



Town of Hilton Head Island
Design Review Board Meeting
Tuesday, October 11, 2022 – 2:30 p.m.
AGENDA

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

1. Call to Order

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

3. Roll Call

4. Approval of Agenda

5. Approval of Minutes

a. Meeting of September 27, 2022 Regular Meeting

6. Appearance by Citizens

Citizens may submit written comments via the [Town's Open Town Hall Portal](#). The portal will close at 4:30 p.m. on Monday, October 10, 2022. Comments submitted through the portal will be provided to the Design Review Board and made part of the official record.

7. New Business

a. *Conceptual*

a. *Kinnaird Warehouse, DRB 001874-2022 – Proposed construction of a second warehouse building at 85 Arrow Road to the left of the existing structure.*

8. Board Business

9. Staff Report

a. Development Review Process Improvement

b. Minor Corridor Report

10. 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 Meeting

September 27, 2022, at 1:15 p.m.

Benjamin M. Racusin Council Chambers

MEETING MINUTES

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

Present from Town Council: Bill Harkins, David Ames

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

1. Call to Order

Chair Foss called the meeting to order at 1:15 p.m.

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

3. Swearing in Ceremony for New Board Member – Tom Parker

Krista Wiedmeyer, Town Clerk swore in Mr. Parker and thanked him for his service to the Town.

4. Roll Call – As Noted Above.

5. Approval of Agenda

Chair Foss asked for a motion to approve the Agenda. Chris Darnel advised staff would like to move Item 11 a. Development Review Process Improvement to the next meeting. Ms. Lippert moved to approve. Mr. Moleski seconded. By a show of hands, the motion passed with a vote of 7-0-0.

6. Approval of Minutes

a. Regular Meeting of September 27, 2022

Chair Foss asked for a Motion to approve the Minutes of the September 27, 2022, Regular Meeting. Mr. Theodore moved to approve. Mr. Carstens seconded. By a show of hands, the motion passed with a vote of 7-0-0.

7. Appearance by Citizens

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

8. Unfinished Business

a. Alteration/Addition

- a. Billy Wood Appliance, DRB 002326-2022 – Proposed changes to the building façade, color, and landscape.

Mr. Darnell provided staff's presentation on the project. The project proposes the following changes:

- Remove the existing front entry and replace it with a new front entry façade
- Addition of a second brick entry feature to the right side of the building
- Addition of a multi-level trellis structure
- Minor parking lot update

Staff recommends approval with the following conditions:

- Specify on the drawings the proposed color and specify that the entire building will be painted
- Specify on the drawings the proposed color of the service yard fence
- Provide manufacture cut sheets for the proposed light and building fixtures
- Revise the landscape plan to add more shrubs to screen the service yard fence
- Provide a plan specifying tree protection for the tree at the corner of the building

Following staff's presentation, the board went to discussion and asked several questions about the project. The Board provided some comments and questions about the proposed fixtures, service yard screening, and landscaping. The Board noted that there is a proposed stained wood in that is not included in the color sheet.

Following the discussion, the chair asked for a motion. Ms. Lippert moved to approve with the following conditions:

- All staff conditions
- The black windows, canopies, and light fixtures are changed to a dark or oil rubbed bronze
- A sample of the stained wood is provided to staff
- Landscaping between the building and the parking lot is a more established plant type
- In the planters, the planting medium is just below the cap and an irrigation system is incorporated

Vice-Chair Carstens seconded the motion. Motion passed with a vote of 7-0-0.

9. New Business

a. *Alteration/Addition*

- a. *Disney Resort Building 28, DRB 002287-2022* – Proposed addition of an elevator shaft and elevated walk to improve accessibility go guest rooms.

Mr. Darnell provided staff's presentation as included in the packet. Staff recommends approval as submitted.

Matt Whitis and Michael St. John presented on behalf of Disney's Hilton Head Island. They stated the building contains all bedroom types available at the resort, including types that do not have elevator access elsewhere on the property. They stated that the goal of the project is to match the style and color building as closely as possible. Before moving to discussion, they answered several questions from the Board about the location and lighting. They stated that the changes to paved areas were to cargo parking and no bike parking was being removed.

The Board moved to discussion. The Board expressed concerns about the walkway creating a strong horizontal datum and suggested the walkway follow the building. The applicant stated that the walkway not following along the building causes it to have less impact on the foundation and moves the foot traffic further from residents' rooms. The Board also noted that the supporting posts appear very large and suggested adding additional detail to the base of those elements. Additionally, the Board suggested that the eastern roof overhang be increased to match the existing roof. The Board also made several comments on landscaping choices.

The Chair asked for a motion on the application. Mr. Parker moved to approve with the following conditions:

- The roof overhang be extended to match the existing overhang
- Appropriately scaled base detail is to the supporting posts
- Mitigation for the oak tree
- Muhlly grass precautions for sunlight/shade

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

- b. *Broad Creek Marina Housing*, DRB 002326-2022 – Proposed addition of multi-family housing for workers to the existing commercial development.

The Chair announced that Mrs. Lippert and Mr. Theodore will be recusing themselves from this item.

Mr. Darnell provided staff's presentation as included in the packet. Staff recommends denial.

The applicant added further details about the project and its goals. The applicant answered questions from the Board about the housing units and their visibility from the zipline. The Board continued to discussion.

The Board stated that this project will fall under the design guidelines for Hilton Head so it will not have much leeway to vary from the design guide. For the project to comply with the design guide, changes need to be made to the proposed housing units. The Board noted that the housing could still be manufactured so long as it meets the guidelines. Additionally, the Board made comments about the access to the units and landscape separation between them. The Board stated that Sea Pines had a very successful workforce housing project and suggested that the applicant look to that project for inspiration.

The applicant withdrew their application.

- c. *Nunzio's*, DRB 002303-2022 – Proposed addition of a roof over the existing dock.

Mr. Darnell provided staff's presentation as included in the packet. Staff recommended approval with the following conditions:

- Provide a detail of the proposed roof connection to the existing structure
- Double the amount of Cherry Laurel along the foundation and specify a minimum 5-foot height at planting
- Replace any dead trees required in the parkway buffer from the 2018 DPR planting plan
- Provide a fertilization and mycor treatment for the oak in the deck.

The applicant was not present. Mr. Darnell answered questions from the Board based on what was submitted.

The Board asked about the material of the skylight and expressed concerns about its longevity. The Board expressed concerns about the roof collecting debris from the tree and preventing water from reaching the tree. The Board stated that Cherry Laurels produce a lot of debris and expressed concerns about the location of the trees. The Board voiced several concerns about the framing of the structure, the bracket location and connection, and material used. Last, the Board stated that structure is very busy and suggested simplifying some of the angles of the structure.

The Chair asked for a motion on the application. Mr. Theodore moved to take no action at this time. Mr. Moleski seconded the motion. Motion passed with a vote of 7-0-0.

10. Board Business

- a. Proposed Amendments to Rules of Procedure - presented by Chris Darnell

Mr. Darnell stated the changes to the Rules of Procedure would change the meeting time from 1:15 p.m. to 2:30 p.m. and advised the Board they received a packet a week in advance that had all the changes on it. Ms. Lippert moved to approve the amendment to the Rules of Procedure. Mr. Carstens seconded. By a show of hands, the motion passed by a vote of 6-1-0. Mr. Moleski was opposed.

- b. Proposed Revised 2022 Meeting Schedule

Mr. Darnell stated now that the regular meeting time has been changed, to bring the balance of this year's calendar into compliance, we need to change the schedule that was approved last year to indicate the new time for the meetings remaining in 2022. Ms. Lippert moved to approve the revised meeting schedule for the remainder of 2022. Mr. Carstens seconded. By a show of hands, the motion passed by a vote of 7-0-0.

- c. Review and Adoption of 2023 Meeting Schedule

Mr. Darnell stated the proposed 2023 Meeting Schedule is ready for board review. Ms. Lippert moved to approve the proposed 2023 Meeting Schedule. Mr. Carstens seconded. By a show of hands, the motion passed by a vote of 7-0-0.

11. Staff Report

- a. Development Review Process Improvement – moved to next meeting.
- b. Minor Corridor Report – Chris Darnell – There was no report.

Mr. Darnell reported on the following approvals:

50 Palmetto Bay Road – relocation of a shed that was behind a screen.

59 Pope Avenue – landscaping and minor building changes.

1 Coligny Circle – addition of a roof to an existing service yard

1 Woodward Avenue – renovations to the building exterior and site. It was approved as a minor as it is behind the Baptist Church on South Forest Beach. It is the Methodist Church and is completely invisible.

12. Adjournment

The meeting adjourned at 3:00 p.m.

Submitted by: Brian Glover

Administrative Assistant

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: James F Wubbena, RA, NCARB Company: Wubbena Architects
 Mailing Address: 40 Drayson Circle Bluffton SC 29910 City: _____ State: _____ Zip: _____
 Telephone: 912 660 5438 Fax: _____ E-mail: jim@wubbenapc.com
 Project Name: New Construction for Kinnaird Holdings Project Address: 85 Arrow Road
 Parcel Number [PIN]: R 552 014 000 0839 0000 _____
 Zoning District: C5RCMU 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.

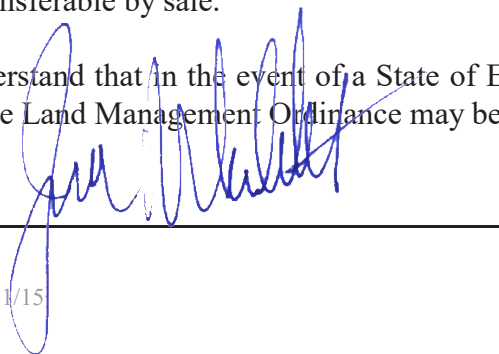
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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.



7/15/2022

SIGNATURE

DATE

To: Hilton Head Island Architectural Review
RE: 85 Arrow Road Narrative
Hilton Head Island SC



To Whom it may concern,

The Proposed Building shall include the following.

The project is a stucco and metal siding building located at 85 Arrow Road.

The Proposed building will have a hard coat stucco finish facing Arrow road, the entry Side (South - East) and part of the back side (North -West) of the building visible from Arrow Road. The rest of the exterior walls will be metal panels. Light Brown will be the color. Please refer to the color sample.

The proposed building will have a standing seam metal roof. Dark Brown will be the color. Please refer to the color sample.

The colors are to reflect the neighboring building that shares the entrance.

Other buildings similar to the proposed project match the materials and style as well. Photos of the adjacent buildings is included.

Site plan/ Civil drawings have been submitted to the Town earlier this week.

Total Square Footage of the building is 7082sqft

Max Height of the building is 17-6

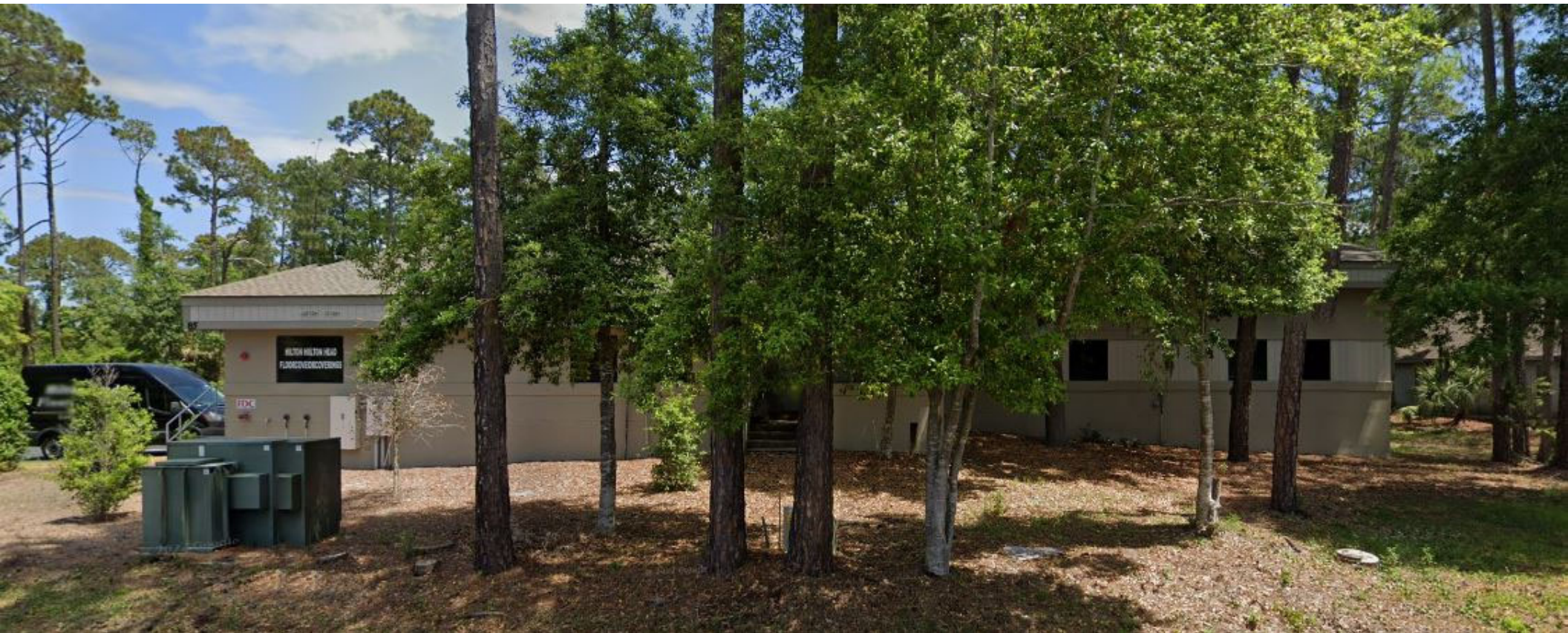
The Building is set 4ft above grade to FFE. This is due to flood plane requirements.

Sincerely,



James F. Wubben, RA, NCARB
Principal Architect

cc.File

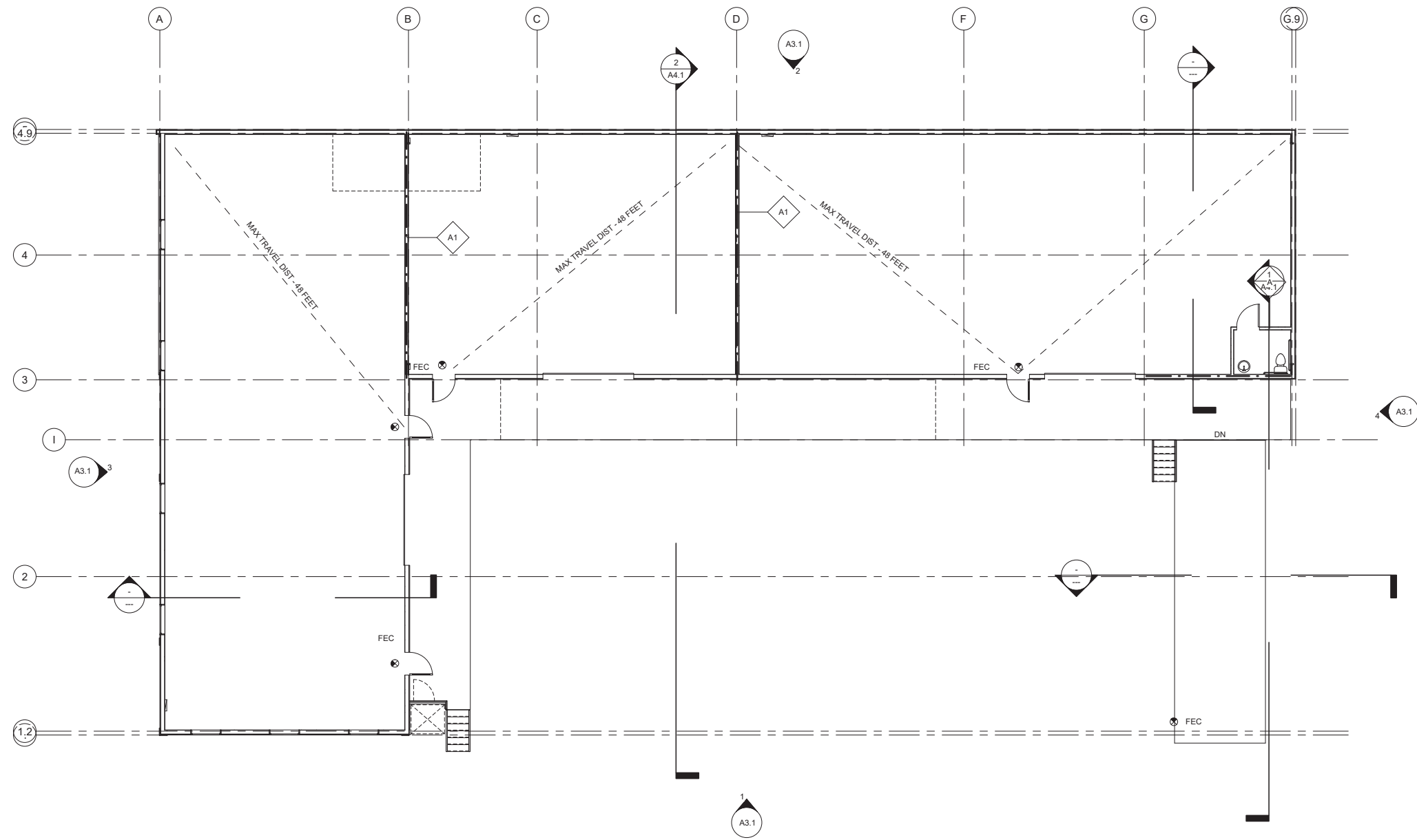












1 LIFE SAFETY PLAN
A0.1 1/8" = 1'-0"



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jim@wubbenapc.com

KINNAIRD HOLDINGS

A NEW BUILDING FOR
KINNAIRD HOLDINGS
85 ARROW ROAD
HILTON HEAD ISLAND SC

REVISIONS

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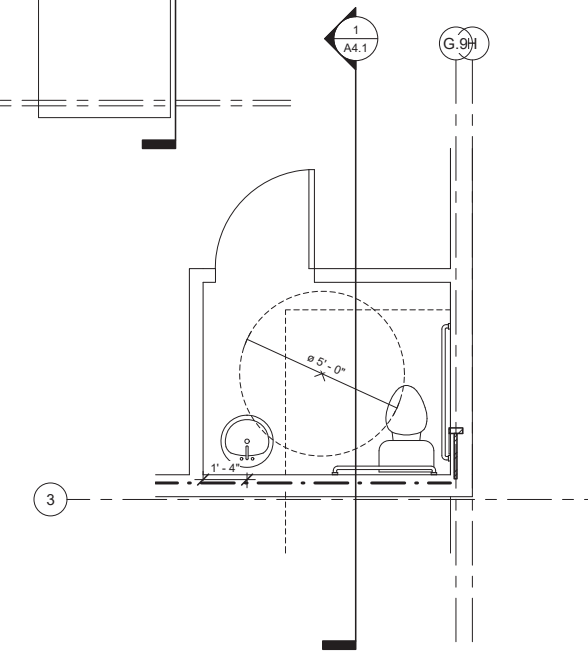
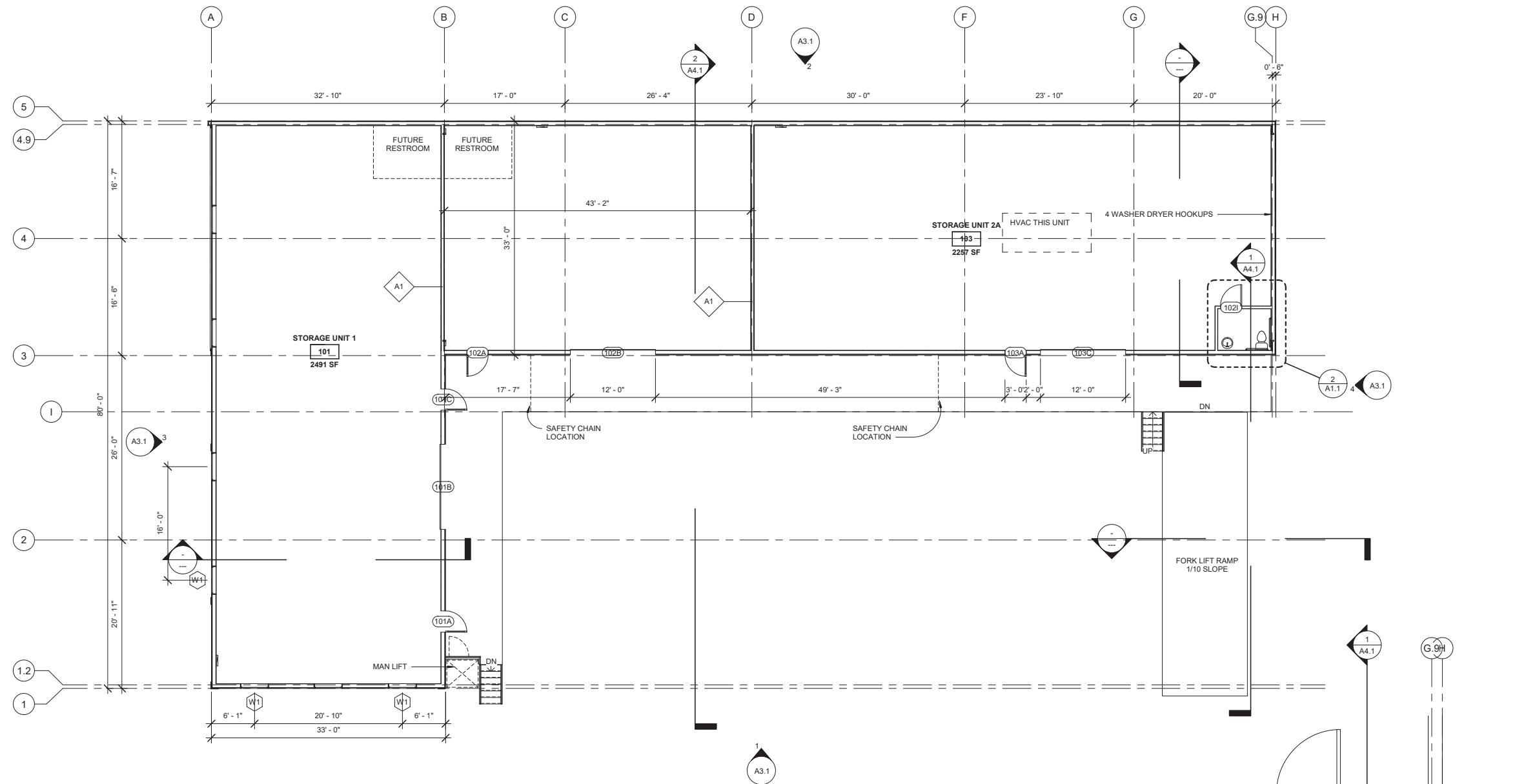
SHEET TITLE
LIFE SAFETY PLAN

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PROJECT NUMBER: 2210	SHEET NO.
DATE: 8/27/2022	A0.1
DRAWN BY: Author	
CHECKED BY: Checker	
SCALE: 1/8" = 1'-0"	

Y:\2210 84 Arrow Road\2210 84 Arrow Road revision 2.rvt



Door Schedule					
Mark	Width	Height	Elevation	Fire Rating	Comments
101A	3' - 0"	7' - 0"			
101B	12' - 0"	10' - 0"			
101C	3' - 0"	7' - 0"			
102A	3' - 0"	7' - 0"			
102B	12' - 0"	10' - 0"			
102I	3' - 0"	7' - 0"			
103A	3' - 0"	7' - 0"			
103C	12' - 0"	10' - 0"			

Window Schedule			
Type Mark	Width	Height	Comments
W1	4' - 0"	4' - 0"	
W1	4' - 0"	4' - 0"	
W1	4' - 0"	4' - 0"	
W1	4' - 0"	4' - 0"	
W1	4' - 0"	4' - 0"	
W1	4' - 0"	4' - 0"	
W1	4' - 0"	4' - 0"	



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KINNAIRD HOLDINGS

A NEW BUILDING FOR
 KINNAIRD HOLDINGS

85 ARROW ROAD
 HILTON HEAD ISLAND SC

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SHEET TITLE
 FLOOR PLANS

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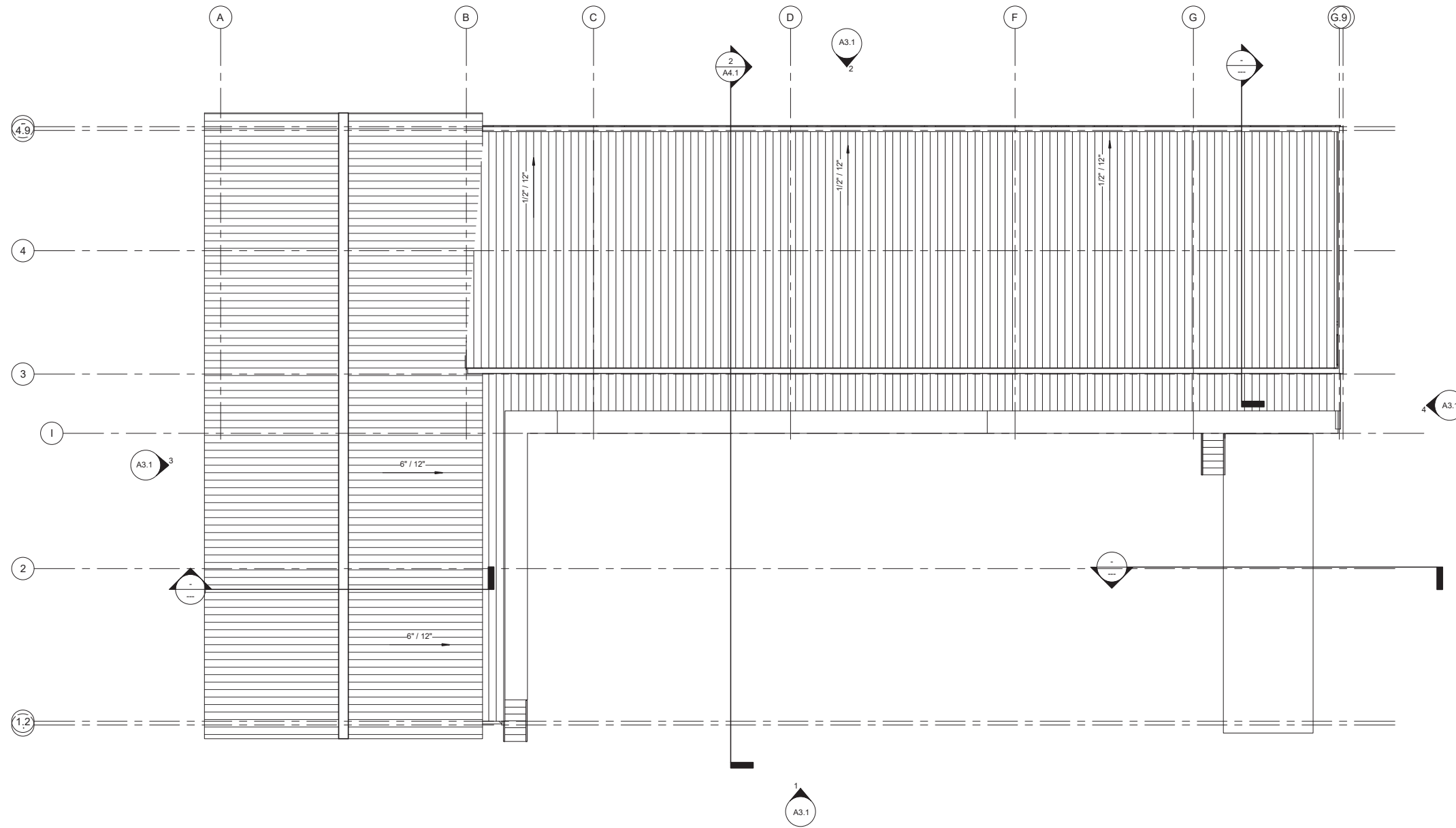
PROJECT NUMBER: 2210
 DATE: 8/27/2022
 DRAWN BY: MRS
 CHECKED BY: JFW
 SCALE: As indicated

SHEET NO.
A1.1

1 FLOOR PLAN
 A1.1 1/8" = 1'-0"

2 ENLARGED RESTROOM PLANS
 A1.1 3/8" = 1'-0"

10/4/2022 11:21:30 AM



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 jim@wubbenapc.com

KINNAIRD HOLDINGS

A NEW BUILDING FOR KINNAIRD HOLDINGS
 85 ARROW ROAD
 HILTON HEAD ISLAND SC

REVISIONS

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SHEET TITLE
ROOF PLAN

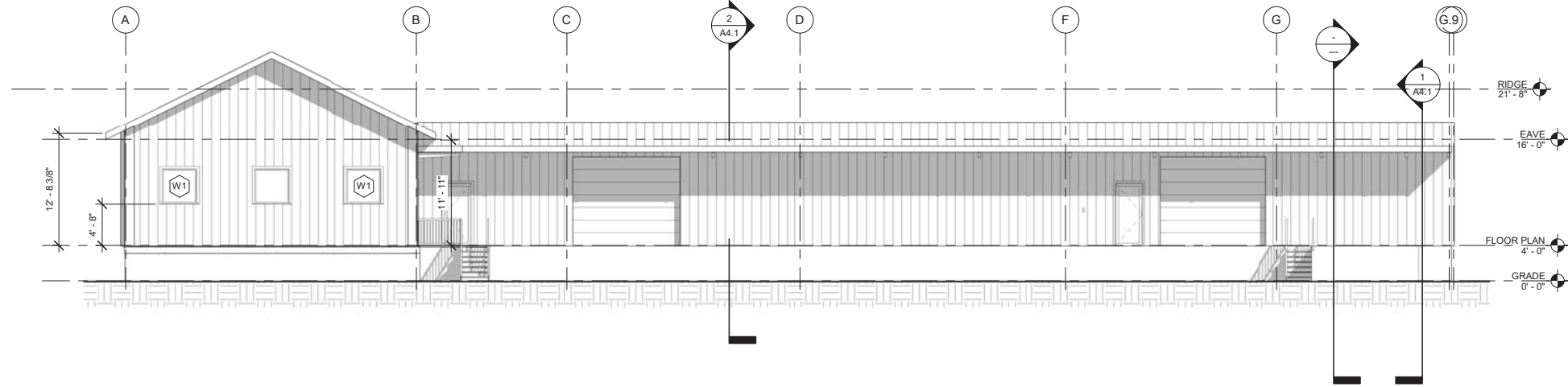
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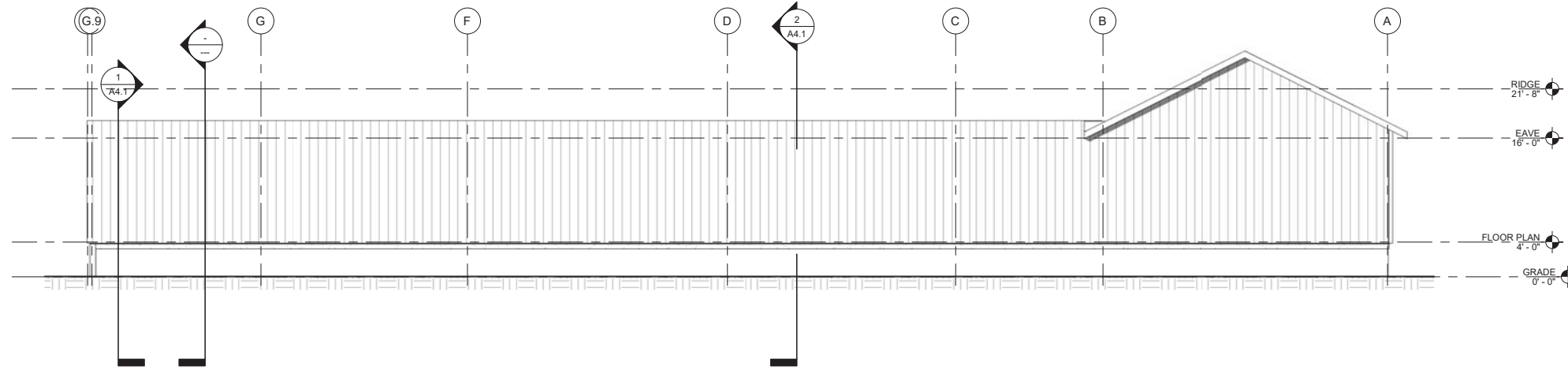
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 DATE: 8/27/2022
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SHEET NO.
A1.3

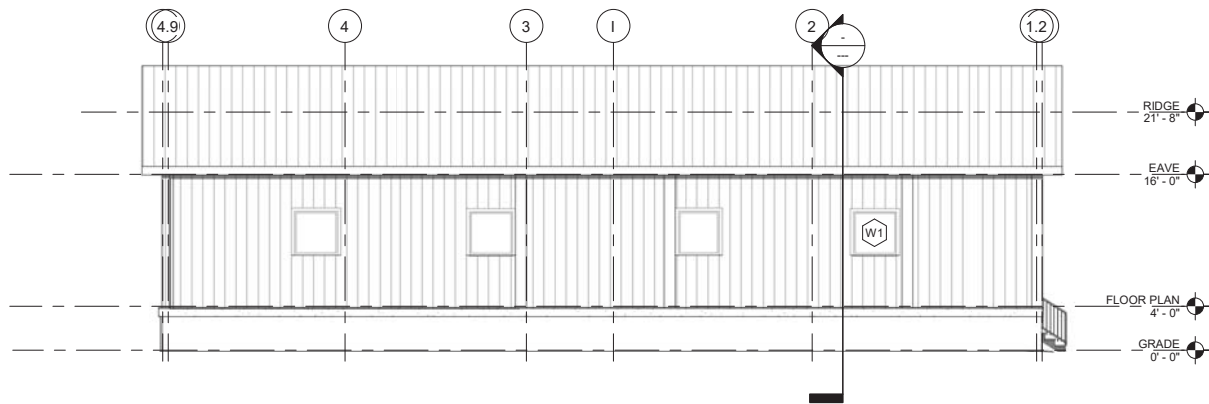
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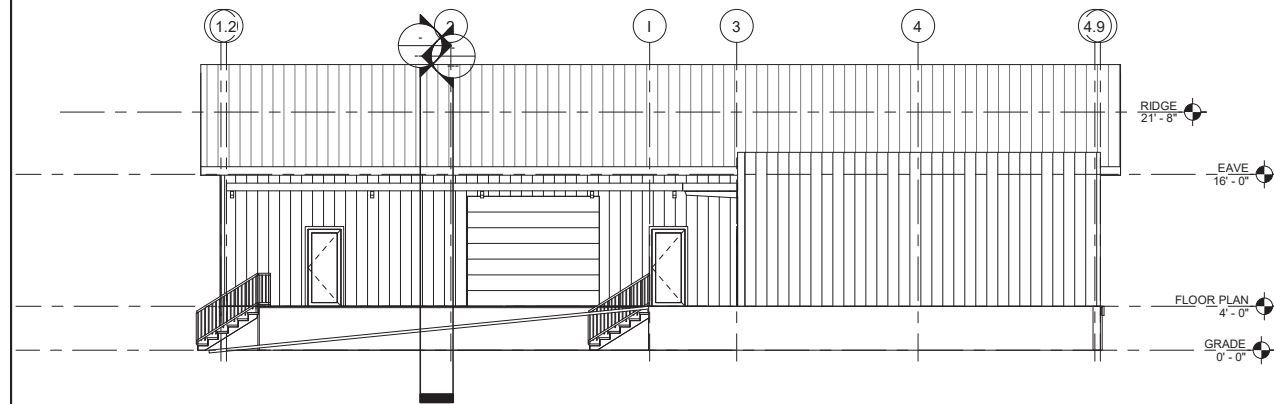
1 FRONT ELEVATION
A3.1 1/8" = 1'-0"



2 BACK ELEVATION
A3.1 1/8" = 1'-0"



3 LEFT ELEVATION
A3.1 1/8" = 1'-0"



4 RIGHT ELEVATION
A3.1 1/8" = 1'-0"

Wubben
Architectural Design
and Development

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KINNAIRD
HOLDINGS

A NEW BUILDING FOR
KINNAIRD HOLDINGS

85 ARROW ROAD
HILTON HEAD ISLAND SC

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SHEET TITLE

EXTERIOR
ELEVATIONS

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PROJECT NUMBER: 2210
DATE: 8/27/2022
DRAWN BY: MRS
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SHEET NO.

A3.1

10/4/2022 11:21:32 AM

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**KINNAIRD
HOLDINGS**

**A NEW BUILDING FOR
KINNAIRD HOLDINGS**

**85 ARROW ROAD
HILTON HEAD ISLAND SC**

REVISIONS

SHEET TITLE

BUILDING SECTION

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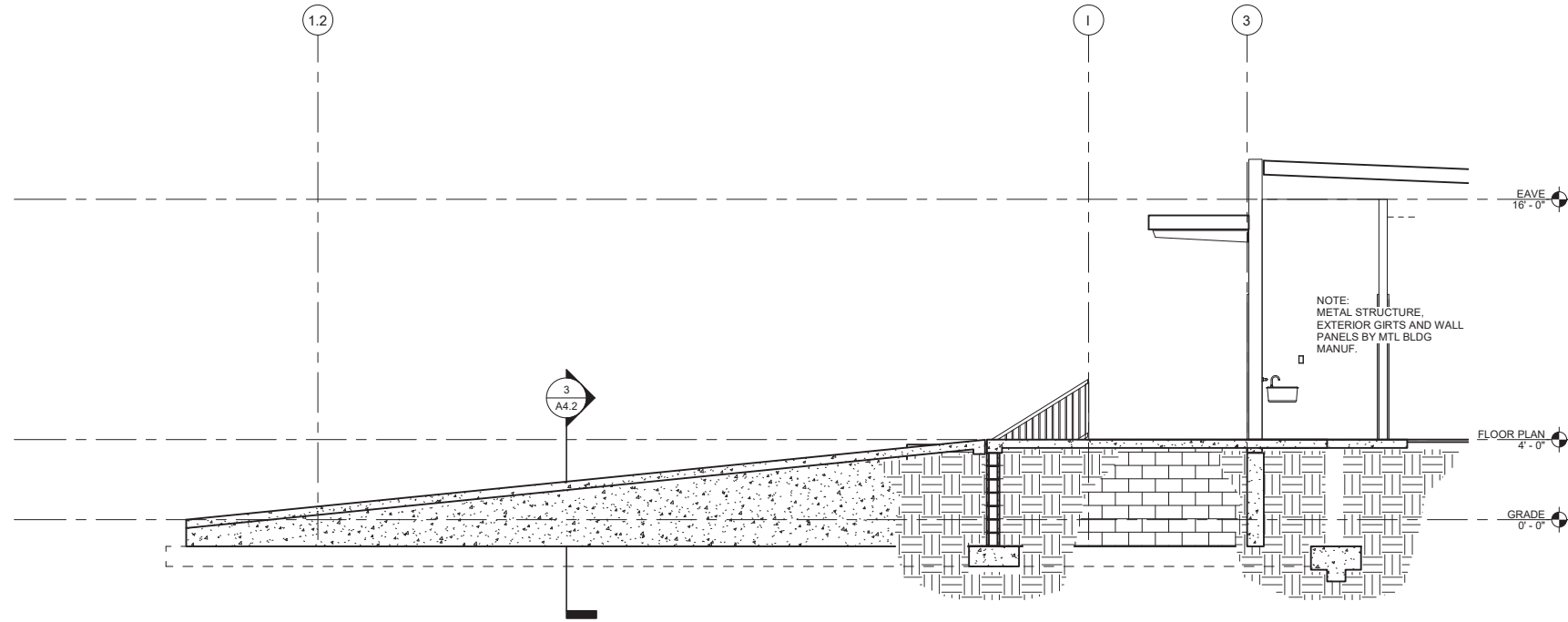
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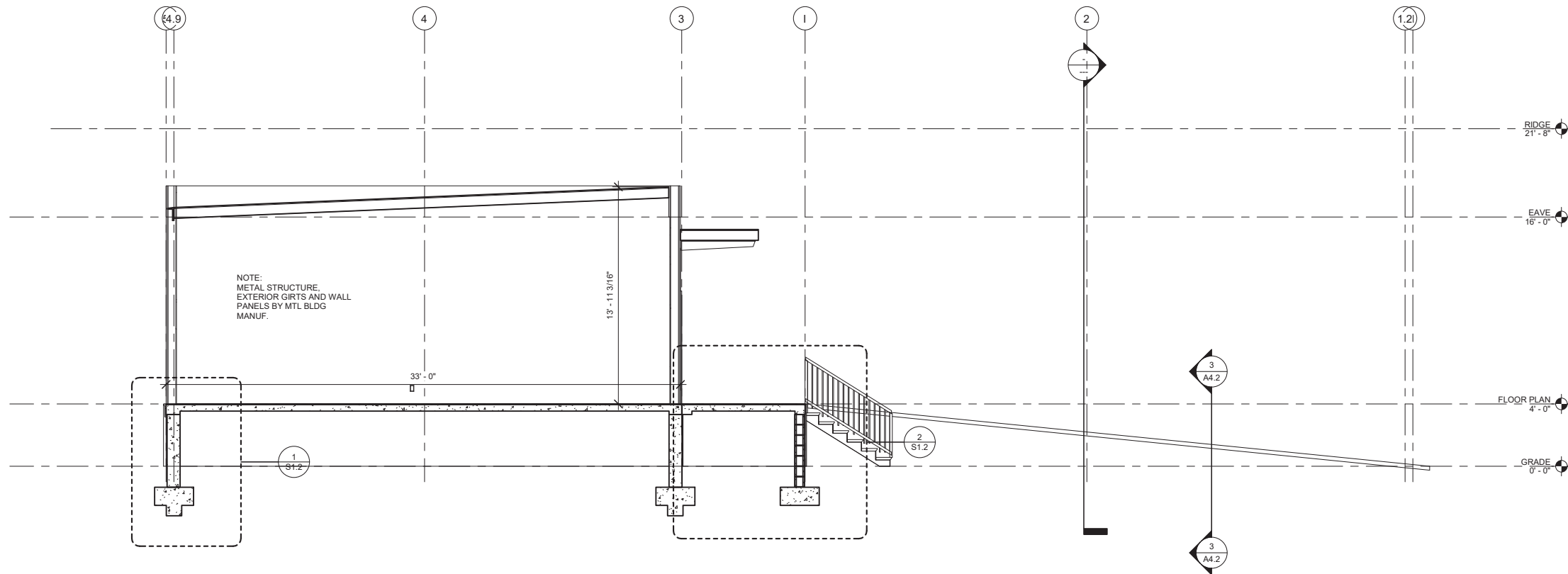
PROJECT NUMBER: 2210
DATE: 8/27/2022
DRAWN BY: MRS
CHECKED BY: JFW
SCALE: 1/4" = 1'-0"

SHEET NO.

A4.1

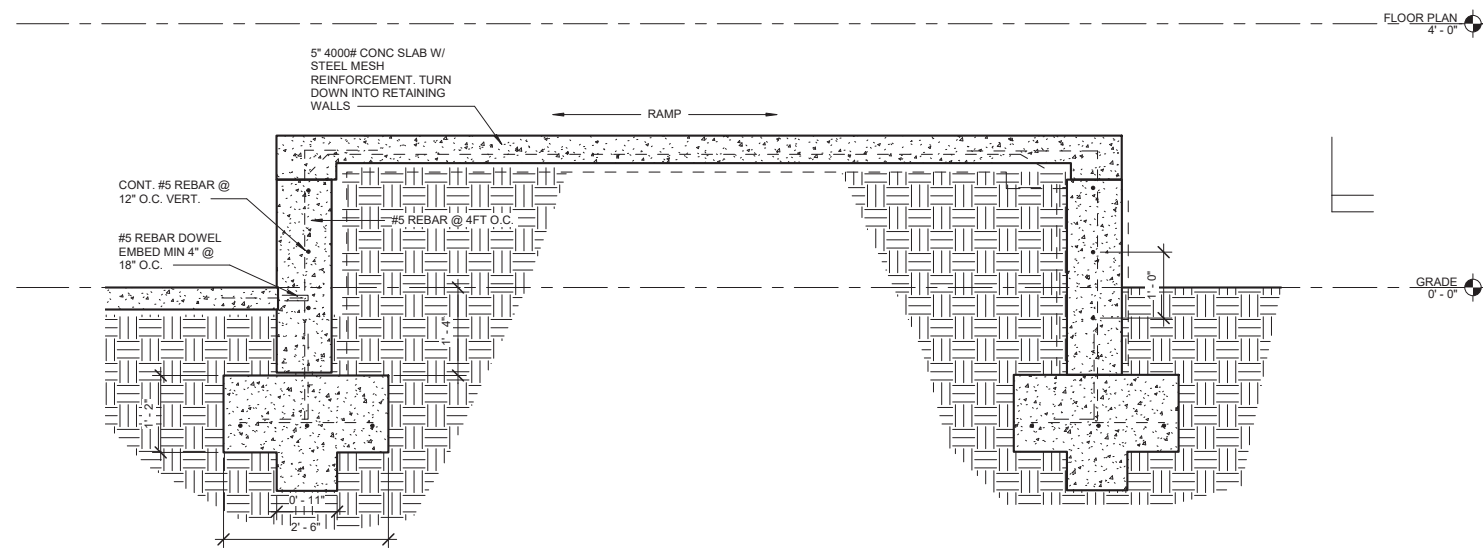


1 SECTION @ RAMP 1
A4.1 1/4" = 1'-0"



2 BUILDING SECTION 1
A4.1 1/4" = 1'-0"

10/4/2022 11:21:33 AM



3 SECTION @ RAMP 2
A4.2 3/4" = 1'-0"

Wübbena
Architectural Design
and Development

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P - 912 660 5438
JIM@WUBBENAPC.COM

KINNAIRD
HOLDINGS

A NEW BUILDING FOR
KINNAIRD HOLDINGS

85 ARROW ROAD
HILTON HEAD ISLAND SC

REVISIONS

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SHEET TITLE
**STRUCTURAL
DETAILS**

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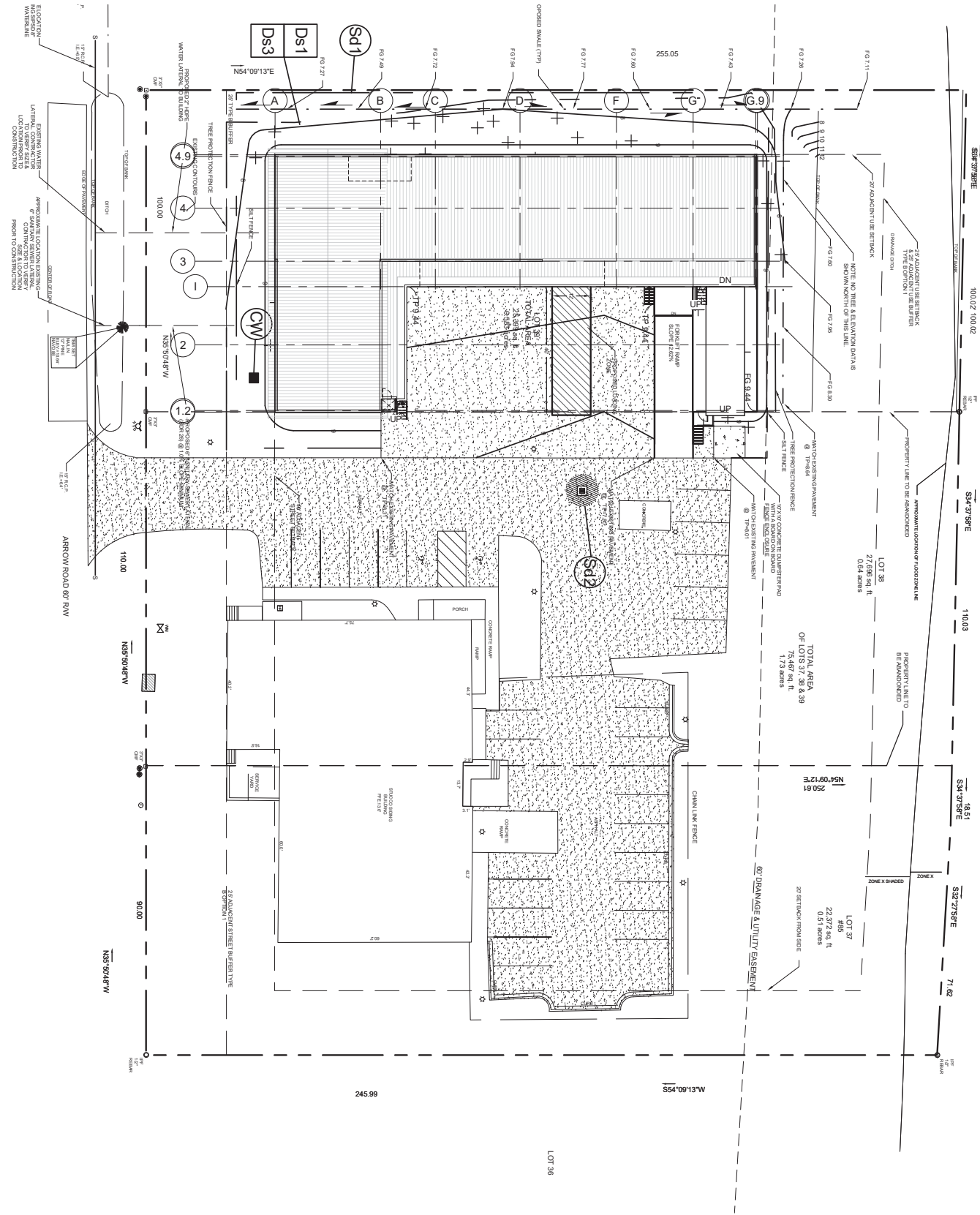
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PROJECT NUMBER: 2210
DATE: 8/27/2022
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 3/4" = 1'-0"



SHEET NO.
A4.2



WINGFORD PLANTATION
GOLF COURSE

NOTE:
SEE CIVIL DRAWING SET FOR FULL SITE DETAILS AND INFORMATION

A NEW BUILDING FOR
KINNAIRD HOLDINGS

85 ARROW ROAD
HILTON HEAD ISLAND SC

REVISIONS

SHEET TITLE
SITE PLAN

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3. Do not scale dimensions from prints. Plans and details are not always to scale. Use dimensions given or consult the Architect for further clarification.



PROJECT NUMBER: 2210
DATE: 8/27/2022
DRAWN BY: MRS
CHECKED BY: JFW
SCALE: 1" = 20'-0"

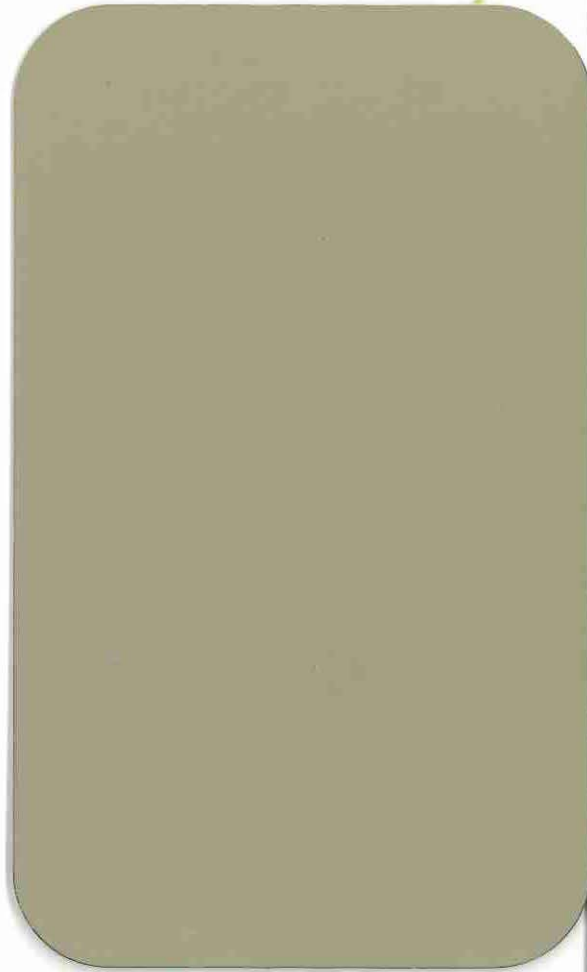
SHEET NO.

C1.1

*Brownstone
Walls*



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*MED.
BRONZE
ROOF*

**The enclosed chip is an actual
sample of the paint color.
A certain variation within industry
standards must be anticipated.**



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: Kinnaird Warehouse

DRB#: DRB-001874-2022

DATE: 08/31/2022

CATEGORY: Concept

RECOMMENDATION: Approval Approval with Conditions

RECOMMENDED CONDITIONS:

Staff recommends Conceptual Approval with conditions and that Staff Comments be attached to the Notice of Action.

1. Add architectural detail to the “Back Elevation” on drawing 2/A3.1.
2. Increase the overhang of the gable roof.
3. Specify the material and finished on an elevation.
4. Provide a site plan that shows:
 - a. HVAC units (not allowed in setbacks),
 - b. How the existing vehicular gate functions,
 - c. Perimeter fence around back yard (existing and proposed),
 - d. Dumpster location and screening.
5. Provide a landscape plan that includes any required buffer plantings, tree mitigation and replacement of dead trees from earlier DPR approved plan.

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
All facades shall have equal design characteristics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	“In addition, all sides of a structure should be given the same design consideration as the entrance of street façade.” “A light industrial building can exhibit good Island Character as well as an office or multifamily project.” (DG, page 12) provide some architectural detail on the “Back Elevation 2/A3.1”.

Has a strong roof form with enough variety to provide visual interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The applicant has worked with Staff to place the gable roof parallel to Arrow Road obscuring the flat roof behind.
Overhangs are sufficient for the façade height.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It appears the roof overhangs are very narrow. At final increase the roof overhang and include a dimension on the wall section detail. (DG, page 13)
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional architectural detail is needed on all facades. (DG, page 13)
Incorporates wood or wood simulating materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specify the material and finishes on an elevation at Final.
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility yard is not shown: 1. Dumpsters must be screened. (DG, page 32) 2. HVAC units are not allowed within building setbacks. Please show the location of HVAC unites on the plans at Final.

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape plan must be provided at Final.

NATURAL RESOURCE PROTECTION				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Landscape plan must include plant sizes compliant with the LMO.

MISC COMMENTS/QUESTIONS				
1. This project requires a Major Development Plan Review (DPR) application. Submit all of the applicable materials listed in LMO Appendix D-6. The project will be presented to the Planning Commission for their information.				
2. This project requires a Building Permit. Please contact Toney Pierce at tonyp@hiltonheadislandsc.gov or at 843-341-4675 with any questions about this permit.				
3. There is currently a gate on the site now. Will this be eliminated or reconfigured, this is not clear from the site plan. Vehicular gates are required to be setback 40' from the ROW per the LMO. Will there be perimeter fence in the back?				
4. Preliminary DPR was submitted, and Staff comments were provided. To date there has been no response from the applicant.				