



The Town of Hilton Head Island
Design Review Board Regular Meeting
Tuesday, March 10, 2020 – 1:15 p.m.
Benjamin M. Racusin Council Chambers
AGENDA

As a courtesy to others please turn off / silence ALL mobile devices during the meeting. Thank you.

- 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** – Meeting of February 25, 2020
- 6. Unfinished Business**
- 7. New Business**
 - a. *Alteration/Addition*
 - i. Wild Wing Café Exterior Renovations, DRB-002646-2019
 - ii. The Oaks Villas Repaint, DRB-000413-2020
 - iii. T. Dalton Clothing, DRB-000452-2020
- 8. Appearance by Citizens**
- 9. Board Business**
 - a. Discussion related to the RD and CR zoning district design standards
- 10. Staff Report**
 - a. Minor Corridor Report
- 11. Adjournment**

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



Town of Hilton Head Island
Design Review Board

February 25, 2020 at 1:15 p.m. Regular Meeting
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, David McAllister, John Moleski, Debbie Remke, Brian Witmer

Absent from the Board: None

Present from Town Council: David Ames, Tamara Becker, Tom Lennox, Glenn Stanford

Present from Town Staff: Chris Darnell, Urban Designer; Shea Farrar, Landscape Associate; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

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

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

3. Roll Call – See as noted above.

4. Approval of Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – Meeting of February 11, 2020

Ms. Foss moved to approve the minutes of the February 11, 2020 regular meeting. Vice Chairman Gentemann seconded. The motion passed with a vote of 7-0-0.

6. Unfinished Business

a. New Development – Final

i. Smokehouse, DRB-000294-2020

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following condition:

1. Submit a physical sample of the stained wood vertical siding for DRB review and approval.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant provided a sample of the dark bronze roof color and noted that the application was incorrectly labeled charcoal. The applicant also provided a sample of the stained wood vertical siding.

The Board complimented the applicant on the project and for addressing their previous comments. With no further discussion, Chairman Strecker asked for a motion on the application.

Vice Chairman Gentemann made a motion to approve DRB-000294-2020 with the following conditions:

1. The roof color shall be Dark Bronze as presented at the DRB meeting.
2. The stained vertical siding was reviewed at the DRB meeting and approved.

Ms. Foss seconded. The motion passed with a vote of 7-0-0.

7. New Business

a. Alteration/Addition

i. Northridge Plaza Site Improvements & Building Façade Upgrades, DRB-000317-2020

(Mr. Witmer recused himself from review of DRB-000317-2020 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the conditions that the final submittal should satisfactorily address the comments described in the Design Team/DRB Comment Sheet that shall be attached to the Notice of Action (NOA).

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

The Board and the applicant discussed the project at length. The Board was in general agreement with Staff's comments and reviewed them with the applicant. The Board's comments, concerns, and inquiries included: the color scheme appears to be too red/coral which is not nature blending; red and shades of red are generally not approvable colors, consider alternative colors that are in keeping with the Design Guide; provide a color board with physical samples for final; restudy the lawn area that replaces the building to be demolished; plant trees along the theater wall to break it up visually; the Asiatic Jasmine is an invasive species and should be replaced with a more native species; the end landscape islands at HomeGoods should include two canopy trees; the landscape island on the right of the entry drive should include overstory trees; the treatment to the concrete needs to be consistent throughout the plaza; bring the tenant signs down to the façade underneath the existing canopy to help with pedestrian scale; wrapping the canopy around the corners is preferred; the colonnade is minimized exposing a large parapet wall and no longer providing a sloped roof as called for in the Design Guide; the canopy needs to be a minimum depth of 8'; the overhang on the canopy needs to be a minimum depth of 2'; a deeper canopy and overhang will help with a sloped roof element and break up the large parapet; the existing canopy is in disrepair however its design is in keeping with the Design Guide; the new canopy design needs more thought to meet the Design Guide; consider replacing the existing canopy with a new canopy that more closely matches the existing design; replace column for column, roof slope for roof slope, and wood shingles for standing seam; address the small area to be painted at the Dollar Tree wall and canopy; consider adding a directory sign to the plaza to help tenant visibility; provide all elevations of the plaza including the movie theater wall and HomeGoods side elevation; show how the transition of materials, CMU and stucco, will occur; provide a more aesthetically appealing light fixture at the canopy; concern for the amount of concrete being proposed; continuous concrete footings may be required; provide a sidewalk detail to demonstrate how the sidewalk will be replaced. The Board requested the applicant to provide the information discussed to Staff by the submittal deadline so that the Board may review it in

advance of the meeting. Following the discussion, Chairman Strecker asked for a motion on the application.

Mr. Moleski made a motion to approve DRB-000317-2020 with the following conditions:

1. The Design Review Board approved all of the conditions as described in the Design Team/DRB Comment Sheet and as follows:
 - Without a color board it is difficult to evaluate the colors together but it appears the color scheme leans too red/coral. Staff is concerned that in the sunlight these colors will pull more coral.
 - The color of the Home Goods entrance is not nature blending and therefore not approvable per the Design Guide (page 16).
 - Reduction of the canopy height exposes large areas of the building wall that have little difference in their treatment. Monotonous planes are to be avoided per the Design Guide (page 13).
 - The breaks in the canopy at the corners of the buildings create the ends in the shed roof that clutter the roof line. The Design Guide encourages uncluttered architectural detail (page 15).
 - The overhang is too narrow and needs to be deeper per the Design Guide (page 13).
 - Reduction of the canopy height exposes large areas of the building wall effectively increasing the mass of the building.
 - It appears the 36 lumens of the canopy lights will exceed the LMO allowed light levels.
 - Multiple trees were removed from the landscape island along the main drive at the western property line. Additional trees should be planted in this area to mitigate these removals.
 - The lawn that replaces the building that was removed seem like an afterthought. Staff suggest trees be planted along the theater wall to break it up visually.
 - There appear to be conflicts with proposed parking lot lights including trenching for power connections and existing trees. Tree locations should be added to the lighting plan as well new trench locations for the power supply.
 - Provide a color board with physical samples at the final review.
 - Show how the sidewalk will be repaired.
 - Given there are only a few islands separating parking bays, the landscape islands at the ends of parking bays are more critical. End landscape islands should include two canopy trees in front of Home Goods.
 - It is staff's understanding that all timber curbs will be replaced with concrete curbs.
 - It is staff's understanding that all existing parking lot light fixtures will be replaced.
 - The place holders for tenant façade signs appear to be larger than what is allowed by the LMO. A new sign system will need to be submitted before any tenant signs can be permitted. Consider having a more realistic and LMO compliant placeholder for the signs as part of the final application.
2. Address the canopy so it more closely matches the existing canopy design and dimensions.
3. Make improvements to the movie theater wall once the adjacent building is demolished.
4. Replace the Asiatic Jasmine in the buffer with a more native plant species.

Ms. Foss seconded. The motion passed with a vote of 6-0-0.

ii. Vacation Homes Buffer, DRB-000094-2020

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following condition: 1. The trees in the William Hilton Parkway ROW shall not be removed.

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

The Board discussed the project in depth with the applicant. The Board expressed concern that the landscape plan is significantly different from the plan that was previously approved by the Board. Staff noted that while the balance of the landscape changed it still meets LMO requirements. The Board has the authority to require additional or different plantings. The Board made additional comments and inquiries regarding: the overstory trees need to be increased to 4-inch caliper; the Redbuds should be replaced with Dahoon Hollies; the pressure treated fence is 6' and the detail was provided; the Fakahatchee grass around the sign will create maintenance concerns; replace the Fakahatchee grass with Liriope; agreement with Staff comment that the trees in the William Hilton ROW shall not be removed. Following the discussion, Chairman Strecker asked for a motion on the application.

Mr. McAllister made a motion to approve DRB-000094-2020 with the following conditions:

1. Replace the Redbuds in the buffer with Dahoon Hollies.
2. Increase the size of the Live Oaks and Magnolias in the buffer to 4 inch caliper.
3. Replace the Fakahatchee grass around the sign with Liriope.
4. The trees in the William Hilton ROW shall be retained.

Mr. Witmer seconded. The motion passed with a vote of 7-0-0.

b. Sign

i. Vacation Homes Sign, DRB-000202-2020

Ms. Farrar presented the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. The request a sign location of 2 feet from property line is not approved. Location must be staked out for staff approval prior to installing. The sign location cannot block the sight distance from Burkes Beach or the driveway to the adjacent property. The sign location cannot impede the drainage of the ditch along William Hilton Parkway.
2. Approval from Beaufort Jasper Water and Sewer Authority to locate sign and landscaping in 10' water line easement along William Hilton Parkway.
3. Sign lighting is limited to 20 foot candles on the sign face and 3000 Kelvin in temperature.
4. Wind load calculations stamped and signed by a certified engineer stating the sign can withstand winds of up to 130 miles per hour to be submitted with sign permit.

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

The Board discussed the project in depth with the applicant. The Board made comments and inquiries regarding: general agreement with Staff comments; the location of the address; the William Hilton Parkway sign is too large for the size of the building; the Burkes Beach Road sign is too small considering it will display the address; the design of the sign and the colors are in keeping with the Design Guide; preference to see the William Hilton Parkway sign slightly smaller, however, its circular shape is less concerning that if it were rectangular; planting Liriope around the sign is the correct choice. Following the discussion, Chairman Strecker asked for a motion on the application.

Vice Chairman Gentemann made a motion to approve DRB-000202-2020 with the following conditions:

1. The request a sign location of “2 feet from property line” is not approved. Location must be staked out for staff approval prior to installing. The sign location cannot block the sight distance from Burkes Beach or the driveway to the adjacent property. The sign location cannot impede the drainage of the ditch along William Hilton Parkway.
2. Approval from Beaufort Jasper Water and Sewer Authority to locate sign and landscaping in 10’ water line easement along William Hilton Parkway.
3. Sign lighting is limited to 20 foot candles on the sign face and 3000 Kelvin in temperature.
4. Wind load calculations stamped and signed by a certified engineer stating the sign can withstand winds of up to 130 miles per hour to be submitted with sign permit.

Mr. McAllister seconded. The motion passed with a vote of 6-1-0. Ms. Foss opposed.

8. Appearance by Citizens

Eleanor Lightsey asked for clarification regarding hazardous trees and the Town’s approval process.

9. Board Business

- a. Discussion related to the RD and CR zoning district design standards

Chairman Strecker and Mr. Darnell provided background on the item. The Board discussed their concerns including: building height; building mass; building setback angles; require a landscape break/planting islands between parking, building, and road; these design standards need to be applied beyond the RD and CR zoning districts; review all major corridors to apply these standards; concern for requiring what is beyond the LMO requirements; types of buffers; providing conditions for buffer options; requiring these standards in high density zones; recent projects that have been of concern to the DRB. For the next meeting, the Board agreed to come up with examples of projects to discuss, such as 15 Wimbledon Court and 55 Gardner Drive.

10. Staff Report

- a. Minor Corridor Report – Mr. Darnell reported the Minor Corridor approvals since the previous meeting.

11. Adjournment

The meeting was adjourned at 4:00 p.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]



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

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

Applicant/Agent Name: Tripp Armstrong Company: Beaufort Design Build
 Mailing Address: 2 Fire Station Lane City: Seabrook State: SC Zip: 29940
 Telephone: 843-466-3664 Fax: _____ E-mail: Tripp@beaufortdesignbuild.com
 Project Name: Wild Wing Cafe Ext Renovation Project Address: 72 Pope Avenue, HHI, SC, 29928
 Parcel Number [PIN]: R553 018 000 065C 0000 _____
 Zoning District: COLIGNY RESORT DISTRICT Overlay District(s): _____

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

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

Project Category:
 Concept Approval – Proposed Development Alteration/Addition
 Final Approval – Proposed Development Sign

Submittal Requirements for *All* projects:

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

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$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.

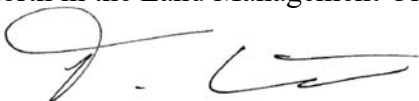
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

02-25-2020

DATE



February 25, 2020

Chris Darnell
1 Town Center Court
Hilton head island, SC 29928
Chrisda@hiltonheadisland.gov

RE: **Wild Wing Café Exterior Renovation**
Project #: 20003.00

Mr. Darnell

Please accept this letter as Beaufort Design Build's formal narrative for the above referenced project. We have amended the project design based on comments from our meeting on January 23rd, 2020.

The existing corrugated metal panels will be removed, the split face masonry block behind the panels shall be painted per drawings. No additional panels will be installed at the exterior of the building. Exterior lighting will be located at the entrance and exits of the building.

The fixtures will be a metal gooseneck style and will be painted a dark bronze color to match the railings. Additional landscape lighting will be installed at the new sago palms. New fixtures are smaller than the existing landscape fixtures and are within the 3000k temperature requirements. Information for both types of lights has been provided in the submission package.

The landscaping plan has been amended to reduce the number of sago palms at the front and parking area side of the building and to add ground cover and buffer at the building. In lieu of palms, yaupon holly and fakahatchee grass will be planted to provide a green buffer at the building. At the parking side and the front side, new plantings will replace the existing as indicated. The desire is to create a balanced view with plantings at both sides. New yaupon holly plants will be installed on the right side of the entrance to match the existing conditions of the left. At either end of the entrance, smaller holly plants will be removed and replaced with a sago palm each and fakahatchee grass. At the Pope Ave side of the property a buffer between the sand and the trail will be created with fakahatchee grass and needle palms. The sago palms will be surrounded with fakahatchee grass to continue the beach aesthetic of the sand area. No putting green will be installed. All existing trees and vegetation will remain. Existing planting beds at the building will be refreshed with pine straw.

We believe that this new design complies with the Design Guide and our discussion during the prior submission.

Sincerely,

Beaufort Design Build, LLC

Tripp Armstrong, Associate AIA

From: tripp@beaufortdesignbuild.com
To: [Darnell Chris](#)
Subject: RE: Wild Wings Comments
Date: Monday, March 02, 2020 10:03:32 AM
Attachments: [20003 HHI Lighting Specs.pdf](#)
[20003.00 DRB Submittal.pdf](#)

Good morning Chris,

Please find attached our revised submittal for the meeting on March 10, 2020. We have included the cut sheet for the LED lighting strip that will be installed at the underside of the awning. This will only be an accent light.

We have addressed your comments with our revised plans.

- A fourth color SW6074, as suggested will be used at the base of the building to accent the building elements individually.
- A wood awning detail has been included on sheet A-201. The awnings shall protrude less than 3'-0" from the building wall and will not extend into the sidewalk area.
- We will consider renovation of the landscape throughout the rest of the site for a later time. This submittal review is to correct or return the site conditions to compliance and be ready for the St. Patrick's Day festival.
- We have provided landscaping around the lifeguard station where possible. Due to the narrow condition of the perimeter smaller dwarf grasses and smaller needle palms shall be planted in this location. This is also due to vehicle access and customer interaction with the vegetation.
- The limits of the sand area at the path will be clearly defined by the grasses and needles palms. The plant count of both shown have been increased and have been moved closer to the edge of the path. This is to allow for the beach aesthetic. The limits at the planting bed left adjacent will be defined by refreshed pine straw. The sand area at the sidewalk and right are to remain open for access.
- Cherry Holly, Yaupon Holly and Needle Palms have been shown to be planted along the CMU walls at the east of the building in a staggered fashion.
- Existing plants are to remain where possible. Those that are in poor condition shall be removed and replaced with like new or as directed by the site plan. In places where a lone planting exists new plantings shall be installed around it.

We hope that these revisions and responses have properly addressed your comments.

Thank you, Tripp.

Tripp Armstrong, Assoc. AIA
Beaufort Design Build, LLC
Project Manager
2 Fire Station Lane,
Seabrook, South Carolina 29940
office: 843-466-3664

























COLOR LEGEND:

SW 6079
Diverse Beige
Interior / Exterior
Locator Number: 198-C2

PT-1:
PARAPET AND
EXTERIOR STUCCO
AND SPLIT FACE CMU

SW 9085
Touch of Sand
Interior / Exterior
Locator Number: 199-C1

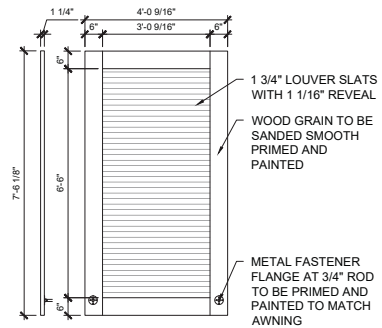
PT-2:
WINDOW AND DOOR
TRIM

PT-3: DARK BRONZE
ROOF, AWNINGS
AND HANDRAILS

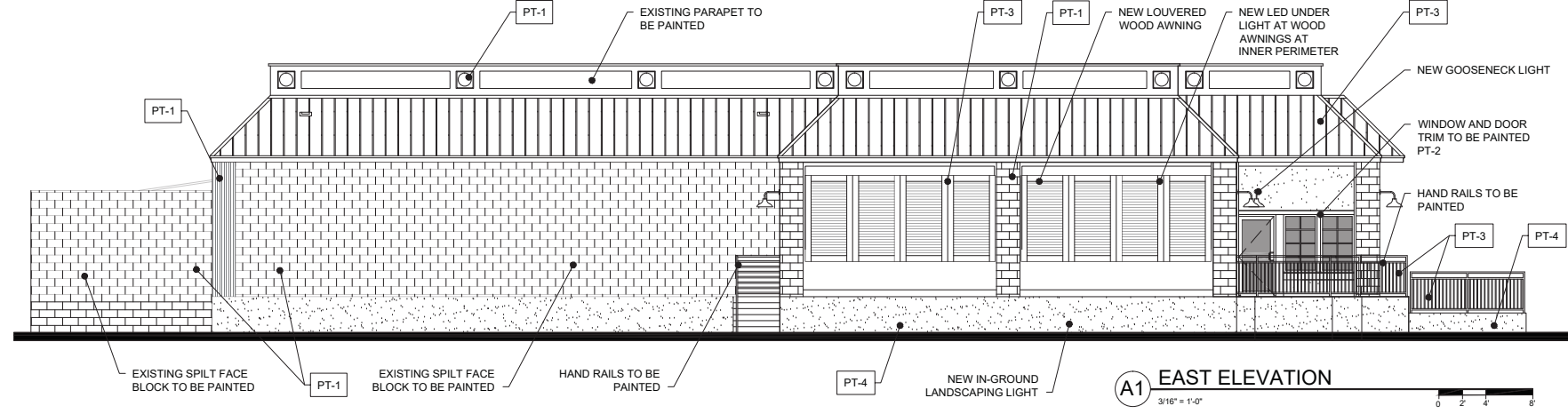
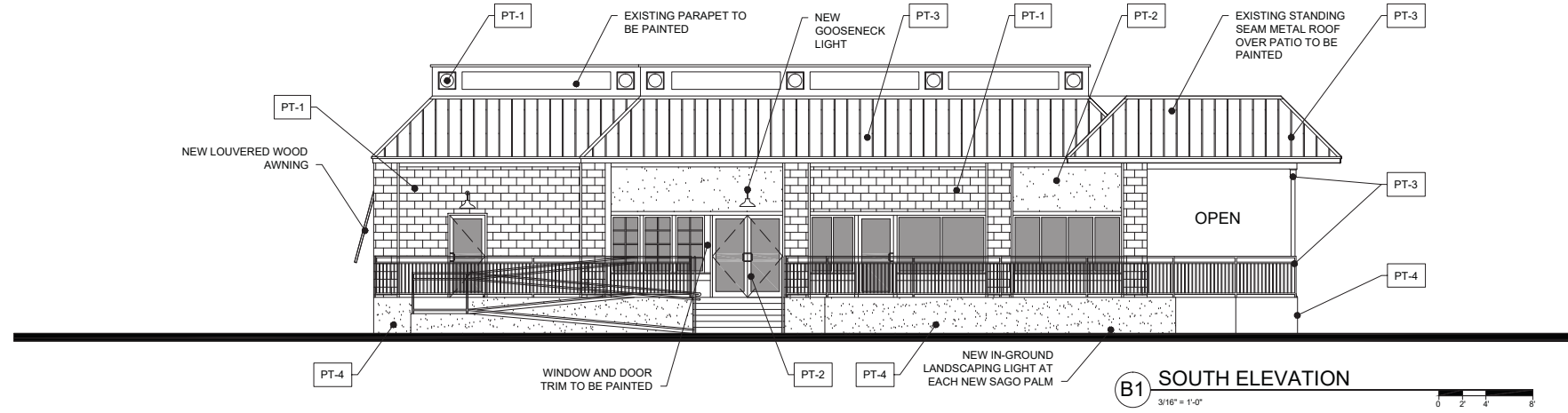
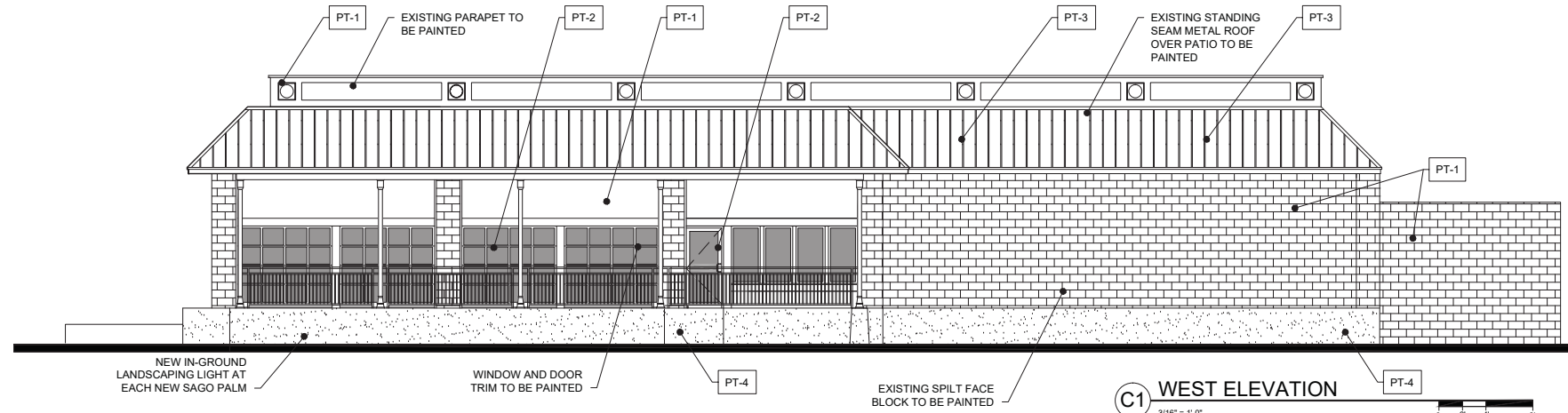
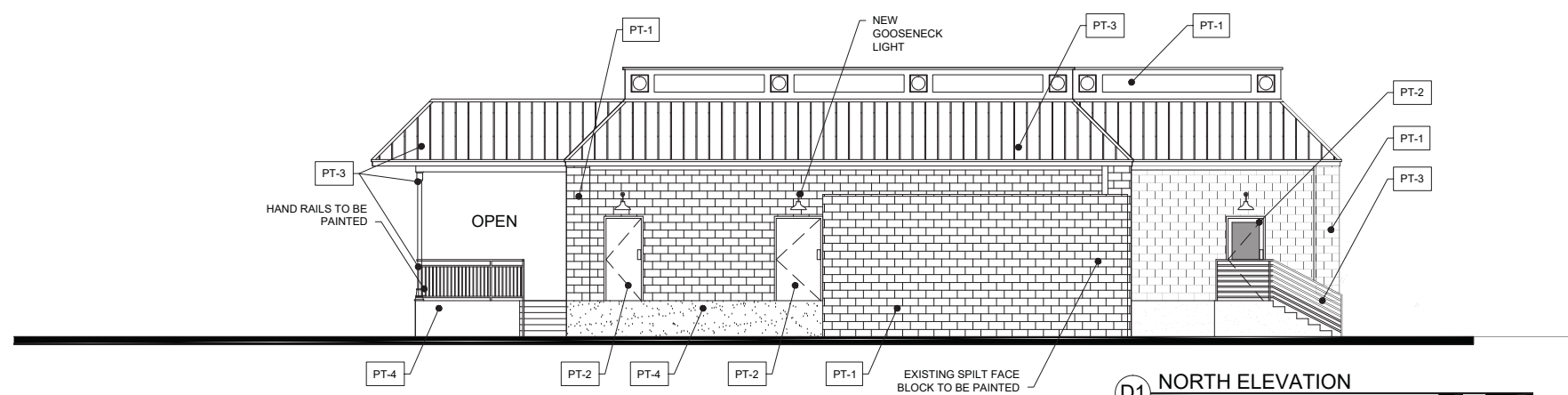
PT-3:
DARK BRONZE
ROOF, AWNINGS
AND HANDRAILS

SW 6074
Spalding Gray
Interior / Exterior
Locator Number: 242-C5

PT-4:
BUILDING BASE



A6 LOUVERED AWNING DETAIL
1/2" = 1'-0"



BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornellus, NC 28031

(843) 466-3864
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

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ARCHITECT / ENGINEER'S SEAL



WILD WING CAFE HILTON HEAD ISLAND EXTERIOR REFRESH
72 POPE AVE,
HILTON HEAD
ISLAND, SC, 29928

DESIGN DEVELOPMENT

NO.	REVISIONS / SUBMISSIONS	DESCRIPTION	DATE

SHEET INFORMATION

DATE	FEBRUARY 25, 2020
JOB NUMBER	20003.00
DRAWN	GRM
CHECKED	TWA
APPROVED	DCS

EXTERIOR ELEVATIONS

A-201

econoLED®

LED Strip Lighting



MORE OPTIONS & EASIER TO BUY WITH PRE-MADE KITS!

Our econoLED® Strip Lighting is so easy, it comes all kitted up. Pick your perfect package (don't worry, there's plenty to choose from), and you'll be done with your lighting project long before the next one. Oh, and if you want to buy the kit pieces separately, you can do that, too.



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- 1. Cut cable to desired length
- 2. Connect to a variety of accessories
- 3. Plug into standard outlet



Durable, High Quality Design

Our robust, yet flexible, low-profile cable system is designed to protect the light source, while standing up to harsh environments.



Weatherproof

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- UL Listed for wet locations



Continuous, Dimmable Light

Eliminate dark spots and display an uninterrupted light beam - even around bends and corners!

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Highlight and accent important features in residential and commercial applications, using the perfect amount of light offered by the low and medium output cables. Draw attention to displays, shelving, kitchen décor and key features of a room in residential areas, or achieve a softer hue in commercial areas, such as spas, restaurants and stores to create an inviting and warm atmosphere for patrons.

HIGH OUTPUT

The high output system is ideal for areas where general illumination is required. Retail, dining and industrial applications will benefit from the vibrant and high-powered light. Its bright, continuous light is meant for a variety of applications, including providing security for pathways, hotel lobbies and travel stations.

Technical Specifications

FLEXIBLE CABLE OPTIONS								
SKU	E-ECL10A-35	E-ECL25A-35	E-ECL50A-35	E-ECL78A-35	E-ECM32A-35	E-ECM32A-65	E-ECH10A-27	E-ECH25A-27
LENGTH	10'	25'	50'	78'	32'		10'	25'
COLOR TEMP	3500K				3500K	6500K	2700K	
CRI	80				70		80	
OUTPUT LEVEL	Low Output				Medium Output		High Output	
LIGHT OUTPUT	61 Lumens / Foot				185 Lumens / Foot		273 Lumens / Foot	
BEAM ANGLE	120°						110°	
INPUT VOLTAGE	24V							
INPUT CURRENT	42mA / Foot						122mA / Foot	
POWER	1.01W / Foot						2.93W / Foot	
WEIGHT	30.5g / Foot							
IP RATING	IP65 Rated							
OPERATING TEMP	-20° -50°C						-20° -40°C	
LIFETIME	Estimated 35,000 Hours							
MINIMUM BENDING RADIUS	4"							
MINIMUM CONNECTION LENGTH	78'						25'	

DRIVER OPTIONS

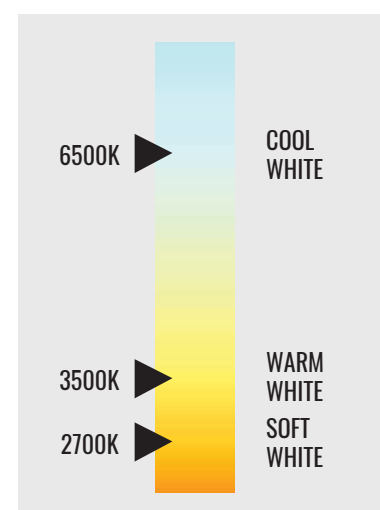
SKU	E-EDA15A	E-EDA30A	E-EDA60A	E-EDA90A
WATTAGE	15W	30W	60W	90W
MAX CABLE LENGTH: LOW OUTPUT	13'	25'	50'	78'
MAX CABLE LENGTH: MED OUTPUT	6'	13'	25'	32'
MAX CABLE LENGTH: HIGH OUTPUT	5'	10'	15'	30'

NOTE: Maximum cable length per driver when cable is cut or extended. Power supply & cable may be purchased individually.

Warranty & Certifications

WARRANTY	UL LISTED	DLC	DIMMABLE
3-Year Limited	Wet Locations	No	Yes

CORRELATED COLOR TEMPERATURE (CCT)



Due to continuous product improvement, information in this document is subject to change.

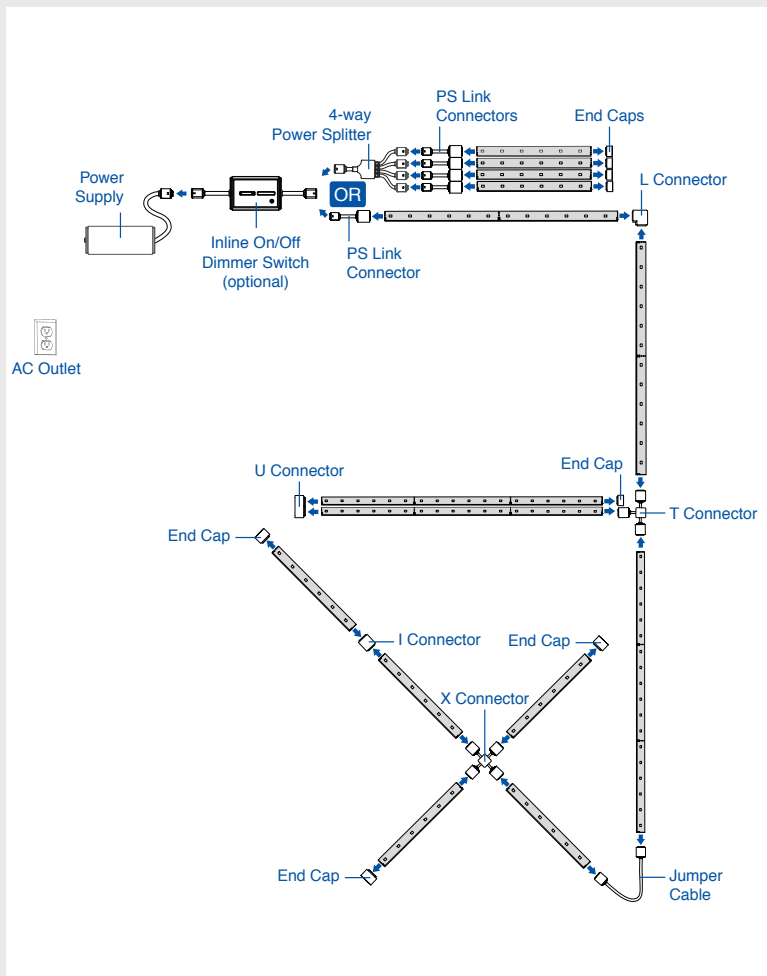
Revision Date: 05/21/18

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com



econoLED®

LED Component Layout



A full system, from driver to end cap, is needed to complete a job. The econoLED® line has been designed with you in mind, and comes with easy-to-buy kits that include the items you need for any size job. Select your kits with this easy two-step process:

1. Decide which cable you need based on the level of brightness you wish to achieve. With three light outputs, we have what you need for any application space.
2. Determine how many feet of cable you need to complete the job. (Accessories and accompanying driver will vary based on your selection.)

NOTE: In-line dimmer, shown in diagram, is outlined on page 4.

Starter Kits

SKU	Low Output (61 Lumens/Foot)				Medium Output (185 Lumens/Foot)		High Output (273 Lumens/Foot)	
	E-EKS15A-35L10	E-EKS30A-35L25	E-EKS60A-35L50	E-EKS90A-35L78	E-EKS90A-35M32	E-EKS90A-65M32	E-EKS60A-27H10	E-EKS90A-27H25
CABLE LENGTH	10'	25'	50'	78'	32'		10'	25'
COLOR TEMP	3500K				3500K	6500K	2700K	
POWER SUPPLY	15W LED	30W LED	60W LED	90W LED	90W LED		60W LED	90W LED
6" POWER SUPPLY LINKS	3	6	8	10	6	6	3	6
4-WAY SPLITTERS	-	1	1	2	1	1	-	1
4" JUMPER CABLES	1	1	1	3	1	1	1	1
6" JUMPER CABLES	-	1	1	3	1	1	-	1
12" JUMPER CABLES	1	1	1	2	1	1	1	1
24" JUMPER CABLES	-	1	1	2	1	1	-	1
CABLE BRACKETS	10	20	40	60	20	20	10	20
I CONNECTORS	-	1	2	4	1	1	-	1
L CONNECTORS	-	1	2	4	1	1	-	1
T CONNECTORS	-	1	2	2	1	1	-	1
U CONNECTORS	-	1	2	4	1	1	-	1
X CONNECTORS	-	-	1	2	-	-	-	-
END CAPS	10	20	20	30	20	20	10	20

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Revision Date: 05/21/18

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com



econoLED®

Starter kits not quite enough?

Good news - we also offer Booster Kits, Accessory Kits, Extension Kits and individual cables, drivers, dimmers and track*.

*In-line dimmer and track are sold individually and not included in kits.

BOOSTER KITS

Perfect for adding just a little more light.

OUTPUT	Low (61 Lumens/Foot)	
SKU	E-EKB15A-35L10	E-EKB30A-35L25
CABLE LENGTH	10'	25'
COLOR TEMP	3500K	
POWER SUPPLY	15W LED	30W LED
6" POWER SUPPLY LINKS	2	2
END CAPS	1	1

ACCESSORY KITS

Chopping, splicing or mounting? These will help you do the extra areas.

KIT SIZE	Small	Medium	Large
SKU	E-EKA01A	E-EKA02A	E-EKA03A
6" POWER SUPPLY LINKS	2	4	8
6" JUMPER CABLES	1	2	2
12" JUMPER CABLES	1	3	2
24" JUMPER CABLES	-	-	2
CABLE BRACKETS	10	20	40
I CONNECTORS	1	2	4
L CONNECTORS	1	2	4
T CONNECTORS	1	2	3
U CONNECTORS	1	2	4
X CONNECTORS	-	1	2
END CAPS	5	10	20
EDGE BRACKETS	10	20	40

EXTENSION KITS

Bridge a dark spot or extend to a new area, away from an outlet, with these kits.

SKU	E-EAE05	E-EAE15
6" POWER SUPPLY LINKS	7	7
5' FEMALE-TO-MALE EXTENSION	1	-
15' FEMALE-TO-MALE EXTENSION	-	1
5' MALE-TO-MALE EXTENSION	1	-
15' MALE-TO-MALE EXTENSION	-	1

NOTE: Maximum 15' of extensions per run.

INLINE ON/OFF DIMMER

SKU	E-EAD
-----	-------

39" CHANNELING (QTY 2)

SKU	E-EAT39
-----	---------

Dimensions:
0.35" W x 0.6" H x 39" L

ACCESSORY DESCRIPTIONS

Accessories cannot be purchased individually.

	6" Power Supply Link One required for every run of cable. Connects LED Cable to power supply.	E-CL/PS06W
	4-Way Splitter Connects four LED Cable strips to one power supply. Requires four power supply links.	E-CL/PS4W
	Jumper Cable Connects two LED Cable strips together with a flexible cable.	24 In: E-CL/JC24W 12 In: E-CL/JC12W
	Cable Bracket Installs with one screw (by others). Barely visible after LED Cable snaps in.	E-CL/CBC
	Edge Bracket Installs with one screw (by others). Use for flush mount installations, such as along a baseboard.	E-CL/EBC
	Channeling Installs with screws (by others). LED Cable snaps securely into place. Two tracks included.	E-EAT39
	Power Supply/Driver Provides power to runs of cable. Connects to 6" Power Supply link.	15W: E-EDA15A 30W: E-EDA30A 60W: E-EDA60A 90W: E-EDA90A
	Male-to-Male Extension Allows for longer extension from LED cable to LED cable.	5ft: E-CL/MMX05W 15ft: E-CL/MM15W
	I Connector Connects two LED Cable strips together in a straight line or extends a run.	E-CL/ICW
	L Connector Connects two LED Cable strips together at a right angle.	E-CL/LCW
	T Connector Connects three LED Cable strips on a flexible "T" shape.	E-CL/TCW
	U Connector Connects two LED Cable strips parallel together, for twice the brightness.	E-CL/UCW
	X Connector Connects four LED Cable strips in a flexible "X" shape.	E-CL/XCW
	End Cap Required to protect end of LED Cable that is not connected to a connector.	E-CL/ECW
	Inline On/Off Dimmer Provides on/off functionality and the ability to dim econoLED® Flexible Cable System.	E-CL/IDSMW

Due to continuous product improvement, information in this document is subject to change.

Revision Date: 05/21/18

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

LFLED8YA



Same small package. Bigger output. Replaces 50W MR16 Floodlight.
Color: Bronze Weight: 1.7 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.14A
208V	0.09A
240V	0.08A
277V	N/A
Input Watts	7.20W
Efficiency	N/A

LED Info

Watts	8.00W
Color Temp	3000K (Warm)
Color Accuracy	83 CRI
L70 Lifespan	100,000
Lumens	511
Efficacy	71 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

LED:

High-output, long-life LED

Color Consistency:

4-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Optical

Spot Lens:

Optional spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch. [Spot reflector kit available here.](#)

Narrow Spot Lens:

Optional narrow spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch. [Narrow spot reflector kit available here.](#)

Construction

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Ambient Temperature:

Suitable for 40°C (104°F)

Thermal Management:

Optimized using computational fluid dynamics software to ensure long LED and driver lifespan

Housing:

Precision die-cast aluminum, lens frame and mounting arm

Lens:

Microprismatic diffuser produces a smooth distribution and low glare

Gaskets:

High-temperature silicone

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents:

The design of the LFLED is protected by Taiwan Patent 01510966 and pending patents in US, Canada, China, and Mexico

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

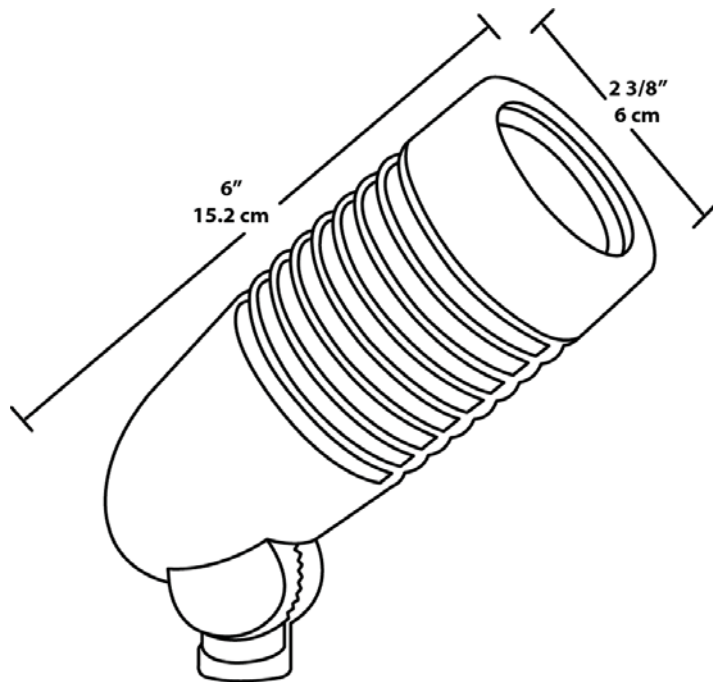
Technical Specifications (continued)

Electrical

Driver:

Constant Current, Class 2, 50/60 Hz, 100-240VAC:
0.20Amps

Dimensions



Features

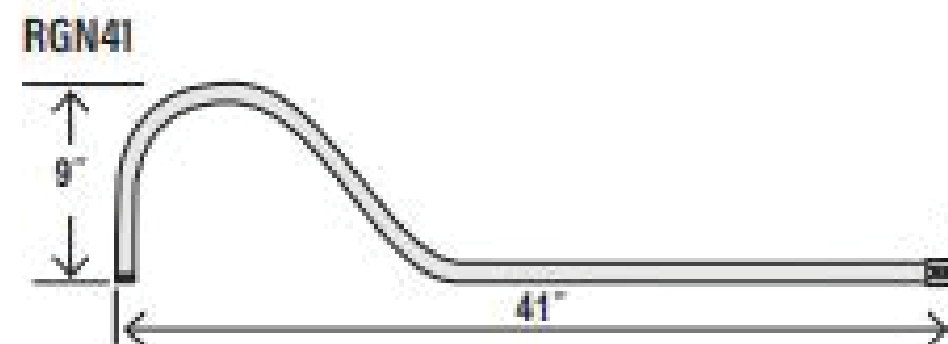
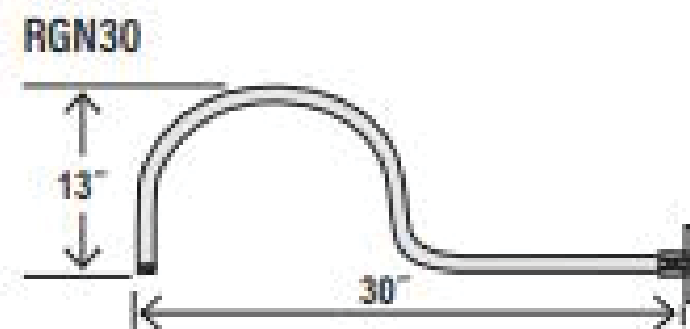
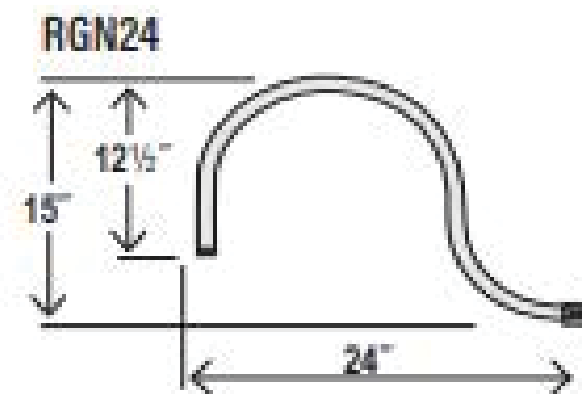
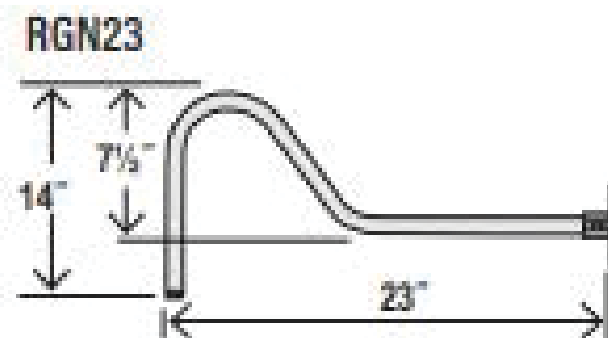
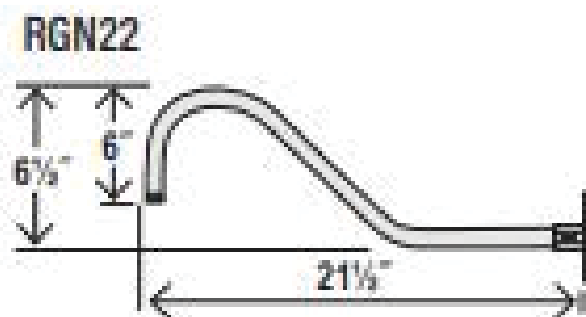
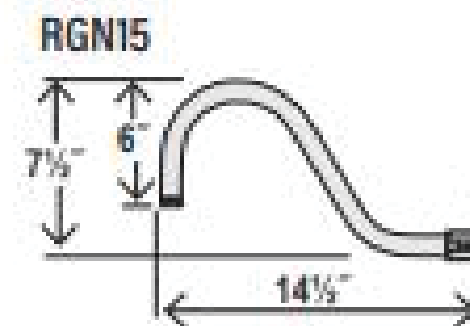
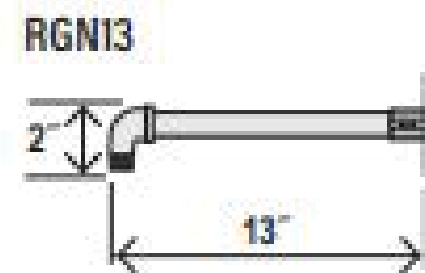
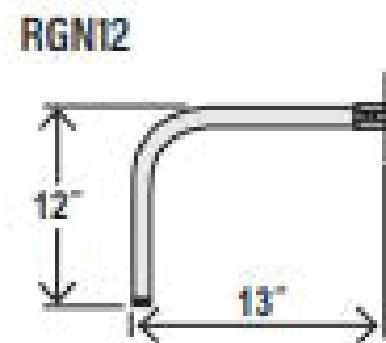
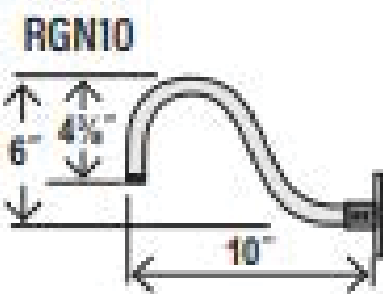
- Microprismatic diffuser produces a smooth distribution and low glare
- 4H x 4V NEMA beam spread
- Optional spot and narrow spot hood reflectors available
- Runs cool; prevents burning foliage or fingers
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish
LFLED	8	Y	A
	8 = 8W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	A = Bronze W = White B = Black VG = Verde Green

R SERIES OPTIONS

GOOSE NECKS - (WALL MOUNT)



ID: 3/4"

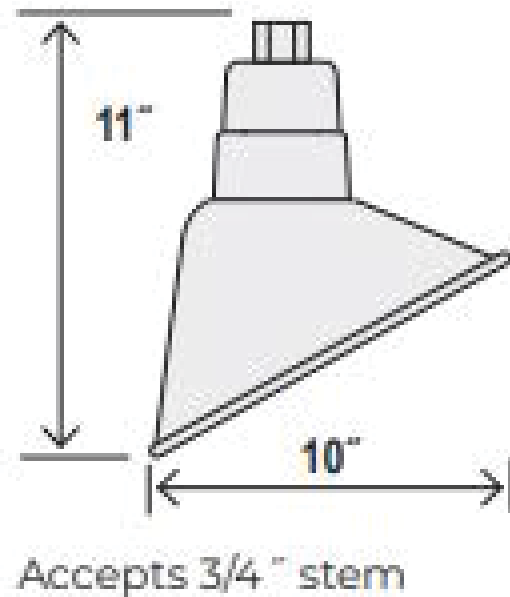
FINISHES

- ABR - Architectural Bronze
- AL - Aluminum
- ASB - Aluminum Painted Satin Black
- BP - Black Porcelain
- GA - Galvanized
- GY - Gray
- NB - Navy Blue
- NC - Natural Copper
- SB - Satin Black
- SFP - Sea Foam Porcelain
- SG - Satin Green
- SR - Satin Red
- WH - White
- WP - White Porcelain

RAS10 - R SERIES 10" ANGLE SHADE

This item can be converted to a pendant or wall sconce with purchase of separate compatible downrod or goose neck. Please see compatible downrods and goose neck below:

- Compatible downrods: RS1, RS2, and RS3
- Compatible with arms: RGN10, RGN12, RGN13, RGN15, RGN22, RGN23, RGN24, RGN30, and RGN41
- Compatible with wire guard: RWG10



Note: All finishes on outdoor lighting must be properly maintained and treated. Therefore, we suggest cleaning with a regular application of finish preserving & renewing products such as Rejuvenate.

R SERIES

Dimensions

Width	10"
Height	11"
Wire	100"

Finish & Material

Finishes	ABR - Architectural Bronze BP - Black Porcelain GA - Galvanized GY - Gray NB - Navy Blue NC - Natural Copper SB - Satin Black SFP - Sea Foam Porcelain SG - Satin Green SR - Satin Red WH - White WP - White Porcelain
----------	---

Material	Metal
----------	-------

Wattage

Bulbs	1-Medium A21
Watts per Bulb	200W
Voltage	120V
Bulbs Included	No

Certification

UL Listed	Wet Location
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Item Number

SKU	RAS10
-----	-------

Product #: RAS10-GA

Category: **Wallmounts**

Width: **10"**

Height: **11"**

Wattage: **200**

Bulb: **1**

Glass: **N/A**

Finish: **GA**

Family: [RLM](#)

RAS10-GA is shade only. Choose a Goose Neck for wall mount (shown with RGN15-GA). Optional Wire Guard (RWG10-GA) is also available.



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: Wild Wings

DRB#: DRB-002646-2019

DATE: 02/27/2020

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Provide a clear specification of the lighting under the awning that meets LMO and DRB requirements for staff review and approval.
2. Submit a revised planting plan to staff and one DRB member for review and approval.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes a variety of materials, textures and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff suggest a third color (shade darker) be used on the cmu (SW 9084 Cocoa Whip or SW 6074 Spalding Gray). It would serve to highlight the architectural detail / building materials and give interest to the building. The suggestion was to change the proposed color of the split face CMU to a slightly darker color.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please clarify the under-light at the wood awnings. The additional cut sheets do not identify a specification that limits the lighting to 3000K or less.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please provide a detail of the wood awnings.

LANDSCAPE DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies			Comments or Conditions
---------------------------	----------	--	--	------------------------

	Yes	No	Not Applicable	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The applicant should consider renovation of the landscape in and around the entire parking lot.
Provides for a harmonious setting for the site's structures, parking areas or other construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. Provide landscaping around the life guard chair to more closely tie it to the building. 2. Clearly define the limits of the sand outdoor dining with landscaping. How is the landscape area between the sand and the parking lot being treated? The sand seem to bleed into the landscaping. How is this maintained?
Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide plants to screen the cmu and service yard enclosure on the Pope Ave. side. Staff suggest Dahoon Holly or Carolina Cherry Laurel. Staff suggest 6' height material min. and a double staggered row.

MISC COMMENTS/QUESTIONS	
1.	The planting plan must specify the number of plants in each location.
2.	Plantings must be a double staggered row at the building foundation and along the path to provide enough of a mass and appear as a group not an individual or row of individuals.
3.	Revise the plant list to provide appropriate plant sizes (height and spread) at installation. Grasses should be 3 gallon and all shrubs should be 7 gallon and larger. Plant height specifications do not change independent of container size. If smaller plants need to be used they should be specified separately.
4.	Staff suggest the applicant consider replacing all the foundation plantings instead of leaving the random existing shrub against the building.



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

FOR OFFICIAL USE ONLY
 Date Received: 2-24-2020
 Accepted by: SARAH W
 DRB #: 060413-2020
 Meeting Date: PD

Applicant/Agent Name: MICHAEL HAWANCAZAK Company: DIAMOND MANAGEMENT, INC.
 Mailing Address: P.O. BOX 1836 City: BLUFFTON State: SC Zip: 29910
 Telephone: 843-815-6540 Fax: 843-815-6541 E-mail: DIAMONDMANAGEMENT@HARGRAY.COM
 Project Name: THE OAKS VILLAS Project Address: 400 WM HILTON PKWY
 Parcel Number [PIN]: R510 008 000 098C 0000
 Zoning District: RM 12 Overlay District(s): COD

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

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

Project Category:

Concept Approval – Proposed Development

Final Approval – Proposed Development

Alteration/Addition
 Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

Context photographs of neighboring uses and architectural styles.

Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

- All of the materials required for final approval of proposed development as listed above, plus the following additional materials. *SINGLE + COLOR SAMPLES*
- 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. *SITE PLAN*
- Photographs of existing structure.

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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


SIGNATURE

DATE

THE OAK'S VILLAS

PAINTING PROJECT DESCRIPTION

The project scope is to paint all the building roof, balcony, and front door overhangs and rafter tails. In addition, all entry front doors and trim will be painted. This involves a change in color from the existing red/maroon to a different color called Tea Green for the overhangs and rafter tails and Brainstorm Bronze for the entry doors. These colors have been previously approved and are used at the Sea Turtle Commercial complex located next door to The Oaks. This project does not include or make any changes to the stucco surfaces of the buildings. The stucco is to be left the natural tabby.

The applicant has requested SW 6159 "High Tea" be approved for the overhangs, rafter tails and entry doors. 03/03/20

In addition to the painting, we will be removing the inoperative fake shutters from all the buildings. No replacement planned.

Samples of the existing shingle color (CertainTeed-Landmark Pro-Weathered Wood) and proposed paint colors are included with the application.

All 15 buildings shown on site-plan included in project (14 residential buildings and the clubhouse/pool building).

February 28, 2020

Town of Hilton Head Island

Design Review Board

One Town Center Court

Hilton Head Island, South Carolina, 29928

RE: The Oaks Villas

I am writing in reference to a painting and maintenance project we wish to perform at our property. Discussions have taken place over the past year culminating in our Annual Homeowners meeting this past December. In that meeting it was decided that the Oaks was going to move forward with a painting project that involves a change in the existing color scheme. The members wish to move away from the old existing red/maroon color scheme to a slightly more modern look. The colors used in the project next door, the Sea Turtle Commercial Development, was chosen. In addition to the painting, the old inoperable shutters are to be removed from the buildings. Given the age and maintenance cost of these shutters, the owners were not in favor of spending any more money on repairs and the added expense of painting the shutters for the new color scheme. The measure to approve the painting and remove the shutters was passed unanimously by the members present at the meeting.

We respectfully ask that the DRB take into consideration the desires of our owners and approve our request for painting and maintenance at The Oaks Villas.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Neubauer", with a long horizontal flourish extending to the right.

Jim Neubauer – President

The Oaks Villas HOA/HPR

From: [Michael Hawanczak](#)
To: [Darnell Chris](#)
Subject: RE: The Oaks Villas Colors
Date: Friday, February 28, 2020 12:01:54 PM
Attachments: [Signed President ltr.pdf](#)

Chris:

Here is the letter we discussed from the President of The Oaks. Also, the quick discussions I have been able to have with a few of the Board, they would rather go with one color for the doors and overhangs if that makes it easier to approve and that one color would be the Hight Tea which I think I may have incorrectly called Tea Green in our application. Can we discuss when you have a chance?

Michael Hawanczak CMCA

Diamond Management, Inc.
P.O. Box 1836
Bluffton, SC 29910

Physical location: 10 C Johnston Way, Bluffton, SC 29910
Office phone: (843) 815-6540 Fax: (843) 815-6541

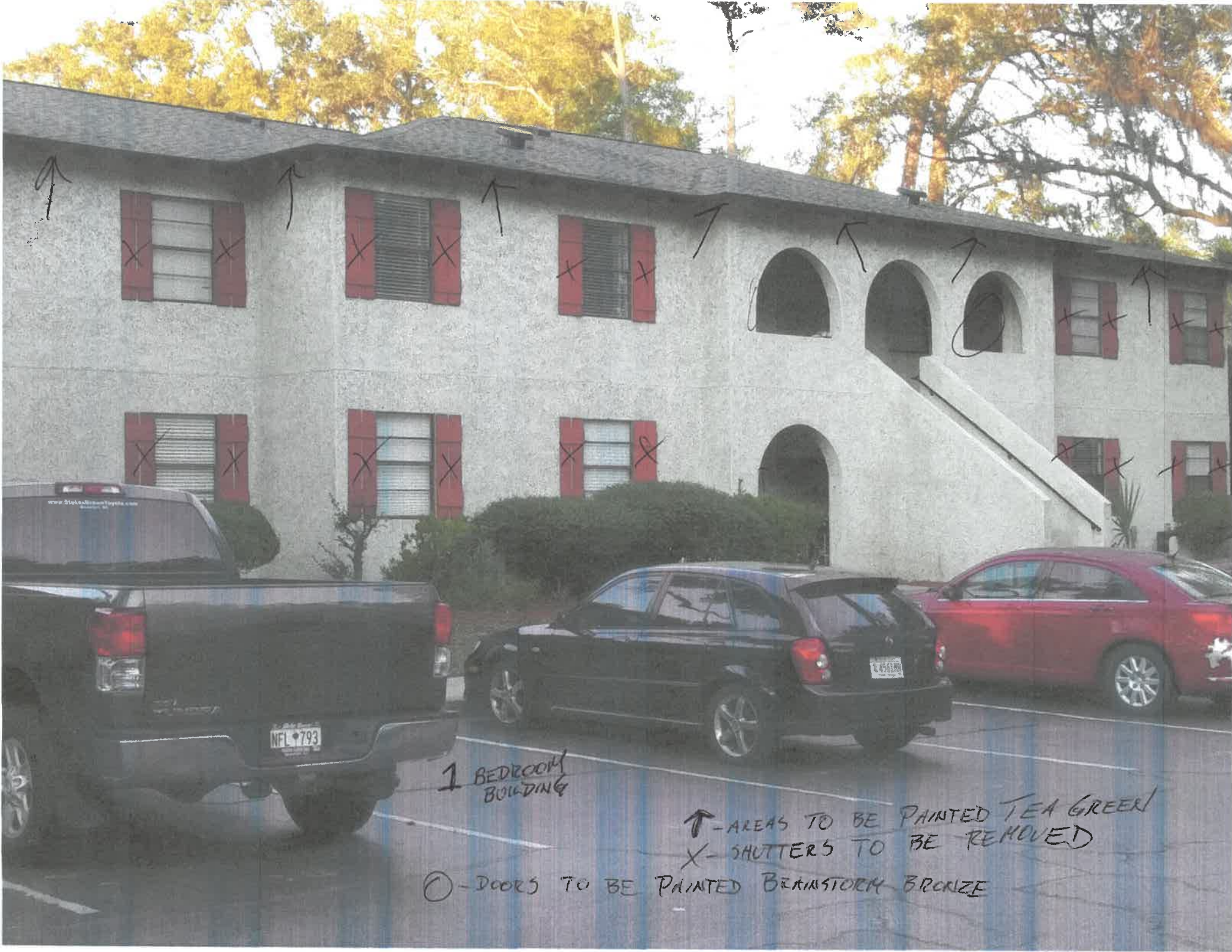
From: Darnell Chris <chrisda@hiltonheadislandsc.gov>
Sent: Thursday, February 27, 2020 4:54 PM
To: Michael Hawanczak <diamondmanagement@hargray.com>
Subject: The Oaks Villas Colors

If I could offer a suggestion not a requirement... make rafters, etc SW 7032 Warm Stone and the doors SW 7034 Status Bronze. They are on either side of Brainstorm Bronze in the color deck.

Chris Darnell, PLA
Urban Designer
Town of Hilton Head Island
One Town Center Court
Hilton Head Island, South Carolina, 29928
O: (843) 341-4676
chrisda@hiltonheadislandsc.gov
www.hiltonheadislandsc.gov



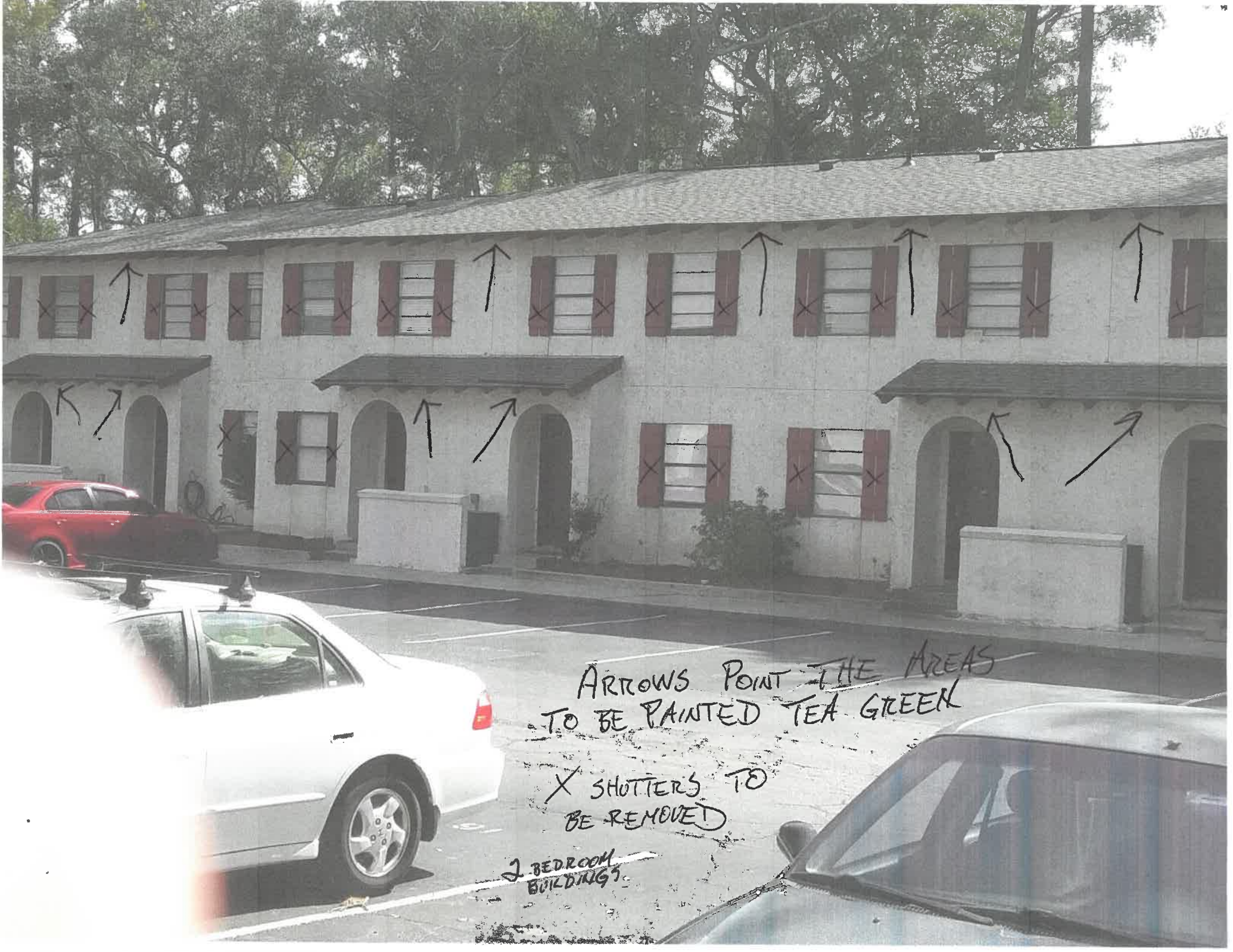
Disclaimer



1 BEDROOM BUILDING

↑ - AREAS TO BE PAINTED TEA GREEN
X - SHUTTERS TO BE REMOVED

○ - DOORS TO BE PAINTED BEAMSTORM BRONZE



ARROWS POINT THE AREAS
TO BE PAINTED TEA GREEN

X SHUTTERS TO
BE REMOVED

2 BEDROOM
BUILDINGS



DOORS ARE TO BE PAINTED
BRASS STORM BRONZE

X SHUTTERS TO BE REMOVED

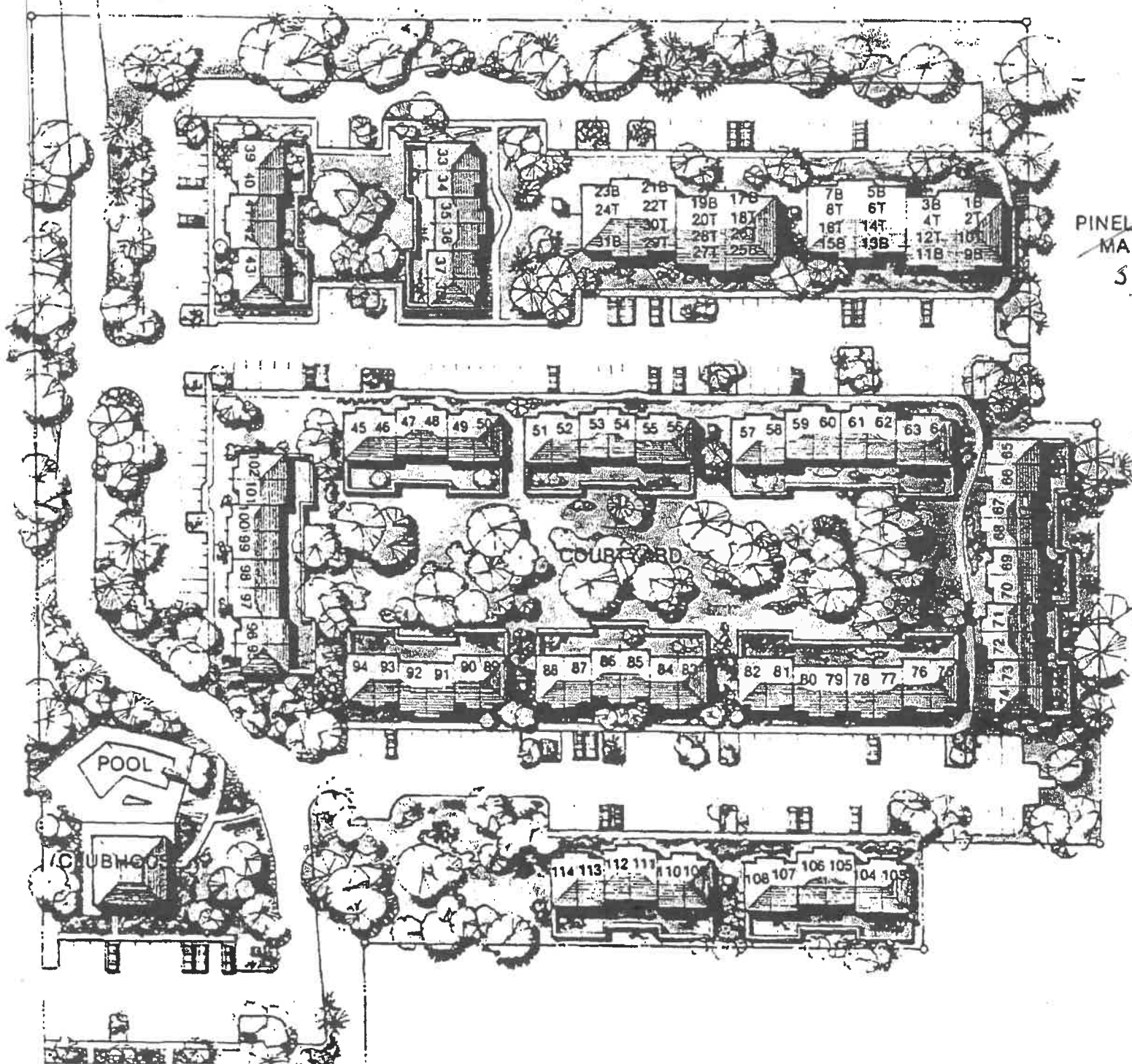
2 BEDROOM BLDG



↑ - AREAS TO BE PAINTED TEA GREEN
○ - DOORS TO BE PAINTED BRASS/STAINLESS BRONZE
X - SHUTTERS TO BE REMOVED

3 BEDROOM BUILDINGS

HIGHWAY 278



PINELAND
MALL
SEA
TURTLE

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: The Oaks Villas

DRB#: DRB-000413-2020

DATE: 02/27/2020 03/03/20

RECOMMENDATION: Approval Approval with Conditions Denial
 RECOMMENDED CONDITIONS:

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff is concerned that the removal of the wood shutters will eliminate a detail that breaks up an otherwise monotonous façade. Staff suggest but not require the shutters be repaired and kept. See letter from POA.
Forms an details are sufficient to reduce the mass of the structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See comment above.
Utilizes a variety of materials, textures and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed colors are nature blending and in-keeping with the Design Guide but too similar. Staff would suggest there be a greater difference in the colors to add more interest to the buildings. The application has been altered to eliminate “Brainstorm Bronze” and replace with “High Tea”

MISC COMMENTS/QUESTIONS
To clarify the narrative, SW 6159 High Tea is the proposed trim color and SW 7033 Brainstorm Bronze is the proposed door color. These proposed colors do not scan well but physical color samples are available at Town Hall if you would like to view them.



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

FOR OFFICIAL USE ONLY

Date Received: _____
 Accepted by: _____
 DRB #: _____
 Meeting Date: _____

Applicant/Agent Name: T. Thomas E. Dalton Company: T. Dalton
 Mailing Address: 2472 MAIN ST City: LAKE POND State: VA Zip: 12906
 Telephone: 578-837-5102 Fax: NONE E-mail: tdalton clot Aug@gmail.com
 Project Name: SHEPHERD COVE TOWNE CENTER Project Address: RETAIL SPACE SHEPHERD COVE
 Parcel Number [PIN]: R52001200B0026000 TOWNE CENTER
 Zoning District: SHEPHERD COVE TOWN CENTER 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

NO THESE 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.

NONE A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

SEE ATTACH 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.

NO NEW STRUCTURE 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

- yes* All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- no* 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.
- yes* 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.

Thomas Rattan

SIGNATURE

2/23/20

DATE

1. COLORS ALL CONFORM TO SURROUNDING BUILDINGS.
2. WE NEVER USE WHITE .
3. PLANTATION SHUTTERS TRADIONAL TO REST OF TOWN CENTER AND HILTON HEAD
4. OUR MERCHANDISE AND LOOK OF ALL OUR STORES ARE CONDUCTIVE TO SURROUNDING HISTORY AND LOOK OF LOCATION .
5. WE DO NOT USE ANY PLASTIC OR ARTIFICAL MATERIALS IF POSSIBLE.
- 6.. WE WILL NOT BE ALTERNATING ANY LANDSCAPING
7. LIGHTING IS DONE WITH SOFT LIGHT AND DIRECTED SOLEY ON TO EITHER JUST THE SIGN OR WINDOW MERCHANDISE . FACING IN.
8. SHUTTER WILL BE FUNCTION CONSIDERING THE POSSIBLIY OF STORM CONDITIONS IN HILTON HEAD AREA.
9. COLORS USED ARE PRETTY MUCH SAME AS WHAT RALPH LAUREN USES.



Vacation Homes of Hilton Head
Rentals and Real Estate

20
STE 112A

VACATION HOMES
Hilton Head
Rentals & Real Estate

VACATION HOMES
Hilton Head
Rentals & Real Estate



BIRDE JAMES

BIRDE HEAD
Real Estate

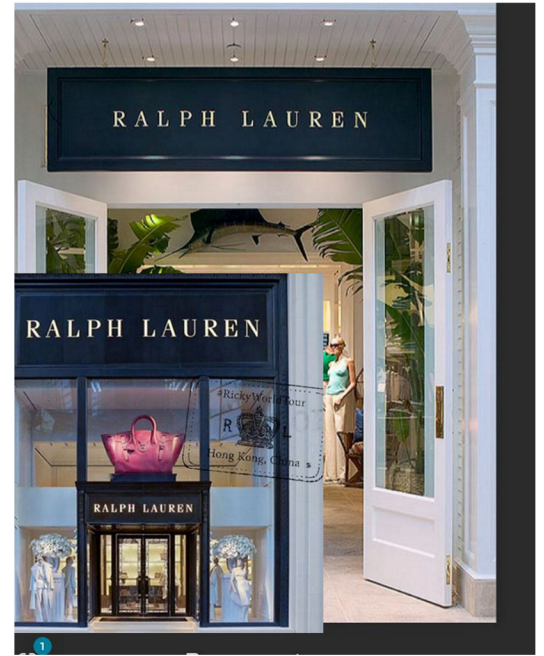
Rough rendering

1 inch = 1 foot



current space

Ralph Lauren inspired



Pantone colors
 Gold Lettering: 13-0746 TCX
 Navy Trim: 19-3953 TCX
 Bone Building Face: 11-0103 TCX

Materials
 Lettering: Metal
 Lettering Backdrop: Wood
 Shutters: Mahogany
 Sconces: Metal

Lighting will be directed only to sign.
 All soft window lighting, facing interior.

1 inch = 1 foot

Functional Shutters

T. DALTON

H H I

48 ft.



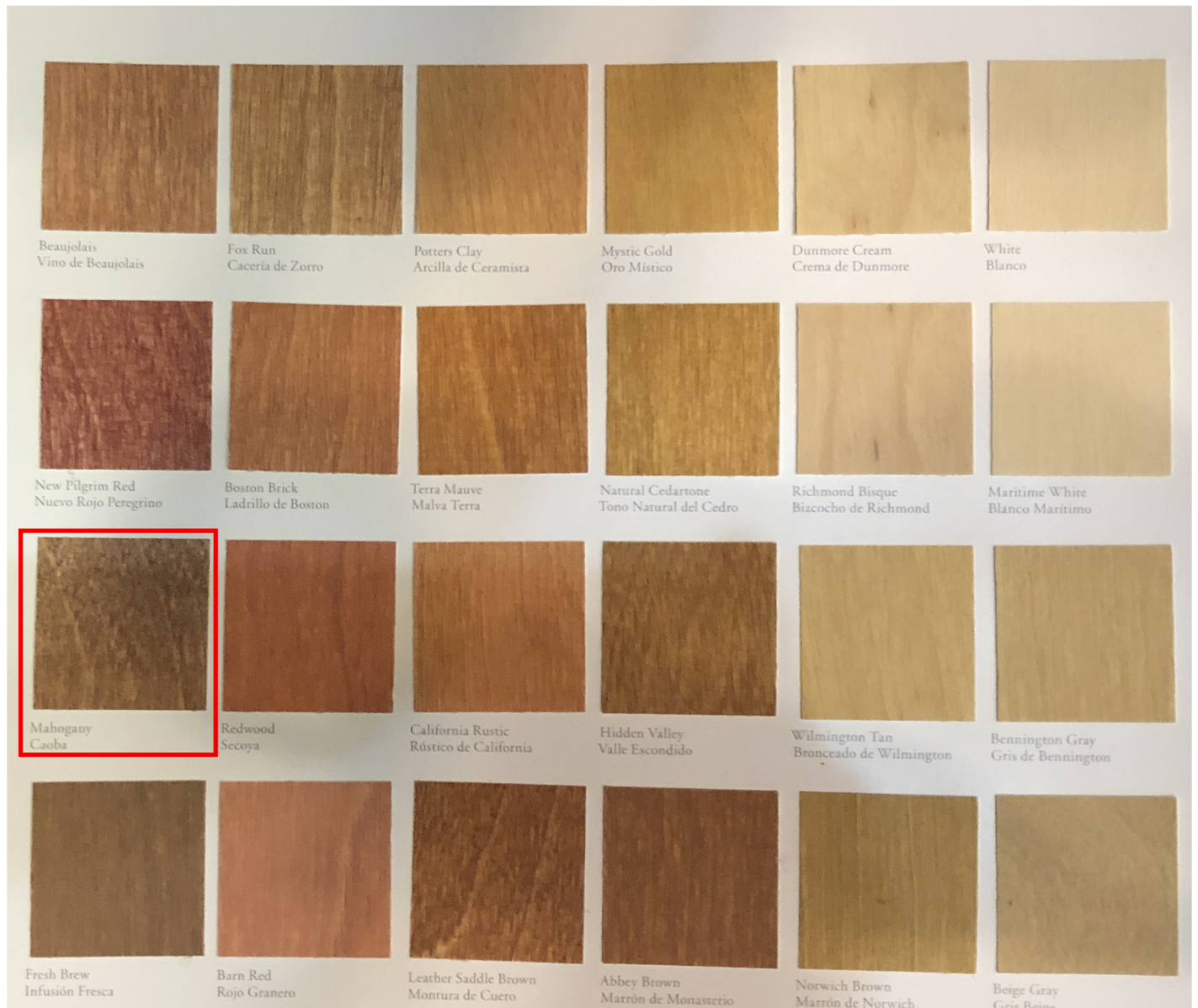
Color Board

1a. Samples of bone color similar to Talbots.

All existing seafoam green to be painted bone.



1b. Samples of wood finishes for mahogany shutters.



2a. Sample of shutters for upper windows. Shutters will be functional and custom made to size and will be completely open to allow light in. Refer to 1b. for color sample finishes. Approx. size of shutters: 3.3ft x 3.6 ft, 3.6ft x 5.1ft



2b. Storefront doors and windows to have the same natural mahogany wood finish as the shutters.

3a. Will submit lighting proposal at a later date. Existing lighting to remain for now.

4. Sign proposal submitted at a later date.

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: T Dalton Clothing @ Shelter Cove Towne Center

DRB#: DRB-000452-2020

DATE: 02/27/20 03/03/20

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

ARCHITECTURAL DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a color board with physical samples of the proposed paint colors and wood finishes. A color board will need to be provided with actual samples of the paint color and stain (not photos or printouts) for review by the DRB.
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a detail or manufacturer's cut sheet for the functional shutters that includes finish. Please provide detail of how the shutters are constructed, dimensions and attached to the building
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. Provide a manufacturer's cut sheet for the proposed wall sconces that includes: fixture finish, light source foot candles and kelvin temperature. 2. The narrative mentions sign lighting but no information or location is indicated for new fixtures. Please specify location of the fixture and provide a manufacturer's cut sheet that includes finish, light source foot candles and kelvin temperature.

MISC COMMENTS/QUESTIONS

1. Provide approval from the local ARB. **ARB approval must be submitted prior to the DRB meeting to maintain place on the Agenda.**
2. Per the Design Guide page 16, "Consideration must be given to the compatibility of colors with those existing in the vicinity. The proposed Navy 19-3953 TCX is not compatible with the adjacent tower element or the shopping center as a whole. **The proposed "bone" color is unclear from the revised application. It is unclear which color you are proposing (Mayonnaise or White Blush or Capri Coast or Indian White) and exactly where it would go and most importantly where it would end. Previous DRB approval of a color on one building (Talbot's) does not set a precedent and or guarantee approval of the color on another building.**
3. Signs are approved under a separate permit. Please note the gold lettering and navy background do not appear to meet the Shelter Cove Towne Center sign system.
4. How will the store front window and doors be finished? The plans appear to indicate they will be painted, if so the application should specify the color. **Please provide manufacturer cut sheets of the storefront doors and windows with the "mahogany wood finish". Staff is concerned how this storefront will relate to the surrounding storefronts.**

CR

Coligny Resort District

1. Purpose

The purpose of the Coligny Resort (CR) District is to recognize and promote further investment in the area near Coligny Circle as an activity center and a core high-energy and visitor-oriented resort destination that encourages people to live, work, and recreate within the district. The district is intended to accommodate relatively high-intensity commercial, office, residential, and ***mixed-use development*** that is pedestrian-oriented and human-scale. It is also intended to promote ***development*** that integrates civic and public gathering spaces and connects to such places in nearby developments and public places.

2. Allowable Principal Uses

		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES ¹	
Residential Uses				
<i>Mixed-Use</i>	PC	Sec. 16-4-102.B.1.a	Residential	1.125 per du
			Nonresidential	1 per 650 GFA
<i>Multifamily</i>	PC	Sec. 16-4-102.B.1.b	1 bedroom	1 per du
			2 bedroom	1.25 per du
			3 or more bedrooms	1.5 per du
			Nonresidential	1 per 650 GFA
Public, Civic, Institutional, and Educational Uses				
<i>Community Service Uses</i>	P		1 per 525 GFA	
<i>Education Uses</i>	P		Colleges and High Schools	7.5 per classroom

			Elementary and Junior High/Middle Schools	3 per classroom
			Other Education Uses	See Sec. 16-5-107.D.2
Government Uses	P		Fire Stations	3 per bay + 1 per 300 GFA of office space
			Other	1 per 300 GFA of office area
Major Utilities	SE		1 per 2,000 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	
Religious Institutions	P		1 per 4 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
Telecommunication Towers, Monopole	PC	Sec. 16-4-102.B.2.e	1	
Resort Accommodations				
Bed and Breakfasts	PC	Sec. 16-4-102.B.4.a	1 per 1.5 guest rooms	
Hotels	PC	Sec. 16-4-102.B.4.b	1 per 1.5 guest rooms	
Interval Occupancy	P		1 bedroom	1 per du
			2 bedrooms	1.25 per du
			3 or more bedrooms	1.5 per du
Commercial Recreation				

Indoor Commercial Recreation Uses	P		1 per 7 persons + 1 per 300 GFA of office or similarly used area	
Outdoor Commercial Recreation Uses Other than Water Parks	PC	Sec. 16-4-102.B.5.b	Miniature Golf Courses	1 per 2.5 tees
			Stadiums	1 per 5 spectator seats
			Other	1 per 4 persons + 1 per 300 GFA of office or similarly used area
Water Parks	P		See Sec. 16-5-107.D.21	
Office Uses				
Contractor's Offices	PC	Sec. 16-4-102.B.6.a	1 per 450 GFA of office/administrative area	
Other Office Uses	P		1 per 500 GFA	
Commercial Services				
Bicycle Shops	PC	Sec. 16-4-102.B.7.c	1 per 250 GFA	
Convenience Stores	PC	Sec. 16-4-102.B.7.d	1 per 250 GFA	
Eating Establishments	PC	Sec. 16-4-102.B.7.e	1 per 150 sf of gross floor area and outdoor eating area	
Grocery Stores	P		1 per 250 GFA	
Liquor Stores	SE	Sec. 16-4-102.B.7.g	1 per 250 GFA	
Nightclubs or Bars	PC	Sec. 16-4-102.B.7.h	1 per 100 GFA	

Open Air Sales	PC	Sec. 16-4-102.B.7.i	1 per 250 GFA of sales/display area
Shopping Centers	PC	Sec. 16-4-102.B.7.j	1 per 500 GFA
Other Commercial Services	P		See Sec. 16-5-107.D.2
Vehicle Sales and Services			
Auto Rentals	PC	Sec. 16-4-102.B.8.a	See Sec. 16-5-107.D.2
Commercial Parking Lot	PC	Sec. 16-4-102.B.8.d	See Sec. 16-5-107.D.2
Gas Sales	PC	Sec. 16-4-102.B.8.e	

3. Development Form Standards	
MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS	
Adjacent Street Setbacks	Along major and minor arterials, the minimum adjacent street setback distance shall be 30' as follows:
	<p>The first 15' of the setback (measured parallel to the required street setback starting from the property line along the street and moving inward) shall include a minimum 5'</p> <ul style="list-style-type: none"> landscaped area. This landscaped area shall have one street tree planted every 25' along the street frontage . The remaining area may contain a pathway and shall not contain tables, chairs and fountains.
	<p>The second 15' of the setback (measured parallel to the required setback starting from</p> <ul style="list-style-type: none"> the required setback line and moving towards the street) may include plazas, courtyards, tables and chairs, pervious pavers, landscaping and fountains.

	<ul style="list-style-type: none"> The setback angle shall be 60°.
	Along other streets , the minimum adjacent street setback distance shall be 20' as follows:
	<p>The first 15' of the setback (measured parallel to the required street setback starting from the property line along the street and moving inward) shall include a minimum 5'</p> <ul style="list-style-type: none"> landscaped area. This landscaped area shall have one street tree planted every 25' along the street frontage . The remaining area may contain a pathway.
	<p>The remaining 5' of the setback (measured parallel to the required setback starting from</p> <ul style="list-style-type: none"> the required setback line and moving towards the street) may pervious pavers, fountains and benches.
	<ul style="list-style-type: none"> The setback angle shall be 60°.
	Awnings, balconies and overhangs may occupy these setback areas.
Adjacent Use Setbacks	The adjacent use setback standards set forth in Sec. 16-5-102.D, Adjacent Use Setback Requirements, shall apply only along the perimeter of the CR district.
MODIFIED ADJACENT STREET BUFFER STANDARDS	
There are no adjacent street buffers in the CR zoning district.	

MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
All development	Undefined, but limited by applicable design and performance standards such as height and parking	Max. Impervious Cover	n/a
		Min. Open Space for Major Residential Subdivisions	n/a
MAX. BUILDING HEIGHT			

All <i>development</i>	36 ft along the adjacent street setback line; 60 ft once the setback angle is attained		
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USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6:
Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units** ; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. Where all required parking spaces are located within a parking **structure** (e.g., parking deck or parking garage), the standards for the minimum number of parking spaces shall be reduced by 20 percent.

RD

Resort Development District

1. Purpose

It is the purpose of the Resort Development (RD) District to provide for resort **development** in the form of **multifamily development** , **bed and breakfasts** , and resort **hotels** . It is also the purpose of this district to provide for commercial **development** aimed at serving the island visitor.

2. Allowable Principal Uses

		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
Mixed-Use	PC	Sec. 16-4-102.B.1.a	Residential	1.5 per du
			Nonresidential	1 per 500 GFA
Multifamily	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
Single-Family	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
Public, Civic, Institutional, and Educational Uses				
Community Service Uses	P		1 per 400 GFA	
Government Uses	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area

Major Utilities	SE		1 per 1,500 GFA	
Minor Utilities	P		n/a	
Public Parks	P		See Sec. 16-5-107.D.2	
Religious Institutions	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4- 102.B.2.e	n/a	
Telecommunication Towers, Monopole	PC	Sec. 16-4- 102.B.2.e	1	
Resort Accommodations				
Bed and Breakfasts	PC	Sec. 16-4- 102.B.4.a	1 per guest room	
Hotels	P		1 per guest room	
Interval Occupancy	P		1 bedroom	1 per du
			2 bedrooms	1.25 per du
			3 or more bedrooms	1.5 per du
Commercial Recreation				
Indoor Commercial Recreation Uses	P		1 per 3 persons + 1 per 200 GFA of office or similarly used area	
Outdoor Commercial Recreation Uses Other than Water Parks	PC	Sec. 16-4- 102.B.5.b	Golf Courses, Miniature Golf Courses, or Driving Ranges	1 per tee
			Stadiums	1 per 4 spectator seats

			Other	1 per 3 <i>persons</i> + 1 per 200 GFA of office or similarly used area
Water Parks	P			See Sec. 16-5-107.D.2
Office Uses				
Contractor's Office	PC	Sec. 16-4-102.B.6.a		1 per 350 GFA of office/administrative area
Other Office Uses	P			1 per 350 GFA
Commercial Services				
Bicycle Shops	PC	Sec. 16-4-102.B.7.c		1 per 200 GFA
Eating Establishments	PC	Sec. 16-4-102.B.7.e		1 per 100 sf of gross floor area and outdoor eating area
Liquor Stores	SE	Sec. 16-4-102.B.7.g		1 per 200 GFA
Nightclubs or Bars	PC	Sec. 16-4-102.B.7.h		1 per 70 GFA
Open Air Sales	P			1 per 200 GFA of sales/display area
Other Commercial Services	P			See Sec. 16-5-107.D.2
Vehicle Sales and Services				
Auto Rentals	PC	Sec. 16-4-102.B.8.a		See Sec. 16-5-107.D.2
Commercial Parking Lot	PC	Sec. 16-4-102.B.8.d		See Sec. 16-5-107.D.2

3. Development Form and Parameters

MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential ¹	16 du	Max. <i>Impervious Cover</i>	50%
<i>Bed and Breakfasts</i>	10 rooms		
<i>Interval Occupancy</i>	16 du		
<i>Hotel</i> ¹	35 rooms	Min. <i>Open Space</i> for Major Residential <i>Subdivisions</i>	16%
Nonresidential	8,000 GFA		
MAX. BUILDING HEIGHT			
<i>Non Single-Family Development</i> on property landward of South Forest Beach Drive	60 ft		
All Other <i>Non Single-Family Development</i>	75 ft		
<i>Single-Family Development</i>	45 ft		

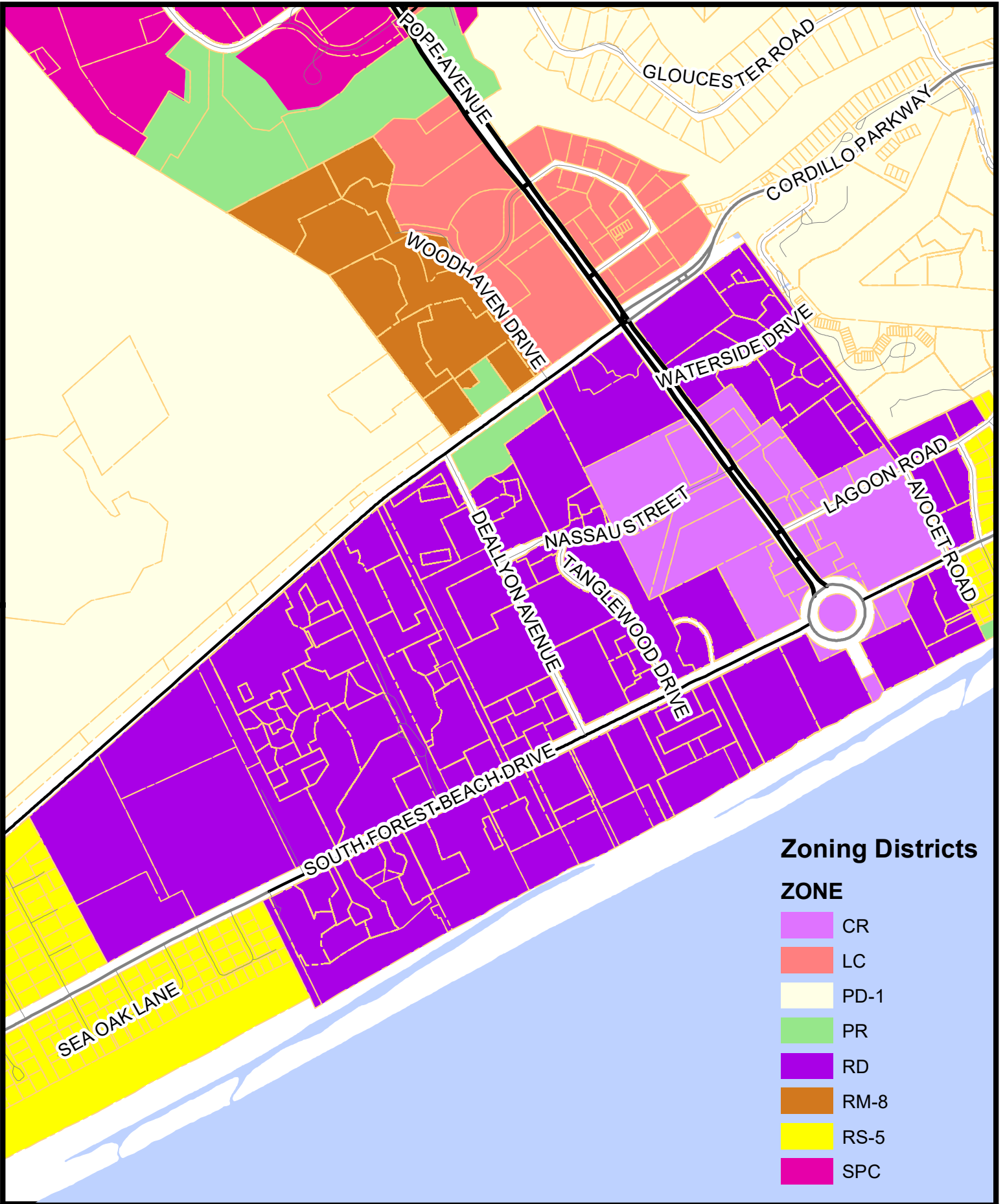
USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = ***dwelling units*** ; sf = square feet; GFA = ***gross floor area*** in square feet; ft = feet; n/a = not applicable

[¹] In order to promote flexibility, an **office, eating establishment** or **commercial services use** that is accessory to and within an existing residential or **hotel structure** may be converted to a residential **unit** or **units** upon the **Official's** determination that the **development** can support the required amount of parking. The alteration shall not expand beyond the footprint of the existing residential or **hotel structure** .



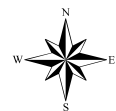
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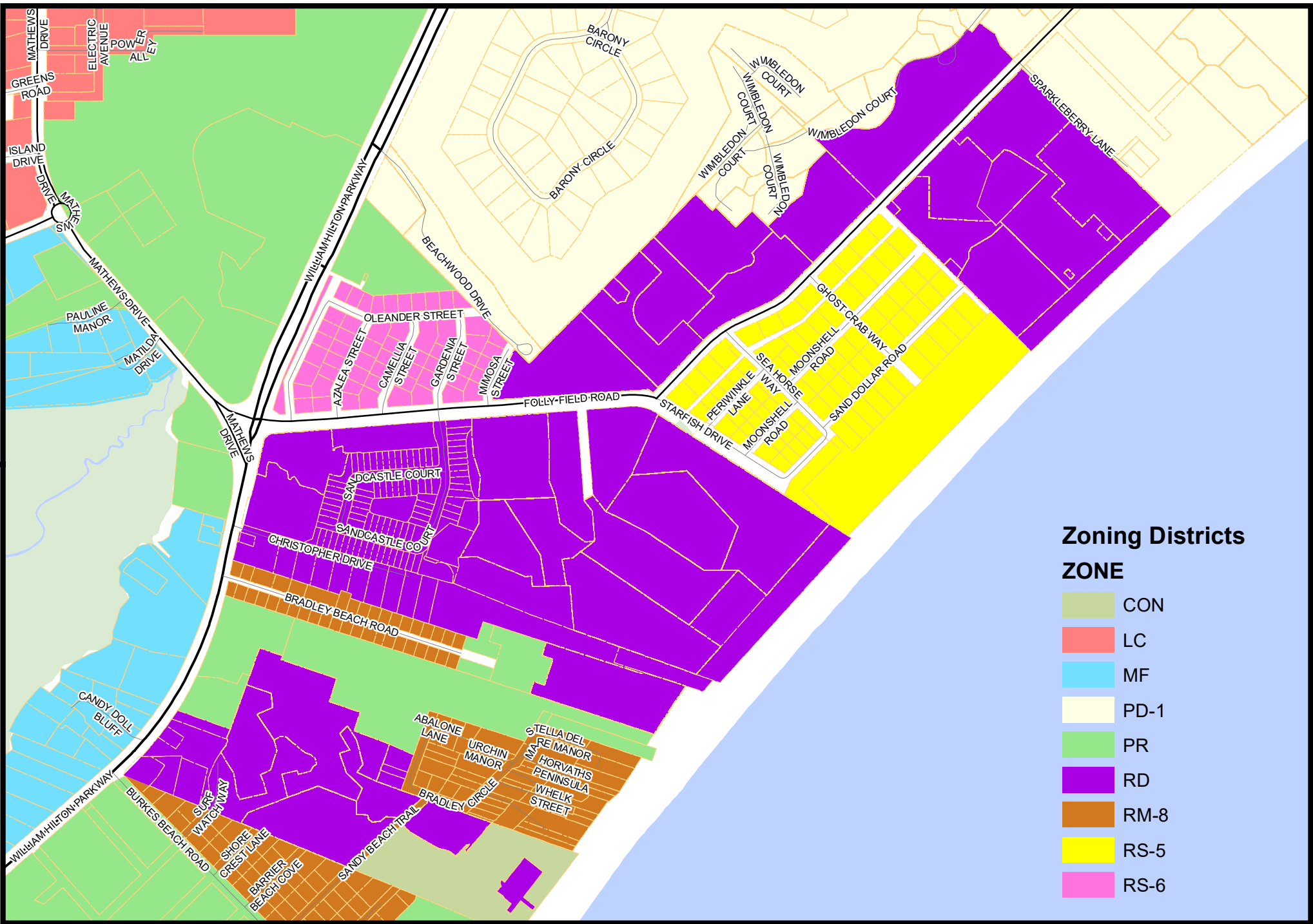


Town of Hilton Head Island

RD Zoning District

January, 2020





Zoning Districts

ZONE

- CON
- LC
- MF
- PD-1
- PR
- RD
- RM-8
- RS-5
- RS-6

Town of Hilton Head Island

RD Zoning District
January, 2020





Town of Hilton Head Island
 RD Zoning District
 January, 2020



TOWN OF HILTON HEAD ISLAND
 1000 NORTH CENTER DRIVE
 HILTON HEAD ISLAND, S.C. 29928
 PHONE: 843.785.4400
 FAX: 843.785.4400
 WWW: www.hiltonheadsc.gov



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Sec.16-5-102. - Setback Standards

A. Purpose and Intent

B. Applicability

The purpose of the adjacent street and use setback standards in this section is to provide separation between **structures** and adjacent **street rights-of-way** and property lines. Such separation is intended to maintain and protect the **Town's** Island character, ensure protection from **street** traffic, and facilitate adequate air circulation and light between **structures** and the **street** , and between **structures** in **adjacent** developments.

1. General

Except as provided in subsection 2 below, the requirements of this section shall apply to all **development** in the Town.

2. Exceptions

- a. For **development** within the CR District, see Sec 16-3-105.B.3.
- b. For **development** within a PD-1 District, adjacent street and use setback standards shall apply only along those **lot** lines and **street rights-of-way** located outside any **gates** restricting **access** by the general public to areas within the PUD, or constituting the boundaries of the district.
([Revised 5-17-2016 - Ordinance 2016-07](#))
- c. For **development** within a PD-2 District, adjacent street and use setback standards shall apply only along those **lot** lines and **street rights-of-way** located within a Corridor Overlay District or constituting the boundaries of the district.
- d. For zero **lot** line **subdivisions** , adjacent street and use setback standards shall apply only along those **lot** lines and **street rights-of-way** constituting the perimeter of the **subdivision** .

C. Adjacent Street Setback Requirements

Unless expressly exempted or modified in this subsection or for the CR, S, and IL Districts in Chapter 16-3: Zoning Districts, all portions of a **structure** shall be located to the interior of the vertical and angled planes established by the applicable minimum setback distance from an adjacent street and maximum setback angle shown in Table 16-5-102.C, Adjacent Street Setback Requirements, based on the proposed **use** and the classification of the **adjacent street** . (See Figure 16-5-102.C, Street Setback Angle.)

TABLE 16-5-102.C: ADJACENT STREET SETBACK REQUIREMENTS	
PROPOSED USE	MINIMUM SETBACK DISTANCE ¹ / MAXIMUM SETBACK ANGLE ²
	ADJACENT STREET (BY CLASSIFICATION)

		MAJOR ARTERIAL	MINOR ARTERIAL	ALL OTHER STREETS
Single-Family	Structure > 24 in high	50 ft ^{3,4} /75°	40 ft ^{3,4} / 70°	20 ft ^{3,4} /60°
	Structure ≤ 24 in high	50 ft ^{3,4} /n/a	30 ft ^{3,4} /n/a	10 ft ^{3,4} /n/a
All Other Uses ⁵		50 ft ^{3,4} /75°	40 ft ^{3,4} /70°	20 ft ^{3,4} /60°

NOTES: in = inches ft = feet ° = degrees

1. Measured from the **adjacent street right-of-way** or **easement** line to the closest portion of a **structure** . A street setback from an easement line is not required for non-single-family properties.
2. Measured within the upper inward quadrant of the intersection of a horizontal plane at a **height** of 20 feet above the **base flood elevation** or **pre-development grade** , whichever is higher, and a vertical plane extending upward at the minimum setback distance (see Figure 16-5-102.C, Street Setback Angle).
3. For **corner lots** , reduced to 10 feet from the **right-of-way** of the **street** with the lowest average daily vehicle traffic count (ADT). If both **streets** have equal ADT, the **lot** owner may choose which **street** shall be subject to the reduced setback distance.
4. May be reduced by up to 30 percent in the S District, 20 percent in the RD and IL Districts, and 15 percent in all other districts, on demonstration to the **Official** that:

a. The reduction is consistent with the character of **development** on surrounding **land** ;

b. **Development** resulting from the reduction is consistent with the purpose and intent of the adjacent setback standards;

c. The reduction either (1) is required to compensate for some unusual aspect of the site or the proposed **development** , or (2) results in improved site conditions for a **development** with **nonconforming site features** (e.g., allows the extension of a wall or fence that screens an existing **outdoor storage** area);

d. The reduction will not pose a danger to the public health or safety;

e. Any adverse impacts directly attributable to the reduction are mitigated (e.g., the closer proximity of **buildings** to a **street** are mitigated by a wider or more densely screened adjacent street buffer along that **street**);

f. The reduction, when combined with all previous reductions allowed under this provision, does not result in a cumulative reduction greater than a 30 percent in the S District, 20 percent in the RD and IL Districts, or 15 percent in all other districts; and

g. In the S, RD, and IL districts, there are no reasonable options to the reduction that allow **development** of the site to be designed and located in a way that complies with LMO standards.

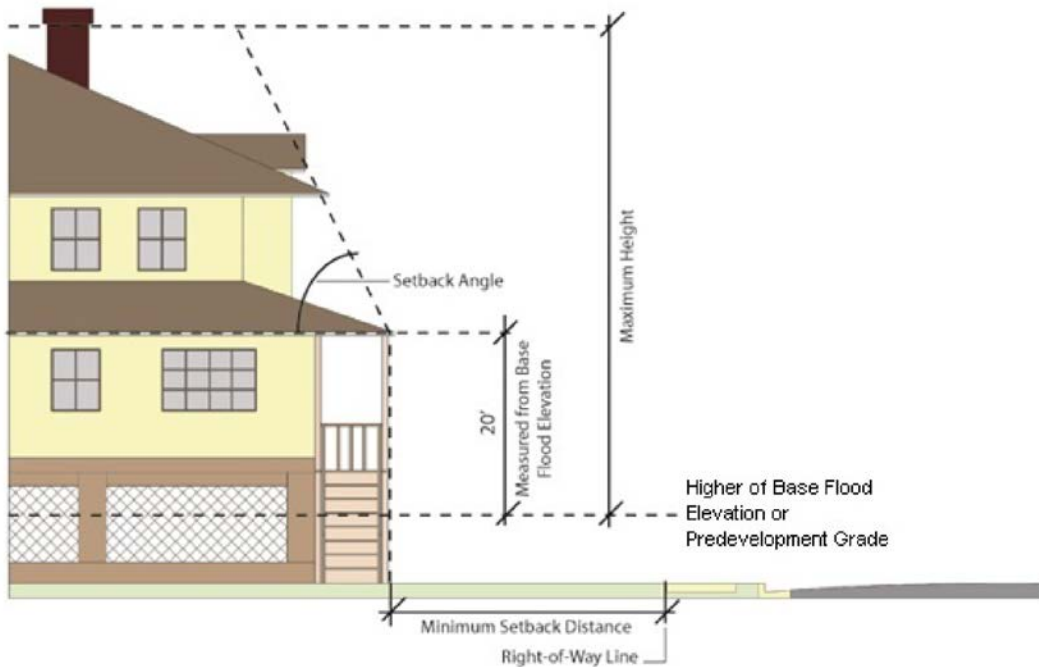


Figure 16-5-102.C, Street Setback Angle

(Revised 12-5-2017 - [Ordinance 2017-19](#))

D. Adjacent Use Setback Requirements

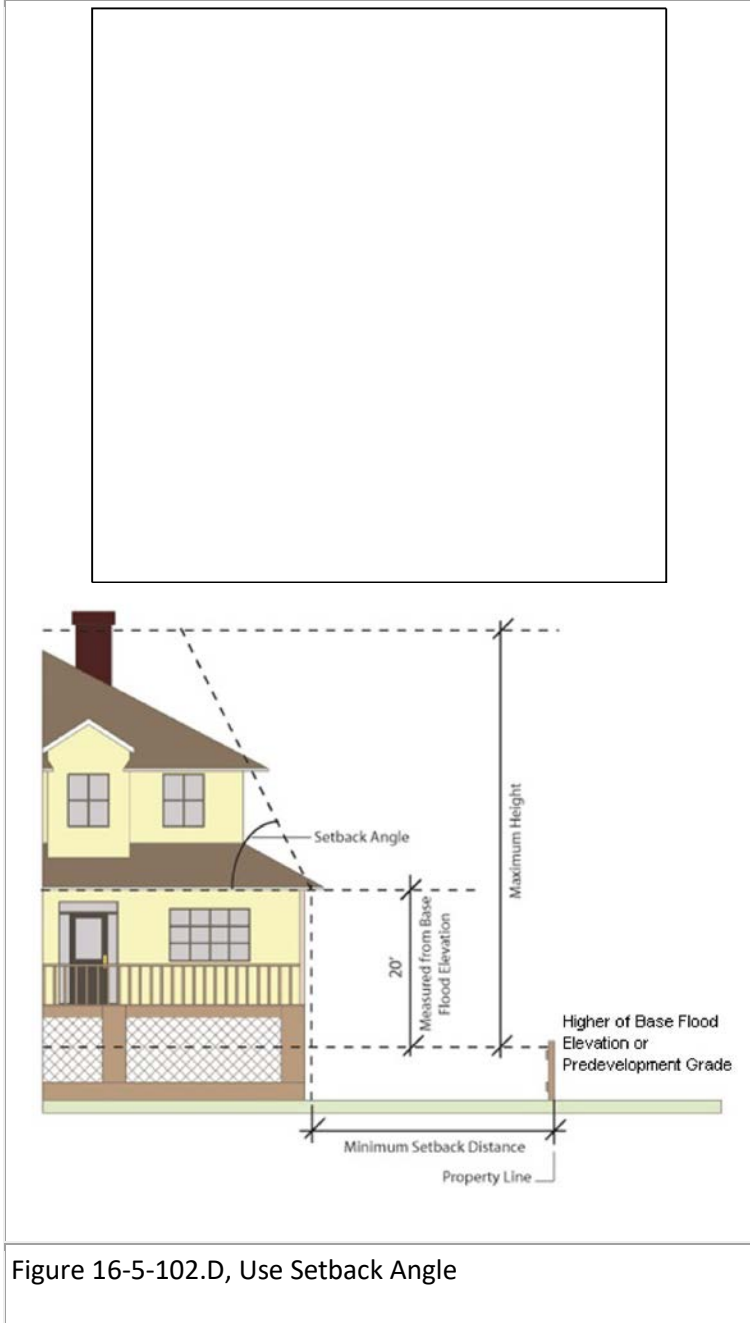
1. Unless expressly exempted or modified in this subsection or for the CR and S Districts in Chapter 16-3: Zoning Districts, all portions of a **structure** shall be located to the interior of the vertical and angled planes established by the applicable minimum setback distance from **adjacent** properties and maximum setback angle shown in Table 16-5-102.D, Adjacent Use Setback Requirements, based on the proposed **use** and the existing **use** of the **adjacent** property (or zoning of a vacant **adjacent** property). (See Figure 16-5-102.D, Use Setback Angle.)

TABLE 16-5-102.D: ADJACENT USE SETBACK REQUIREMENTS ¹				
PROPOSED USE ³	MINIMUM SETBACK DISTANCE ¹ / MAXIMUM SETBACK ANGLE ²			
	USE OF ADJACENT DEVELOPMENT PROPERTY ³			
	SINGLE-FAMILY DWELLING	ALL OTHER RESIDENTIAL USES; COMMERCIAL RECREATION	PUBLIC, CIVIC, INSTITUTIONAL, AND EDUCATION; RESORT ACCOMMODATION; OFFICES; COMMERCIAL SERVICES; VEHICLE SALES AND SERVICES; BOAT RAMPS, DOCKING FACILITIES, AND MARINAS	INDUSTRIAL USES
	ZONING OF ADJACENT VACANT PROPERTY			
	CON, PR, RSF-3, RSF-5, RSF-6, RM-4	RM-8, RM-12	CR, CC, WMU, S, RD, SPC, LC, MF, MV, MS, NC, MED	IL
Single-Family	20 ft ^{4,5,6} / 75°	20 ft ^{4,5,6} / 75°	30 ft ^{4,5,6} / 60°	40 ft ^{4,5,6} / 45°
<ul style="list-style-type: none"> • Any Other Residential Uses • Commercial Recreation 	20 ft ⁶ / 75°	20 ft ⁶ / 75°	25 ft ⁶ / 75°	30 ft ⁶ / 60°

<ul style="list-style-type: none"> • Public, Civic, Institutional, and Education • Resort Accommodation • Offices • Commercial Services • Vehicle Sales and Services • Boat Ramps , Docking Facilities , or Marinas 	30 ft ⁶ /60°	25 ft ⁶ /75°	20 ft ⁶ /75°	20 ft ⁶ /75°
Industrial Uses	40 ft ^{4,5,6} /45°	30 ft ⁶ /60°	20 ft ⁶ /75°	20 ft ⁶ /75°

1. Measured from the common property line to the closest portion of a **structure** .
2. Measured within the upper inward quadrant of the intersection of a horizontal plane at a **height** of 20 feet above the **base flood elevation** or **pre-development grade** , whichever is higher, and a vertical plane extending upward at the minimum setback distance (see Figure16-5-102.D, Use Setback Angle).
3. See Sec. 16-10-103 for a description or definition of the listed **use** classification and types.
4. Single family subdivision exterior boundary only.
5. For all Minor Subdivisions and Small Residential Developments, the entire single family exterior boundary setback may be reduced by 50% in area. The setback area shall not be reduced to less than 5 feet wide at any point; it may be reduced to 5 feet where adjoining another **single-family dwelling lot** in the same **subdivision** ; may be reduced to less than 5 feet if it, when combined with the platted setback distance for the adjoining **lot** , is at least 10 feet.
6. May be reduced by up to 10 percent in any district on demonstration to the **Official** that:
 - a. The reduction is consistent with the character of **development** on surrounding **land** ;
 - b. Development resulting from the reduction is consistent with the purpose and intent of the adjacent setback standards;
 - c. The reduction either (1) is required to compensate for some unusual aspect of the site or the proposed **development** , or (2) results in improved site conditions for a **development** with **nonconforming site features** (e.g., allows the extension of a wall or fence that screens an existing **outdoor storage** area);
 - d. The reduction will not pose a danger to the public health or safety;
 - e. Any adverse impacts directly attributable to the reduction are mitigated (e.g., the closer proximity of **buildings** to a property line are mitigated by a wider or more densely screened adjacent use buffer along that property line); and
 - f. The reduction, when combined with all previous reductions allowed under this provision, does not

result in a cumulative reduction greater than a 10 percent.



2. Where the **adjacent** property includes **uses** from more than one listed **use** classification/ **use** type (including **mixed-use** developments), the adjacent **use** setback required shall be that for

the **use** classification/ **use** type to which the greatest percentage of the **development's gross floor area** is devoted.

3. The adjacent use setback distance applicable to **lots** along the perimeter of **development** subject to Small Residential Development Review may be reduced by up to 50 percent, down to no less than five feet. The **Official** may allow further reduction as necessary to ensure that the total area within such perimeter setbacks does not exceed 20 percent of the total area of the site of the Small Residential Development.
4. The **Official** may waive the requirement for an adjacent use setback for non-single-family properties on determining that the proposed **development** and the **adjacent development** function as a single **development**. The criteria to determine if the properties will function as a single development may include the recording of a cross-access easement agreement between the two properties.

(Revised 12-5-2017 - [Ordinance 2017-19](#))

E. Allowable Setback Encroachments

Table 16-5-102.E, Allowable Setback Encroachments, identifies features that are allowed to encroach beyond the vertical and angled planes defined by minimum adjacent street and use setback requirements.

TABLE 16-5-102.E: ALLOWABLE SETBACK ENCROACHMENTS	
FEATURE	EXTENT AND LIMITATIONS
Fences or walls	<ul style="list-style-type: none"> • Allowed in adjacent use setbacks if located along common property lines and no more than 7 feet high • Allowed in adjacent street setbacks if less than 4 feet high
Open balconies, fire escapes, or exterior stairways	May extend up to 5 feet into any setback
Chimneys or fireplaces	May extend up to 3 feet into any setback if no more than 5 feet higher than the highest point of building to which it is attached
Roof eaves and overhangs	May extend up to 3 feet into any setback
Awnings	May extend up to 5 feet into any setback
Bay windows	May extend up to 3 feet into any setback if no more than 9 feet wide

Sills or entablatures	May extend up to 1 foot into any setback
Uncovered porches, stoops, decks, patios or terraces	May extend up to 5 feet into any setback
Lighting fixtures	May be located in any setback if no more than 20 feet high
Roof dormers	May extend up to 5 feet beyond the setback angle plane (horizontally or vertically)
Spires, cupolas, domes, skylights, and similar rooftop architectural features	May extend up above the setback angle plane if they occupy no more than 25% of the roof area of the structure to which they are attached and extend no more than 25% more than the height limit defined by the setback angle plane at the point(s) of penetration
Solar collection devices	See Sec. 16-4-103.E.8
Television or radio antennas	May extend up to 10 feet above the setback angle plane if they are attached to a side or rear elevation of a structure
Small wind energy conversion systems	See Sec. 16-4-103.E.7
Amateur radio antenna	See Sec. 16-4-103.E.1
Bike racks, bollards and other site furnishings (such as tables and chairs)	Allowed in adjacent use and adjacent street setbacks
Other architectural features not listed above (parts of a structure that provide visual interest to the structure and are nonhabitable and decorative in nature)	<p>May be allowed to penetrate the plane of the setback angle if the Official makes the following determinations:</p> <ul style="list-style-type: none"> • The required setback angle cannot be met for the architectural elements using alternate site layouts without major modifications to an otherwise acceptable application ; • The excepted architectural elements will not be major or dominant features of the structure ; • The excepted architectural elements will not penetrate the vertical plane of the minimum required setback distance; <ul style="list-style-type: none"> • The exception is the minimum reasonably required to achieve the architectural goal; and • If applicable, the placement of the structure provides protection of prominent natural features on the site, such as

	trees , wetlands, or historic sites .
Flagpoles/Flags	Unless they constitute a "sign" and thus subject to Sec. 16-5-114.E, Flagpoles no more than 20 feet high and flags no greater than 20 square feet in area may be located in setbacks
Signs	See Sec. 16-5-114.E

([Ord. No. 2015-23](#), 11-3-2015; [revised 5-17-2016 - Ordinance 2016-07](#); revised 12-5-2017 - [Ordinance 2017-19](#))

Sec.16-5-103. - Buffer Standards

A. Purpose and Intent

The purpose of the adjacent street and use buffer standards in this section is to spatially separate **development** from **adjacent streets** and **adjacent development** with aesthetically pleasing natural or landscaped buffers. Such buffers are intended to help mitigate potential adverse impacts (e.g., noise, odor, fumes) from **adjacent street** traffic, create an attractive streetscape for motorists, allow the location of certain dissimilar **land uses adjacent** to one another by mitigating potential negative effects between the **uses** , and provide space for landscaping that can help improve air and water quality and be used to reduce stormwater runoff.

B. Applicability

1. General

Except as provided in subsection 2 below, the requirements of this section shall apply to all **development** in the **Town** .

2. Exceptions

- a. For **development** within a PD-1 District, adjacent street and use buffer standards shall apply only along those **lot** lines and **street rights-of-way** located outside any **gates** restricting **access** by the general public to areas within the PUD, or constituting the boundaries of the district.

([Revised 5-17-2016 - Ordinance 2016-07](#))

- b. For **development** within a PD-2 District, adjacent street and use buffer standards shall apply only along those **lot** lines and **street rights-of-way** located within a Corridor Overlay District or constituting the boundaries of the district.
- c. For zero **lot** line **subdivisions** , adjacent street and use buffer standards shall apply only along those **lot** lines and **street rights-of-way** constituting the perimeter of the **subdivision** .
- d. Adjacent street buffers shall not apply to **development** within the CR District.

C. Landscape Plan Required

Applications for **development** where a buffer is required shall include a landscape plan in accordance with the submittal requirements in Appendix D: Application Submittal Requirements.

D. Adjacent Street Buffer Requirements

Unless expressly exempted or modified in this subsection, **development** shall provide a buffer along **adjacent streets** that is of the type designated in Table 16-5-103.D, Adjacent Street Buffer Requirements, for the proposed **use** and the classification of the **adjacent street** . Descriptions and width and screening requirements for the various buffer types are set out in Sec. 16-5-103.F, Buffer Types.

TABLE 16-5-103.D: ADJACENT STREET BUFFER REQUIREMENTS			
PROPOSED USE	ADJACENT STREET (BY CLASSIFICATION)		
	MAJOR ARTERIAL	MINOR ARTERIAL	ALL OTHER STREETS
All <i>uses</i>	E	B	A
NOTES:			
1. Descriptions and width and screening requirements for the various buffer types are set out in Sec. 16-5-103.F, Buffer Types.			

E. Adjacent Use Buffer Requirements

- 1. Unless expressly exempted or modified in this subsection, **development** shall provide a buffer along common property lines with adjoining properties that is of the type designated in Table 16-5-103.E, Adjacent Use Buffer Requirements, for the proposed **use** and the classification of the **use** of the **adjacent** property (or zoning of a vacant **adjacent** property). Descriptions and width and screening requirements for the various buffer types are set out in Sec. 16-5-103.F, Buffer Types.

TABLE 16-5-103.E: ADJACENT USE BUFFER REQUIREMENTS ¹

REQUIRED BUFFER TYPE ²				
USE OF ADJACENT DEVELOPED PROPERTY ³				
PROPOSED USE ²	SINGLE-FAMILY DWELLING	ALL OTHER RESIDENTIAL USES; COMMERCIAL RECREATION	PUBLIC, CIVIC, INSTITUTIONAL, AND EDUCATION; RESORT ACCOMMODATIONS; OFFICES; COMMERCIAL SERVICES; VEHICLE SALES AND SERVICES; BOAT RAMPS, DOCKING FACILITIES, AND MARINAS; AGRICULTURAL	INDUSTRIAL USES
	ZONING OF ADJACENT VACANT PROPERTY			
	CON, PR, RSF-3, RSF-5, RSF-6, RM-4	RM-8, RM-12	CR, CC, WMU, S, SPC, RD, MS, MV, MF, LC, NC, MED, PD-1	IL
Single-Family	A ⁴	A ⁴	C ⁴	D ⁴
<ul style="list-style-type: none"> • All Other Residential Uses • Commercial Recreation 	A	n/a	B	D
<ul style="list-style-type: none"> • Public, Civic, Institutional, and Education • Resort Accommodations • Offices • Commercial Services • Vehicle Sales and Services 	C	B	n/a	A

• Boat Ramps , Docking Facilities , or Marinas				
Industrial Uses	D ⁴	D	A	n/a

NOTES: n/a = not applicable

1. Descriptions and width and screening requirements for the various buffer types are set out in Sec. 16-5-103.F, Buffer Types.
2. When a shared **access easement** is located along a common property line, any required buffer shall be provided to the interior of the **access easement** . An adjacent use buffer from an easement line is not required for non-single-family properties.
3. See Sec. 16-10-103 for a description or definition of the listed **use** classification and types.
4. Single family subdivision exterior boundary only.

(Revised 6-6-2017 - [Ordinance 2017-08](#) ; revised 12-5-2017 - [Ordinance 2017-19](#))

2. The **Official** may waive the requirement for an adjacent use buffer for non-single family properties on determining that the proposed **development** and the **adjacent development** function as a single **development** . The criteria to determine if the properties will function as a single development may include the recording of a cross-access easement agreement between the two properties.

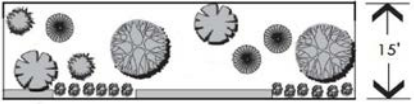
(Revised 12-5-2017 - [Ordinance 2017-19](#))

F. Buffer Types

Table 16-5-103.F, Buffer Types, describes the five different buffer types in terms of their function, opacity, width, and planting requirements. Either of the options under a specific buffer type may be used at the option of the **developer / applicant** . If the square footage of an existing building on a site is being increased by more than 50% then the buffers must be brought into compliance with the standards in this table.

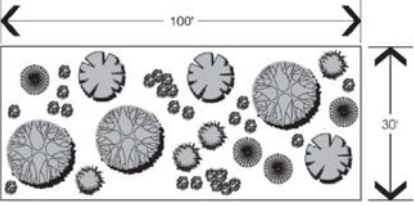
TABLE 16-5-103.F: BUFFER TYPES
MINIMUM BUFFER WIDTH AND SCREENING REQUIREMENTS ^{1,2,3,4,5,6, 7}
TYPE A BUFFER
This buffer includes low- density screening designed to partially block visual contact and create spatial separation between adjacent uses or between development and adjacent streets with low traffic

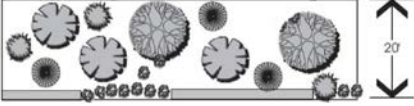
volumes.		
Option 1		<ul style="list-style-type: none"> • Width: 20 feet • Overstory trees : 2 every 100 linear feet • Understory trees : 3 every 100 linear feet • Evergreen shrubs: 8 every 100 linear feet
Option 2		<ul style="list-style-type: none"> • Width: 10 feet • Overstory trees : 2 every 100 linear feet • Understory trees : 4 every 100 linear feet • Evergreen shrubs: 10 every 100 linear feet
TYPE B BUFFER		
<p>This buffer includes low- to medium- density screening designed to create the impression of spatial separation without significantly interfering with visual contact between adjacent uses or between development and adjacent minor arterials.</p>		
Option 1		<ul style="list-style-type: none"> • Width: 25 feet • Overstory trees : 3 every 100 linear feet • Understory trees : 6 every 100 linear feet • Evergreen shrubs: 10 every 100 linear feet
Option 2		<ul style="list-style-type: none"> • Width: 15 feet • Overstory trees : 4 every 100 linear feet • Understory trees : 8 every 100 linear feet • Evergreen shrubs: 12 every 100 linear feet
TYPE C BUFFER		
<p>This buffer includes medium- density screening designed to eliminate visual contact at lower levels and create spatial separation between adjacent uses .</p>		
Option 1		<ul style="list-style-type: none"> • Width: 25 feet • Overstory trees : 3 every 100 linear feet • Understory trees : 5 every 100 linear feet • A solid wall or fence at least 3 feet high or a solid evergreen hedge at least 3 feet high and 3 feet wide

Option 2		<ul style="list-style-type: none"> • Width: 15 feet • Overstory trees : 4 every 100 linear feet • Understory trees : 6 every 100 linear feet • A solid wall or fence at least 3 feet high or a solid evergreen hedge at least 3 feet high and 3 feet wide • At least 50% of all trees must be evergreen
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TYPE D BUFFER

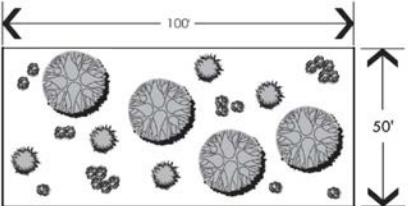
The buffer includes high-density screening designed to eliminate visual contact up to a height of six feet and create a strong spatial separation between **adjacent uses** . A Type D buffer is required adjacent to all loading areas per Section 16-5-107.H.8.d, Buffering of Loading Areas.

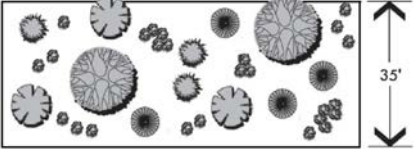
Option 1		<ul style="list-style-type: none"> • Width: 30 feet • Overstory trees : 5 every 100 linear feet • Understory trees : 6 every 100 linear feet • Evergreen shrubs: 25 every 100 linear feet and at least 6 feet high at maturity • At least 50% of all trees must be evergreen
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Option 2		<ul style="list-style-type: none"> • Width 20 feet • Overstory trees : 6 every 100 linear feet • Understory trees : 8 every 100 linear ft • A solid wall or fence at least 6 feet high or a solid evergreen hedge at least 6 feet high and 3 feet wide • At least 50% of all trees must be evergreen
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TYPE E BUFFER

This buffer provides greater spacing and medium- **density** screening designed to define "green" corridors along major arterials.

Option 1		<ul style="list-style-type: none"> • Width: 50 feet • Overstory trees : 4 every 100 linear feet • Understory trees : 5 every 100 linear feet • Evergreen shrubs: 20 every 100 linear feet and at least 3 feet high at maturity
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Option 2		<ul style="list-style-type: none"> • Width: 35 feet • Overstory trees : 5 every 100 linear feet • Understory trees : 7 every 100 linear feet • Evergreen shrubs: 25 every 100 linear feet and at least 3 feet high at maturity • At least 50% of all trees must be evergreen
<p style="text-align: center;">NOTES:</p> <ol style="list-style-type: none"> 1. Required overstory trees shall be distributed and spaced to maximize their future health and effectiveness as buffers. Other required vegetation shall be distributed within the buffer as appropriate to the function of the buffer. 2. Where an adjacent use is designed for solar access, understory trees may be substituted for overstory trees . 3. Fences or walls within an adjacent street or use buffer shall comply with the standards of Sec. 16-5-113, Fence and Wall Standards. 4. A berm may be provided in conjunction with the provision of a hedge, fence, or wall to achieve height requirements, provided its side slopes do not exceed a ratio of three horizontal feet to one vertical foot and the width of its top is at least one-half its height . 5. If a buffer length is greater or less than 100 linear feet, the planting requirements shall be applied on a proportional basis, rounding up for a requirement that is 0.5 or greater, and down for a requirement that is less than 0.5. (For example, if the buffer length is 150 linear feet, and there is a requirement that 5 overstory trees be planted every 100 linear feet, 8 overstory trees are required to be planted in the buffer ($1.5 \times 5 = 7.5$, rounded up to 8)). 6. Minimum buffer widths and minimum planting requirements for adjacent street buffers may be reduced by up to 30 percent in the S District, 20 percent in the RD and IL Districts, and 15 percent in all other districts, on demonstration to the Official that: <ol style="list-style-type: none"> a. The reduction is consistent with the character of development on surrounding land ; b. Development resulting from the reduction is consistent with the purpose and intent of the adjacent setback standards; c. The reduction either (a) is required to compensate for some unusual aspect of the site or the proposed development , or (b) results in improved site conditions for a development with nonconforming site features ; d. The reduction will not pose a danger to the public health or safety; e. Any adverse impacts directly attributable to the reduction are mitigated; f. The reduction, when combined with all previous reductions allowed under this provision, does not 		

result in a cumulative reduction greater than a 30 percent in the S District, 20 percent in the RD and IL Districts, or 15 percent in all other districts; and
g. In the S, RD, and IL districts, there are no reasonable options to the reduction that allow development of the site to be designed and located in a way that complies with LMO standards.
7. Minimum buffer widths and minimum planting requirements for adjacent use buffers may be reduced by up to 10 percent any district on demonstration to the Official that:
a. The reduction is consistent with the character of development on surrounding land ;
b. Development resulting from the reduction is consistent with the purpose and intent of the adjacent setback standards;
c. The reduction either (a) is required to compensate for some unusual aspect of the site or the proposed development , or (b) results in improved site conditions for a development with nonconforming site features ;
d. The reduction will not pose a danger to the public health or safety;
e. Any adverse impacts directly attributable to the reduction are mitigated; and
f. The reduction, when combined with all previous reductions allowed under this provision, does not result in a cumulative reduction greater than a 30 percent in the S District, 20 percent in the RD and IL Districts, or 15 percent in all other districts.

(Revised 12-5-2017 - [Ordinance 2017-19](#))

G. Location of Buffers

Buffer areas shall be located between the property boundary and all **development** on the site, but not necessarily within the minimum setback.

H. Existing Vegetation

1. If a buffer area has existing **trees** that are protected under this **Ordinance** , they shall be preserved and be used as part of the buffer to comply with the buffer standards of this **Ordinance** . Where groupings of native shrubs are present, their preservation with minimum disturbance is strongly encouraged. Any clearing or other work in buffers must have the prior approval of the **Official** .

([Revised 5-17-2016 - Ordinance 2016-07](#))

2. Existing vegetation that is preserved shall not be limbed up from the ground more than five feet to the lowest branches, except:
 - a. Vegetation at intersections may be limbed up to a greater **height** to ensure compliance with Sec. 16-5-105.H.4, Sight Triangles; and
 - b. If understory planting is proposed, the **Official** may allow existing vegetation to be limbed up to a height that will provide adequate sunlight to plants.
3. The removal of invasive species shall be allowed with an approved replanting plan, if needed.
([Revised 5-17-2016 - Ordinance 2016-07](#))

I. Buffer Materials

At the time of planting, overstory and understory **trees** included as part of required buffers shall comply with the size standards for supplemental and replacement **trees** in Sec. 16-6-104.I, Standards for Supplemental and Replacement Trees; evergreen shrubs shall be at least three feet in **height** above ground level. All buffer plantings must be native species of plants, see Appendix C, except where ornamental plantings or plants that have historically been prevalent on Hilton Head Island are approved as part of a Corridor Review approval.

J. Development Within Required Buffers

Development is prohibited within required buffers except in accordance with this subsection.

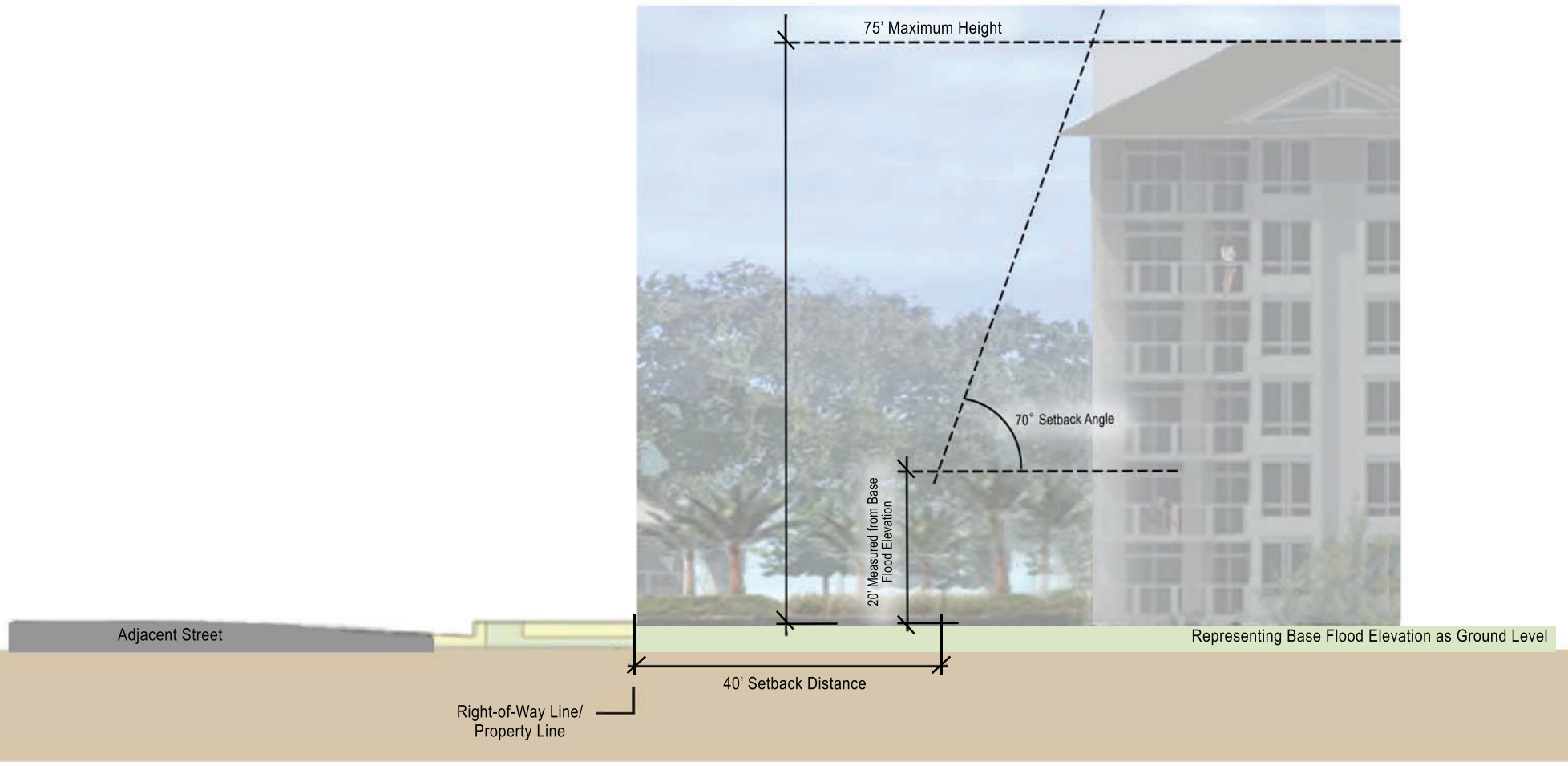
1. The following activities may occur in required buffers, unless expressly prohibited elsewhere in this **Ordinance** .
 - a. Street or **driveway access** , provided it runs approximately perpendicular to/from the **adjacent street right-of-way** or common property line.
 - b. Walkways, pathways, trails, benches, bike racks, and other elements associated with passive recreation or the provision of continuous pedestrian and bicycle connections between adjoining properties, provided all landscaping required by Sec. 16-5-103.F, Buffer Types, is provided and the **Official** determines that installation or **maintenance** of such elements will minimize impacts on to required vegetation to the **maximum extent practicable** .
 - c. Lighting fixtures.
 - d. Service and utility lines and minor facilities (e.g. water, sanitary sewer, electrical, telephone, natural gas, cable, storm drainage lines, utility boxes and pedestals), subject to the following standards:
 - i. Such lines generally shall run approximately perpendicular to/from the **adjacent street right-of-way** or common property line. If they must be installed approximately parallel to the **street right-of-way** or property line, the **easement** for the lines may be included as part of a required buffer if the **easement** allows the vegetation or **structures** necessary to meet buffer screening requirements and provides the requisite visual separation in a manner that is aesthetically acceptable; otherwise, additional buffer width shall be required to provide the space needed for the required buffer screening.
 - ii. Permission for **easement** and **right-of-way** disturbance and clearings for such utility and service lines and facilities shall be more favorably considered when such activity is consolidated with vehicular **access** routes.
2. The following features and activities are allowed within adjacent street buffers only:
 - a. Signage, to the extent permitted by Sec. 16-5-114, Sign Standards.

- b. Clearing for sight distances at permitted entrances and exits to any **development** as required to provide for reasonable traffic safety.
- c. Fountains, plazas, sculptures, and similar features that are part of publicly owned facilities, where approved by the **Official**.

K. Credit Toward Open Space

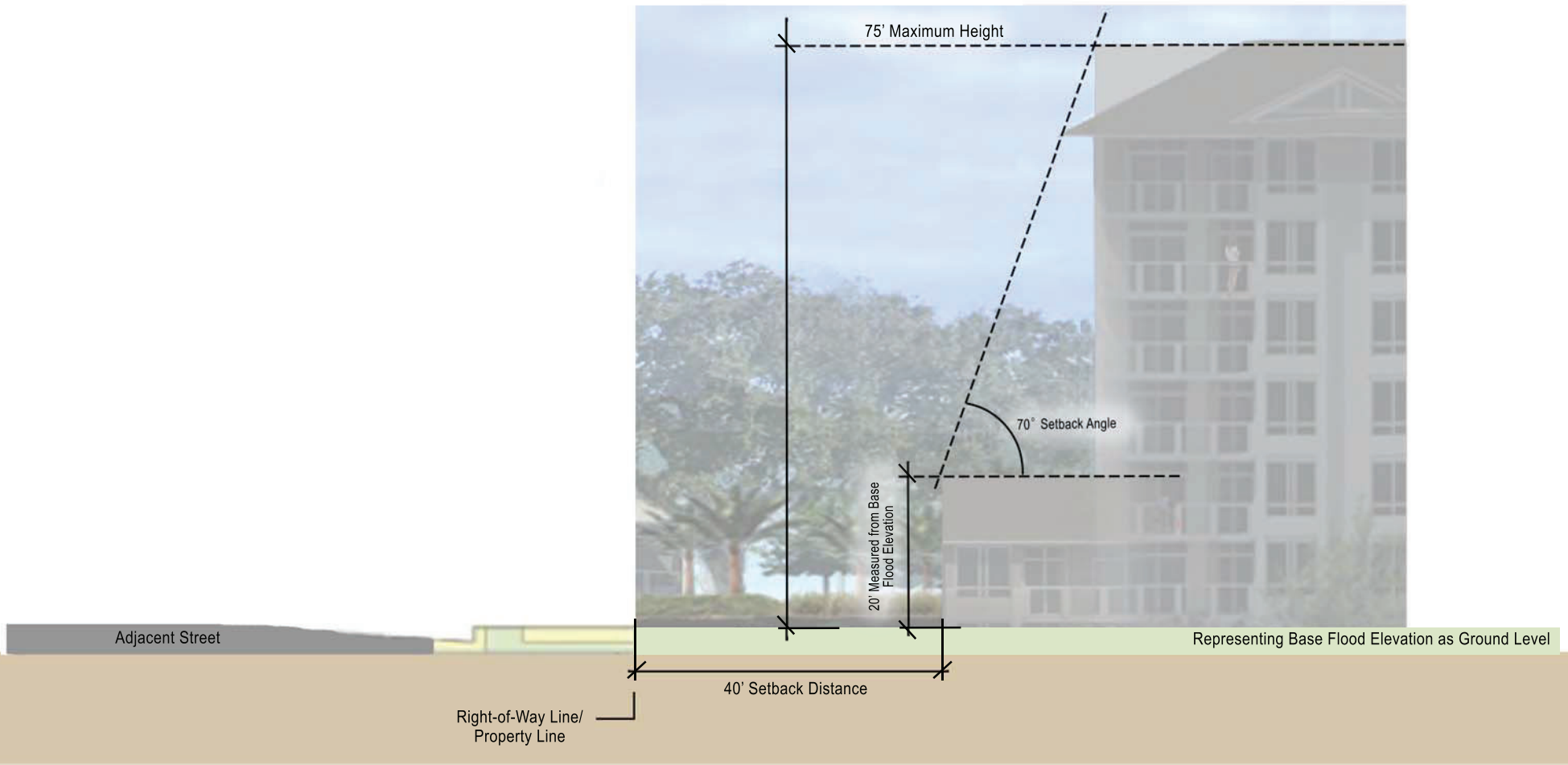
Adjacent street and use buffers required by this section may be credited against the **common open space** required by Sec. 16-5-104, Open Space Standards.

([Ord. No. 2015-23](#), 11-3-2015)



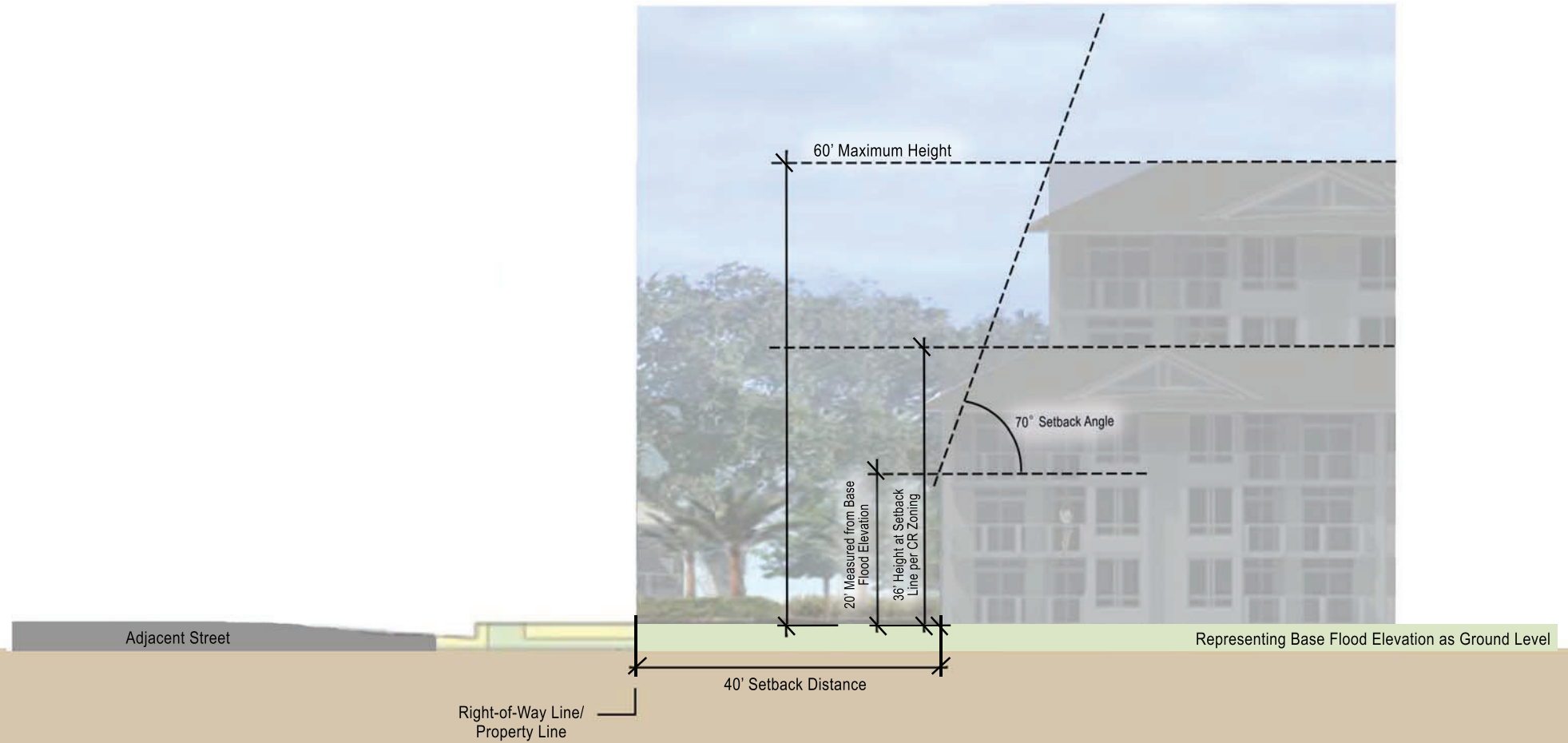
Example A: Similar to 41 South Forest Beach
 Zoning: RD
 Building Positioned Behind Setback Angle

This illustrates how the Ocean Oaks building adjacent to South Forest Beach Drive is currently developed well behind the required setback and meeting the setback angle



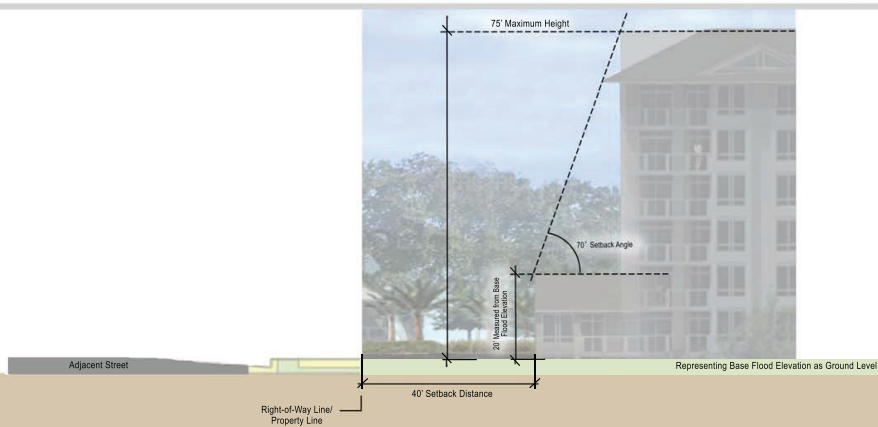
Example B: Building Positioned to Setback
Zoning: RD

This illustrates how the Ocean Oaks building could have been developed if it was built right up to the setback line



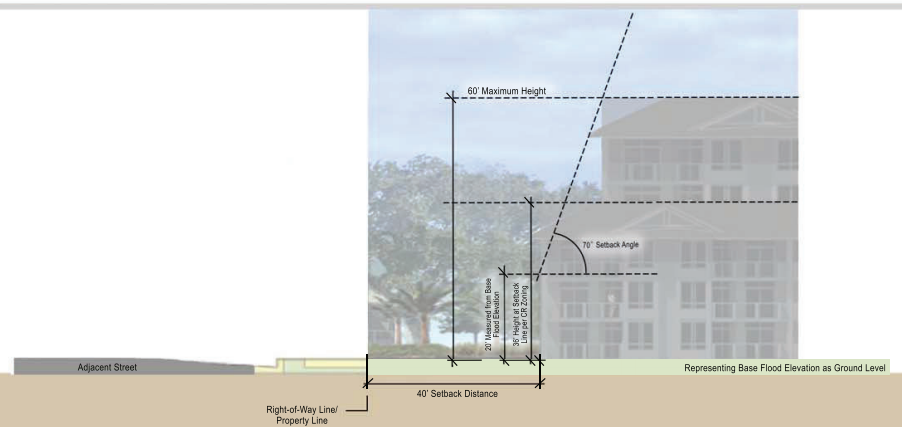
Example C: Building Positioned to Setback
Zoning: CR

This illustrates how the building would look if it had to meet the CR district standards, where it can only be up to 36 feet in height up to the setback line and can go up to 60 feet in height once the setback angle is met



Example B: Building Positioned to Setback
Zoning: RD

This illustrates how the Ocean Oaks building adjacent to South Forest Beach Drive is currently developed meeting RD standards, height and setback angles



Example C: Building Positioned to Setback
Zoning: CR

This illustrates how the building would look if it had to meet the CR district standards, where it can only be up to 36 feet in height up to the setback line and can go up to 60 feet in height once the setback angle is met

South Forest Beach Drive

Potential
Building Area
Closer to Beach

Minimum Required Setback at Transition Area Line

Beach Front Property Line



Beach Front Elevation As Developed



Building Positioned to meet minimum Beach Front Setback (Behind Transition Zone)