



Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, September 8, 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 August 25, 2015
6. **Staff Report**
7. **Board Business**
8. **Old Business**
9. **Unfinished Business**
10. **New Business**
 - A. Alteration/Addition
 - 1) DRB-001583-2015 – Gullah Geechee Catering LLC
 - B. New Development – Conceptual
 - 1) DRB-001591-2015 – Sea Pines Trolley Stops
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 25, 2015 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers**

DRAFT

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker,
Michael Gentemann, Ron Hoffman, Debbie Remke, and
Brian Witmer

Board Members Absent: Kyle Theodore

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Brian Hulbert, Town Attorney
Richard Spruce, Plans Examiner
Kathleen Carlin, Administrative Assistant

- 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. Swearing in Ceremony for Mr. Michael Gentemann**
Brian Hulbert, Staff Attorney, performed the swearing in ceremony for new DRB member, Mr. Michael Gentemann.
- 5. Approval of Agenda**
The agenda was **approved** as submitted by general consent.
- 6. Approval of Minutes**
The minutes of the July 28, 2015 meeting were **approved** as submitted by general consent.
- 7. Staff Report**
None
- 8. Board Business**
None
- 9. Old Business**
None

10. Unfinished Business

A. Shelter Cove Towne Centre Building 180 DRB-001333-2015

Ms. Ray presented background statements regarding the initial submission of this project located at 40 Shelter Cove Lane. Based on the Board's previous comments revisions have been made to the front entry walls and to the rear of the project.

The front entry walls were widened by making the sidelights skinnier to match the sidelights of the other two entry doors. The height was raised to bring the walls up to the height of the storage unit walls on the two sides. The roof overhang was changed from 6-ft. to 4-ft. so that the wall comes up above in front of the roof. The applicant has also added a metal canopy to bring more prominence to the entry.

Changes were made to the rear elevation by expanding the cement board siding to 30-ft., adding stucco columns and a header to break up the mass of the panels, and centering the service doors in the metal siding.

The Shelter Cove ARB has reviewed and approved the revised submission and the staff recommends approval as submitted. Following the staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Tim Probst, Lee & Parker Architects, presented statements in support of the application. The Board complimented the revised submission and recommended that a variety of taller plant material, such as a mix of podocarpus and viburnum, be placed at the rear of the building. Following final comments by the Board, Chairman Gartner requested that a motion be made.

Mr. Hoffman made a **motion to approve** application DRB-001333-2015 as submitted with the condition that a mix of taller plant material be placed at the rear of the building. This condition is to be approved by staff. Mr. Witmer **seconded** the motion and the motion **passed** with a vote of 6-0-0.

11. New Business

A. Alteration/Addition

1. Hickory Tavern Shelter Cove DRB-001493-2015

Ms. Ray introduced the application and stated its location, 32 Shelter Cove Lane within the Plaza at Shelter Cove, the corner of Shelter Cove Lane and William Hilton Parkway. The applicant proposes to convert this vacant restaurant (formerly Fuddruckers) to a Hickory Tavern. The interior work includes a new kitchen, bar and dining area. The exterior work includes the addition of outdoor dining.

The existing building is light brown brick with medium brown brick accents and bands. The building previously had yellow awnings which have been removed. There is some overgrown landscape in the front corner but the rest of the landscaping is in good condition. There is significant landscaping located on the William Hilton Parkway side of the building. There are adjacent buildings within the Plaza at Shelter Cove that use the same two-tone brick and also include light stucco banding and Spanish tile.

The survey shows existing conditions within the Plaza at Shelter Cove. The applicant is proposing a 1,792 sq. ft. patio with rain shed permeable pavers. A new awning is planned for the front door adjacent to the parking and at the side door facing William Hilton Parkway with new NanaWalls. A new trellis will be placed over a section of the patio on the front corner of the building. A few of the parking spaces are proposed to be relocated.

Ms. Ray and Mr. Rocky Browder, Natural Resource Planner, viewed two live oak trees on site that are shown as 32" per the survey. The Natural Resources Department has identified the trees as specimen trees. Per the LMO, there needs to be a minimum of 15-ft. separation required from the trunk of the specimen tree to new construction. There are also requirements regarding how much of under the canopy can be impacted, but the applicant has adjusted their plan accordingly. The applicant has chosen to reduce the size of the patio on the William Hilton Parkway side and this meets the requirements of the LMO and protects the specimen trees. Staff recommends that the patio be pulled off the curb to allow some separation between the outdoor seating and the drive aisle. There is a +/- 2-1/2 ft. strip between the curb and the edge of the trellis. The staff recommends that landscaping be added to provide that separation.

The patio is proposed to be enclosed by a 3-ft. high rail with a gate at the entrance. Ms. Ray identified the location of the trellis, the awning over the patio, and the two sections of NanaWall. The cedar trellis includes mini down lights mounted into the trellis. There are fans and heaters mounted under the awning on the side of the building.

The North elevation is the elevation that faces William Hilton Parkway and shows the location of the French doors and NanaWall. The side awning projects 8'-4" to give prominence and cover. The trellis extends and projects in front of the building toward the parking. It includes 2 x 8 cedar cross members on a black painted steel beam and black steel columns.

Staff recommends that wood members be considered for that trellis in lieu of the steel to be more consistent with the Design Guide. The patios are enclosed by a railing that is 3-ft. tall that includes 4 x 4 black metal posts and cable rail. The staff recommends that the metal posts be wood vs. metal for consistency with the Design Guide. The section along the William Hilton Parkway side also includes a drink rail (16" wide granite counter top with backsplash.)

The staff recommends that an alternate color than black be selected for the awnings, the beams, and the rail posts to be more in keeping with the Plaza and The Design Guide. The staff recommends a dark to medium brown instead of black. Any signage shown on today's submission is for illustrative purposes only. Signage will require a separate sign permit application.

The material samples and images show examples of the trellis, the steel beams, and steel columns with the wood members at the top. The rain shed paver in Sand Dune is proposed for all of the outdoor seating. The cable rail is a simple, clean look that the Board has approved previously. This cable rail system has metal posts instead of wood posts. The NanaWall will be painted wood on the inside and black on the outside. Ms. Ray presented details regarding the lighting and the fans. The applicant has provided photo manipulation with before and after images.

The Shelter Cove ARB has reviewed and approved the project. Staff recommends approval of the application with the condition that the black color be replaced with brown for the awnings, the trellis, awning, and railing posts, and the lights. Wood members should be used for the trellis and the awning posts instead of metal. Additional landscaping should be provided between the patio and the drive aisle. Following staff's presentation, Chairman Gartner requested that the applicant make her presentation.

Ms. Connie Spencer, Spencer Architects, presented statements in support of the application. The Board stated that they are pleased to see this site redeveloped. The Board discussed several issues including black vs. brown color, wood vs. metal, lighting, and additional landscaping between the patio and drive aisle. The Board agreed with staff's recommendations regarding color, landscaping, wood columns and members. The Board discussed additional subdued lighting for security purposes.

The Board recommended some additional landscaping between the building and sidewalk to help soften the area. The Board and the applicant also discussed details regarding the arches and the banding. Following final discussion by the Board, Chairman Gartner requested that a motion be made.

Mr. Strecker made a **motion** to **approve** application DRB-001493-2015 with the following conditions: (1) all items black in color including the awnings, supports, trellis, structures and lighting shall be changed to a dark to medium brown color; (2) the awning support posts facing William Hilton Parkway, the trellis support posts and supporting structure shall be wood, all painted to match; (3) the awning hardware is to be concealed within the awning system; (4) the awning at the entry doors shall be configured to follow the brick banding to conceal it; (5) the NanaWall shall be painted brown to match; (6) a minimum 2-ft. landscape buffer shall be provided between the asphalt paving and the new patio. Landscaping shall also be provided in the 2-ft. buffer. Ms. Remke **seconded** the motion and the motion **passed** with a vote of 6-0-0.

2. **Yacht Club of Hilton Head** DRB-001495-2015

Ms. Ray introduced the application and stated its location, 99 Helmsman Way. Ms. Ray presented an in-depth overhead review of the application including photos of existing conditions and adjacent properties within the development. The applicant is proposing to repaint their existing building. It is currently a dark brown cedar shake shingle sided building. The applicant is proposing to paint the building gray with white trim to match the windows on the rear of the building. Staff recommends that an alternate color be selected to be more in keeping with the context of Palmetto Bay Marina.

Ms. Ray presented several hard samples in brown gray for the Board's review. The staff recommends that a brown gray be used for the body vs. blue gray. The trim color should complement the body color. Staff recommends approval of the application with the condition that an alternate color be selected for the body and the trim. Following the staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Bill Marshall presented statements in support of the application. The applicant and the Board discussed the color scheme. The Board stated that they agree with the staff's recommendations regarding colors.

Following final comments by the Board, Chairman Gartner made a **motion to approve** application DRB-001495-2015 with the following conditions: (1) the body color shall be Benjamin Moore Galveston Gray. The trim color shall be in the same color family as the Galveston Gray and shall be determined and approved by staff. Mr. Gentemann **seconded** the motion and the motion **passed** with a vote of 6-0-0.

3. **Engel & Volkers** DRB-001501-2015

Ms. Ray introduced the application and stated its location, 800 Main Street. The applicant proposes to renovate the existing building into a national realty company. Ms. Ray presented an in-depth overhead review of the application including a site plan showing existing site conditions, proposed site modifications, photos, colors, revised elevations and floor plan.

The applicant proposes to remove the front handicap ramp and place a new handicap ramp at the rear of the building. There is handicap parking already in the rear of the building next to the proposed new handicap ramp. The new handicap ramp will be located on top of the existing sidewalk.

The applicant proposes to add a new exterior staircase on the side of the building for second floor egress. This stair will match the stair on Building 200. A new sidewalk will be added from the left front of the building back to the new staircase.

Ms. Ray presented details regarding the first floor plans and the second floor plans. The applicant is looking for a sleek modern look on the interior with a lot of lights. They are proposing opening the back of the building up and installing a 9' x 18' long glass window. This window is on the back of the building with views through the woods to the golf course.

The applicant has been notified by Mr. Richard Spruce, Plans Examiner, that the Code requires that a handicap ramp must be located at both the front of the building and at the rear of the building.

Ms. Ray reviewed the elevations and exterior improvements. The top columns will be removed and replaced with columns and arches. The central horizontal trim board will be made deeper for new signage on front. The front door will be replaced with two 2'-6" x 7' wood doors with a half round transom window. Both indentations flanking the front door will be filled in and will now provide glass realty listing cases with awnings above. The exterior color will remain the same and will be repainted. Per the LMO, the glass realty cases in the proposed detail are not allowed because they will be considered signs. The detail will need to be modified in order to be compliant with the LMO. The staff believes that the proposed signage is excessive and this will be addressed by the applicant in his presentation. The staff believes that the bottom of the rear window will need to be modified to be more consistent with the existing architectural style. The proposed door is black and the staff recommends that the door be white to be more consistent with adjacent properties.

The Main Street Commercial ARB has reviewed and approved the application. The staff recommends approval of the application with the following conditions: (1) the front door should be painted white instead of black; (2) that bottom of the rear window should be modified to be more consistent with the architecture style; (3) plans shall be re-submitted to address code related issues such as the need for two ramps, second floor accessibility and the

modification of the display cabinets. Following staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Michael Kronimus, KRA architecture + design, presented statement in support of the application. The applicant would like to keep the black door. The Board discussed the application including details regarding the handrail, the white awnings, modifications to the ramp, the addition of storefront on the rear of the building, and the mixed residential/commercial use. The applicant needs to meet with the staff again to resolve a couple of outstanding Code related issues.

Following final comments, Chairman Gartner made a **motion** to **table** application DRB-001501-2015 until the recommended modifications can be made to the project. Mr. Witmer **seconded** the motion and the motion **passed** with a vote of 6-0-0.

4. **Magnolia Place Townhomes** DRB-001506-2015

Ms. Ray introduced the application and stated its location, 90 Leg O'Mutton Road. Ms. Ray presented an in-depth overhead review of the application including photos of existing conditions and of adjacent properties. This project received approval as New Development Final in March 2007 and, due to economic conditions, shortly after its approval was put on hold. The applicant is now under contract to buy the undeveloped site and will bring it into conformance with the approved plans. The site plan is basically the same as that which was previously approved. The staff has requested that additional details regarding the gates be provided. The applicant has since removed the gated entrances from their plan. The light fixture is the Salem pole and fixture (a pre-approved fixture).

The landscape plan includes a substantial amount of planting at each entrance as well as in front of each townhouse unit. The staff recommends that some additional evergreen shrubs be planted at the rear of the units between the units and Leg O'Mutton Road to help screen the view into the back of the townhomes. The staff also recommends some additional native plants be incorporated and more variety of trees.

The elevations show two different types of units, "A" unit and "B" unit. They both include a variety of materials including shake siding, clapboard siding, wood columns and trim, and architectural shingles for the roof. The roof pitch varies from 8 and 12, 4 and 12, and 9 and 12 – all appropriate to the elevations. The townhouses will be in strings of either 5 unit or 6 unit buildings. There is a good mix of 5-unit and 6-unit buildings within the development.

Ms. Ray distributed the color board to the Board for their review. The colors are very similar to what the Board approved previously. On the elevations the "Artic" white looks very white and staff recommend at it be toned down. The staff recommends that the garage door be the same color as the adjacent siding per the original DRB approval. The staff recommends approval with the following conditions: (1) additional landscaping be added in the buffer at Leg O'Mutton Road; (2) that a variety of deciduous trees and native plants be considered; (3) that the "Artic" white be toned down; and (4) that the garage doors be the same color as the adjacent siding. Following the staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Michael Saba, KHovnanian, presented statements in support of the application. The Board

discussed the application including issues of color and landscaping. The Board agreed with the staff's recommendation regarding the "Artic" white color, and the need for additional landscaping including native plant material and a variety of deciduous trees. Additional landscaping in the buffer along Leg O'Mutton Road is needed such as wax myrtles and large magnolias.

The Board stated concern with the long flat elevation at the back of the building. Offset relief would be helpful perhaps with the use of faux gables. The Board stated that the faux gable vents should be made a bit larger. The AC equipment should be shielded from view. The applicant will add decorative detail to the garages for aesthetic purposes. The Board recommended the use of privacy fences between the individual units and the applicant agreed that this is a good idea. The colors of the back should match the colors of the front. A couple of Board members agreed that the color of the garage doors should match the trim color. The Board agreed that due to the number of recommended modifications to the project, action by the Board should be tabled until a later date. The Board requested additional information regarding lighting plans. The applicant agreed with the Board's recommendations. Following final comments by the Board, Chairman Gartner requested that a motion be made.

Mr. Brian Witmer made a motion to table action on application DRB-001506-2015 until the recommended modifications can be made to the project. Mr. Hoffman seconded the motion and the motion passed with a vote of 6-0-0.

12. Appearance by Citizens

None

13. Adjournment

The meeting was adjourned at 3:25p.m.

Submitted By:

Approved By:

Kathleen Carlin
Secretary

Jake Gartner
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: 8/24/15
 Accepted by: DH
 DRB #: 1583-2015
 Meeting Date: _____

Applicant/Agent Name: TAIWAN SCOTT Company: _____
 Mailing Address: 5 Candy Doll Bluff City: HHI State: SC Zip: 29928
 Telephone: 843-290-0868 Fax: _____ E-mail: TAIFR@HOTMAIL.COM
 Project Name: Gullah Geechee Caking LLC. Project Address: 15 Marshland Rd
 Parcel Number [PIN]: R510 008 000
 Zoning District: MF 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. -4665

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

DATE

Narrative of Development

15 Marshland Road

This development will provide food to the public through a DEHEC Approved unit. The public will have the opportunity to place orders to go or elect to sit down in a covered deck and enjoy the natural setting.

The structures on this site comprise of natural earth tone colors ie. BHER Cedar Natural tone wood stains, BHER Grey tone stains. The deck is comprised of a sitting area in which customers can enjoy sky lit views through the grey tone poly carbonated roof.

Pictures attached

















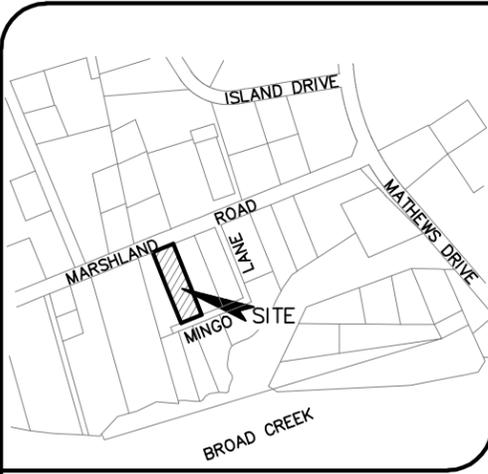












LINE TABLE		
LINE	LENGTH	BEARING
L1	23.39	N 80°28'29" W
L2	29.80	N 00°47'22" W
L3	9.21	N 72°03'42" E
L4	21.96	S 78°51'59" W
L5	40.83	S 71°45'58" W
L6	13.05	N 11°03'00" W
L7	9.20	N 61°53'11" E
L8	30.39	N 28°30'12" W
L9	54.38	N 72°34'25" E

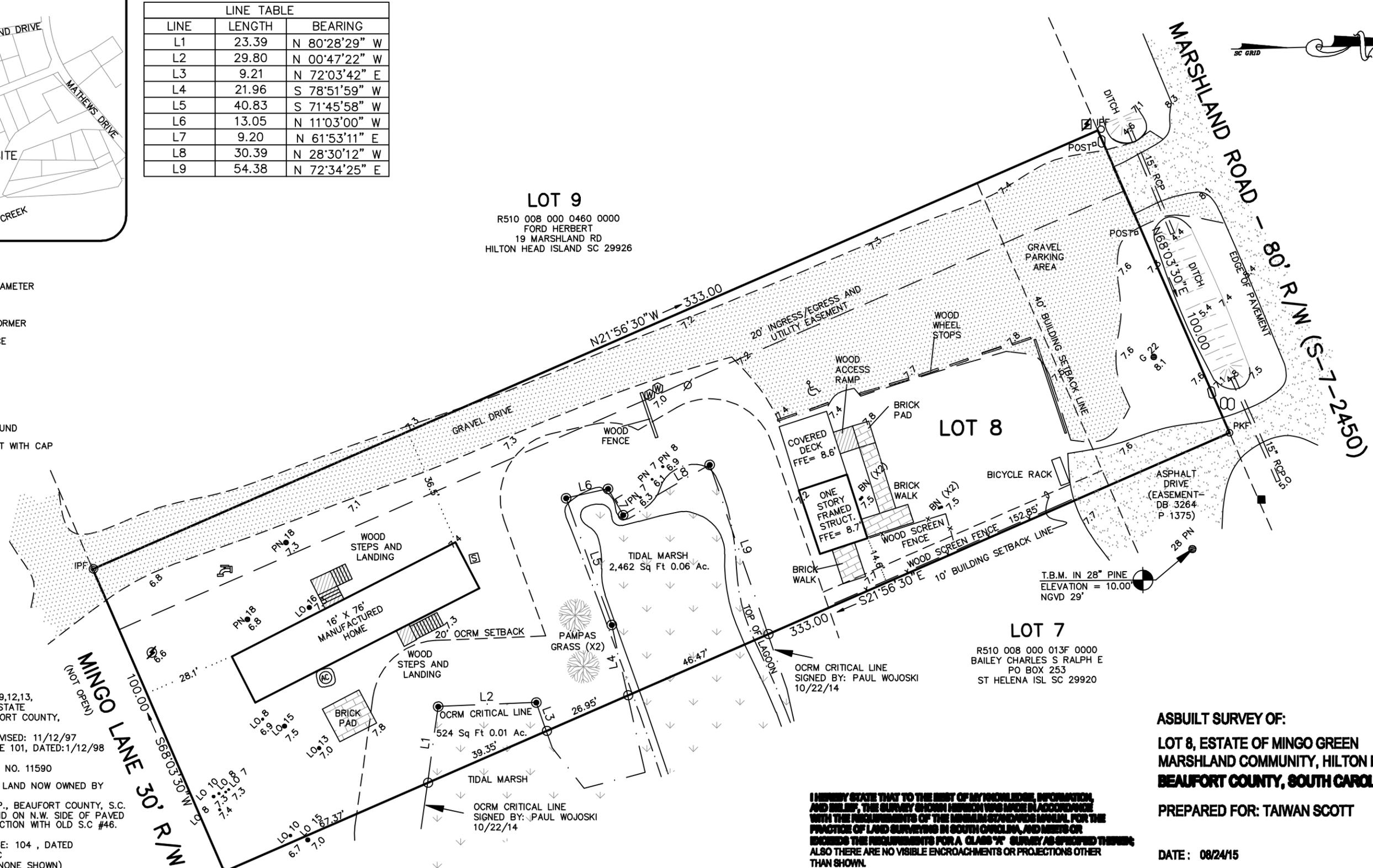
LOT 9
 R510 008 000 0460 0000
 FORD HERBERT
 19 MARSHLAND RD
 HILTON HEAD ISLAND SC 29926

- SYMBOLS**
- TREE SIZES ARE INCHES IN DIAMETER
- ⊕ - ELECTRIC SERVICE
 - ⊞ - ELECTRIC TRANSFORMER
 - - TELEVISION SERVICE
 - - WATER METER
 - ⊞ - SEPTIC PUMP
 - ⊙ - UTILITY POLE
 - ⊙ - LIGHT POLE
 - IPF ⊙ - 1/2" IRON PIN FOUND
 - IPS ○ - 1/2" IRON PIN SET WITH CAP
 - PKS ○ - PK SET
 - ⊞ - WATER LATERAL
 - ⊞ - SPIGOT
 - ⊞ - WETLAND FLAG
 - ⊞ - AC UNIT
 - ⊞ - SPOT ELEVATION
 - LO - LIVE OAK
 - PN - PINE
 - G - GUM
 - BN - BANANA

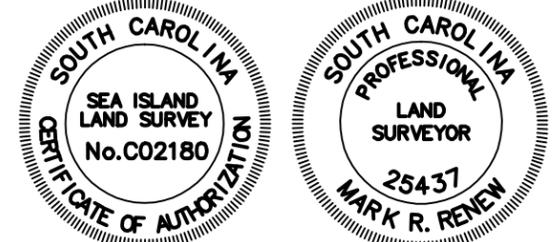
- REFERENCE PLATS**
- 1) PLAT OF SURVEY OF LOTS 9,12,13, (2.009 AC.) MINGO GREEN ESTATE HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 DRAWN: 04/14/97, LAST REVISED: 11/12/97
 RECORDED IN BOOK 63, PAGE 101, DATED: 1/12/98
 RMC. BEAUFORT COUNTY, SC
 BY: M.A. DUNHAM, S.C.R.L.S. NO. 11590
 - 2) PLAT SHOWING DIVISION OF LAND NOW OWNED BY MINGO GREEN ESTATE, LOCATED HILTON HEAD T.W.P., BEAUFORT COUNTY, S.C. ON HILTON HEAD ISLAND AND ON N.W. SIDE OF PAVED ROAD S-245 NEAR INTERSECTION WITH OLD S.C #46.
 DRAWN: 3/06/65
 RECORDED IN BOOK 17, PAGE: 104, DATED
 RMC. BEAUFORT COUNTY, SC
 BY: O.L.CLOUD S.C.R.L.S. (NONE SHOWN)

PROPERTY AREA = 0.76 Ac. 33,300 SQ FT (TOTAL)
HIGH GROUND = 0.69 Ac. TIDAL MARSH = 0.07 Ac
ADDRESS: # 13 MARSHLAND ROAD
DISTRICT: 510, MAP: 8, PARCEL: 13G
THIS PROPERTY LIES IN F.E.M.A. ZONE A7 - 14.0'
COMMUNITY NO. 450250, PANEL: 0014D, DATED: 9/29/86

- NOTES:**
- 1). THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY SEA ISLAND LAND SURVEY, LLC.
 - 2). THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.
 - 3). SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - 4). BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - 5). USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.



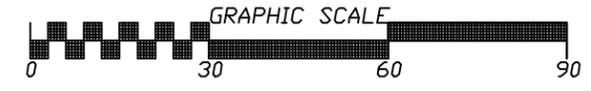
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MEASUREMENTS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.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



ASBUILT SURVEY OF:
LOT 8, ESTATE OF MINGO GREEN
MARSHLAND COMMUNITY, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: TAIWAN SCOTT

DATE: 08/24/15 **SCALE: 1" = 30'**



SILS Sea Island Land Survey, LLC.
 4D Mathews Court,
 Hilton Head Island,
 SC 29926
 Tel (843) 681-3248
 Fax (843) 689-3871
 E-mail: sils@sprynet.com
 FILE No: 07223/5 **DWG No.: 5-1655**

NOT VALID UNLESS EMBOSSED.

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DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)
and do NOT constitute DRB approval or denial.*

PROJECT NAME: Gullah Geechee Catering LLC - ALTERATION/ADDITION

DRB#: DRB-001583-2015

DATE: September 8, 2015

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Roof of covered deck should match roof of enclosed structure.
2. Reconsider use of lattice (not typically approved by DRB) or stain it a muted color.
3. Provide a landscape plan including foundation plantings at fence/screen wall as well as buffer plantings.

The applicant seeks approval for the construction of a wood fence to screen a food truck as well as the addition of a covered deck for outdoor seating. Materials include horizontal wood panels with cedar lattice inserts stained to match the existing structure.



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: MACK FRASER /SPCSA Company: SOUTHERN DRAW, PLLC
 Mailing Address: 31 B MATTHEWS DR. City: HILTON HEAD State: SC Zip: 29924
 Telephone: 800-930-9060 Fax: — E-mail: MACK@SDDPB.LLC.COM
 Project Name: SEAPINES TROLLEY STOP Project Address: GREENWOOD DR / SEAPINES PL.
 Parcel Number [PIN]: R _____
 Zoning District: _____ 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 _____ Alteration/Addition
 Final Approval – Proposed Development _____ Sign

Submittal Requirements for *All* projects:

_____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB’s written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

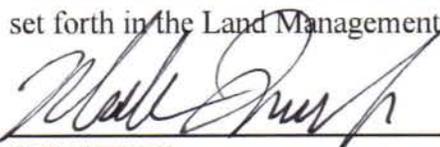
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

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

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

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



SIGNATURE

08/25/15

DATE



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: _____
 App. #: _____
 Form revised 10-2012

**AFFIDAVIT OF OWNERSHIP AND
 HOLD HARMLESS PERMISSION TO ENTER PROPERTY**

The undersigned being duly sworn and upon oath states as follows:

1. I am the current owner of the property which is the subject of this application.
2. I hereby authorize MARK PRASER & SOUTHERN DREAM to act as my agent for this application only.
3. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
4. The application is being submitted with my knowledge and consent.
5. Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at SEA PINES PLANTATION / GREENWOOD DR (address),
 R _____ (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.
 Description of Work: 2 TROWEL CHELTERS LOCATED ON GREENWOOD DR / SEA PINES
6. Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
7. I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
 - a. any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
 - b. all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
 - c. all mechanical, electrical and plumbing devices will be installed above base flood elevation.
 - d. walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
 - e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: Bret Martin Owner Signature: [Signature]
 Phone No.: 843-671-1343 Email: bretm@csaseapines.com
 Date: 8/25/15

The foregoing instrument was acknowledged before me by _____, who is personally known to me or has produced _____ as identification and who did not take an oath.

WITNESS my hand and official seal this _____ day of _____, A.D., 2____.

 Notary Public Signature My Commission expires: _____
 Please affix seal or stamp.

Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Attention Jennifer B. Ray

Sea Pines Community Services Associates (CSA)
175 Greenwood Drive
Hilton Head Island, SC 29928
(843) 671-1343

To Whom It May Concern,

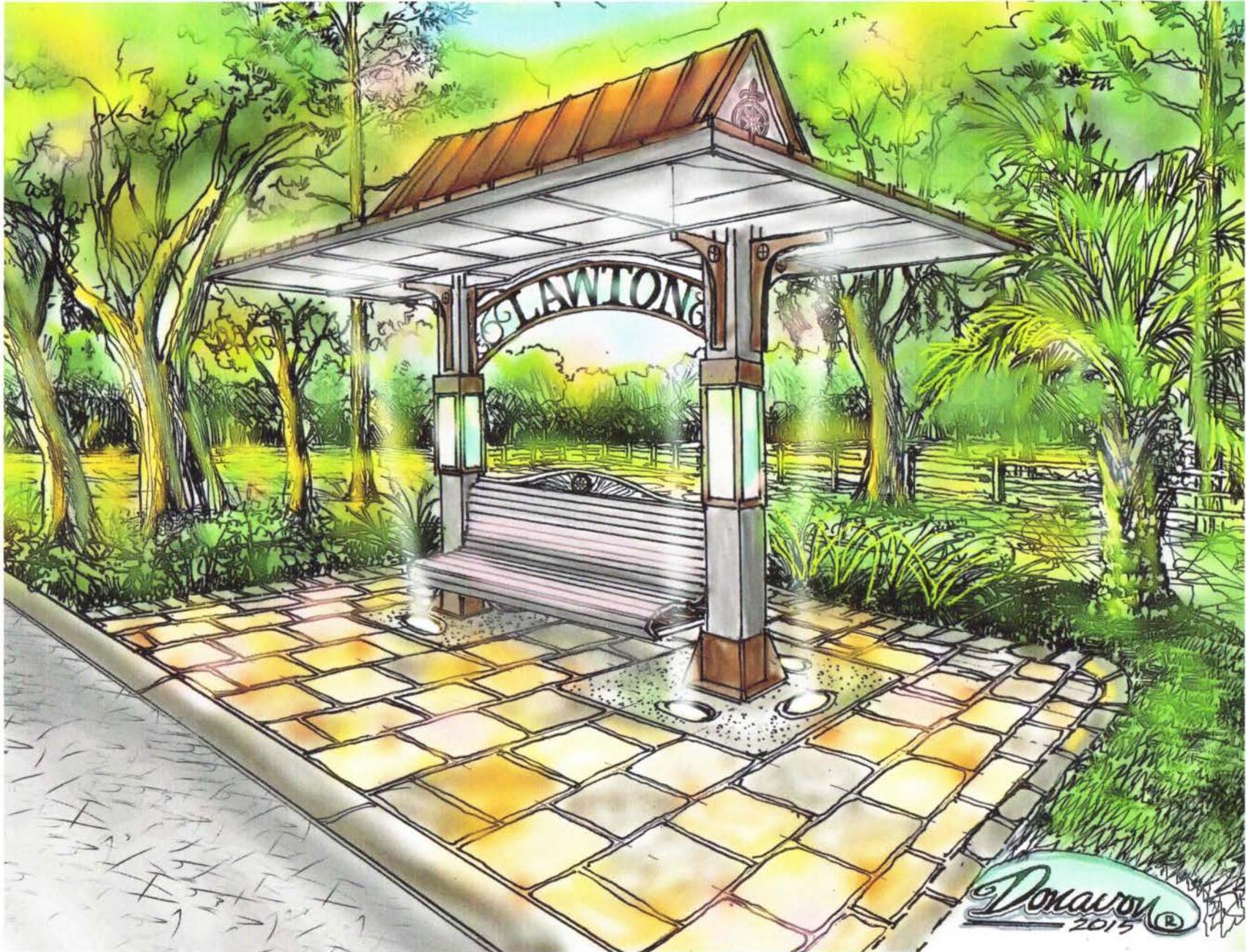
Sea Pines CSA seeks to upgrade six existing Trolley stop locations by adding a new sheltered seating area that can accommodate eight to ten people. Up-lighting will be provided to illuminate the structures during after hour use and each will have signature signage to identify its location within the Plantation.

The design of the structures will be similar in appearance to other kiosk style structures already existing inside Sea Pines, namely in the Forest Preserve. The Sea Pines Architectural Review Board has approved the concept for the design and color scheme of the structures. The wood stain will be Caibogue gray and the roof will be standing seam metal in medium bronze.

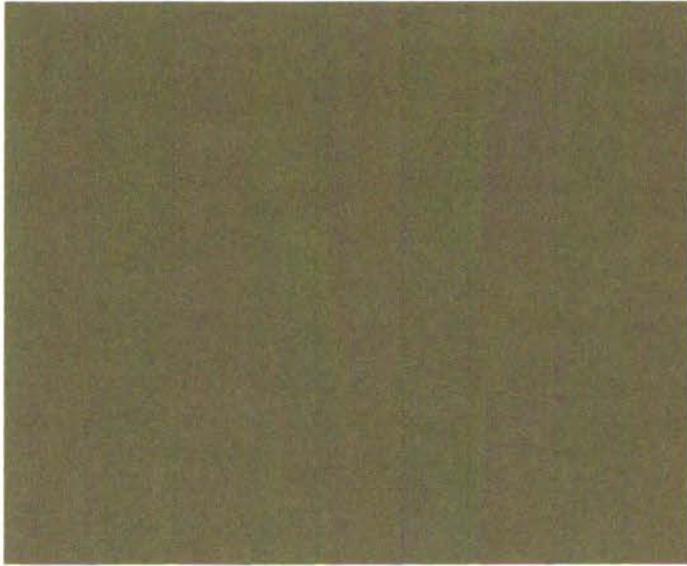
We are using Southern Draw Design+Build to facilitate the design of these new trolley stop structures. If you have any questions regarding this application, please feel free to contact me or Mack Fraser at Southern Draw Design+Build (866) 930-9660.

Respectfully Yours,

Toby McSwain
Director of Safety, Security and Transportation
Sea Pines CSA



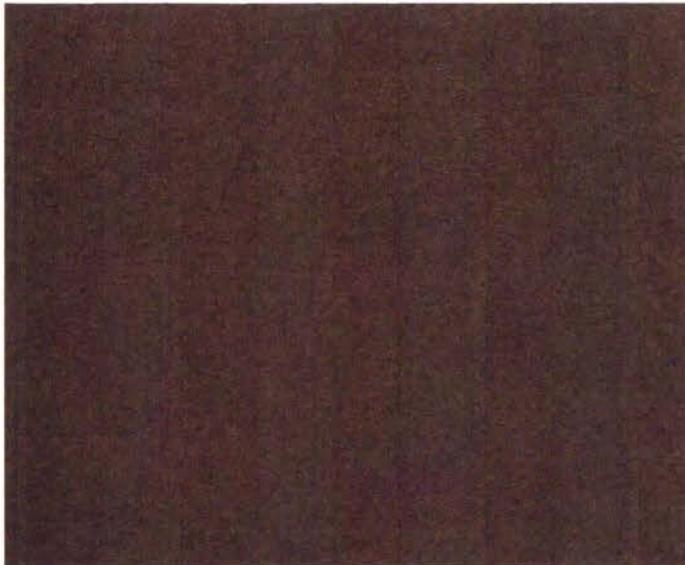
SEA PINES TROLLEY STOP RENDERED PERSPECTIVE



**MEDIUM BRONZE STANDING
SEAM METAL ROOF**



**BALD CYPRESS TIMBER WITH SIMI TRANSPARENT
BENJAMIN MOORE "CALIBOGUE PPT1" STAIN**



BRONZE POWDER COATED STEEL

August 27, 2015

**Mr. Toby McSwain
TobyMcSwain@csaseapines.com**

Re: TROLLEY STOPS - HERITAGE FARM & GREENWOOD DRIVE

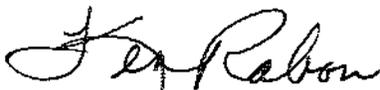
Dear Toby:

The Sea Pines Architectural Review Board approved the conceptual plans you submitted for trolley stops at the above referenced addresses.

Please submit construction drawing and details for our files.

You may call me if you have any questions.

Sincerely,


**Ken Rabon
Administrator**



LAWTON STOP LOCATION MAP



SEA PINES DRIVE TROLLEY STOP LOCATION MAP



ENLARGED LAWTON TROLLEY STOP LOCATION MAP





LAWTON STOP CONTEXT IMAGERY



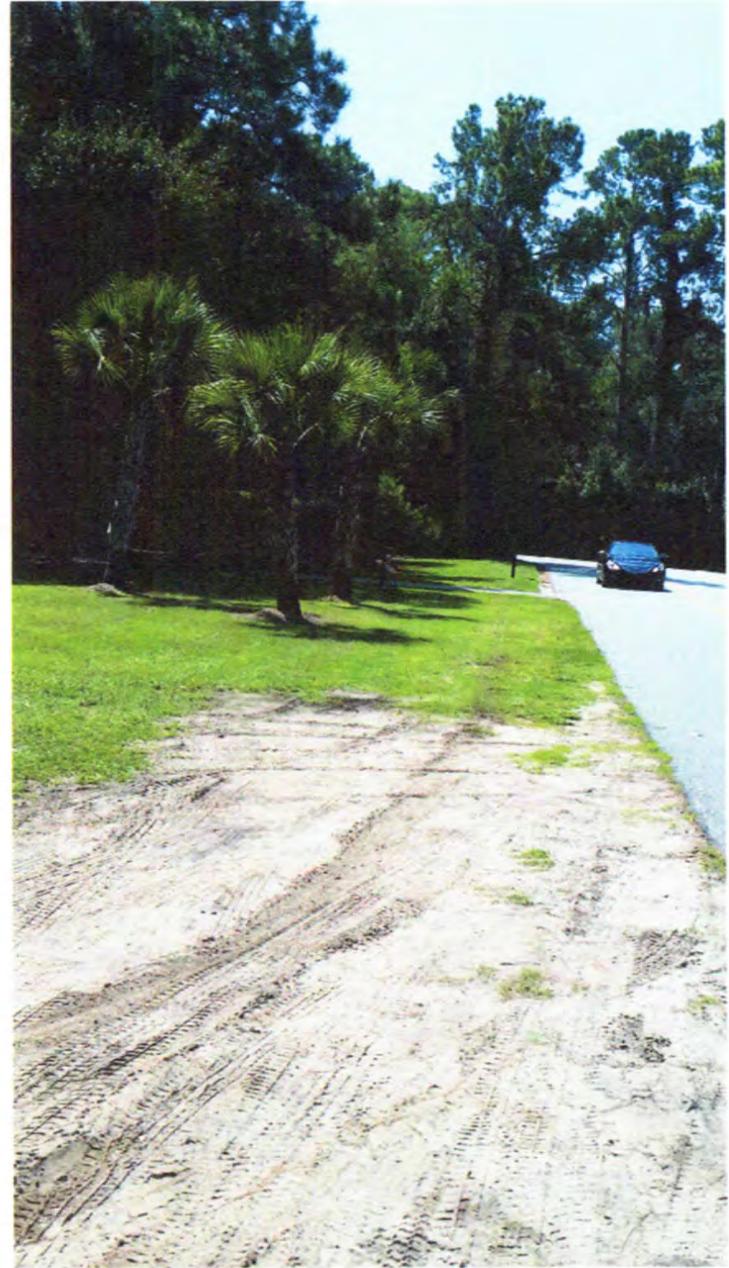
GREENWOOD DR. LOOKING SOUTH @ THE LAWTON STABLE ENTRY



GREENWOOD DRIVE LOOKING SOUTH ALONG BIKE PATH

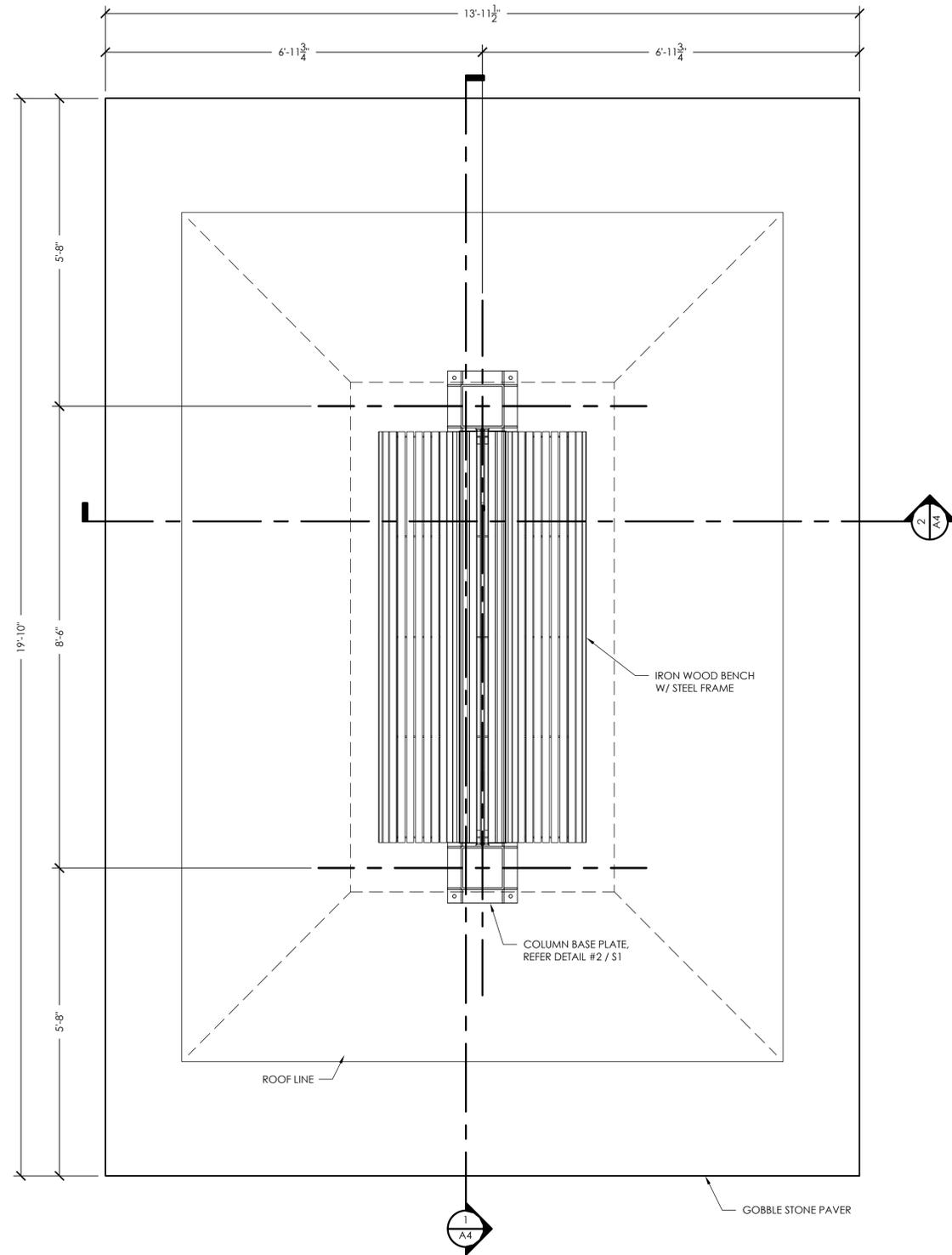


GREENWOOD DRIVE LOOKING EAST

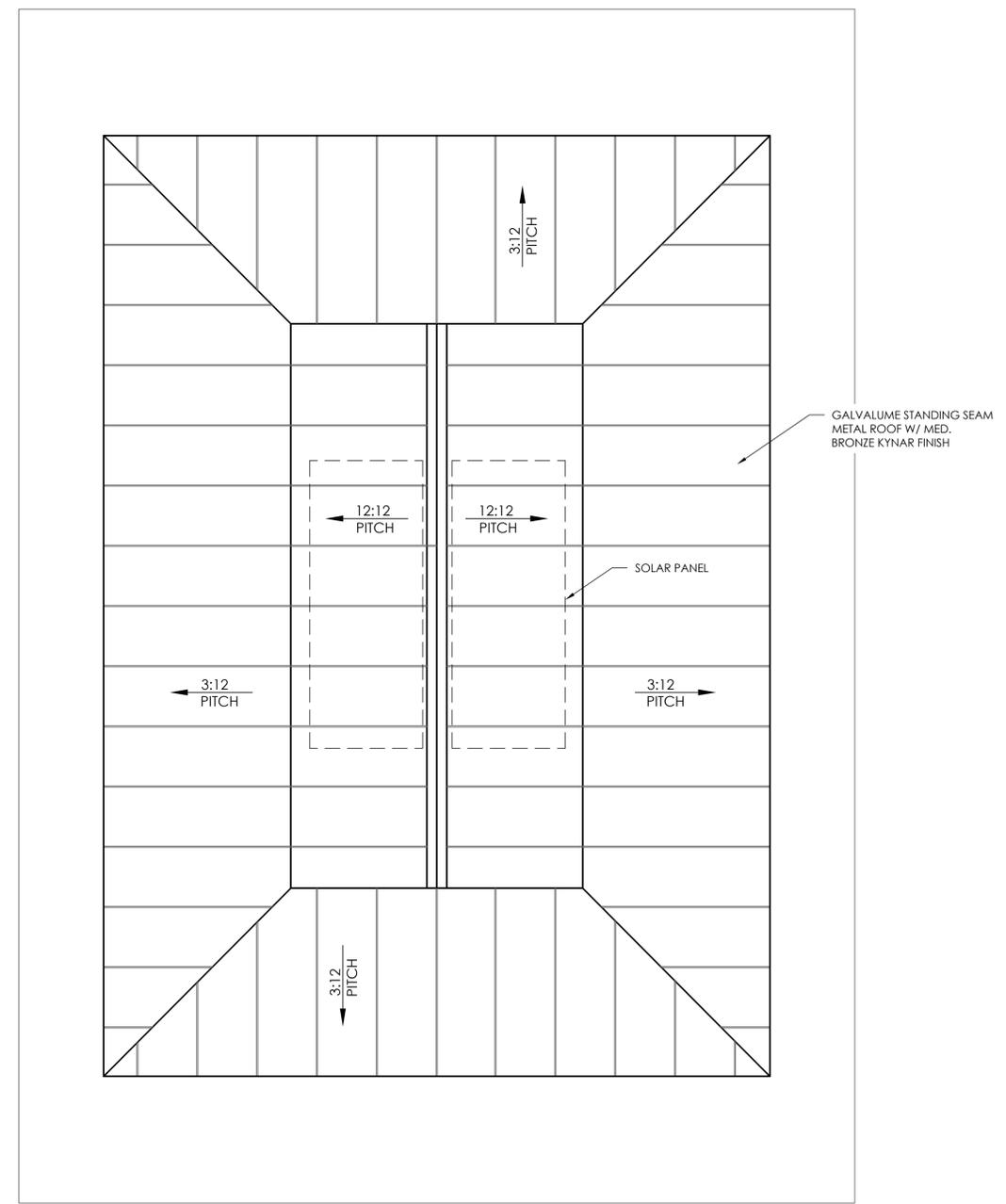


GREENWOOD DRIVE LOOKING SOUTH AND SOUTH TOWARDS SEA PINES DRIVE

SEA PINES DRIVE STOP SITE IMAGERY



1
A1 FLOOR PLAN
3/4" = 1'-0"



2
A1 ROOF PLAN
3/4" = 1'-0"

724 TAYLOR RD KNOXVILLE TENNESSEE 37921 865.573.1148
31 MATHEWS DRIVE HILTON HEAD S.C. 29926 865.388.9324

southern draw

--	--

SEA PINES TROLLEY STOP

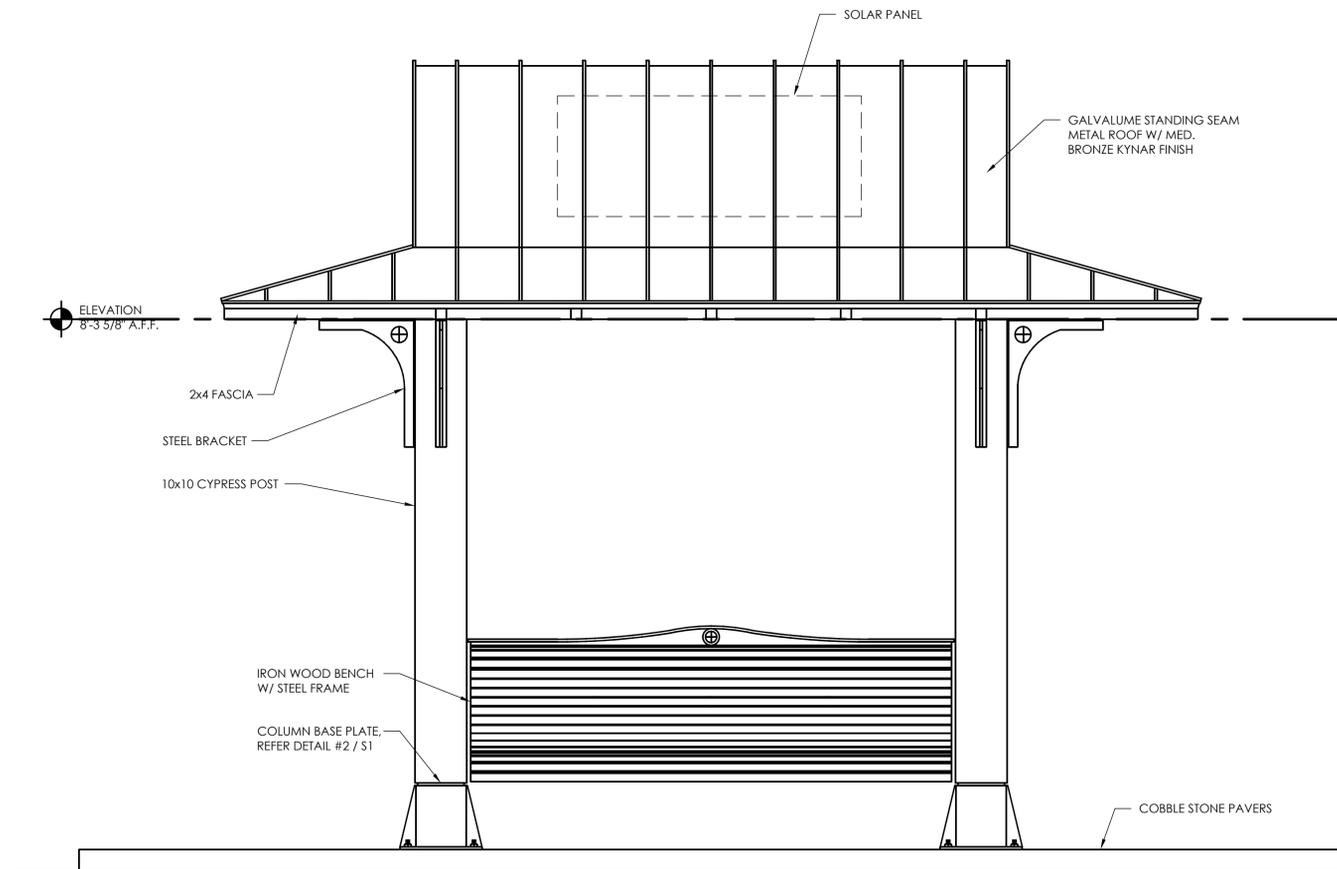
Lawton Stables Stop

Floor & Roof
Plan

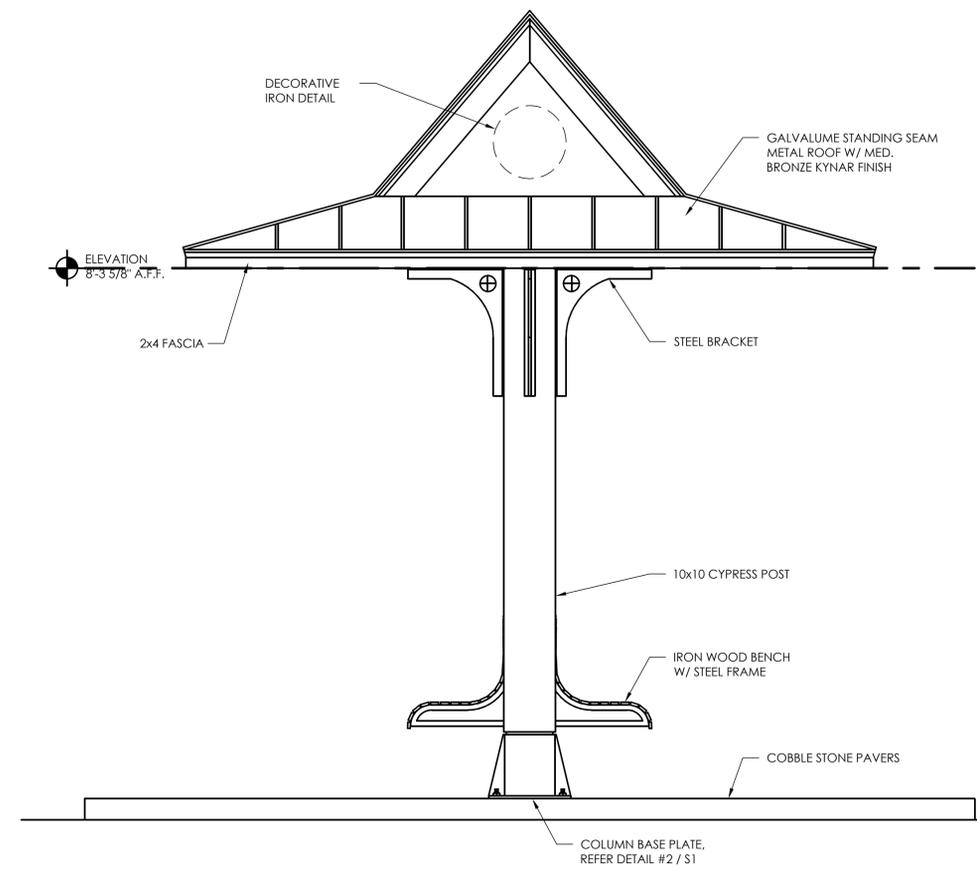
Project number	
Date	08.10.15
Drawn by	DST
Checked by	MF

A1

Scale 3/4" = 1'-0"



1
A2 REAR ELEVATION
3/4" = 1'-0"



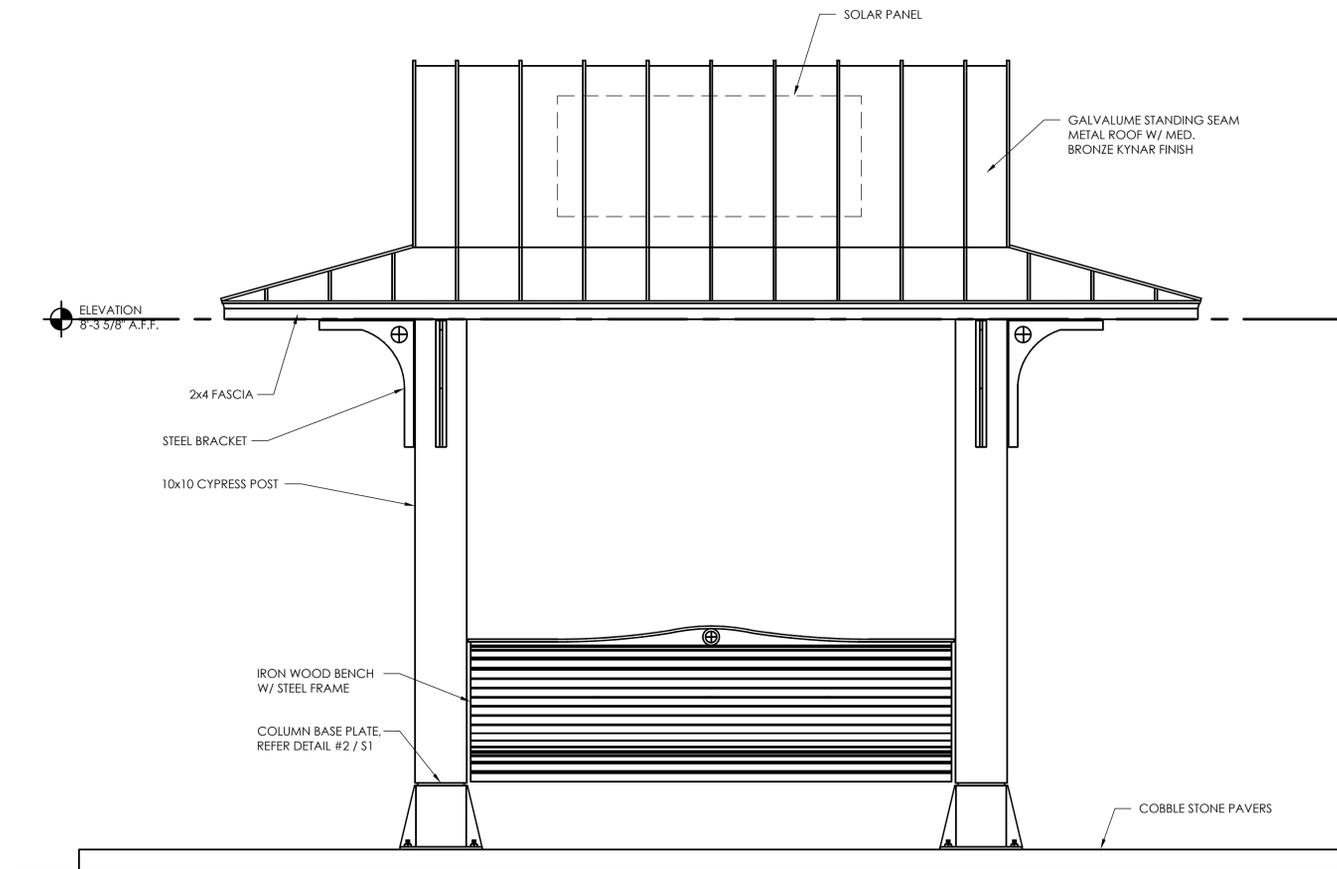
2
A2 LEFT SIDE ELEVATION
3/4" = 1'-0"

southern draw

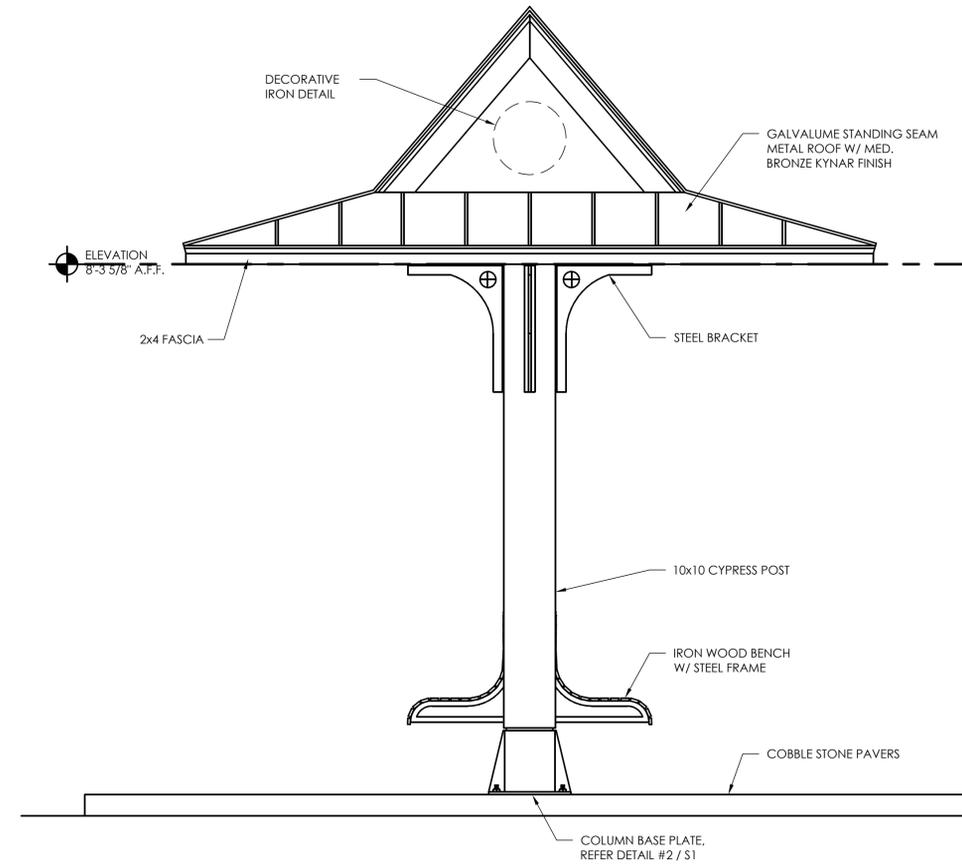
31 MATHEWS DRIVE HILTON HEAD S.C. 29926 865.888.9324 724 TAYLOR RD KNOXVILLE TENNESSEE 37921 865.573.1148

SEA PINES
TROLLEY STOP

Lawton Stables Stop	
Elevations	
Project number	
Date	08.10.15
Drawn by	DST
Checked by	MF
A2	
Scale	3/4" = 1'-0"



1 FRONT ELEVATION
A3 3/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A3 3/4" = 1'-0"

southern draw

31 MATHEWS DRIVE HILTON HEAD S.C. 29926 865.888.9324 724 TAYLOR RD KNOXVILLE TENNESSEE 37921 865.573.1148

SEA PINES
TROLLEY STOP

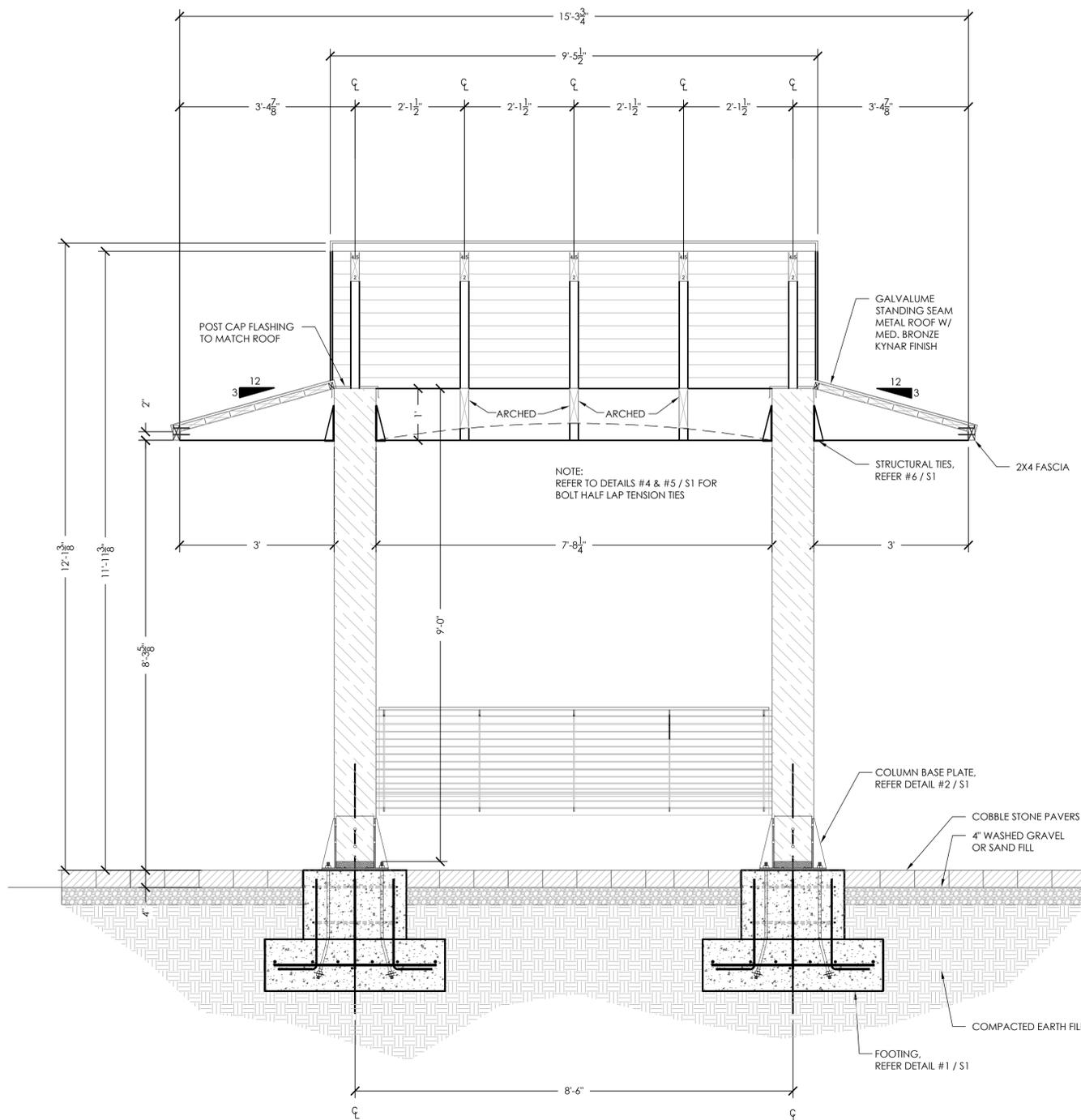
Lawton Stables Stop

ELEVATIONS

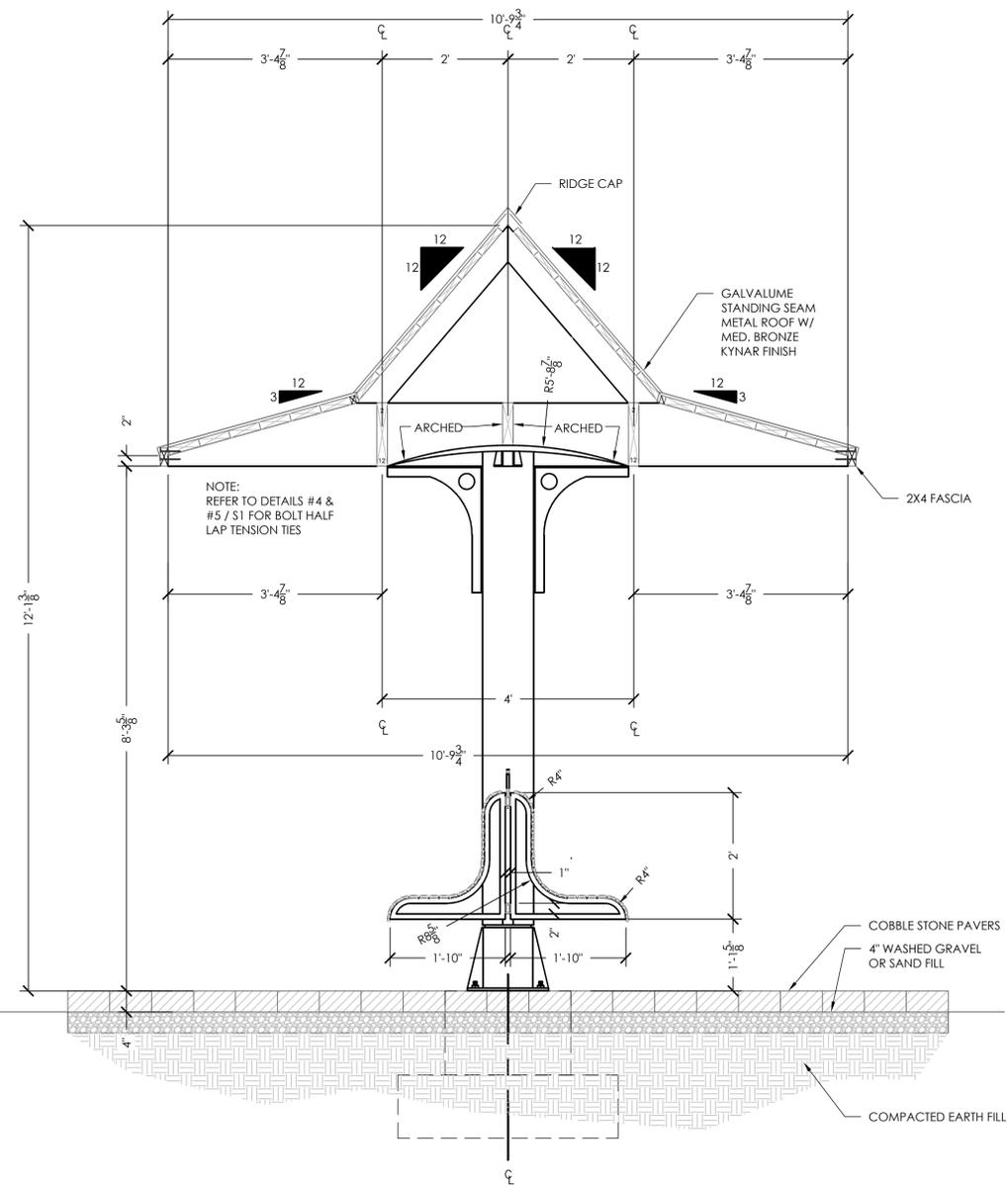
Project number	
Date	08.10.15
Drawn by	DST
Checked by	MF

A3

Scale 3/4" = 1'-0"



1
A4 LONGITUDINAL SECTION
3/4" = 1'-0"



1
A4 CROSS SECTION
3/4" = 1'-0"

SEA PINES
TROLLEY STOP

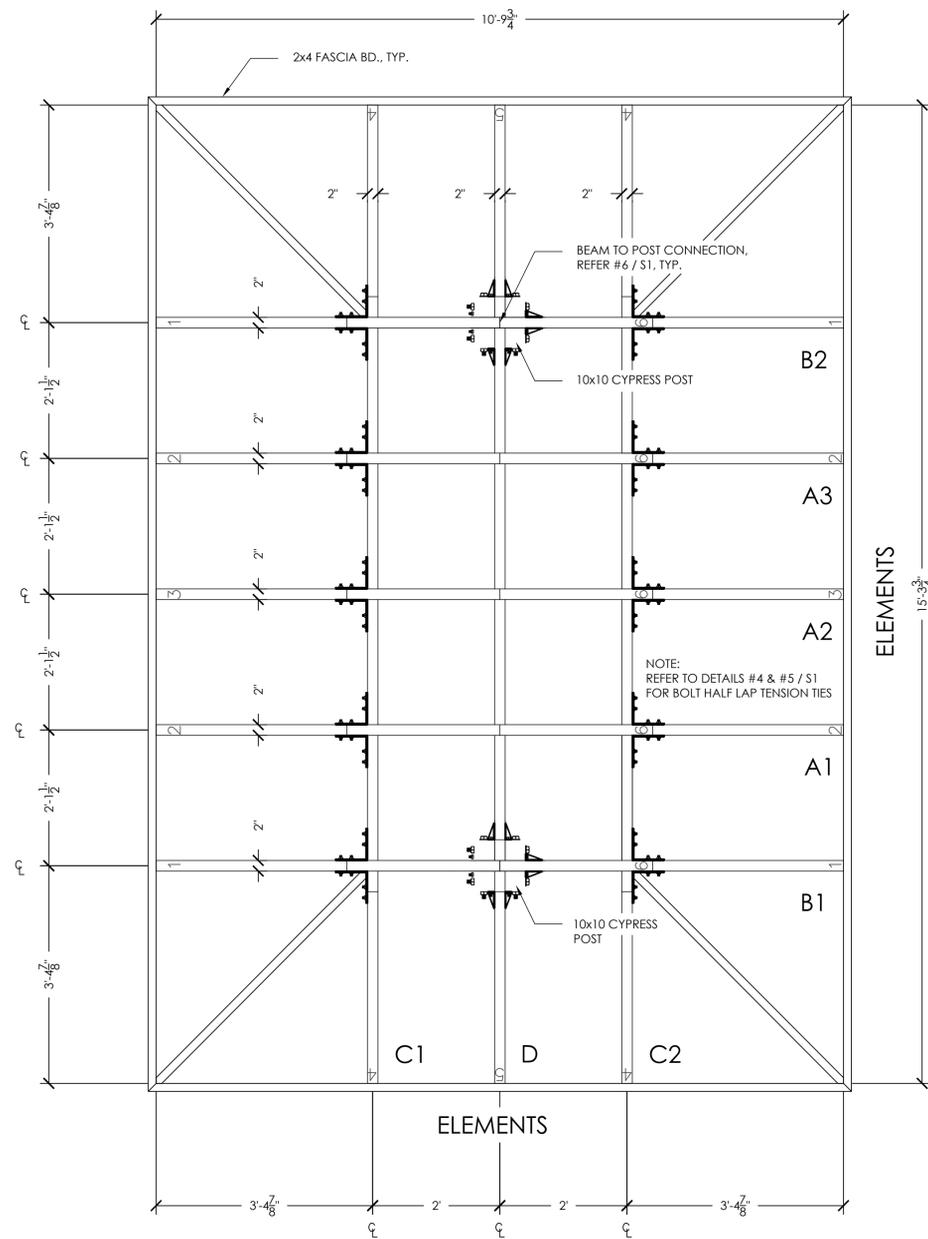
Lawton Stables Stop

Sections

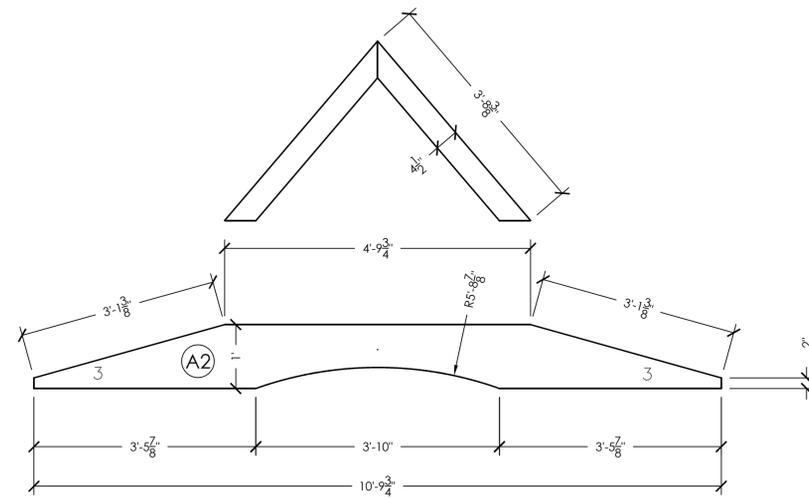
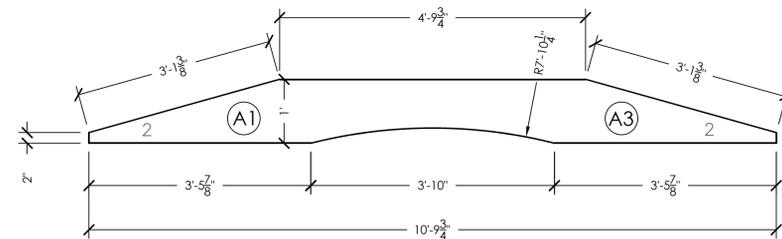
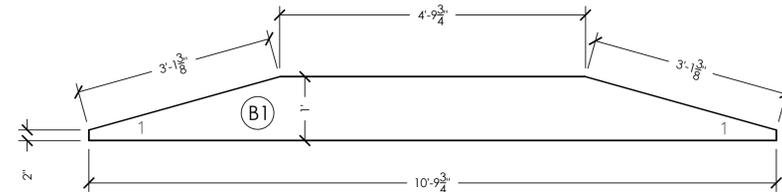
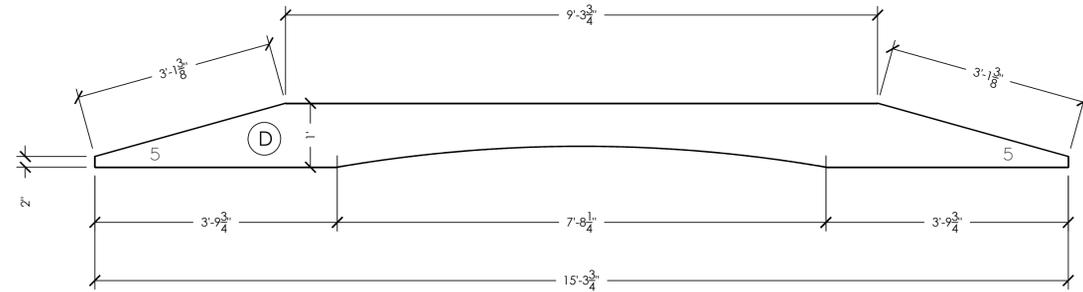
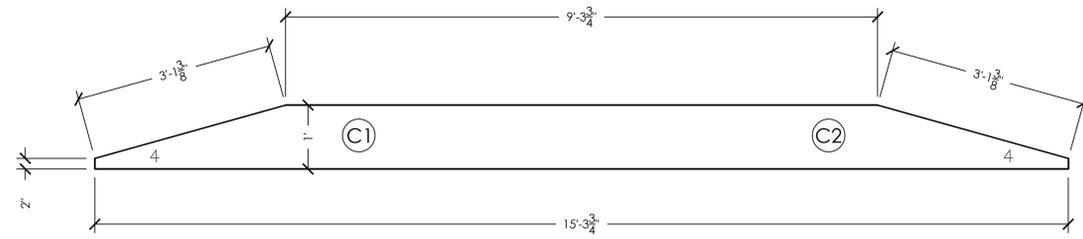
Project number	
Date	08.10.15
Drawn by	DST
Checked by	MF

A4

Scale 3/4" = 1'-0"



1 ROOF FRAMING PLAN
 A5 3/4" = 1'-0"



2 FRAMING MEMBER DETAILS
 A5 3/4" = 1'-0"



31 MATHEWS DRIVE HILTON HEAD S.C. 29926 865.888.9324 724 TAYLOR RD KNOXVILLE TENNESSEE 37921 865.573.1148



SEA PINES
 TROLLEY STOP

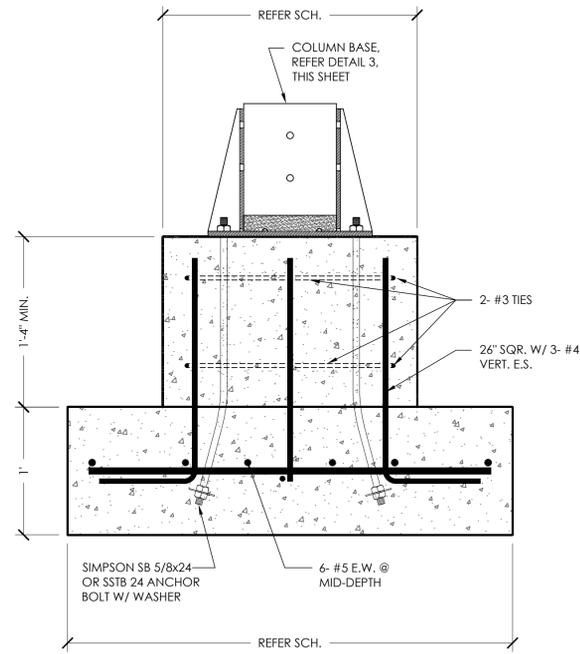
Lawton Stables Stop

Framing

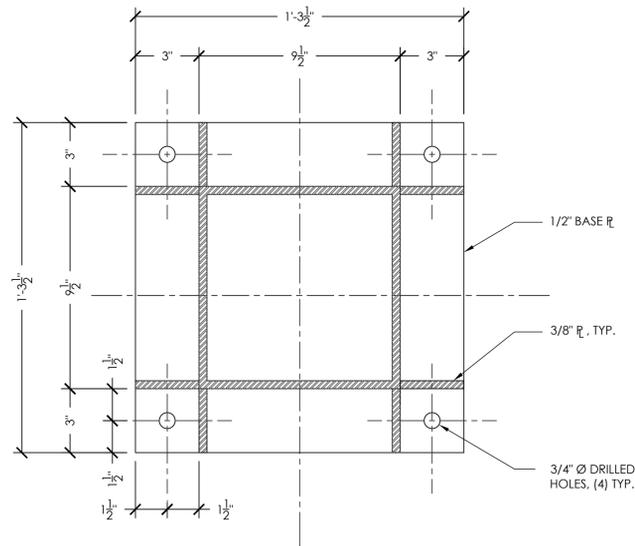
Project number
 Date 08.10.15
 Drawn by DST
 Checked by MF

A5

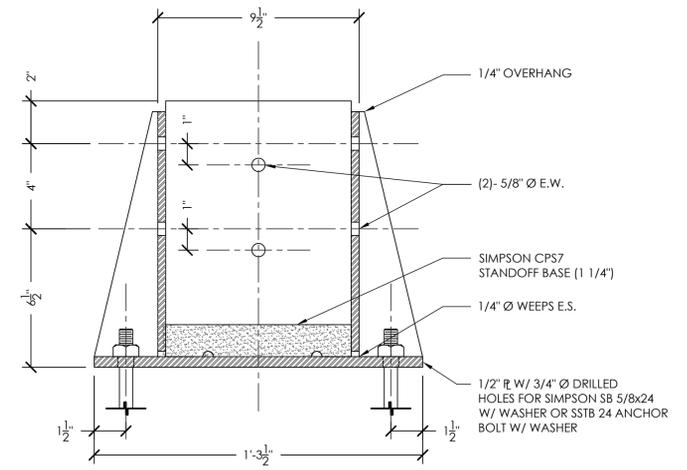
Scale 3/4" = 1'-0"



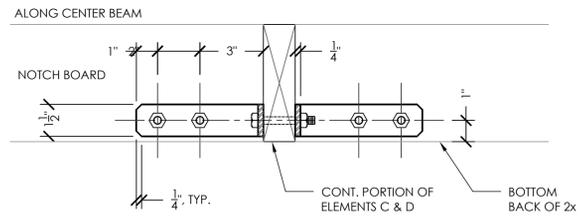
1
S1 FOOTING, TYP.
1 1/2" = 1'-0"



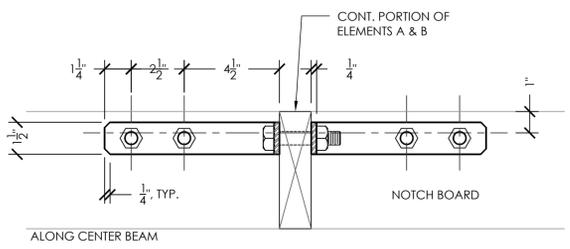
2
S1 COLUMN BASE PLATE PLAN
3" = 1'-0"



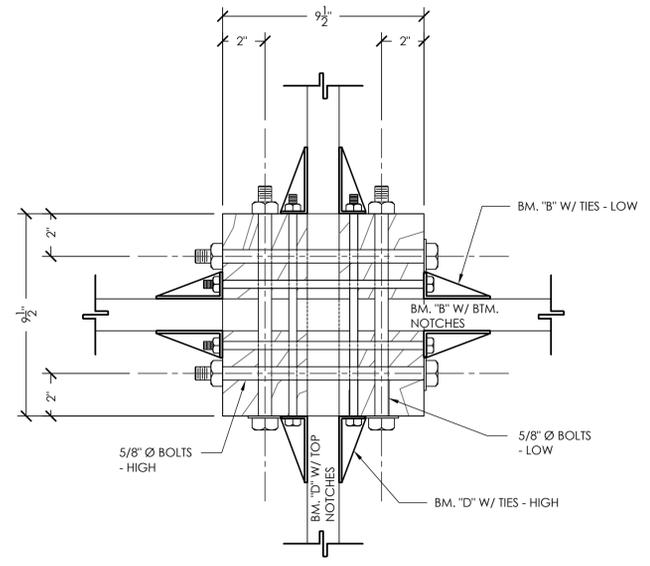
3
S1 CORNER BASE SECTION
3" = 1'-0"



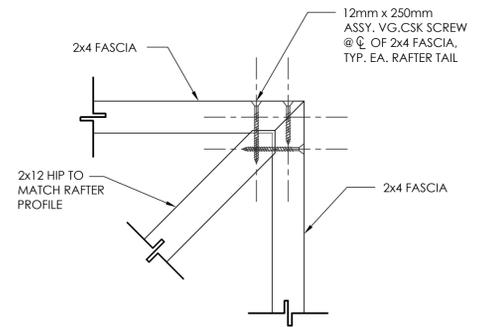
4
S1 3/8" BOLT HALF LAP TENSION TIE SIDE ELEV.
3" = 1'-0"



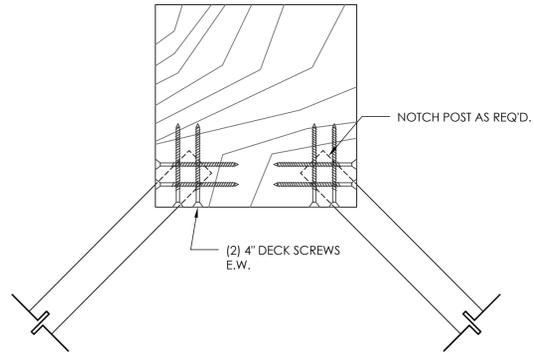
5
S1 5/8" BOLT HALF LAP TENSION TIE SIDE ELEV.
3" = 1'-0"



6
S1 BEAM TO POST DETAIL, TYP.
3" = 1'-0"



7
S1 CORNER DETAIL
3" = 1'-0"



8
S1 HIP TO BEAM DETAIL
3" = 1'-0"

SEA PINES
TROLLEY STOP

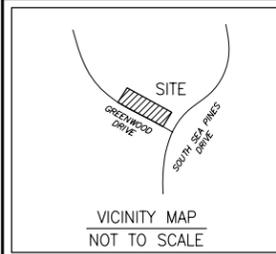
Lawton Stables Stop

Structural
Details

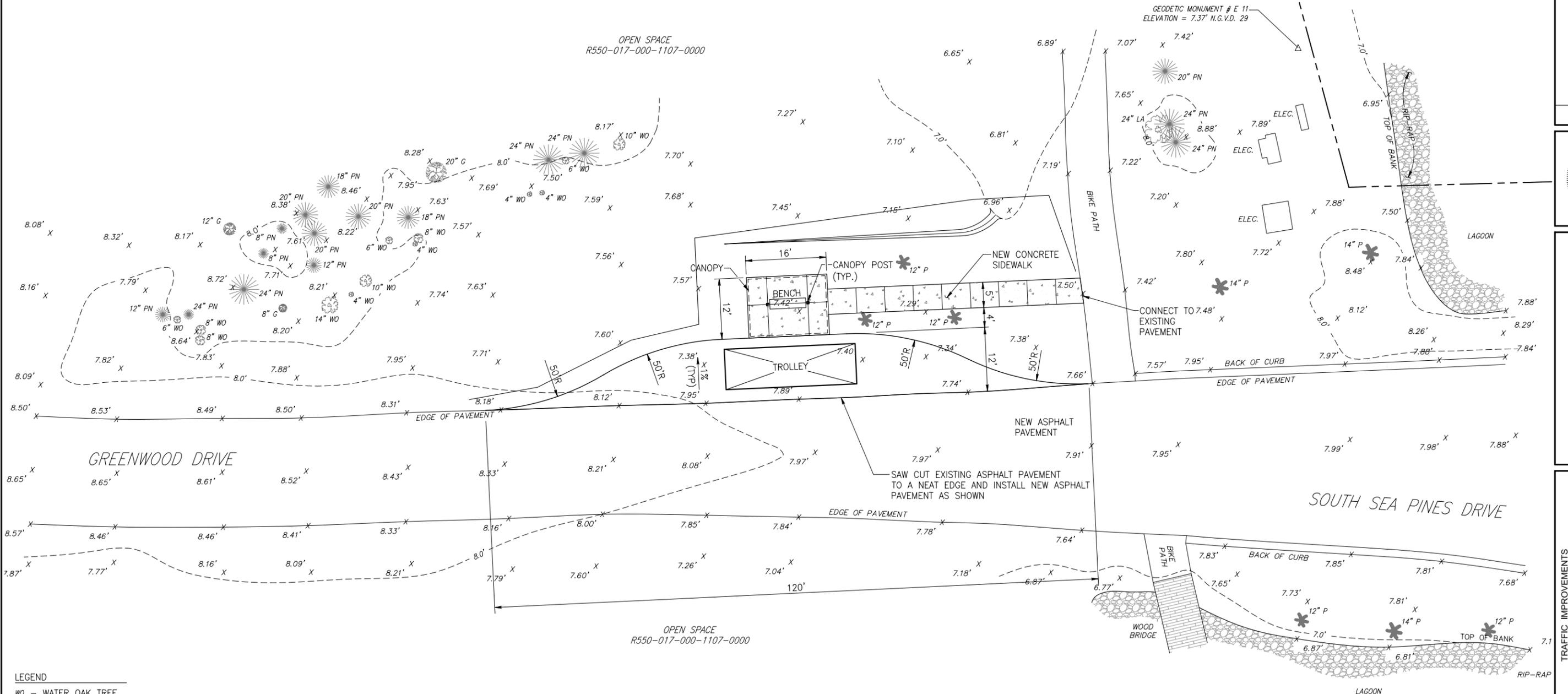
Project number
Date 08.20.15
Drawn by
Checked by

S1

Scale

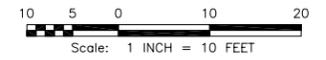


LOT 18
ATLANTIC POINTE SUBDIVISION
R550-017-00B-0205-0000

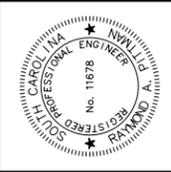


- LEGEND**
- WO - WATER OAK TREE
 - LA - LAUREL OAK TREE
 - PN - PINE TREE
 - G - GUM TREE
 - P - PALMETTO TREE

- NOTES:**
1. THIS LOT LIES IN A FEDERAL FLOOD PLAIN ZONE A7 MINIMUM REQ. ELEVATION 14.0 FT. MSL.
 2. INFORMATION ON EXISTING CONDITIONS TAKEN FROM A SURVEY BY ATLANTIC SURVEYING COMPANY (ATLANTIC JOB No. 15-0677, SURVEY DATED JUNE 9, 2015).



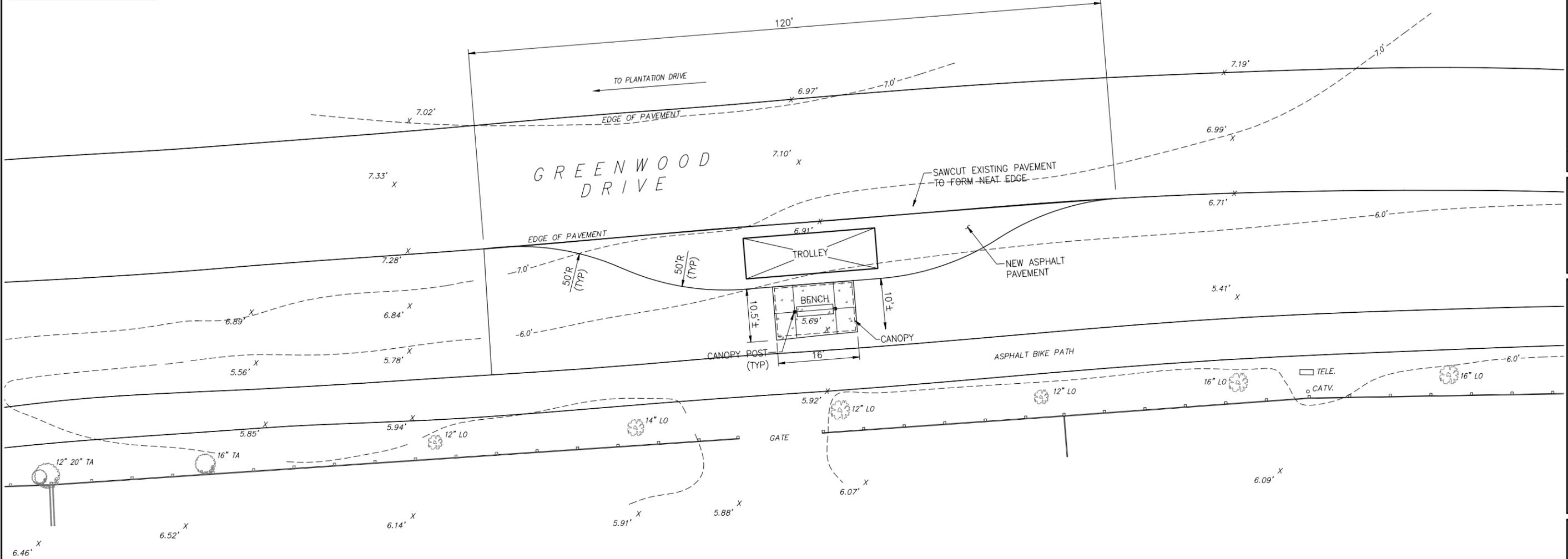
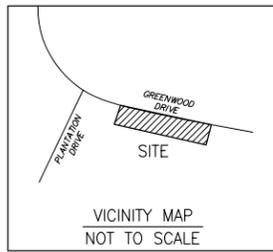
PRELIMINARY	By	Date
	Rev.	Description



Pittman Engineering Co., LLC
Post Office Box 822
Richmond Hill, GA 31324
912-662-4000
www.pittmanengineeringco.com

TRAFFIC IMPROVEMENTS
GREENWOOD DRIVE TROLLEY STOP
HILTON HEAD ISLAND, SOUTH CAROLINA
Prepared For
SEA PINES CSA

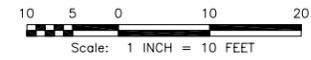
Project No. 15-009
Drawn By: MJS
Designed By: RAP
Checked By: RAP
Scale: 1" = 10'
Date: 6/17/15



- LEGEND
- WO - WATER OAK TREE
 - LA - LAUREL OAK TREE
 - PN - PINE TREE
 - G - GUM TREE
 - P - PALMETTO TREE

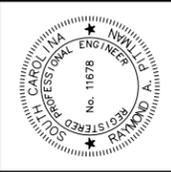
NOTES:

1. THIS LOT LIES IN A FEDERAL FLOOD PLAIN ZONE A7
MINIMUM REQ. ELEVATION 14.0 FT. MSL.
2. INFORMATION ON EXISTING CONDITIONS TAKEN FROM
A SURVEY BY ATLANTIC SURVEYING COMPANY (ATLASPACE)
JOB No. 15-062T, SURVEY DATED JUNE 20, 2015, 15-000-1107-0000



PRELIMINARY

Rev.	Description	By	Date



Pittman Engineering Co., LLC
 Post Office Box 822
 Richmond Hill, GA 31324
 912-662-4000
 www.pittmanengineeringco.com

TRAFFIC IMPROVEMENTS
GREENWOOD DRIVE TROLLEY STOP
 HILTON HEAD ISLAND, SOUTH CAROLINA
 Prepared For
SEA PINES CSA

Project No. 15-009
 Drawn By: MJS
 Designed By: RAP
 Checked By: RAP
 Scale: 1" = 10'
 Date: 6/17/15

SHEET
2
 OF 2

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: Sea Pines Trolley Stops – NEW DEVELOPMENT CONCEPTUAL DRB#: DRB-001591-2015

DATE: September 8, 2015

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Consider pedestrian connection from shelter to adjacent bike path at Greenwood Drive/Lawton Stables stop.

Sea Pines CSA plans to upgrade 6 existing trolley stop locations by adding new sheltered seating areas. Colors, materials, and design details are in keeping with the Design Guide and with existing structures within Sea Pines.

Sea Pines Plantation ARB has approved the conceptual submittal.