



# Town of Hilton Head Island Regular Design Review Board Meeting

April 23, 2019 – 1:15 p.m.  
Benjamin M. Racusin Council Chambers

## AGENDA

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*As a courtesy to others please turn off/silence all electronic devices 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 April 9, 2019
6. **Old Business**
  - A. *Alteration/Addition*
    - Shelter Cove Plaza Exterior Façade Renovation, DRB-000867-2019
7. **New Business**
  - A. *Conceptual*
    - HH Presbyterian Ministry Building, DRB-000850-2019
  - B. *Sign*
    - HH Community Church Sign, DRB-000866-2019
8. **Appearance by Citizens**
9. **Board Business**
10. **Staff Report**
11. **Adjournment**

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

***Town of Hilton Head Island***  
***Minutes of the Design Review Board Meeting***  
**April 9, 2019 at 1:15 p.m.**  
**Benjamin M. Racusin Council Chambers**

**Board Members Present:** Chairman Dale Strecker, Vice Chairman Michael Gentemann, Debbie Remke, Brian Witmer, Kyle Theodore, Cathy Foss

**Board Members Absent:** None

**Town Council Present:** Glenn Stanford

**Town Staff Present:** Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chairman Strecker called the meeting to order at 1:17 p.m.

**2. Roll Call – See as noted above.**

**3. Freedom of Information Act Compliance**

The Town has met all Freedom of Information Act requirements for this meeting.

**4. Approval of the Agenda**

The Board approved the agenda by general consent.

**5. Approval of Minutes – Meeting of March 26, 2019**

Ms. Theodore moved to approve the minutes of the March 26, 2019 regular meeting. Ms. Foss seconded. The motion passed unanimously.

**6. Old Business**

*A. Alteration/Addition*

- Sunset Pavilion, DRB-000731-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth review of the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. The roofing material shall be a standing seam metal in a bronze color.
2. Note on the plans that the podocarpus will be irrigated or provide alternative for Staff approval.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered the Board's questions.

The Board complimented the project and thanked the applicant for addressing their previous comments. Most of the Board members were in favor of the proposed galvanized roof. One member was opposed and agreed with Staff's comment that the roof should be a bronze color. There was brief discussion on whether the proposed skylight color should match the roof color.

There was discussion on how the building will be constructed to avoid further tree trimming. Minimal clearance exists between the elevation of a tree branch and the proposed eave line. The Board expressed relying on Staff to determine whether construction can occur without trimming the tree.

The Board confirmed with the applicant that planters are not proposed. The plantings will be in grade and irrigated as noted on the drawing. There was discussion on moving the plantings under the tree canopy further away from the tree trunks.

There were concerns that the proposed lighting is too bright, the light fixtures on the aluminum posts are too much light, and the bulbs can be easily changed to a higher wattage.

Mr. Witmer made a motion to approve DRB-000731-2019 with the following condition:

1. To field locate the Muhly Grass and the Saw Palmettos away from the base of the trees and to avoid tree roots.

Vice Chairman Gentemann seconded. The motion passed with a vote of 5-1-0.

- McDonald's Remodel, DRB-000740-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth review of the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. Eliminate the yellow on the building canopy, the drive-thru canopy, and the drive-thru gateway.
2. All lettering on the drive-thru gateway and canopy should be off-white.
3. Provide specification for the lights on the building canopy and drive-thru canopy that do not exceed 3000K.
4. Add evergreen groundcover at the drive-thru.
5. Change Big Blue Liriope to an evergreen species.
6. Provide a lighting plan that: i) coordinates with proposed tree locations, ii) eliminates light trespass, and iii) is compliant with LMO allowed lighting levels.

The Board complimented the resubmittal and discussed the project with the applicant. The Board generally agreed with Staff comments. Eliminate the yellow on the building canopy, the drive-thru canopy, and the drive-thru gateway. All lettering on the drive-thru gateway and canopy should be off-white. Submit a lighting plan that meets applicable LMO requirements and provide light fixture cut sheets.

The applicant indicated the proposed stucco color will match the existing stucco color. The new shutters will be painted a dark brown to match the trim color. The trim color will match the existing dark brown trim color. The storefront will match the existing dark bronze storefront, not black anodized as noted on the elevation. The dumpster enclosure will be redone and with a brick base. The site signs will be replaced. The Board expressed needing to review these types of modifications.

The Board requested steps be taken to save the 18” and 25” oak trees at the drive-thru. In order to save the trees and construct an ADA-compliant pathway, the Board recommended adding a pervious paver section of sidewalk, using a root barrier at the sidewalk, and consult with an arborist to cut any tree roots, if necessary. The Board indicated that the brick paver for the replacement sidewalks will need to be submitted for review. The Board also requested that the 8” oak tree at the front of the building to William Hilton Parkway be saved. It appears there is plenty of space to construct an ADA compliant sidewalk.

The Board preferred eliminating or at least minimizing the trim board at the parapet wall, as it does not appear to connect to anything above or below it. The Board suggested extending the eyebrow roof over the service door at the rear elevation. The Board asked the applicant to review the false louver at the back as it may impact the façade.

The applicant indicated the client prefers the Oak brand wall option and there was no objection from the Board. There was an in depth discussion regarding the two brand walls, which are located at the front elevation and entry elevation. The proposal indicates the mansard will be cut out and the brand wall will project out a few inches from the fascia. One board member suggested the brand wall return to the parapet and stand out beyond the face of the fascia. The board member also suggested regarding the entry side brand wall, leave the storefront door where it is, extend the columns out to the sidewalk, and make that an unobstructed covered element. One board member disagreed with the previous comments noting an architectural imbalance with having the parapet sit back from the wall that is supposed to be supporting it.

One Board member made suggestions to achieve more of a sloped roof and a reduction of the parapet wall. The Board asked the applicant to provide a roof plan and details on how these elements will be integrated and finished.

The application was withdrawn at the applicant’s request.

## 7. **New Business**

### A. *Alteration/Addition*

- Brookdale Reroof, DRB-000734-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as provided in the Board’s agenda package. Staff recommends approval as submitted.

Chairman Strecker asked if the applicant would like to approach. The applicant was not present.

The Board was in general agreement of the Hearthstone Gray shingles as proposed.

Mr. Witmer made a motion to approve DRB-000734-2019 as submitted. Ms. Theodore seconded. The motion passed with a vote of 6-0-0.

### B. *Sign*

- Airport, DRB-000744-2019



*(Ms. Theodore recused herself from review of DRB-000744-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)*

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth review of the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. Drastically reduce the amount of lawn proposed.
2. Revise the side swales to be more organic in their structure.
3. Revise the mow strip to be a darker color material that recedes from view.
4. Provide manufacturer analysis of the foot candle light levels on the sign to meet LMO requirements.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant thanked Staff for their work and presented statements regarding the project. The applicant indicated some trees will be removed to provide better sightlines for safety purposes. Tree mitigation will occur on site. The buffer will be planted and understory trees will be added.

A majority of the Board agreed that the amount of lawn proposed should be reduced. Suggestions were made to reduce the lawn area with low growing ground covers and native palms to reflect the art sculpture. The Board noted that Switch Grass can grow up to 6 feet in height and to consider whether it is appropriate around the sculpture. The Board generally agreed the mow strip needs to be darker and blend better. Due to maintenance concerns, consider replacing the Egg Rock, possibly with a stained concrete. The Board made general inquiries regarding the side swales.

The Board expressed concerns with the proposed lighting and recommended a channel lighting system be explored. One Board member suggested the sign relate more to the art sculpture and ways to do that. One Board member indicated using the same material is sufficient connection.

The application was withdrawn at the applicant's request.

**8. Appearance by Citizens – None**

**9. Staff Report**

Mr. Darnell reported the Minor Corridor approvals since the last Board meeting.

**10. Adjournment**

The meeting was adjourned at 3:17 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

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Dale Strecker, 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](http://www.hiltonheadislandsc.gov)

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

Applicant/Agent Name: Chris Nardone Company: CNNA Architects  
 Mailing Address: 119 Luckie St. NW, Suite 100 City: Atlanta State: GA Zip: 30303  
 Telephone: 404-522-0077 Fax: 404-522-0080 E-mail: CNardone@cnna.com  
 Project Name: Shelter Cove Plaza Exterior Facade Renovation Project Address: 50 Shelter Cove Lane, Hilton Head Island, SC 29928  
 Parcel Number [PIN]: R5 2 0 0 1 2 0 0 B 0 0 2 3 0 0 0 0  
 Zoning District: Light Commercial Overlay District(s): \_\_\_\_\_

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

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

Project Category:  
 Concept Approval – Proposed Development  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 \$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**

- X  A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- X  Final site development plan meeting the requirements of Appendix D: D-6.F.
- X  Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- X  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.
- X  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.
- X  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**

- X  All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- X  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.
- X  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.

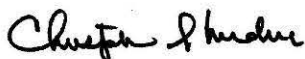
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

*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

2019.04.09

DATE

## **Description of Project:**

This Application is for The Plaza at Shelter Cove shopping center, and is the renovation of the existing "Post Modern" TJ Maxx entry feature to be more consistent with the recently renovated Whole Foods, bringing natural wood and a lower profile to the center's 2<sup>nd</sup> anchor tenant.

The renovation involves the proposed TJ Maxx entry feature and typical retail canopy dormer renovations. The existing TJ Maxx Entry feature is a relic of a previous style of architecture that the owners would like to modernize. The goal is to remove the large gable stucco feature and replace with a more modern, low profile, natural wood entry feature; similar in concept to the Whole Foods Anchor at the project's north end. The footprint of the existing entry feature vestibule will remain in place, as will the brick piers and brick bulkhead under the storefront (to be replaced). No increase of square footage associated with this renovation.







A photograph of a Whole Foods Market storefront. The building features a prominent dark brown wood-paneled section with the store's name in white. The rest of the building is light-colored with a red-tiled roofline. A large tree is in the foreground on the left, and a silver car is parked in the lot. The sky is overcast.

WHOLE FOODS MARKET.





lons

# OUTSIDE OUTDOOR OUTFITTERS

50 11







T.J. Maxx

50-D

NO PARKING  
FINE  
LANE











GIUSEPPI'S PIZZERIA

NO PARKING  
FIRE LANE

PIZZA PLUS

PASTA HOAGES SLICES





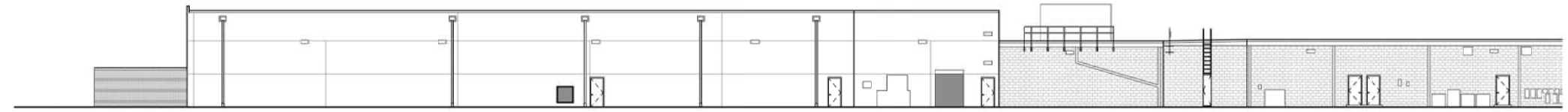


Life is good

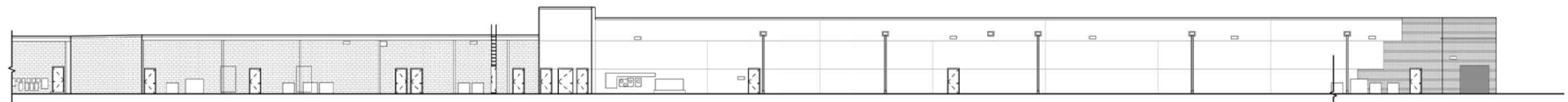
WINDY

Life is good

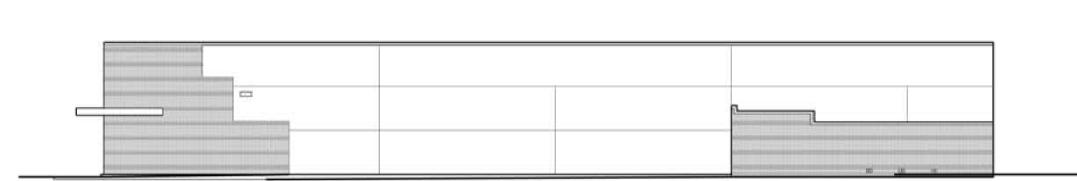




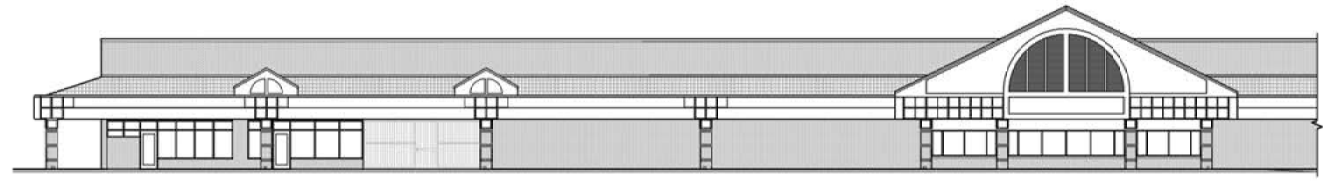
6 NORTH ELEVATION @ WHOLE FOODS  
1/16" = 1'-0"



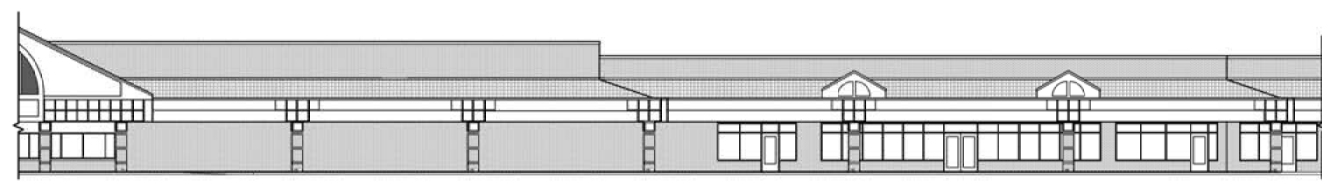
5 NORTH ELEVATION @ GUISEPPI'S, TJ MAXX, OUTSIDE OUTDOOR OUTFITTERS  
1/16" = 1'-0"



4 EAST ELEVATION  
1/16" = 1'-0"



3 SOUTH ELEVATION @ TJ MAXX  
1/16" = 1'-0"



2 SOUTH ELEVATION BETWEEN TJ MAXX AND WHOLE FOODS  
1/16" = 1'-0"



1 SOUTH ELEVATION @ WHOLE FOODS  
1/16" = 1'-0"

EXTERIOR FACADE RENOVATION  
SHELTER COVE PLAZA  
50 SHELTER COVE LANE  
HILTON HEAD ISLAND, SC 29928  
CNNA ARCHITECTS, INC.

THIS DRAWING IS FOR THE ABOVE LOCATION ONLY

THIS DRAWING IS THE PROPERTY OF CNNA ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CNNA ARCHITECTS, INC.

Print Record

No.	Description	Date

Revisions

No.	Description	Date

Project No.: 17115.00  
Project Date: May 15, 2018  
Cadd File No:

Drawn By: JMG  
Checked By:

Scale: AS NOTED

Sheet Title:

EXISTING BUILDING ELEVATIONS

Sheet No.

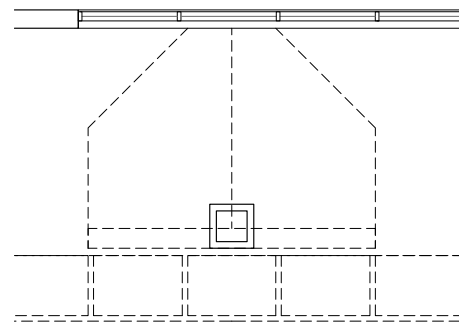
A3.0

119 LOCKIE STREET NW | ATLANTA, GEORGIA 30303-2146 | 404-522-0077 | 404-522-0080 FAX  
ARCHITECTURE | PLANNING | PROGRAMMING | INTERIOR DESIGN | PROJECT MANAGEMENT | GRAPHIC DESIGN

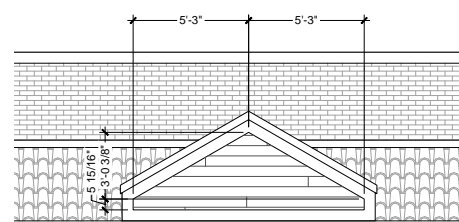
Not Released for Construction

Released for Construction

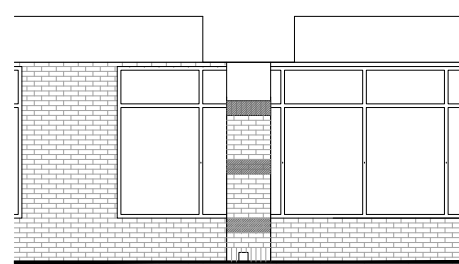




2 ENLARGED PLAN @ TYPICAL PEDIMENT  
1/4" = 1'-0"



1 ENLARGED ELEVATION @ TYPICAL PEDIMENT  
1/4" = 1'-0"



EXTERIOR FACADE RENOVATION  
SHELTER COVE PLAZA  
50 SHELTER COVE LANE  
HILTON HEAD ISLAND, SC 29928  
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Print Record

NO.	DATE	DESCRIPTION

Revisions

NO.	DATE	DESCRIPTION

Project No.: 17115.00  
Project Date: May 15, 2018  
Cadd File No:

Drawn By: JMG  
Checked By:

Scale: AS NOTED

Sheet Title:

PEDIMENT DETAILS

Sheet No.

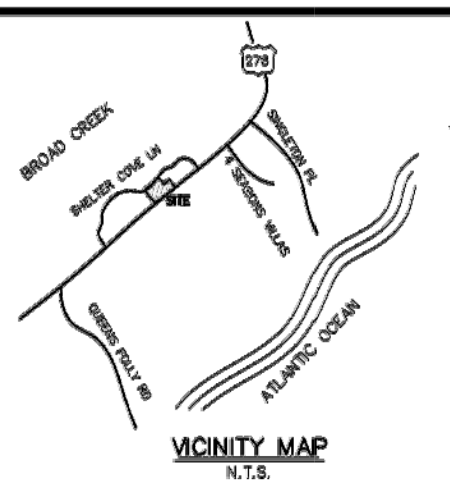
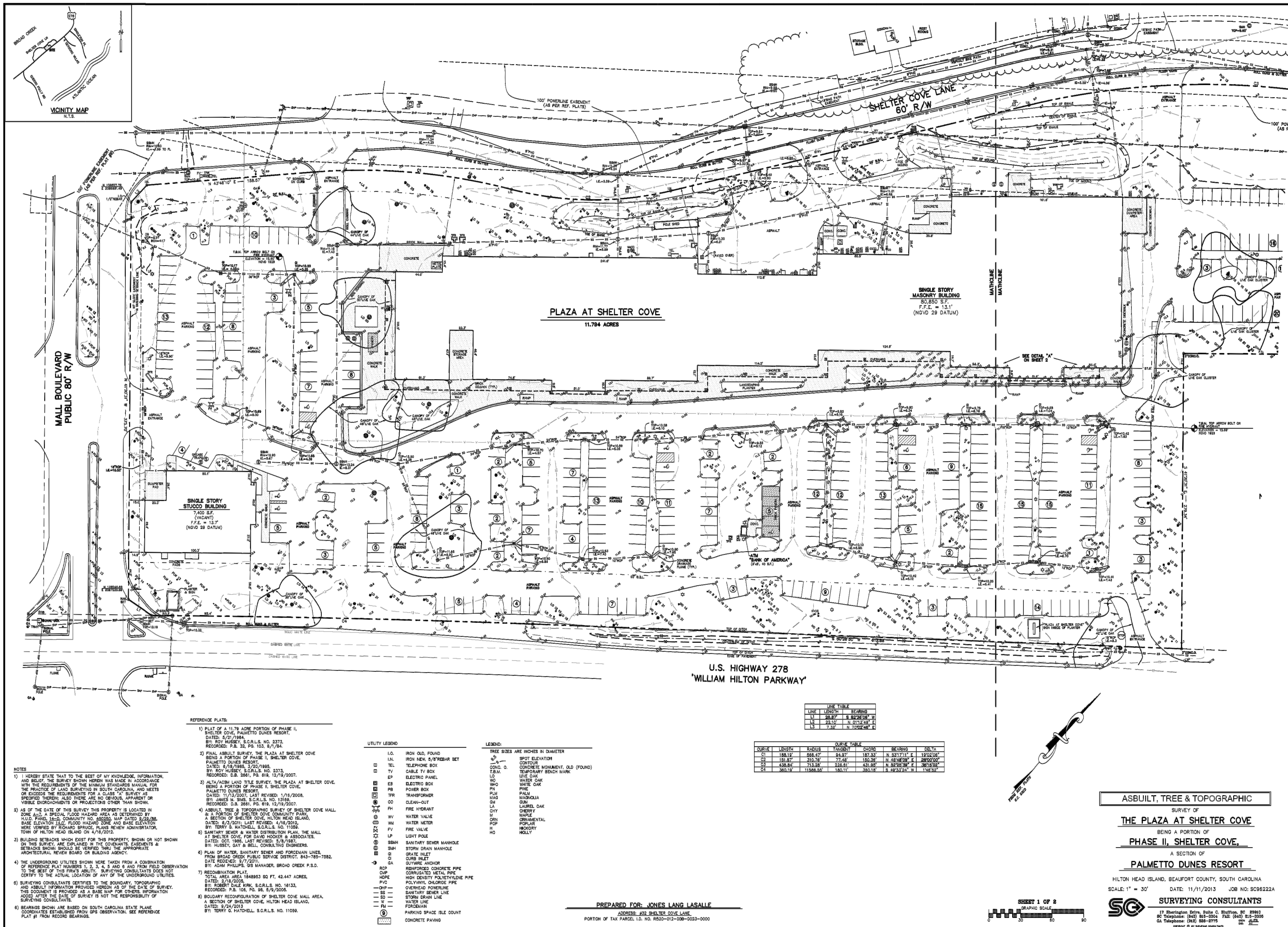
A5.2

119 LOCKE STREET, NW ATLANTA, GEORGIA 30303.2146 | 404.522.0277 | 404.522.0280 FAX  
ARCHITECTURE | PLANNING | PROGRAMMING | INTERIOR DESIGN | PROJECT MANAGEMENT | GRAPHIC DESIGN

Not Released for Construction

Released for Construction





MALL BOULEVARD  
PUBLIC 80' R/W

PLAZA AT SHELTER COVE  
11.794 ACRES

SINGLE STORY  
MASONRY BUILDING  
80,850 S.F.  
F.F.E. = 12.1'  
(NGVD 28 DATUM)

REFERENCE PLATS:

- 1) PLAT OF A 11.79 ACRE PORTION OF PHASE II, SHELTER COVE, PALMETTO DUNES RESORT, DATED: 5/27/1984. BY: ROY HUBERT, S.C.R.L.S. NO. 3373. RECORDED: P.B. 32, PG. 103, 8/7/84.
- 2) FINAL ASBUILT SURVEY, THE PLAZA AT SHELTER COVE BEING A PORTION OF PHASE II, SHELTER COVE, PALMETTO DUNES RESORT. DATED: 6/18/1985, 5/20/1985. BY: ROY HUBERT, S.C.R.L.S. NO. 3373. RECORDED: S.B. 3641, PG. 618, 12/19/2007.
- 3) ALTA/ASCM LAND TITLE SURVEY, THE PLAZA AT SHELTER COVE BEING A PORTION OF PHASE II, SHELTER COVE, PALMETTO DUNES RESORT. DATED: 11/13/2008, LAST REVISED: 1/18/2009. BY: JAMES M. SMITH, S.C.R.L.S. NO. 13189. RECORDED: S.B. 3841, PG. 618, 12/19/2007.
- 4) ASBUILT, TREE & TOPOGRAPHIC SURVEY OF SHELTER COVE MALL, BEING A PORTION OF SHELTER COVE COMMUNITY PARK, A SECTION OF SHELTER COVE, HILTON HEAD ISLAND, DATED: 6/2/2011, LAST REVISED: 4/16/2012. BY: TERRY & HATCHELL, S.C.R.L.S. NO. 11059.
- 5) SANITARY SEWER & WATER DISTRIBUTION PLAN, THE MALL AT SHELTER COVE, FOR GAINE HOOKER & ASSOCIATES. DATED: OCT. 1985, LAST REVISED: 5/8/1987. BY: HUBERT, GAY & BELL, CONSULTING ENGINEERS.
- 6) PLAN OF WATER, SANITARY SEWER AND FORCE MAIN LINES, FROM BROAD CREEK PUBLIC SERVICE DISTRICT, 843-785-7582. DATE RECORDED: 6/7/2011. BY: ADAM PHILLIPS, GIS MANAGER, BROAD CREEK P.S.D.
- 7) RECOMBINATION PLAT, TOTAL AREA 184983 SQ. FT., 42.447 ACRES. DATED: 5/18/2006. BY: ROBERT DALE KING, S.C.R.L.S. NO. 16133. RECORDED: P.B. 104, PG. 98, 5/9/2006.
- 8) BOUNDARY RECONSTRUCTION OF SHELTER COVE MALL AREA, A SECTION OF SHELTER COVE, HILTON HEAD ISLAND, DATED: 5/24/2013. BY: TERRY & HATCHELL, S.C.R.L.S. NO. 11059.

UTILITY LEGEND

- IO: IRON OLD, FOUND
- IN: IRON NEW & PIPEBAR SET
- TL: TELEPHONE BOX
- TV: CABLE TV BOX
- CO: CONC. Q.
- FB: FOUNDATION
- EP: ELECTRIC PANEL
- EB: ELECTRIC BOX
- PB: POWER BOX
- TR: TRANSFORMER
- CO: CLEAN-OUT
- PH: FIRE HYDRANT
- WV: WATER VALVE
- WH: WATER METER
- TR: TRANSFORMER
- LP: LIGHT POLE
- SBH: SANITARY SEWER MANHOLE
- SD: STORM DRAIN MANHOLE
- SI: SEWER INLET
- CA: CURB ANCHOR
- RC: REINFORCED CONCRETE PIPE
- MC: COMPOUND METAL PIPE
- HD: HIGH DENSITY POLYETHYLENE PIPE
- PC: POLYETHYLENE GLASS FIBER PIPE
- OP: OVERHEAD POWERLINE
- SS: SANITARY SEWER LINE
- SD: STORM DRAIN LINE
- WV: WATER VALVE
- FM: FORCE MAIN
- PI: PARKING SPACE ISLE COUNT
- CP: CONCRETE PAVING

LEGEND

- : TREE SIZE AS INCHES IN DIAMETER
- : SPOT ELEVATION
- : CONTOUR
- : CONCRETE MONUMENT, OLD (FOUND)
- : TEMPORARY BENCH MARK
- : LIVE OAK
- : WHITE OAK
- : LIVE OAK
- : PINE
- : PALM
- : MAGNOLIA
- : LAUREL OAK
- : CYPRESS
- : MAPLE
- : ORNAMENTAL
- : FORSYTHIA
- : HOLLY

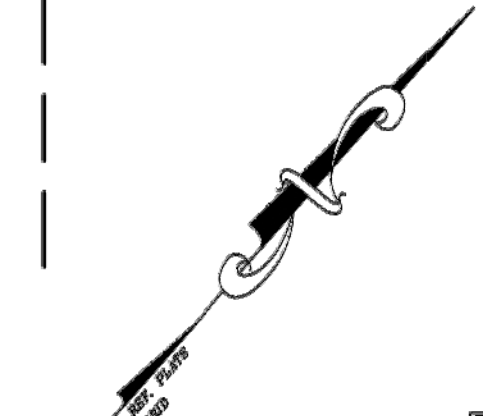
LINE TABLE

LINE	LENGTH	BEARING
L1	28.87'	S 86°28'48" E
L2	28.10'	S 86°28'48" E
L3	7.32'	N 7°00'48" E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	188.17'	568.47'	84.97'	187.32'	N 53°17'11" E	119°02'08"
C2	151.87'	310.76'	77.46'	150.36'	N 45°00'00" E	289°00'00"
C3	438.84'	713.98'	226.81'	431.85'	N 82°28'38" E	180°33'00"
C4	380.19'	1168.88'	180.11'	380.12'	S 82°33'22" W	174°58'57"

PREPARED FOR: JONES LANG LASALLE  
ADDRESS: 432 SHELTER COVE LANE  
PORTION OF TAX PARCEL 13, NO. R502-012-008-0033-0000



ASBUILT, TREE & TOPOGRAPHIC  
SURVEY OF  
**THE PLAZA AT SHELTER COVE**  
BEING A PORTION OF  
**PHASE II, SHELTER COVE,**  
A SECTION OF  
**PALMETTO DUNES RESORT**  
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA  
SCALE: 1" = 30'  
DATE: 11/11/2013 JOB NO: SC982224

**SG SURVEYING CONSULTANTS**  
17 Huntington Drive, Suite C, Bluffton, SC 29910  
8C Telephone: (843) 851-2004 FAX: (843) 851-2008  
8A Telephone: (843) 858-8775  
© 2013

EXTERIOR FACADE RENOVATION  
SHELTER COVE PLAZA  
50 SHELTER COVE LANE  
HILTON HEAD ISLAND, SC 29928  
**CNNA ARCHITECTS, INC.**  
119 LUCKIE STREET, NW | ATLANTA, GEORGIA 30303.2146 | 404.522.0077 | GRAPHIC DESIGN  
ARCHITECTURE | PLANNING | PROGRAMMING | INTERIOR DESIGN | PROJECT MANAGEMENT

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Print Record

Revisions

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Project No.: 17115.00  
Project Date: May 15, 2018  
Cadd File No:

Drawn By: JMG  
Checked By:

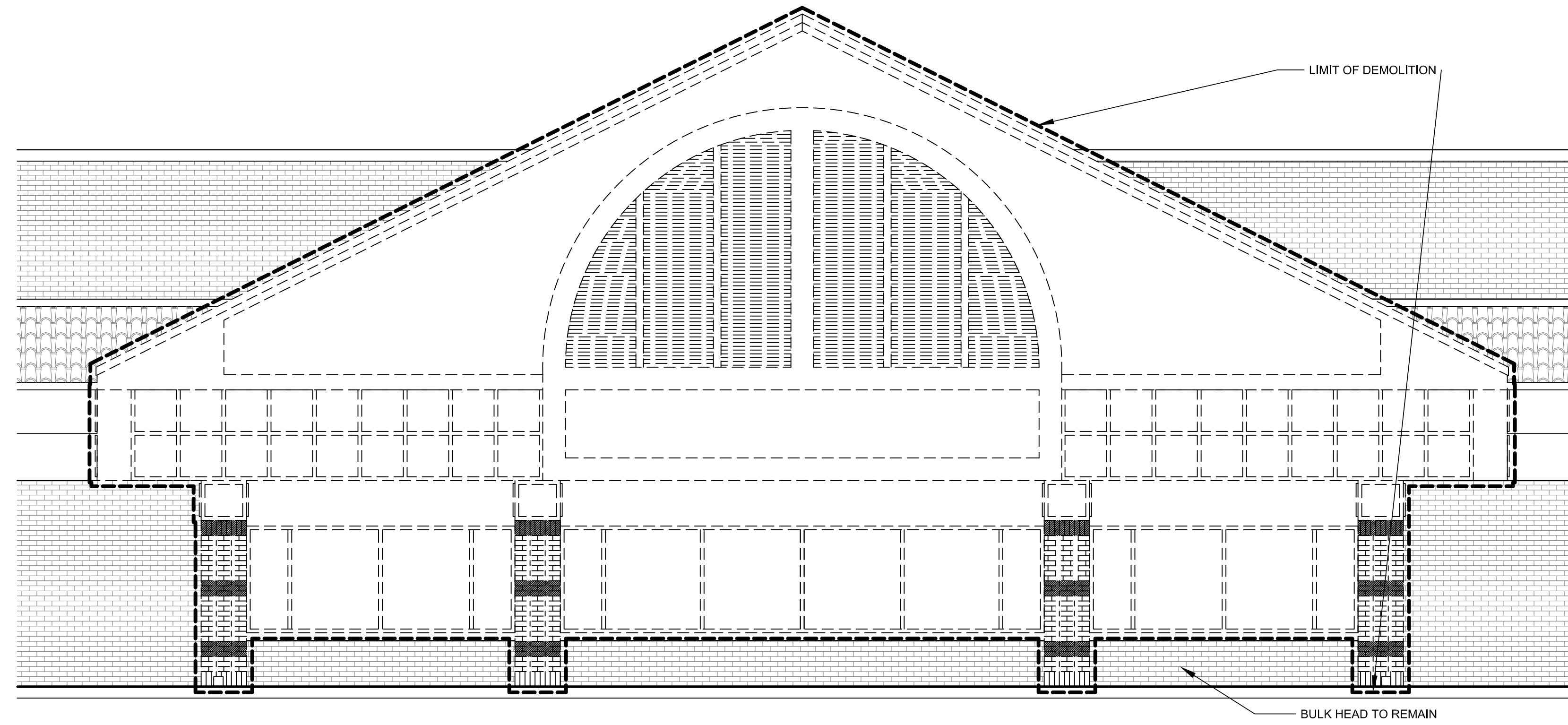
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Sheet Title: SITE SURVEY

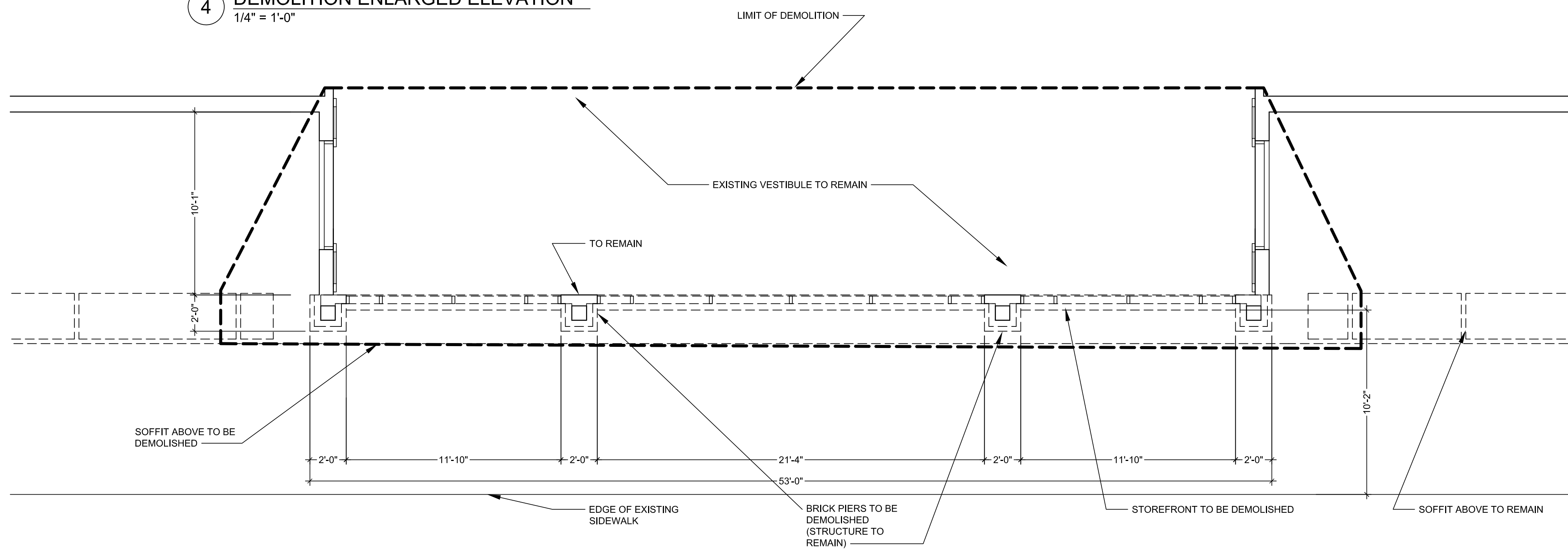
Sheet No.

AS1.0

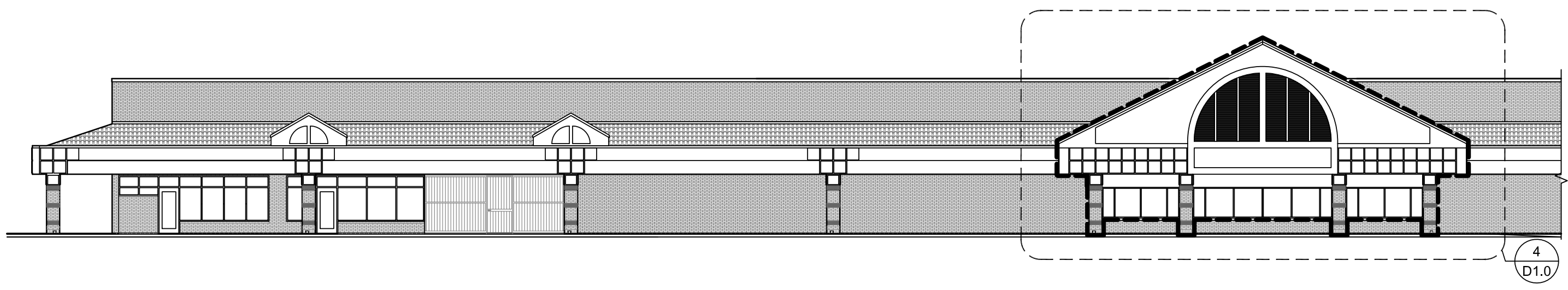




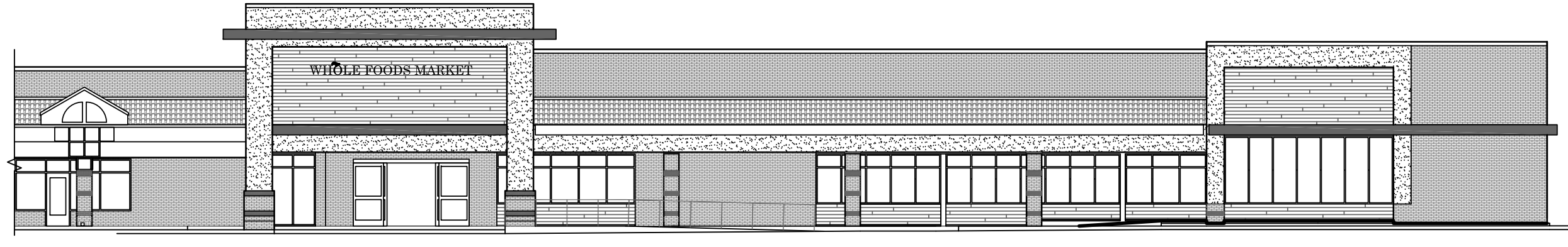
4 DEMOLITION ENLARGED ELEVATION  
1/4" = 1'-0"



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



2 SOUTH ELEVATION @ TJ MAXX  
1/16" = 1'-0"



1 SOUTH ELEVATION @ WHOLE FOODS  
1/16" = 1'-0"

EXTERIOR FACADE RENOVATION  
SHELTER COVE PLAZA  
50 SHELTER COVE LANE  
HILTON HEAD ISLAND, SC 29928  
CNNA ARCHITECTS, INC.

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Print Record

03/18/2019	DRB SUBMITTAL
04/23/2019	Revised DRB Submittal

Revisions


Project No.: 17115.00  
Project Date: March 18, 2019  
Cadd File No:  
Drawn By: ERS  
Checked By:  
Scale: AS NOTED

Sheet Title:  
DEMOLITION ELEVATIONS & PLANS

Sheet No.

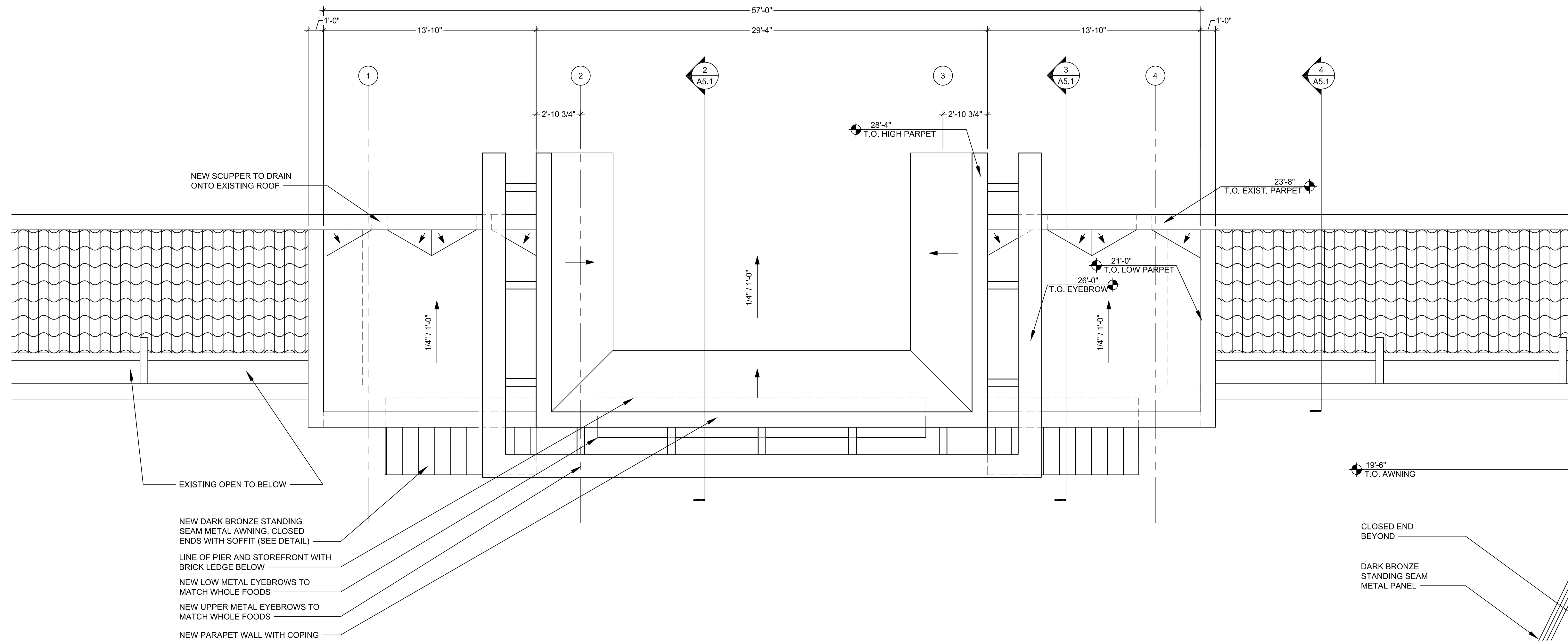
D1.0

119 LUCKIE STREET, NW | ATLANTA, GEORGIA 30303.2146 | 404.522.0077 | 404.522.0080 FAX  
ARCHITECTURE | PLANNING | PROGRAMMING | INTERIOR DESIGN | PROJECT MANAGEMENT | GRAPHIC DESIGN

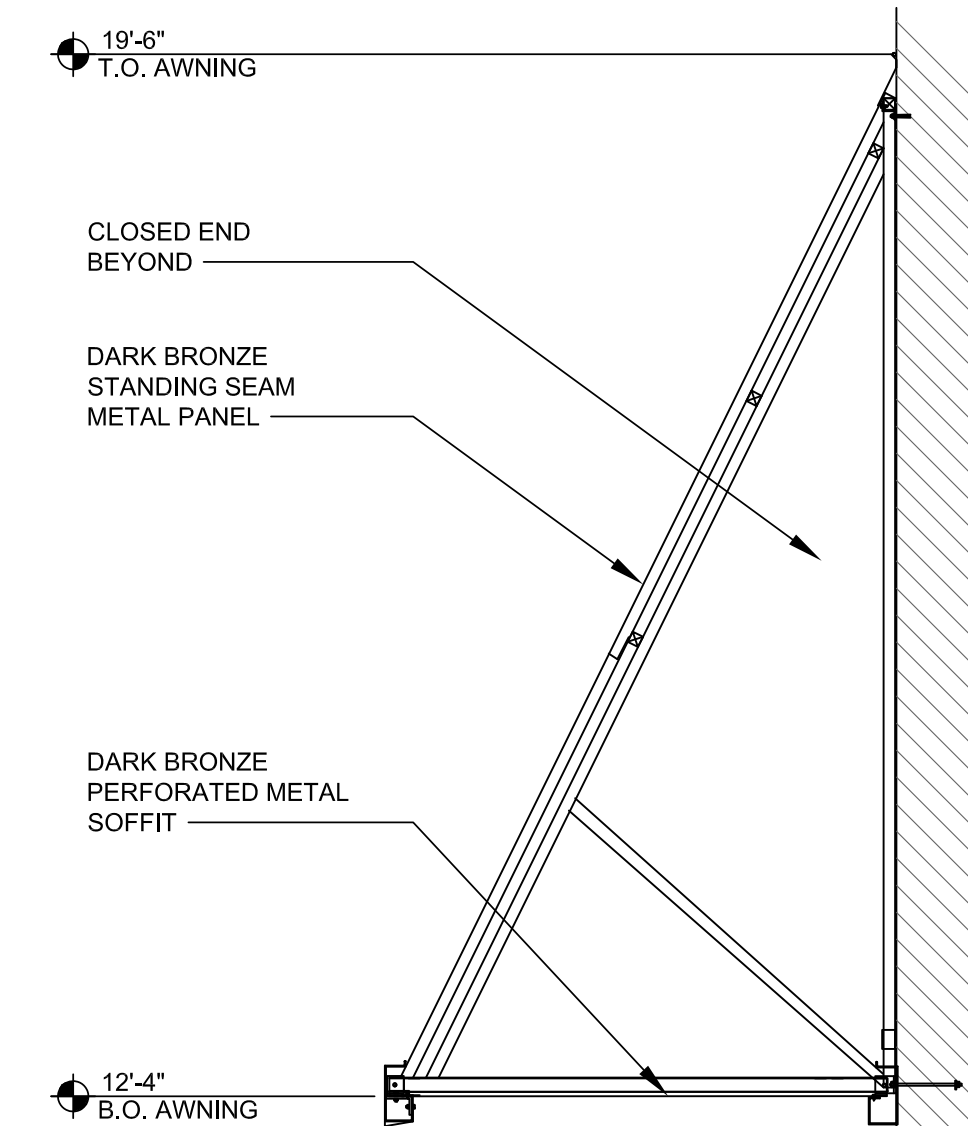
Not Released for Construction

Released for Construction

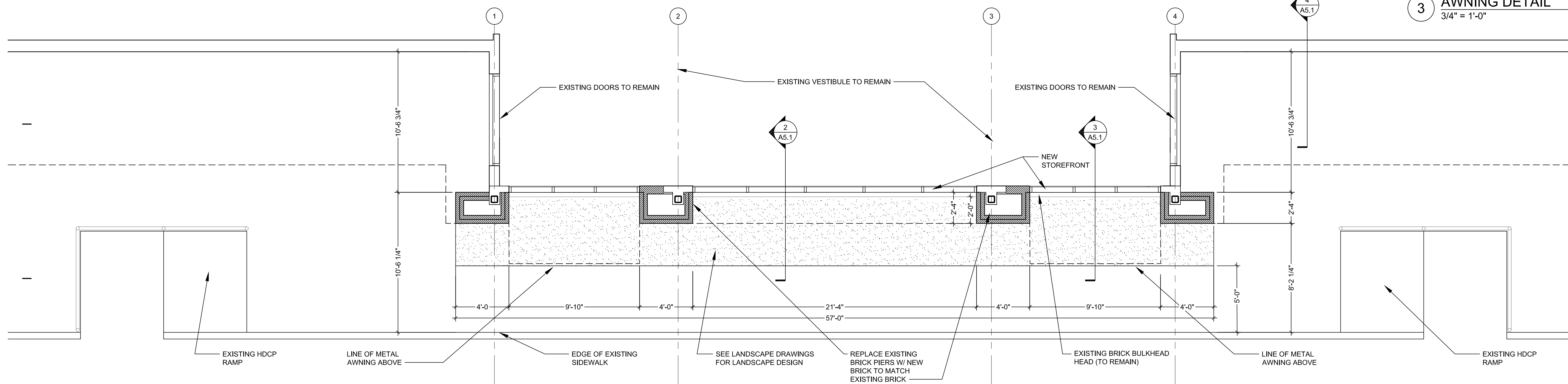




2 ENLARGED ROOF PLAN @ TJMAXX STOREFRONT  
1/4" = 1'-0"



3 AWNING DETAIL  
3/4" = 1'-0"



1 ENLARGED PLAN @ TJMAXX STOREFRONT  
1/4" = 1'-0"

EXTERIOR FACADE RENOVATION  
SHELTER COVE PLAZA  
50 SHELTER COVE LANE  
HILTON HEAD ISLAND, SC 29928  
CNNA ARCHITECTS, INC.

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Print Record	
03/18/2019	DRB SUBMITTAL
04/23/2019	Revised DRB Submittal

Revisions	

Project No.: 17115.00  
Project Date: March 18, 2019  
Cadd File No.:  
Drawn By: JMG  
Checked By:  
Scale: AS NOTED

Sheet Title: TJ MAXX DETAILS

Sheet No. A5.1

**A5.1**

110 LUCKIE STREET, NW, ATLANTA, GEORGIA 30303-2146 404.529.0977 404.529.0980 FAX 404.529.0977  
ARCHITECTURE PLANNING PROGRAMMING INTERIOR DESIGN PROJECT MANAGEMENT GRAPHIC DESIGN

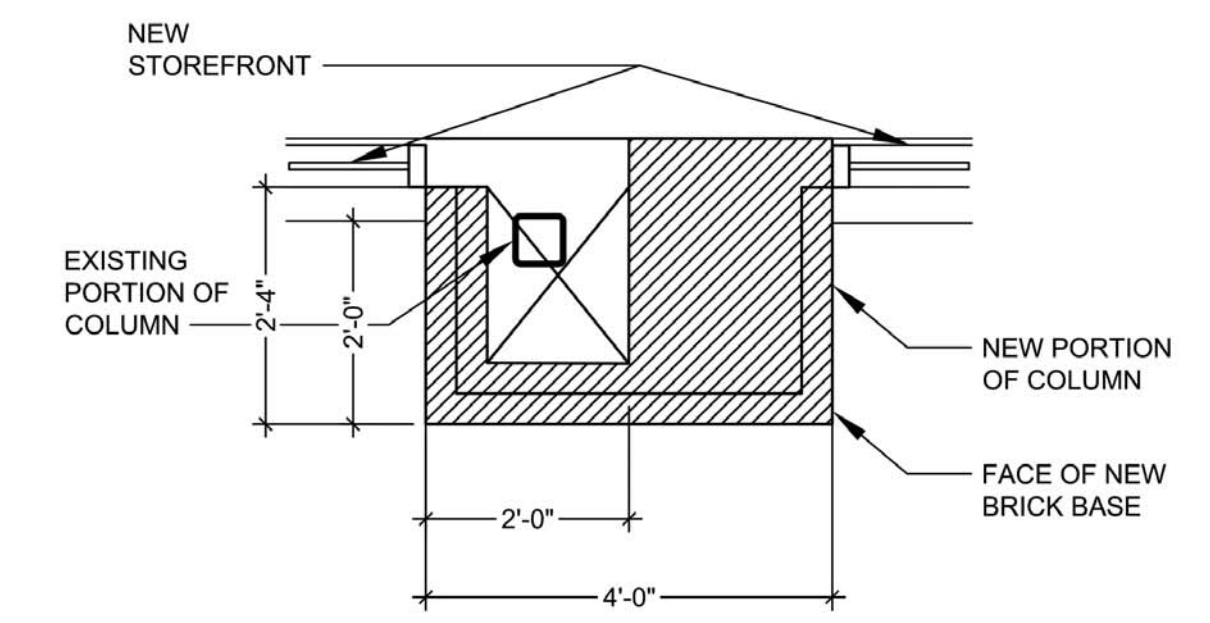
Not Released for Construction

Released for Construction

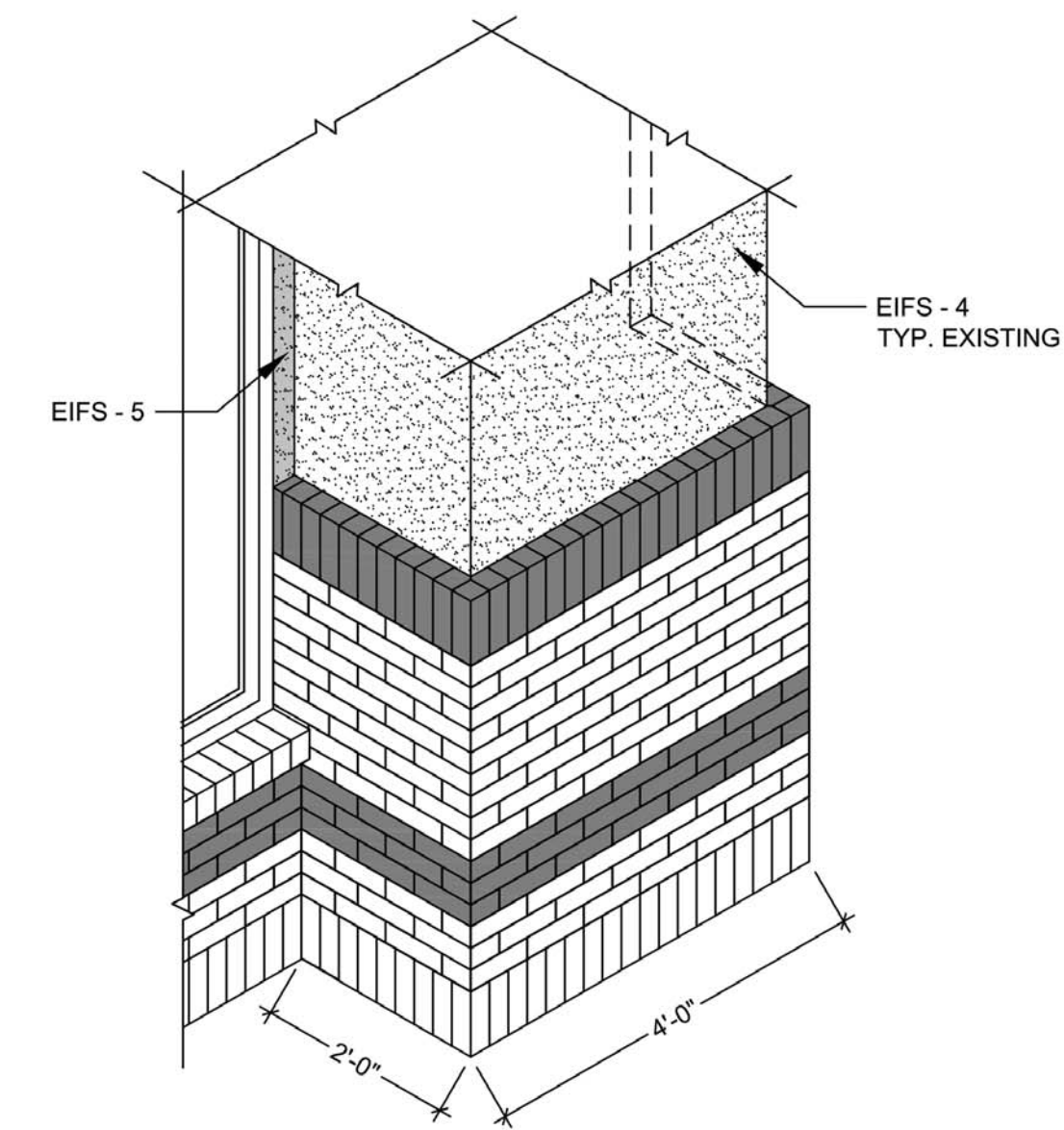




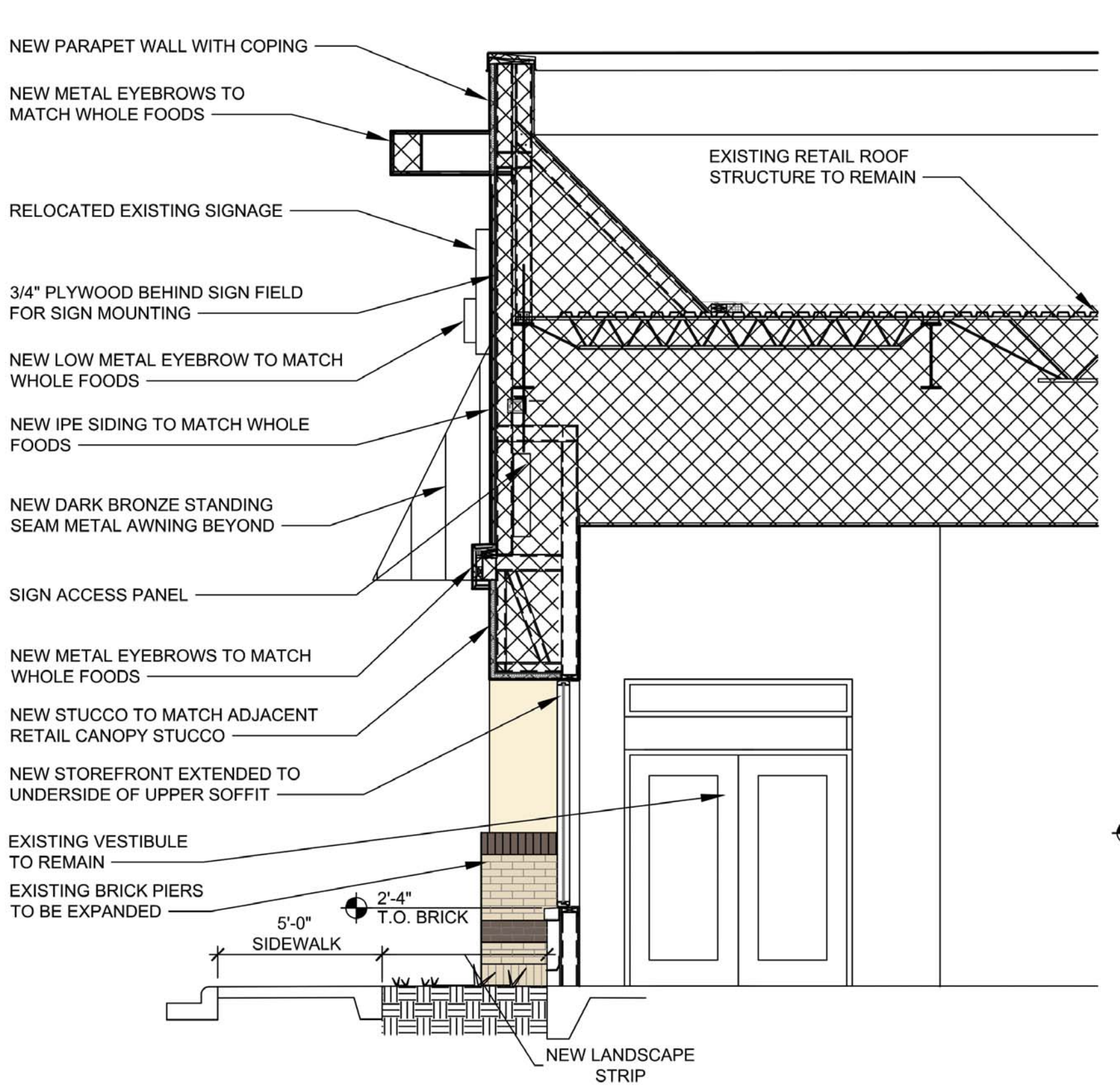
1 ENLARGED ELEVATION @ TJMAXX STOREFRONT  
1/4" = 1'-0"



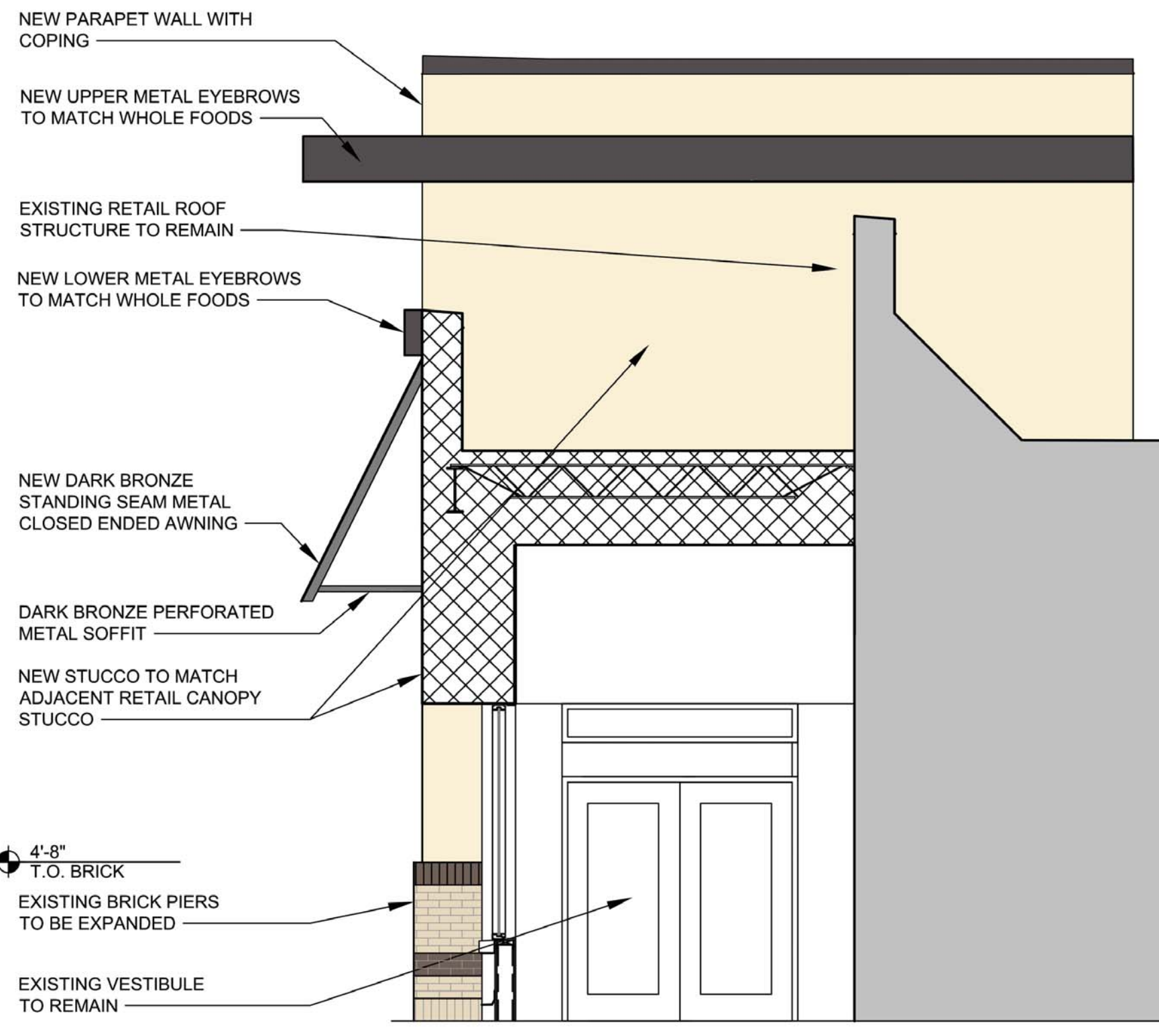
6 PILASTER PLAN  
NO SCALE



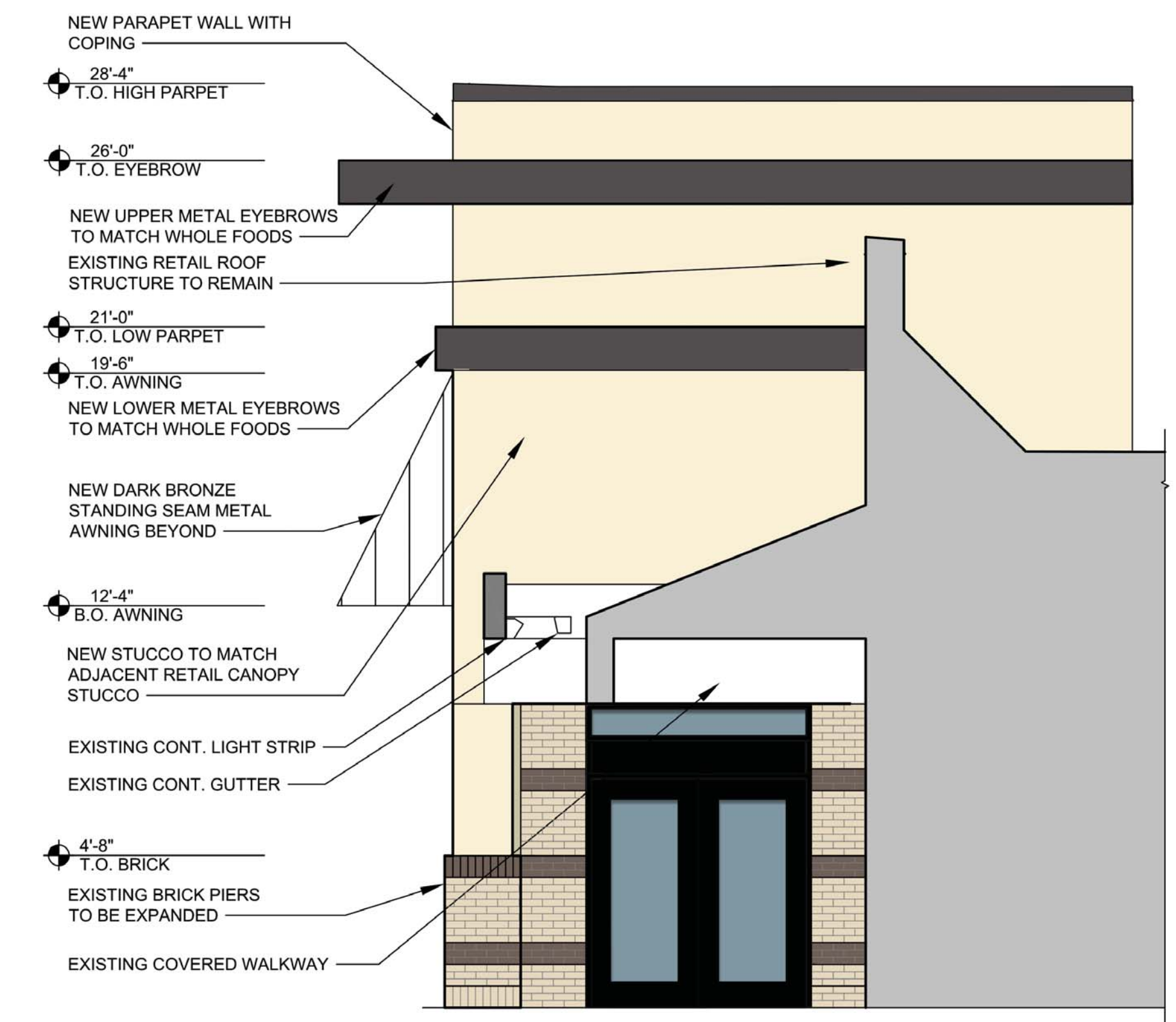
5 PILASTER ISOMETRIC  
NO SCALE



2 SECTION @ TJMAXX STOREFRONT  
1/4" = 1'-0"



3 SECTION @ TJMAXX STOREFRONT  
1/4" = 1'-0"



4 SECTION @ TJMAXX STOREFRONT  
1/4" = 1'-0"

EXTERIOR FACADE RENOVATION  
SHELTER COVE PLAZA  
50 SHELTER COVE LANE  
HILTON HEAD ISLAND, SC 29928  
CNNA ARCHITECTS, INC.

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Print Record	
03/18/2019	DRB SUBMITTAL
04/23/2019	Revised DRB Submittal

Revisions	

Project No.: 17115.00  
Project Date: March 18, 2019  
Cadd File No:

Drawn By: JMG  
Checked By:

Scale: AS NOTED

Sheet Title:

TJ MAXX DETAILS

Sheet No.

A5.2

119 LUCKIE STREET NW ATLANTA, GEORGIA 30303.2146 404.522.0077 CNNA ARCHITECTS, INC. | PROGRAMMING | INTERIOR DESIGN | PROJECT MANAGEMENT | GRAPHIC DESIGN

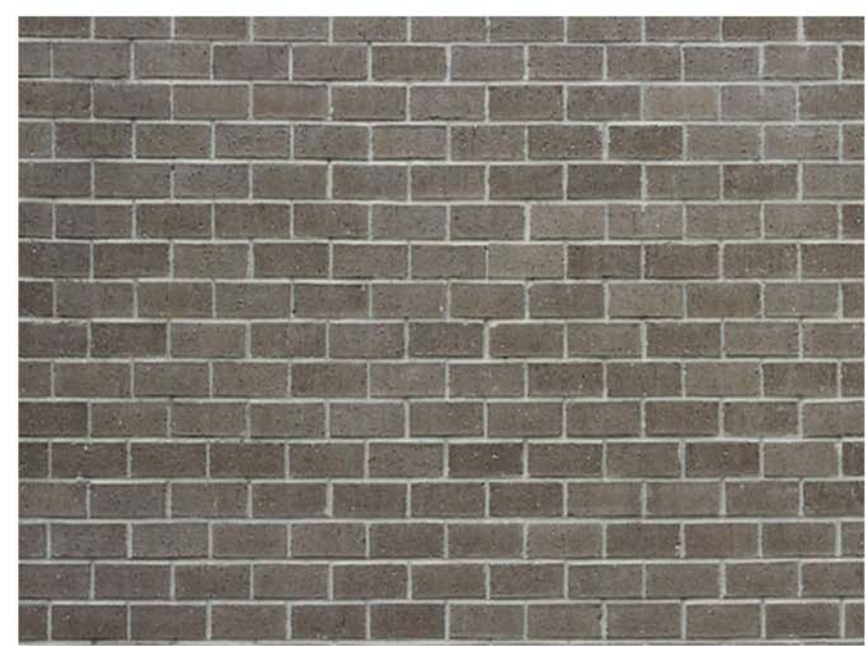
Not Released for Construction

Released for Construction





1) To match existing Cherokee Brick - Velour Light Gray



2) To match existing Cherokee Brick - Velour Medium Gray



3) To match Whole Foods Brazilian Wood Depot -lpe



4) To match existing Dryvit - Steph's Mood 463a



5) Dryvit - Toast 461



6) To match Whole Foods American Products Inc. - Charcoal Gray Metal Eyebrows



7) To match existing American Products Inc. - Dark Bronze Coping & Metal Awnings



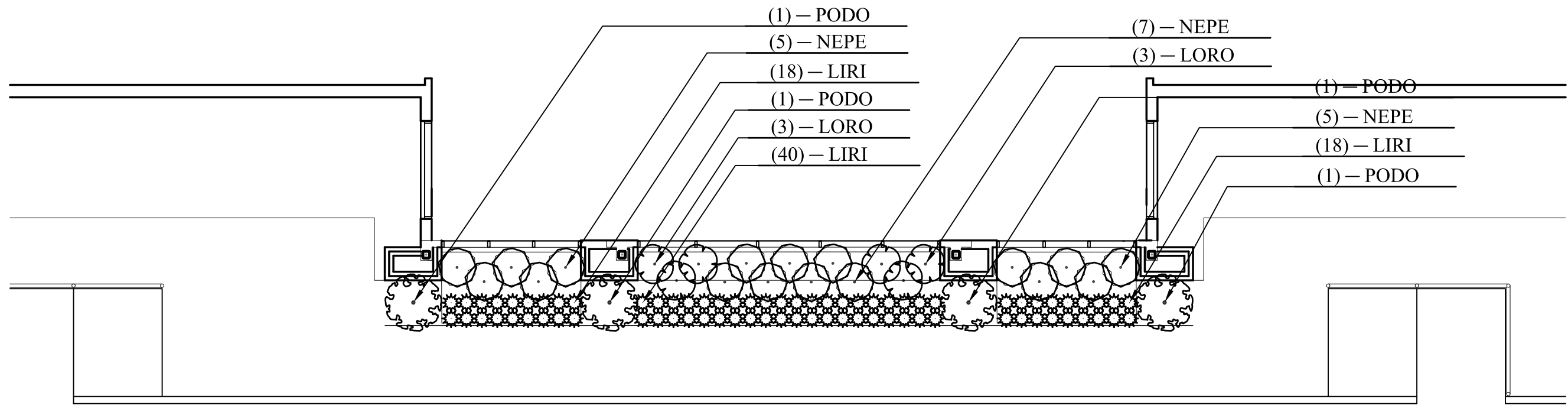
8) Clear Glass

Prior to actual installation - all finishes to have samples submitted by subcontractor for approval by architect, HHI staff, and or DRB.

EXTERIOR FACADE RENOVATION | EXISTING AND PROPOSED T J MAXX ENTRANCE ELEVATION



G:\Projects-HHI\Commercial\Plaza At Shelter Cove\Production\Work Preliminary\TJ Maxx Landscape.dwg, Monday, April 08, 2019, Printed By: Trey Griffin  
 This document and all reproducible copies of this document are the property of wood + partners, inc. reproduction or alterations of this drawing without the written consent of Wood + Partners, inc. is not permitted. If this sheet is less than 11"x17" it is a reduced print, scale accordingly



**PLANT SCHEDULE**

<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>HEIGHT</u>	<u>SPREAD</u>	<u>REMARKS</u>
LORO	6	Loropetalum chinense `Crimson Fire`	Crimson Fire Loropetalum	3 gal	16"-18"	18"-24"	Full in pot
NEPE	17	Nerium oleander `Petite Pink`	Petite Pink Oleander	3 gal	12"-18"	12"-18"	Full in pot
PODO	4	Podocarpus macrophyllus maki	Shrubby Yew	B & B	7'-8'	24"-36"	Specimen, Full to ground
<u>GROUNDCOVERS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>HEIGHT</u>	<u>SPREAD</u>	<u>REMARKS</u>
LIRI	76	Liriope muscari `Super Blue`	Super Blue Liriope	1 gal	8"-12"	8"-12"	Full in pot

260 S.F. DOUBLE GROUND HARDWOOD MULCH



CRIMSON FIRE LOROPETALUM



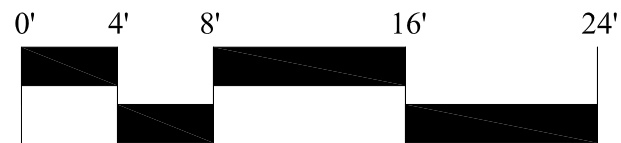
PETITE PINK OLEANDER



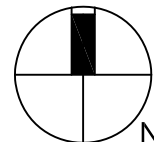
SPECIMEN PODOCARPUS



SUPER BLUE LIRIOPE



SCALE: 1" - 8'-0"



BASE INFORMATION provided BY JLL (OWNER). FILE A17115\_bA5.1\_TJMAXX DETAILS.dwg, DATED MARCH 18, 2019.  
 PLAN IS SUBJECT TO CHANGE.

**Wood+Partners Inc. WPI**  
 Landscape Architects  
 Land Planners

PO Box 23849 ■ Hilton Head Island, SC 29925  
 843.681.6618 ■ Fax 843.681.7086 ■ www.woodandpartners.com

Project Billing Info  
 JLL  
 4201 Congress Street,  
 Suite 300  
 Charlotte, N.C. 28209

CONSTRUCTION DOCUMENTS  
 Plaza at Shelter Cove  
 TJ Maxx Landscape  
 Hilton Head Island, S.C. 29925

DRAWN BY:  
 BH  
 CHECKED BY:  
 TG

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#	REVISION	DATE	BY

DATE  
 04-09-2019  
 PROJECT NUMBER  
 01-13028  
 SHEET TITLE  
 Landscape Plan

SHEET NUMBER

L-100

## 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: Shelter Cove Plaza Exterior Façade Renovation

DRB#: DRB-000867-2019

DATE: 04/15/2019

RECOMMENDATION: Approval  Approval with Conditions  Denial   
RECOMMENDED CONDITIONS:

### ***MISC COMMENTS/QUESTIONS***

The project was last before the DRB at the March 26<sup>th</sup> meeting.




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: Zenos Morris Company: Court Atkins Group  
 Mailing Address: 29 Plantation Park Drive, Suite 504 City: Bluffton State: SC Zip: 29910  
 Telephone: 843.815.2557 Fax: \_\_\_\_\_ E-mail: Zenos.morris@courtatkins.com  
 Project Name: HH Presbyterian Ministry Building Project Address: 233 William Hilton Pwy HH Island, SC 29926  
 Parcel Number [PIN]: R5 1 0 0 0 7 0 0 0 0 2 2 4 0 0 0 0  
 Zoning District: MS - Main Street Overlay District(s): COD - ROW Arterial

**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 \$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

04 / 09 / 2019

\_\_\_\_\_  
DATE

# DESIGN REVIEW BOARD CORRIDOR

PROJECT NARRATIVE

CONCEPT SUBMITTAL (PAPP- 002870-2018)

---

## Project Information:

Project Name: Hilton Head Presbyterian Ministry Building

Location: 233 William Hilton Parkway Hilton Head Island, SC 29926  
R5 10 007 000 0 224 0 000

## Project Contacts:

### **Owner:**

Hilton Head Presbyterian Church  
233 William Hilton Parkway  
Hilton Head Island, SC 29926

### **Architect:**

Court Atkins Architects, Inc.  
P.O. Box 3978  
Bluffton, SC 29910  
(843) 815-2557

### **Civil Engineer:**

Alliance Consulting Engineers, Inc  
23 Plantation Park Drive, Suite 204  
Bluffton, SC 29910- 6072  
(843) 757-5959

### **Landscape Architect:**

Witmer-Jones-Keefer, Ltd.  
23 Promenade Street, Suite 201  
Bluffton, SC 29910- 6072  
(843) 290-9099

## Project Description:

The project is located on the existing Hilton Head Presbyterian Church campus adjacent to the existing church parking. The site plan concept will provide interconnectivity to the existing church parking lot as well as future parking in front of the new Ministry Building.

- The building is approximately 6,250 sq. ft
- No phased construction timeline
- Site Lighting
- Landscape Courtyard by the Pastor's Office
- Concrete pavers walkway from the parking to the main entrance of the building











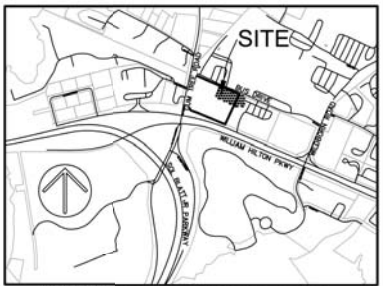


UNIVERSITY OF SOUTH ALABAMA  
SCHOOL OF BUSINESS









VICINITY MAP NOT TO SCALE

LEGEND

- ▲ CALC POINT - CORNER NOT SET
- IRON REBAR FOUND
- EOLLARD
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC STUBOUT
- CONTOUR LINE
- ⊕ GRATE INLET
- ⊕ GROUND LIGHT
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ LIGHT POLE
- ⊕ MAIL BOX
- ⊕ ELECTRIC BOX
- ⊕ FIRE HYDRANT
- ⊕ POWER POLE
- ⊕ SIGN
- ⊕ SPOT ELEVATION
- ⊕ SANITARY SEWER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WETLAND FLAG
- RCP REINFORCED CONCRETE PIPE
- EDGE OF PAVEMENT
- CONCRETE
- WETLANDS
- DHP OVERHEAD POWER LINE
- TREE LINE
- MSL MEAN SEA LEVEL
- BSL BUILDING SETBACK LINE
- P PINE
- PO POST OAK
- G SWEET GUM
- LA LAUREL OAK
- HO HOLLY
- LO LIVE OAK
- WO WATER OAK
- MAP RED MAPLE

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE B & C, FIRM PANEL 0008-D COMMUNITY 450250, FLOOD LINE SCALED IN PER FEMA FIRMETTE.
2. ELEVATIONS ARE BASED ON NAVD 88 DATUM.
3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
4. BUILDING SETBACKS ARE AS PER CALL TO HILTON HEAD ZONING (843-341-4757) ON 9-6-18, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
5. COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE (NAD 83).
6. BOUNDARY SURVEY WAS NOT PERFORMED AT THE TIME OF THE FIELD WORK. PROPERTY LINES SHOWN FOR REFERENCE INFORMATION ONLY.
7. WETLAND LINE SAID TO BE THE 12.7' MARK PER OUR CLIENT, JOHN THOMAS, AND WAS AGREED UPON BY ASHER HOWELL WITH NEWKIRK ENVIRONMENTAL.

REFERENCES

1. PLAT BOOK: 116 PAGE: 154
2. PLAT BOOK: 83 PAGE: 54
3. PLAT BOOK: 54 PAGE: 142
4. PLAT BOOK: 48 PAGE: 90
5. DEED BOOK: 840 PAGE: 493
6. DEED BOOK: 680 PAGE: 333
7. DEED BOOK: 1002 PAGE: 174

PREPARED FOR:  
HILTON HEAD PRESBYTERIAN CHURCH

A PARTIAL AS-BUILT/TREE & TOPOGRAPHIC SURVEY OF:

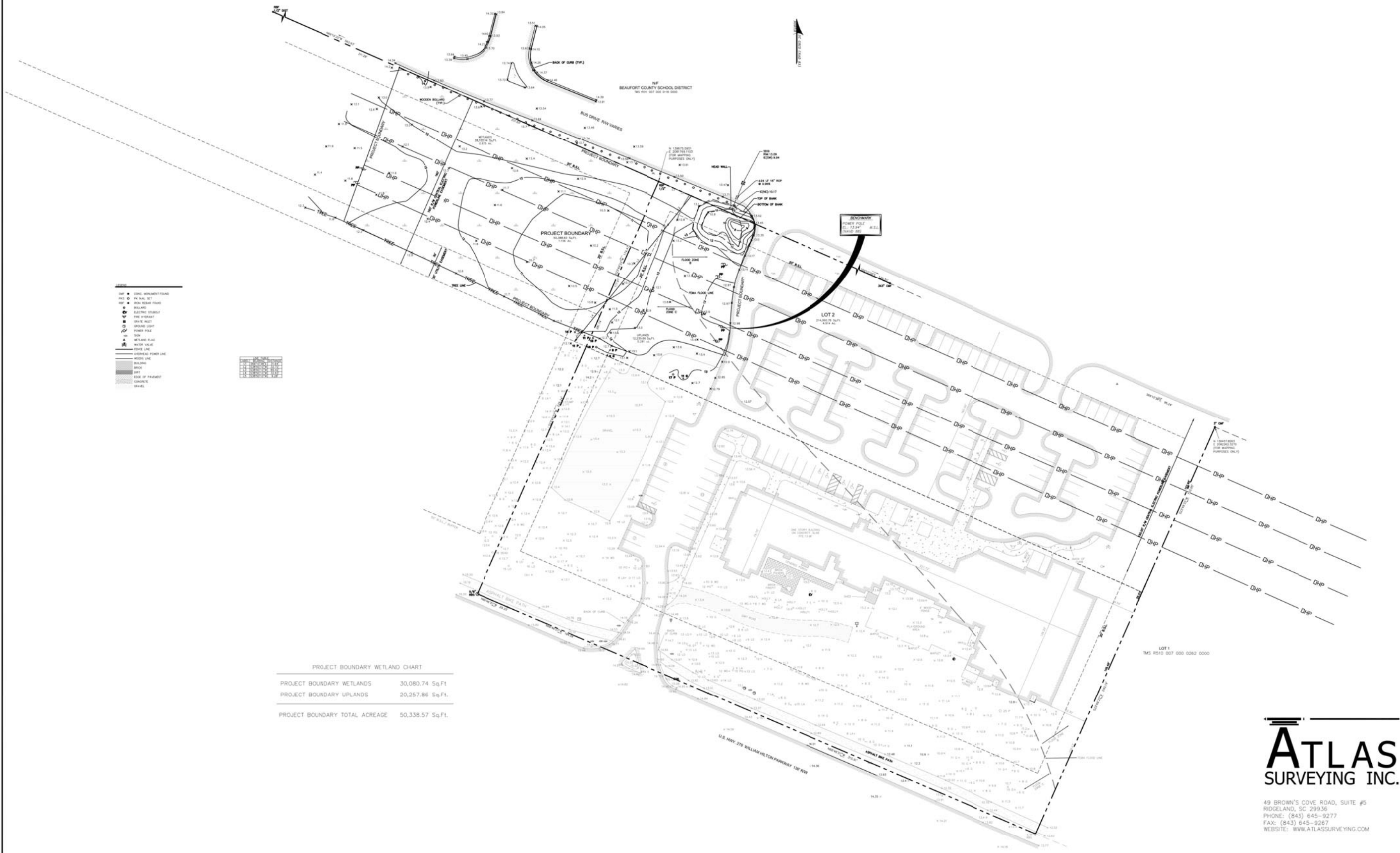
LOT 3, PORTION OF PARCEL L,  
#235 WILLIAM HILTON PARKWAY

TAX PARCEL No. R510 007 000 0224 0000

HILTON HEAD ISLAND  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JDS  
FIELD CHECK: JMR  
DRAWN BY: JON  
DATE: 09-06-18  
SCALE: 1"=20'  
PROJECT No.: 13184  
FILE: 13184 13.DWG

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



PROJECT BOUNDARY WETLAND CHART

PROJECT BOUNDARY WETLANDS	30,080.74 Sq.Ft
PROJECT BOUNDARY UPLANDS	20,257.86 Sq.Ft.
PROJECT BOUNDARY TOTAL ACREAGE	50,338.57 Sq.Ft.

- IRON REBAR FOUND
- EOLLARD
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC STUBOUT
- CONTOUR LINE
- ⊕ GRATE INLET
- ⊕ GROUND LIGHT
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ LIGHT POLE
- ⊕ MAIL BOX
- ⊕ ELECTRIC BOX
- ⊕ FIRE HYDRANT
- ⊕ POWER POLE
- ⊕ SIGN
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- ⊕ SANITARY SEWER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WETLAND FLAG
- RCP REINFORCED CONCRETE PIPE
- EDGE OF PAVEMENT
- CONCRETE
- WETLANDS
- DHP OVERHEAD POWER LINE
- TREE LINE
- MSL MEAN SEA LEVEL
- BSL BUILDING SETBACK LINE
- P PINE
- PO POST OAK
- G SWEET GUM
- LA LAUREL OAK
- HO HOLLY
- LO LIVE OAK
- WO WATER OAK
- MAP RED MAPLE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**ATLAS**  
SURVEYING INC.

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

BENCHMARK  
EL.: M.S.L.

N/F  
BEAUFORT COUNTY  
SCHOOL DISTRICT  
TMS R510 007 000 0118 0000

**SITE PLAN NOTES**

1. PROVIDE CONCRETE SIDEWALKS & STOPS AS INDICATED ON PLAN.
2. GRADING AT ACCESSIBLE ROUTE TO COMPLY WITH THE 2017 IBC CHAPTER 11 AND THE 2017 ANSI 117.1 DESIGN GUIDELINES.
3. CONSTRUCTION SITE EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE TOWN/COUNTY.
4. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
5. PERIODIC INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT LEAVING PROPERTY. EROSION CONTROL MEASURES SHALL BE IN WORKING CONDITION AT END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCTION RAINFALL EVENT. ANY NEEDED REPAIRS/REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL PROTECTION AS DESIGNED.
7. ADDITIONAL GRADING OF GRASSED OR LANDSCAPED AREAS MAY BE REQUIRED DUE TO THE PLUMBING, SANITARY OR OTHER UNDERGROUND UTILITY WORK. REVIEW DOCUMENTS IN THEIR ENTIRETY TO DETERMINE FULL SCOPE OF WORK.

**SITE PLAN NOTES:**  
BUILDABLE AREA 6,250 SQ. FT.



**COURT  
ATKINS  
GROUP**

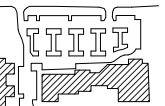
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BLUFFTON, SC 29910  
PH: 843.815.2557  
FX: 843.815.2547

WWW.COURTATKINS.COM

HILTON HEAD PRESBYTERIAN MINISTRY BUILDING

233 WILLIAM HILTON PKWY  
HILTON HEAD ISLAND, SC 29926

NOT FOR CONSTRUCTION



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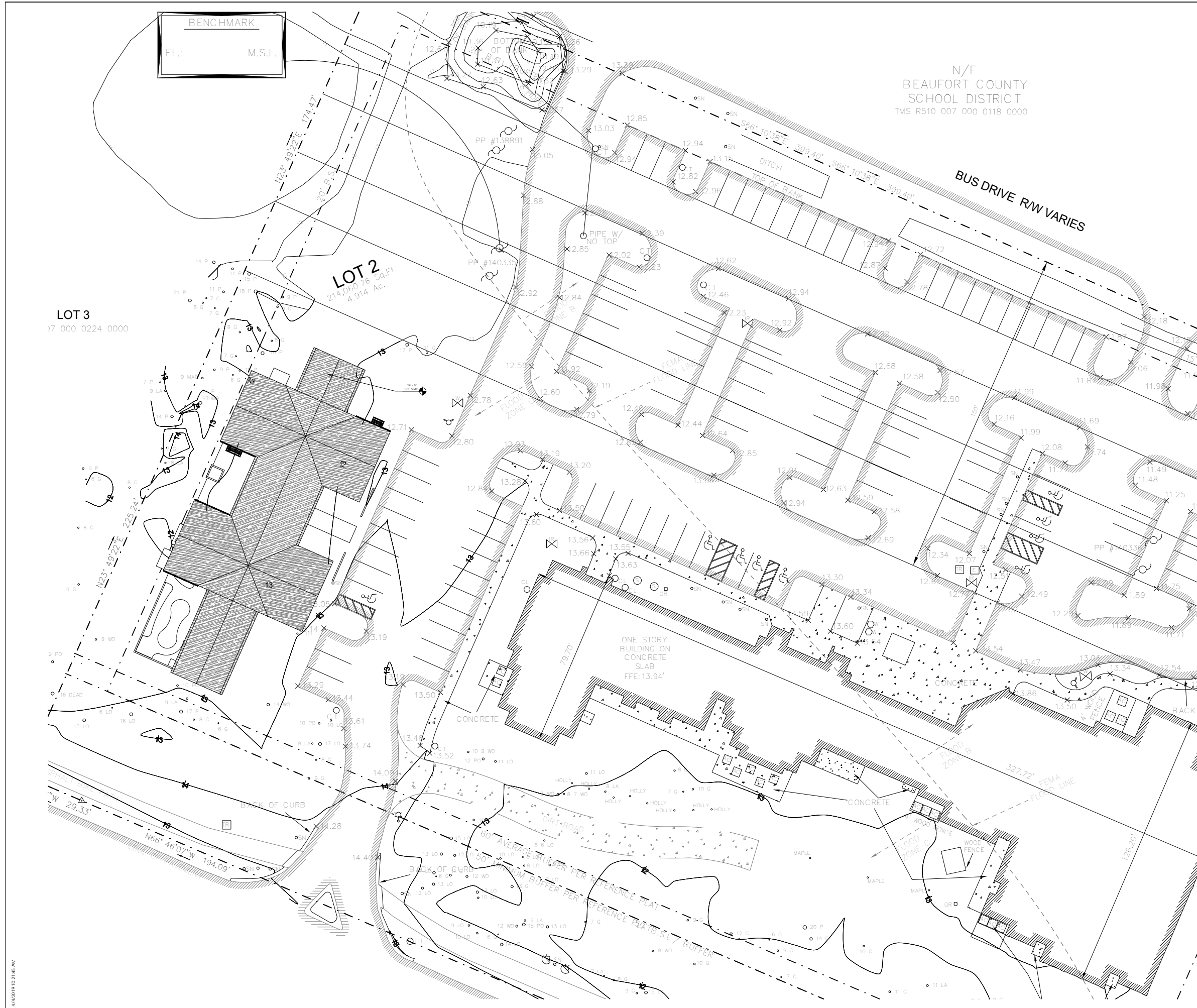
NO.	REV. DATE	DESCRIPTION
1	4/10/2019	CONCEPT - DRG REVIEW

17-092  
HHP/CA  
10.12.2018

ARCHITECTURAL  
SITE PLAN

A1.1

1 SITE PLAN  
A1.1 1/16" = 1'-0"



4/10/2019 10:21:45 AM



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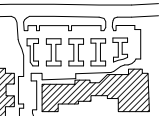
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NO.	REV. DATE	DESCRIPTION
1	4.03.2019	CONCEPT - DRG REVIEW

17-092

HRPCA

10.12.2018

FLOOR PLAN,  
REFLECTING  
CEILING PLAN

A2.1

GENERAL NOTES

1. SHOWN DIMENSIONS ARE TO FACE OF STUD & FACE OF FOUNDATION OR COLUMN CENTER LINE (U.N.O.) UNLESS NOTED OTHERWISE. DIMENSIONS SHOWN FOR EXISTING CONDITIONS SHOULD BE FIELD VERIFIED BY CONTRACTOR.
2. ALL FINISHES SHOWN ARE SUBJECT TO OWNER.
3. ALL DETAILS ARE FOR DESIGN INTENT ONLY AND SHOULD ONLY BE USED AS A GUIDELINE AND NOT FOR ACTUAL CONST. ALWAYS CONSULT WITH STRUCTURAL ENGINEERS BEFORE IMPLEMENTING DESIGN SHOWN.
4. SEE SHEET SERIES A6 FOR WALL TYPES.
5. SEE SHEETS SERIES AS FOR BUILDING SECTIONS AND WALL SECT DTLS.
6. SEE SHEET SERIES A6 FOR DOOR / WIN. SCHEDULE.

INTERIOR MILLWORK

BASE BOARD:

- 1x8 MDF FLAT STOCK - PRIME & PAINT FINISH

DOOR CASING

- 1x4 MDF FLAT STOCK JAMBS, 1x6 MDF HEAD - PRIME & PAINT FINISH

OPEN OFFICE 003

- 25 LINEAL FEET OF WORK SURFACE - QUARTZ
- 14 LINEAL FEET OF TRANSACTION TOP - QUARTZ
- GAMBAS BRACKETS AND WOOD CLEAT SUPPORTS

WORK ROOM 004

- 10 LINEAL FEET OF BASE CABINETS W/ A QUARTZ TOP - PLASTIC LAMINATE
- (2) 24" x 96" STORAGE CABINETS - PLASTIC LAMINATE

TOILET ROOMS 007, 008, 023, 024

- 36" SOLID SURFACE TOPS w/ INTEGRAL BOWLS, PLASTIC LAMINATE SUPPORT
- 10" x 24" PURSE SHELF - PLASTIC LAMINATE & WOOD CLEAT SUPPORT

OPEN OFFICE 011

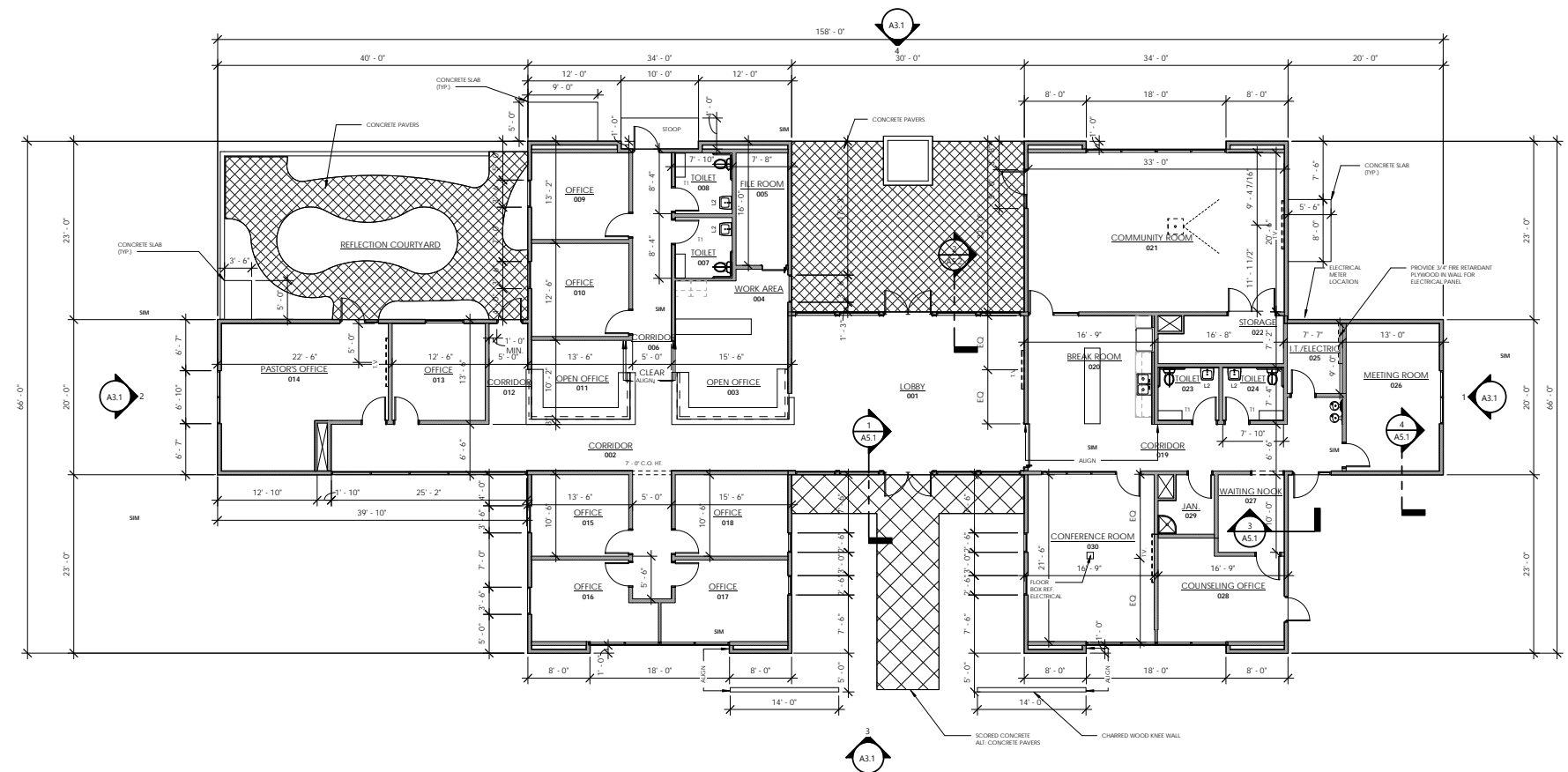
- 25 LINEAL FEET OF WORK SURFACE - QUARTZ
- 14 LINEAL FEET OF TRANSACTION TOP - QUARTZ
- GAMBAS BRACKETS AND WOOD CLEAT SUPPORTS

BREAK ROOM 020

- 17'-3" LINEAL FEET OF BASE CABINETS W/ A QUARTZ TOP - PLASTIC LAMINATE COUNTER TOP HEIGHT @ 34"
- 11'-6" LINEAL FEET OF WALL CABINETS - PLASTIC LAMINATE - 42" TALL
- 18" x 96" STORAGE CABINET - PLASTIC LAMINATE
- 14 LINEAL FEET OF BAR TOP - QUARTZ @ 42"

FLOOR PLAN - SYMBOL KEY

- WALL TYPE TAG
- DOOR DESIGNATION TAG
- WINDOW TYPE/STOREFRONT TYPE TAG



1 FIRST FLOOR PLAN  
A2.1 1/8" = 1'-0"



PROJECT NORTH

4/12/2019 11:22:56 AM



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ATKINS  
GROUP

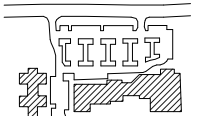
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HILTON HEAD ISLAND, SC 29926

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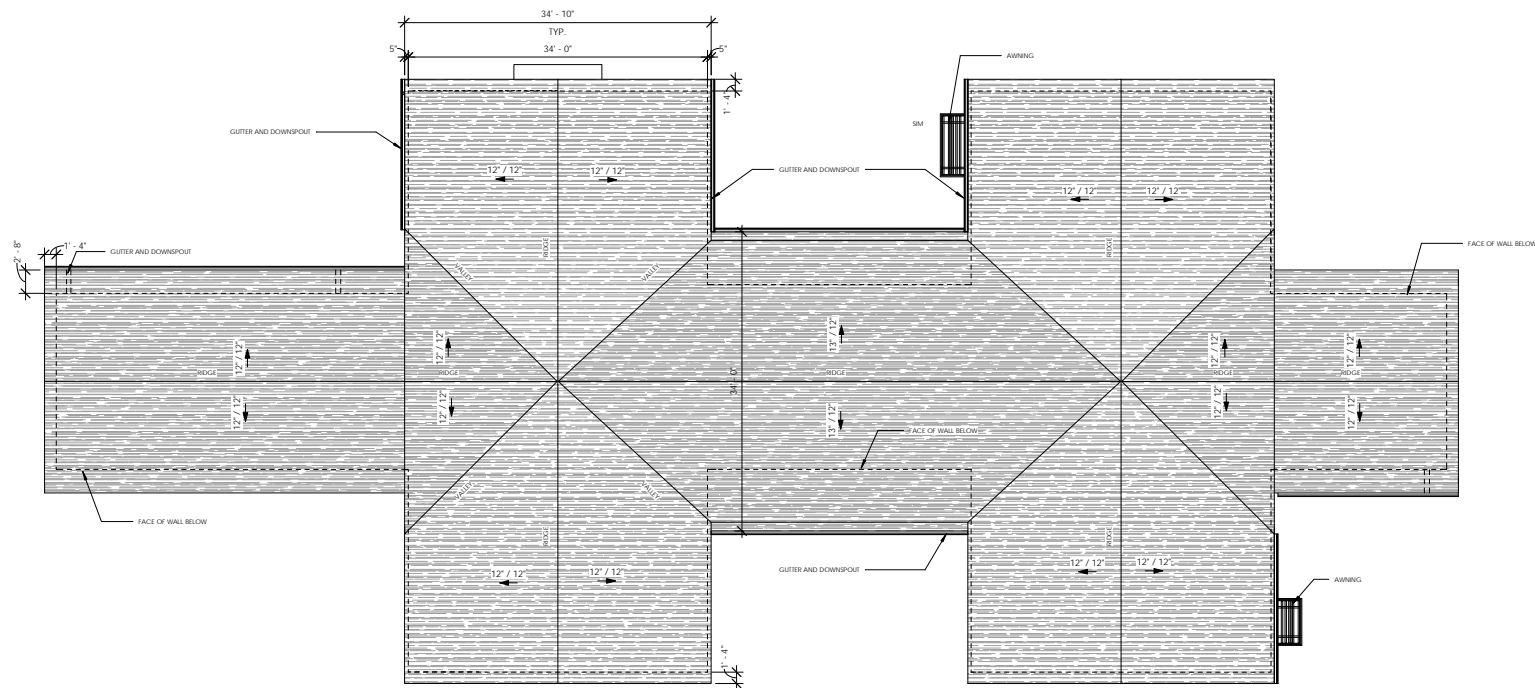
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NO.	REV. DATE	DESCRIPTION
1	4-03-2019	CONCEPT - DRG REVIEW

17-092  
HHPCA  
10.12.2018

ROOF PLAN

A2.3



1 ROOF PLAN  
A2.3 1/8" = 1'-0"



4/10/2019 11:22:59 AM





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ATKINS  
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HILTON HEAD PRESBYTERIAN MINISTRY BUILDING

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HILTON HEAD ISLAND, SC 29926



4 Elevation South  
A3.1 1/8" = 1'-0"

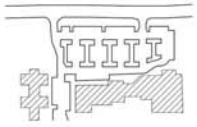
3 Elevation West  
A3.1 1/8" = 1'-0"



2 Elevation North  
A3.1 1/8" = 1'-0"

1 Elevation East  
A3.1 1/8" = 1'-0"

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NO.	REV.	DATE	DESCRIPTION

17-092  
HNP/CA  
10.12.2018

COLOR BOARD

A.C.B

4/15/2019 2:58:07 PM







## 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: HH Presbyterian Ministry Building

DRB#: DRB-000850-2019

DATE: 04/15/2019

RECOMMENDATION:    Approval             Approval with Conditions             Denial   
RECOMMENDED CONDITIONS:

<b>ARCHITECTURAL DESIGN</b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	On elevation and Wall Section 4 roof overhang appear to be insufficient.
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Where will the AC units / utilities be located and how will they be screened? Relationship to windows?

<b>MISC COMMENTS/QUESTIONS</b>
1. Identify the square on the back patio.
2. Will the building have gutters? The front and rear middle roof valleys appear to empty onto hardscape patios and sidewalks, splashing onto the building and pedestrians.
3. Add planting areas between the building and rear patio to breakup all that hard surfaces.





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: Stephanie Horrell Company: Sign D' Sign  
 Mailing Address: 270 Red Cedar Street, 102 City: Bluffton State: SC Zip: 29910  
 Telephone: 843-757-7057 Fax: None E-mail: Shorrell@sign-dsign.com  
 Project Name: Hilton Head Island Community Church Project Address: 860 William Hilton Parkway  
 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 x 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.  
 X 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**

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

For freestanding signs:

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

Stepahnie Horrell  
SIGNATURE

04/05/2019

DATE



# HILTON HEAD ISLAND COMMUNITY CHURCH | MONUMENT

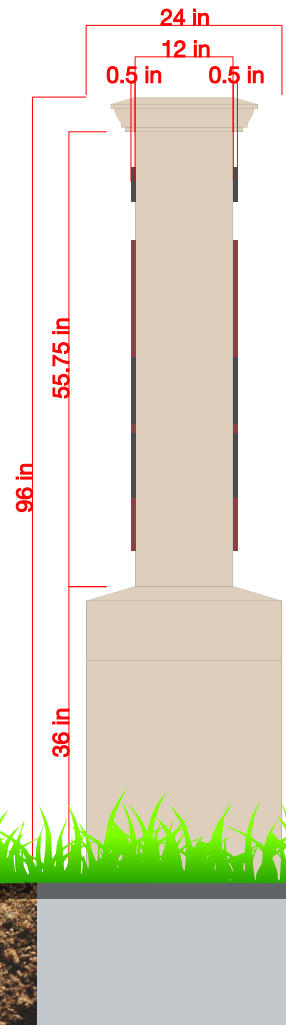
One new double faced monument sign to read "<Address> <Logo> Hilton Head Island Community Church" on both sides. The monument will be tabby stucco over block with routed accents; the logo and copy are to be 1/2" thick on both faces. The sign will have a poly armour coating applied to the outside for protection of the core. The sign will be painted and manufactured to the outlined color and size specifications listed below and the sign will be externally illuminated with new light fixtures featuring white lights. The paint colors for the monument will complement the building and the while the lettering will be painted to match the logos on the previously approved signage in the area. The monument will have a concrete footer forthcoming engineer calculations. Existing landscape elements to be removed and new landscape plan to be submitted. New sign to be installed in location of previous sign. The fonts used on the sign are Verdana Bold and Century Gothic Regular.

■ PPG1084-3 : SOURDOUGH ■ PPG1037-7 : WITCHCRAFT ■ PPG1051-7 : APPLE-A-DAY ■ PPG1209-5 : YELLOW CONEFLOWER

FACE VIEW



SIDE VIEW





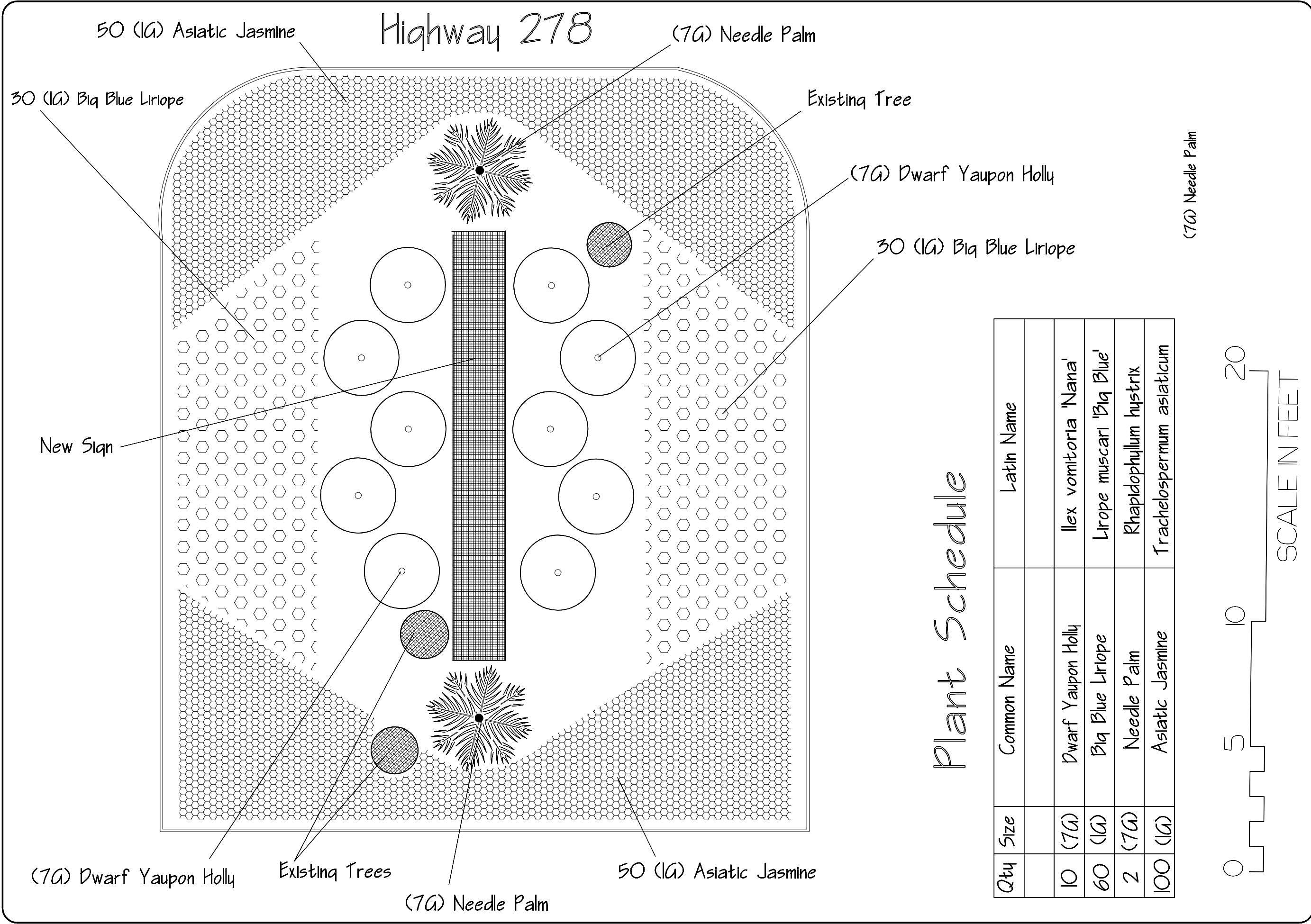
# PROPOSED



←  
**SIGN LOCATION**  
(FOLIAGE TO BE CLEARED BY OTHERS)



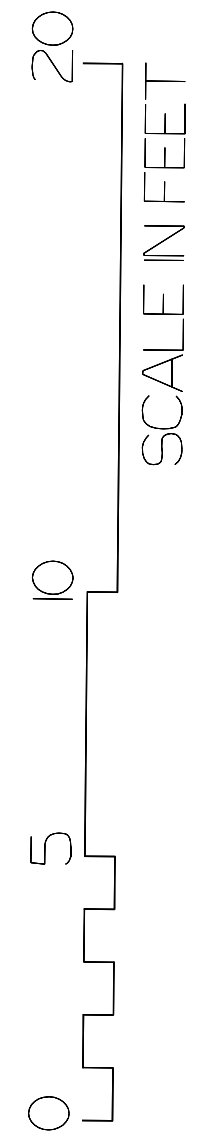





### Plant Schedule

Qty	Size	Common Name	Latin Name
10	(7G)	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>
60	(1G)	Big Blue Liriope	<i>Liriope muscari 'Big Blue'</i>
2	(7G)	Needle Palm	<i>Rhapidophyllum hystrix</i>
100	(1G)	Asiatic Jasmine	<i>Trachelospermum asiaticum</i>

(7G) Needle Palm



Hilton Head Island Community Church  
Front Entrance Sign Landscape Plan April 2019

 **the greenery, inc.**  
— EMPLOYEE OWNED —

The Greenery Inc  
PO Box 6569  
Hilton Head Island SC



**TOWN OF HILTON HEAD ISLAND  
SIGN REVIEW CHECKLIST: FREESTANDING SIGN**

<b>SIGN PERMIT #:</b>	DRB 000866-2019	<b>DATE SUBMITTED:</b>	04/09/2019
<b>BUSINESS NAME:</b>	Hilton Head Island Community Church	<b>DATE REVIEWED:</b>	04/15/2019
<b>ADDRESS:</b>	860 William Hilton PKWY	<b>SUBMITTAL #:</b>	1

RECOMMENDATION:    Approval                Approval with Conditions                Denial   

RECOMMENDED CONDITIONS:

1. Provide cut sheets for the sign lights to be approved by Staff.

<b>GENERAL COMMENTS &amp; QUESTIONS</b>	
1.	
2.	
3.	
4.	
5.	

**REQUIRED INFORMATION & MATERIALS**

<b>LIGHTING</b>				
<b>REQUIRED INFORMATION &amp; DESIGN STANDARDS</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments &amp; Questions</b>
New lighting: Rendering or cut sheet specifies the light will be white.		X		Provide if applicable. Specify that the light temperature will not exceed 3000K