



The Town of Hilton Head Island
Design Review Board Regular Meeting
Tuesday, October 8, 2019 – 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 September 24, 2019

6. Old Business

a. New Development – Conceptual

- i. Fern Iams Restaurant, DRB-001930-2019 (withdrawn February 26, 2019)

7. New Business

a. Alteration/Addition

- i. Circle K Palmetto Bay Road, DRB-001963-2019
- ii. Circle K Gumtree Road, DRB-002019-2019
- iii. Scott's Covered Patio, DRB-002008-2019

b. Sign

- i. Ocean Oak Sign, DRB-001976-2019
- ii. 11 Marina Side Drive Sign, DRB-001977-2019

8. Appearance by Citizens

9. Board Business

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

Tuesday, September 24, 2019 at 1:15 p.m.
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: Tamara Becker, Glenn Stanford

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

1. Call to Order

Chairman Strecker called the meeting to order at 1:15 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 September 10, 2019

Vice Chairman Gentemann moved to approve the minutes of the September 10, 2019 regular meeting. Ms. Foss seconded. The motion passed unanimously.

6. New Business

a. Alteration/Addition

i. Northridge Plaza Site Improvements & Building Façade Upgrades, DRB-001415-2019

(Mr. Witmer recused himself from review of DRB-001415-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends denial of the application as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant asked the Board to consider revisions that were made to the application. Mr. Darnell indicated that subsequent to the application and courtesy deadlines, the applicant sent revisions to Staff and it is the Board's discretion to consider them.

Ms. Foss moved to allow the revisions into consideration by the Board. Mr. Moleski seconded. The motion passed with a vote of 6-0-0.

Mr. Darnell then went through the revisions submitted by the applicant. The applicant presented statements regarding the project and answered the Board's questions. The applicant was generally amenable to Staff's comments, with the exception of the trees labeled as "poor condition". The applicant desires to do a blanket removal of the 140+ poor condition trees and follow the mitigation requirements.

The Board and the applicant discussed the proposed project at length, including the applicant's original submittal, the revisions, and the Staff's comment sheet. The Board stated that the proposed plans are conceptual and insufficient to receive DRB approval. The overall submittal lacks information and details that the Board generally reviews for a final approval.

The Board generally agreed with Staff's comments. The Board did not support a blanket removal of the poor condition trees. The applicant shall coordinate with Staff to conduct a site visit to inspect all trees and mark ones to be removed. A fertilization program should be provided for significant trees. Mycor treatment and/or fertilization should be completed prior to the Pre-Clear inspection to help fair and poor condition trees survive through the construction process.

Regarding the architecture, the Board expressed that the proposed canvas awning is not an acceptable substitute to replace the wood framed canopy. Eliminating the wood framed canopy takes away a major design element that makes the shopping center conform to the Design Guide.

The Board recommended the applicant provide appropriate documentation to address the items based on today's discussion. This includes, but is not limited to: elevations for all sides of the buildings; section details; how the existing canopy to remain at the movie theater will be handled; parking lot and sidewalk resurfacing details; proposed column details; proposed canopy details; locating the signs on the building under the canopy as opposed to above the canopy; sign program; color board and rendering illustrating where the colors will go; lighting; canopy trees in the parking medians.

The Board complimented the applicant for working to improve the shopping plaza. The Board agreed with the applicant that improvements need to be done, and furthermore, meet the Design Guide.

Following the discussion, the application was withdrawn at the applicant's request.

7. Appearance by Citizens – None

8. Board Business

a. Review and Adoption of 2020 Meeting Schedule

Vice Chairman Gentemann moved to approve the 2020 Meeting Schedule with the deletion of the April 14, November 24, and December 22 meetings. Mr. Witmer seconded. The motion passed with a vote of 7-0-0.

9. Staff Report

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

10. Adjournment

The meeting was adjourned at 3:26 p.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]

DRAFT



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: JEFF CRAMER Company: DIVERSIFIED DESIGNS P.C.
 Mailing Address: 11 JONES AVE. City: TYBEE ISLAND State: GA Zip: 31328
 Telephone: (912) 412-3333 Fax: _____ E-mail: JDDESIGNS@BELLSOUTH-NET
 Project Name: FERN JAMS MISH STYLE RESTAURANT Project Address: 8 OFFICE WAY.
 Parcel Number [PIN]: R 652 015 000 0354 0000
 Zoning District: SEA ANE CIRCLE Overlay District(s): CORRIDOR OVERLAY

**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.

Joan Craver

9-24-19

SIGNATURE

DATE

Site Data:

Owner: Gilleland Family Limited Partnership Ned E. Gilleland, Sr.

Maintenance Responsibility: Owner

Dedicated Improvements:

4,881 sq. ft. for a resulting building of 4,881 sq. ft.

Proposed Use: Amish style cooking family restaurant

Number of Buildings _____ 1

Square Footage ___ 4,881 Square Footage of each use ___ 4,881

Number of Stories for each Building _____ 1

September 9, 2019

8 Office Way Restaurant Project Narrative:

We propose to design an Amish style restaurant at 8 Office Way in the Pope Greenwood Complex. There is an existing one-story building located on the lot there (1,218 sq.ft.). We propose to demolish the existing 1,218 sq.ft. building that is noncompliant to existing codes. We plan on building a new 4,881 sq.ft. restaurant, Fern Iams, which specializes in Amish style cooking. The restaurant will have a residential feel with a screened dining porch on the front. The large open dining area has a 12' ceiling. There is also an outdoor dining patio on the east side that can be used when weather permits. There will be a "To Go" window on the west side of the new building. The roof, a dominant feature, is Galvalume Plus, similar to USCB Building across Greenwood Drive. The finished product will be an intimately scaled, open planned structure with inviting large doors leading to a screened porch for casual dining. We will water proof exterior walls of the structure to the 15 feet mean sea level (MSL) to meet Flood Plain requirements. The restaurant will be a family restaurant. The restaurant will be called "FERN IAMS" - AN AMISH Style Cooking Restaurant. The interior will have Amish style furnishings with a Screened Porch. The restaurant will have just under one hundred (100) seats. Wonderful desserts will be featured including cream pies, fruit and berry pies, cakes, cookies, and soft serve ice cream. There is no other restaurant in the Hilton Head Island, Bluffton, Savannah or Beaufort areas comparable to this proposed restaurant.

There is a shared parking agreement for Lot 3 and Lot 2 in the Pope Greenwood Complex for the existing 55 parking spaces. The square footages of the proposed building of 4881 S.F.(Lot 2) and the existing office building of 12,600 S.F.(Lot 3) equal 17,395 S.F. The total 17,481 S.F. divided by the required 335 S.F. per parking space equals 52 spaces required. There will be a dumpster located on the property not within buffers. There is a Loading Zone in the parking lot area. Please see Site Plan.

8 Office Way Tree Protection Plan Narrative

The pre-development site has a total of 30 trees. In the Buffer on that site there is a total of 18 trees. The 18 trees include 1 Live Oaks(Cat I), 4 Water Oaks and 1 Tupelo(Cat II), and 12 Pine Trees(Cat 3). The 18 trees in the Buffer make a total of 165.25 TOTAL DBH Inches. In the Non-Buffer area of the pre-development site there is a total of 12 trees. The 12 trees include 1 Gum, 1 Water Oak, and 1 Tupelo(Cat II) and 9 Pine Trees(Cat III). The 12 trees in the Non-Buffer area make a total of 109.25 TOTAL DBH Inches. The TOTAL DBH Inches for both areas in the pre-development Site is 274.5 Total DBH Inches.

The post development site has a total of 21 trees. In the Buffer there is a total of 18 trees. The 18 trees include 1 Live Oak(Cat I), 4 Water Oaks and 1 Tupelo(Cat II), and 12 Pine Trees(Cat 1). The 18 trees in the post development Buffer make a total of 165.25 TOTAL DBH Inches. The Buffer is remaining as natural and lush as it was pre-development. The Non-Buffer area of the post development site has a total of 3 trees. The 3 trees include 3 Pine Trees(Cat III). The 3 trees in the Non-Buffer area make a total of 23.5 TOTAL DBH Inches. With Buffer and Non-Buffer areas combined, the Post development Site has a total of 188.75 TOTAL DBH Inches.

Every Development lot of Hilton Head requires a minimum of 900 Adjusted Caliper Inches(ACI) of trees per acre of pervious surface area. Our lot area is 21,282 sq.ft./43,560 sq.ft./Acre = .488 Acre. 60% Lot coverage = 12,754 sq.ft. Therefore, the Pervious Area is 21,282 sq.ft. – 12,754 sq.ft. = 8,528 sq.ft. or .196 Acre. The required ACI = .196 x 900 = 176.4 Adjusted Caliper Inches(ACI). Our Pre-development DBH based on our Tree Tally is 274.5, and our Post development DBH is 188.75. Since the required ACI is 176, the Proposed Project requires no supplemental tree planting.

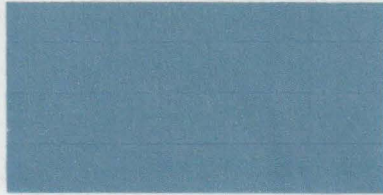


Metal Roof and Wall Panels

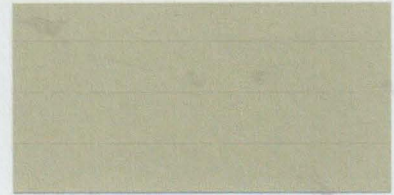
Shades of Distinction



*BRITE WHITE / REGAL WHITE



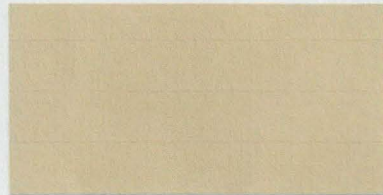
ROMAN BLUE



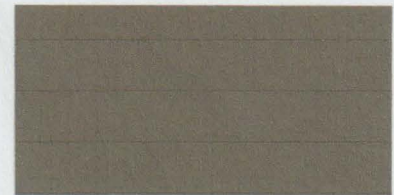
CLAY



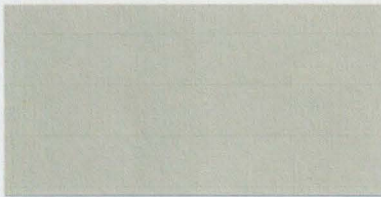
IVORY



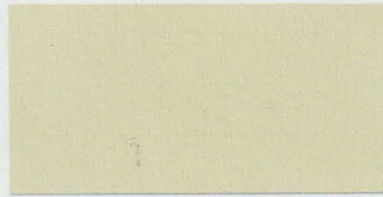
SURREY BEIGE



PATRICIAN BRONZE



ASH GRAY



LIGHT STONE



AUTUMN RED



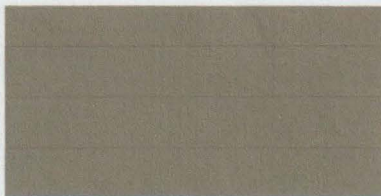
*MATTE BLACK



*TUDOR BROWN



CHARCOAL



TERRATONE



EVERGREEN



GALVALUME PLUS



BRANDYWINE



HARTFORD GREEN



COR-TEN AZP RAW
24 GAUGE ONLY
ADDITIONAL COST WILL APPLY.

* ADDITIONAL COST WILL APPLY FOR DEEP TONE COLORS.
* AVAILABLE IN KYNAR 500® (PVDF) ONLY.

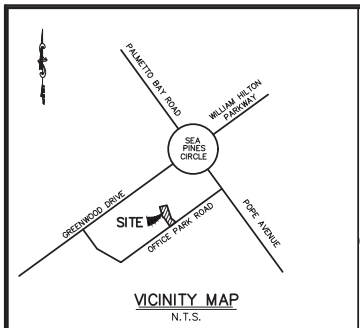
MM210

ALL COLORS COMPLY WITH ENERGY STAR SPECIFICATIONS.

*TUDOR BROWN AND MATTE BLACK PVDF ARE ENERGY STAR COMPLIANT ON GALVALUME SUBSTRATE ONLY.

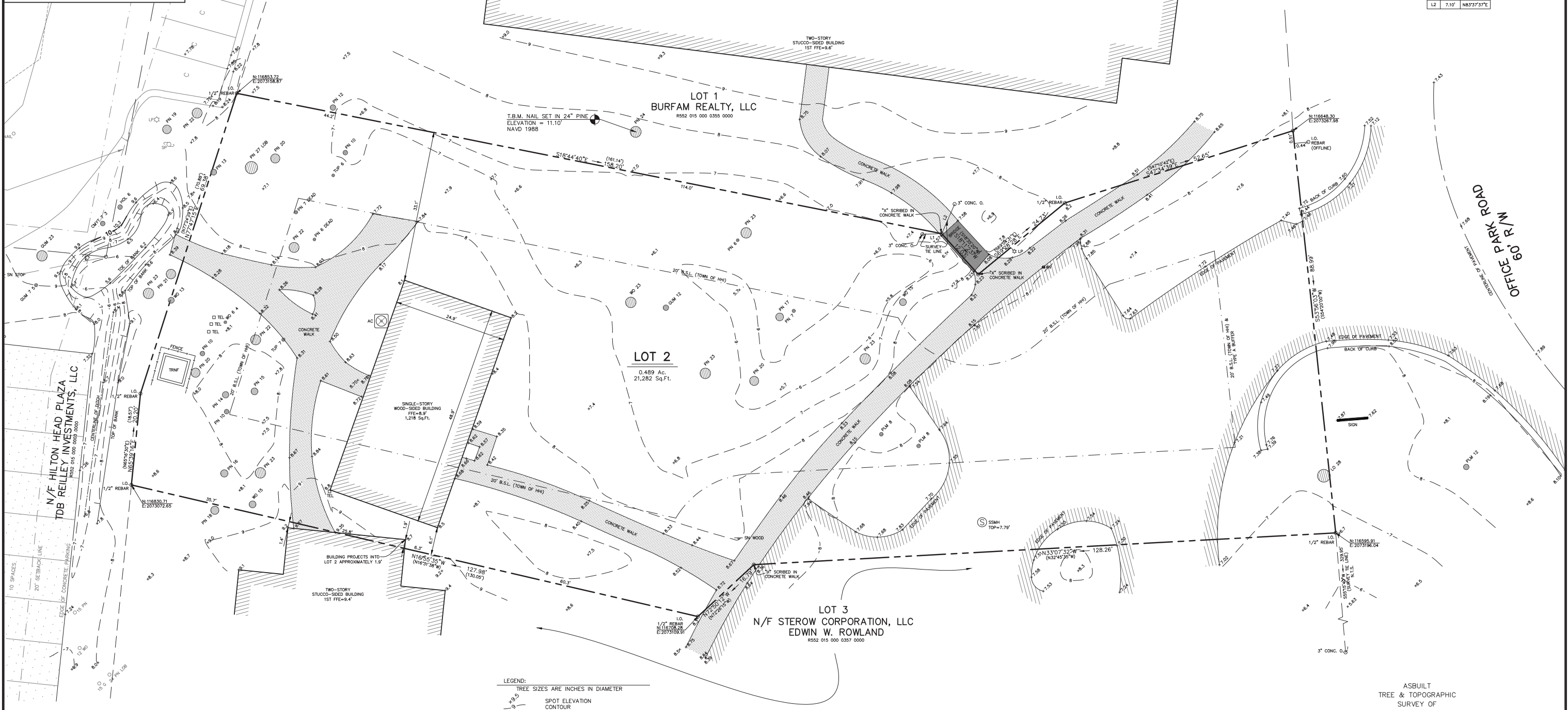
*BRITE WHITE IS SILICONIZED POLYESTER. REGAL WHITE IS KYNAR 500®





- REFERENCE PLAT:
- 1) A PLAT OF POPE - GREENWOOD COMPLEX, A SECTION OF SEA PINES PLANTATION, DATED: 05/06/1994, BY: MICHAEL R. DUNIGAN, S.C.R.L.S. NO. 11905, RECORDED: P.B. 49, PG. 122, DATE: 05/16/1994.
 - 2) AN ASBUILT SURVEY WITH ELEVATIONS OF NEW PARKING AREA AT THE HILTON HEAD PLAZA, A SECTION OF SEA PINES PLANTATION, DATED: 09/19/2012, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
 - 3) AN ALTA/SCSM LAND TITLE SURVEY OF, HILTON HEAD PLAZA, A SECTION OF SEA PINES PLANTATION, DATED: 08/01/2005, LAST REVISED: 08/17/2005, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.

LINE	LENGTH	BEARING
L1	4.26'	N31°44'37"W
L2	7.10'	N83°37'37"E

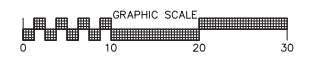
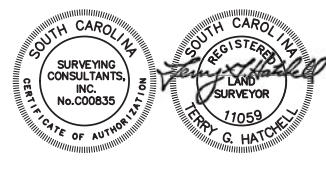


- NOTES
- 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - 2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A2, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-D, COMMUNITY NO. 450250, MAP DATED 09/29/1986, BASE ELEVATION 14.0' (NGVD 29 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - 3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - 4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.

- 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 6) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- 7) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
- 8) BOUNDARY LINES ARE BASED ON FIELD EVIDENCE AND MONUMENTATION FOUND. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM REFERENCE PLAT #1.

- LEGEND:
- TREE SIZES ARE INCHES IN DIAMETER
- SPOT ELEVATION
 - CONTOUR
 - CONC. O. CONCRETE MONUMENT, OLD (FOUND)
 - I.O. IRON REBAR, OLD (FOUND)
 - I.N. IRON REBAR, NEW (SET)
 - CMYT CRAPE MYRTLE
 - GUM GUM
 - HOL HOLLY
 - LO LIVE OAK
 - PLM PALMETTO
 - PN PINE
 - PN LOB LOBLOLLY PINE
 - TUP TUPELO
 - WO WATER OAK
 - AC ACRE
 - AC AIR CONDITIONER
 - FFE FINISHED FLOOR ELEVATION
 - LP LAMP POST
 - NTS NOT TO SCALE
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - SSMH SANITARY SEWER MANHOLE
 - SN SIGN
 - TBM TEMPORARY BENCH MARK
 - TEL TELEPHONE JUNCTION BOX
 - TRNF ELECTRIC TRANSFORMER
 - WV WATER VALVE
 - FENCE LINE

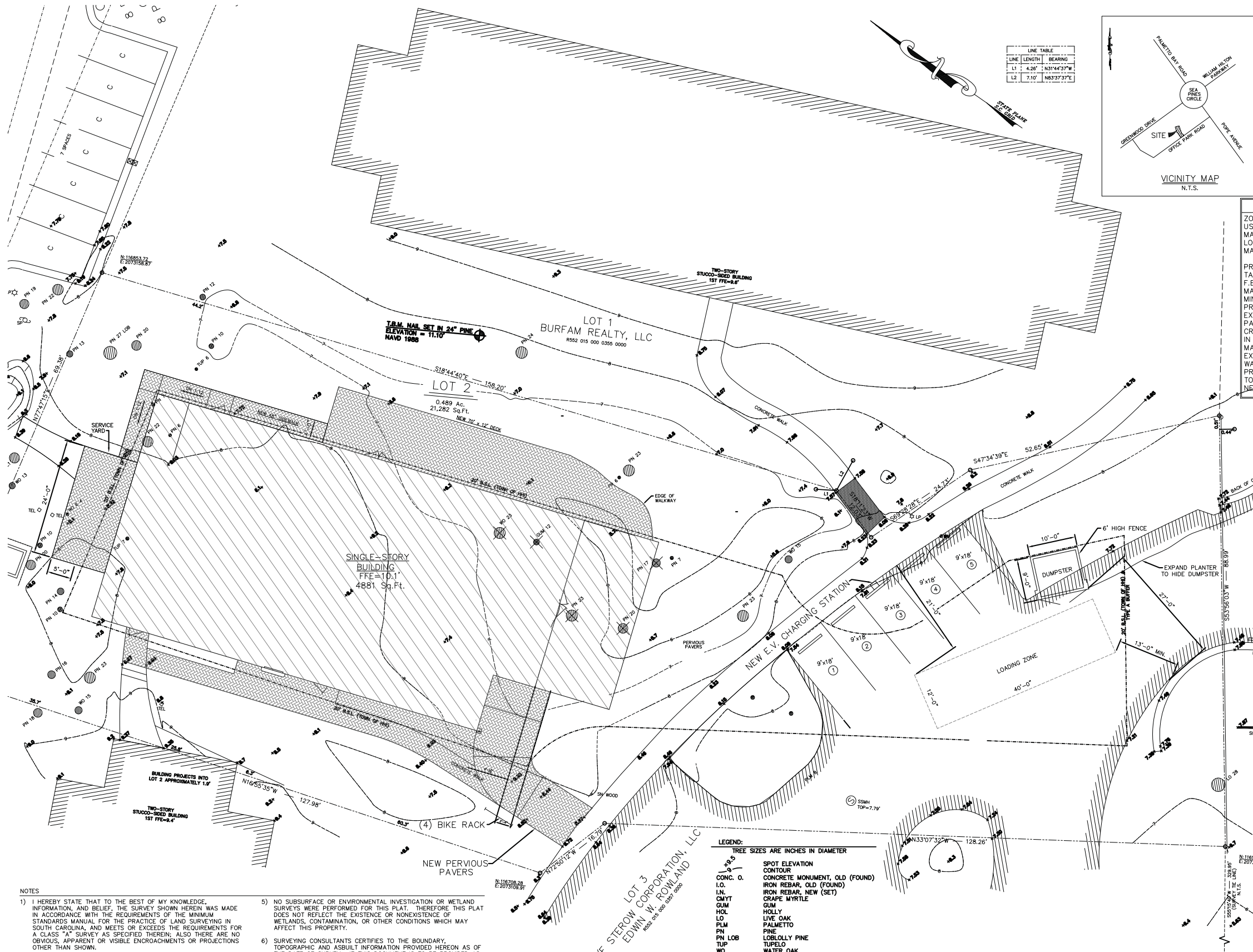
PREPARED FOR: NED GILLELAND
 ADDRESS: #8 OFFICE WAY
 TAX PARCEL I.D. NO. R552-015-000-0354-0000



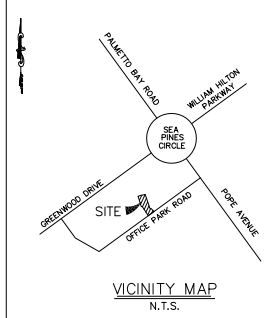
ASBUILT
 TREE & TOPOGRAPHIC
 SURVEY OF
LOT 2, #8 OFFICE WAY
 A PORTION OF
POPE GREENWOOD COMPLEX
 TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 10' DATE: 03/23/2018 JOB NO: SC180040
 REVISED: 08/20/2019; UPDATED SURVEY

SG SURVEYING CONSULTANTS
 17 Sherington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-4304 FAX: (843) 815-3305
 GA Telephone: (912) 828-2775
 www.SurveyingConsultants.com
 Email: SC@SurveyingConsultants.com ORDER 13/17/ASL
 COPYRIGHT © BY SURVEYING CONSULTANTS DATE 3/27/21



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SITE DATA	
ZONING DISTRICT	SEA PINES CIRCLE SHOPPING CENTER
USE	10,000 G.F.A.
MAXIMUM DENSITY (PER NET AREA)	21,282 SQ.FT.(0.489 ACRES)
LOT AREA	21,282 = 4886 S.F.
MAXIMUM DENSITY	43,560
PROPOSED DENSITY	4881 S.F.
TAX PARCEL I.D. No.	R552-015-000-0354-0000
F.E.M.A. FLOOD ZONE	A7 (14)
MAXIMUM IMPERVIOUS AREA	21,282 S.F.x60%=12,769 S.F.
MINIMUM PERVIOUS AREA 40%	8528 S.F.
PROPOSED PERVIOUS AREA	8,749 S.F.> 8528 S.F.
EXISTING PARKING SPACES	4
PARKING SPACES REQUIRED	S.F. / 335 = 14.3 SPACES
CROSS PARKING AGREEMENT IN PLACE	
MAXIMUM IMPERVIOUS AREA	21,282 S.F.x60%=12,769.2 S.F.
EXISTING PARKING AREA	4463 S.F.
WALKWAYS IMPERVIOUS AREA	816 S.F.
PROPOSED BUILDING FOOTPRINT	4881 S.F.
TOTAL IMPERVIOUS	10,160 S.F.<12,769.2 S.F.
NEW PERVIOUS PAVER	2170 S.F.

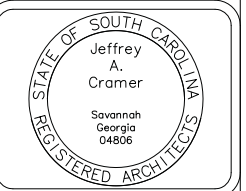
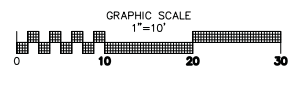
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- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-D, COMMUNITY NO. 450250, MAP DATED 09/29/1986, BASE ELEVATION 14.0' (NGVD 29 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.

- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
- BOUNDARY LINES ARE BASED ON FIELD EVIDENCE AND MONUMENTATION FOUND. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE FROM REFERENCE PLAT #1.

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

CONC. O.	SPOT ELEVATION
L.O.	CONTOUR
L.N.	CONCRETE MONUMENT, OLD (FOUND)
CMYT	IRON REBAR, OLD (FOUND)
CUM	IRON REBAR, NEW (SET)
HOL	GRAPE MYRTLE
LO	HOLLY
LO	LIVE OAK
PLM	PALMETTO
PN	PINE
PN LOB	LOBLOLLY PINE
TUP	TUPELO
WO	WATER OAK
	TREE TO BE REMOVED
AC	ACRE
AC	AIR CONDITIONER
FFE	FINISHED FLOOR ELEVATION
LP	LAMP POST
NTS	NOT TO SCALE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
SN	SIGN
TBM	TEMPORARY BENCH MARK
TEL	TELEPHONE JUNCTION BOX
TRNF	ELECTRIC TRANSFORMER
WV	WATER VALVE
	PERVIOUS PAVERS



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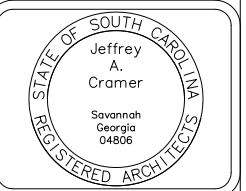
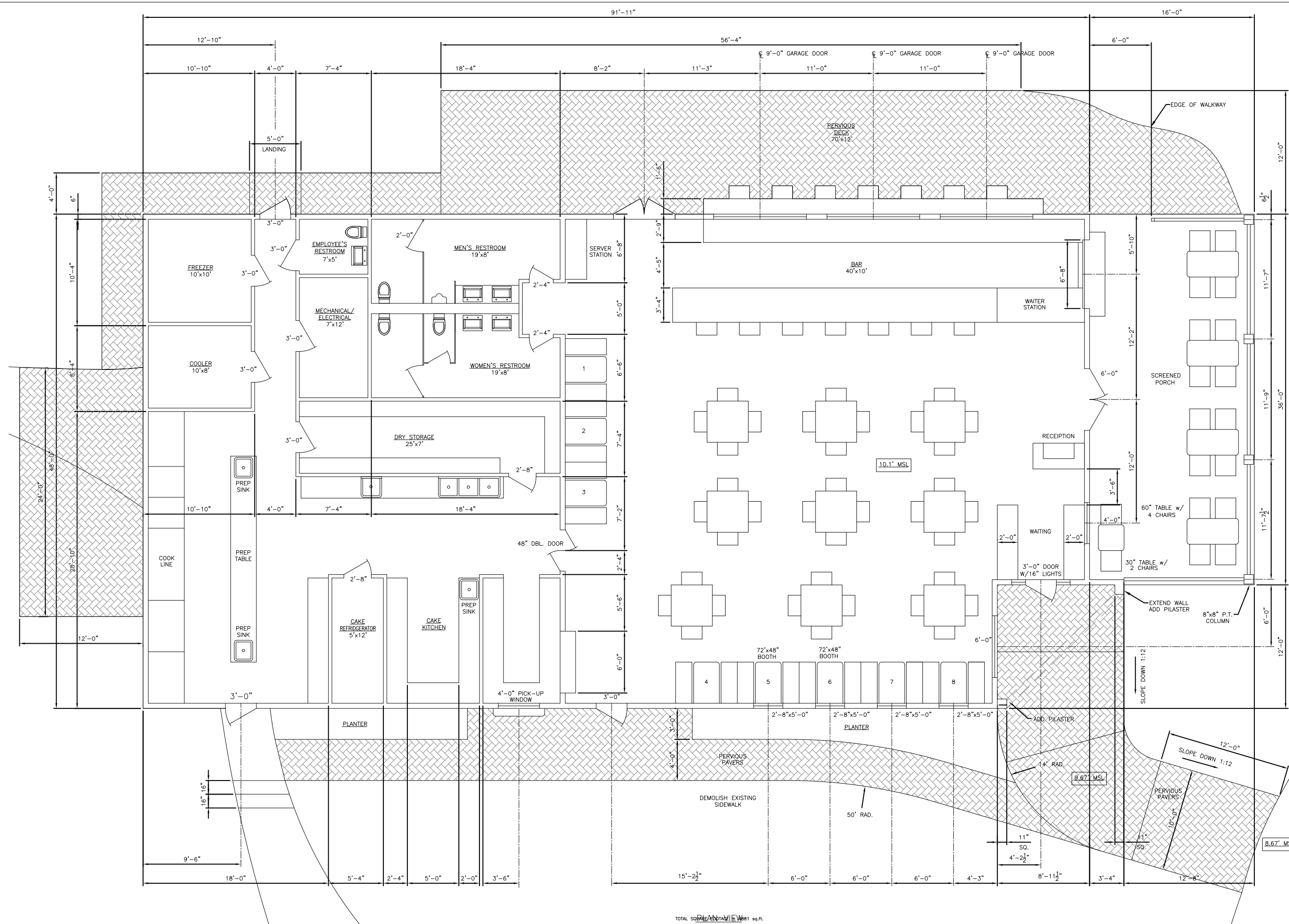
REVISIONS

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 TYBEE ISLAND, GA, 31328
 EMAIL: ddesigns@bellsouth.net
 (912)786-7945 (600)859-4125
 (912)786-7944 (912)786-7945 FAX

**PROPOSED SITE PLAN
 A PROPOSED RESTAURANT @
 #8 OFFICE WAY
 HILTON HEAD ISLAND, SC**

DRAWN BY: JOEL MOSS
 CHECKED BY:
 DATE: 9/28/2018
 SCALE: NOTED
 PROJECT# 00_000_00

PERMIT SET C-1



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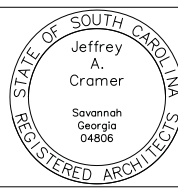
REVISIONS

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 (912)786-7944 (912)786-7943 FAX

**A PROPOSED RESTAURANT @
 #8 OFFICE WAY
 HILTON HEAD ISLAND, SC**

DRAWN BY: JOEL MOSS
 CHECKED BY:
 DATE: 9/28/2018
 SCALE: 3/16"=1'-0"
 PROJECT# 00_000_00

PERMIT SET A-1



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REVISIONS

NO.	DATE	DESCRIPTION

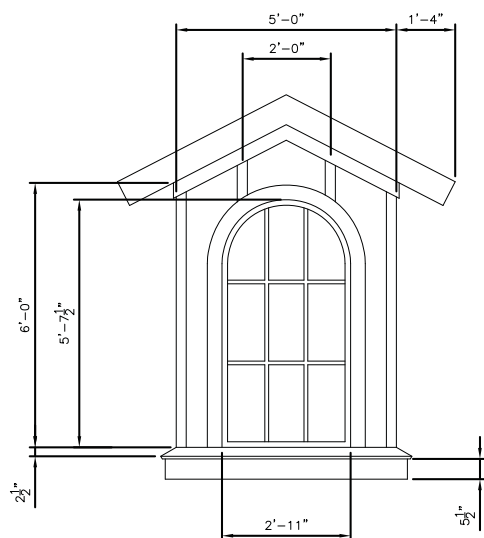
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EMAIL: ddesigns@bellsouth.net
(912)786-7945 (800)858-4125
(912)786-7944 (912)786-7945 FAX

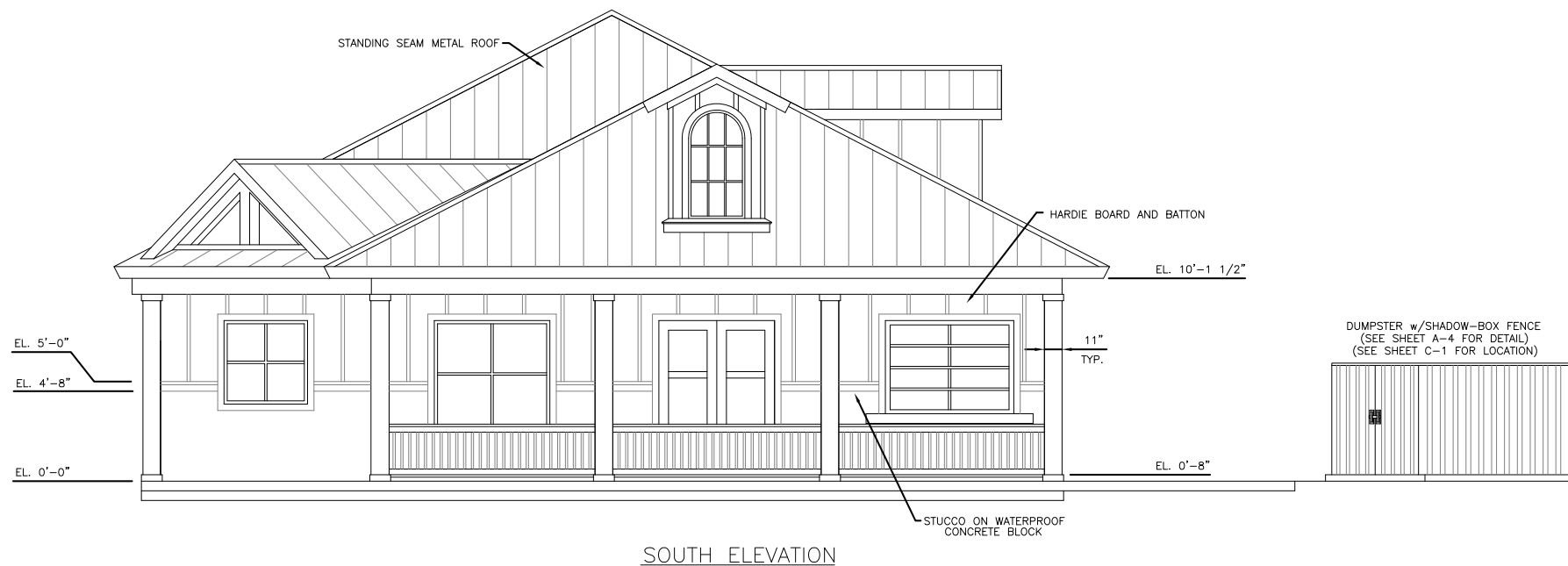
A PROPOSED RESTAURANT @
#8 OFFICE WAY
HILTON HEAD ISLAND, SC

DRAWN BY: JOEL MOSS
CHECKED BY:
DATE: 9/28/2018
SCALE: 1/4"=1'-0"
PROJECT# 00_000_00

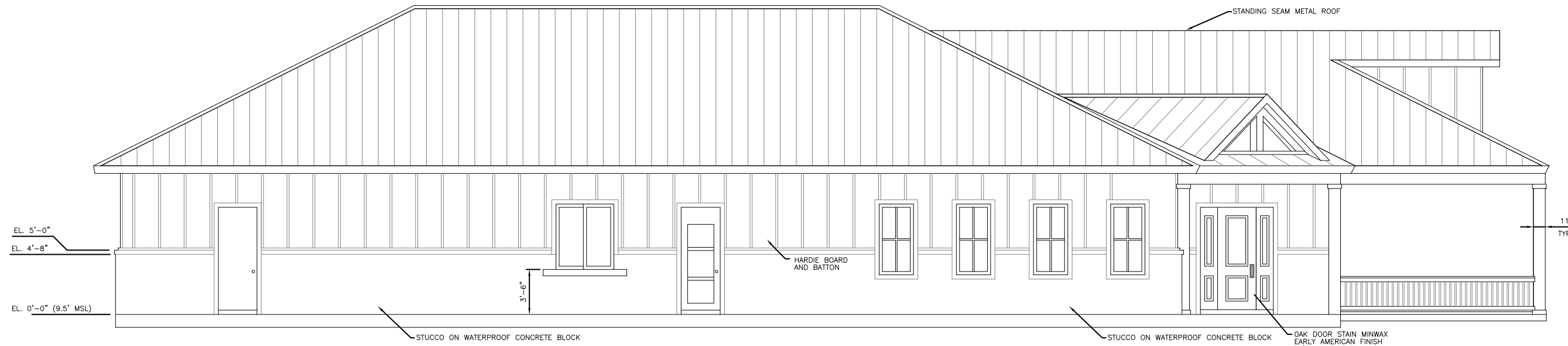
PERMIT
SET A-2



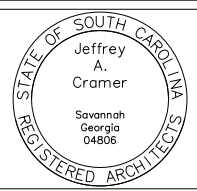
DORMER DETAIL
SCALE: 1/2"=1'-0"



SOUTH ELEVATION



WEST ELEVATION



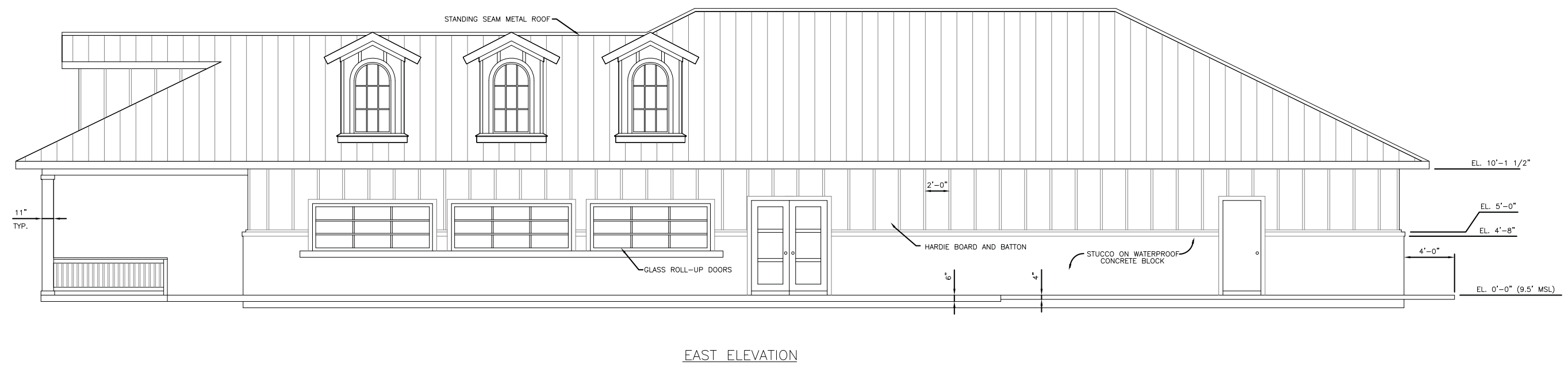
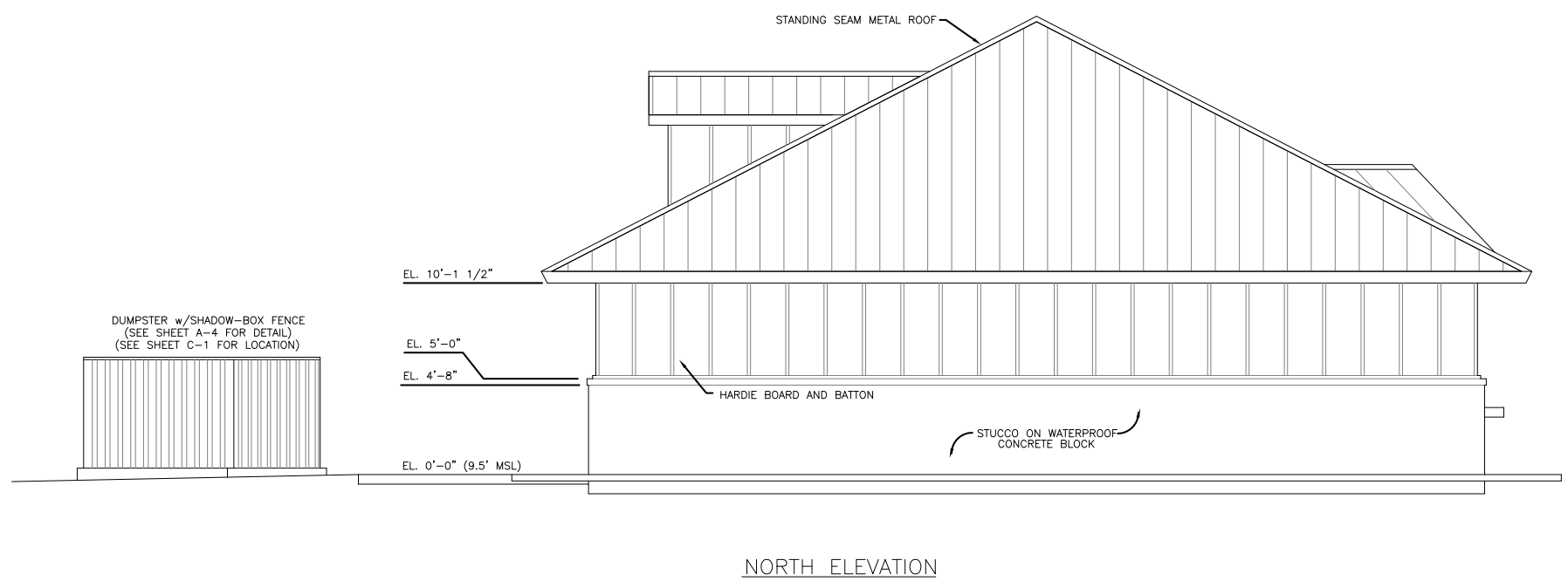
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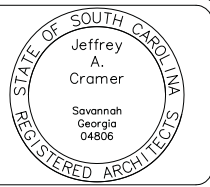
REVISIONS

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EMAIL: cdesigns@hiltonhilton.net
(912)786-7945 (600)858-4125
(912)786-7944 (912)786-7945 FAX

**A PROPOSED RESTAURANT @
#8 OFFICE WAY
HILTON HEAD ISLAND, SC**

DRAWN BY: JOEL MOSS
CHECKED BY:
DATE: 9/28/2018
SCALE: 1/4"=1'-0"
PROJECT# 00_000_00
PERMIT SET A-3

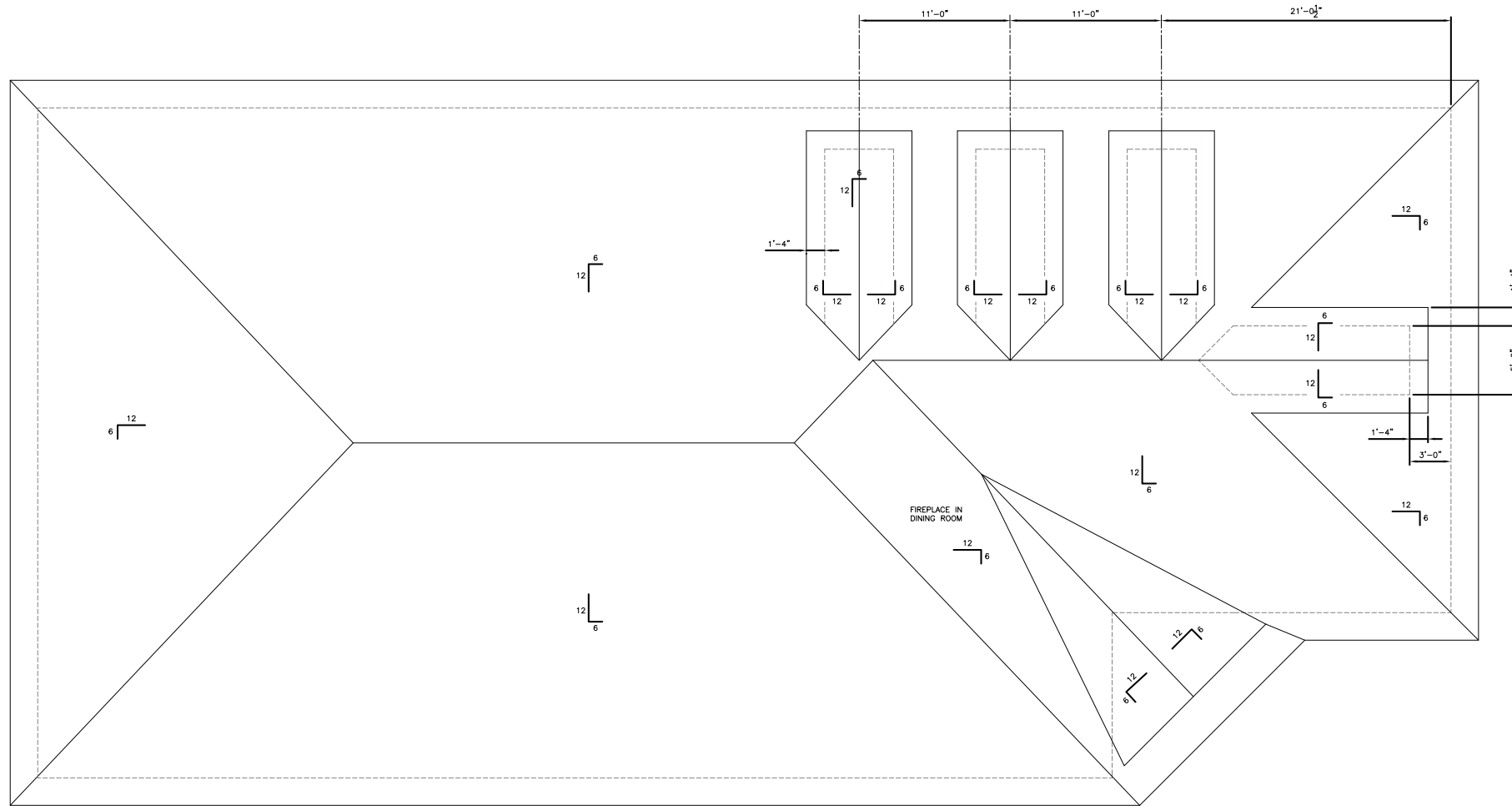




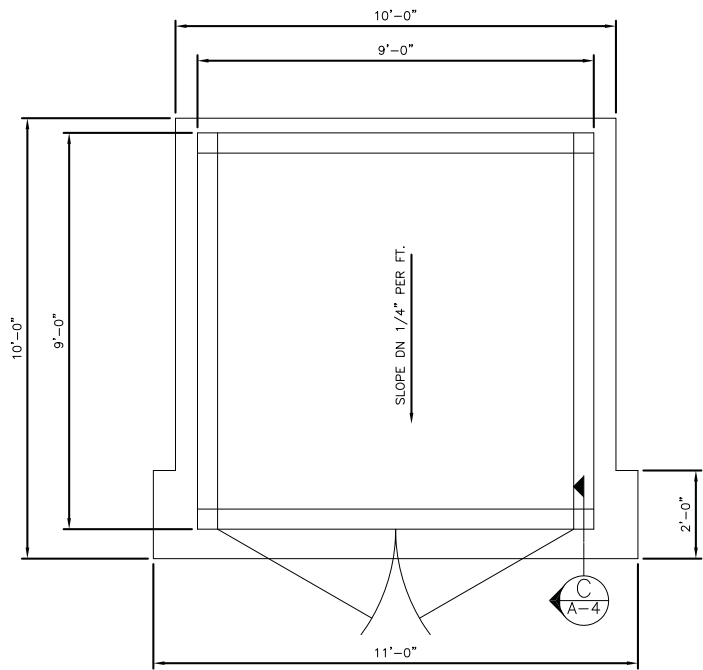
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REVISIONS

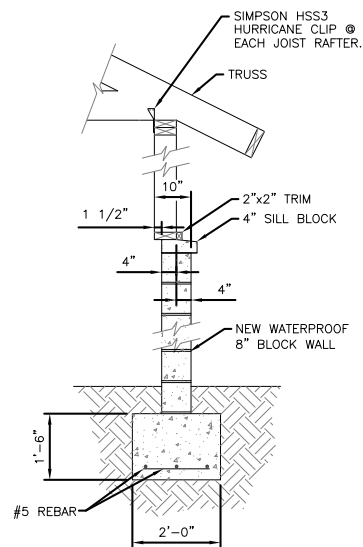
NO.	DESCRIPTION



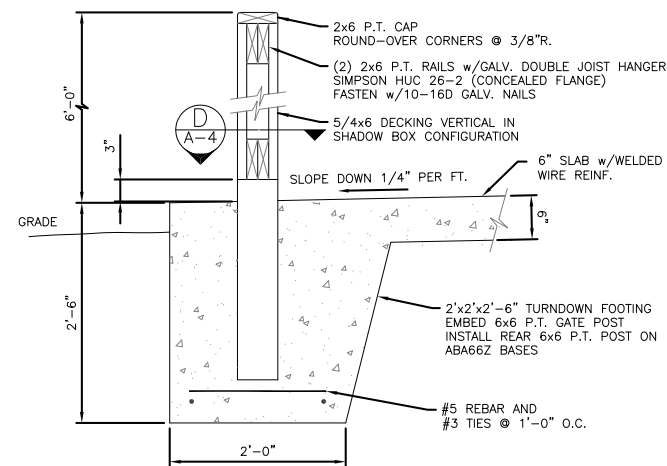
ROOF PLAN
SCALE: 3/16"=1'-0"



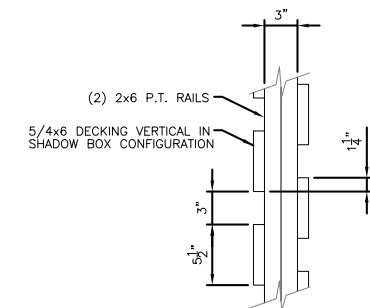
DUMPSTER SLAB PLAN
SCALE: 1/2"=1'-0"



NEW SECTION A-A
SCALE: 1/2"=1'-0"



SECTION C-C
SCALE: 1"=1'-0"



SECTION D-D
SCALE: 1-1/2"=1'-0"

DIVERSIFIED DESIGNS P.C.

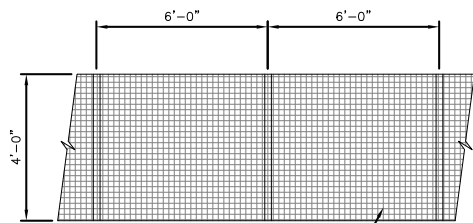
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(912)786-7944 (912)786-7945 FAX

**A PROPOSED RESTAURANT @
#8 OFFICE WAY
HILTON HEAD ISLAND, SC**

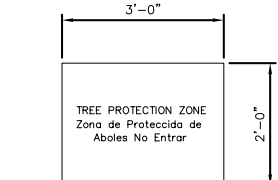
DRAWN BY: JOEL MOSS
CHECKED BY:
DATE: 9/28/2018
SCALE: NOTED
PROJECT# 00_000_00

PERMIT SET A-4

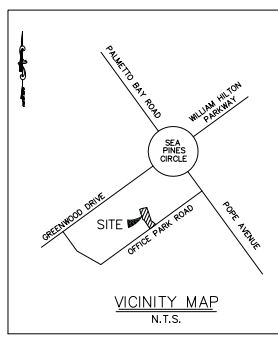
LINE TABLE		
LINE	LENGTH	BEARING
L1	4.26'	N31°44'37"W
L2	7.10'	N83°37'37"E



CONTINUOUS TREE PROTECTION BARRIER
SEE TREE PROTECTION PLAN FOR LOCATION



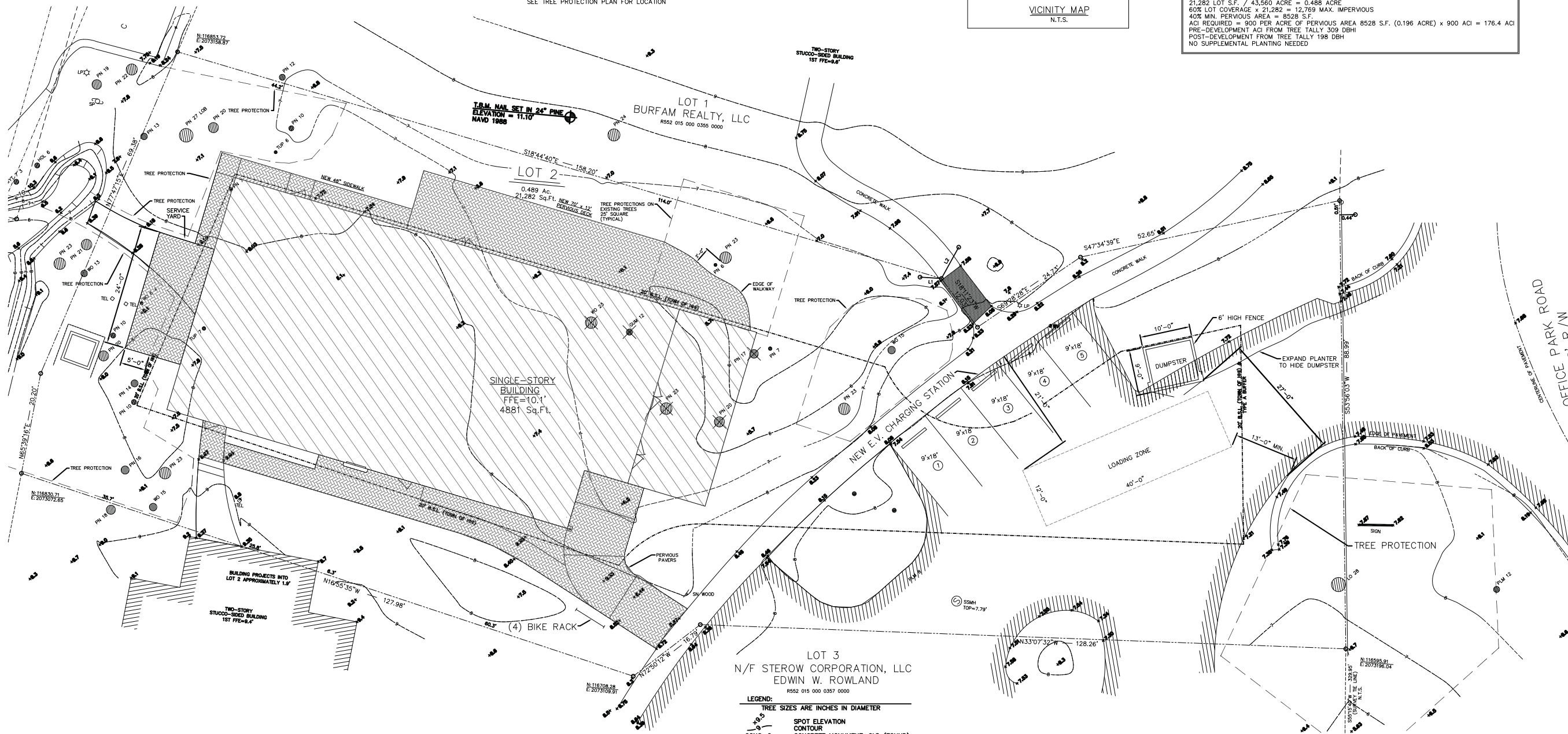
WARNING SIGN DETAIL
POST SIGNS NO MORE THAN 150' APART



VICINITY MAP
N.T.S.

- REFERENCE PLAT:
- 1) A PLAT OF POPE - GREENWOOD COMPLEX, A SECTION OF SEA PINES PLANTATION, DATED: 05/06/1994, BY: MICHAEL K. DUNGAN, S.C.R.L.S. NO. 11905 RECORDED: P.B. 49, PG. 122, DATE: 05/16/1994.
 - 2) AN ASBUILT SURVEY WITH ELEVATIONS OF NEW PARKING AREA AT THE HILTON HEAD PLAZA, A SECTION OF SEA PINES PLANTATION, DATED: 09/19/2012, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.
 - 3) AN ALTA/SCSM LAND TITLE SURVEY OF, HILTON HEAD PLAZA, A SECTION OF SEA PINES PLANTATION, DATED: 08/01/2005, LAST REVISED: 08/17/2005, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059.

TREE DATA	
TREE CALIPRE CALCULATIONS	
21,282 LOT S.F. / 43,560 ACRE = 0.488 ACRE	
60% LOT COVERAGE x 21,282 = 12,769 MAX. IMPERVIOUS	
40% MIN. PERVIOUS AREA = 8528 S.F.	
ACI REQUIRED = 900 PER ACRE OF PERVIOUS AREA 8528 S.F. (0.196 ACRE) x 900 ACI = 176.4 ACI	
PRE-DEVELOPMENT ACI FROM TREE TALLY 309 DBH	
POST-DEVELOPMENT FROM TREE TALLY 198 DBH	
NO SUPPLEMENTAL PLANTING NEEDED	

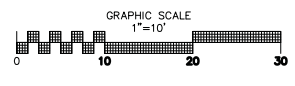


LEGEND:

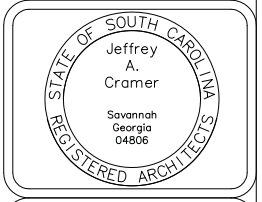
TREE SIZES ARE INCHES IN DIAMETER

	SPOT ELEVATION
	CONTOUR
	CONCRETE MONUMENT, OLD (FOUND)
	IRON REBAR, OLD (FOUND)
	IRON REBAR, NEW (SET)
	CRAPE MYRTLE
	LIVE OAK
	PALMETTO
	LOBLOLLY PINE
	TUPELO
	WATER OAK
	TREE TO BE REMOVED
	ACRE
	AIR CONDITIONER
	FINISHED FLOOR ELEVATION
	LAMP POST
	NOT TO SCALE
	NOW OR FORMERLY
	RIGHT OF WAY
	SANITARY SEWER MANHOLE
	TEMPORARY BENCH MARK
	TELEPHONE JUNCTION BOX
	ELECTRIC TRANSFORMER
	WATER VALVE
	PERVIOUS PAVERS

SITE DATA	
ZONING DISTRICT	SEA PINES CIRCLE
USE	SHOPPING CENTER
MAXIMUM DENSITY (PER NET AREA)	10,000 G.F.A.
LOT AREA	21,282 SQ.FT.(0.489 ACRES)
MAXIMUM DENSITY	21,282 = 4886 S.F.
	43,560
PROPOSED DENSITY	4881 S.F.
TAX PARCEL I.D. No.	R552-015-000-0354-0000
F.E.M.A. FLOOD ZONE	A7 (14)
MAXIMUM IMPERVIOUS AREA	21,282 S.F.x60%=12,769 S.F.
MINIMUM PERVIOUS AREA 40%	8528 S.F.
PROPOSED PERVIOUS AREA	8,749 S.F.> 8528 S.F.
EXISTING PARKING SPACES	4
PARKING SPACES REQUIRED	S.F. / 335 = 14.3 SPACES
CROSS PARKING AGREEMENT	
IN PLACE	
MAXIMUM IMPERVIOUS AREA	21,282 S.F.x60%=12,769.2 S.F.
EXISTING PARKING AREA	4463 S.F.
WALKWAYS IMPERVIOUS AREA	816 S.F.
PROPOSED BUILDING FOOTPRINT	4881 S.F.
TOTAL IMPERVIOUS	10,160 S.F.<12,769.2 S.F.
NEW PERVIOUS PAVER	2170 S.F.



- NOTES**
- 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - 2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE A7, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-D, COMMUNITY NO. 450250, MAP DATED 09/29/1986, BASE ELEVATION 14.0' (NGVD 29 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - 3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - 4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
 - 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 6) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - 7) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
 - 8) BOUNDARY LINES ARE BASED ON FIELD EVIDENCE AND MONUMENTATION FOUND. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE FROM REFERENCE PLAT #1.



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REVISIONS

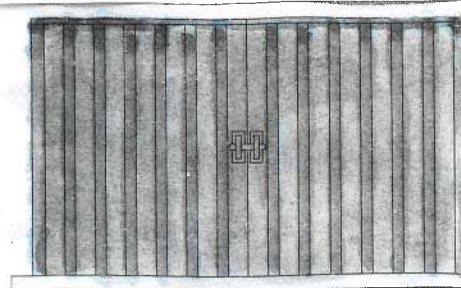
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(912)786-7944 (912)786-7945 FAX

TREE PROTECTION PLAN @ A PROPOSED RESTAURANT #8 OFFICE WAY HILTON HEAD ISLAND, SC

DRAWN BY: JOEL MOSS
CHECKED BY:
DATE: 9/28/2018
SCALE: NOTED
PROJECT# 00_000_00

PERMIT SET T-1



DUMPSTER SCREEN
GRAY MATTERS
BY S.W. 7066



McELROY METAL MERIDIAN PANEL
16" COVERAGE (MINOR RIBS)

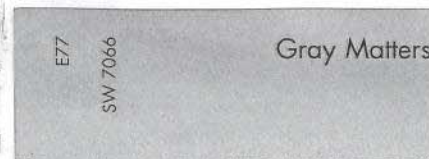


GALVALUME PLUS

2 3/4"x3/4" HARDIE BATTONS
BATTONS @ 24" O.C ON SMOOTH HARDIE
PANELS PAINT: FIRED BRICK BY S.W. 6335



COLUMN, HANDRAILS, FASCIA
AND TRIM SHALL BE
S.W. 7066 GRAY MATTERS

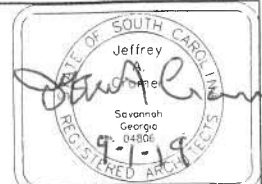


SILL AND STUCCO ;
CONVENTIONAL STUCCO WITH SYNTHETIC FINISH:
368 DRIFTWOOD BY MASTERWALL



#368 Driftwood

1"X2" EXTRUDED ALUMINUM
SCREEN SYSTEM OVER RAILING ;
PAINT GRAY MATTERS : S.W. 7056



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REVISIONS

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(912) 786-7944 (912) 786-943 FAX

COLOR SHEET
A PROPOSED RESTAURANT @
#8 OFFICE WAY
HILTON HEAD ISLAND, SC

DRAWN BY: JOEL MOSS
CHECKED BY:
DATE: 9/28/2018
SCALE: 1/2"=1'-0"
PROJECT# 00_000_00

PERMIT
COLOR BOARD







LUSLA

Oriental
Massage

(843) 949-8113











From: [Jeff Cramer](#)
To: [Darnell Chris](#)
Subject: Fw: Inspiration for Fern Iams Color from native pine trees
Date: Thursday, September 26, 2019 5:01:02 PM

Chris:

Can you please share this photo with ARB.

I meant to send it to you earlier.

Regards,

Jeffrey A. Cramer

Diversified Designs | Principal & Architect
11 Jones Ave., Tybee Island, GA, 31328

(p) 912.786-7945 | (c) 912.412-3333 | (f) 912.786-7943
DiversifiedDesigns@outlook.com

From: Jeff Cramer <ddesigns@bellsouth.net>
Sent: Thursday, September 26, 2019 4:56 PM
To: diversifieddesigns@outlook.com <diversifieddesigns@outlook.com>
Subject: Inspiration for Fern Iams Color from native pine trees



Sent from my iPhone

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: Fern Iams Amish Restaurant

DRB#: DRB-001930-2019

DATE: 09/27/2019

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

Staff recommends Conceptual Approval.

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a demolition plan
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide construction details

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"/>	The SW "Fired Brick" is not in keeping with the Design Guide as a color for the main mass of a building.
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide utility locations and screening if necessary at final review.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a lighting plan for review 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"/>	Provide a landscape plan for review at final.

NATURAL RESOURCE PROTECTION

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
An effort has been made to preserve existing trees and under story plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consider elimination of the patio connection to the front porch to preserve the adj. pine.

MISC COMMENTS/QUESTIONS

1. Eliminate the patio behind the building. There is no direct connection to the back patio and it is unscreened.
2. Effort should be made to coordinate the dumpster enclosure with the building and to provide additional screening of the dumpster enclosure with landscape material.

\$100.00



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: Robert Rogers Company: Skyline Signs
Mailing Address: 1135 E Hwy 501 City: Conway State: SC Zip: 29526
Telephone: 843-234-0677 Fax: _____ E-mail: _____
Project Name: BP-Circle K Conversion Project Address: 6 Palmetto Bay Rd
Parcel Number [PIN]: R552 015 000 101A 0000
Zoning District: SPC 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:

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

Submittal Requirements for *All* projects:

- N/A Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.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

- N/A 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.
- N/A A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
- N/A A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
- N/A Context photographs of neighboring uses and architectural styles.
- N/A Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
- N/A 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.

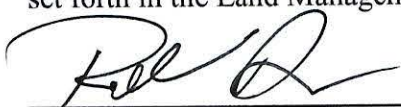
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

9/20/19

DATE

6 Palmetto Bay Rd

Hilton Head Island, SC

Hello, my name is Robert Rogers and I am representing Skyline Signs on behalf of Circle K. Circle K has come to an end of their contract with BP. With that being said, we have been contracted to remove all BP branding from the above location and replace it all with Circle K specified branding. I understand that there are some color concerns and plan to do all I can to work this out. What the scope entails is:

Paint the canopy columns.

Paint the existing monument sign to a more natural look.

Reimage the dispensers with Circle K branding.

Paint light poles bronze

Paint area bollards nuthatch

Set down nature blending garbage cans at each dispenser.

Paint trash enclosure nuthatch if not already done.

I will propose that the building be repainted so that all colors blend a little better. There are no guarantees that the customer will go for this. I appreciate your time and hope this letter answers all of your questions.

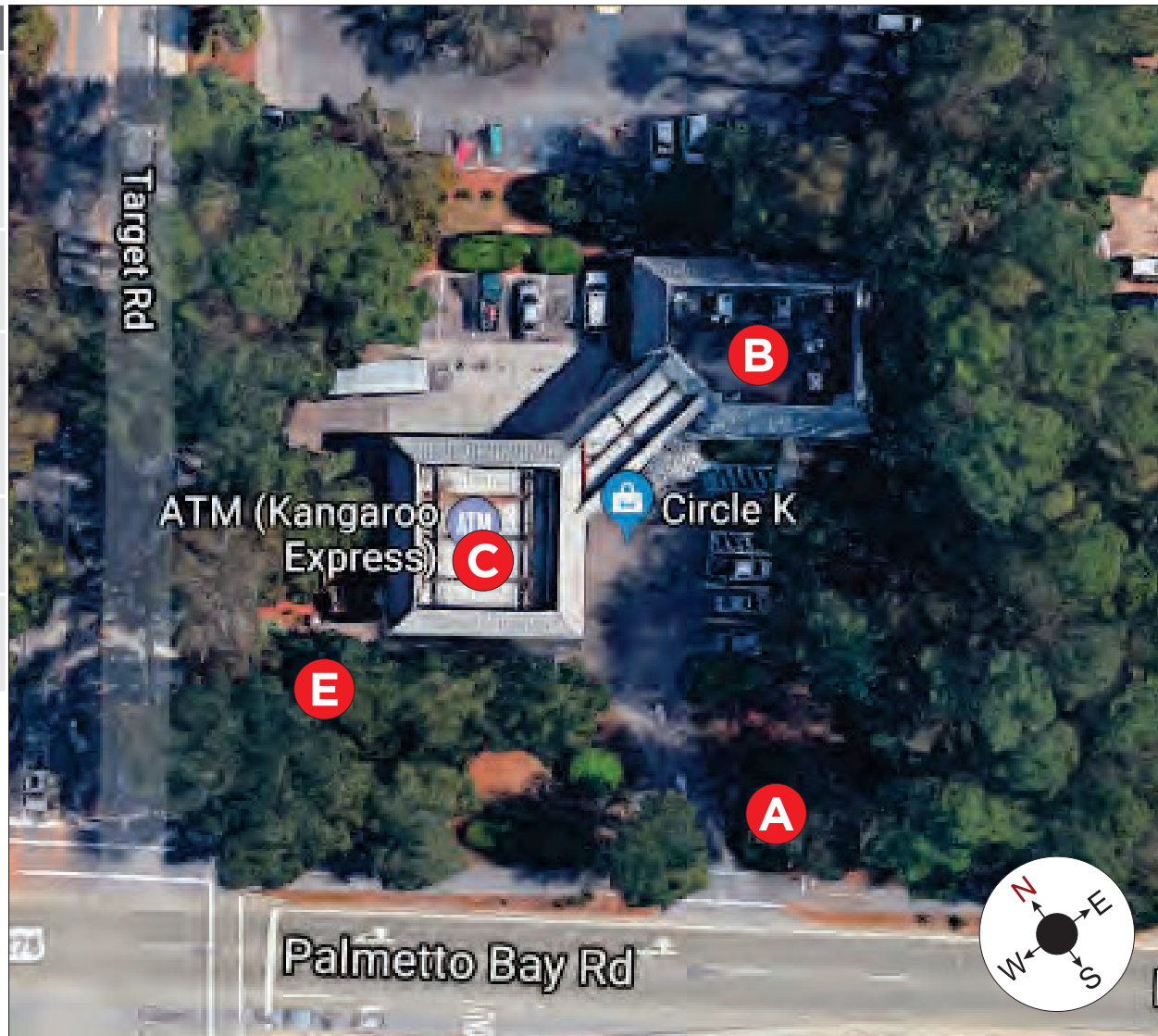


6 PALMETTO BAY RD
Hilton Head, SC
SITE# 2720855
Circle K to Circle K
Branding Level: B

DATE: 09/30/2019
CK_2720855_HILTON HEAD_SC_K

SCOPE OF WORK

<p>A</p> <p>MID</p>	<ul style="list-style-type: none"> No retrofitting will take place as these are non-illuminated wood signs Install new 4'x7' non-illuminated wood sign with manual pricers Paint existing cabinet to match building colors - Earth Red, Navy Blue, Nuthatch, Neutral, Simplify Beige UNLEADED AND NUMERAL font will be Simplify Beige
<p>B</p> <p>BUILDING</p>	<ul style="list-style-type: none"> Paint bollards Nuthatch BUILDING PAINTING NOT IN SCOPE
<p>C</p> <p>DISPENSERS & FORECOURT</p>	<ul style="list-style-type: none"> Reimage dispensers to fuel brand specifications Replace trash cans to fuel brand specifications Paint columns and islands as per City guidelines Paint bollards as per City guidelines Install pump flags as per City guidelines Paint light poles Bronze as per City guidelines Paint dispensers Nuthatch as per City guidelines
<p>D</p> <p>ADDITIONAL ENCLOSURE</p>	<ul style="list-style-type: none"> Repaint trash enclosure Nuthatch
<p>E</p> <p>ADDITIONAL SIGNAGE</p>	<ul style="list-style-type: none"> Air-Vac to be painted Natural colors as per City guidelines



Site Overview

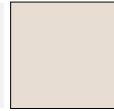
SCOPE OF WORK

MID

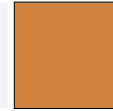
- No retrofitting will take place as these are non-illuminated wood signs
- Install new 4x7' non-illuminated wood sign with manual pricers
- Paint existing cabinet to match building colors - Earth Red, Navy Blue, Nuthatch, Neutral, Simplify Beige
- UNLEADED AND NUMERAL font will be Simplify Beige



Nuthatch
Sherwin Williams
SW 6088



Simplify Beige
SW 6085



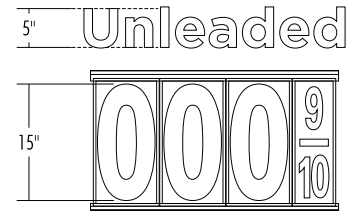
SW Yam
SW 6643



SW In The Navy
SW 9178



Glidden Red Earth
A0273



EXISTING

34.02

Sq.Ft

PROPOSED

43.99

Sq.Ft

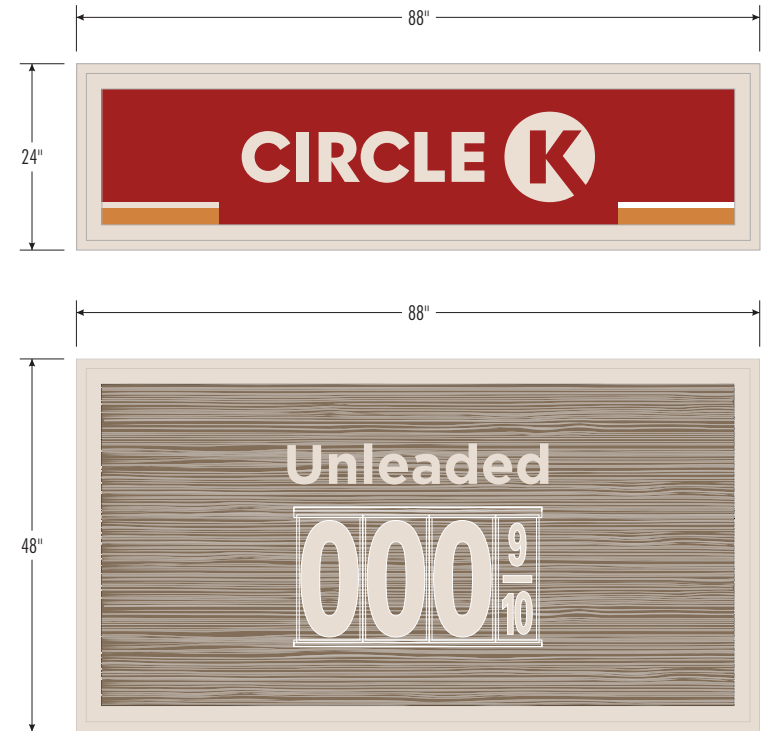


EXISTING MANUAL PRICERS: TBD

(subject to confirmation)



PROPOSED MANUAL PRICERS: 15"



15" MANUAL FONT PRICER

Main I.D.

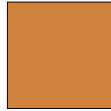
SIZES SUBJECT TO FINAL FIELD CONFIRMATION PRIOR TO MANUFACTURING

SCALE = 1:16

SCOPE OF WORK

BUILDING FRONT

- Paint bollards Nuthatch
- BUILDING PAINTING NOT IN SCOPE



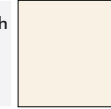
SW Yam
SW 6643



Nuthatch
Sherwin Williams
SW 6088



Glidden Red Earth
A0273



Neutral Ground
Sherwin Williams
SW 7568

EXISTING

15.50 Sq.Ft

PROPOSED



**BUILDING PAINT
NOT IN SCOPE
OF WORK**

Building Front

SIZES SUBJECT TO FINAL FIELD CONFIRMATION PRIOR TO MANUFACTURING

SCOPE OF WORK

DISPENSERS & FORECOURT

- Reimage dispensers to fuel brand specifications
- Replace trash cans to fuel brand specifications
- Paint columns and islands as per City guidelines
- Paint bollards as per City guidelines
- Install pump flags as per City guidelines
- Paint light poles Bronze as per City guidelines
- Paint dispensers Nuthatch as per City guidelines

	Nuthatch Sherwin Williams SW 6088		SW Yam SW 6643
	Neutral Ground Sherwin Williams SW 7568		

EXISTING

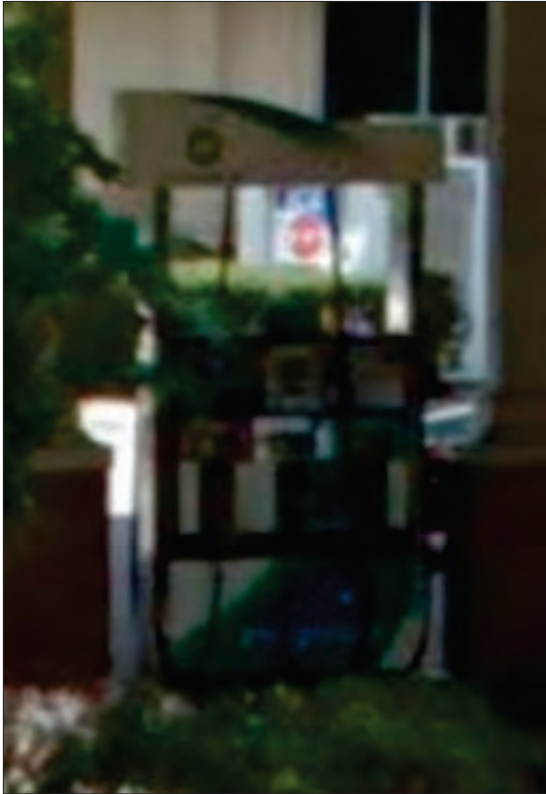
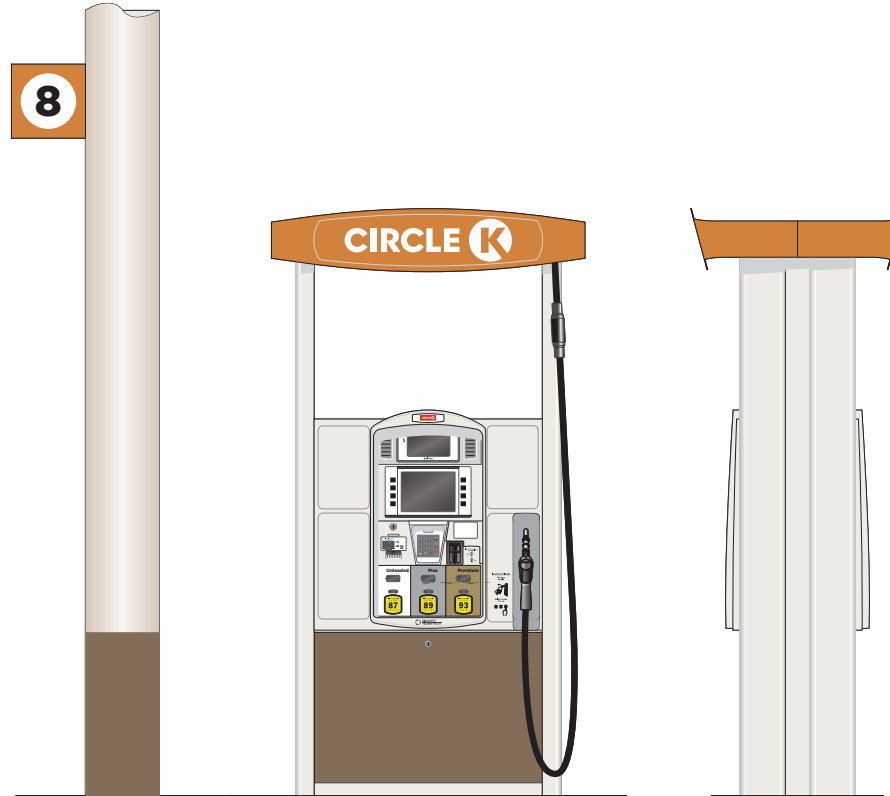


IMAGE FROM GOOGLE MAPS 2017

PROPOSED





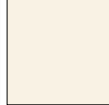
Dispensers & Forecourt

SIZES SUBJECT TO FINAL FIELD CONFIRMATION PRIOR TO MANUFACTURING

SCOPE OF WORK

ADDITIONAL SIGNAGE

- Air-Vac to be painted Natural colors as per City guidelines

	SW Yam SW 6643		Nuthatch Sherwin Williams SW 6088
	Glidden Red Earth A0273		Neutral Ground Sherwin Williams SW 7568

EXISTING



PROPOSED



Additional Signage

SCOPE OF WORK

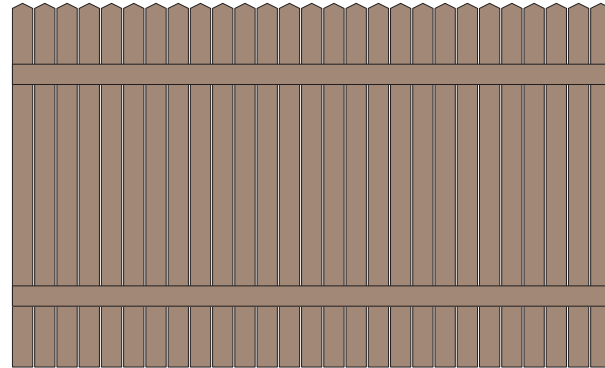
ADDITIONAL ENCLOSURE

- Repaint trash enclosure Nuthatch

EXISTING



DUMPSTER ENCLOSURE (EXAMPLE)



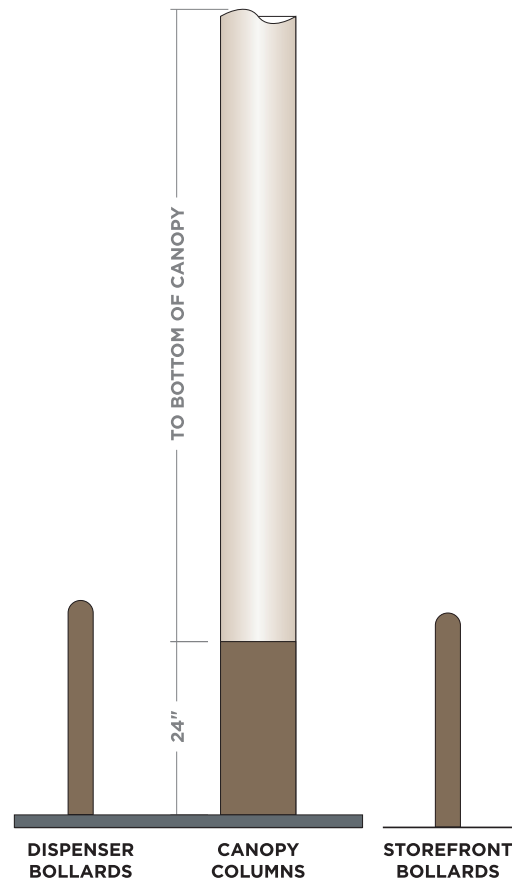
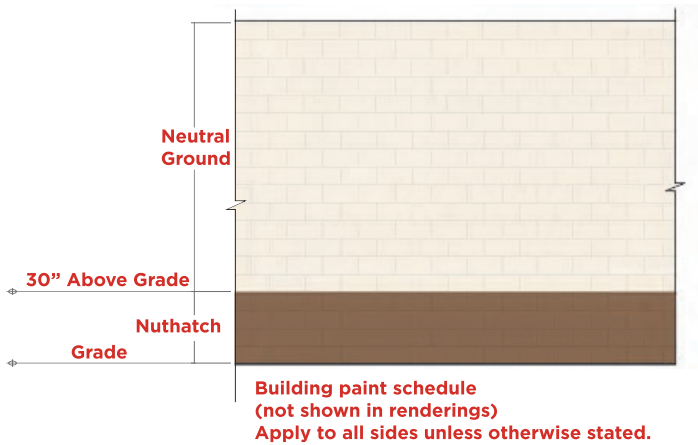
Additional Enclosure

Circle K:

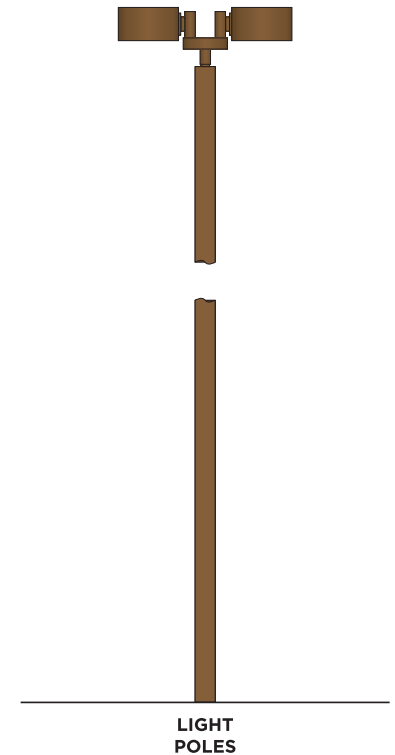
Sample	Description	Applied to
	Glidden Red Earth A0273	Building Sign Fascia Car Wash
	SW Yam SW 6643	Building Sign Fascia Column Flags
	SW Dard Hunter Green SW 0041	Diesel Door Skin CK Pricer (Diesel)
	SW In The Navy SW 9178	CK Pricer (Unleaded)
	Neutral Ground Sherwin Williams SW 7568	Buildings 30" above grade to top of fascia
	Nuthatch Sherwin Williams SW 6088	Buildings 30" to grade Bollards Enclosure
	Simplify Beige SW 6085	Dispensers Columns Air Pump

Paint Scheme

BUILDING PAINT NOT IN SCOPE OF WORK



APPROVED EXCEPTIONS
Only for existing light poles that
are duranodic bronze or silver



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: Circle K Palmetto Bay Rd.

DRB#: DRB-001963-2019

DATE: Sept. 27, 2019 Revised Sept. 30, 2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. The proposed sign must include the street address at the top of the sign in 4" letters.
2. The dispensers (pumps) shall be beige. Cut sheet to be approved by Staff.
3. ~~The dispenser cabinet shall be painted Nuthatch.~~
4. Specify on the drawings "column color to match existing building color".
5. Trash cans should be bronze and not include commercial copy.
6. ~~Specify, on the drawings, that the monument sign, changeable copy background (currently SW "In the Navy") shall be dark brown to be approved by Staff.~~
8. Any additional Signage (i.e. Air-Vac) shall have a brown background with beige lettering.
9. ~~Mark through the "Building Paint Schedule" detail on Circle K Paint Specifications sheet as not included in this project.~~

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies			Comments or Conditions
	Yes	No	Not Applicable	
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Red Earth and Yan should be limited on the building and dispensers.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Comments to assure accessory elements coordinate with the primary structure.

MISC COMMENTS/QUESTIONS

1. The proposed sign must include the street address at the top of the sign in 4" letters.

2. Reimaged dispensers (pumps) should be beige or other more nature blending color.
3.—The dispenser cabinet should be painted to match / coordinate with the building and not include corporate copy (Option 2 but Nuthatch not Red Earth).
4. Canopy columns must be painted to match the building. Specify on the drawings “column color to match existing building color”.
5. Trash cans should be bronze or other nature blending color and not include commercial copy.
6.—The color SW “In the Navy” on the monument sign should be changed to match the background of the Circle K logo.
7. Any additional Signage (i.e. Air-Vac) should have a nature blending background not a white background. Staff would suggest a brown background with beige lettering.
8.—It is Staff’s understanding that the building will not be painted. The “Building Paint Schedule” must be marked through to delete it from the application.



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: Robert Rogers Company: Skyline Signs LLC
 Mailing Address: 1135 E Hwy 501 City: Conway State: SC Zip: 29526
 Telephone: 843-234-0677 Fax: _____ E-mail: Robert@skyline-signs-usa.com
 Project Name: Bp to Crk Conversion Project Address: 1 Gum tree rd Hilton Head Island
 Parcel Number [PIN]: R510 007 000 0226 0000
 Zoning District: LC Overlay District(s): COD

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

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

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:

Concept Approval – Proposed Development

N/A 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.

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Context photographs of neighboring uses and architectural styles.

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

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- A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
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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.

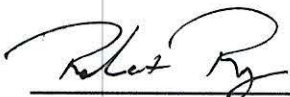
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Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

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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

9-23-19

DATE

1 Gumtree Rd

Hilton Head Island, SC

Hello, my name is Robert Rogers and I am representing Skyline Signs on behalf of Circle K. Circle K has come to an end of their contract with BP. With that being said, we have been contracted to remove all BP branding from the above location and replace it all with Circle K specified branding. I understand that there are some color concerns and plan to do all I can to work this out. What the scope entails is:

Paint the canopy columns.

Paint the existing monument sign to a more natural look.

Reimage the dispensers with Circle K branding.

Paint light poles bronze

Paint area bollards nuthatch

Set down nature blending garbage cans at each dispenser.

Paint trash enclosure nuthatch if not already done.

I will propose that the building be repainted so that all colors blend a little better. There are no guarantees that the customer will go for this. I appreciate your time and hope this letter answers all of your questions.

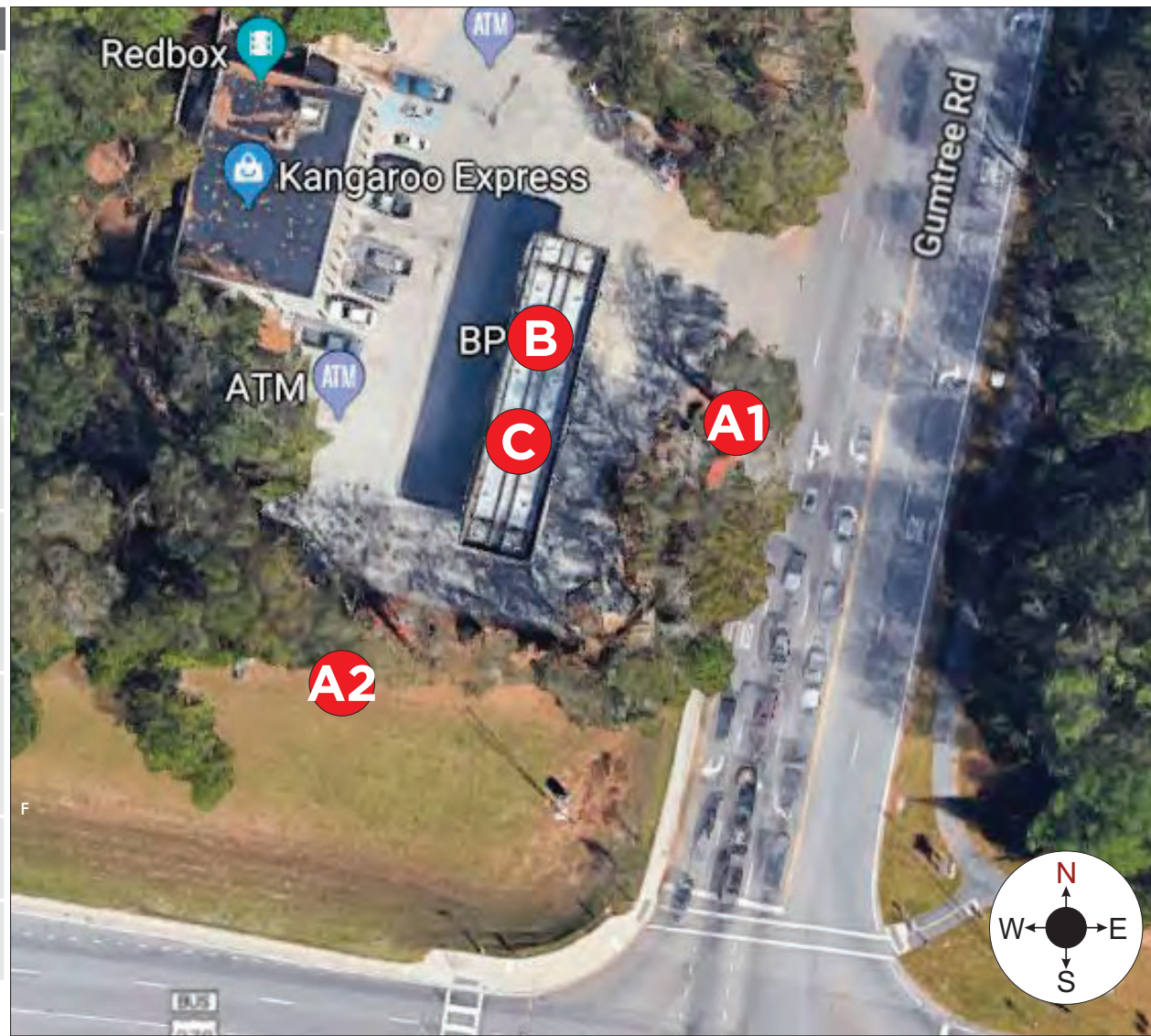


1 GUMTREE RD HILTON HEAD
SC 29926
SITE# 2720787
BP to Circle K

DATE: 09/30/2019
CK_2720787_HILTON HEAD_SC_L

SCOPE OF WORK

<p>A1 MID 1</p>	<ul style="list-style-type: none"> REFACE INSTALL NON-ILLUMINATED WOOD SIGN REPAINT EXISTING CABINET, RETAINERS & POLES TO FUEL BRAND SPECIFICATIONS PAINT EXISTING CABINET TO MATCH BUILDING COLORS - EARTH RED, NAVY BLUE, NUTHATCH, NEUTRAL, SIMPLY BEIGE UNLEADED AND NUMERAL font will be Simplify Beige
<p>A2 MID 2</p>	<ul style="list-style-type: none"> REFACE INSTALL NON-ILLUMINATED WOOD SIGN REPAINT EXISTING CABINET, RETAINERS & POLES TO FUEL BRAND SPECIFICATIONS PAINT EXISTING CABINET TO MATCH BUILDING COLORS - EARTH RED, NAVY BLUE, NUTHATCH, NEUTRAL, SIMPLY BEIGE UNLEADED AND NUMERAL font will be Simplify Beige
<p>BUILDING</p>	<ul style="list-style-type: none"> BOLLARDS PAINTED NUTHATCH BUILDING PAINT NOT IN SCOPE
<p>C1 CANOPY</p>	<ul style="list-style-type: none"> CANOPY IS NOT IN SCOPE OF WORK
<p>C DISPENSERS & FORECOURT</p>	<ul style="list-style-type: none"> Reimage dispensers to fuel brand specifications Replace trash cans to fuel brand specifications Paint columns & islands to according to City guidelines Paint bollards according to City guidelines Install pump flags according to City guidelines Paint light poles according to City guidelines
<p>D ADDITIONAL SIGNAGE</p>	<ul style="list-style-type: none"> Install new Circle K ID decals over Previous branding Coolers are not in the scope of work.
<p>ADDITIONAL ENCLOSURE</p>	<ul style="list-style-type: none"> Paint trash enclosure Nuthatch (always in scope)



Site Overview

SCOPE OF WORK

MID 1

- REFACE
- INSTALL NON-ILLUMINATED WOOD SIGN
- REPAINT EXISTING CABINET, RETAINERS & POLES TO FUEL BRAND SPECIFICATIONS
- PAINT EXISTING CABINET TO MATCH BUILDING COLORS - EARTH RED, NAVY BLUE, NUTHATCH, NEUTRAL, SIMPLIFY BEIGE
- UNLEADED AND NUMERAL font will be Simplify Beige

EXISTING

16.00

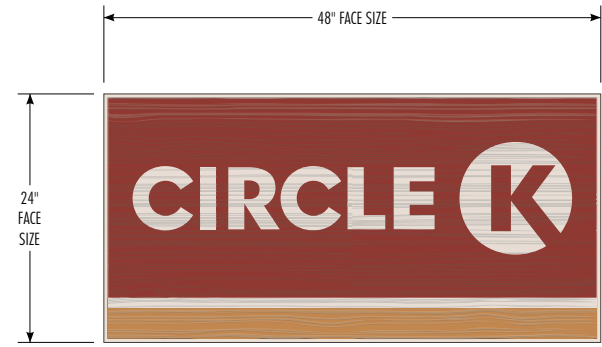
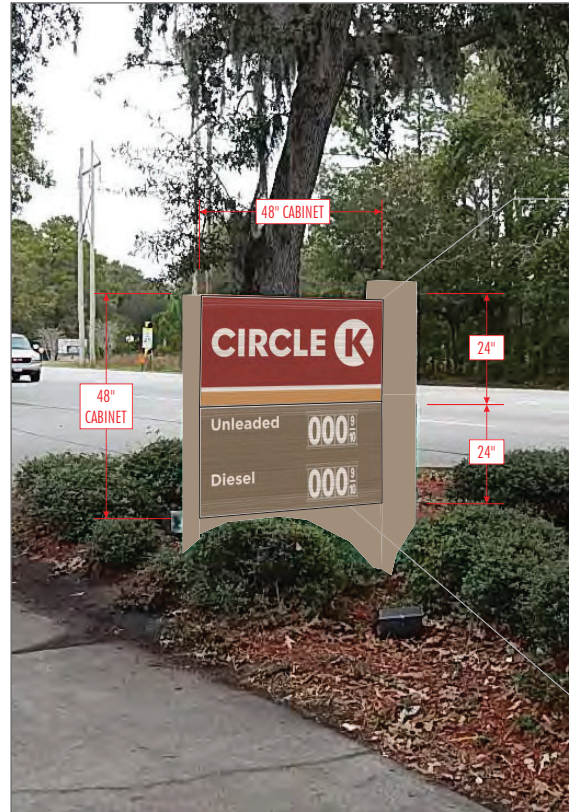
Sq.Ft



PROPOSED

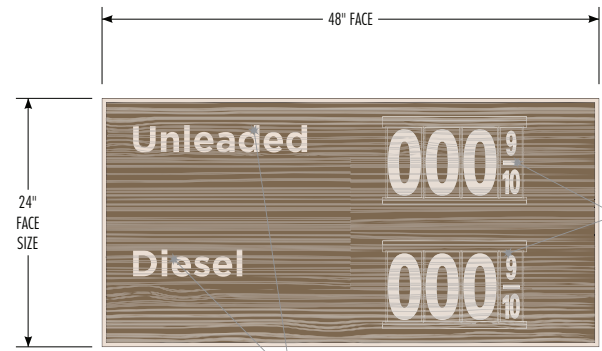
16.00

Sq.Ft



PANEL REFACE ONLY

- GLIDDEN A0273 RED EARTH
- SW 6085 SIMPLIFY BEIGE
- SW 6643 YAM



PANEL REFACE ONLY

- 8" CONV. FONT PRICER
- SW 6085 SIMPLIFY BEIGE

- SW 9178 IN THE NAVY
- SW 6085 SIMPLIFY BEIGE
- SW 0041 DARD HUNTER GREEN
- SW 6088 NUTHATCH

Main I.D. 1 Previously Proposed

SIZES SUBJECT TO FINAL FIELD CONFIRMATION PRIOR TO MANUFACTURING

SCALE = 1:12

SCOPE OF WORK

- REFACE
- INSTALL NON-ILLUMINATED WOOD SIGN
- REPAINT EXISTING CABINET, RETAINERS & POLES TO FUEL BRAND SPECIFICATIONS
- PAINT EXISTING CABINET TO MATCH BUILDING COLORS - EARTH RED, NAVY BLUE, NUTHATCH, NEUTRAL, SIMPLIFY BEIGE
- UNLEADED AND NUMERAL font will be Simplify Beige

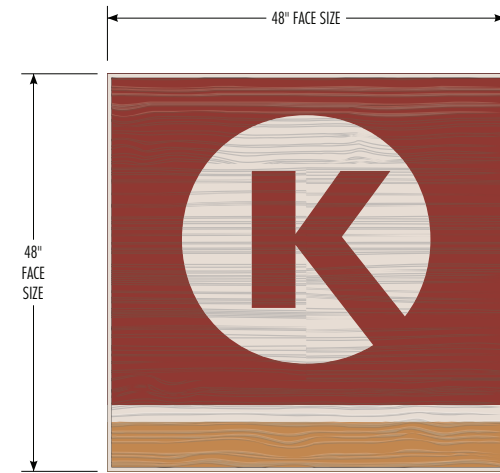
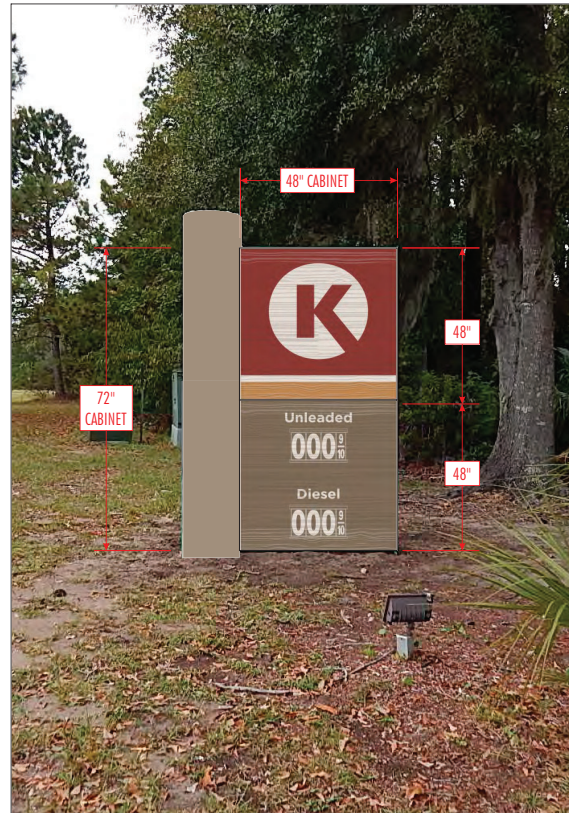
EXISTING

24.00 Sq.Ft



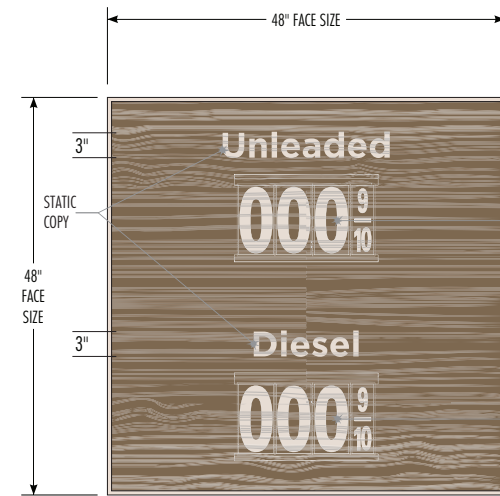
PROPOSED

24.00 Sq.Ft



PANEL REFACE ONLY

- GLIDDEN A0273 RED EARTH
- SW 6085 SIMPLIFY BEIGE
- SW 6643 YAM



PANEL REFACE ONLY

- 8" CONV. FONT PRICER SW 6085 SIMPLIFY BEIGE

- SW 9178 IN THE NAVY
- SW 6085 SIMPLIFY BEIGE
- SW 0041 DARD HUNTER GREEN
- SW 6088 NUTHATCH

Main I.D. 2 Previously Proposed

SIZES SUBJECT TO FINAL FIELD CONFIRMATION PRIOR TO MANUFACTURING

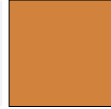
SCOPE OF WORK

B BUILDING

- BOLLARDS PAINTED NUTHATCH
- BUILDING PAINTING NOT IN SCOPE



Simplify Beige
SW 6085



SW Yam
SW 6643



Nuthatch
Sherwin Williams
SW 6088



Glidden Red Earth
A0273



Neutral Ground
Sherwin Williams
SW 7568

EXISTING



PROPOSED



**BUILDING PAINT
NOT IN SCOPE
OF WORK**

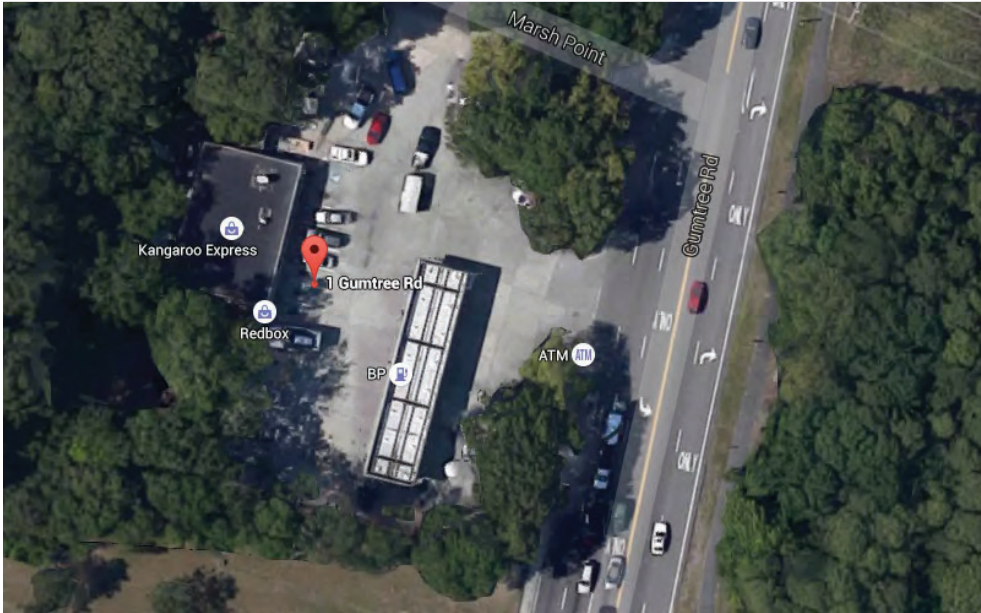
Building

SIZES SUBJECT TO FINAL FIELD CONFIRMATION PRIOR TO MANUFACTURING

SCOPE OF WORK

CANOPY

- CANOPY IS NOT IN SCOPE OF WORK



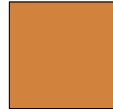
Canopy

SIZES SUBJECT TO FINAL FIELD CONFIRMATION PRIOR TO MANUFACTURING

SCOPE OF WORK

DISPENSERS & FORECOURT

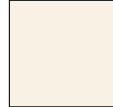
- Reimage dispensers to fuel brand specifications
- Replace trash cans to fuel brand specifications
- Paint columns & islands to according to City guidelines
- Paint bollards according to City guidelines
- Install pump flags according to City guidelines
- Paint light poles according to City guidelines



SW Yam
SW 6643



Nuthatch
Sherwin Williams
SW 6088

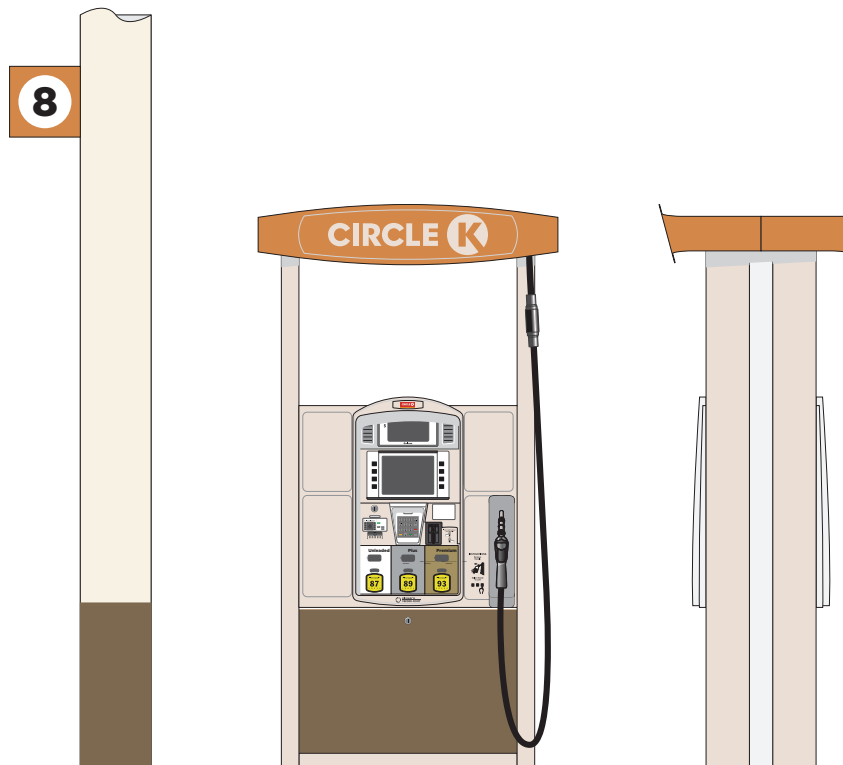


Neutral Ground
Sherwin Williams
SW 7568

EXISTING



PROPOSED



Dispensers & Forecourt

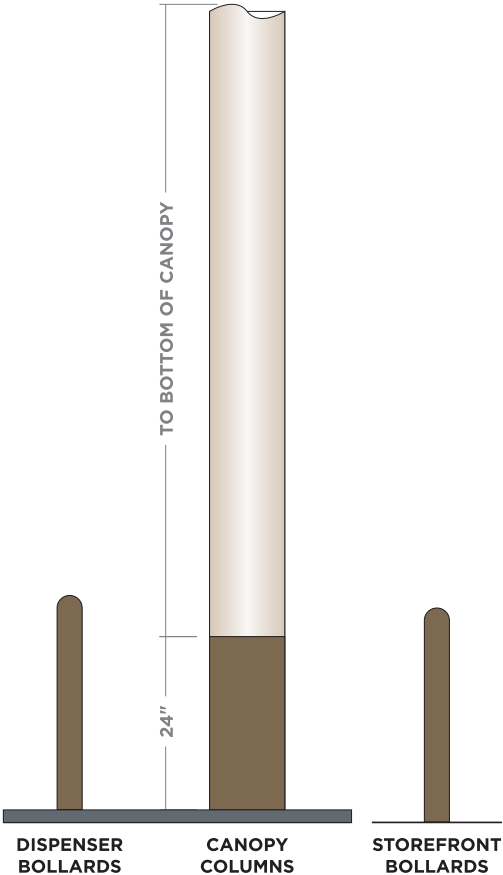
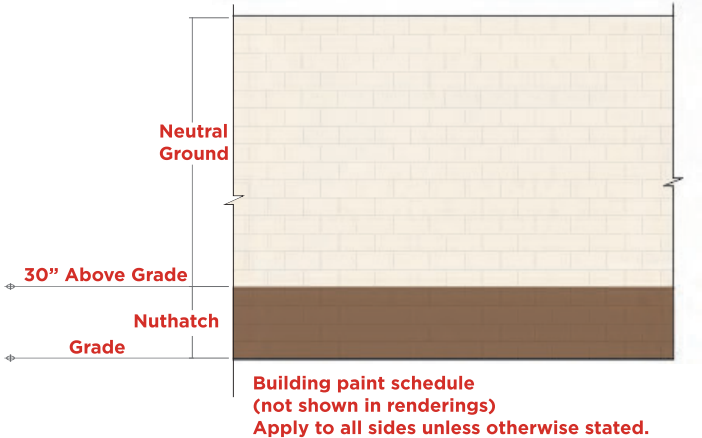
SIZES SUBJECT TO FINAL FIELD CONFIRMATION PRIOR TO MANUFACTURING

Circle K:

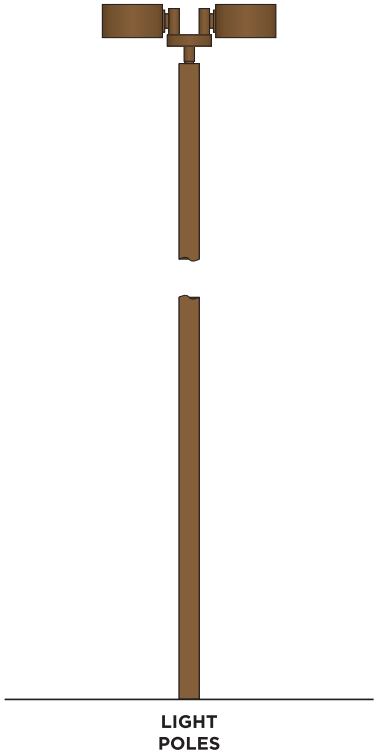
Sample	Description	Applied to
	Glidden Red Earth A0273	Building Sign Fascia Car Wash
	SW Yam SW 6643	Building Sign Fascia Column Flags
	SW Dard Hunter Green SW 0041	Diesel Door Skin CK Pricer (Diesel)
	SW In The Navy SW 9178	CK Pricer (Unleaded)
	Neutral Ground Sherwin Williams SW 7568	Buildings 30" above grade to top of fascia
	Nuthatch Sherwin Williams SW 6088	Buildings 30" to grade Bollards Enclosure
	Simplify Beige SW 6085	Dispensers Columns Air Pump

Paint Scheme

BUILDING PAINT NOT IN SCOPE OF WORK



APPROVED EXCEPTIONS
Only for existing light poles that are duranodic bronze or silver



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: Circle K Gumtree Rd.

DRB#: DRB-002019-2019

DATE: Sept. 27, 2019 Revised Sept 30, 2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. The proposed sign must include the street address at the top of the sign in 4" letters.
2. The dispensers (pumps) shall be beige. Cut sheet to be approved by Staff.
3. ~~The dispenser cabinet shall be painted Nuthatch.~~
4. Specify on the drawings "column color to match existing building color".
5. Trash cans should be Nuthatch or bronze and not include commercial copy.
6. ~~All bollards shall be Nuthatch.~~
7. ~~The light pole shall be painted bronze, any new light fixtures must be approved by the DRB.~~
8. ~~Specify, on the drawings, that the monument sign, changeable copy background shall be a dark brown to be approved by Staff.~~
9. Any additional Signage shall have a brown background with beige lettering.
10. ~~Mark through the "Standard Fascia" detail on Circle K Paint Specifications sheet as not included in this project.~~
11. ~~Mark through the "Building Paint Schedule" detail on Circle K Paint Specifications sheet as not included in this project.~~

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"/>	Red Earth and Yan should be limited on the building and dispensers.
Accessory elements are design to coordinate with the primary structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Comments to assure accessory elements coordinate with the primary structure.

MISC COMMENTS/QUESTIONS

1. The proposed sign must include the street address at the top of the sign in 4" letters.
2. Reimaged dispensers (pumps) should be beige or other more nature blending color.
3. The dispenser cabinet should be painted to match / coordinate with the building and not include corporate copy (Option 2 but Nuthatch not Red Earth).
4. Canopy columns must be painted to match the building. Specify on the drawings "column color to match existing building color".
5. Trash cans should be bronze or other nature blending color and not include commercial copy.
6. Light poles should be bronze or other nature blending color. The light pole can be repainted but any new light fixtures must be approved by the DRB.
7. The background colors of the changeable copy on the monument should be dark brown.
8. Any additional signage should have a nature blending background not a white background. Staff would suggest a brown background with beige lettering.
9. It is unclear where the fascia detail is proposed to go on the building. It is Staff's understanding that the "Standard Fascia" detail on Circle K Paint Specifications sheet is not included in this project. This detail must be marked through to delete it from the application.
10. It is Staff's understanding that the building will not be painted. The "Building Paint Schedule" must be marked through to delete it from the application.



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: Timothy C Probst Company: Parker Design Group Architects
 Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: SC Zip: 29928
 Telephone: 843-785-5171 Fax: _____ E-mail: Tim@PDG-Architects.com
 Project Name: Scott's Project Address: 17 Harbourside Ln. Hilton Head Island
 Parcel Number [PIN]: R 5 2 0 0 1 2 0 0 B 0 0 7 2 0 0 0 0
 Zoning District: PD-1 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.



9/26/19

SIGNATURE

DATE



Scott's:

This project consists of demolishing the existing canvas roof structure covering the back patio area of Scott's and replacing it with a wood trellis/ flat roof structure. It will cover approximately the same area as the existing structure.

The new wood columns will sit on a stucco bases to match the planters with a simple knife plate connection and will have a semi solid stain to match the existing windows. The connections to the beams will be made with architectural grade plates and bolts. The ceiling will be stain grade bead board and the metal roof panels will match the existing roof on the building.

Thank-you for your time and consideration of this project.

Timothy C. Probst. AIA



SHELTER COVE COMPANY

PO Box 6004
Hilton Head Island, SC 29938

December 28, 2016

Sue Strum
Palmetto Dunes Resorts, LLC
4 Queens Folly Road
PO Box 5628
Hilton Head Island, SC 29938

RE: Scott's Fish Market Hard Cover Roof Structure

Dear Sue,

The Shelter Cove Company's ARB is in receipt of hard roof awning plans proposed for Scott's Fishmarket at 1 Harbourside I-H per the 10/27/2016 plans from PDG Architects.

The ARB has reviewed and approved the plan package received on December 13, 2016 as submitted.

The standing seam material has to exactly match that which was used for the Harbourside 3 Regimes roofing project.

Please notify the SCC office at (843) 310-0431 or by email at ddominguez@sheltercovehc.org should you have any questions.

With Kindest Regards,

Denise Dominguez
Manager

Cc: Mr. Scott Foster, Chairman
SCCARB Committee



HARBOR VIEW



SIDE VIEW

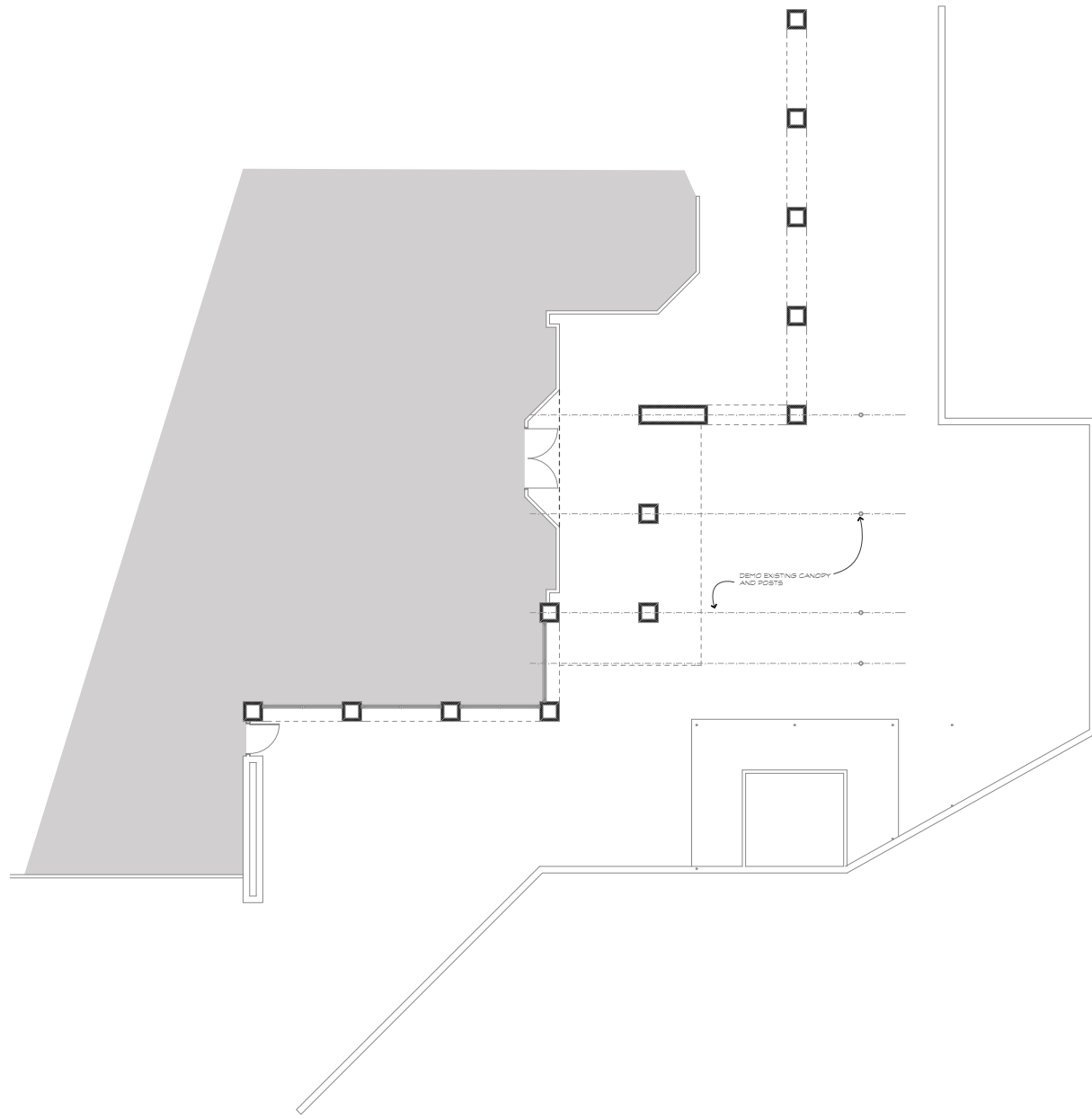






San Miguel's

San Miguel's



AS BUILT PLAN

SCALE: 1/8" = 1'-0"

1
S.1



SITE PLAN

SCALE: 1" = 40'-0"

2
S.1



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A NEW COVERED AREA FOR:
SCOTT'S FISH MARKET
 SHELTER COVE MARINA
 HILTON HEAD ISLAND, S.C.

REVISIONS	

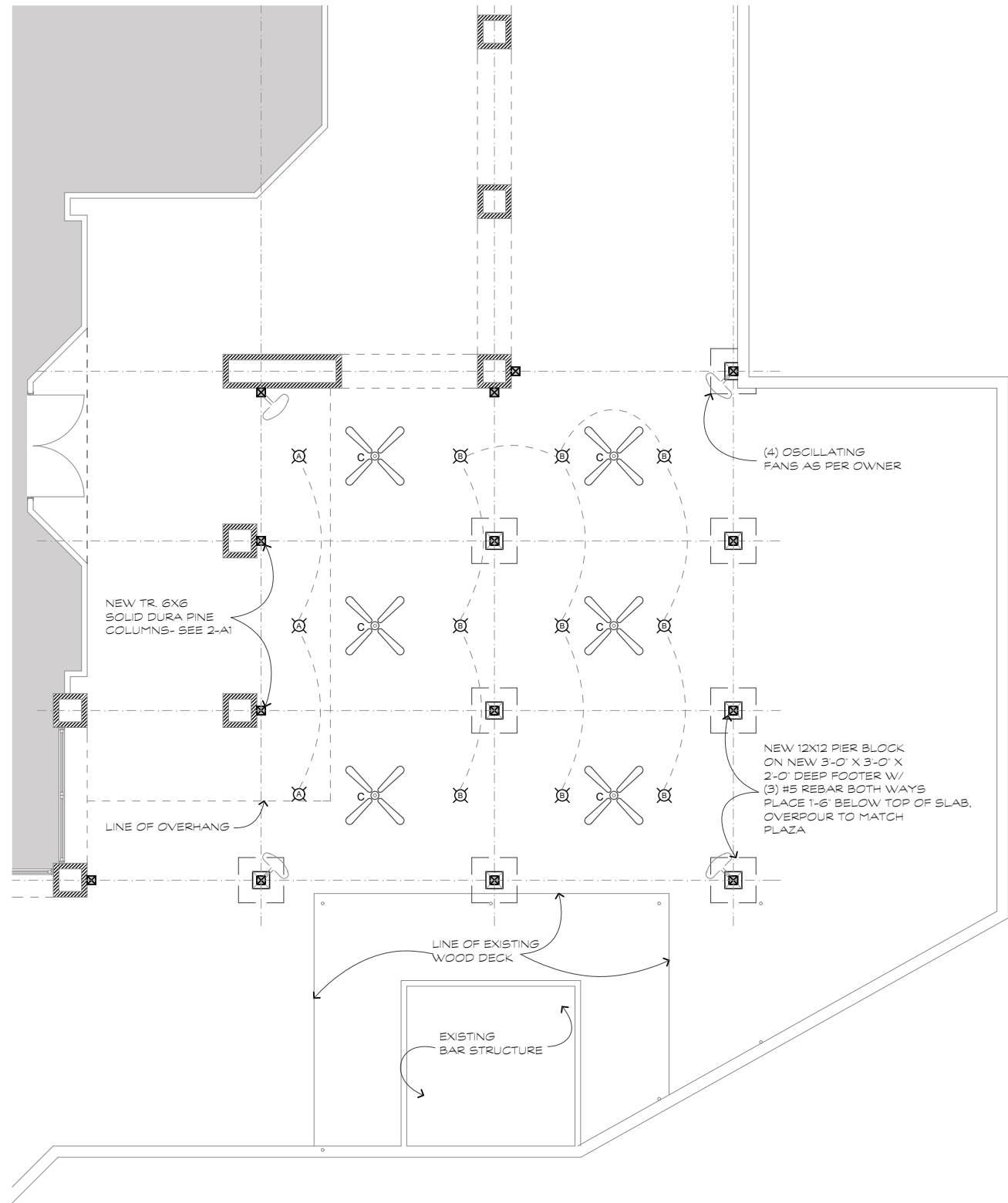
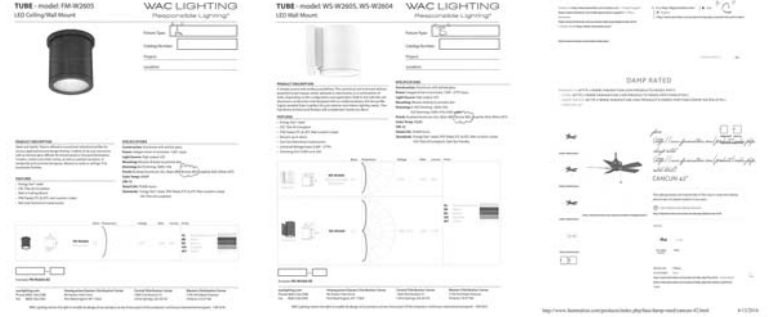
DRAWN BY
TP
 CHECKED BY
TP
 DATE OF ISSUE:
01/18/17
 SCALE

JOB NO.
1614
 SHEET
S.1
 OF SHEETS

DESIGN CRITERIA	
DESCRIPTION OF WORK: REPLACE FABRIC CANOPY OVER EXISTING OUTDOOR EATING AREA W/ A NEW FIRE TREATED HEAVY TIMBER / STANDING SEAM METAL ROOF. EXISTING BUILDING IS TYP 2 SPRINKLED W/ CEMENT STUCCO SIDING AND METAL ROOF.	
Design Criteria for Code Compliance as of: IBC 2015	
Type of Occupancy: A-2 Restaurant	
Type of Construction: 2 -Protected/Unprotected	
Sprinkler: YES	
COLOR SCHEDULE	
ROOFING :	STANDING SEAM METAL TO MATCH BUILDINGS
TIMBER ELEMENTS :	CABOTS SEMI SOLID SPANISH MOSS
CEILING :	WOOD STAIN & POLY TOP COAT TO MATCH EXISTING LOGGIA

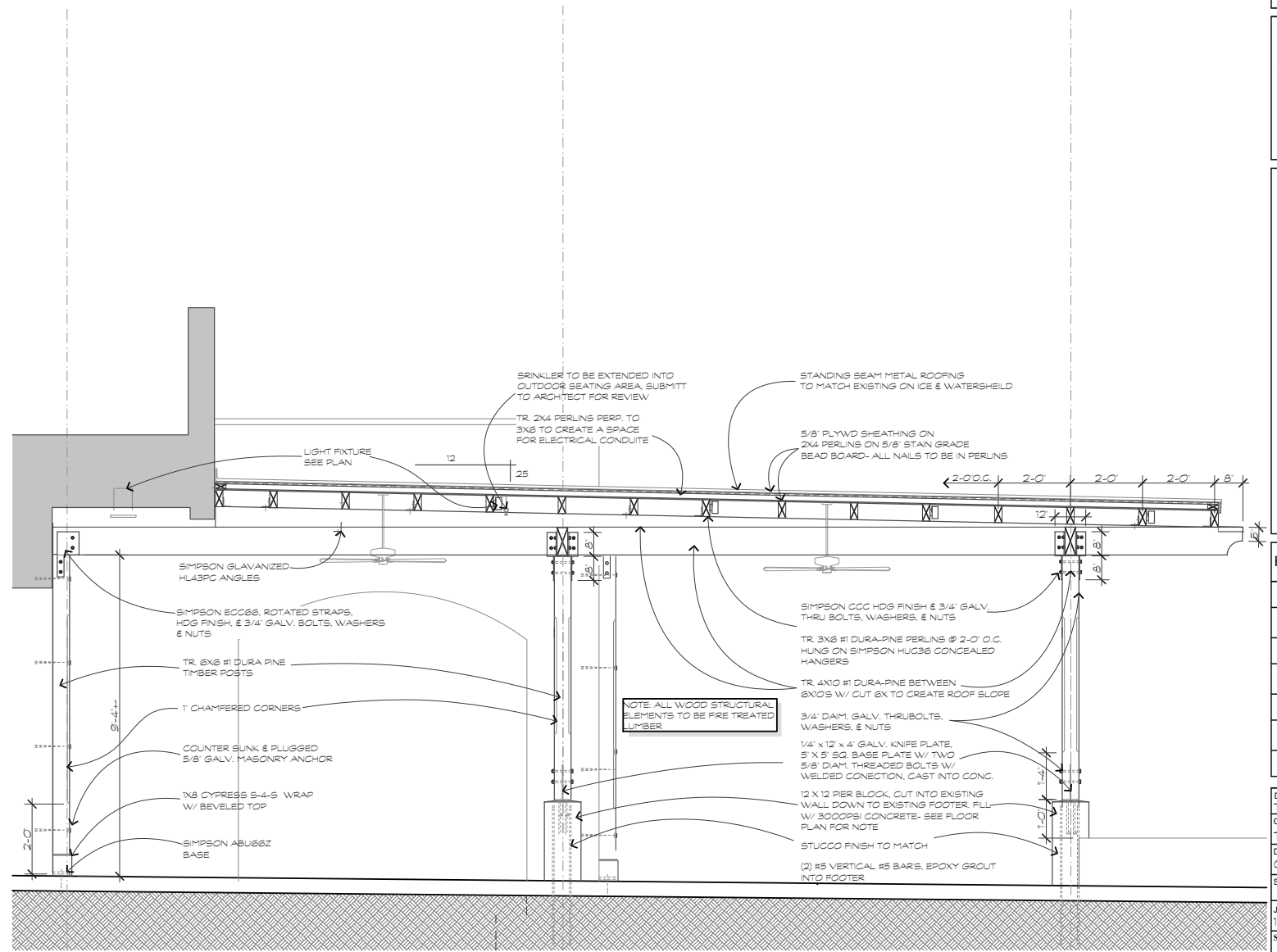
LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURE	ID NUMBER	MOUNTING	LAMP	COLOR	REMARKS
A	WAC	FM-W2805-BZ	SURFACE	18 WATT LED	BRONZE	TUBE LIGHT
B	WAC	MS-W2805-BZ	SURFACE	18 WATT LED	BRONZE	SIDE MOUNT
C	FANMATION	FP8042	1 DROP		BRONZE	EXT FAN



LOGGIA PLAN
SCALE: 1/4" = 1'-0"

1
A.1



LOGGIA SECTION
SCALE: 1/2" = 1'-0"

2
A.1



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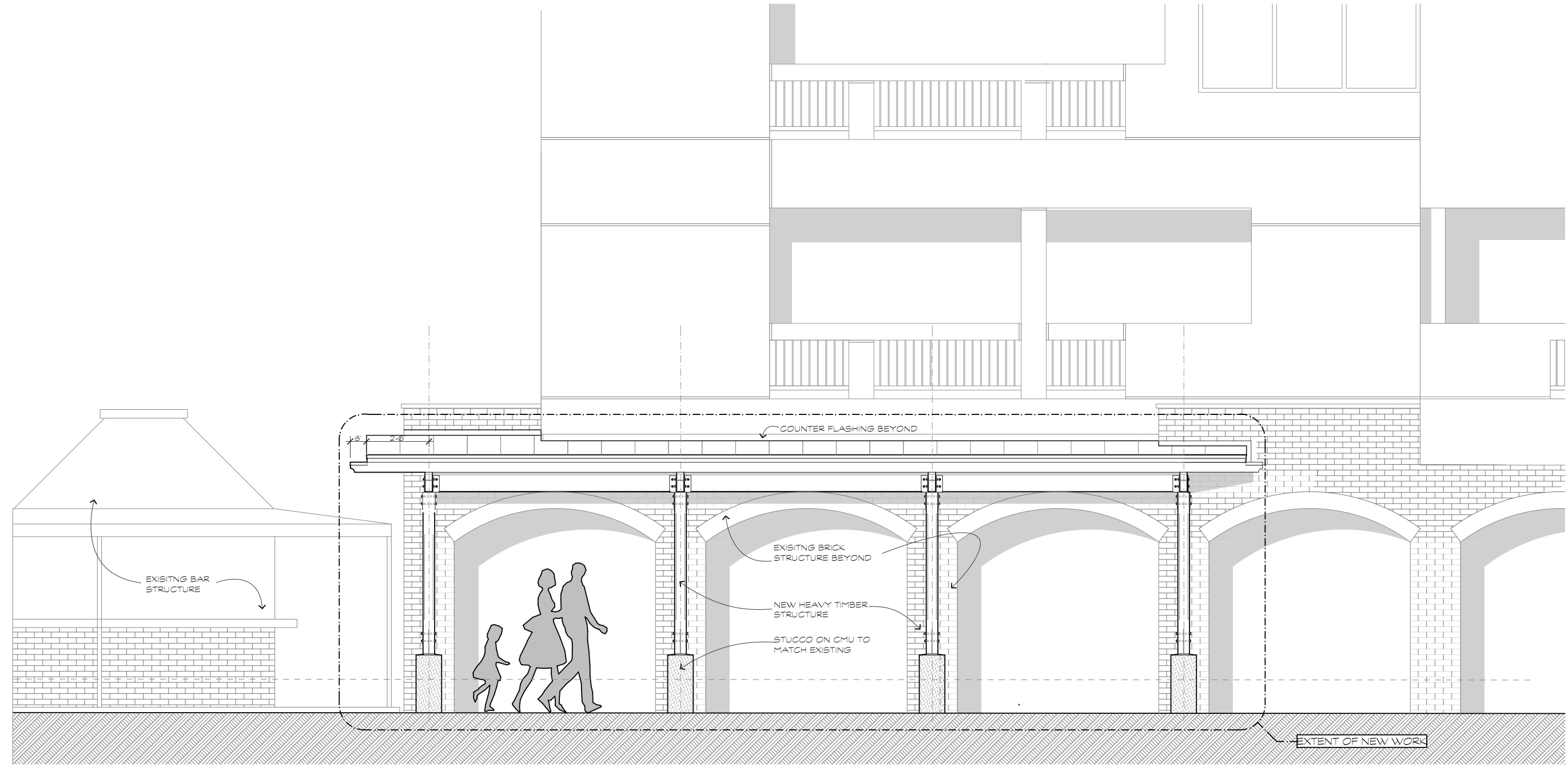
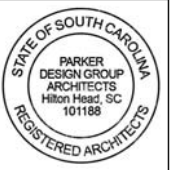
A NEW COVERED AREA FOR:
SCOTT'S FISH MARKET
SHELTER COVE MARINA
HILTON HEAD ISLAND, S.C.

REVISIONS	

DRAWN BY: TP
CHECKED BY: TP
DATE OF ISSUE: 01/18/17
SCALE:
JOB NO. 1614
SHEET

A.1
OF SHEETS

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A NEW COVERED AREA FOR:
SCOTT'S FISH MARKET
 SHELTER COVE MARINA
 HILTON HEAD ISLAND, S.C.

REVISIONS	

DRAWN BY: TP
 CHECKED BY: TP
 DATE OF ISSUE: 01/18/17
 SCALE:
 JOB NO.: 1614
 SHEET

LOGGIA ELEVATION
 SCALE: 1/2" = 1'-0"

1
A2

A.2
 OF SHEETS

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: Scotts Covered Patio

DRB#: DRB-002008-2019

DATE: 09/29/2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Specify on the drawings that the structure will be stained to match the existing patio structures.
2. Note on the plans that all electrical conduit must be concealed.
3. Provide a cut sheet for the light fixtures that meets the LMO lighting requirements and does not exceed 3000 K

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"/>	Please label on the plans, stain to match existing covered patio structures.
Minimum roof pitch of 6/12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Utilities and equipment are concealed from view	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Note on the plans that all electrical conduit shall be concealed.
Decorative lighting is limited and low wattage and adds to the visual character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The specifications for the LED fixtures is not clear on the drawings. LED lights should not exceed 3000 kelvin and meet the LMO brightness requirements.

MISC COMMENTS/QUESTIONS

--



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:	9-23-19
Accepted by:	[Signature]
DRB #:	1976-19
Meeting Date:	

\$ 25

Applicant/Agent Name: Jack Winarchick Company: Hilton Head Signs
 Mailing Address: PO Box 21410 City: Hilton Head State: SC Zip: 29926
 Telephone: 843-681-3513 Fax: 843-681-5521 E-mail: Jack@hiltonheadsigns.com
 Project Name: Hilton Ocean Oak Project Address: 41 S. Forest Beach Rd.
 Parcel Number [PIN]: R
 Zoning District: _____ Overlay District(s): _____

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

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

Project Category:

- Concept Approval – Proposed Development
- Final Approval – Proposed Development

- Alteration/Addition
- Sign

Submittal Requirements for *All* projects:

- Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.
- Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25, cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

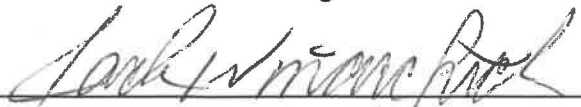
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

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

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

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

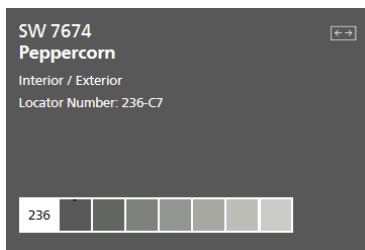

SIGNATURE

9/23/19
DATE

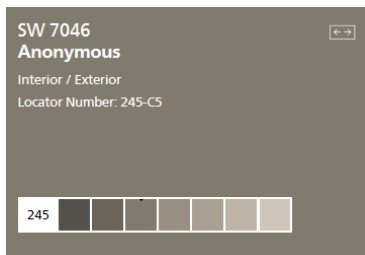
Ocean Oak Sign Alteration Narrative

This is an existing, double sided Main ID sign that had been previously approved by the DRB. The scope of work is a simple repainting of the background and logo. The existing copy is SW 7046 Anonymous Gray and will remain as is. The proposed background color is SW 236 C7 Peppercorn to approximate the base color of the parking garage buildings. The logo portion proposed would be painted SW 9149 Inky Blue to approximate the corporate logo color. The bottom panels would be repainted as above except that there is no logo element.

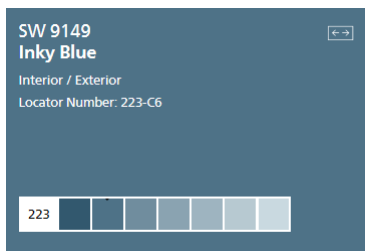
Proposed New Background Color



Existing Text Color (Not to Change)



Proposed Logo Color



Existing Sign



Proposed Sign



Hilton Grand Vacation Club
OCEAN OAK RESORT

41 South Forest Beach Drive

CAROLINA BEACH CLUB
39 South Forest Beach Drive

DESIGN TEAM/DRB COMMENT SHEET SIGNS

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

PROJECT NAME: Ocean Oak Sign Alteration

DRB#: DRB-1976-2019

DATE: September 27, 2019

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS: The logo color is not changed.

DESIGN REVIEW

RENDERING – COLORS

REQUIRED INFORMATION & DESIGN STANDARDS	Yes	No	N/A	Comments & Questions
Colors reflect/complement the colors on the building walls, trim, etc.		X		The logo color is not a color used for any other architectural features on the site.



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: 9-24-19
 Accepted by: _____
 DRB #: 1949-19
 Meeting Date: _____

Applicant/Agent Name: Pamela Woods Company: Restore Cryotherapy
 Mailing Address: 30 Capital Dr. City: Hilton Head Island State: SC Zip: 29926
 Telephone: 843-681-3513 Fax: 843-681-5521 E-mail: info@hiltonheadsigs.com
 Project Name: Restore Cryotherapy Project Address: 11 Marina Side Dr.
 Parcel Number [PIN]: R520012000 00 16
 Zoning District: _____ Overlay District(s): _____

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

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

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

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:
Concept Approval – Proposed Development

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

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

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

Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

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

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

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

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

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



SIGNATURE

9-23-19

DATE

Mid Island Associates LLC
11 Marina Side Drive
Hilton Head Island, SC 29928-3390

Dan Lieberman
Revitalize HHI, LLC
52 Sandfiddler Road
Hilton Head Island, SC 29928

August 21, 2019

Dear Dan:

As the managing partner for Mid Island Associates I would like to give my permission for you to be the towns contact for permitting of the new kiosk sign on 11 Marina Side Drive, Hilton Head Island, SC.

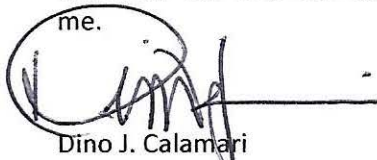
This kiosk is to advertise 3 businesses:

Phipps Family Law, PA

JAI HHI, LLC

Revitalize HHI, LLC.

This letter can be presented to the town for my permission. If they have any questions they can contact me.

A handwritten signature in black ink, appearing to read "Dino J. Calamari", is written over a circular stamp. The signature is stylized and extends to the right.

Dino J. Calamari
Managing Partner
Mid Island Associates
843-681-4133 ext 227

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Super Duty 9" High Bronze LED Spot Light - Style # 2W570

3 Reviews | 2 Questions, 2 Answers

^ MORE OPTIONS



SALE

\$49.95

~~\$59.99~~ | Save \$10.00 | Comparable Value \$119.99 | Ends 9/30/19

FREE SHIPPING* | [Low Price Guarantee](#)

SHIPS TODAY! (orders by 5 PM Eastern)

1

ADD TO CART

♡ SAVE

This Super Duty LED outdoor spotlight saves energy and eliminates the need to regularly change bulbs.

MORE DETAILS >



CHAT

VIEW IN YOUR ROOM

MORE YOU MAY LIKE



\$39.95



\$49.95



\$49.95



\$39.95



\$49.95

PRODUCT DETAILS

For use with low voltage landscape lighting systems, this outdoor wall spot light uses energy-saving LEDs. The aluminum metal housing in a warm bronze finish is constructed to stand up to the elements. Tempered glass protects the light modules that produce a warm color temperature light.



[Shop all Super Duty](#)

- 9" high x 2 3/4" wide.
- Three 1-watt LEDs are built-in: 3000K warm color temperature, 330 lumens, comparable to a 35 watt incandescent bulb.
- Outdoor LED spotlight for low voltage landscape lighting systems.
- From the Super Duty™ line of LED lighting.
- Cast aluminum construction, bronze finish.
- Tempered glass lens.
- 44-degree beam spread.
- Includes ground stake.

RELATED VIDEOS



Landscape Lighting Buying Guide



LED Buying Guide



Top Outdoor Lighting Trends



Contemporary Style Tips and Ideas



Mid Century Modern Style Tips and Ideas

RELATED ITEMS



John Timberland 45 Watt Landscape Transformer with Photocell **\$39.99**



Bag of 20 Gel-Filled Low Voltage Wire Connectors **\$14.99**



Bronze LED Spot and Flood Light Complete Landscape Kit **\$434.27**



Super Duty Bronze 6-Piece LED Landscape Lighting Set **\$274.29**



Large Mushroom 18" High Bronze Low Voltage LED Path Light **\$29.95**

ASK A QUESTION:



COMPANY NAME

SIGN TYPE

MAIN ID

MATERIAL

STUCCO & EXTIRA

OVERALL DIMENSIONS

96" x 119"

DEPTH

3/8"

LIGHTS

LED 3 WATT 3000K
SEE ATTACHED SPEC

BORDER/INSET

TEXTURE

STUCCO

2 NEW SIGN FACES

ADDRESS
3/4" CUT OUT
LETTERS
ADDRESS COPY COLOR
SW 6517 REGATTA

RESTORE PANEL
SW 6517 REGATTA
RESTORE LOGO COPY
SW 2221 GAZEBO WHITE
(MATCH STUCCO)
TENANT PANELS
SW 6517 REGATTA
TENANT COPY
SW 2221 GAZEBO WHITE

HILTON HEAD SIGNS
30 Capital Dr. HHI 29926
(843)681-3513



11 MARINA SIDE DR
restore
HYPER WELLNESS & CROUROTHERAPY
PHIPPS FAMILY LAW, P.A.
HEAL. IIII





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**DESIGN TEAM/DRB COMMENT SHEET
SIGNS**

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

PROJECT NAME: 11 Marina Side Drive Freestanding Sign

DRB#: DRB-1977-2019

DATE: September 27, 2019

RECOMMENDATION: Approval Approval with Conditions Denial