

Town of Hilton Head Island Regular Design Review Board Meeting

February 26, 2019 – 1:15 p.m. Benjamin M. Racusin Council Chambers AGENDA

As a courtesy to others please turn off/silence all electronic devices during the meeting.

- 1. Call to Order
- 2. Roll Call
- 3. Freedom of Information Act Compliance

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

- 4. Approval of Agenda
- **5. Approval of Minutes** Meeting of February 12, 2019
- 6. New Business
 - A. Alteration/Addition
 - Fern Iams Amish Style Restaurant, DRB-000289-2019
 - Summer House, DRB-000354-2019
- 7. Appearance by Citizens
- 8. Staff Report
- 9. Adjournment

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

Town of Hilton Head Island Minutes of the Design Review Board Meeting February 12, 2019 at 1:15 p.m. Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy

Foss, Kyle Theodore

Board Members Excused: Debbie Remke, Brian Witmer

Town Council Present: None

Town Staff Present: Chris Darnell, Urban Designer; Brian Hulbert, Staff Attorney; Shari Mendrick, Floodplain Administrator; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called the meeting to order at 1:15 p.m.

2. Roll Call – See as noted above.

3. Freedom of Information Act Compliance

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

4. Approval of the Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – Meeting of January 8, 2019

Ms. Theodore moved to approve the minutes of the January 8, 2019 meeting. Vice Chairman Gentemann seconded. The motion passed with a vote of 3-0-1. Chairman Strecker abstained as he was not present at the subject meeting.

6. New Business

A. Alteration/Addition

• Oceanview, DRB-000001-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the application.

Chairman Strecker asked the Board for comments. The Board indicated that besides seeking retroactive approval, the painted porte cochere at the main entrance is acceptable.

Vice Chairman Gentemann made a motion to approve DRB-000001-2019 as submitted. Ms. Theodore seconded. The motion passed with a vote of 4-0-0.

• Summer House, DRB-000153-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends denial as submitted. Mr. Darnell indicated Staff is in receipt of two emails regarding the project. One from a property owner regarding concerns for the color selections and approval from the Summer House Board. The second email is from the Board President indicating approval.

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

Chairman Strecker asked the Board for comments. The Board made comments and inquiries regarding the proposed colors and their locations. Siding Color A is proposed for the garage siding. The stucco on the residential buildings will be removed and replaced. The stucco on the garages may or may not be removed. If the stucco is not removed on the garages then it will be refinished the same color. The Board agreed that four different siding colors is too many. Siding Color A is appropriate. The Board expressed concerns with Siding Colors B, C, and D. Siding Color B is too close to red, should be softened, and not appear pastel. Siding Color C is too green and does not have the right undertone. Siding Color D should be eliminated. All siding colors should have the same undertone. If shades of A, B and C are pursued then a Charleston Green undertone is preferred. One member of the Board asked that the door color be subdued. The Board indicated that more information and clarification is needed. The Board and the applicant discussed the applicant providing: an updated site plan to understand the relationship of the buildings and the proposed colors; color elevations of the front and a side, understanding that the front and back will be the same, as will both sides; three separate boards identifying each of the three color combinations and all elements; paint a piece of hardiplank with the actual colors and show the trim color next to it. The Board indicated the applicant can submit more than one color option and specify their preferred option. The Board asked the applicant to specify in the next submittal whether the gutters and downspouts will remain the same or be painted.

The application was withdrawn at the applicant's request.

• Sharky's, DRB-000166-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Per the email from the applicant, the proposed color has been changed to Medium Bronze. Based on this color change, Staff recommends approval with the following conditions:

- 1. The replacement roof is standing seam metal.
- 2. The color is Medium Bronze, per the revised application.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant was not in attendance.

Chairman Strecker asked the Board for comments. The Board asked if the standing seam metal is to replace the mansard shingles and what would happen to the flat roof. The applicant's narrative indicates replacement of the wood shake shingles which are only on the mansard roof. The Board expressed wanting to see how the standing seam metal mansard interfaces with the flat roof. The Board generally agreed this would be an improvement. The Board pointed out this improvement would exacerbate the siding that needs to be painted and recommended that be pursued.

Ms. Theodore made a motion to approve DRB-000166-2019 with the following conditions:

- 1. The roof material shall be standing seam metal.
- 2. The color shall be Medium Bronze.
- 3. The Board suggested the owner pursue painting the siding and trim. Please note this is a suggestion, not a requirement.

Ms. Foss seconded. The motion passed with a vote of 4-0-0.

New York City Pizza, DRB-000178-2019

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

- 1. Plans shall be revised to specify the color of the aluminum hand rail.
- 2. Plans shall specify all electrical wiring for lighting, ceilings fans, etc. shall be concealed in architectural elements.

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

Chairman Strecker asked the Board for comments. The Board asked the applicant to explain the previous approval and the new proposal. The Board made additional inquiries and comments regarding: the colors will match what was previously approved; the color of the hand rail will need to be specified; the new enclosure at the stairs will be a straight stucco wall; the new entry include stucco and storefront which will match; the windows are wood framed and the end ones will remain; the upstairs portion boxed in stucco will match the rest of the building stucco; the light fixture will be dark bronze; and the light lumens need to be specified. The Board complimented the project.

Vice Chairman Gentemann made a motion to approve DRB-000178-2019 with the following conditions:

- 1. Plans shall be revised to specify the color of the aluminum hand rail, which has been identified as a dark bronze to match the storefront.
- 2. Plans shall specify all electrical wiring for lighting, ceilings fans, etc. shall be concealed within the architectural elements.
- 3. The storefront, stucco, trim, colors, materials and associated items are to match as previously approved on November 8, 2016 by the DRB.
- 4. Submit cut sheet for light fixture for staff review and approval.

Ms. Theodore seconded. The motion passed with a vote of 4-0-0.

• Hargray Building, DRB-000192-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Mr. Darnell noted that all signage is approved under a separate permit and approval of this submittal would not include a sign on the façade. With that said, Staff recommends approval.

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

Chairman Strecker asked the Board for comments. The Board asked whether the lighting mentioned in the narrative is different from the previous submittal. Removal of the center portico would result in a reduction of three lights, otherwise the lighting remains the same. The Board asked about the premanufactured canopy to replace the previously approved Kalwall system. The canopy will be a premanufactured aluminum in bronze color to match the storefront. The Board complimented the proposed changes to the project.

Vice Chairman Gentemann made a motion to approve DRB-000192-2019 as submitted. Ms. Foss seconded. The motion passed with a vote of 4-0-0.

7. Appearance by Citizens – None

8. Staff Report

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

The Board asked Staff to look into the hand railing at Crazy Crab on William Hilton Parkway. The top of it appears to be white.

9. Adjournment

The meeting was adjourned at 2:34 p.m.
Submitted by: Teresa Haley, Secretary
Approved:

Dale Strecker, Chairman



Town of Hilton Head Island

Community Development Department

One Town Center Court Hilton Head Island, SC 29928

Phone: 843-341-4757 Fax: 843-842-8908

www.hiltonheadislandsc.gov

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

Mailing Address: 11 JONES AVE. City: TYBEE TSIANI	
CORRIDOR REVIEW, MAJOR DESIGN REVIEW BOARD (DRB) SUBMITTAL REQ	UIREMENTS
Digital Submissions may be accepted via e-mail by calling 843-341-4757.	
Project Category: Concept Approval – Proposed Development Final Approval – Proposed Development Sign	ion/Addition
Submittal Requirements for All projects:	
Private Architectural Review Board (ARB) Notice of Action (if applicable): White jurisdiction of an ARB, the applicant shall submit such ARB's written notice of 2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement applicant.	action per LMO Section 16-
Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Propo	
Additional Submittal Requirements: Concept Approval – Proposed Development A survey (1"=30' minimum scale) of property lines, existing topography and the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of be beaches. A site analysis study to include specimen trees, access, significant topography, we views, orientation and other site features that may influence design. A draft written narrative describing the design intent of the project, its goals and reflects the site analysis results. Context photographs of neighboring uses and architectural styles. Conceptual site plan (to scale) showing proposed location of new structures, par Conceptual sketches of primary exterior elevations showing architectural characteristics.	wetlands, buffers, setbacks, d objectives and how it rking areas 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.	THE REAL PROPERTY AND THE PROPERTY OF THE PROP
]
Additional Submittal Requirements: Signs	
Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.	İ
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. \square YES \square NO	
To the best of my knowledge, the information on this application and all additional documentation is trufactual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilt Head Island. I understand that such conditions shall apply to the subject property only and are a right obligation transferable by sale.	or
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.	ies
250m2 Craner 1-8-19	
SIGNATURE	



(V) 912-786-7945 (F) 912-786-7943 DIVERSIFIEDDESIGNS.NET

November 7, 2018

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 store building located there (1,218 sq.ft.), and we are proposing a new addition (3,663 sq.ft). The finished product will be an intimately scaled, open planned structure with inviting large doors leading to a 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. The restaurant will have ceiling fans in the main dining room and on the screened porch. The porch will also have retractable plastic drop covers over the screen for protection from the weather. The porch will also have Air Conditioning and heating units on the porch. The restaurant will not be a late night or bar style restaurant. The food served there will only be fabulous Amish style Cooking. The structure will have an outside "TO GO WINDOW" with cover. 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, Savanah 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.

The proposed building is a one story, small scaled building that has an inviting front porch on its main façade with a large walkway to the front entrance recessed on the front façade. Once inside the building there is a central fireplace that breaks the open dining area up that will create warmth and comfort in colder months. We believe this facility will bring a comfortable, tasty dining experience to town of Hilton Head.

Site Data:

Owner: Gilleland Family Limited Partnership Ned E	. Gilleland, Sr.
Maintenance Responsibility: Owner	
Dedicated Improvements: 3663 sq. ft. added to existing building of 1218 sq. ft building of 4,881 sq. ft.	t. for a resulting
Proposed Use: Amish style cooking family restauran	t
Number of Buildings	1
Square Footage 4,881 Square Footage of e	ach use 4,881
Number of Stories for each Building	1

(800) 375-3410

Available Now





Are you a Pro?

My Account

Orders & Returns

Contact Us

Help



Cart - 0 items

What are you shopping for?

Search

















Bathroom Lights

Pendant Lights

Wall Lights

Ceiling Lights

Ceiling Fans

Outdoor Lighting

Special Financing Available**

Free Ground Shipping*

No Restocking Fees

Are you a PRO? Enroll Now!

> Brands > Maxim Lighting > Energy Efficient and Energy Star > Maxim 57710

Item # bci3070194







Chat with an E...

Bulb Included: Yes

Watts Per Bulb: 10 watts

Fixture A

Yes

Included

Wattage. 10 watts

Voltage: 120 volts

• Color Temperature: 3000K

Additional Maxim Links

· View the Manufacturer Warranty

Maxim Wafer Collection

This product is listed under the following manufacturer number(s):

Maxim 57710WTBZ Bronze

Maxim 57710WTSN Satin Nickel

Maxim 57710WTWT White

Characteristics and **Features**

?

?

Bulb Base

Integrated LED

Bulb Type

LED

Color

3000K

Temperature

Dimmable

? Yes

Energy

Yes

Efficient

Light

Down Lighting

Direction

Material

View Moreinum,

Synthetic

Related Maxim Categories

New Releases by Maxim Maxim Indoor Lighting Maxim Outdoor Lighting Maxim Lighting Parts & Accessories Maxim Bathroom Lighting Maxim Ceiling Fixtures Maxim Chandeliers

DON'T MISS A DEAL! Sign Up For Email SAVINGS Enter Email Address

Sign Me Up

Privacy Policy

My Account

Customer Care

Helpful Links

About

Build.com Policies

My Account

Live Chat

Special Pricing

About Us

Security & Privacy

Login/Register

Contact Us

Shipping Policy

Nonstock Items

Careers

Terms of Use

My Cart

Returns

Site Map

My Order History

Find Us On:

Follow Us:



474 In Stock

Fixture A

□ Compare

9 16

Buy Now, Take 12 Months to Pay On orders of \$1,000 or more

With the Build.com Credit Card

Apply Now

Customers Also Viewed

(0)

Volume Lighting V1015

Nuvo Lighting S9326 (0) **Progress Lighting** P7253-LED (1)

Progress Lighting P8240-LED (0) **Progress Lighting** P350022 (0) **Progress Lighting** P350039

(0)

Starting at \$27.08

Starting at \$41.99

Starting at \$82.53

Starting at \$30.72

Starting at \$54.20

Starting at \$86.80

Overview

Reviews

Product Q&A 1

Product Overview

Features

- · Low profile recessed light
- Edge lighting feature provides even light distribution
- · Extended LED life through even heat dissipation
- · Constructed of aluminum and polycarbonate
- · Comes with a white glass shade
- · Includes 10 watt Integrated LED lighting
- Capable of being dimmed
- · Rated for wet locations

Dimensions

- Height: 1-1/2"
- Width: 5"
- Depth: 5"
- · Product Weight: 1.0 lbs

Electrical Specifications

- · Bulb Base: Integrated LED
- Number of Bulbs: 1

Manufacturer Resources

Specification Sheet

Dimensions and Measurements

Depth

5 in.

Diameter

5 in.

Height

1.5 in.

Product

1 lbs.

5 in.

Weight

Width

Included Components

(800) 375-3410

Available Now

Live ChatLive Chat

Are you a Pro?

My Account

Orders & Returns

Contact Us



Cart - 0 items



Search

















Bathroom Lights

Chandeliers

Pendant Lights

Wall Lights

Ceiling Lights

Ceiling Fans

Lamps

Outdoor Lighting

Special Financing Available**

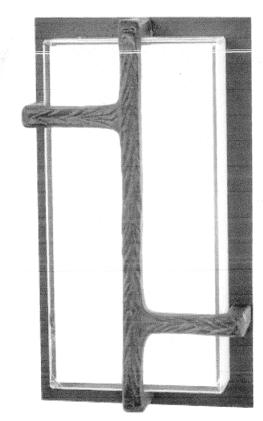
Free Ground Shipping*

No Restocking Fees

Are you a PRO? Enroll Now!

> Brands > Kovacs > All Kovacs Lighting > Kovacs P1340-039-L

Item # bci3378718





Chat with an E...

Customers Also Viewed

Craftmade Z395

(6) Starting at \$48.00 Quorum

Starting at \$111.00

International 760

Quorum International 761 (3)

Starting at \$137.00

Kichler 49496 (0)

Starting at \$218.00

Progress Lighting

Starting at \$195.12

(3)

Craftmade Z2524-

LED

(1)

Starting at \$216.00

Fixture B

Overview

Reviews

Product Q&A

Product Overview

The **Sirato LED collection by George Kovacs** is composed of branch-like forged metal embracing pristine mitered white glass that creates a striking balance with our expanded Sirato collection.

Features

- · Design style for interior or exterior applications
- · Comes with mitered glass shade
- Integrated LED lighting
- ETL Rated for Wet Locations
- ADA compliant
- · Covered under a manufacturer 1 year warranty

Dimensions

Height: 16"

Width: 8"

Extension: 3-1/2"

· Product Weight: 6.8 lbs

Electrical Specifications

· Bulb Base: Integrated LED

Number of Bulbs: 1

Bulb Included: Yes

Lumens: 2064

Wattage: 22 watts

Color Temperature: 3000K

Average Hours: 30,000

Additional Kovacs Links

- · View the Manufacturer Warranty
- · Browse All Kovacs Products
- Kovacs Sirato Collection

This product is listed under the following manufacturer number(s):

Manufacturer Resources

Specification Sheet

Dimensions and Measurements

Average

Extension

? 30000 Hours

Hours

? 3.5 in.

Height

? 16 in.

Product

? 6.82 lbs.

Weight

Width

2 8 in.

Included Components

Bulb

) V

Included

Yes

Characteristics and Features

?

Bulb Base

? Integrated LED

Bulb Type

LED

Color

3000K

Temperature

Chat with an E...

Energy

nergy

(800) 375-3410

Available Now



Are you a Pro?

My Account

Orders & Returns

Contact Us

Help



Cart - 0 items

What are you shopping for?

Search

















Bathroom Lights

Pendant Lights

Wall Lights

Ceiling Lights

Ceiling Fans

Outdoor Lighting

Special Financing Available**

Free Ground Shipping*

No Restocking Fees

Are you a PRO? Enroll Now!

> Brands > Progress Lighting > Ceiling Fans > Progress Lighting Vast 72

Item # bci3217459









98

Buy Now, Take 12 Months to Pay On orders of \$1,000 or more

With the Build.com Credit Card

Apply Now

Customers Also Viewed

Craftmade Contemporary

Flushmount

MinkaAire Java

(16)

Starting at \$265.95

Craftmade MND726

Starting at \$518.00

(4)

MinkaAire Roto

(17)

Starting at \$189.95

Monte Carlo Discus

Monte Carlo Discus

11

(22)

(16)

Starting at \$195.00

(15)

Starting at \$130.00

Starting at \$189.00

Overview

Reviews

Product Q&A

Product Overview

Beautiful and expansive in design, the 72" Vast ceiling fan is ideal for use in large areas and outdoor covered areas for maximum cooling. A white opal shade complements the various finishes. Featuring an energy efficient DC motor with 18W light source, Vast is dimmable and offers a 3000K-color temperature. Damp location listed for covered outdoor areas, a full function remote control with batteries is included.

Features

- · Brushed Nickel finish features Brushed Nickel blades
- · Antique Bronze finish features Antique Bronze blades
- · White finish features White blades
- Includes 4.5" Downrod (add to cart to see additional downrods)
- Includes frosted glass shade
- Remote control included
- Integrated 18 watt LED lighting
- · Capable of being dimmed
- · Uses a standard DC motor
- · UL rated for damp locations
- · Meets California Title 24 energy standards

Dimensions

· Height: 16-3/4"

Manufacturer Resources

Energy Guide

Specification Sheet for White

Specification Sheet for Brushed

Nickel

Specification Sheet for Antique

Bronze

Dimensions and Measurements

Blade Span

72 in.

CFM (High)

7982

Diameter

72 in.

Downrod

Chat with an E...

Size(s)

Width: 72"

• Diameter: 72"

Fixture C

Product Weight: 23.5 lbs

· Wire Length: 80"

Blade Specifications

· Number of Blades: 8

· Blade Span: 72"

Blades Included: Yes

· Reversible Blades: No

Fan Blade Material: Aluminum

Motor Specifications

• Speeds: 6

• CFM high: 7982 (cubic feet per minute)

· Reversible Motor: Yes

Electrical Specifications

• Bulb Base: Integrated LED

· Light Kit Included: Yes

· Number of Bulbs: 1

Buib included: Yes

Lumens: 1400

Watts Per Bulb: 18 watts

Wattage: 46 watts

Voltage: 120 volts

• Color Temperature: 3000K

• Color Rendering Index: 90CRI

Additional Progress Lighting Links

· View the Manufacturer Warranty

· Browse All Progress Lighting Products

· Progress Lighting Vast Collection

This product is listed under the following manufacturer number(s):

Progress Lighting P2550-2030K
 Antique Bronze

Progress Lighting P2550-0930K

Brushed Nickel

Progress Lighting P2550-3030K

White

Height ? 16.75 in.

Product

? 23.5 lbs.

Weight

Width ? 72 in.

Wire Length ?

Included Components

80 in.

Blades Included

?

Bulb

Included

Yes

Yes

Controller

Yes

?

Included

Downrod(s)

? Y

Yes

Included

Light Kit

' Yes

Included

Characteristics and

Features

Blade Finish

Bronze, Nickel,

White

Bulb Base

? Integrated LED

Color

? 3000K

Temperature

, 0000

Control Type

Remote

Dimmable

? Yes

Energy

Efficient

? Yes

Fan Blade

? Ali

Chat with an E...

Material

 $https://www.lightingdirect.com/progress-lighting-vast-72-vast-72-8-blade-integrated-led-indoor-outdoor-ceiling-fan-with-remote-control/p3217459?uid=\dots\\$































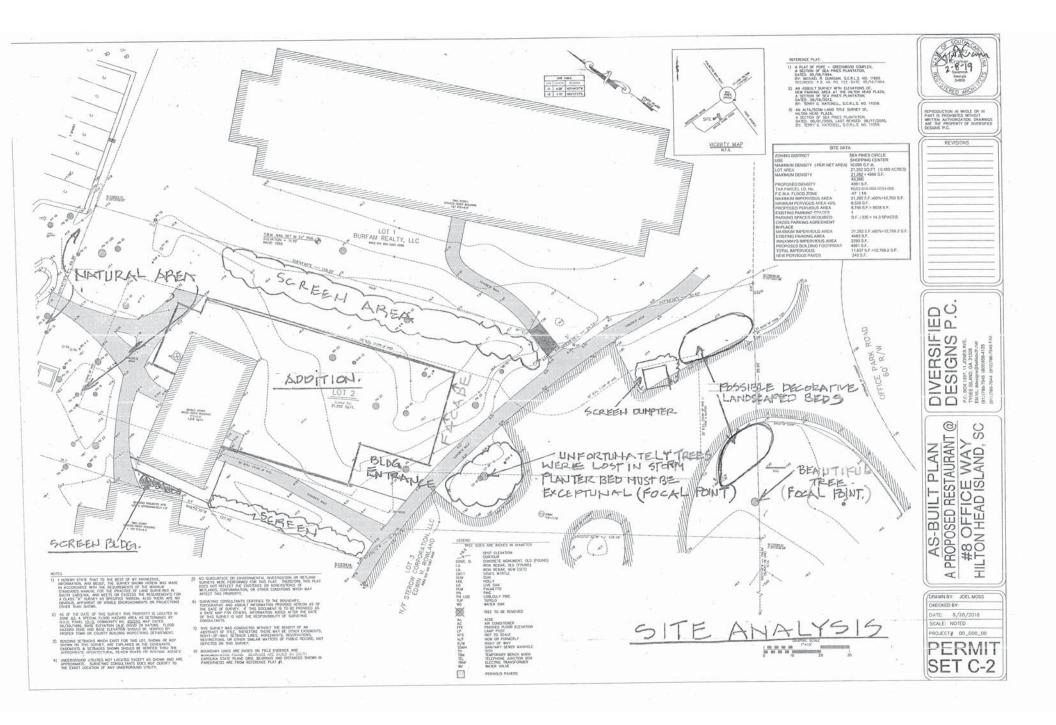














FERN IAMS AMISH STYLE RESTAURANT

SITE DATA

ZONING DISTRICT MAXIMUM DENSITY (PER NET AREA) 10,000 G.F.A. LOT AREA

MAXIMUM DENSITY

PROPOSED DENSITY TAX PARCEL I.D. No.

F.E.M.A. FLOOD ZONE MAXIMUM IMPERVIOUS AREA MINIMUM PERVIOUS AREA 40%

PROPOSED PERVIOUS AREA **EXISTING PARKING SPACES**

PARKING SPACES REQUIRED CROSS PARKING AGREEMENT

IN PLACE

MAXIMUM IMPERVIOUS AREA EXISTING PARKING AREA

WALKWAYS IMPERVIOUS AREA PROPOSED BUILDING FOOTPRINT

TOTAL IMPERVIOUS

NEW PERVIOUS PAVER

SEA PINES CIRCLE SHOPPING CENTER

21,282 SQ.FT. (0.489 ACRES)

21,282 = 4886 S.F. 43.560

4881 S.F.

R552-015-000-0354-0000

A7 (14)

21,282 S.F.x60%=12,769 S.F. 8.528 S.F.

8,749 S.F. > 8528 S.F.

S.F. / 335 = 14.3 SPACES

21.282 S.F.x60%=12.769.2 S.F.

4463 S.F. 2293 S.F. 4881 S.F.

11,637 S.F. <12,769.2 S.F.

248 S.F.

SHEET INDEX

CS ARCHITECTURAL COVER SHEET C-1 SITE PLAN C-2 AS-BUILT SITE PLAN A-1 FLOOR PLAN A-2 ELEVATIONS A-3 ELEVATIONS A-4 ROOF PLAN **COLOR BOARD** T-1 TREE PROTECTION PLAN

BUILDING CODES / DATA

2015 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS 120-3-3 NFPA101-2000 INTERNATIONAL FUEL GAS CODE 2015 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL ELECTRICAL BUILDING CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE CODES: NFPA 101-2012 ANSI A 117-1 STANDARD FOR ACCESSIBLE DESIGN



REVISIONS

0 ШЧ. ERSIFI IGNS I DIVE DESI

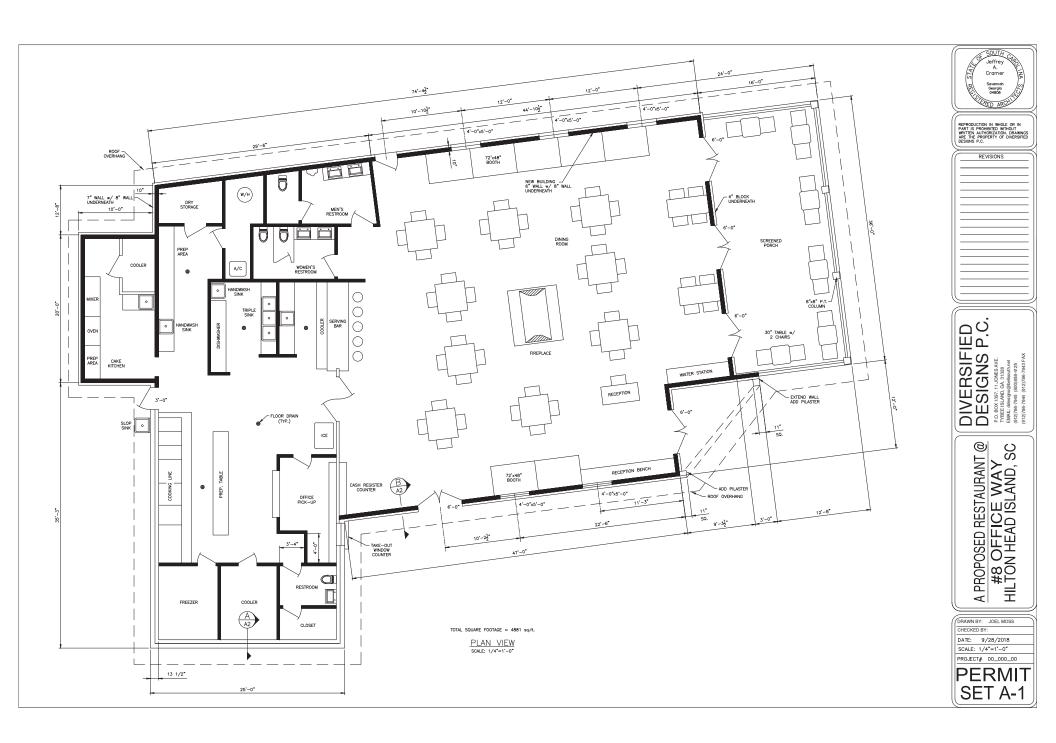
> @ A PROPOSED RESTAURANT @ #8 OFFICE WAY HILTON HEAD ISLAND, SC \tilde{S}

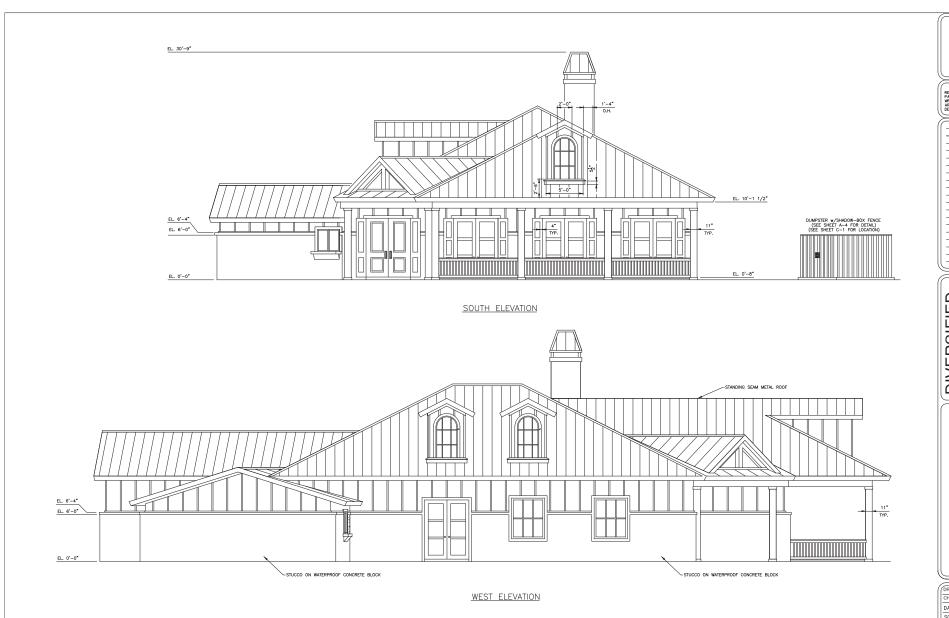
DRAWN BY: JOEL MOSS CHECKED BY

DATE: 9/28/2018 SCALE: NONE

PROJECT# 00_000_00

PERMIT







REPRODUCTION IN WHOLE OR IN PART IS PROHIBITED WITHOUT WHITEN AUTHORIZATION. DRAWINGS ARE THE PROPERTY OF DIVERSIFIED DESIGNS P.C.

REVISIONS

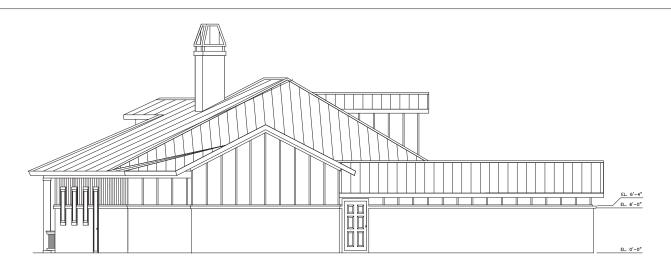
DIVERSIFIED
DESIGNS P.C.
PO BOX 1787 ILLOMES ME.
THEELE MAN OL 31728
EMAL CAST STAND INCOME.
FOR THE TOTAL STAND INCOME AND INCOME A

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

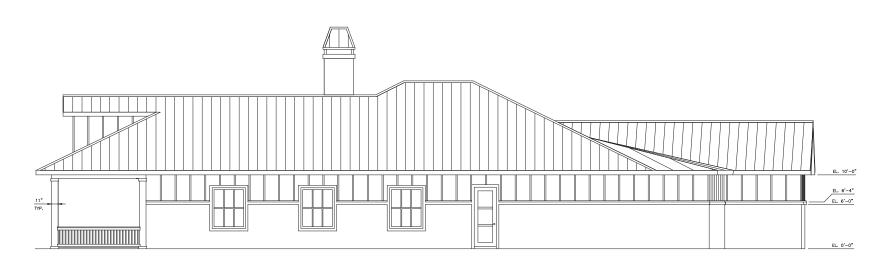
DRAWN BY: JOEL MOSS CHECKED BY:

DATE: 9/28/2018 SCALE: 1/4"=1'-0" PROJECT# 00_000_00

PERMIT SET A-2



NORTH ELEVATION



EAST ELEVATION



REPRODUCTION IN WHOLE OR IN PART IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION, DRAWINGS ARE THE PROPERTY OF DIVERSIFIED DESIGNS P.C.

ARE THE PROPERTY OF DIVERSITED DESIGNS P.C.

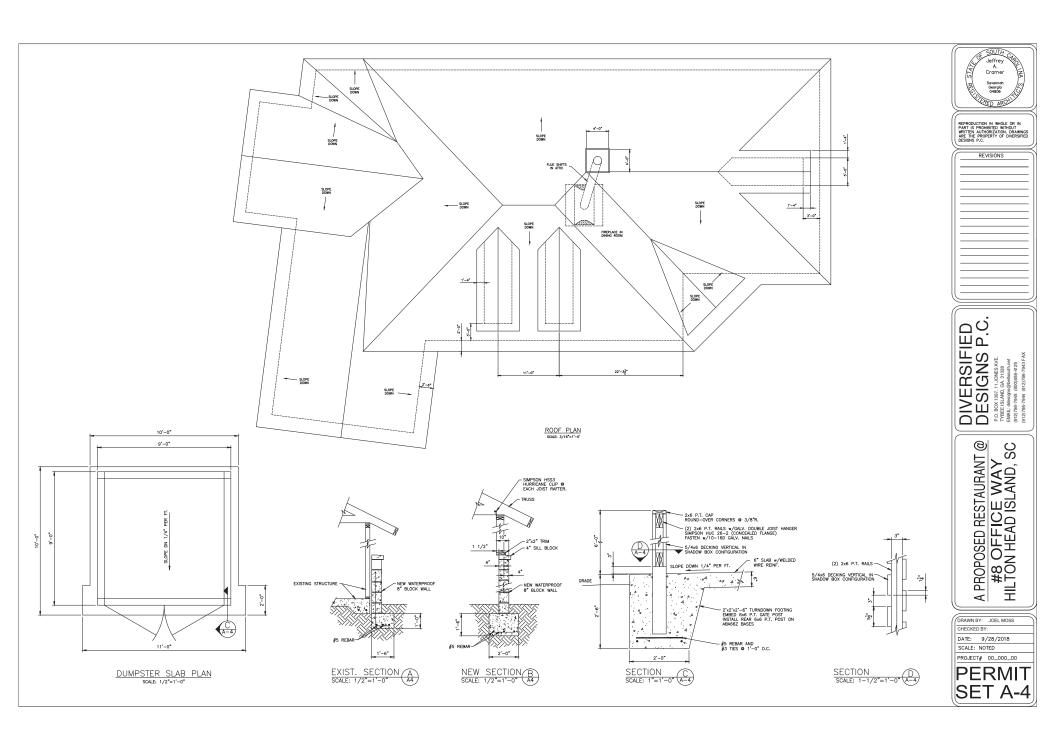
REVISIONS ...

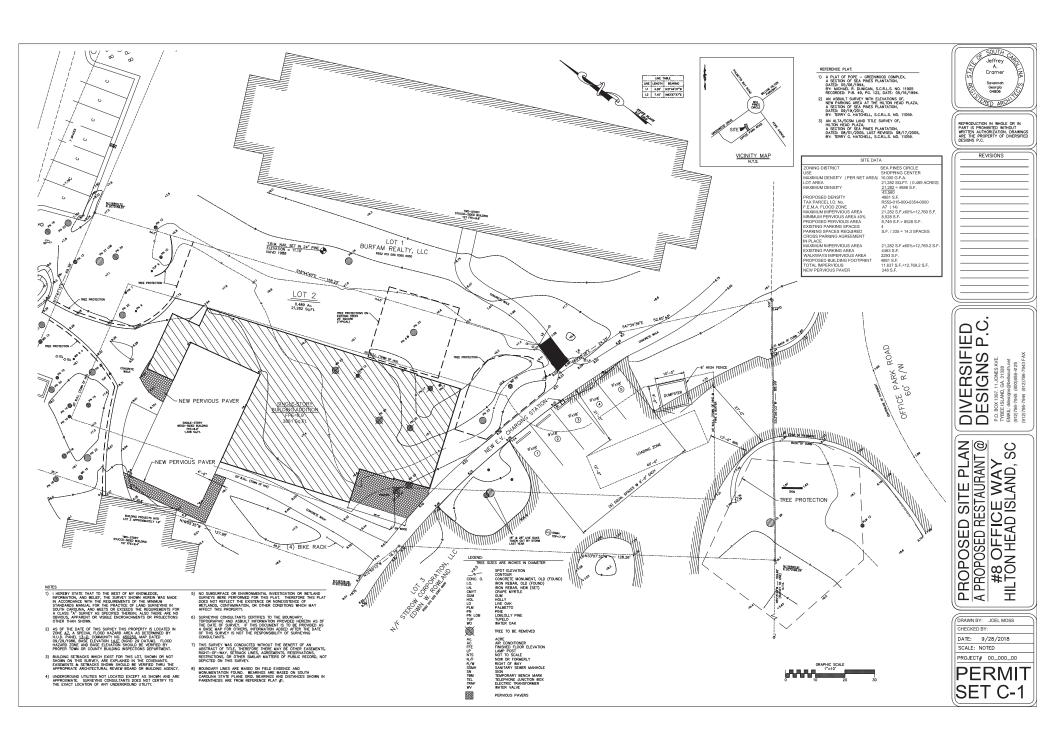
DIVERSIFIED
DESIGNS P.C.
PORTON TO LONGS WE
TO SEE CONTROL OF THE
A PROPOSED RESTAURANT @ #8 OFFICE WAY HILTON HEAD ISLAND, SC

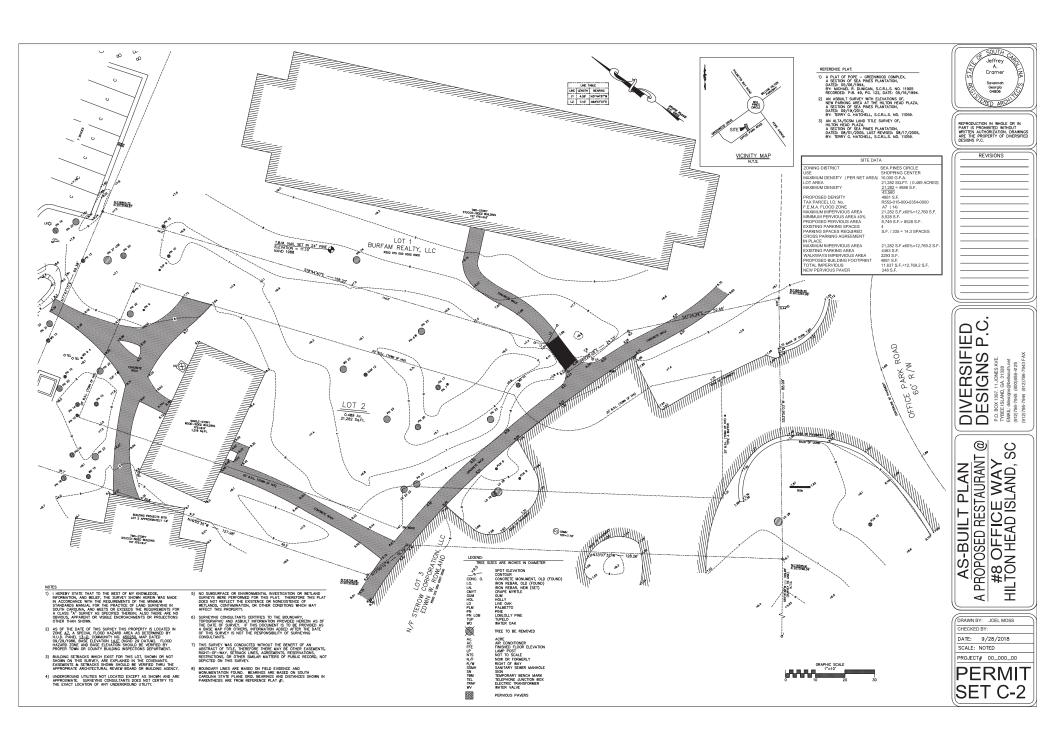
DRAWN BY: JOEL MOSS
CHECKED BY:
DATE: 9/28/2018

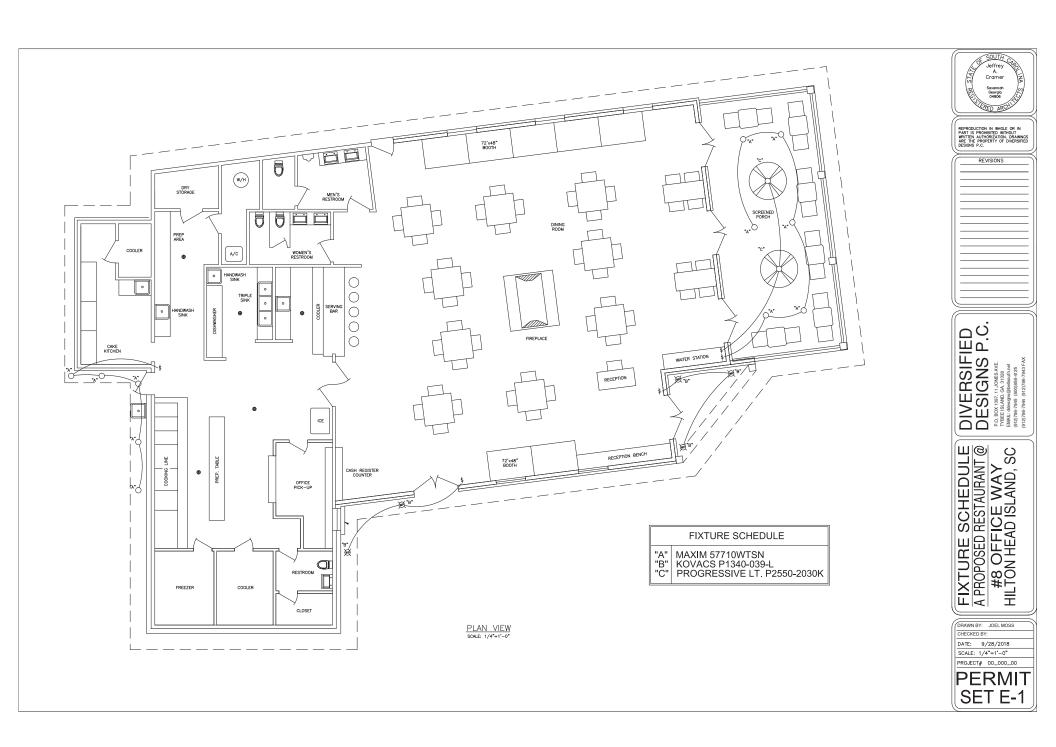
SCALE: 1/4"=1'-0"
PROJECT# 00_000_00

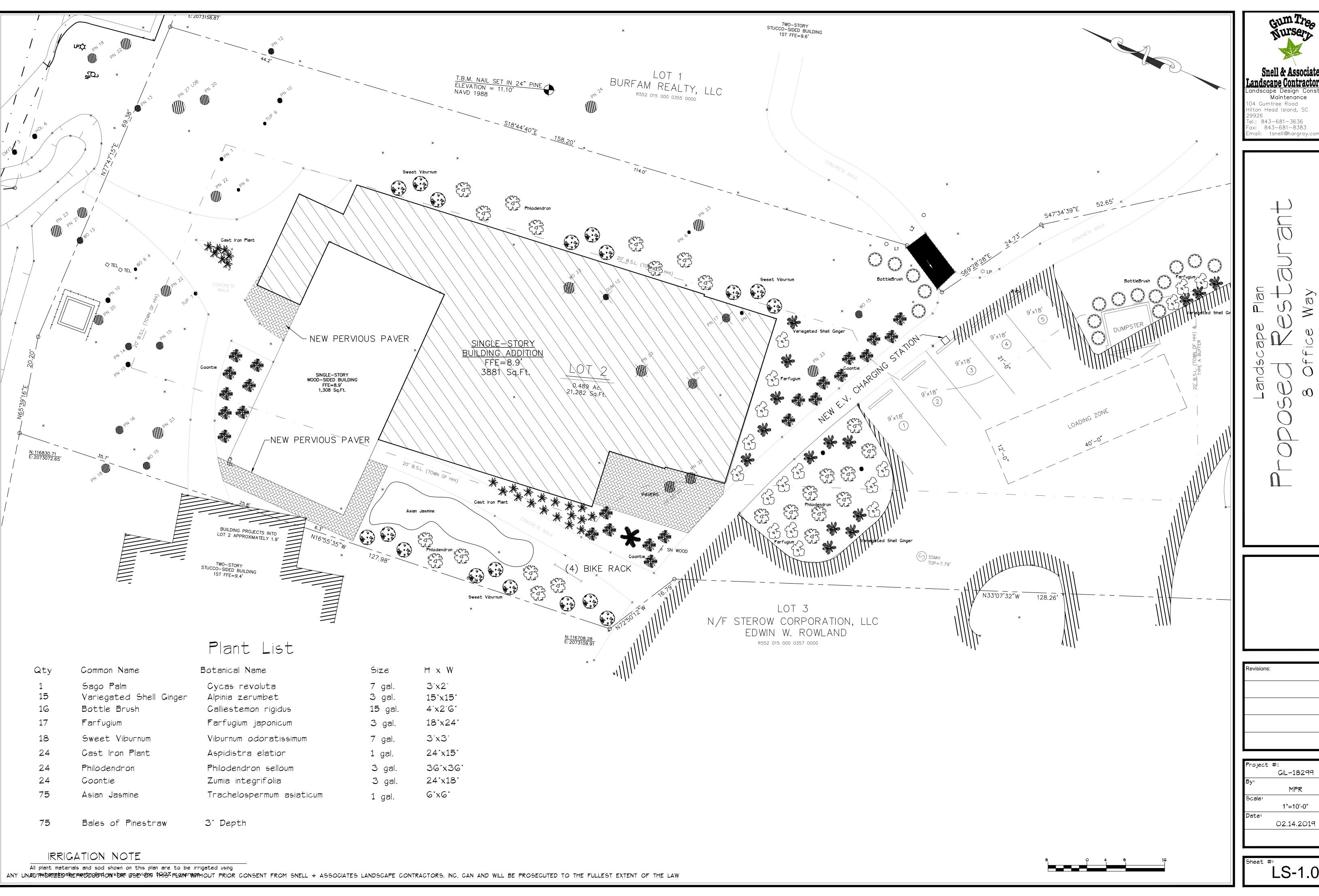
PERMIT SET A-3









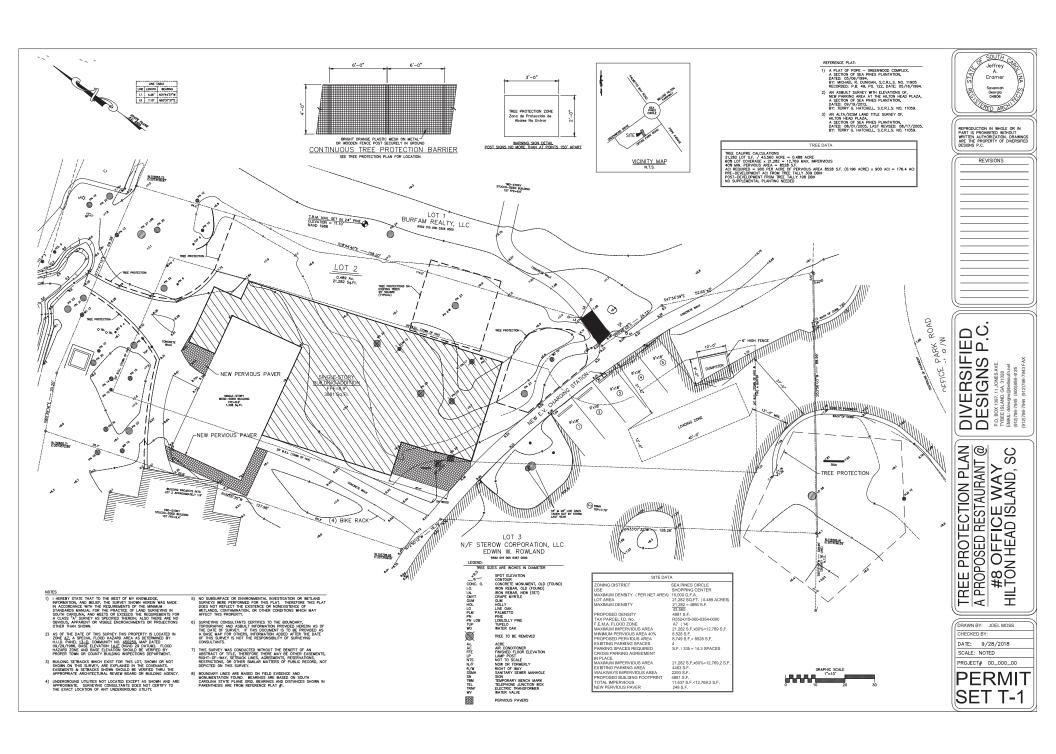


Gum Tree Nurser Snell & Associates Landscape Contractors Inc. Landscape Design Construction Maintenance

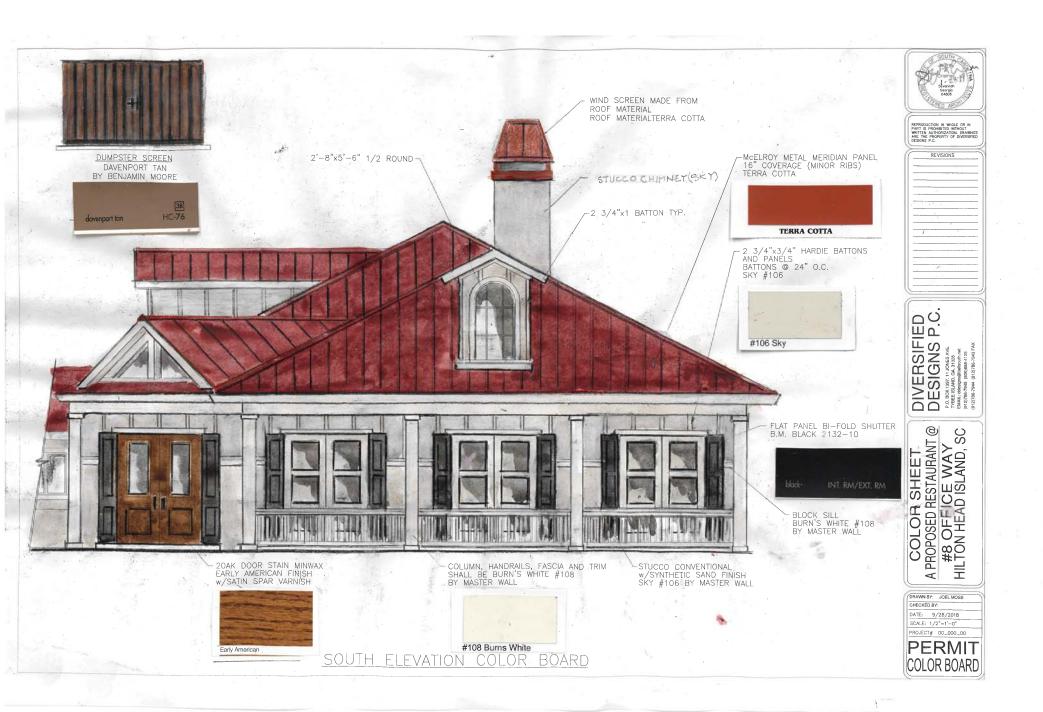
104 Gumtree Road Hilton Head Island, SC Tel.: 843-681-3636 Fax: 843-681-8383

Project #: GIL-18299 MPR 1"=10'-0" 02.14.2019

Sheet #: LS-1.0







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 Style	Restaurant		DRB#: DRI	3-000289-2019
DATE: February 14, 2019				
RECOMMENDATION: Approval				
APPLICATION MATERIAL				
DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Detail Illustrating Connection to Existing Structure				The buildings are connected in a way that results in irregular angles in the roofline.
ARCHITECTURAL DESIGN				
ARCHITECTURAL DESIGN DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
	_	No 🖂	Not Applicable	The structure does not relate to the surrounding buildings in color or form.
DESIGN GUIDE/LMO CRITERIA Structure is designed to be appropriate to the	Yes		Not Applicable	The structure does not relate to the surrounding buildings in color or form. There is no pathway connection associated with the door on the west side of the building. The existing and proposed walkways are not 5' wide.
DESIGN GUIDE/LMO CRITERIA Structure is designed to be appropriate to the neighborhood	Yes			The structure does not relate to the surrounding buildings in color or form. There is no pathway connection associated with the door on the west side of the building. The existing and
DESIGN GUIDE/LMO CRITERIA Structure is designed to be appropriate to the neighborhood Promotes pedestrian scale and circulation Design is unobtrusive and set into the natural	Yes			The structure does not relate to the surrounding buildings in color or form. There is no pathway connection associated with the door on the west side of the building. The existing and proposed walkways are not 5' wide. The design simply maximizes the building area and does not relate to the existing walkways. The colors

				residential look rather than commercial. These features do not relate to the architecture of the surrounding buildings.
Avoids monotonous planes or unrelieved repetition		\boxtimes		The addition is not appropriately scaled for the site.
Has a strong roof form with enough variety to provide visual interest				Roof design needs to be simplified.
Utilizes a variety of materials, textures and colors				Colors are high contrast.
Details are clean, simple and appropriate while avoiding excessive ornamentation		\boxtimes		Roof design needs to be simplified.
Utilities and equipment are concealed from view				Utility screening is not provided. A slop sink is shown outside of the rear of the building with no screening.
Decorative lighting is limited and low wattage and adds to the visual character		\boxtimes		No lighting fixtures are shown on the plans for the building or site.
Accessory elements are designed to coordinate with the primary structure		\boxtimes		The proposed addition to the existing building is irregular and results in odd roof angles.
LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
			MotApplicable	
Treats the Landscape as a major element of the project				
Provides Landscaping of a scope and size that is in proportion to the scale of the development				The number of proposed plants and the distribution of plants are not sufficient for the scale of the building.
Provides Landscaping of a scope and size that is in proportion to the scale of the development Preserves a variety of existing native trees and shrubs				
Provides Landscaping of a scope and size that is in proportion to the scale of the development Preserves a variety of existing native trees and shrubs Provides for a harmonious setting for the site's structures, parking areas or other construction				
Provides Landscaping of a scope and size that is in proportion to the scale of the development Preserves a variety of existing native trees and shrubs Provides for a harmonious setting for the site's structures, parking areas or other construction Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)				
Provides Landscaping of a scope and size that is in proportion to the scale of the development Preserves a variety of existing native trees and shrubs Provides for a harmonious setting for the site's structures, parking areas or other construction Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s) Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable elements of the project				There should be room between the building and walkway for a plant bed. Bottle Brush and Sweet Viburnum are not native. The balance of the planting seems foreign to this area.
Provides Landscaping of a scope and size that is in proportion to the scale of the development Preserves a variety of existing native trees and shrubs Provides for a harmonious setting for the site's structures, parking areas or other construction Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s) Shrubs are selected to complement the natural setting, provide visual interest and screen less desirable				There should be room between the building and walkway for a plant bed. Bottle Brush and Sweet Viburnum are not native. The

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		\boxtimes		

MISC COMMENTS/QUESTIONS
Need specifications for pavers.
Dumpster pad detail does not match site plan. Dumpster is in drive aisle.
Need detail/specifications for bike rack.
There is a door that opens to nothing on the west side of the building.
Need details on what the railings or columns will look like.
Need details for windows.
Need details for doors other than the front door.
Need details for gutters.
Mitigation trees are required (12 trees). These should be included in the planting plan.
The proposed building elevation is based on proposed FEMA maps not expected to be effective until Oct 2019. The building height must comply with all height
regulation / restriction in the LMO or building code at the time the building permit is issued.



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 OFFICE	AL USE ONLY
Date Received:	1125/19
Accepted by: S	ienef.
DRB#: 🔘 (5	3-20A
Meeting Date:	

Applicant/Agent Name: Sosph Highsmith Company: Highsmith Construction Inc. Mailing Address: 4 Cecutive Park Road City: Histon Read State: Sc Zip: 29928 Telephone: 613-785-2713 Fax: 613-785-2575 E-mail: inveate highsmith construction inc. Project Name: Summer House Condos Project Address: 380 March and Road Condos Parcel Number [PIN]: R510 011 000 0178 0000 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 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.

0153-2019

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 Hiltor Head Island. I understand that such conditions shall apply to the subject property only and are a right of obligation transferable by sale.
I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended. SIGNATURE DATE

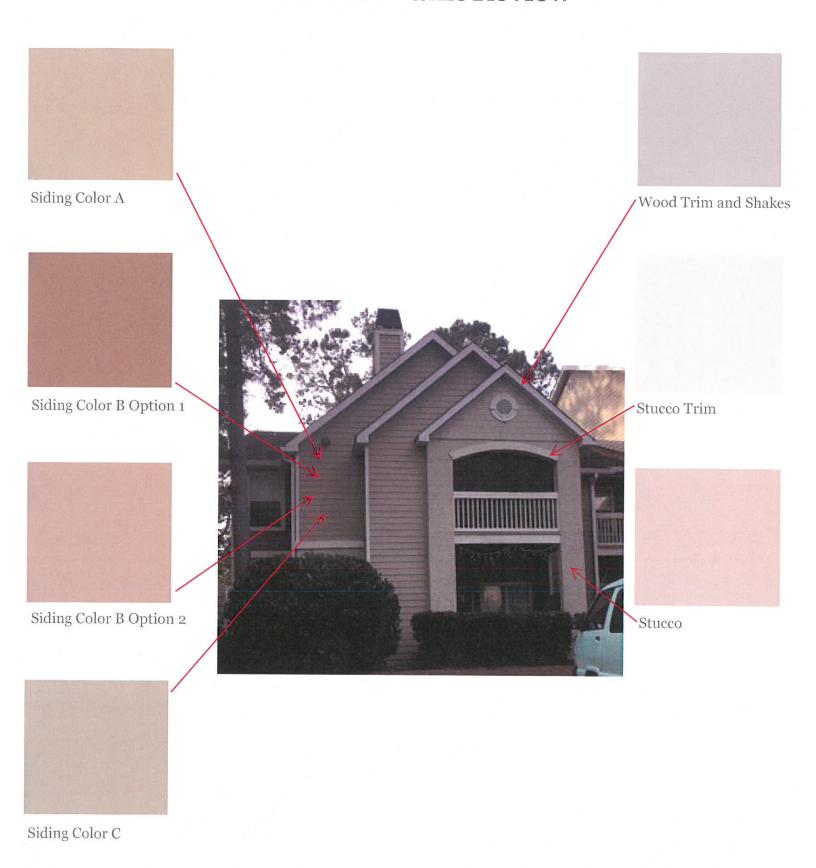


Summer House Condominium Renovation and Repairs

We have begun an 18-month project to correct various construction deficiencies at the Summer House Condominium complex located at 380 Marshland road. The project includes replacing the siding and stucco, reroofing the buildings and replacing all exterior windows and doors with impact rated units.

We are removing the shutters from the buildings and propose a change to the exterior siding and stucco colors. The project began with Building A and will move to Building B, then will continue around the complex one building at a time. The last structures to be completed are the garage units and clubhouse.

Summer House Exterior Paint Review



J. BANKS

Summer House Exterior Paint Review



Siding Color A SW 2822 Downing Sand



Roof Shingle CertainTeed Landmark Weatherwood



Stucco SW 7569 Stucco



Siding Color B Option 1 SW 2804 Renwick Rose Beige



Siding Color B Option 2 SW 7518 Beach House



Stucco Trim SW 0050 Classic Light Bu



Siding Color C SW 6163 Grassland



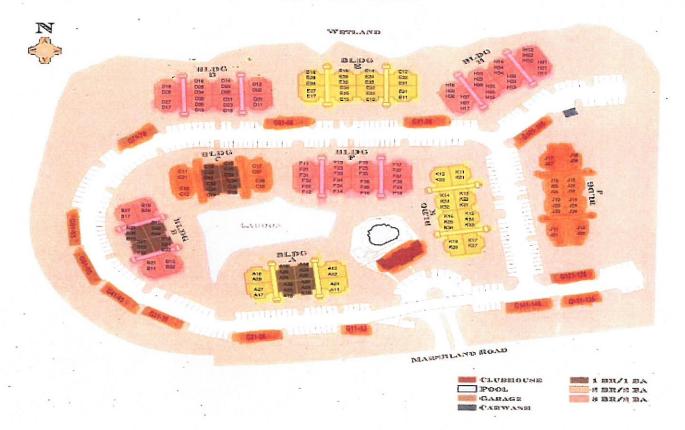
Wood Trim & Shakes SW 7015 Repose Gray

Summer House Exterior Paint Review





SITEPLAN





Siding Color A



Siding Color B Option 1



Siding Color B Option 2



Siding Color C



Roof Shingle W



Wood Trim



Stucco Trim



Stucco



Summer House Siding Color A

SW2822 Downing Sand







Stucco Trim



Stucco









Roof Shingle Wood Trim Stucco Trim Stucco

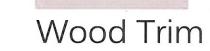


Summer House Siding Color B Option 2

SW7518 Beach House

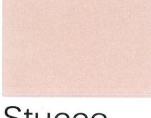


Roof Shingle









Stucco



































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:	Summer House- B	uilding Color Scheme Alteration	DRB#	#: DRB-000153-2019
DATE: February 18,	2019			
RECOMMENDATIC RECOMMENDED C	1 1	Approval with Conditions		Denial

MISC COMMENTS/QUESTIONS

Regarding specific colors presented, staff recommends SW 2822, Downing Sand, SW 7518, Beach House, and SW 6163 Grassland per the Design Guide page 16, "Colors shall not be used to cause the structure to stand out from others or its background."