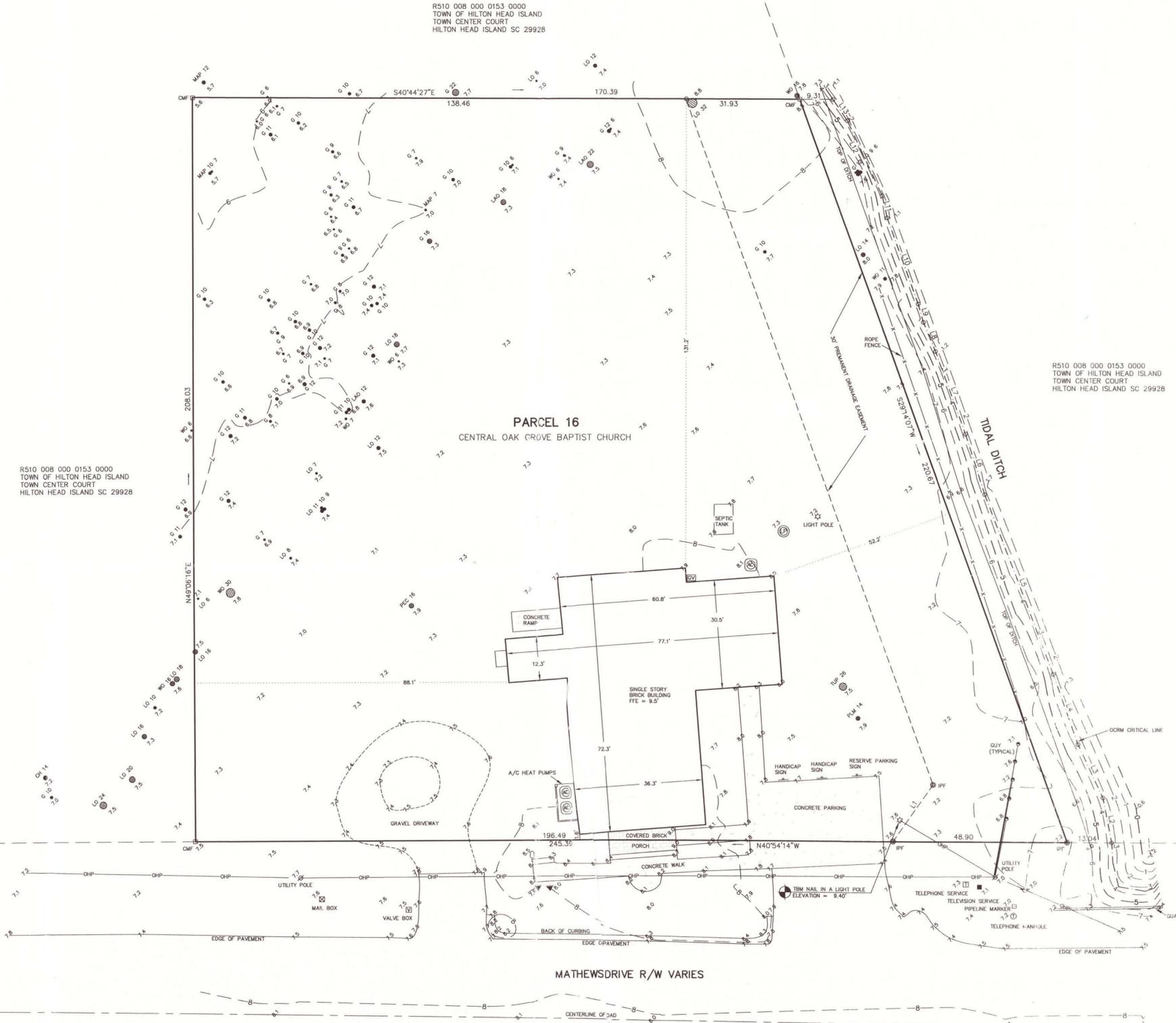
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SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

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 - MAPLE
 - PINE
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 - GUM
 - PECAN
 - WILD CHERRY
 - TUPELO
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 - GUY
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 - FLOOD LIGHT
 - MAIL BOX
 - AC UNIT
 - LP TANK (ABOVE GROUND)
 - OVERHEAD POWER LINE
 - GAS VALVE

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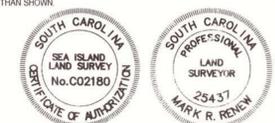
PROPERTY AREA = 0.99 AC. 43,188 S.F.
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 DISTRICT: 510, MAP: 8, PARCEL: 16
 THIS PROPERTY LIES IN F.E.M.A. ZONE A7
 BASE FLOOD ELEVATION = 14.0'
 COMMUNITY NO. 450250, PANEL 0014D, DATED: 9/29/86



- NOTES:**
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 - 4) HORIZONTAL DATUM IS LOCAL.
 - 5) VERTICAL DATUM IS NGVD29.
 - 6) CONTOUR INTERVAL IS 1'.
 - 7) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
 - 8) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 9) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.
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I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



SIGNATURE _____ DATE _____
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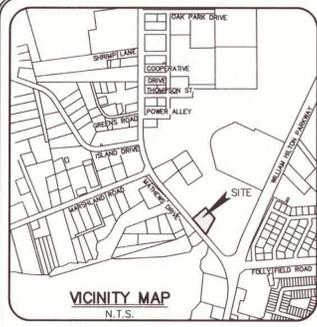
BOUNDARY, TREE AND TOPOGRAPHIC SURVEY OF:
 CENTRAL OAK GROVE BAPTIST CHURCH,
 PARCEL 16, MATHEWS DRIVE, HILTON HEAD ISLAND,
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
 DEACONS OF OAK GROVE BAPTIST CHURCH

DATE: 4/19/10 SCALE: 1" = 16'



SIS Sea Island Land Survey, LLC.
 4D Mathews Court, Tel: (843) 681-3248
 Hilton Head Island, SC 29926, Fax: (843) 689-3871
 E-mail: sils@sprynet.com
 FILE No.: 10027 DWG No.: 5-1417



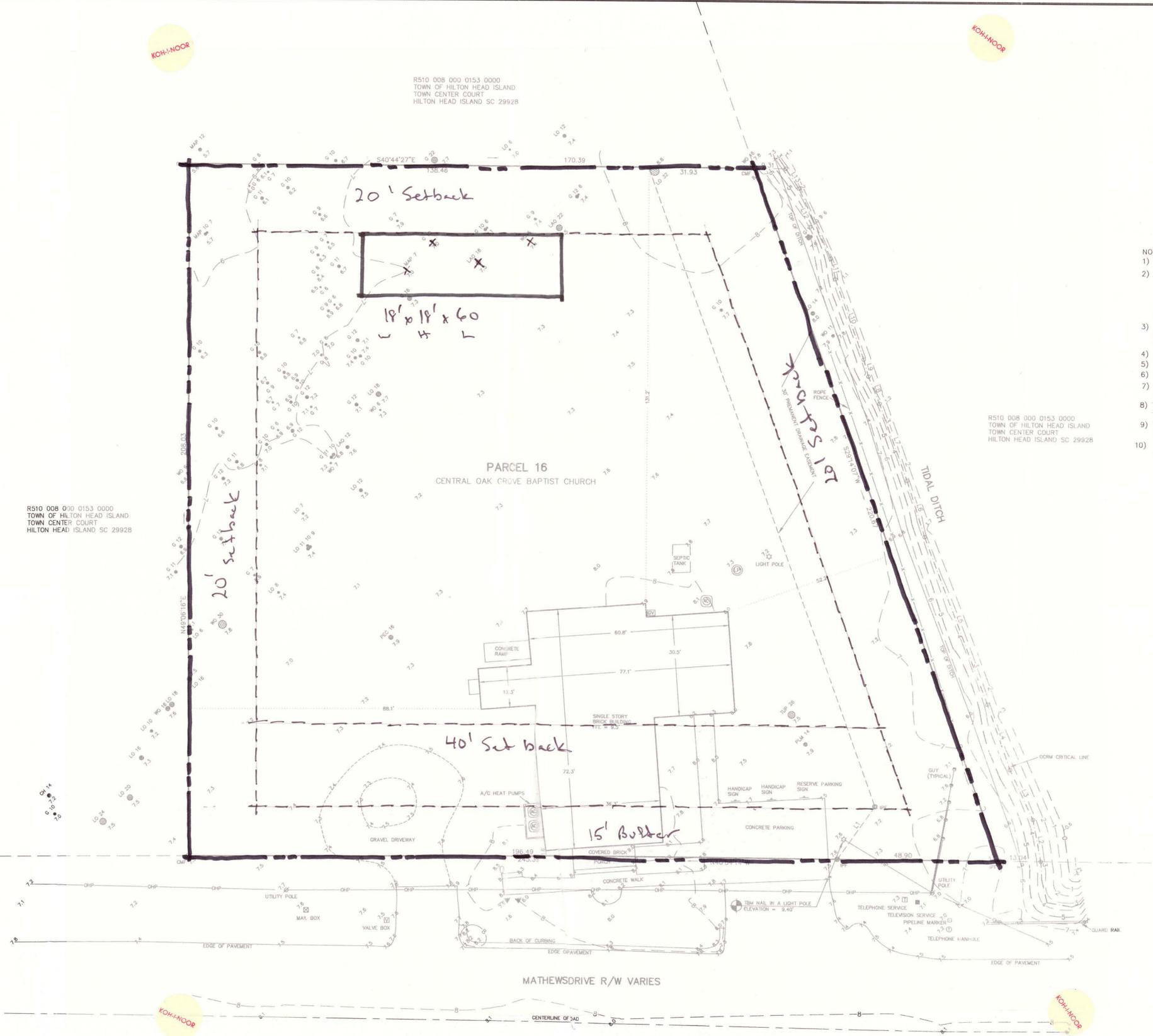
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R510 008 000 0153 0000
 TOWN OF HILTON HEAD ISLAND
 TOWN CENTER COURT
 HILTON HEAD ISLAND SC 29928

R510 008 000 0153 0000
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PREPARED FOR:
 DEACONS OF OAK GROVE BAPTIST CHURCH

DATE: 4/19/10 SCALE: 1" = 16'



SILS Sea Island Land Survey, LLC.
 4D Mathews Court, Tel (843) 681-3248
 Hilton Head Island, Fax (843) 689-3871
 SC 29926 E-mail: sils@sprynet.com
 FILE No: 10027 DWG No: 5-1417

Dimensions

Height: 12 feet

Width: 14 feet

Length: 60 feet

Roof

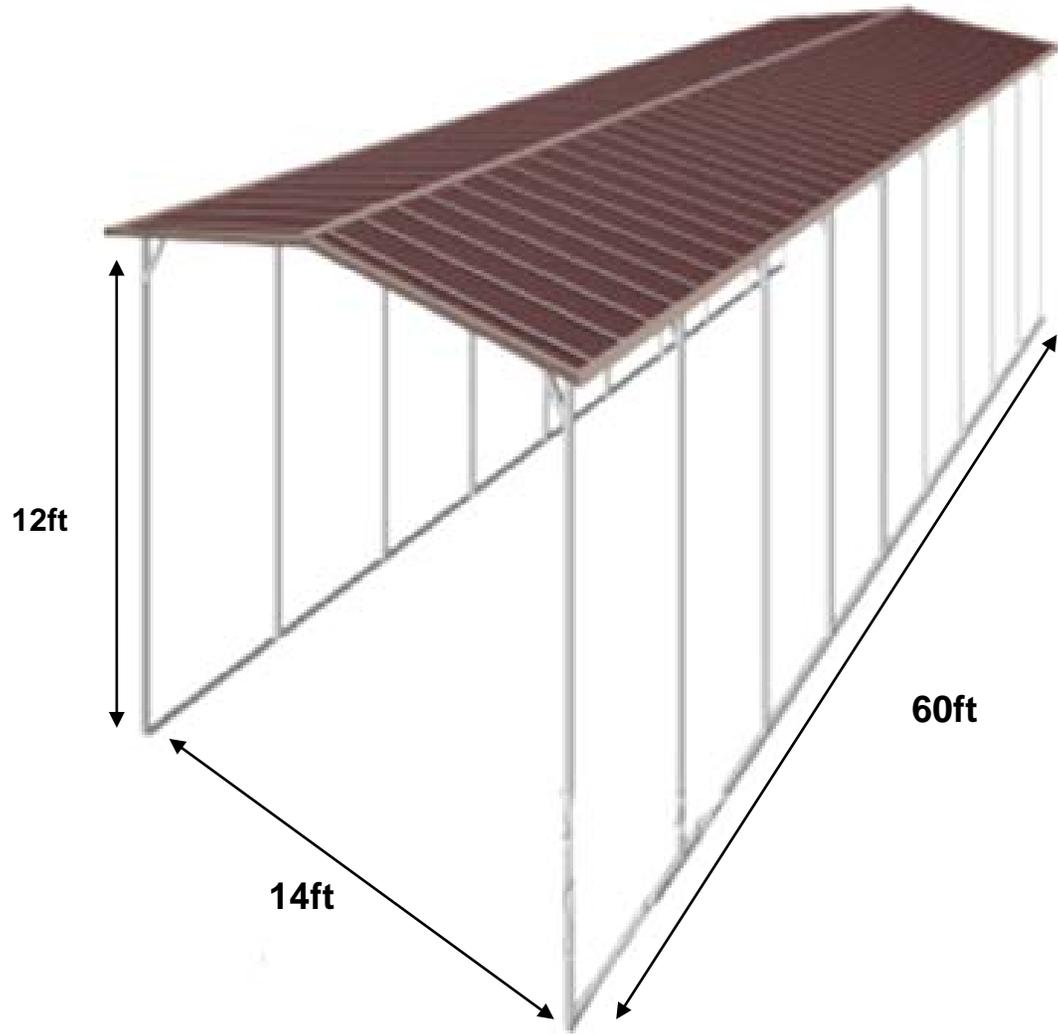
A-frame vertical roof

Color pictured: Brown

Materials

12 gauge 2 ¼ x 2 ¼

galvanized tubing



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: Bus Port - ALTERATION/ADDITION

DRB#: DRB-000703-2015

DATE: April 28, 2015

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Metal roof should be green to blend in with adjacent tree canopy.
2. Bus port should be shifted +/- 2' into site to avoid 22" LAO. This will require removal of (1) additional tree.
3. Required tree mitigation should be located to mitigate any views of the bus port from Mathews Drive.

Central Oak Grove Baptist Church proposes to add a bus port behind the church on their property in order to store and protect the church bus from the elements. The proposed port is a metal structure with a brown metal roof. Based on the location of the existing church building and the existing trees/landscaping, the proposed location of the bus port will be hard to see from Mathews Drive.



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:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: MICHAEL KRONIMUS Company: KRA, INC.
 Mailing Address: 2 VERDIER PLANTATION RD City: BLUFFTON State: SC Zip: 29910
 Telephone: 815-2021 Fax: N/A E-mail: MWK@KRASC.COM
 Project Name: DAIRY QUEEN / ABBY'S PENINSULA Project Address: 1018 WILLIAM HILTON PARKWAY
 Parcel Number [PIN]: R552 015 000 0211 0000
 Zoning District: LONG LOVE WHT COMMERCIAL Overlay District(s): _____

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

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

Project Category:
 Concept Approval – Proposed Development
 Final Approval – Proposed Development
 Alteration/Addition
 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 \$175, 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.

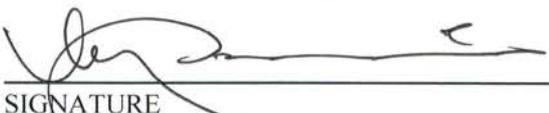
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

April 14, 2015

DATE



April 14, 2015

Town of Hilton Head
Design Review Board
Atten: Jennifer Ray

RE: Arby's Renovation

Jennifer,

This serves as a narrative to the proposed work to be performed. Our client wishes to purchase the existing Arby's restaurant on the south end of Hilton Head Island and convert it into a Dairy Queen Restaurant. Enclosed is the existing survey, proposed additional parking, photos, color board and revised elevations and floor plan.

Site:

The owner understands that the property is under parked and would like to add an additional (8) parking stalls which will be pervious on the back of the property. They understand that this is only required if they add future square footage. The future plan is to add a 450sf outdoor patio to the front of the building as shown on the drawing. The current building, which will not change footprints is +/- 2,600 sf. Adding a +/- 500 sf outdoor patio will put us at a total gross of 3,100 sf which will require 31 parking stalls as shown. The existing parking lot will be resurfaced and restripped based on current codes. Landscaping will not change nor will site lighting so no package has been submitted.

Building:

The building profile will not change at all. All the renovations will occur in the inside layout, and the exterior elevations. The only interior change will be to remove a door on the south side completely. The interiors will be renovated and all of the FFE will be updated and replaced. The outside materials will be removed to the CMU and a new proposed stucco design will be implemented. Please see the enclosed revised elevations and color palette.

Time is of the essence, we understand that Dairy Queen is a national vendor, and therefore we are trying to get positive feedback as to make any changes the town may request. This concludes our changes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael W. Kronimus', written over a light blue circular stamp.

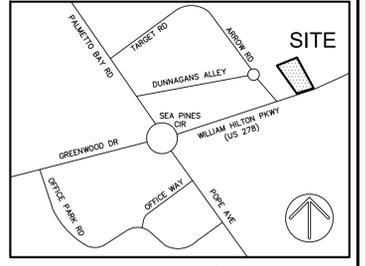
Michael W Kronimus
KRA architecture + design





SC GRID (NAD 83)

CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1388.88'	8.62'	8.62'	S72°43'25"W	0°21'20"



- LEGEND
- RBF ● IRON REBAR FOUND
 - PKS ○ PK NAIL SET
 - RBS ○ IRON REBAR SET
 - OW WATER METER
 - UTILITY POLE
 - OPH— OVERHEAD POWER LINE
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ TEL TELEPHONE JUNCTION BOX
 - ⊙ LIGHT POLE
 - PD PIPE DIRECTION
 - x16.5 SPOT ELEVATION
 - RCP REINFORCED CONCRETE PIPE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ SIGN
 - ⊙ CONTROL PANEL
 - ⊙ TRANSFORMER
 - ⊙ PROPANE GAS TANK
 - ⊙ CLEAN OUT
 - ⊙ GROUND LIGHT
 - ⊙ GREASE TRAP
 - ⊙ BALLARD
 - ⊙ SPEAKER
 - PVC POLYVINYL CHLORIDE PIPE
 - ⊙ GRATE INLET
 - ⊙ WOOD POST
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ MAIL BOX
 - ⊙ YARD INLET
 - FFE FINISHED FLOOR ELEVATION
 - CED CEDAR
 - P PINE
 - LA LAUREL OAK
 - WO WATER OAK
 - LO LIVE OAK
 - PA PALMETTO
 - G SWEET GUM
 - IE INVERT ELEVATION
 - STORM DRAIN LINE
 - SS SANITARY LINE
 - FR FRAME

- NOTES
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE A7 (ELEV. 14.0'), FIRM PANEL 0013-D COMMUNITY 450025.
 - CONTOURS ARE IN ONE FOOT INTERVALS. TREES SIZES SHOWN ARE IN INCHES OF DIAMETER.
 - ELEVATIONS ARE BASED ON NGVD 29 DATUM.
 - BUILDING SETBACKS AS PER PHONE CALL TO HILTON HEAD ZONING (843-341-4757) ON 03-17-15.
 - COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE GRID NAD 83 (2011).
 - INVERTS IN PUMP STATION & GREASE TRAP WERE INACCESSIBLE.

- REFERENCE
- A SUBDIVISION PLAT OF 1.438 ACRES, U.S. HIGHWAY 278 A.K.A. WILLIAM HILTON PARKWAY, LONG COVE LIGHT COMMERCIAL, HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA. PLAT BOOK: 81 PAGE: 104 DATE: 04-12-01 BY: DONALD COOK S.C.R.L.S. No. 19010

PREPARED FOR:
TIERRA GLOBAL LLC

A TREE AND TOPOGRAPHIC/ASBUILT SURVEY OF

PARCEL A
#1018 WILLIAM HILTON PARKWAY

TAX PARCEL No. R552 015 000 0211 0000

HILTON HEAD ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

ATLAS
SURVEYING INC.

49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
FAX: (843) 645-9267
WEBSITE: WWW.ATLASSURVEYING.COM

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 IN THE MANUAL.



4/10/15
NOT VALID UNLESS SIGNED WITH SEAL

SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.



BENCHMARK
PK NAIL SET
EL.: 10.99'
(NGVD 29)

N/F
RAYMOND APRIL
TMS R552 015 000 0353 0000

N/F
RAYMOND APRIL
TMS R552 015 000 0077 0000

N/F
CORELLA PROPERTIES
TMS R552 015 000 0153 0000

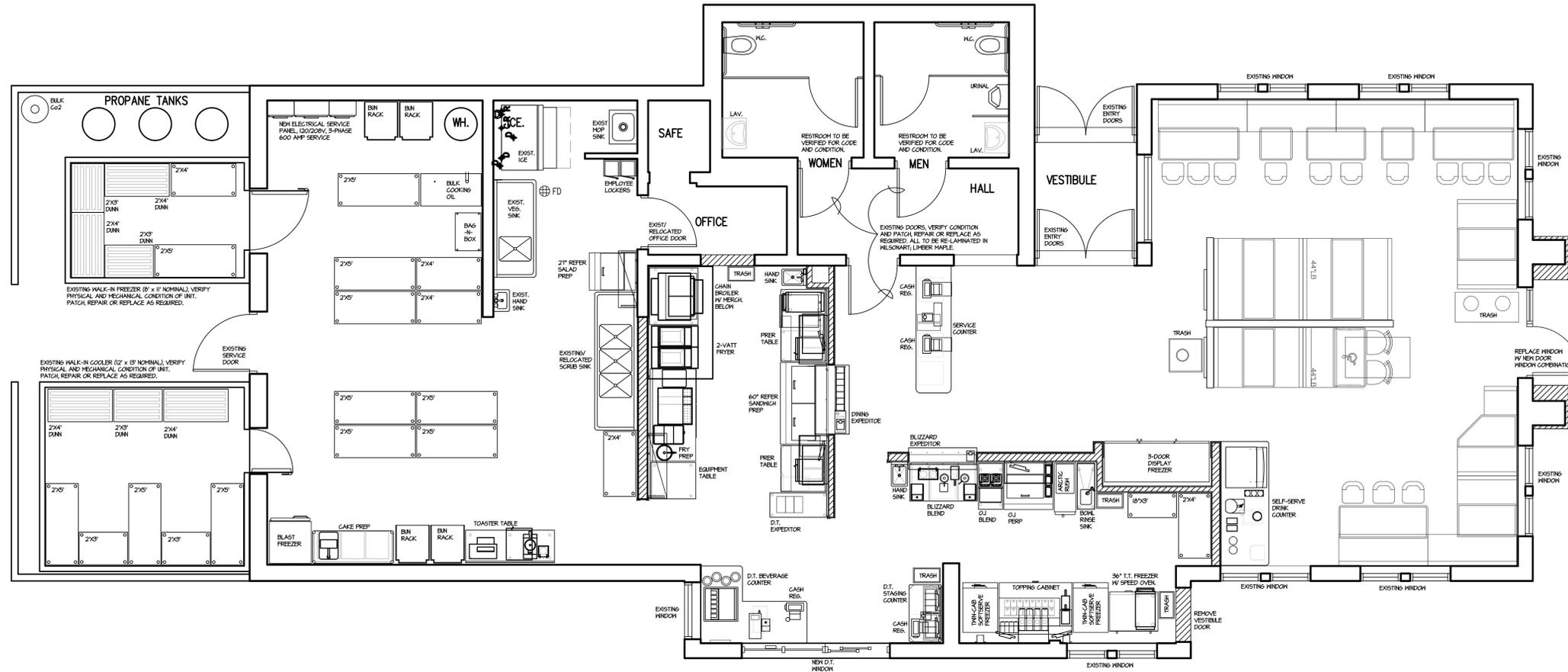
PARCEL A
41,133.87 Sq.Ft.
0.944 Ac.

SDMH #3
FR: 10.97
IE: 6.16

SDMH #3
FR: 10.97
IE: 6.16

SDMH #2
FR: 9.26
IE(NW): 7.42
IE(SW): 5.29
(NE): 5.27

SDMH #3
FR: 8.78
IE: 4.87



1 EQUIPMENT FEASIBILITY
 FI SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

FOR ILLUSTRATIVE PURPOSES ONLY

THIS DRAWING, ITS DESIGN DETAIL AND INVENTION, ARE THE PROPERTY OF INTERNATIONAL DAIRY QUEEN, INC. AND SHALL NOT BE COPIED IN ANY MANNER NOR DISCLOSED TO ANY OUTSIDE PARTY WITHOUT I.D.Q.'S CONSENT.

THESE DRAWINGS ARE TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OR ALTERATIONS. AMERICAN DAIRY QUEEN CORPORATION AND INTERNATIONAL DAIRY QUEEN, INC. EXPRESSLY DISCLAIM ANY AND ALL LIABILITY RESULTING FROM OR CONNECTED WITH THE USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN ILLUSTRATION.

THESE DRAWINGS ARE FORWARDED TO THE ADQ P.O.S. DEPT. FOR THEIR SEPERATE REVIEW AND APPROVAL OF THE CASH P.O.S. SYSTEM. A SEPERATE APPROVAL WILL FOLLOW (FROM THE P.O.S. DEPT.).

APPROVALS

ARCHITECTURE
 YES NO SIGNATURE DATE

OPERATIONS
 YES NO SIGNATURE DATE

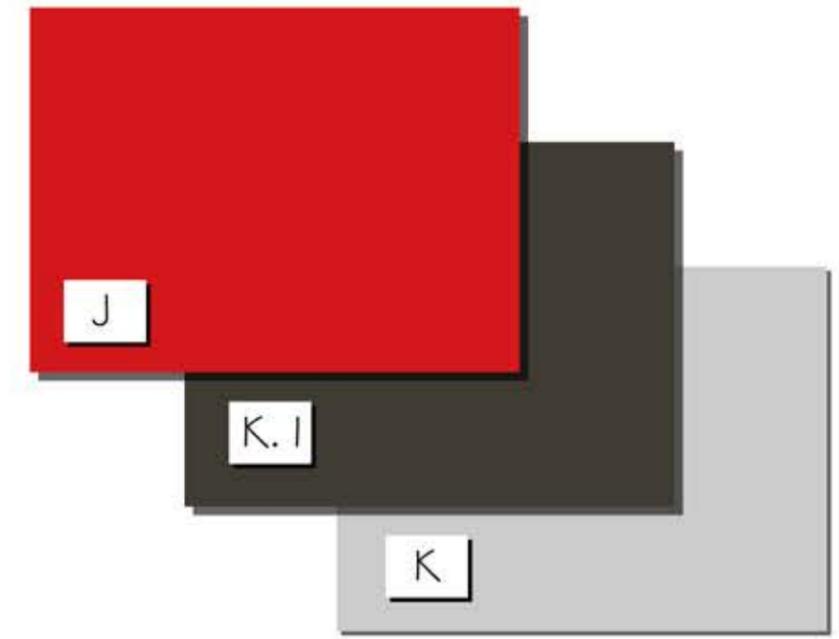
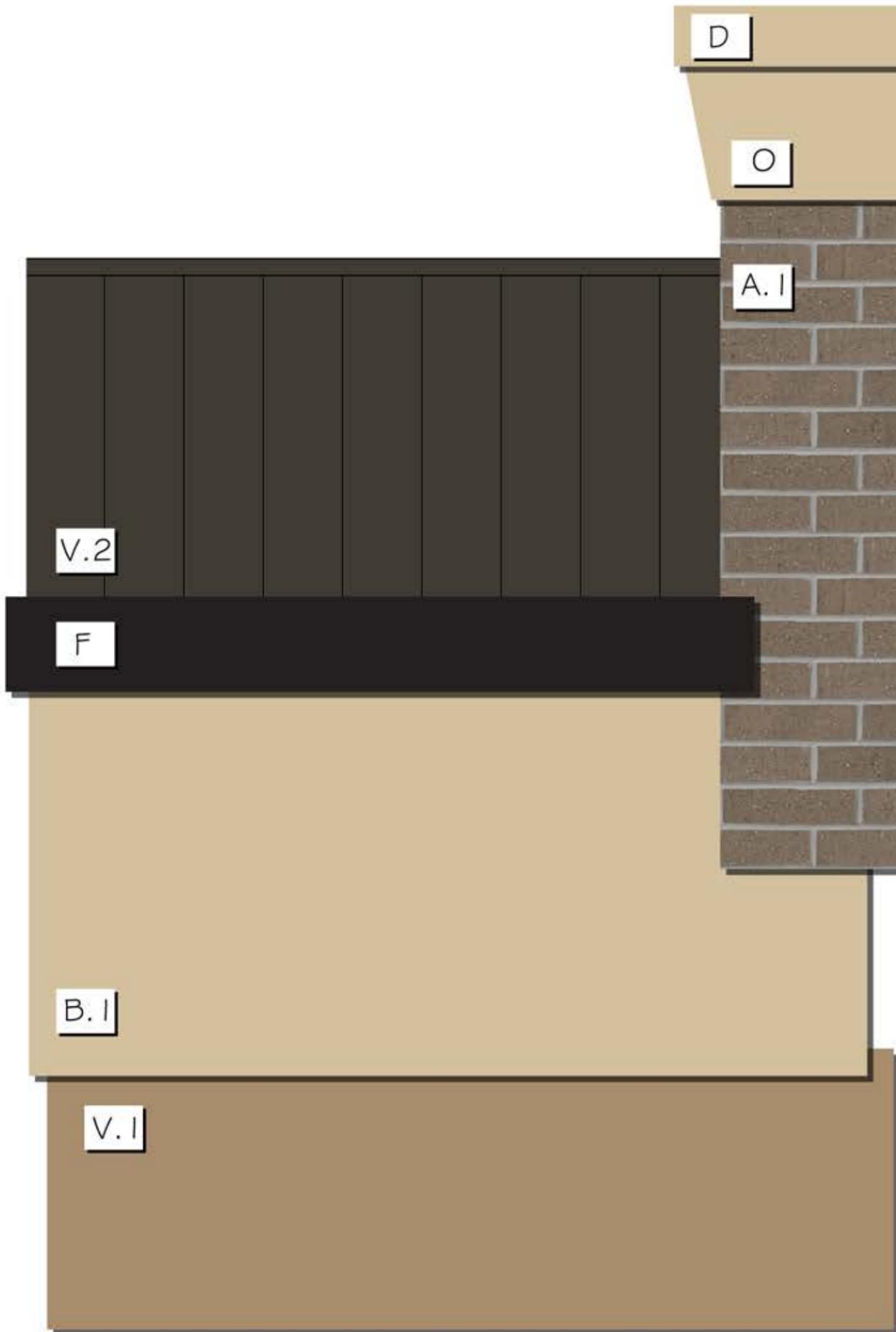
COMMENTS:

Hilton Head, SC 29928
 William Hilton Pkwy
 DQ G&C-Conversion

Building S.F. = 2,675
 Date: 03.16.2015 By: SP

Feasibility #1





EXTERIOR ELEVATION FINISH NOTES:

- (A.1) BRICK CHIMNEY:
MFGR: ACME BRICK
COLOR: CASTLE RIDGE
- (B.1) STUCCO:
COLOR: BENJAMIN MOORE SANDY BROWN #1046
- (D) COPING & SCUPPERS:
MFGR: UNA-CLAD
MATL: 24 GA. STEEL
COLOR: ALMOND
FINISH: KYNAR 500
- (F) METAL EYEBROW & FLASHING:
MFGR: UNA-CLAD
STYLE: .040 ALUMINUM
COLOR: MATTE BLACK
FINISH: KYNAR 500
VENDOR: NU LOOK EXTERIORS
- (J) FABRIC AWNING:
MFGR: COOL PLANET AWNING
MATERIAL: SUNBRELLA
COLOR: JOCKEY RED
FRAME: 1"x1" ALUMINUM (WELD ALL JOINTS, GRIND SMOOTH)
FINISH: ANODIZED CLEAR SATIN
VENDOR: COOL PLANET AWNING OR HJC
- (K.1) PAINTED STOREFRONT FRAME:
MFGR: BENJAMIN MOORE
COLOR: BITTERSWEET CHOCOLATE #2114-10
PRODUCT: AURA EXTERIOR PAINT SATIN #631
PRIMER: AURA EXTERIOR PAINT SATIN #631
- (K) PAINTED DT STOREFRONT FRAME:
MFGR: BENJAMIN MOORE
COLOR: METALLIC SILVER 2132-60
PRODUCT: P28 DTM HIGH GLOSS ACRYLIC
PRIMER: XAO1 AQUALOCK PLUS WATERBORNE PRIMER SEALER
- (O) CORNICE:
MFGR: FYPON LTD.
MODEL: MLD 512-16
NOTE: PAINT TO MATCH BUILDING COLOR
- (V.1) STUCCO:
COLOR: BENJAMIN MOORE ALGONQUIN TRAIL #1055
- (V.2) STANDING SEAM METAL ROOF:
MFGR: FIRESTONE BUILDING PRODUCTS
COLOR: BERRIDGE, MEDIUM BROWN
SERIES: UC-7 STANDING SEAM PANEL

PROPOSED DAIRY QUEEN, GRILL & CHILL
HILTON HEAD, SC

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: Dairy Queen/Arby's Renovation - ALTERATION/ADDITION DRB#: DRB-000775-2015

DATE: April 28, 2015

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Same color ("Bittersweet Chocolate", BM #2114-10) should be used for storefront frame on all windows.
2. Consider alternate shade (more muted) for fabric awnings.
3. Existing dumpster enclosure should match proposed building colors/materials (two colors, stucco).
4. Provide manufacturer's cut sheets for any proposed exterior lighting.
5. The approval of the DRB application does not include the signs shown in the renderings. All signs must be approved separately by Town staff under a sign permit application.
6. If the applicant intends to make changes to the parking lot now, instead of at a later date, any changes to the site plan must be approved by staff as a Minor Development Plan Review (DPR).

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Promotes pedestrian scale and circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design is unobtrusive and set into the natural environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilizes natural materials and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Avoids distinctive vernacular styles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Design is appropriate for its use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All facades are have equal design characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear elevation not shown.
Avoids monotonous planes or unrelieved repetition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Minimum roof pitch of 6/12	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pitched sections (mansard roof) on front +/- 1/2 of building; flat roof on back +/- 1/2 of building..
Overhangs are sufficient for the façade height.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Forms an details are sufficient to reduce the mass of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilizes a variety of materials, textures and colors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Materials include scored stucco in 2 colors, brick, metal, and fabric. Colors are in brown family with red accent.
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Windows are in proportion to the facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Details are clean, simple and appropriate while avoiding excessive ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None shown. Any visible utilities/equipment should be painted to match adjacent surface if not screened from view.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None shown.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None shown. Site includes existing dumpster enclosure.



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:	2/14/15
Accepted by:	
DRB #:	777-2015
Meeting Date:	

Applicant/Agent Name: MARK CREAMER Company: Palatial Homes Design LLC
 Mailing Address: 154 Beach City Rd City: Hilton Head State: SC Zip: 29926
 Telephone: 843-342-3530 Fax: 843-342-3313 E-mail: LJenkins@Palatial-Homes.Com
 Project Name: Remax Building Project Address: 24 New Orleans Rd
 Parcel Number [PIN]: R _____
 Zoning District: _____ Overlay District(s): _____

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

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Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

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Concept Approval – Proposed Development

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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

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- _____ 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

4/13/15

DATE

PALATIAL HOMES DESIGN_{LLC}

March 11, 2015

To whom it may concern:

We are proposing to change the exterior color of the building located at 24 New Orleans Road, from a dull green body, and drab tan trim, (no actual color names, see attached pictures) to dove grey, and antique white, (see attached samples). We feel the new proposed colors fall well within "Island Character" and will be an enhancement to the neighboring businesses. Thank you in advance for your time and acceptance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Creamer', with a long horizontal flourish extending to the right.

Mark Creamer

Palatial Homes Design, LLC.

From: kjenkins@phdusa.net on behalf of [Kim Jenkins](#)
To: [Ray Jennifer](#)
Subject: 24 New Orleans Road
Date: Tuesday, April 14, 2015 11:38:54 AM

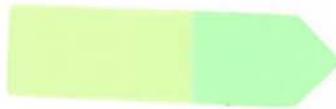
Hi Jennifer,

I submitted the color boards, application and the balance of the review fee \$50.00 for the above referenced job. The new colors are (body) Dorian Gray, SW # 7017, and (trim) Eider White, SW # 7014. I left this with Donna, as I understand you are out of the office until Monday. If you need anything, please give me a call!

Thanks so much!

Kim Jenkins
Palatial Homes Design, LLC.
P - 843-342-3311
F - 843-342-3313
c - 843-415-8218

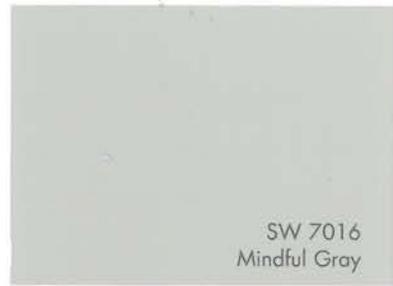
D



SW 7014
Eider White



SW 7015
Repose Gray



SW 7016
Mindful Gray



SW 7017
Dorian Gray





Kim Jenkins

From: David Abbey <davidabneyconstruction@yahoo.com>
Sent: Wednesday, March 11, 2015 4:52 PM
To: Kim Jenkins
Cc: dabney@phdusa.net
Subject: Re: see know







Sent from



my iPad

On Mar 11, 2015, at 3:36 PM, Kim Jenkins <kjenkins@phdusa.net> wrote:



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: Remax Building - ALTERATION/ADDITION

DRB#: DRB-000777-2015

DATE: April 28, 2015

RECOMMENDATION: Approval Approval with Conditions Denial

The applicant proposes to repaint the existing building at 24 New Orleans Road from cream & tan (stucco color similar to “Wool Skein” SW 6148) with dark green accents to “Dorian Gray” (SW 7017) with “Eider White” (SW 7014) trim. The proposed colors will give a fresh appearance to the building however will be much darker and will significantly contrast with the adjacent buildings which are the same design/colors. Consideration should be given to selecting a color one shade lighter, i.e. “Mindful Gray” (SE 7016).