



Town of Hilton Head Island  
**Design Review Board Meeting**  
**Tuesday, January 24, 2023 – 2:30 p.m.**  
**AGENDA**

---

The Design Review Board meeting will be held in person at Town Hall in the Benjamin M. Racusin Council Chambers.

**1. Call to Order**

**2. FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

**3. Roll Call**

**4. Approval of Agenda**

**5. Approval of Minutes**

a. Meeting of January 10, 2023, Regular Meeting

**6. Appearance by Citizens**

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. on Monday, January 23, 2023. Comments submitted through the portal will be provided to the Design Review Board and made part of the official record.

**7. Unfinished Business**

**a. Alteration/Addition**

- **DRB 0003027-2023 Dunes House** – This application proposes exterior color and material changes to the existing building.

**8. New Business**

**a. Alteration/Addition**

- **DRB 000051-2023 The Bank** - This application is requesting the addition of arbors and a color change to the existing building.

**9. Board Business**

**10. Staff Report**

a. Minor Corridor Report

**11. Adjournment**

**Please note that a quorum of the Town Council may result if four (4) or more of their members attend this meeting.**



Town of Hilton Head Island  
**Design Review Board Meeting**

January 10, 2023, at 2:30 p.m.

## **MEETING MINUTES**

**Present from the Board:** Cathy Foss, Chair; Judd Carstens, Vice-Chair; Annette Lippert; Todd Theodore; Ryan Bassett; John Moleski; Tom Parker

**Absent from the Board:** None

**Present from Town Council:** Glenn Stanford

**Present from Town Staff:** Chris Darnell, Urban Designer; Karen Knox, Senior Administrative Assistant; Brian Glover, Administrative Assistant

---

### **1. Call to Order**

Chair Foss called the meeting to order at 2:30 p.m.

### **2. FOIA Compliance –**

Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

### **3. Roll Call –**

As Noted Above.

### **4. Approval of Agenda**

Chair Foss asked for a motion to approve the agenda. Mr. Carstens moved to approve. Ms. Lippert seconded. By a show of hands, the motion passed with a vote of 7-0-0.

### **5. Approval of Minutes**

#### **a) Regular Meeting of December 13, 2022**

Chair Foss asked for a motion to approve the Minutes of the December 13, 2022, Regular Meeting. Mr. Theodore moved to approve. Mr. Bassett seconded. By a show of hands, the motion passed with a vote of 7-0-0.

### **6. Appearance by Citizens**

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments submitted.

### **7. Unfinished Business**

#### **a. Alteration/Addition**

- **DRB 002527-2022 Drift Away** – Building and site renovation of existing multifamily development at 25 Lagoon Road.

Mr. Darnell provided staff's presentation as included in the packet. Staff recommended approval as submitted. The applicant provided an additional presentation. The applicant stated that changes suggested by the board at the last meeting had been incorporated, and they provided details on how those changes were implemented. Following the applicant's presentation, the board moved to discussion.

There was a thorough discussion about the height of the fence and its proximity to the buffer. Inside the buffer, a 4 ft fence is allowed within the LMO. The fence is located just outside the buffer and is 5ft (Lowered from 6ft in the first submittal.) The board had partial support for the fence, as shown, and for lowering the fence to 4ft.

The board also discussed the reflective color chosen for the roof, the color chosen for the walls, and the adjustable lights included in the packet. After discussion, the Chair asked for a motion.

Mr. Parker moved to approve with the following conditions:

- The bike rack shall be re-specified in a bronze or dark grey / light grey not black.
- The landscape up-lights to be specified in a fixed lumen package to be approved by staff at low lumen level.
- The metal roofing shall be re-specified to a light or dark gray that is less reflective.

Mr. Theodore seconded the motion. The motion carried with a vote of 6-1-0. Ms. Lippert voted against the motion.

## 8. New Business

### a) Alteration/Addition

- **DRB 003037-2022 Dunes House** – Exterior material and color changes to the existing structure at 14 Dunes House Lane.

Mr. Theodore recused himself and left the dais.

Mr. Darnell provided staff's presentation as included in the packet. In addition, the applicant added further details about the project.

The item was opened to public comment. Nancy Wilkens spoke about several things related to the project. First, she thanked the staff for the color changes. She stated that the surrounding area is sand colors and muted browns. The current colors are within the rules, but they may still receive complaints. She noted that the project was filed without including the restrictive covenant that it falls under. Additionally, she expressed concerns about ongoing work, including awnings, water meters, doors, insulation, siding, and latticework.

Staff stated that work was stopped until the applicant filed for the proper permits. The applicant has obtained a permit for interior work. Staff reminded the board and the public that any ruling granted at this meeting would only be for items included in the presentation. Staff also stated that the Palmetto Dunes ARB does not have jurisdiction over the project. Thus, it only falls under the Design Review Board.

The board moved to discussion. First, the board asked about the awning replacement being done. The board noted that the awning replacement is not included in the application, and it will require approval from the board and will need to be specified that it will not be white or black. Additionally, the board asked about the siding. The board stated that the applicant needs to include more clarification on the siding that will be used on the project.

The board stated that they would like the following to be included by the applicant:

- Drawings that would indicate the siding to be used on all sides of the project.
- Clarification on both awnings to be replaced in the project.
- Other improvements intended to be included in the future, such as the exterior ceiling.
- Drawings of the new screening added to the project.

The Chair motioned to table the project until the next meeting. The motion carried with a vote of 6-0-1. Mr. Theodore was recused.

## **9. Board Business**

- a) Seat Designations – Mr. Darnell explained why Mr. Parker was listed online as “at-large” rather than “architect.” The seat he occupies is an at-large seat. Although he is also an architect, that is not his seat designation.
- b) Administrative - The Chair stated that there would be additional research ahead of the presentations to identify potential issues in the future. If any problems are noted, they should only be reported to the Chair, Vice Chair, and staff. The board cannot discuss the topic before the meeting.

## **10. Staff Report**

- a. Minor Corridor Report
- b. 23 Ocean Lane -The Omni is changing the wooden railings to metal. They will match the detailing in the new railings to the existing railings.
- c. 113 Arrow Road – the cell tower is being rebuilt. Mr. Darnell noted that the new tower would be built before the old one came down, but the old tower would be removed. He also advised that new locations for cell towers are to be approved by the board, and co-locations such as this can be done at a staff level.

## **11. Adjournment**

The meeting adjourned at 3:36 p.m.

**Submitted By:** \_\_\_\_\_

**Brian Glover**  
**Administrative Assistant**

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

FOR OFFICIAL USE ONLY	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: ROBERT CLARK Company: DETAIL PROPERTY SERVICES  
 Mailing Address: P.O. Box 23403 City: HHI State: SC Zip: 29926  
 Telephone: 843-816-8011 Fax: \_\_\_\_\_ E-mail: DETAILPROPERTYSERVICES@GMAIL.COM  
 Project Name: Dunes House Project Address: 14 Dunes House Ln  
 Parcel Number [PIN]: R.520 012 000 0334 0002  
 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:

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

Submittal Requirements for *All* projects:

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 16-2-103.1.4.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

12-24-2022  
\_\_\_\_\_  
DATE



---

January 16,2023

Chris Darnell  
Urban Designer  
Town of Hilton Head  
1 Town Center Court  
Hilton Head Island, SC 29928

RE: Project Narrative for THE DUNES HOUSE, 14 Dunes House Ln.

This letter is a narrative for the Addition/Alteration of the Dunes House located at 14 Dunes House Lane in the Palmetto Dunes Resort. The project consists of changing the building facade from a cedar shake to a Hardie product (7 ¼ Hardie Lap Siding) as well as changing the roof from an architectural asphalt shingle to a metal Standing Seam (Snap Lock 1.5 inch on 16-inch centers)

The intentions of the project are as follows:

Remove the existing Cedar Shake façade.

Replace with 7 ¼ Hardie Fiber Cement Lap Siding

Paint new façade with Sherwin Williams colors Trim: SW 7071 Grey Screen and Siding SW 7073 Network Gray

Remove old asphalt shingles

Replace with Metal Standing Seam “Silversmith” (Snap lock 1.5 seams) on 16-inch centers.

If you should have any questions or need additional information, please feel free to contact me at

843-816-8011.

Sincerely,

*Robert Clark*

Robert Clark

Detail Property Services, LLC

---

P.O. Box 23403  
Hilton Head Island, SC 29925-3403  
843-310-3324

# The Dunes House

14 Dunes House Lane

Hilton Head, SC 29928

DRB 003037-2022

- **Exterior Currently 2022**

Front



Rear



- **Siding**

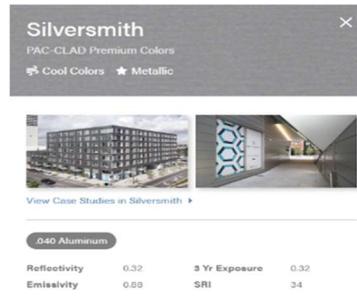
Style: Lap Siding



- **Roofing**

Style: Standing Seam

Color: Silversmith

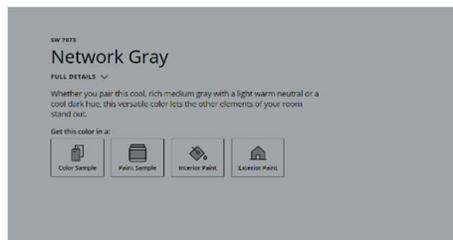


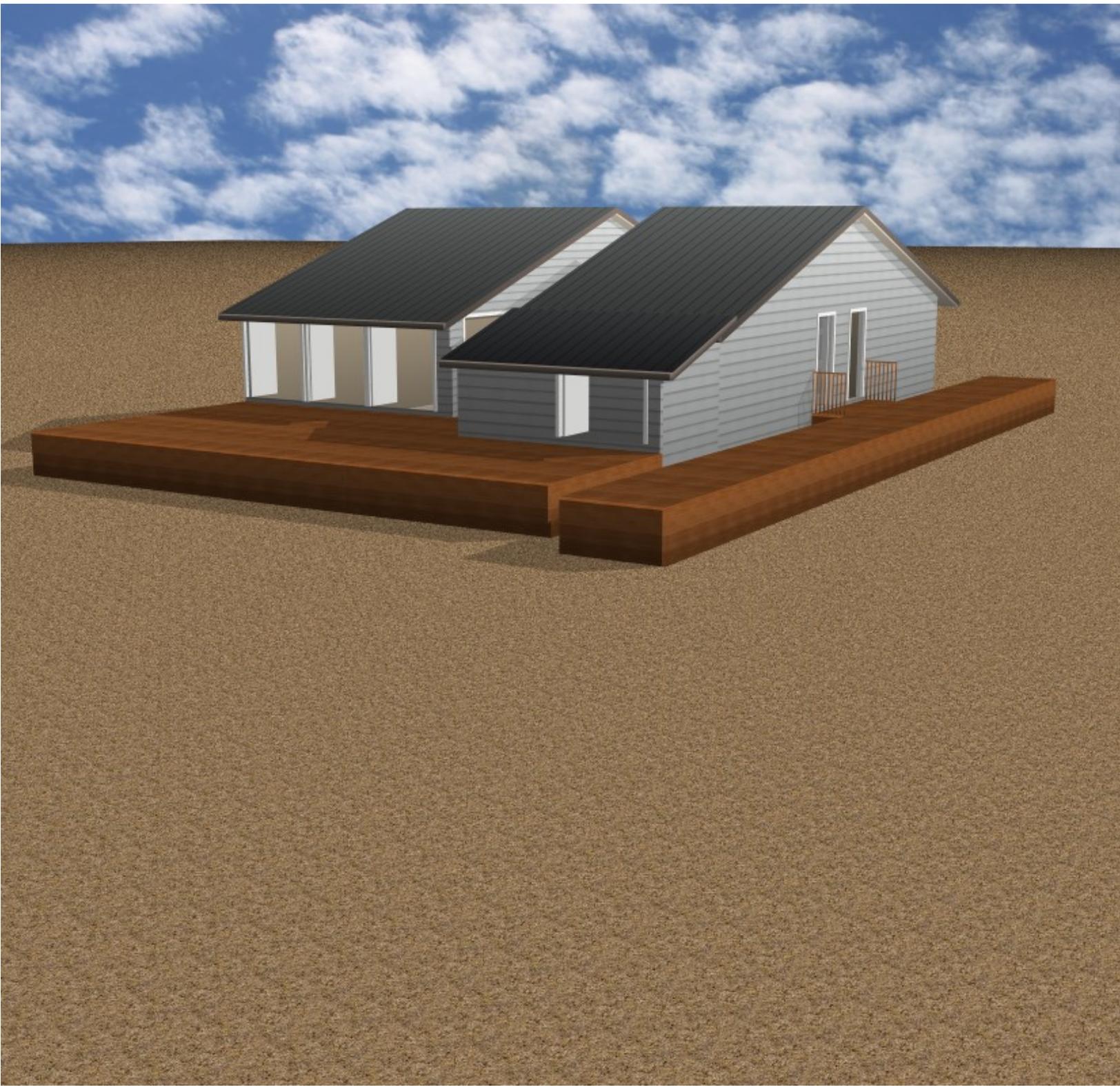
- **Exterior Siding - Paint**

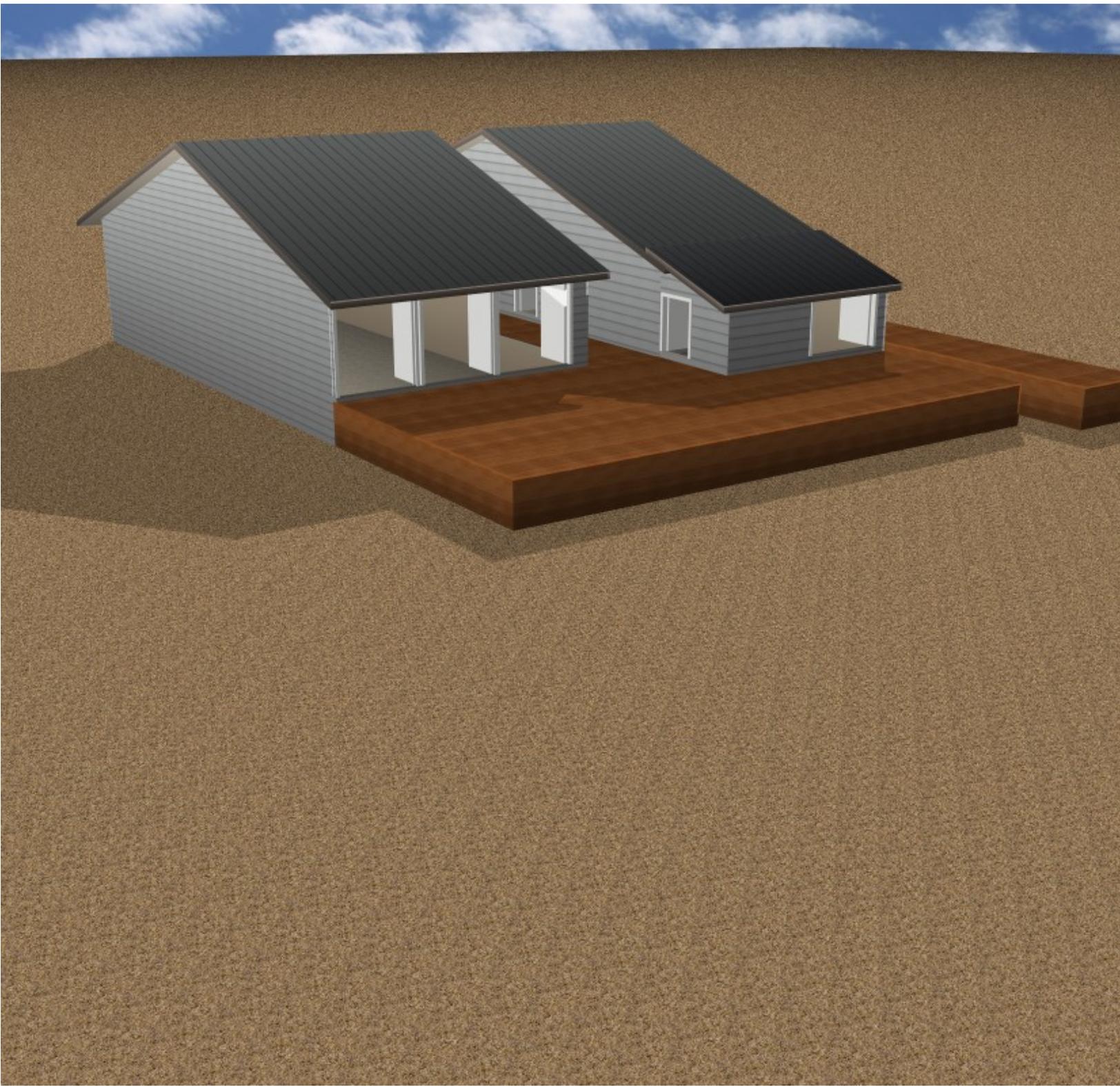
Brand: Sherwin Williams

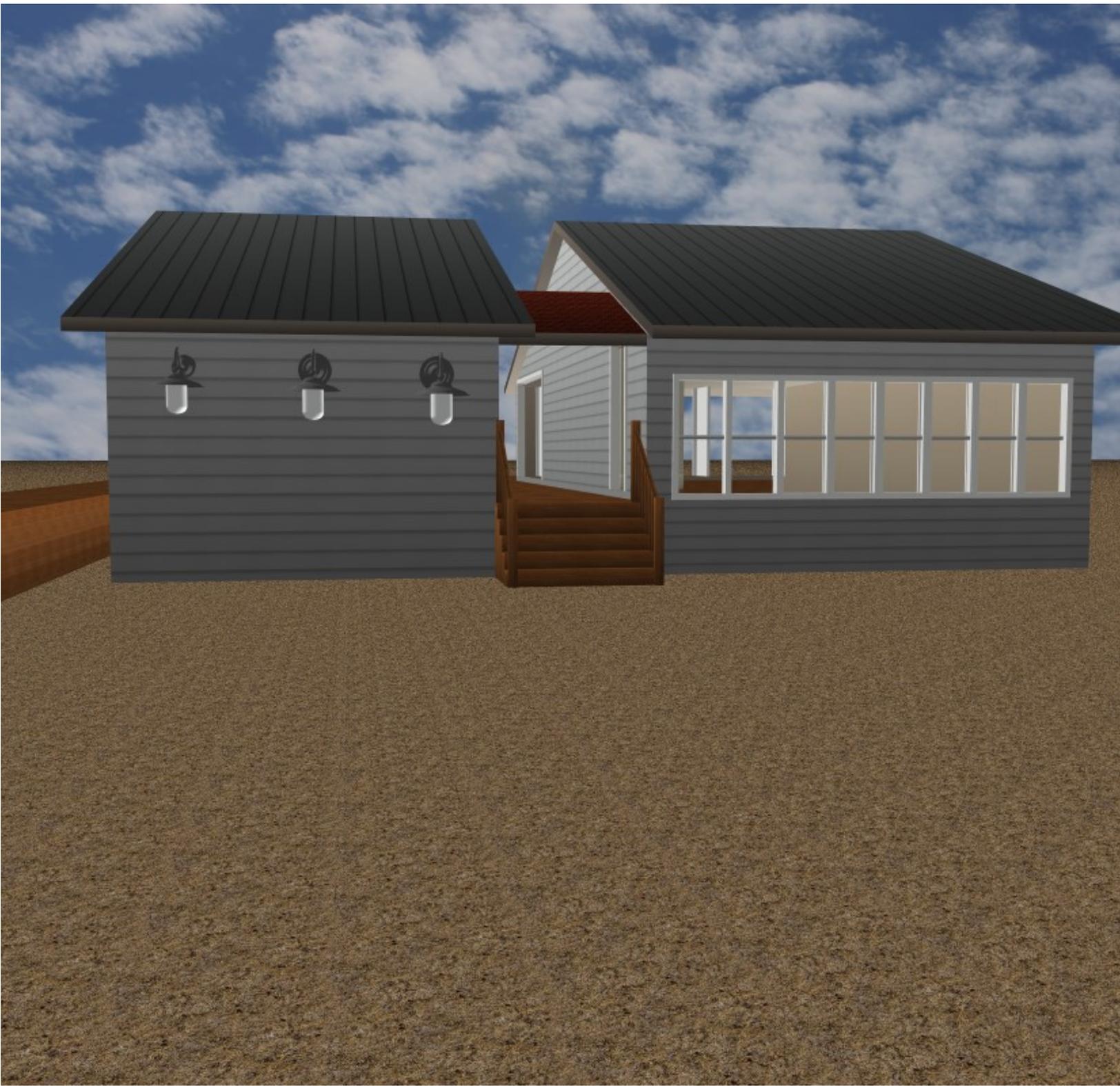
Trim Color: SW 7071 Grey Screen

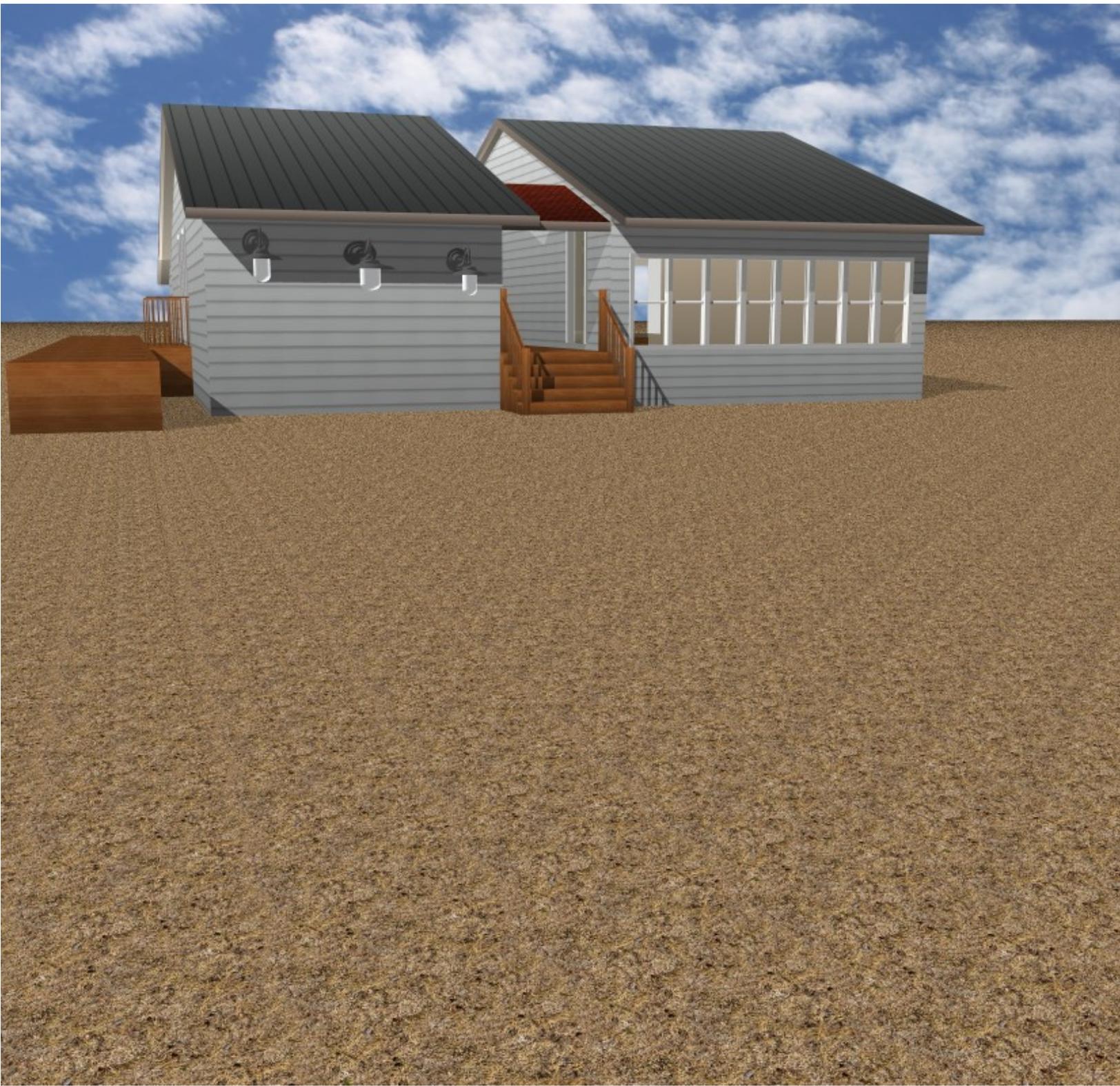
Siding Color: SW 7073 Network Gray

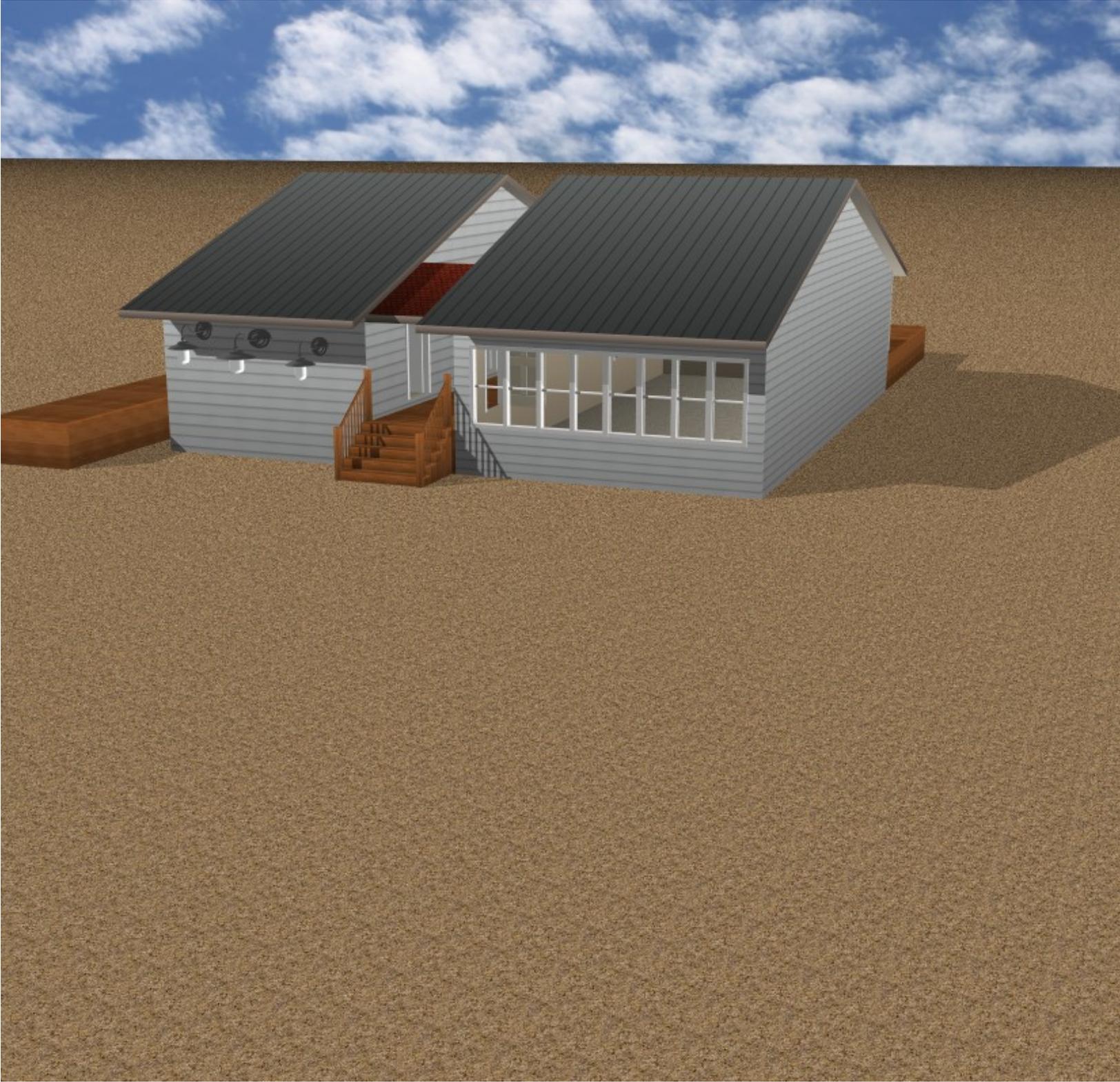












# PLAN CORRECTIONS REPORT DRB-003037-2022

**PLAN ADDRESS:** 14 Dune House Lane, BEACH  
Hilton Head, SC 29928

**PARCEL:** R520 012 000 0334 0002

**APPLICATION DATE:** 12/29/2022      **SQUARE FEET:** 0.00      **DESCRIPTION:**

**EXPIRATION DATE:**      **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	ROBERT CLARK	DETAIL PROPERTY SERVICES LLC	27 Paddocks Blvd Hilton Head Island, SC 29926
Owner	RUSSELL PROFITTA	PALMETTO DUNES RESORT LLC	Po Box 1017 Greenwood, SC 29648

## Application & Plans (DRB Alteration or Addition)

REVIEW ITEM	STATUS	REVIEWER
DRB Urban Design review v.1	DRB Review	Chris Darnell Ph: 843-341-4676 email: chrisda@hiltonheadislandsc.gov

### DRB Urban Design review

- ~~1. The standing seam metal roof in a galvalume finish is not compliant with the Design Guide, page 15, "Reflective materials other than glass must be avoided." Staff recommends a Gun Metal color for the finish on the roof. 01/03/23 – Silversmith is not at reflective.~~
- ~~2. The proposed color for the siding (SW 6526 Icelandic) is not compliant with the Design Guide, page 16, "Earth Tones must be chosen as the predominant colors." Staff recommends a color that picks up the color of the beach sand. 01/03/23 – The applicant revised the application for a darker gray building color with a lighter gray for the trim.~~

DATE REVIEWED: 12/29/2022 **01/03/2023** 01/18/2023

CATEGORY: Alteration/Addition

STAFF RECOMMENDATION: Denial **Approval as submitted** **Approved with Condition**

### RECOMMENDED CONDITIONS:

- ~~1. Specify a less reflective finish for the metal roof.~~
- ~~2. Specify an earth tone for color of the building.~~
1. This approval is only for the lap siding, standing seam metal roof and color change. Any other exterior changes, including but not limited to light fixtures and awnings will require a separate DRB review and approval.



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

<b>FOR OFFICIAL USE ONLY</b>	
Date Received:	_____
Accepted by:	_____
DRB #:	_____
Meeting Date:	_____

Applicant/Agent Name: SARAH KEPPLER Company: PEARUE SCOTT ARCHITECTS  
 Mailing Address: 6 STATE OF MIND ST. City: BLUFFTON State: SC Zip: 29910  
 Telephone: 843.837.5100 Fax: \_\_\_\_\_ E-mail: SARAH@PSCOTTARCH.COM  
 Project Name: "THE BANK" Project Address: 59 POPE AVE.  
 Parcel Number [PIN]: R552 018 000 2026 0000  
 Zoning District: RESORT DEVEL. DISTRICT Overlay District(s): CORRIDOR OVERLAY DISTRICT

**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:

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.

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.

Sarah S. Kepple  
SIGNATURE

01/10/23  
DATE



## Design Review Board Narrative

The Bank  
59, Pope Ave., Hilton Head Island, SC 29928  
01-10-2023

We are requesting a few exterior changes to this existing commercial building. Previously this overall project had an approved Minor Corridor Review and Minor Development Plan Review. Now the owner had requested a few additional items that require the DRB's approval.

1. The owner would like to paint the exterior brick veneer. Currently the brick is a natural red brick color, and the windows and doors have a dark bronze finish. The owner would like to paint the brick "Agreeable Gray", SW-7029 and leave the windows and doors as is. Please see the enclosed existing site images for reference. We have also included two images of buildings in the vicinity. They both have colors similar to our vision.
2. At the Pope Avenue entrance doors and in front of the service yard to soften the street front of the building. The existing building has a very rigid 80's style design and the building entrance is recessed and somewhat hidden. By introducing a few wood pergolas, we hope to create a more human scale and a welcoming entrance.
3. At the parking lot entrance, we are proposing adding wood brackets to the existing brick columns under the existing roof canopy. This will draw attention to the entrance from the parking lot as well as tie in the design elements from the Pope Avenue side of the building.

In the Architectural drawings the pergola and bracket locations have been clouded on the site plan. On the building elevations, the existing building is a lighter tone than the proposed new pergolas and brackets.

Thank you for your consideration.

Sincerely,

Sarah S. Kepple

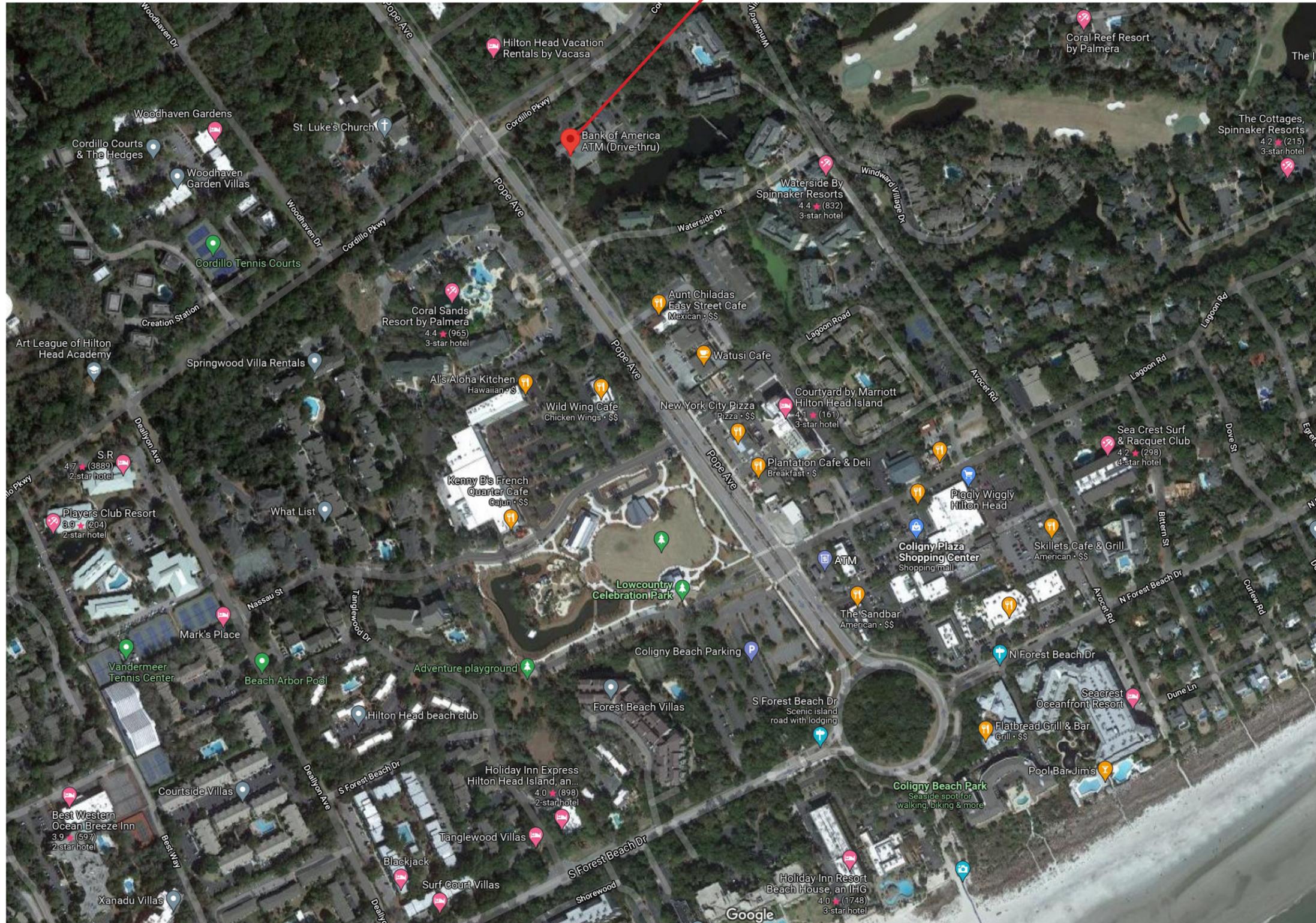
A handwritten signature in black ink that reads "Sarah S. Kepple".

Project Manager  
Pearce Scott Architects  
[sarah@pscottarch.com](mailto:sarah@pscottarch.com)  
912.220.1505

“The Bank”  
59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images - 06.09.22



"The Bank" site, at existing Bank of America building



Site Map, context area

"The Bank" // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 06.09.22



Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





View of site from Pope Avenue at site entrance



View of site from intersection at Pope Ave and Cordillo Parkway



"The Bank" // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 06.09.22

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





View when entering site from Pope Avenue

“The Bank” // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 06.09.22



Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





South side of building



"The Bank" // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 06.09.22

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





View of South building south facade, looking toward site entrance, Pope avenue beyond



“The Bank” // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 06.09.22

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





View of East facade, toward the parking lot

“The Bank” // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 06.09.22



Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





View of East facade, toward the parking lot

“The Bank” // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 06.09.22



Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





View of Northeast corner of building, toward the parking lot

“The Bank” // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 06.09.22



Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





North side of building, toward Cordillo Parkway

“The Bank” // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 06.09.22



Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





View of West facade, facing Pope Avenue

“The Bank” // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 06.09.22



Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





View of West facade, facing Pope Avenue

“The Bank” // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 06.09.22



Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700





View from Southwest corner site entrance

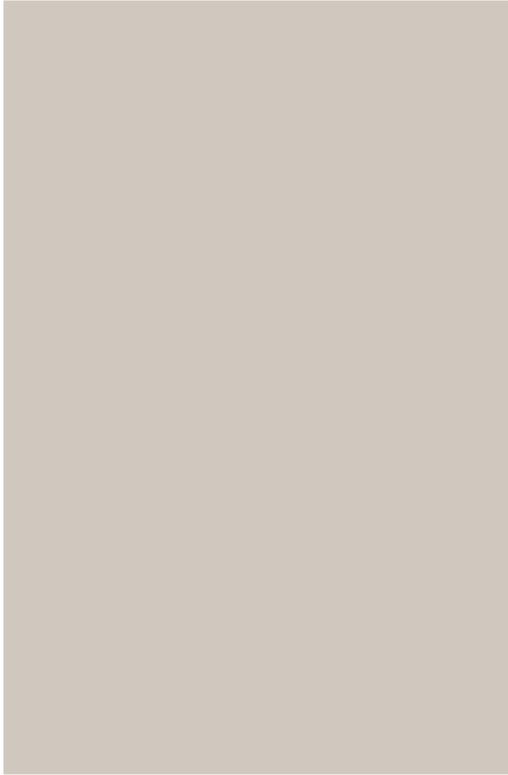


“The Bank” // 59 Pope Avenue, Hilton Head Island, SC  
Existing Site Images // 06.09.22

Pearce@pscottarch.com  
6 State of Mind St., Suite 200, Bluffton, SC  
843.837.5700



"The Bank" - Color Selections  
59 Pope Avenue, Hilton Head Island  
DRB, Addition Submittal - 01.12.23



**Walls:** Painted Brick  
Agreeable Gray  
Sherwin Williams 7029



**(existing ) Roof:**  
Metal  
Dark Bronze



**(existing) Windows/Doors:**  
Aluminum Clad  
Dark Bronze

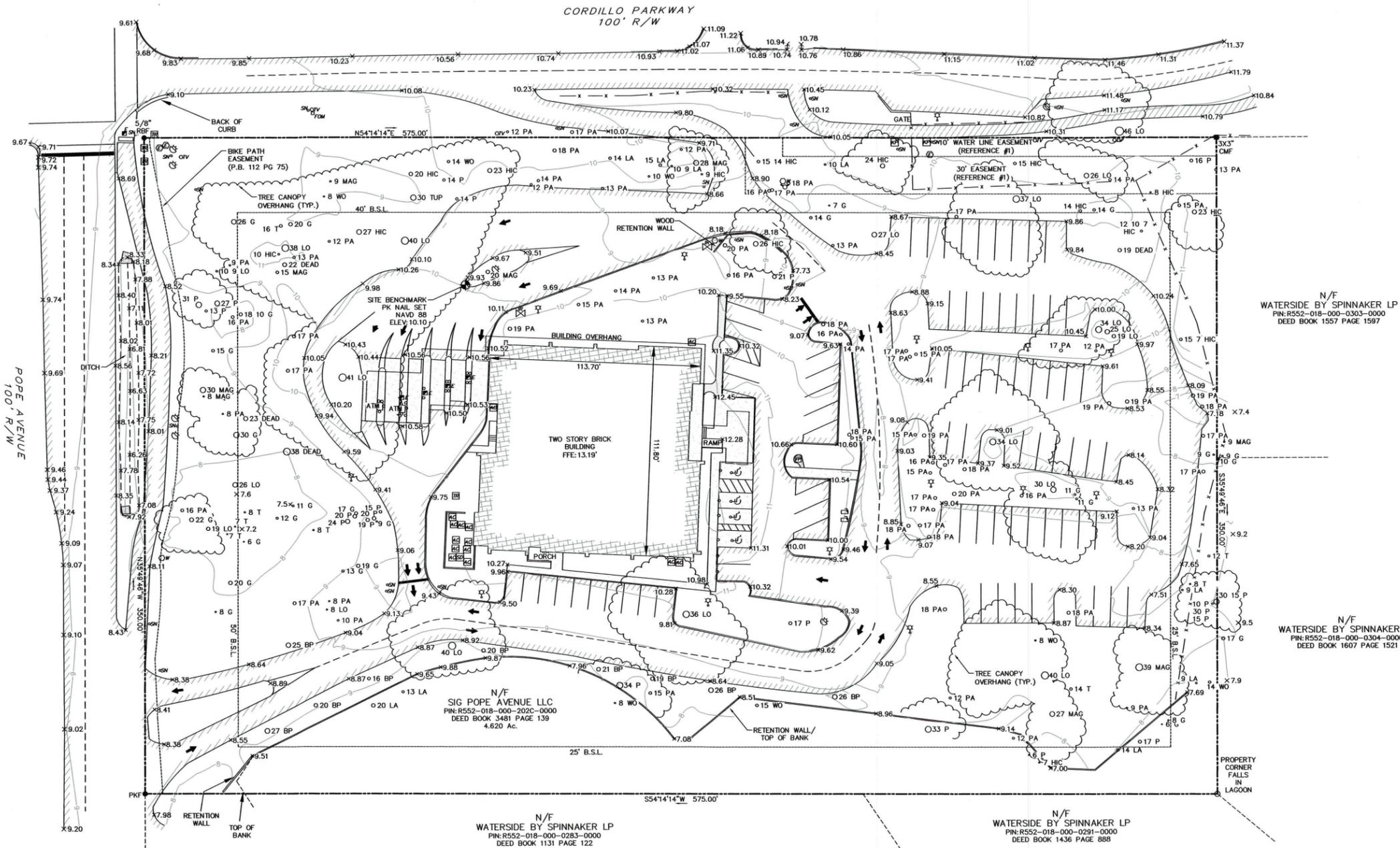


**Columns/ Brackets/ Pergola:**  
Benjamin Moore Solid Stain  
Amherst Gray HC-167





VICINITY MAP NOT TO SCALE



- LEGEND**
- CMF ■ CONC. MONUMENT FOUND
  - RBF ● IRON REBAR FOUND
  - PKF ● PK NAIL FOUND
  - BP BRADFORD PEAR
  - G SWEET GUM
  - HIC HICKORY
  - LO LIVE OAK
  - MAG MAGNOLA
  - P PINE
  - PA PALMETTO
  - T TALLOW
  - TUP TUPELO
  - WO WATER OAK
  - FEE FINISHED FLOOR ELEVATION
  - SIGN
  - ovw CABLE JUNCTION BOX
  - o<sub>ovw</sub> FIBER OPTIC MARKER
  - o<sub>ss</sub> SANITARY SEWER MANHOLE
  - o<sub>gl</sub> GROUND LIGHT
  - o<sub>lp</sub> LIGHT POLE
  - o<sub>kp</sub> KEYPAD
  - o<sub>fh</sub> FIRE HYDRANT
  - o<sub>wm</sub> WATER METER
  - o<sub>icv</sub> IRRIGATION CONTROL VALVE
  - o<sub>gi</sub> GRATE INLET
  - o<sub>ac</sub> AIR CONDITIONER
  - o<sub>tr</sub> TRANSFORMER
  - o<sub>sdm</sub> STORM DRAIN MANHOLE
  - o<sub>sd</sub> SATELLITE DISH
  - o<sub>b</sub> BOLLARD
  - o<sub>mb</sub> MAIL BOX
  - o<sub>fp</sub> FLAG POLE
  - o<sub>em</sub> ELECTRIC METER
  - o<sub>cs</sub> CROSSING SIGNAL
  - o<sub>ep</sub> ELECTRIC PANEL



- NOTES**
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X & AE, ELEVATION 9', COMMUNITY 450250, MAP NUMBER 4501300444G, EFFECTIVE DATE MARCH 23, 2021.
  - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
  - VERTICAL DATUM IS NAVD 88.
  - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
  - SETBACKS, BUFFERS, AND EASEMENTS ARE PER REFERENCE #1 AND THE SIZE AND LOCATION SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

- REFERENCES**
- AN ALTA/NSPS LAND TITLE SURVEY OF #59 POPE AVENUE BY: ATLAS SURVEYING, INC. DATE: 2/29/2016

PREPARED FOR:  
**SHORELINE CONSTRUCTION**  
 A TREE AND TOPOGRAPHIC SURVEY OF  
**#59 POPE AVENUE**  
 TAX PARCEL No. R552-018-000-202C-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  
 WEBSITE: WWW.ATLASSURVEYING.COM



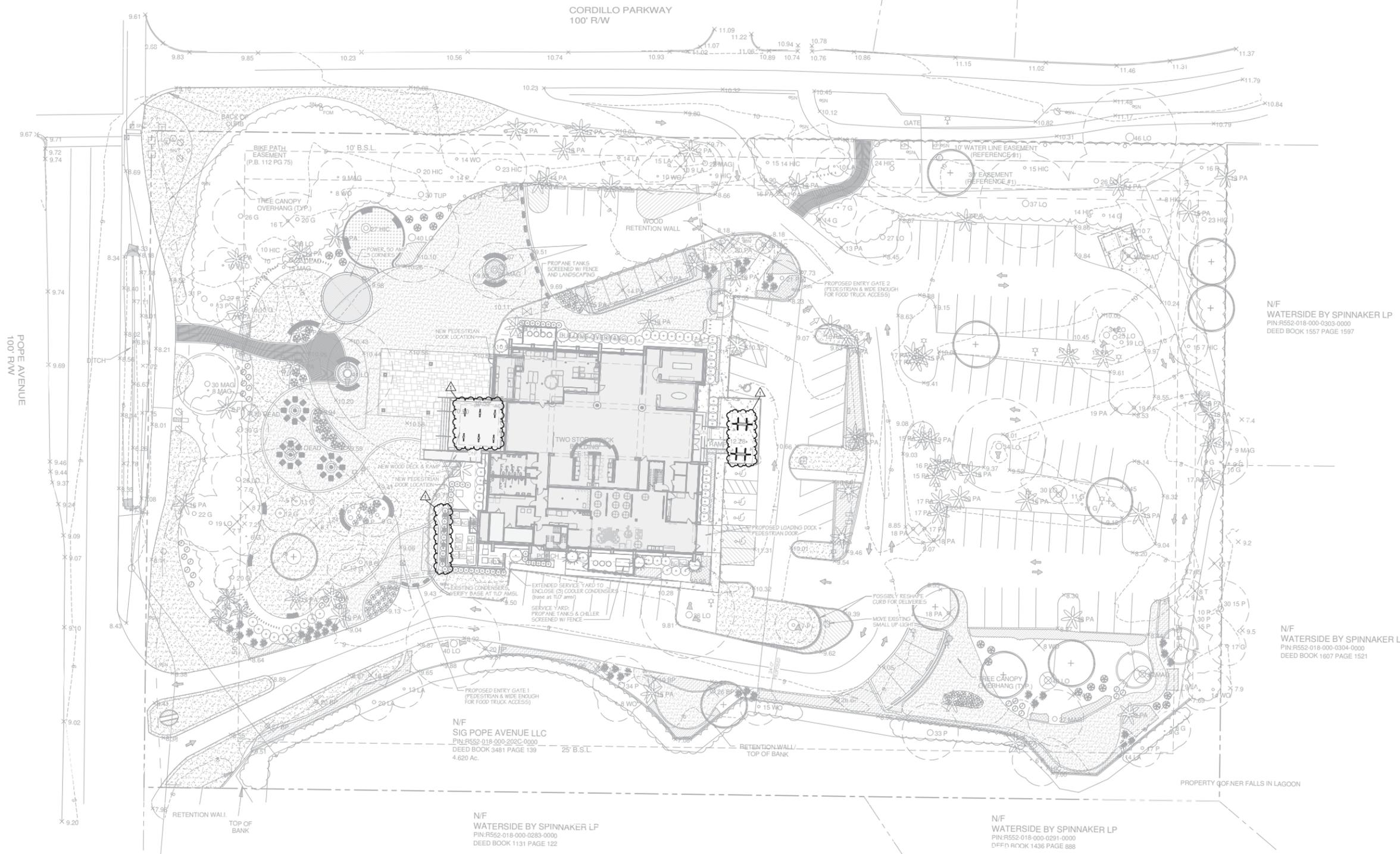
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

*Thomas W. Hurley*  
 THOMAS W. HURLEY  
 S.C.P.L.S. No. 17569  
 NOT VALID UNLESS CRIMPED W/RY SEAL



8/20/21 Project 21121 Bank Renovation/Submitter: HHD/Design Review Board/21121 THE BANK, DRB, Submittal #1

1/13/2025 1:52:44 AM



POPE AVENUE  
100' R/W

CORDILLO PARKWAY  
100' R/W

DO NOT SCALE FROM DRAWINGS

NO.	DATE	DESCRIPTION/REVISION LOG	SSK	INITIAL
1	01.10.21	DRB EXT. PERGOLAS		

© 2022 PEARCE SCOTT ARCHITECTS

COMMERCIAL RENOVATION FOR:  
 "THE BANK"  
 THE OG BANK HOLDINGS, LLC.  
 #59 POPE AVENUE  
 HILTON HEAD ISLAND, SC 29910

**PEARCE  
SCOTT  
ARCHITECTS**  
 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700



PROJECT NUMBER: 21121  
 DATE: 07.08.22  
 DRAWN BY: SSK  
 CHECKED BY: AWB

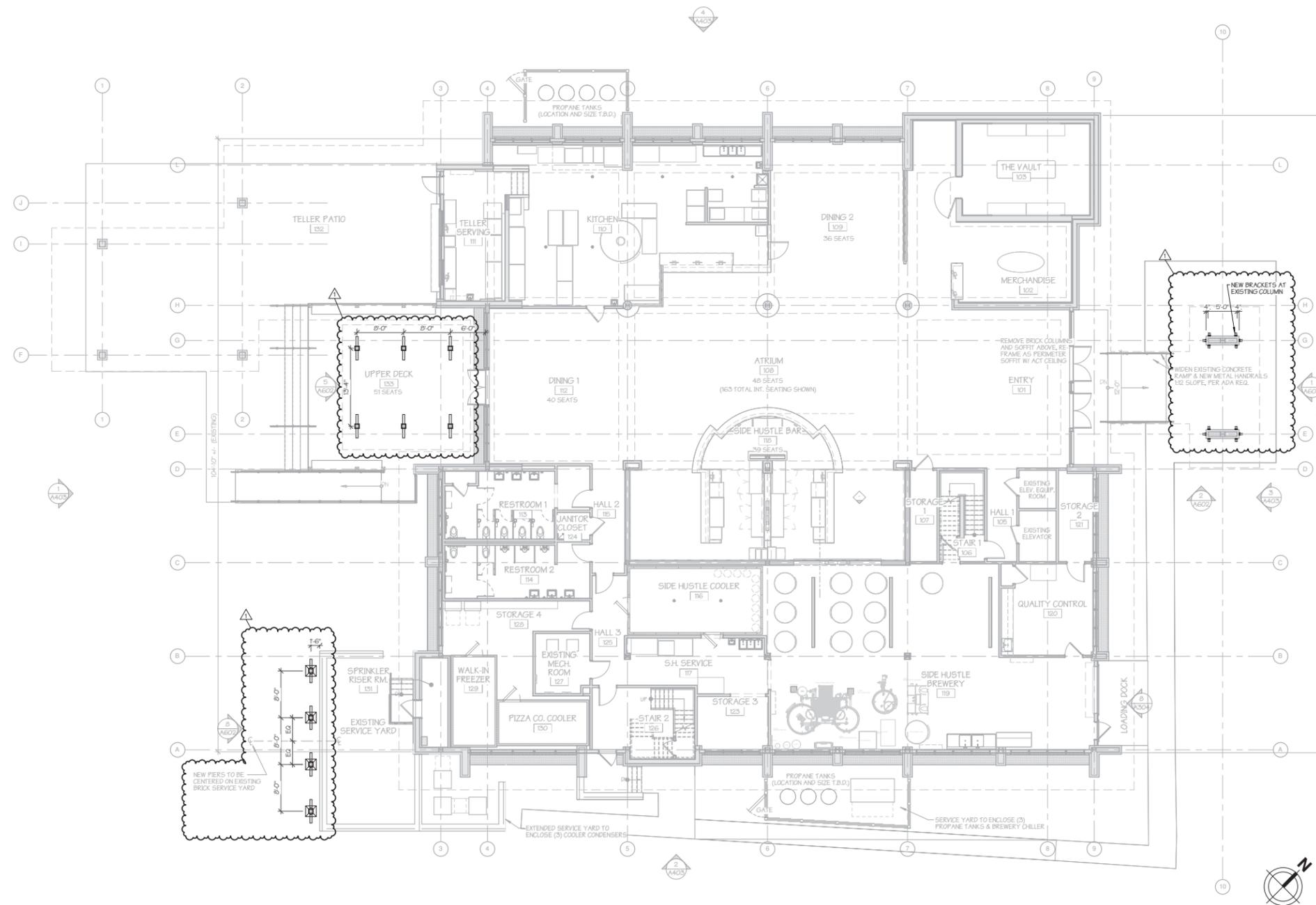
SITE PLAN,  
ARCH.  
SHEET NO.

**A001**



1 3/64" = 1'-0"  
SITE PLAN, ARCHITECTURAL

30x42 PAPER SIZE



AREA CALCULATIONS (EXISTING, no area modifications)			
FIRST FLOOR HEATED:	11,264 S.F.		
SECOND FLOOR HEATED:	6,690 S.F.		
TOTAL HEATED:	17,954 S.F.		
<small>(checked 02/10/22 by SSK)</small>			

OCCUPANCY CALCULATIONS			
ASSEMBLY A-2 INTERIOR:	2,659 S.F.		
OUTDOOR SEATING:	2,210 S.F.		
COMMERCIAL KITCHEN:	4,082 S.F.		
(EXISTING) BUSINESS OFFICE:	5,075 S.F.		
MERCANTILE:	936 S.F.		
STORAGE / MECHANICAL:	1,285 S.F.		
<small>(checked 06/10/22 by SSK)</small>			

- PLAN GENERAL NOTES:**
- ALL INTERIOR WALLS TO BE 4" METAL STUD UNLESS OTHERWISE NOTED. SEE WALL TYPE LEGEND ON SHEET G002. IF ANY WOOD FRAMING IS ON SITE, IT IS TO BE FRTW PER CODE, CH 6, IBC 2018.
  - ALL INTERIOR DOORS TO BE 6' 0" OF ADJACENT STUD WALL UNLESS OTHERWISE NOTED.
  - ALL WINDOWS AND DOORS MEASURED TO THE CENTERLINE.
  - FLOOR DRAINS ARE SHOWN GRAPHICALLY ON ARCH PLANS. CONFIRM FINAL LOCATIONS W/ PLUMBING DRAWINGS.
  - WHERE DINING SURFACES FOR THE CONSUMPTION OF FOOD OR DRINK ARE PROVIDED, AT LEAST 5% BUT NOT LESS THAN 1% OF THE DINING SURFACES FOR THE SEATING AND STANDING SPACES SHALL BE ACCESSIBLE AND BE DISTRIBUTED THROUGH THE FACILITY. PER 108.2.9, IBC 2018. (ESTIMATED 160 SEATS = 9 WHEELCHAIR SPACES)
  - IN DINING AND DRINKING AREAS, ALL INTERIOR AND EXTERIOR FLOOR AREAS SHALL BE ACCESSIBLE AND BE ON AN ACCESSIBLE ROUTE. SECTION 108.2.9, IBC 2018.

DO NOT SCALE FROM DRAWINGS			
NO.	DATE	SSK	INITIAL
1	01.10.23	SSK	
1		PERGOLAS	
1		DESCRIPTION/REVISION LOG	

© 2022 PEARCE SCOTT ARCHITECTS

**COMMERCIAL RENOVATION FOR:**  
 "THE BANK"  
 THE OG BANK HOLDINGS, LLC.  
 #59 POPE AVENUE  
 HILTON HEAD ISLAND, SC 29910

**PEARCE SCOTT ARCHITECTS**  
 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700



PROJECT NUMBER:	21121
DATE:	07.08.22
DRAWN BY:	SSK
CHECKED BY:	AWB

**FIRST FLOOR PLAN, OVERALL**  
 SHEET NO.

**A101**  
30x42 PAPER SIZE

S:\2021\Projects\221121 Bank Renovation\Submittals\HID\Design Review Board\21121\_ THE BANK\_ DRB\_ Submittal.rvt



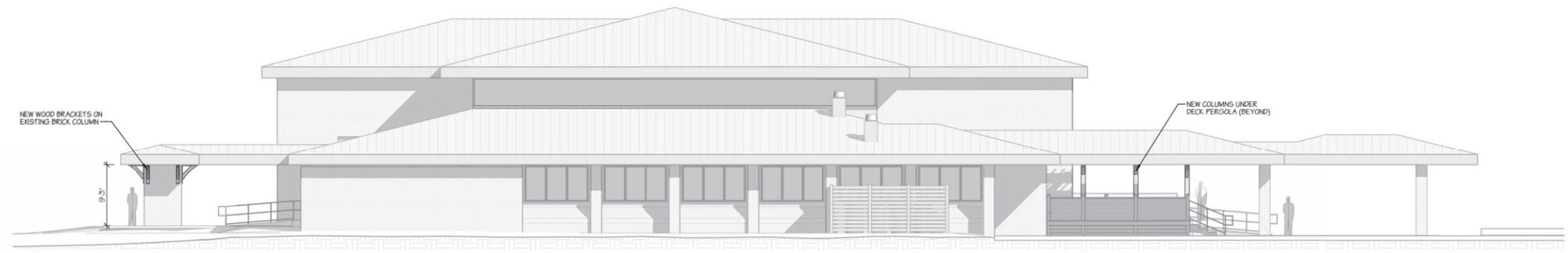
1 1/8" = 1'-0"  
WEST ELEVATION, POPE AVENUE



2 1/8" = 1'-0"  
SOUTH ELEVATION, LAGOON



3 1/8" = 1'-0"  
EAST ELEVATION, PARKING LOT



4 1/8" = 1'-0"  
NORTH ELEVATION, CORDILLO PKWY.

DO NOT SCALE FROM DRAWINGS

DRB EXT. PERGOLAS NO.	DESCRIPTION/REVISION LOG	DATE	SSK	INITIAL
1		01.10.23	SSK	

© 2022 PEARCE SCOTT ARCHITECTS

COMMERCIAL RENOVATION FOR:  
"THE BANK"  
THE OG BANK HOLDINGS, LLC.  
#59 POPE AVENUE  
HILTON HEAD ISLAND, SC 29910

**PEARCE SCOTT ARCHITECTS**  
6 STATE OF MIND STREET  
SUITE 200  
BLUFFTON, SC 29910  
843.837.5700



PROJECT NUMBER: 21121  
DATE: 07.08.22  
DRAWN BY: SSK  
CHECKED BY: AWB

OVERALL EXT. ELEVATIONS  
SHEET NO.

**A403**

30x42 PAPER SIZE

1/13/2023 11:52:27 AM

S:\2021\Project\21121 Bank Renovation\Submittal\HID\Design Review Board\21121\_THE BANK\_DPB\_Submittal.rvt

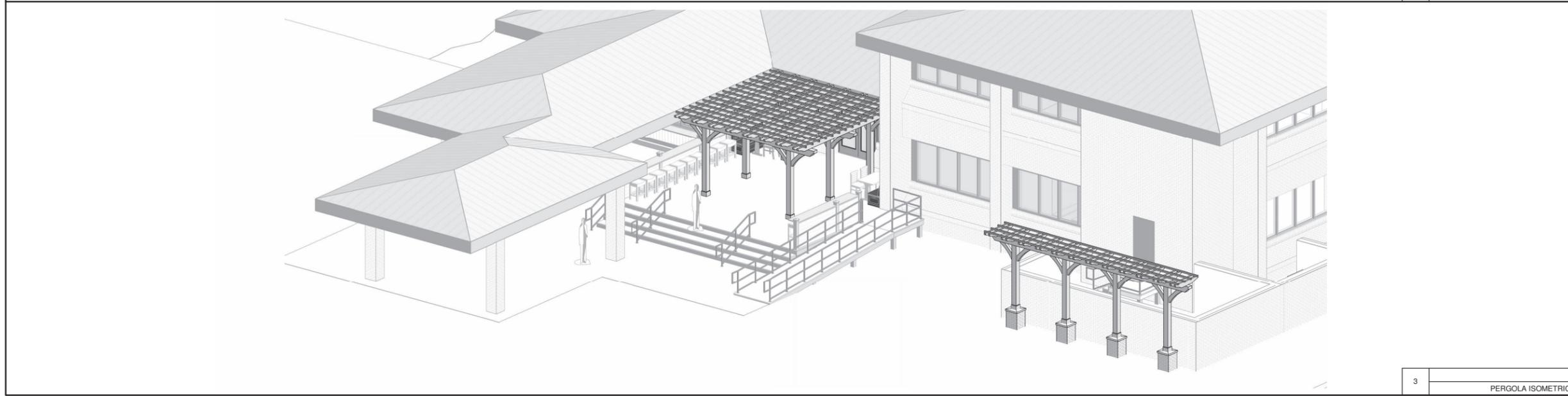
1/26/2023 10:59:41 AM



1 POPE AVE, ENTRY ROAD



2 POPE AVE, PATH VIEW



3 PERGOLA ISOMETRIC

DO NOT SCALE FROM DRAWINGS

NO.	DESCRIPTION/REVISION LOG	DATE	SSK	INITIAL
1	DPB EXT. PERGOLAS	01.10.23	SSK	

© 2022 PEARCE SCOTT ARCHITECTS

COMMERCIAL RENOVATION FOR:  
 "THE BANK"  
 THE OG BANK HOLDINGS, LLC.  
 #59 POPE AVENUE  
 HILTON HEAD ISLAND, SC 29910

**PEARCE SCOTT ARCHITECTS**  
 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700



PROJECT NUMBER: 21121  
 DATE: 07.08.22  
 DRAWN BY: SSK  
 CHECKED BY: AWB

PERSPECTIVES,  
 POPE AVE.  
 SHEET NO.

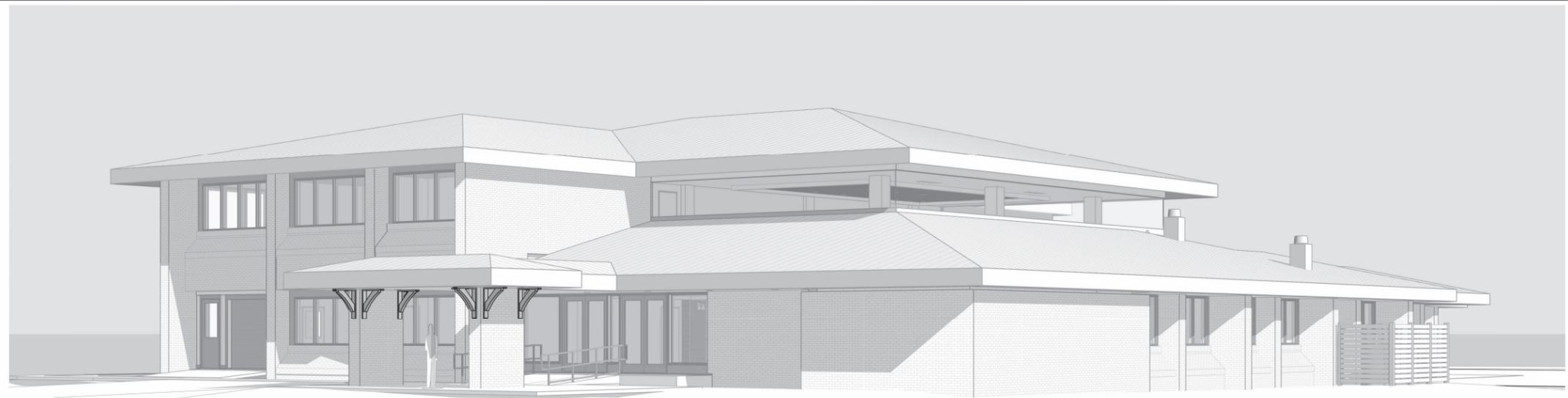
**A404**

30x42 PAPER SIZE

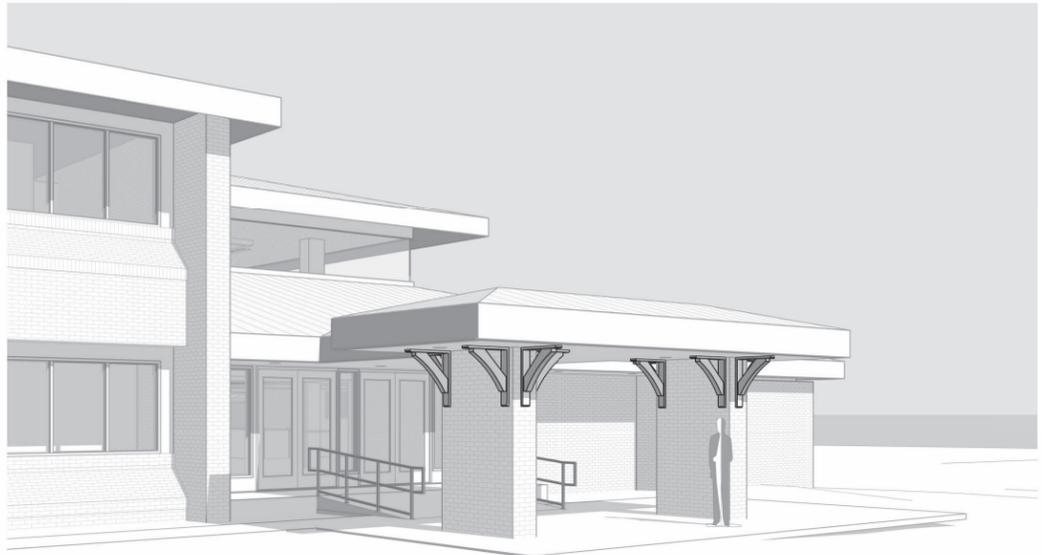
S:\2021\Project\221121 Bank Renovation\Submittals\HID\Design Review Board\21121\_ THE BANK\_ DRB\_Submittal.rvt



1 ENTRY, FRONT-LEFT



2 ENTRY, FRONT-RIGHT



3 ENTRY, CLOSE VIEW

DO NOT SCALE FROM DRAWINGS

DRB EXT. NO.	PERGOLAS DESCRIPTION/REVISION LOG	DATE	SSK	INITIAL
1		01.10.23	SSK	

© 2022 PEARCE SCOTT ARCHITECTS

COMMERCIAL RENOVATION FOR:  
 "THE BANK"  
 THE OG BANK HOLDINGS, LLC.  
 #59 POPE AVENUE  
 HILTON HEAD ISLAND, SC 29910

**PEARCE SCOTT ARCHITECTS**  
 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700



PROJECT NUMBER: 21121  
 DATE: 07.08.22  
 DRAWN BY: SSK  
 CHECKED BY: AWB

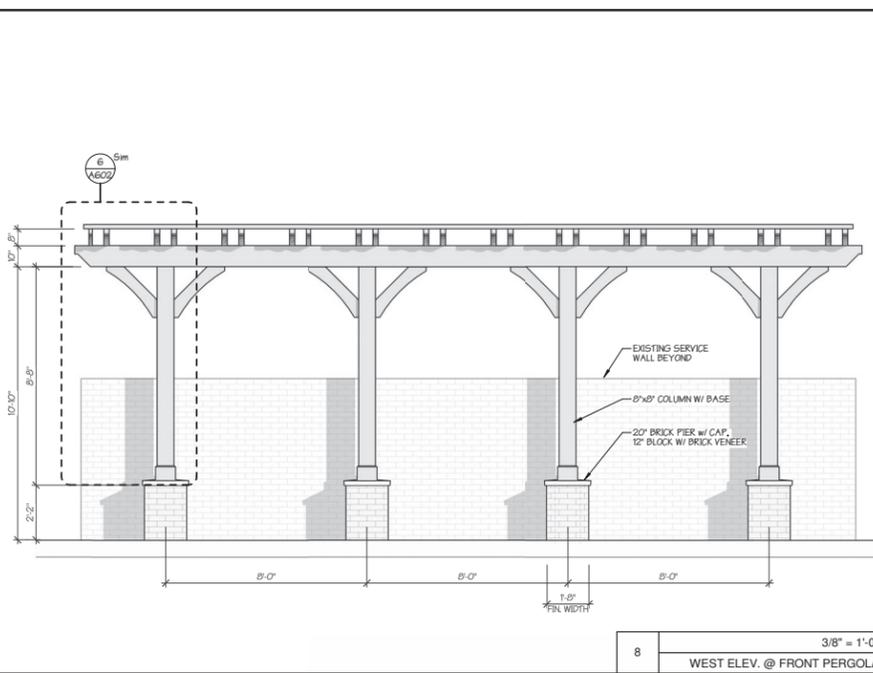
PERSPECTIVES,  
 PARKING LOT  
 SHEET NO.

**A405**

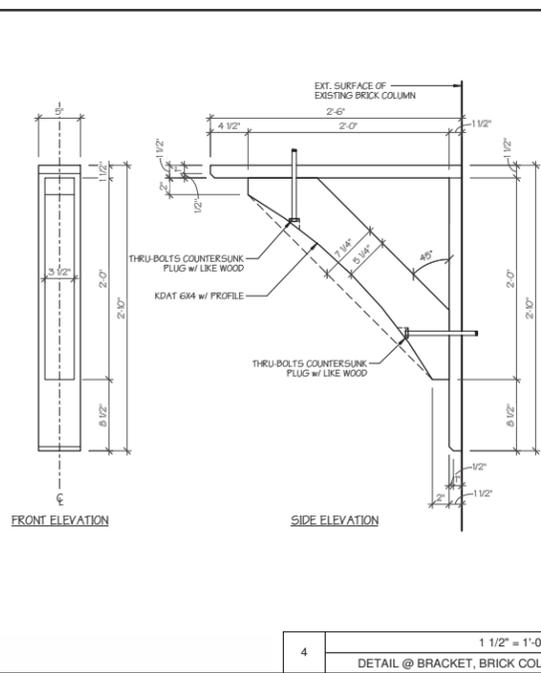
30x42 PAPER SIZE

1/13/2023 1:05:49 AM

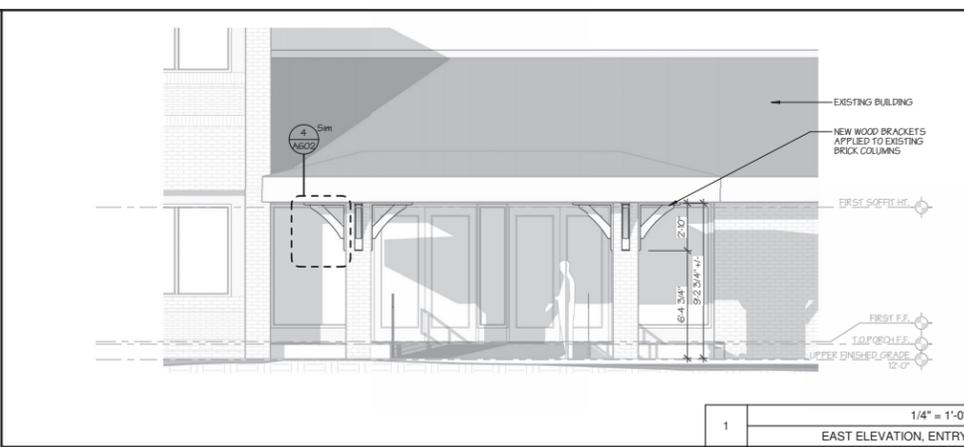
S:\2021\Projects\221121 Bank Renovation\Submittals\HHD\Design Review Board\21101\_ THE BANK\_ DRB\_Submittal.rvt



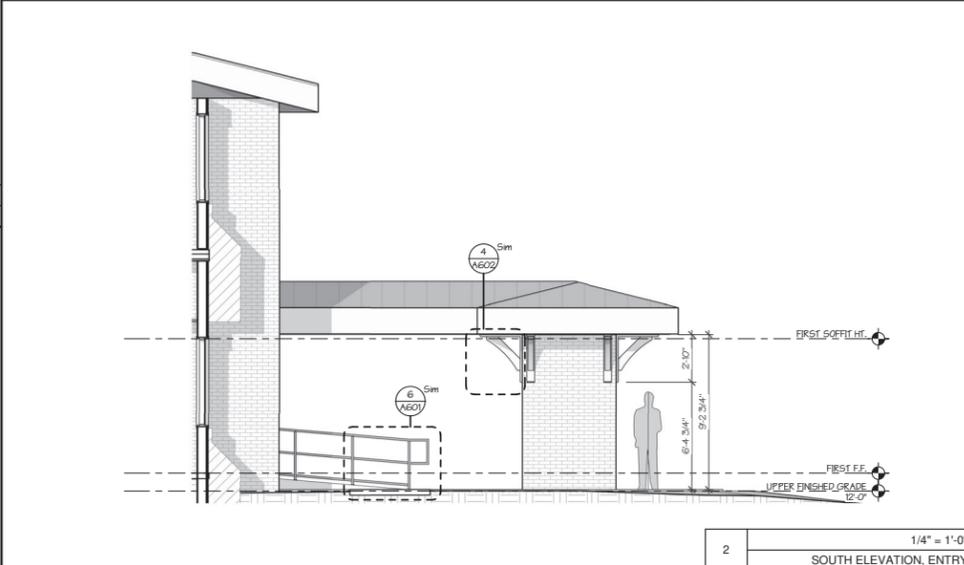
8 WEST ELEV. @ FRONT PERGOLA 3/8" = 1'-0"



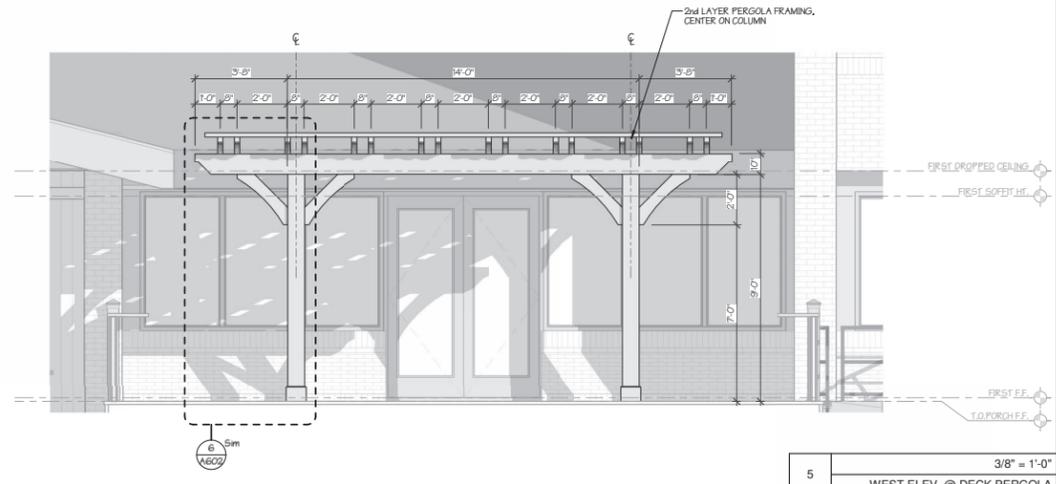
4 1 1/2" = 1'-0" DETAIL @ BRACKET, BRICK COL



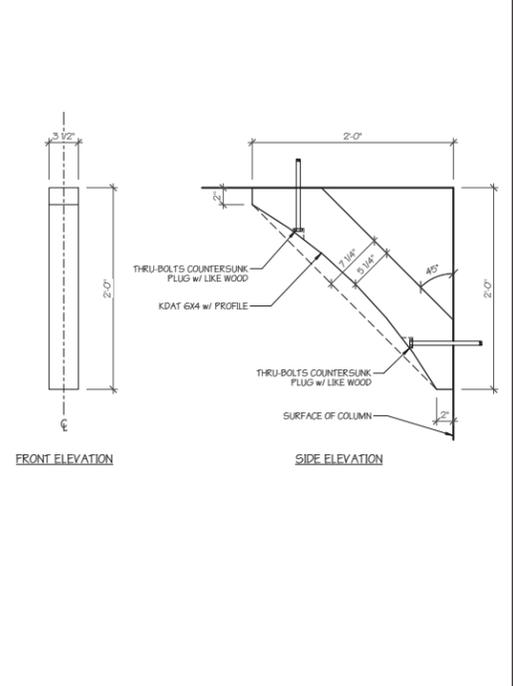
1 1/4" = 1'-0" EAST ELEVATION, ENTRY



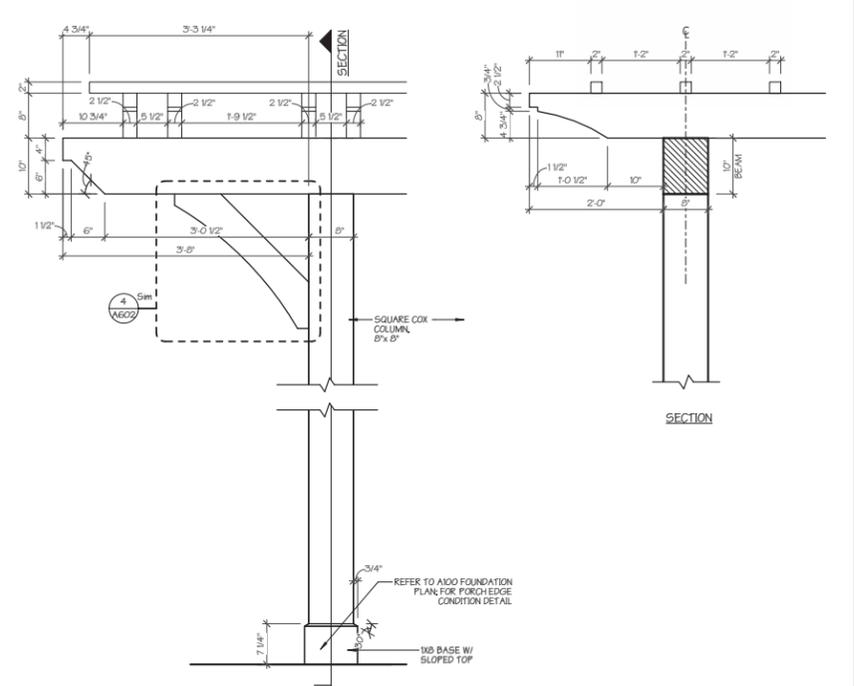
2 1/4" = 1'-0" SOUTH ELEVATION, ENTRY



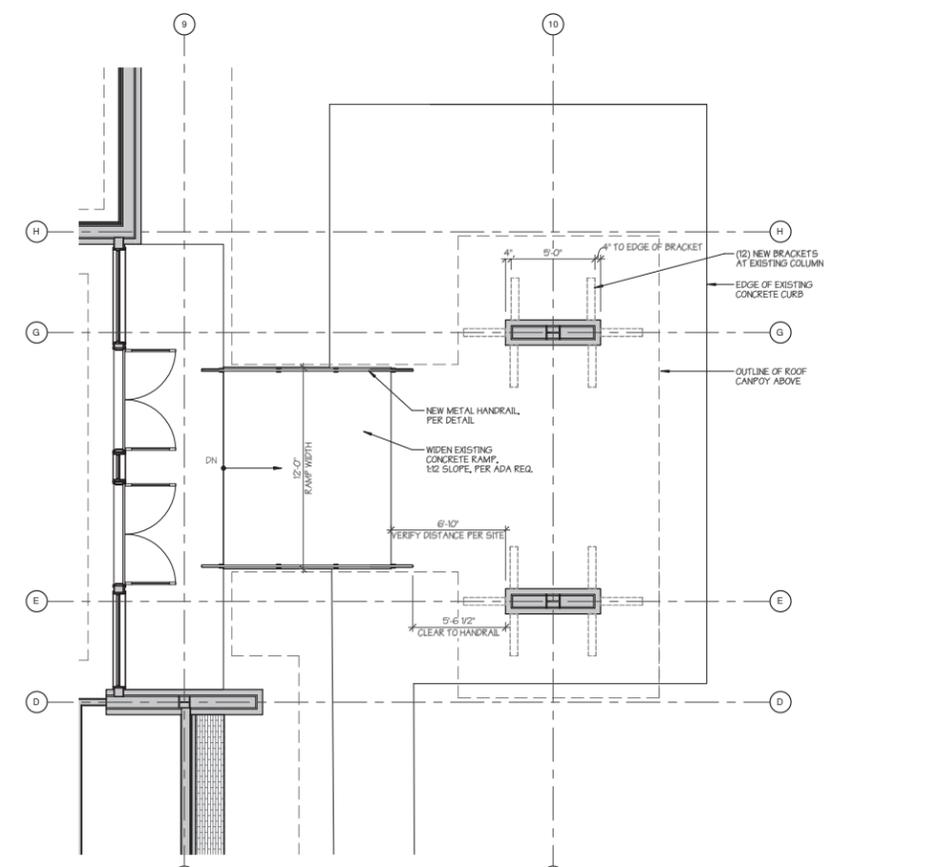
5 3/8" = 1'-0" WEST ELEV. @ DECK PERGOLA



7 1 1/2" = 1'-0" DETAIL @ BRACKET, WOOD COLUMN



6 1" = 1'-0" DETAIL @ PERGOLA COLUMN



3 1/4" = 1'-0" PLAN DETAIL @ PARKING LOT ENTRY

1/13/2023 10:59:55 AM

DO NOT SCALE FROM DRAWINGS			
NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
1	DRB EXT. PERGOLAS	01.10.23	SSK

© 2022 PEARCE SCOTT ARCHITECTS

COMMERCIAL RENOVATION FOR:  
 "THE BANK"  
 THE OG BANK HOLDINGS, LLC.  
 #59 POPE AVENUE  
 HILTON HEAD ISLAND, SC 29910

**PEARCE SCOTT ARCHITECTS**  
 6 STATE OF MIND STREET  
 SUITE 200  
 BLUFFTON, SC 29910  
 843.837.5700



PROJECT NUMBER: 21121  
 DATE: 07.08.22  
 DRAWN BY: SSK  
 CHECKED BY: AWB

DETAILS

SHEET NO.

**A602**

30x42 PAPER SIZE

## PLAN CORRECTIONS REPORT DRB-00051-2023

**PLAN ADDRESS:** 59 Pope Avenue  
Hilton Head, SC 29928

**PARCEL:** R552 018 000 202C 0000

**APPLICATION DATE:** 01/12/2023      **SQUARE FEET:** 0.00      **DESCRIPTION:** Proposed building color change and addition of arbors and brackets.

**EXPIRATION DATE:**      **VALUATION:** \$0.00

<b>CONTACTS</b>	<b>Name</b>	<b>Company</b>	<b>Address</b>
Applicant		Pearce Scott Architects	
Owner		LAWN HOLDING LLC	1227 May River, Ste 300 Bluffton, SC 29910

Application & Plans (DRB Alteration or Addition)

<b>REVIEW ITEM</b>	<b>STATUS</b>	<b>REVIEWER</b>
DRB Urban Design review	Review Complete	Chris Darnell Ph: 843-341-4676 email: chrisda@hiltonheadislandsc.gov

Specify the finish on the arbor and brackets. **Color board was revised to include stain on Columns/ Brackets/ Pergola.**

**DATE REVIEWED:** 01/17/2023 **01/18/2023**

**CATEGORY:** Alteration/Addition

**STAFF RECOMMENDATION:** ~~Approval with Conditions~~ **Approved as submitted**

**RECOMMENDED CONDITIONS:**

- ~~Specify the finish on the arbor and brackets.~~