



Town of Hilton Head Island
Design Review Board Special Meeting
Friday, July 24, 2020 – 9:00 a.m.
AGENDA

This meeting is being conducted virtually in accordance with Town Council Emergency Ordinance 2020-13 and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

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. **Swearing in Ceremony for Reappointed Member Mr. David McAllister and New Member Ms. Annette Lippert** – *Performed by Josh Gruber, Assistant Town Manager*
5. **Approval of Agenda**
6. **Approval of Minutes**
 - a. Special Meeting of June 26, 2020
7. **Citizen Comments**
8. **Old Business**
 - a. *New Development – Conceptual*
 - i. Palmetto Bay Lodges, DRB-001368-2020
9. **New Business**
 - a. *Alteration/Addition*
 - i. Jane Bistro, DRB-001199-2020
 - ii. Schooner Court, DRB-001283-2020
 - b. *Sign*
 - i. Ocean Oaks, DRB-001288-2020
 - ii. MDVIP, DRB-001289-2020

10. Adjournment

Public comments concerning agenda items can be submitted electronically via the Town's Virtual Town Hall public comment portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close at **Noon** the day prior to the scheduled meeting. Citizens may also call (843) 341-4684 to sign up for public comment participation during the meeting by phone. The public comment period will close at **Noon** the day prior to the scheduled meeting. All comments will be provided to the Board for review and made part of the official record.

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 Special Meeting

Friday, June 26, 2020 at 9:00 a.m.

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 Staff: Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Shea Farrar, Landscape Associate; Teri Lewis, Deputy Director of Community Development; Eileen Wilson, Senior Administrative Assistant; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called the meeting to order at 9:08 a.m.

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

3. Roll Call – See as noted above.

4. Approval of Agenda

Mr. Darnell asked to move the presentation of the Crystal Awards to the end of the meeting and noted that DRB-001199-2020 Jane Bistro was withdrawn from the agenda prior to the meeting. Chairman Strecker asked for a motion to approve the agenda as amended. Vice Chairman Gentemann moved to approve. Mr. Witmer seconded. By way of roll call, the motion was approved by a vote of 7-0-0.

5. Approval of Minutes

- a. Special Meeting of May 27, 2020
- b. Special Meeting of May 29, 2020

Chairman Strecker asked for a motion to approve the minutes of the May 27, 2020 and May 29, 2020 special meetings. Vice Chairman Gentemann moved to approve. Mr. McAllister seconded. By way of roll call, the motion was approved by a vote of 7-0-0.

6. Citizen Comments

Public comments concerning agenda items were to be submitted electronically via the Town's Open Town Hall portal. The portal closed at Noon yesterday and there were no comments of record. Citizens were provided the option to sign up for public comment participation by phone during the meeting. The public comment period closed at Noon yesterday and there were no requests from citizens to participate by phone.

7. Unfinished Business – None

8. New Business

a. Alteration/Addition

i. Circle K Lagoon Road, DRB-001210-2020

Ms. Farrar presented the project as provided in the Board's agenda package. Ms. Farrar noted that the building and canopy color changes have been withdrawn by the applicant. Staff recommends approval with the following conditions:

1. Modifications are limited to pump and sign rebranding. Building and canopy color changes are not approved. Freestanding sign color is also not approved.
2. The changeable copy maximum height is 8 inches.
3. The bollards and curbing are to match the stucco building color on building/columns.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented brief statements regarding the project and answered questions from the Board. The Board discussed the application with the applicant. Following the brief discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-001210-2020 with the following conditions:

1. Modifications are limited to pump and sign face rebranding. Building and canopy color changes were withdrawn by the applicant and are not approved.
2. The changeable copy maximum height is 8 inches.
3. The bollards and curbing area are painted to match the stucco building color on building/columns.

Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 7-0-0.

b. Sign

i. Goodwill, DRB-001196-2020

Ms. Farrar presented the project as provided in the Board's agenda package. Ms. Farrar noted that due to issues with the location associated with the sign proposed along Dunnagans Alley, the applicant requested this be removed from review today. Staff recommends approval with the following conditions:

1. The background shall be a woodgrain texture rather than smooth finish.
2. Delete the border around the address at the top of the sign.
3. Planter shall be planted with Ophiopogon japonicas, Mondo Grass, 1 gallon container, 12 inches on center or equivalent to be approved by staff.
4. Power wash the monument sign structure on US-278.
5. The entrance and exit signs shall be painted to match the monument sign.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant was in attendance and had no additional comments. The Board made brief comments on the application. Following the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-001196-2020 with the following conditions:

1. Provide a woodgrain texture rather than smooth finish on the background.
2. Delete the border around the address at the top of the sign.
3. Planter shall be planted with ophiopogon japonica, Mondo Grass, 1 gallon container, 12 inches on center or equivalent to be approved by Town Staff.
4. Power wash the US-278 monument sign structure.

5. The parking, entrance and exit signs shall be repaired and painted to match the monument sign.
6. Clean up the landscaping around the existing site signs.
7. The sign on Dunnagans Alley is removed from this review and approval.

Mr. Witmer seconded. By way of roll call, the motion passed with a vote of 7-0-0.

c. New Development – Final

i. Cordillo Tennis Courts Phase 2, DRB-001209-2020

(Mr. Strecker recused himself from review of DRB-001209-2020 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell presented the project as provided in the Board's agenda package. The applicant has revised the plans to address the conditions of the DRB's conceptual approval. Staff recommends approval as submitted.

Acting Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant was in attendance and had no additional comments. The Board made brief comments on the application. Following the discussion, Acting Chairman Gentemann asked for a motion.

Mr. McAllister made a motion to approve DRB-001209-2020 with the following conditions:

1. The building elevations have not changed since conceptual review and are approved.

Ms. Foss seconded. By way of roll call, the motion passed with a vote of 6-0-0.

9. Board Business

a. Election of Officers for July 1, 2020 – June 30, 2021 term

Ms. Remke made a motion to nominate and elect Michael Gentemann to serve as Chairman for the new term. Ms. Foss seconded. There were no additional nominations for the office of Chairman and Mr. Gentemann accepted the nomination. By way of roll call, the motion to elect Mr. Gentemann as Chairman passed with a vote of 6-0-1 (Mr. Gentemann abstained).

Mr. Gentemann made a motion to nominate and elect Cathy Foss to serve as Vice Chair for the new term. Mr. McAllister seconded. There were no additional nominations for the office of Vice Chair and Ms. Foss accepted the nomination. By way of roll call, the motion to elect Ms. Foss as Vice Chair passed with a vote of 6-0-1 (Ms. Foss abstained).

Mr. Strecker made a motion to appoint Teresa Haley to serve as Secretary for the new term. Ms. Foss seconded. By way of roll call, the motion passed with a vote of 7-0-0.

10. Presentation of Crystal Award to outgoing DRB Chairman Dale Strecker and Mr. Brian Witmer – Mr. Darnell presented remarks in appreciation to Chairman Strecker and Mr. Witmer for their service to the community on behalf of Town Council and the Town of Hilton Head Island.

11. Adjournment

The meeting was adjourned at 10:05 a.m.

Submitted by: Teresa Haley, Secretary

Approved: [DATE]



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

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

Applicant/Agent Name: BRIAN WITMER Company: WITMER JONES KEEFFER
 Mailing Address: 23 PROMENADE ST SUITE 201 City: BLUFFTON State: SC Zip: 29910
 Telephone: 843 757 7411 Fax: _____ E-mail: BRIAN@WJKLTD.COM
 Project Name: PALMETTO BOY LOCKS Project Address: 7 TARGET ROAD
 Parcel Number [PIN]: R552 015 000 0015 0368
 Zoning District: _____ Overlay District(s): _____

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

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

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

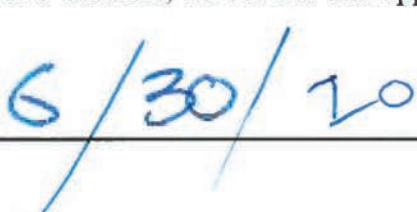
Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

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



DATE



PROJECT NARRATIVE - PALMETTO BAY LODGES

The intent of this project is to provide workforce housing dwelling units. The site is comprised of three tracts of land (parcels C, F, and G on the survey) totaling 2.78 acres. The projects consist of a 16 dwelling unit 2 story multi-family building, a clubhouse building with grill area and activity lawn, associated parking, sidewalks and drives. The placement of the buildings and activity lawn are primary in the existing clearing to minimize trees removal. Placement also utilizes the same area for the entry drive as the existing asphalt entry. Building colors are nature blending and plantings selected are native and naturalized species. Please note the one large lawn area is for active use with the design concept being it's everyone's yard spilling out of the clubhouse / grill area.

This project was previously reviewed by the DRB and the plans have been adjusted addressing site plan concerns, building colors, showing buffers and setbacks, refined building roof forms, more natural planting layout, and a site analysis. An updated survey is in progress and will be included in the final submission. It has been determined by Sligh Environmental that the drainage ditches are not wetlands and therefore do not have associated buffers, this will be noted and reflected on the updated survey.

Sincerely,

A handwritten signature in black ink that reads "Brian Witmer". The signature is written in a cursive, flowing style.

Brian Witmer
Principal
Witmer Jones Keefer

**23 Promenade Street, Suite 201
Bluffton, SC 29910
Tel: 843.757.7411**



**THE TOWN OF HILTON HEAD ISLAND
DESIGN REVIEW BOARD – NOTICE OF ACTION**

PROJECT NAME: Palmetto Bay Lodges **PROJECT #:** DRB-000901-2020
PROJECT ADDRESS: 7 Target Road
CATEGORY: New Development – Conceptual
ACTION DATE: May 29, 2020 **NOTICE DATE:** June 4, 2020
APPLICANT/AGENT: Brian Witmer, Witmer Jones Keefer
23 Promenade St Suite 201
Bluffton, SC 29910
Email: brian@wjkltd.com

On the above meeting date your Application received the following action:

- APPROVED AS SUBMITTED**
 APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW
 DENIED
 WITHDRAWN AT THE APPLICANTS REQUEST

PURSUANT TO LMO 16-2-103-I.7, THIS APPROVAL WILL EXPIRE ONE YEAR FROM THE DATE OF THIS NOTICE UNLESS A DEVELOPMENT PLAN (SEE LMO 16-2-103.G) OR SMALL RESIDENTIAL DEVELOPMENT (SEE LMO 16-2-103.H) IS APPROVED OR, WHERE DEVELOPMENT PLAN REVIEW OR SMALL RESIDENTIAL DEVELOPMENT REVIEW IS NOT REQUIRED, THE APPROVED ACTIVITY IS COMPLETED. YOU HAVE THE RIGHT TO APPEAL THIS DECISION TO CIRCUIT COURT IN ACCORDANCE WITH LMO 16-2-103-I.4.c.ii.

NOTICE: APPROVAL BY THE DESIGN REVIEW BOARD MAY NOT CONSTITUTE AUTHORITY TO PROCEED. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 843-341-4757 TO FIND OUT IF OTHER APPROVALS OR PERMITS ARE REQUIRED FROM THE DEVELOPMENT REVIEW AND ZONING, BUILDING, OR ENGINEERING DIVISIONS.

BY:  _____, Urban Designer



- ARCHITECTURAL SHINGLES
LIGHT GREY
- FIBER CEMENT 8" SIDING
SW 7065 ARGOS
- FIBER CEMENT
TRIM AND PANEL
SW 7008 ALABASTER
- HORIZONTAL LATTICE
SW 7065 ARGOS
- SCREEN LATTICE
SW 7065 ARGOS
- BRICK - POLAR GRAY



- ARCHITECTURAL SHINGLES
LIGHT GREY
- FIBER CEMENT 8" SIDING
SW 7065 ARGOS
- FIBER CEMENT
TRIM AND PANEL
SW 7008 ALABASTER
- HORIZONTAL LATTICE
SW 7065 ARGOS
- BRICK - POLAR GRAY

POLAR GRAY BRICK BY
 TAYLOR CLAY



FIBER CEMENT BOARD AND
 BATTEN, PANEL, LAP SIDING
 SW7065 - ARGOS



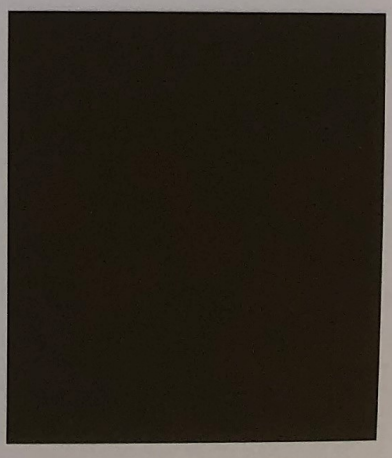
LIGHT GRAY SHINGLES



FIBER CEMENT AT BALCONY /
 TRIM
 SW7008 - ALABASTER



WINDOWS / PATIO DOORS /
 GUTTERS AND DOWNSPOUTS
 BRONZE



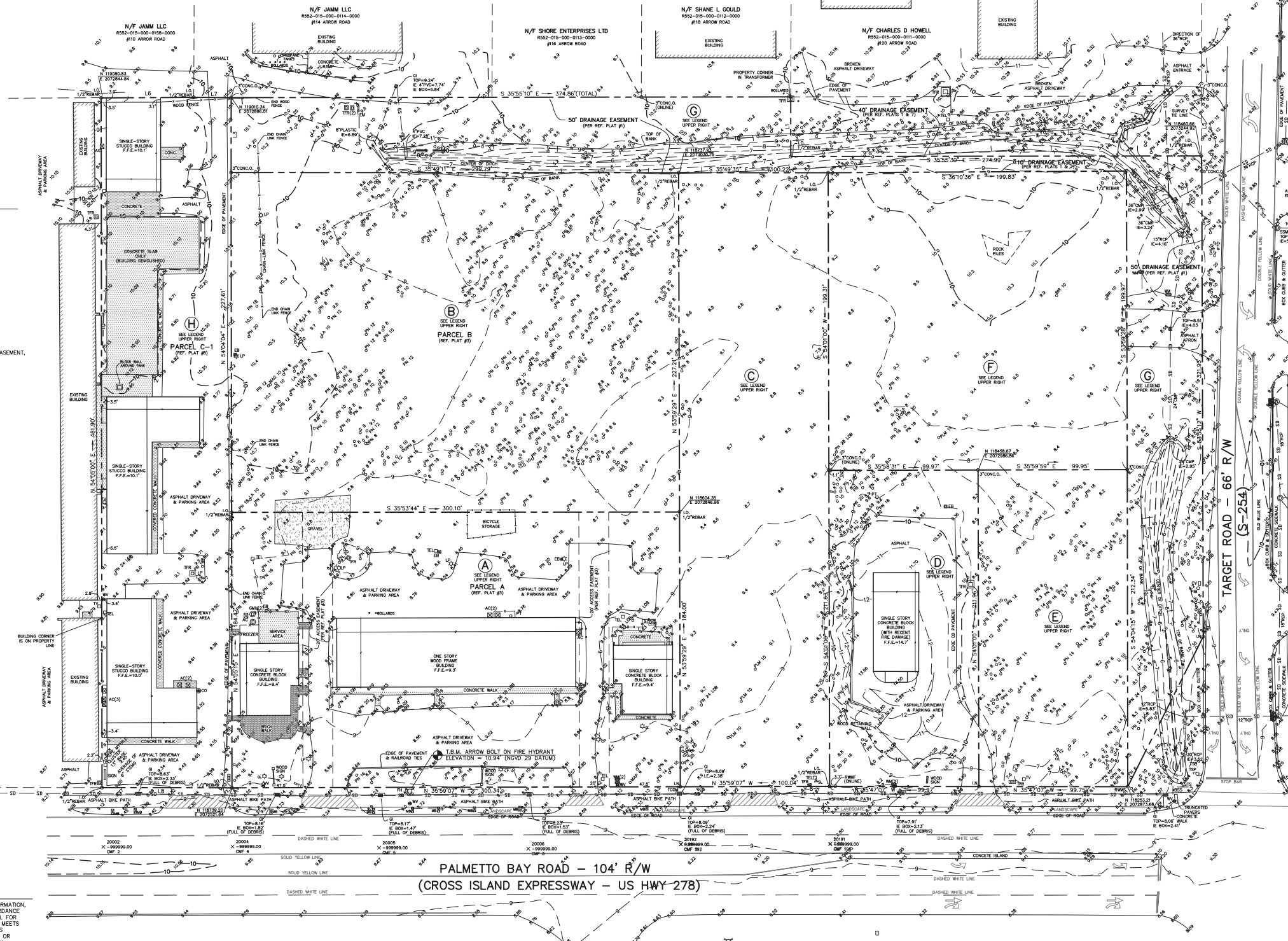
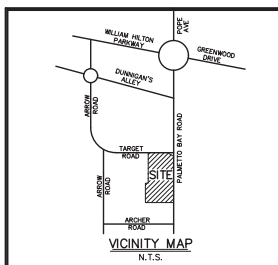












- REFERENCE PLATS:
- 1) PALMETTO BAY ROAD COMMERCIAL SUBDIVISION COMPOSITE, SEA PINES PLANTATION, DATED: 04/29/74, LATEST REVISION: 5/21/86, BY: JERRY L. RICHARDSON, S.C.R.L.S. No. 4784, RECORDED: P.B. 33, PG. 227; 6/2/86.
 - 2) PLAT OF PALMETTO BAY ROAD COMMERCIAL SUBDIVISION No. 1, SEA PINES PLANTATION, DATED: 01/26/72, LATEST REVISION: 01/31/72, BY: JOSEPH J. HUTTON, S.C.R.L.S. No. 1650, RECORDED: P.B. 19, PG. 140; 02/10/72.
 - 3) PROPOSED SUBDIVISION PLAT OF PARCELS A & B, PALMETTO BAY ROAD, FORMERLY LOTS C2, C3, C4, A SECTION OF PALMETTO BAY ROAD COMMERCIAL SUBDIVISION, DATED: 8/1/96, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 1059, RECORDED: P.B. 58, PG. 91, 11/18/96.
 - 4) CROSS ISLAND PARKWAY, PART 1, FILE #7.556, S.C. DOT CONSTRUCTION DRAWING, PROJECT No SHP 2269, DATED: 3/16/90, SHEET NOS 17 & 33.
 - 5) BOUNDARY SURVEY OF 0.91 ACRE PORTION OF 50' DRAINAGE EASEMENT, TARGET ROAD, PALMETTO BAY ROAD, PALMETTO BAY ROAD COMMERCIAL SUBDIVISION No. 1, DATED: 2/13/08, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059.
 - 6) BOUNDARY SURVEY OF LOT 3 & LOT C5, TARGET ROAD AND PALMETTO BAY ROAD, PALMETTO BAY ROAD COMMERCIAL SUBDIVISION, DATED: 6/28/08, REVISED: 9/06/07, BY: TERRY G. HATCHELL, S.C.R.L.S. No. 11059.
 - 7) BOUNDARY RECONFIGURATION SURVEY OF LOT 12, ARROW ROAD, PALMETTO BAY ROAD COMMERCIAL SUBDIVISION, DATED: 5/15/07, BY: MARK R. RENEW, S.C.R.L.S. No. 25437, RECORDED: P.B. 120, PG. 92.
 - 8) A AS-BUILT SURVEY OF PARCEL A, PARCEL B, & PARCEL C-1, A PORTION OF PALMETTO BAY ROAD COMMERCIAL SUBDIVISION, DATED: 09/08/04, BY: MACK A THOMAS, S.C.R.L.S. No. 14531.

- LEGEND:
- TREE SIZES ARE INCHES IN DIAMETER
 - SPOT ELEVATION
 - CONTOUR
 - CONC. O. CONCRETE MONUMENT, OLD (FOUND)
 - T.B.M. TEMPORARY BENCH MARK
 - BR. BIRCH
 - CYP. CYPRESS
 - GUM. GUM
 - LA. LAUREL OAK
 - LD. LINE OAK
 - MAG. MAGNOLIA
 - MAP. MAPLE
 - PALM. PALM
 - PI. PINE
 - IN. INVERT ELEVATION
 - REN. REINFORCED CONCRETE PIPE
 - SD. STORM DRAIN MANHOLE
 - TEL. TELEPHONE BOX
 - TR. TRANSFORMER
 - EB. ELECTRIC BOX
 - TE. TELECOMMUNICATIONS BOX
 - WV. WATER METER
 - TV. CABLE TV BOX
 - SM. SANITARY SEWER MANHOLE
 - ST. STREET SIGN
 - TSB. TRAFFIC SIGNAL BOX
 - TR. TRAFFIC SIGNAL POLE
 - CO. CLEAN-OUT
 - BS. BICYCLE STOP SIGN
 - SD. STORM DRAIN LINE
 - CS. CONCRETE MONUMENT FOUND
 - IO. IRON OLD FOUND
 - LN. IRON NEW, 1/2" BEARING WITH CAP SET
 - 3" CONC. CONCRETE MONUMENT FOUND
 - RMF. RIGHT-OF-WAY MONUMENT FOUND
 - LOB. LOW
 - W. UNDERGROUND WATERLINE APPROXIMATE

- 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 A-2. A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 13-D, COMMUNITY NO. 450250, MAP DATED 9/29/86. BASE ELEVATION 34.0'. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - 3) BUILDING SETBACKS WHICH EXIST FOR THESE LOTS, 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.
 - 5) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS' INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - 6) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
 - 7) PARCEL ADDRESSES SHOWN PER BEAUFORT COUNTY GIS AND TOWN OF HILTON HEAD ISLAND 911 ADDRESSING (843-341-4741).
 - 8) BEAUFORT AND SOUTH CAROLINA STATE PLANE COORDINATES SHOWN WERE ESTABLISHED FROM GPS OPUS OBSERVATION. SEE REFERENCE PLATS FOR RECORD BEARING AND DISTANCES.

LINE	LENGTH	BEARING
L1	39.94'	N 84°07'40" E
L2	112.49'	S 80°52'07" W
L3	50.17'	N 54°14'59" E
L4	10.00'	N 52°12'53" E
L5	40.25'	N 84°10'47" E
L6	62.05'	S 36°11'14" E
L7	25.06'	S 35°30'01" E
L8	87.08'	N 35°42'12" W

SUBJECT PROPERTY LEGEND

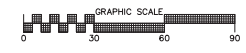
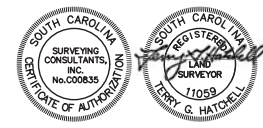
PARCEL LABEL	AREA	TAX PARCEL ID. #	ADDRESS & (OWNER)
A	1.27 ACRES	R552-015-000-0368-0000	#24 PALMETTO BAY ROAD (DAVID L. SCHUBERT)
B	1.57 ACRES	R552-015-000-0015-0000	#22 PALMETTO BAY ROAD (PALMETTO BAY HOLDINGS LLC)
C	0.94 ACRES	R552-015-000-0012-0000	#20 PALMETTO BAY ROAD (SOUTHEAST FINANCIAL CORP.)
D	0.49 ACRES	R552-015-000-0078-0000	#18 PALMETTO BAY ROAD (GARET 3 DRY LLC)
E	0.49 ACRES	R552-015-000-0100-0000	#14 PALMETTO BAY ROAD (CULVER RUG CLEANER INC.)
F	0.92 ACRES	R552-015-000-0102-0000	#7 TARGET ROAD (BETTY ANN ATKINS)
G	0.92 ACRES	R552-015-000-0416-0000 & 0417	DRAINAGE EASEMENT (SOUTHEAST FINANCIAL CORP.)
H	0.92 ACRES	R552-014-000-0021-0000 & 031A	#28 PALMETTO BAY ROAD (PALMETTO BAY HOLDINGS LLC)

*TOTAL AREA OF SUBJECT PARCELS IS 7.52 ACRES

PALMETTO BAY ROAD - 104' R/W
(CROSS ISLAND EXPRESSWAY - US HWY 278)

TARGET ROAD - 66' R/W
(S-254)

SPECIAL NOTE: 3/23/2020
THIS REVISION IS TO SHOW UPDATED WATER LINES AND STRUCTURES MARKED IN THE FIELD BY SOUTH ISLAND PSD ONLY. ALL OTHER INFORMATION SHOWN IS FROM THE PREVIOUS REVISION DATE OF 11/03/2014 AND WAS NOT UPDATED AT THIS TIME. THE UTILITIES AND OTHER UNDERGROUND UTILITIES SHOWN AND SHOULD BE CONSIDERED APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.

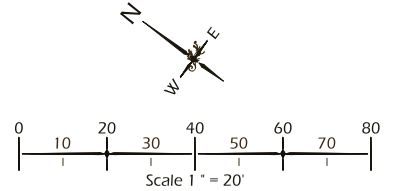


ASBUILT, BOUNDARY, TREE AND TOPOGRAPHIC SURVEY
TAX PARCELS #s R552-015-000-0015, 0368, 0012, 0078, 0100, 0102, 0416, 0417, 0051 & 051A-0000
TARGET ROAD AND PALMETTO BAY ROAD

A SECTION OF
PALMETTO BAY ROAD
COMMERCIAL SUBDIVISION NO. 1
HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1" = 30'
DATE: 08/28/2014 JOB NO: SC95133F.1
REVISED: 10/14/2014; ADDED OWNER NAMES TO SUBJECT PARCELS
REVISED: 11/03/2014; UPDATED TO SHOW FINE TYPE
REVISED: 03/23/2020; UPDATED TO SHOW WATER LINE & STRUCTURES ALONG TARGET ROAD ONLY

SURVEYING CONSULTANTS
17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3304 FAX: (843) 815-3305
GA Telephone: (912) 828-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com

PREPARED FOR: SEA PINES COMPANY
ADDRESS: #7 TARGET ROAD and #14, #20, #22, #24 & #26 PALMETTO BAY ROAD
TAX PARCEL ID. No. R552-015-000-0015, 0368, 0012, 0078, 0100, 0102, 0416, 0417, 0051 & 051A-0000



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 THIS SHEET TO SCALE AT: 24"X36"

SITE DEVELOPMENT PLANS
 FOR
PALMETTO BAY LODGES
 LANDSCAPE PLAN
 HILTON HEAD ISLAND, SOUTH CAROLINA

DATE:	APR 28, 2020
PROJECT NO.:	20044.01
DRAWN BY:	CK
CHECKED BY:	BW

**PRELIMINARY
 SUBMITTAL PLAN,
 NOT FOR
 CONSTRUCTION**

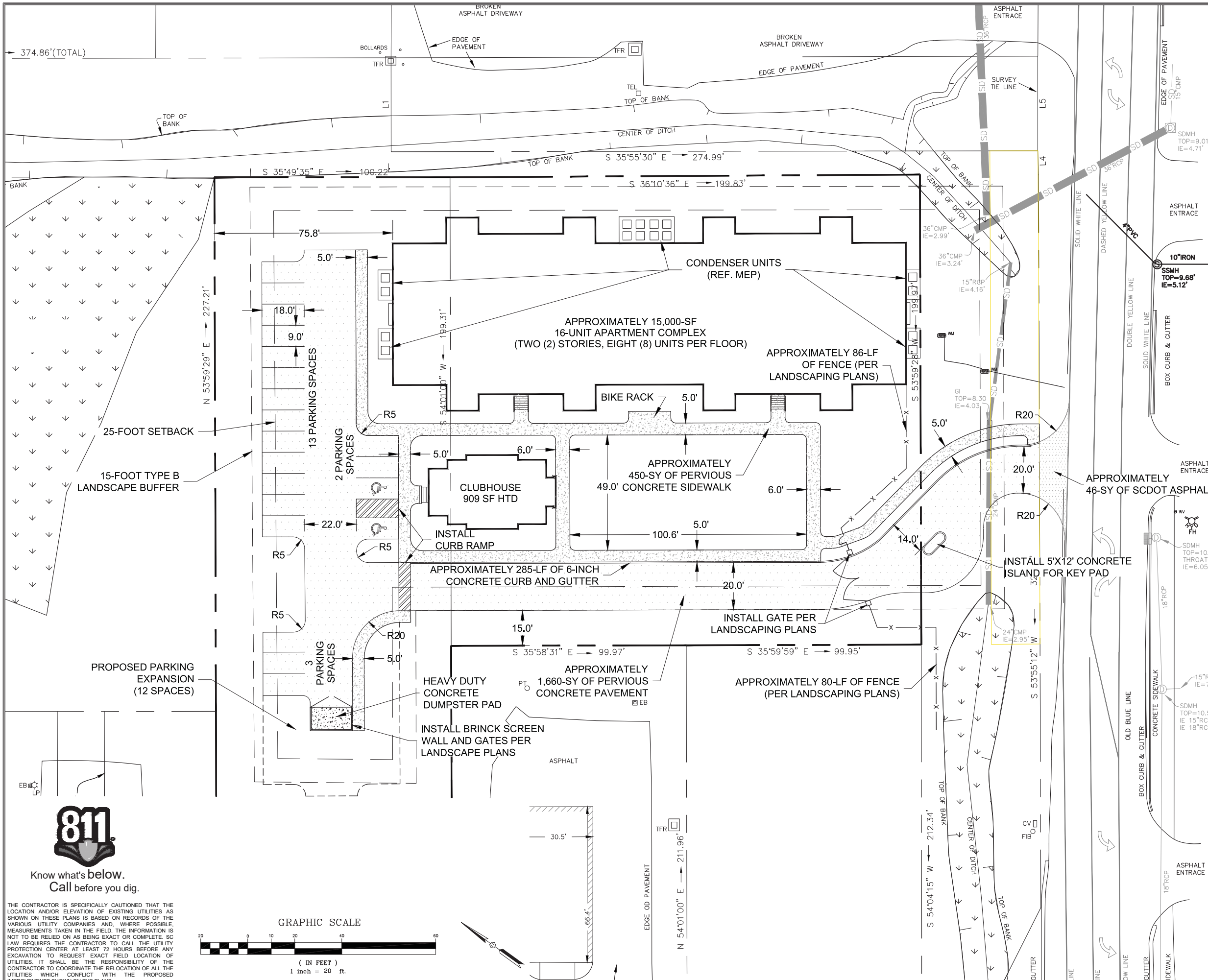
REVISIONS:

DRAWING TITLE
SITE ANALYSIS

DRAWING NUMBER
L10

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June 29, 2020 - 6:18:34 PM: S:\Projects\2024-0007 Design & Permit\16 Unit Apt. Complex Town of Hilton Head Island\Banner\2024-0007 Construction Plans (A\K) (dwg)



LEGEND

- EXISTING ROADWAY EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING PROPERTY LINE
- EXISTING WETLANDS
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN PIPE
- EXISTING WATERMETER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED FENCE
- PROPOSED WETLAND BUFFER
- PROPOSED WASTEWATER EASEMENT
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED DEMOLITION
- PROPOSED GRUBBING AREA
- PROPOSED LANDSCAPE BUFFER
- PROPOSED SETBACK

PARKING TABLE

NUMBER OF 3 BEDROOM UNITS = 16 UNITS
 PARKS PER UNIT = 1.7
 REQUIRED SPACES FOR APARTMENT COMPLEX (16 X 1.7) = 28 SPACES
 SPACES PROVIDED = 20 SPACES
 SPACES AVAILABLE FOR FUTURE EXPANSION = 12 SPACES

SITE AREA TABLE

TOTAL SITE AREA = 1.54 ACRES
 AREA UTILIZED BY LANDSCAPE BUFFERS = 0.11-ACRES
 AREA TO BE DEVELOPED = 1.22-ACRES

REVISION DATE

APPROVALS:

ENGINEER	WFC
DRAWN	WFC
DESIGNED	WFC
CHECKED	WFC
IN CHARGE	WFC
DATE	

PRELIMINARY

ALLIANCE CONSULTING ENGINEERS
 Alliance Consulting Engineers, Inc.
 115 Central Island Street, One Central Island Plaza, Suite 150
 Charleston, South Carolina 29402-7319
 Phone (843) 203-1600 • Fax (843) 203-1601

SITE LAYOUT

SCALE: 1" = 20'

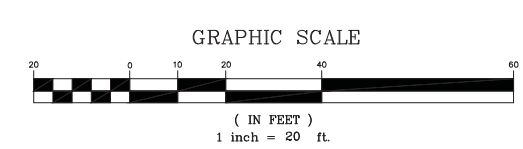
DATE: MARCH 2020

PROJECT: CONSTRUCTION PLANS FOR A 16 UNIT APARTMENT COMPLEX ON THE 46.54-ACRES LOCATED ON THE INTERSECTION OF PALMETTO BAY ROAD (US HIGHWAY 78) AND TARGET HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

FILE NAME: 20124-BASE.DWG
 REFERENCE FILE: 20124-BASE.DWG
 PROJECT NO.: 20124-0007

SHEET C3 OF 12

DWG NO. XX.XX-DX



GENERAL NOTES - BUILDING ELEVATIONS		FIBER CEMENT COLOR SELECTIONS	MASONRY COLOR SELECTIONS
<ul style="list-style-type: none"> EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP AT ALL EXTERIOR CORNERS AND TERMINATE AT THE INSIDE CORNER, U.N.O. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNERS AS NEEDED TO MEET BRICK INDUSTRY ASSOCIATION STANDARDS. EXTEND UP ENTIRE MASONRY VENEER FACE, U.N.O. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, U.N.O. SEE WATERPROOFING DETAILS. PROVIDE 3/8" JOINT SPACE WITH SEALANT AND AT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES. ALL FIBER CEMENT TO BE PRIMED & PAINTED SMOOTH PANEL WITH FIBER CEMENT TRIM AS NOTED OR LAP SIDING WITH TRIM AS NOTED. PRIME AND PAINT ALL CUT EDGES OF FIBER CEMENT PANELING PRIOR TO INSTALLATION. G.C. TO COORDINATE WITH MEP, ARCH, AND STRUCTURAL TO MATCH DRYER AND EXHAUST VENT LOCATIONS WITH DRAWINGS. VENTS TO BE PAINTED BASED ON ADJACENT FIELD COLORS. ARCH TO PROVIDE COLORS. ALL VENTS TO BE LOCATED TO THE LEFT OR RIGHT OF WINDOWS, NOT DIRECTLY ABOVE, UNLESS SHOWN OTHERWISE. COMMERCIAL BUILDING WRAP TO BE USED AT EXTERIOR ENVELOPE, TYP. 	<ul style="list-style-type: none"> CONDUCTORS, SCIPPERS, & DOWNSPOUTS TO BE PREFINISHED. COLOR TO BE SELECTED BY ARCH. PROVIDE SILICONE SEALANTS AT ALL MASONRY CONTROL JOINTS AND WINDOW/DOORS IN MASONRY. PROVIDE URETHANE SEALANTS AT PANEL CONDITIONS, INCLUDING WINDOW/DOOR PERIMETERS (IF ANTICIPATED TO BE PAINTED, OTHERWISE SILICONE IS TO BE USED). PROVIDE PREFABRICATED FLASHING COMPONENTS AT DRYER/EXHAUST VENTS. PROVIDE FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES. REFERENCE CIVIL/LANDSCAPING DRAWINGS FOR ENTRY/PATIO CONNECTIONS AT GRADE. NOTE REMOVED. REFERENCE MATERIAL SELECTION ELEVATIONS FOR ALL MATERIAL COLOR AND MASONRY CALLOUTS. INDICATES LOCATION OF RAIN LEADERS, REF. ROOF PLANS. 	<p>TBD - OFF WHITE E.C. MATCH [REDACTED] TYP. E.C. MASONRY AND [REDACTED] TYP.</p> <p>TBD - LIGHT GREY E.C. MATCH [REDACTED] TYP. E.C. MASONRY AND [REDACTED] TYP.</p> <p>TBD - DARK GREY E.C. MATCH [REDACTED] TYP. E.C. MASONRY AND [REDACTED] TYP.</p> <p>TBD - ACCENT COLOR #1 E.C. MATCH [REDACTED] TYP. E.C. MASONRY AND [REDACTED] TYP.</p>	<p>BRICK VENEER</p>



3 BLDG 1 SOUTH EAST ELEVATION
1/8" = 1'-0"



2 BLDG 1 NORTH WEST ELEVATION
1/8" = 1'-0"

**SEA PINES - PALMETTO BAY LODGES
: WORKFORCE HOUSING**

HILTON HEAD ISLAND, SC

HOUSING STUDIO

 333 West Trade Street, Suite 300
 Charlotte, NC 28202
 T: 704.333.7862 F: 980.237.3862

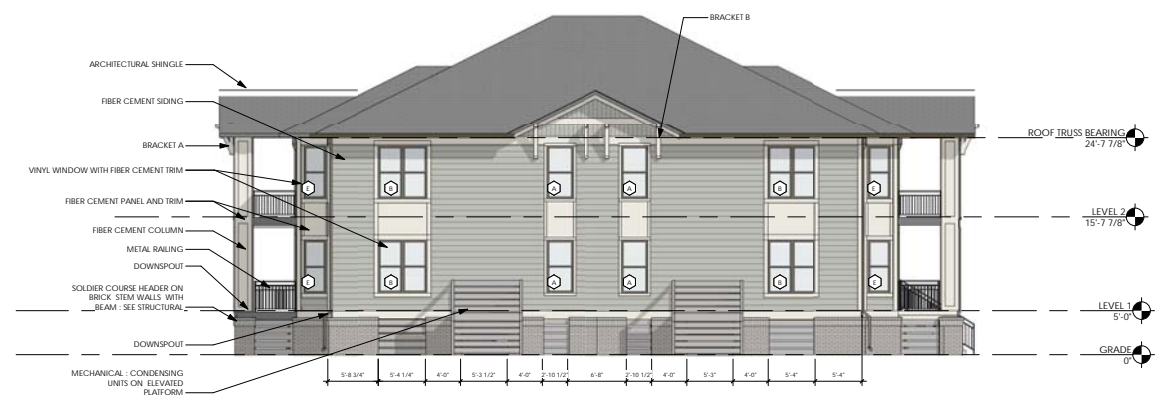
**VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - MEP - STRUCTURAL**

PROJECT NUMBER: 1920
 ISSUE DATE: JUNE 11, 2020
 ISSUED FOR: PERMIT DOCUMENTS



BLDG 1 - OVERALL
ELEVATIONS

A5.A01



1 BLDG 1 WEST ELEVATION
1/8" = 1'-0"

SEA PINES - PALMETTO BAY LODGES
: WORKFORCE HOUSING

HILTON HEAD ISLAND, SC

HOUSING
STUDIO

333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 980.237.3862



VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - MEP - STRUCTURAL

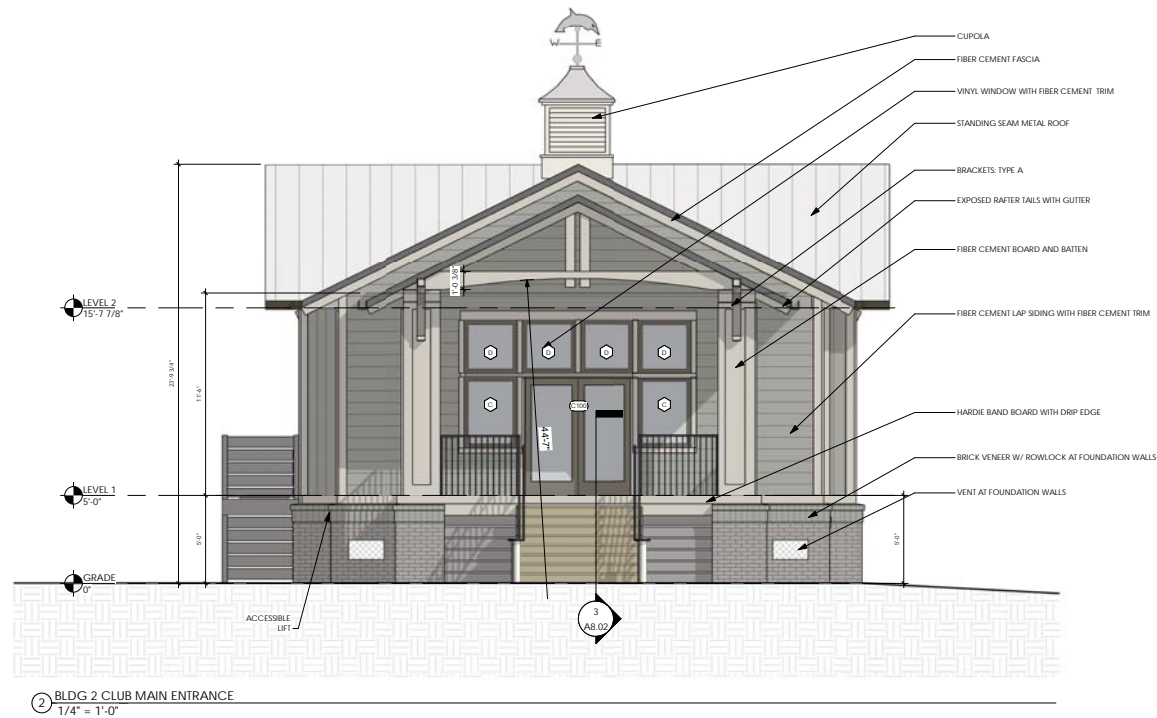
PROJECT NUMBER: 1920
ISSUE DATE: JUNE 11, 2020
ISSUED FOR: PERMIT DOCUMENTS



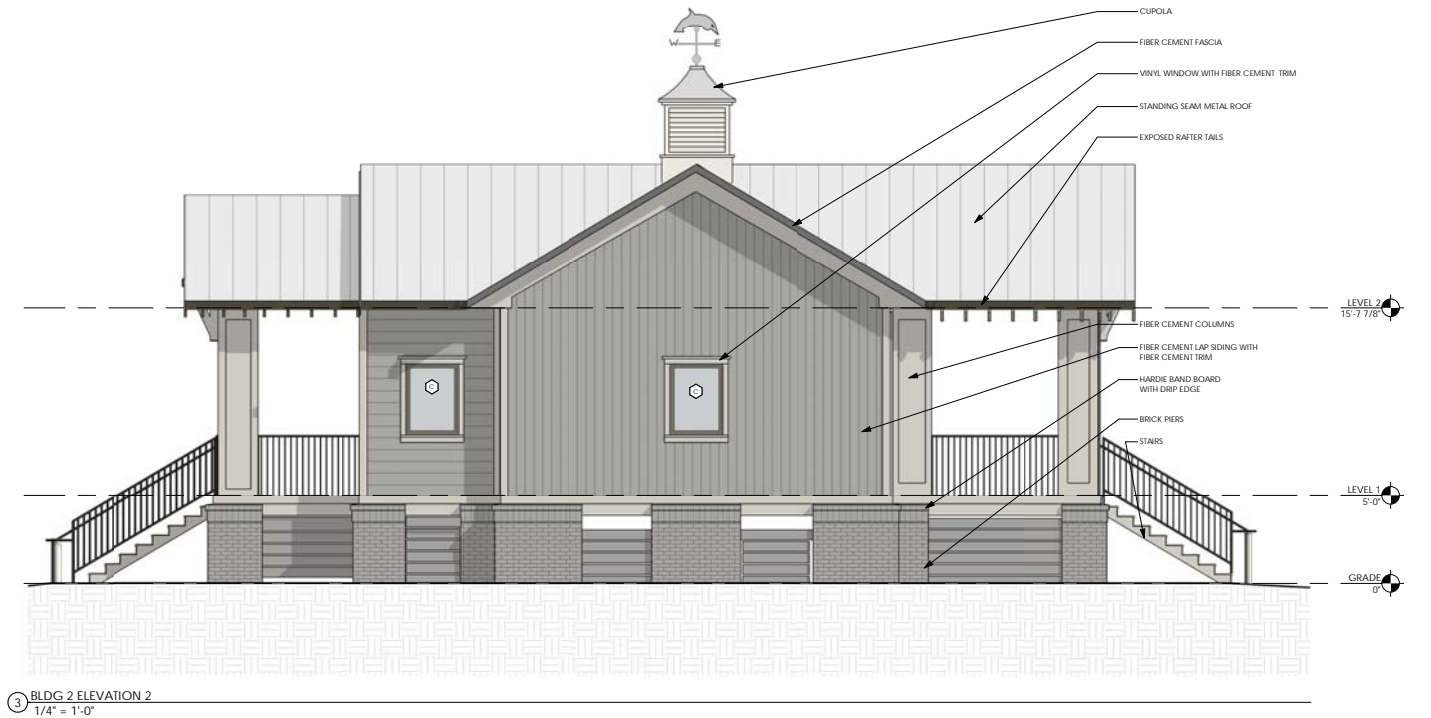
BLDG 1 - OVERALL
ELEVATIONS



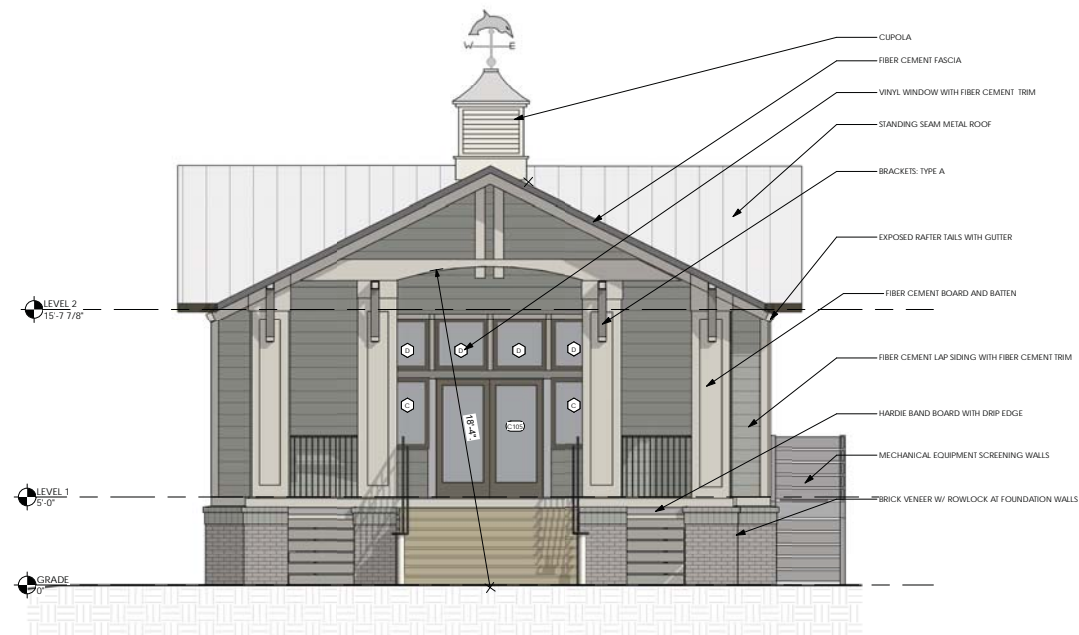
A5.A02



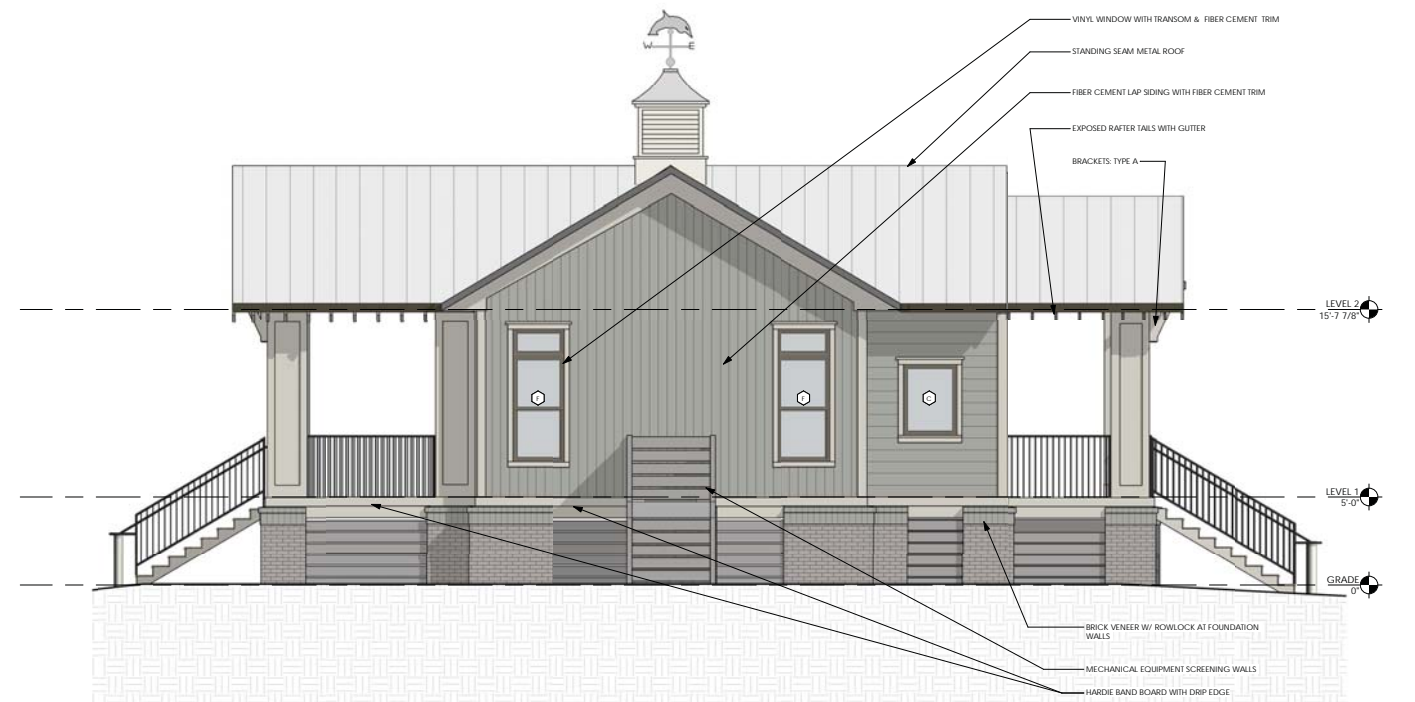
2 BLDG 2 CLUB MAIN ENTRANCE
1/4" = 1'-0"



3 BLDG 2 ELEVATION 2
1/4" = 1'-0"



1 BLDG 2 REAR PORCH ELEVATION
1/4" = 1'-0"



4 CLUB BUILDING - SOUTH
1/4" = 1'-0"

SEA PINES - PALMETTO BAY LODGES
: WORKFORCE HOUSING

HILTON HEAD ISLAND, SC

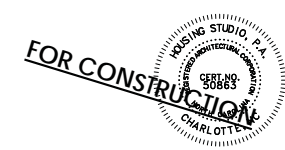


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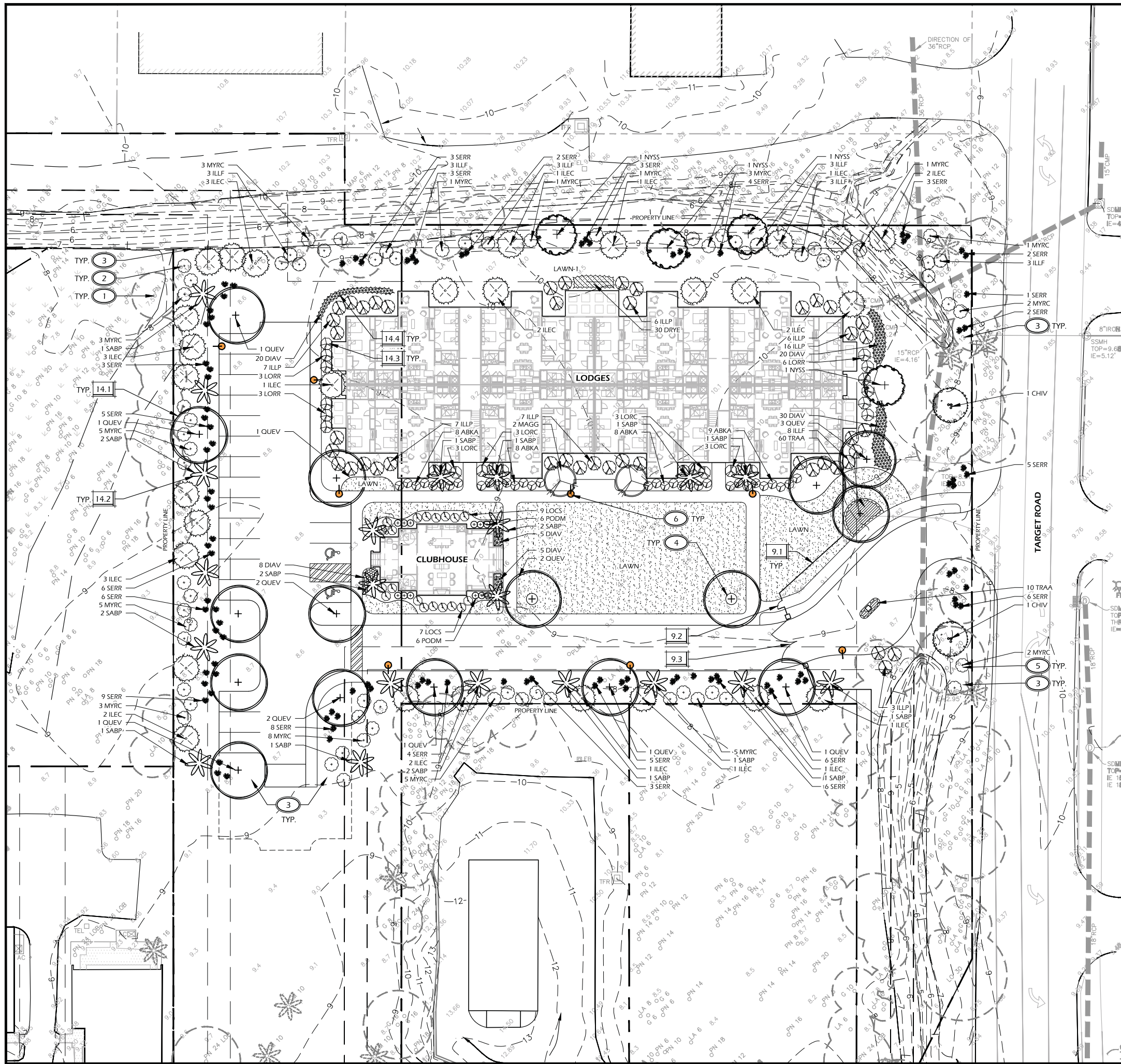
VOLUME 1: CIVIL - LANDSCAPE -
ARCHITECTURE - MEP - STRUCTURAL

PROJECT NUMBER: 1920
ISSUE DATE: JUNE 11, 2020
ISSUED FOR: PERMIT DOCUMENTS



BLDG 2 - ELEVATIONS

A5.B01



SITE DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
9.1	WOODEN FENCE	1/L600
9.2	PEDESTRIAN GATE	2/L600
9.3	VEHICULAR GATE	3/L600

PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L501
14.2	PALM TREE PLANTING	2/L501
14.3	SHRUB PLANTING	3/L501
14.4	GROUND COVER PLANTING	4/L501

PLANT KEY LEGEND		
TREES		
NYSS	<i>Nyssa sylvatica</i>	Black Gum
QUEV	<i>Quercus virginiana</i>	Live Oak
SABP	Sabal palmetto	Cabbage Palm
UNDERSTORY TREES		
CHIV	<i>Chionanthus virginicus</i>	Fringe Tree
ILEC	<i>Ilex cassine</i>	Dahoon Holly
MYRC	<i>Myrica cerifera</i>	Wax Myrtle
SHRUBS		
ABKA	<i>Abelia x grandiflora</i> 'Kaleidoscope'	Kaleidoscope Abelia
ILLF	<i>Illicium floridanum</i>	Florida Anise
ILLP	<i>Illicium parviflorum</i>	Yellow Anise
LOCS	<i>Loropetalum chinense</i> 'Shang-white' PP21738	Emerald Snow Fringe Flower
LORC	<i>Loropetalum chinense</i> 'Chang Nian Hong'	Ever Red Fringe Flower
LORR	<i>Loropetalum chinense</i> 'Ruby'	Ruby Fringe Flower
PODM	<i>Podocarpus macrophyllus</i>	Podocarpus
SERR	<i>Serenoa repens</i>	Saw Palmetto
ORNAMENTAL GRASSES & FERNS		
DRYE	<i>Dryopteris erythrosora</i>	Autumn Fern
GROUND COVERS, VINES & PERENNIALS		
DIAV	<i>Dianella tasmanica</i> 'Variegata'	Variegated Flax Lily
TRAA	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine

- PLANTING REFERENCE NOTES:**
- 1 EXISTING TREES TO REMAIN.
 - 2 EXISTING TREES TO BE REMOVED.
 - 3 MULCH DISTURBED AREAS DUE TO CONSTRUCTION.
 - 4 MULCH RING, TYP.
 - 5 CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
 - 6 STREET LIGHT LOCATION.

Winters Jones-Keefe Ltd.
landscape architecture
land planning

W. W. Jones & Co. Inc.
235 Promenade Street, Suite 201 | Durham, North Carolina | 27601 | Tel: 919.286.7411

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SITE DEVELOPMENT PLANS
FOR
PALMETTO BAY LODGES
 LANDSCAPE PLAN
 HILTON HEAD ISLAND, SOUTH CAROLINA

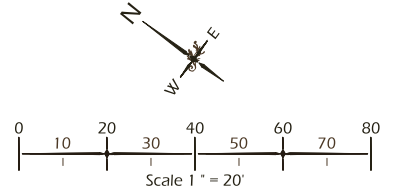
DATE:	APR 28, 2020
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CHECKED BY:	BW

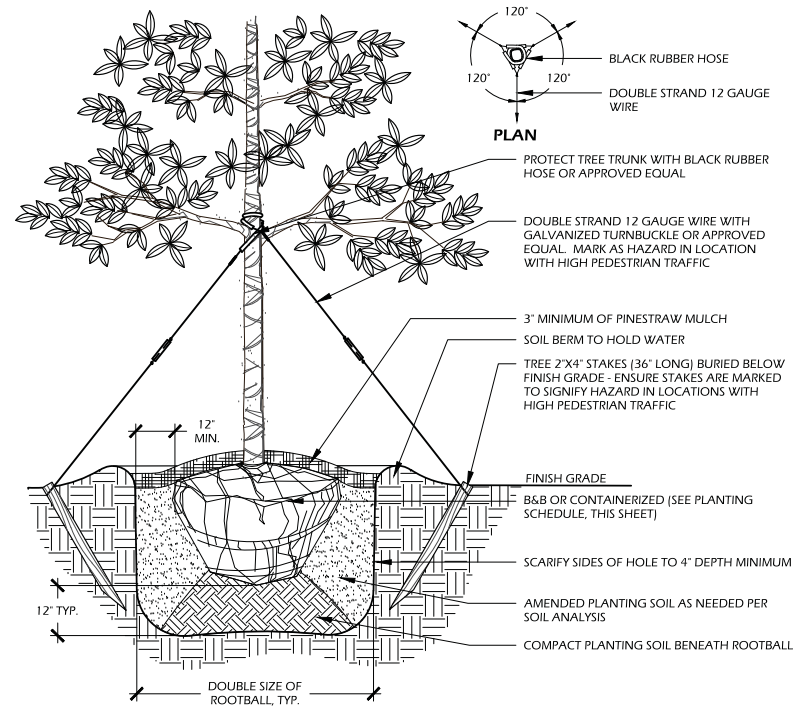
**PRELIMINARY
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REVISIONS:

DRAWING TITLE
PLANTING PLAN

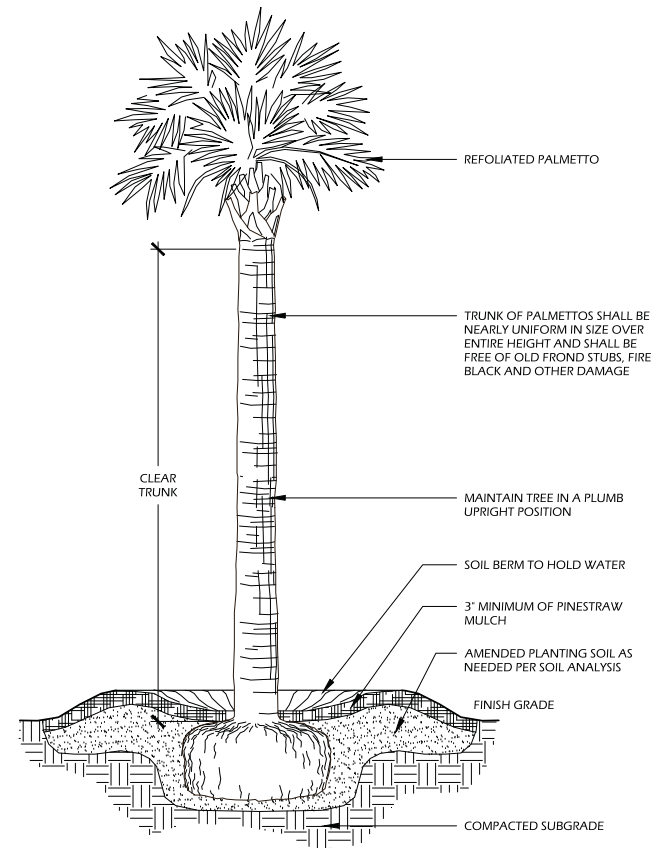
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L500





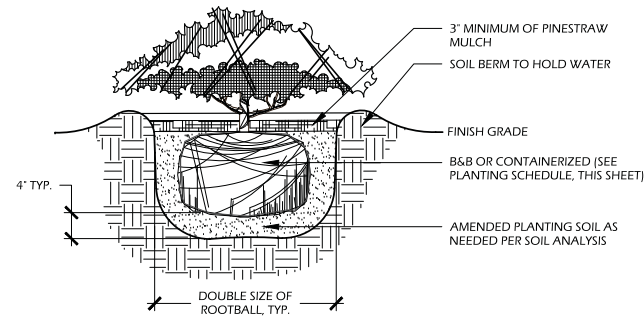
- NOTES:**
- TREE STAKING OPTIONAL. HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L501 TREE PLANTING
SCALE: N.T.S.



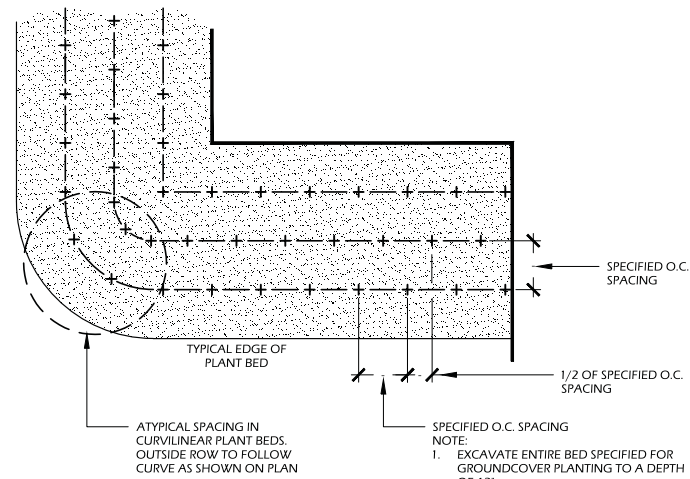
- NOTES:**
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - SABAL PALMETTOS SHALL BE REFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE.

2 // L501 PALM TREE PLANTING
SCALE: N.T.S.

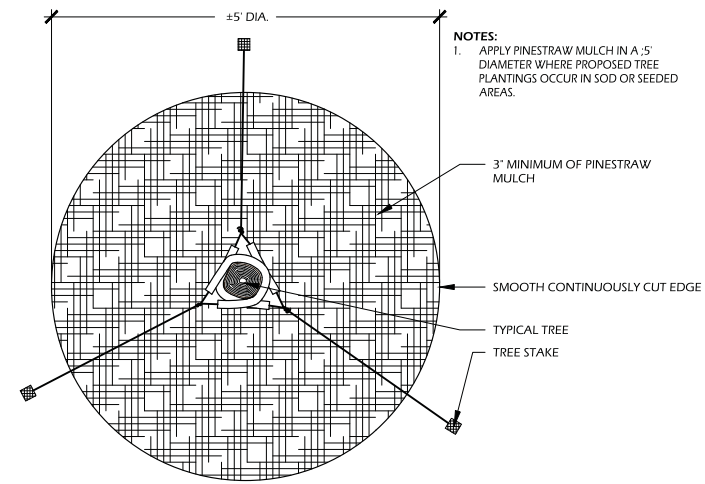


- NOTES:**
- WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L501 SHRUB PLANTING
SCALE: N.T.S.



4 // L501 GROUND COVER PLANTING
SCALE: N.T.S.



5 // L501 TREE STAKING
SCALE: N.T.S.

SITE DEVELOPMENT PLANS
FOR
PALMETTO BAY LODGES
LANDSCAPE PLAN
HILTON HEAD ISLAND, SOUTH CAROLINA

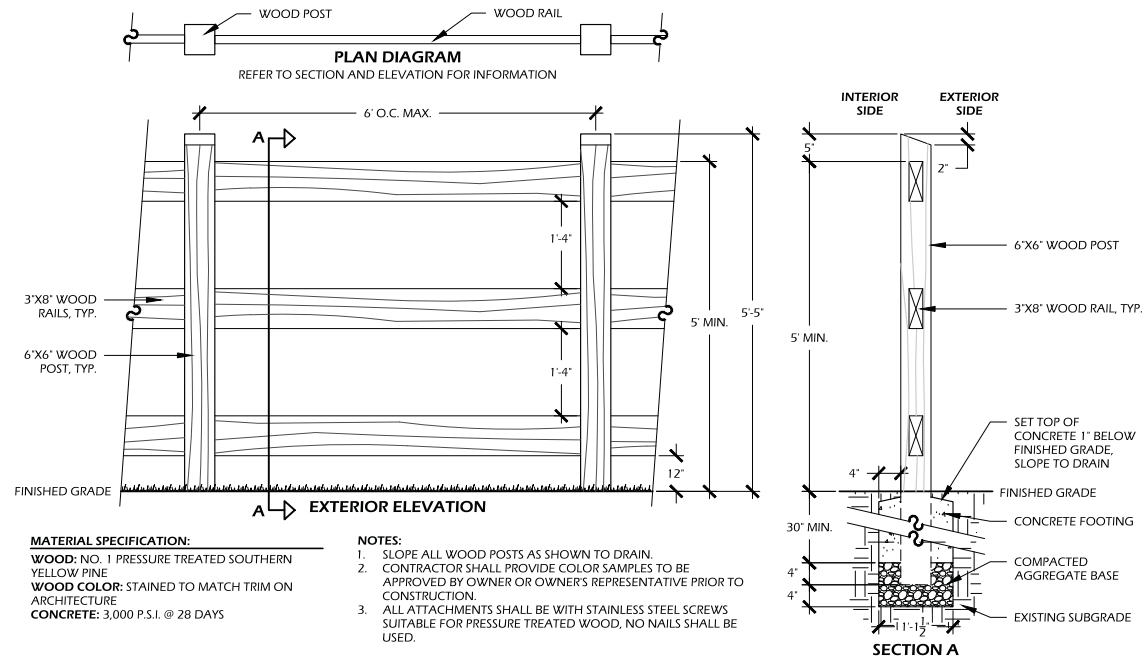
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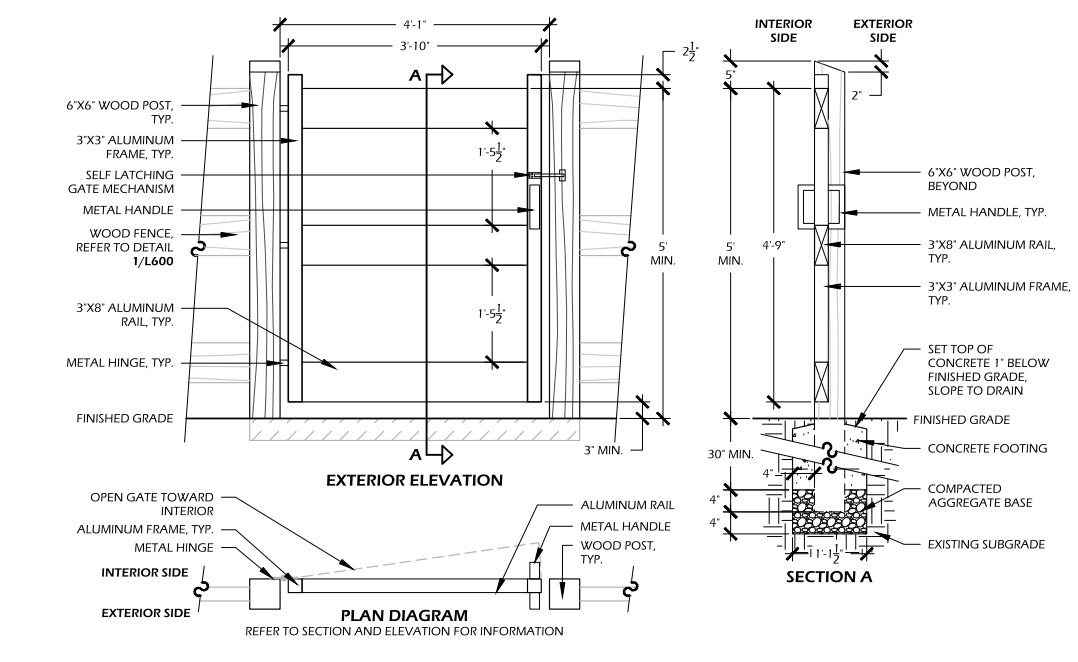
REVISIONS:

DRAWING TITLE
**PLANT SCHEDULE AND
DETAILS**

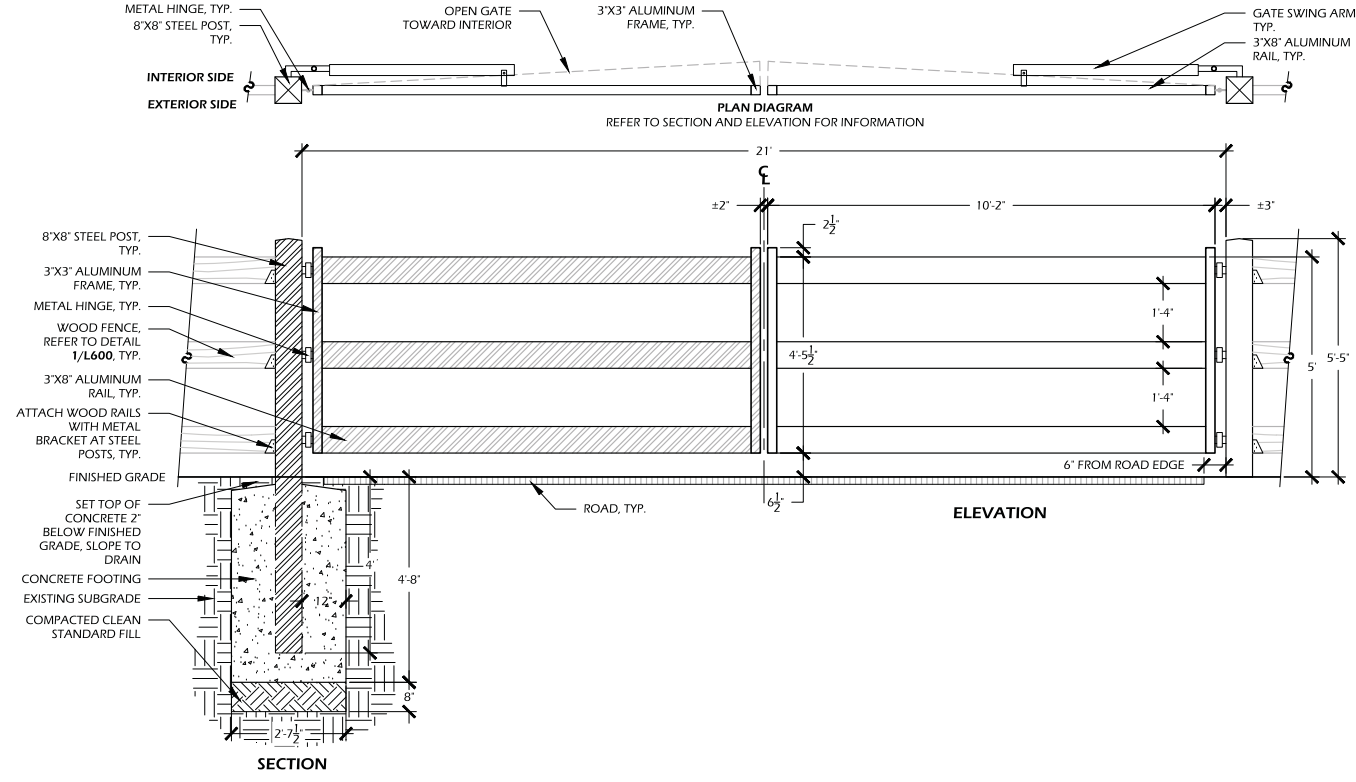
DRAWING NUMBER
L501



1 // L600 WOOD FENCE
SCALE: 3/4" = 1'-0"



2 // L600 PEDESTRIAN GATE
SCALE: 3/4" = 1'-0"



3 // L600 VEHICULAR GATE
SCALE: 1/2" = 1'-0"

MATERIAL SPECIFICATION:
WOOD: NO. 1 PRESSURE TREATED SOUTHERN YELLOW PINE
WOOD COLOR: STAINED TO MATCH TRIM ON ARCHITECTURE
CONCRETE: 3,000 P.S.I. @ 28 DAYS

GATE INFORMATION:
GATE: CUSTOM ALUMINUM GATE. FINAL SHOP DRAWINGS TO BE PROVIDED BY FABRICATOR FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
COLOR: POWDER COATED TO MATCH TRIM ON ARCHITECTURE

LATCH AND HINGE INFORMATION:
LATCH: (METAL) SELF LATCHING, BLACK IN COLOR, MODEL BY OWNER
HINGE: (METAL) BLACK IN COLOR, MODEL BY OWNER
HANDLE: (METAL), BLACK IN COLOR, MODEL BY OWNER

NOTES:
1. SLOPE WOOD POSTS DOWNWARD ON EXTERIOR SIDE TO DRAIN.
2. CONTRACTOR SHALL PROVIDE SAMPLES OF LATCH, HINGE AND HANDLE FOR APPROVAL BY OWNER PRIOR TO ORDERING.
3. CONTRACTOR SHALL PROVIDE COLOR SAMPLES TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL CONFIRM GATE OPENING AND HINGE ATTACHMENTS TO WOOD POST PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER AND / OR LANDSCAPE ARCHITECT.
5. IT IS THE RESPONSIBILITY OF THE GATE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR AND PROVIDE SHOP DRAWINGS AND STRUCTURAL DRAWINGS FOR GATE ASSEMBLY INCLUDING, BUT NOT LIMITED TO, ALUMINUM GATE, CONNECTIONS / WELDS, HINGES, ETC. FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
6. ALL ATTACHMENTS SHALL BE WITH STAINLESS STEEL SCREWS SUITABLE FOR PRESSURE TREATED WOOD. NO NAILS SHALL BE USED.



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SITE DEVELOPMENT PLANS
FOR
PALMETTO BAY LODGES
LANDSCAPE PLAN
HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: APR 28, 2020
PROJECT NO.: 20044.01
DRAWN BY: CK
CHECKED BY: BW

**PRELIMINARY
SUBMITTAL PLAN,
NOT FOR
CONSTRUCTION**

REVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
L600

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: Palmetto Bay Lodges

DRB#: DRB-001368-2020

DATE: 07/08/2020

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

Comment Sheet attached to Conceptual Notice of Action as Conditions of Approval.

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Promotes pedestrian scale and circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. How is ADA access to the apartment building provided? This affects the site design. 2. The right angle geometry of the sidewalk does not reflect a realistic pedestrian flow through the site reinforced by the fence and pedestrian gate location. It appears the sidewalk adjacent to the drive does not serve an anticipated need. Restudy the pedestrian circulation.
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. Consider "Weathered Wood" shingle color. 2. Consider "Slate Gray" or similar for the metal roof elements. 3. The white mortar is unacceptable, specify an off-white or beige mortar. 4. The color board should include all the site elements and conform to the size requirements in the application.

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"/>	<ol style="list-style-type: none"> 1. It appears there may be a "Significant" (as defined by the LMO) 28" pine that should be preserved. The drive may need to be shifted to assure its preservation. 2. A tree protection plan is required at final.
Supplemental and replacement trees meet LMO requirements for size, species and number	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> 1. The tree portion of the survey is out of date and must be updated. 2. Tree mitigation calculations must be run to prepare the planting plan for Final.
Wetlands if present are avoided and the required buffers are maintained	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Updated survey is required prior to final review.

MISC COMMENTS/QUESTIONS
1. The applicant should be aware of the 3' limit (per the LMO) on fill and the 15' FFE (per Building Code) requirements.
2. A lighting plan is required at final.



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: Anne Sargent Company: June Bistro
 Mailing Address: 26 Pine Island Rd City: HHI State: SC Zip: 29928
 Telephone: 614 565 7376 E-mail: Wien bistro and bar @ gmail.com
 Project Name: _____ Project Address: 28 Shelter Cove Ln #109
 Parcel Number [PIN]: R 520 00B 0026 0000
 Zoning District: PD-1 Overlay District(s): COD

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

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

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

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

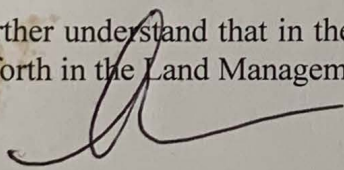
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

6/1/2020

DATE

Jane's Patio Repaint

The applicant is seeking approval, after the fact, of the current patio shelter color. The columns and ceiling of the patio shelter have been painted Sherwin William 7636 Origami White earlier this year without approval from the DRB. The original color was Sherwin Williams 7076 Web Gray which is carried through onto the façade of the restaurant.



NYC pizza exterior



Posiedon Exterior Patio

Side View of Jane and Fabrik



Color Match to Jane Servie Yard

SW 7636
Origami White

259-C3



Color Match to Fabrik

SW 7636
Origami White

259-C3



Back Service Yard to Jane



jane

BISTRO & BAR



Jane Patio Exterior



Jane Patio





Jane Patio

Wayback Patio Exterior

WAYBACK BURGERS



Krogers Patio Exterior



TALBOTS

MISSES • PETITES • WOMAN

Color Match to Talbots





Front View Jane

Rear Entrance to Jane & Fabrik



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: Jane's Bistro

DRB#: DRB-001199-2020

DATE: 06/16/2020

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

Staff recommends approval with the condition that the columns and ceiling beams be repainted Sherwin Williams 7075 Web Gray.

MISC COMMENTS/QUESTIONS

1. The original color of the patio structure matched the cornice of the building.
2. Origami White was not an approved Shelter Cove color and has not been used on the building noted in this 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: 6/19/2020
 Accepted by: Nicole J. Christ
 DRB #: 1283-2020
 Meeting Date: _____

Applicant/Agent Name: Schooner Court 30 Company: GW SERVICES
 Mailing Address: PO Box 6476 City: Hilton Head State: SC Zip: 29938
 Telephone: 843-686-4082 Fax: 843-686-4055 E-mail: Greg@gwservicesllc.com
 Project Name: Schooner Court 30 Project Address: 150 LIGHTHOUSE ROAD 29928
 Parcel Number [PIN]: R 550 017 000 0670 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 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.
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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

5/29/2020

DATE



Eddie Mayers <eddie@gwserviceshhi.com>

Schooner Painting

Eddie Mayers <eddie@gwserviceshhi.com>

Tue, Jun 2, 2020 at 9:12 AM

To: Greg Wynn <greg@gwserviceshhi.com>

BUILDING 1

701 SW DCL030 WEATHERED MIST
702 SW DCR002 AIKE IVORY
703 SW DCR084 ACANTHUS
704 SW 6687 LANTERN LIGHT
705 SW DCL030 WEATHERED MIST
706 SW DCR002 AIKE IVORY
707 SW DCR084 ACANTHUS
708 SW 6687 LANTERN LIGHT

BUILDING 2

709 SW DCL030 WEATHERED MIST
710 SW DCR002 AIKE IVORY
711 SW DCR084 ACANTHUS
712 SW 6687 LANTERN LIGHT
713 SW DCL030 WEATHERED MIST

BUILDING 3

714 SW DCL030 WEATHERED MIST
715 SW DCR002 AIKE IVORY
716 SW DCR084 ACANTHUS
717 SW 6687 LANTERN LIGHT
718 SW DCL030 WEATHERED MIST
719 SW DCR002 AIKE IVORY
720 SW DCR084 ACANTHUS
721 SW 6687 LANTERN LIGHT

Eddie Mayers
Maintenance Director
GW Services, Inc.
O) 843.686.4052
F) 843.686.4055

SHUTTERS - SW 6510 LOYAL BLUE

This email and any attachments are confidential. They may contain privileged information and are intended for the named addressee(s) only. They must not be distributed without our consent. If you are not the intended recipient, please notify us immediately and do not disclose, distribute, or retain this email or any part of it.

DRB 1243-2020

Date: June 3, 2020
Legal Address: SCHOONER COURT
Owner: SCHOONER COURT HOA

**Greg Wynn
GW Services, Inc.
10 Office Way
Hilton Head Island, SC 29928**

The Sea Pines Architectural Review Board has approved the colors for the painting of the above captioned address.

UNITS # 704,708,712,717, & 721

SIDING COLOR	-	N/A
TRIM	-	N/A
STUCCO	-	S/W "LANTERN LIGHT" # 6687
DOORS	-	N/A
FRONT DOOR	-	S/W "LOYAL BLUE # 6510
SHUTTERS	-	S/W "LOYAL BLUE

Please pick up and post the painting permit before you begin painting. Thank you for your cooperation

Sincerely,



**Suzanne Sherman
Assistant Administrator**

Date: June 3, 2020
Legal Address: SCHOONER COURT
Owner: SCHOONER COURT HOA

**Greg Wynn
GW Services, Inc.
10 Office Way
Hilton Head Island, SC 29928**

The Sea Pines Architectural Review Board has approved the colors for the painting of the above captioned address.

UNITS # 703,707,711,716, & 720

SIDING COLOR	-	N/A
TRIM	-	N/A
STUCCO	-	S/W "ACANTHUS" # DCR084
DOORS	-	N/A
FRONT DOOR	-	S/W "LOYAL BLUE # 6510
SHUTTERS	-	S/W "LOYAL BLUE

Please pick up and post the painting permit before you begin painting. Thank you for your cooperation

Sincerely,



**Suzanne Sherman
Assistant Administrator**

Date: June 3, 2020
Legal Address: SCHOONER COURT
Owner: SCHOONER COURT HOA

**Greg Wynn
GW Services, Inc.
10 Office Way
Hilton Head Island, SC 29928**

The Sea Pines Architectural Review Board has approved the colors for the painting of the above captioned address.

UNITS # 702,706,710, 715, & 719

SIDING COLOR	-	N/A
TRIM	-	N/A
STUCCO	-	S/W "AIKE IVORY" # DCR002
DOORS	-	N/A
FRONT DOOR	-	S/W "LOYAL BLUE # 6510
SHUTTERS	-	S/W "LOYAL BLUE

Please pick up and post the painting permit before you begin painting. Thank you for your cooperation

Sincerely,



**Suzanne Sherman
Assistant Administrator**

Date: June 3, 2020
Legal Address: SCHOONER COURT
Owner: SCHOONER COURT HOA

Greg Wynn
GW Services, Inc.
10 Office Way
Hilton Head Island, SC 29928

The Sea Pines Architectural Review Board has approved the colors for the painting of the above captioned address.

UNITS # 701,705,709,713,714, & 718

SIDING COLOR	-	N/A
TRIM	-	N/A
STUCCO	-	S/W "WEATHERED MIST" #DCI030
DOORS	-	N/A
FRONT DOOR	-	S/W "LOYAL BLUE # 6510
SHUTTERS	-	S/W "LOYAL BLUE

Please pick up and post the painting permit before you begin painting. Thank you for your cooperation

Sincerely,

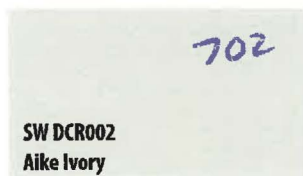


Suzanne Sherman
Assistant Administrator



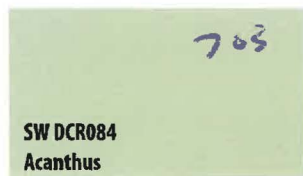
SW DCL030
Weathered Mist

Body



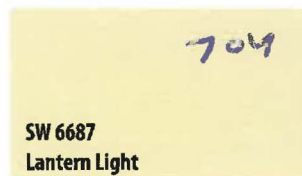
SW DCR002
Aike Ivory

Body



SW DCR084
Acanthus

Body



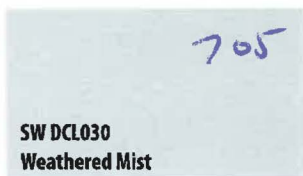
SW 6687
Lantern Light

Body

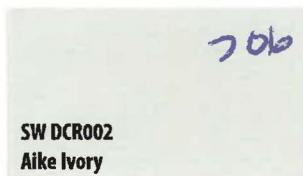


SW Custom Blue
Custom

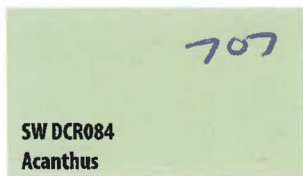
Shutters



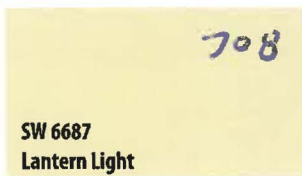
Body



Body



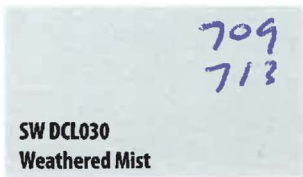
Body



Body

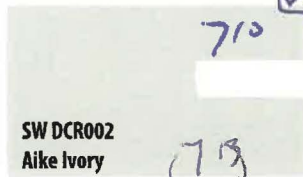


Shutters



SW DCL030
Weathered Mist

Body



SW DCR002
Aike Ivory

Body



SW DCR084
Acanthus

Body



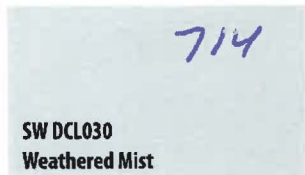
SW 6687
Lantern Light

Body

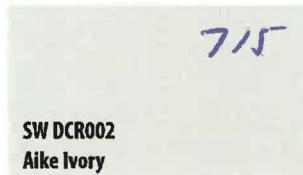


SW Custom Blue
Custom

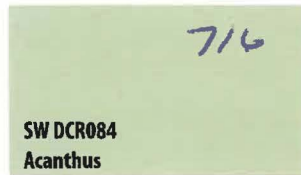
Shutters



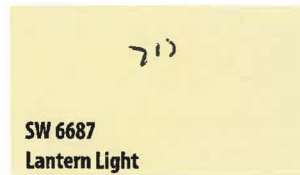
Body



Body



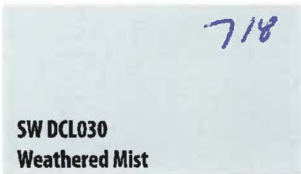
Body



Body

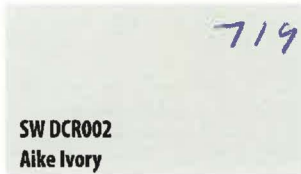


Shutters



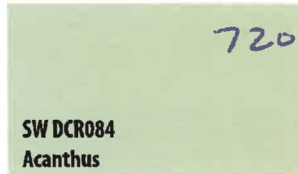
SW DCL030
Weathered Mist

Body



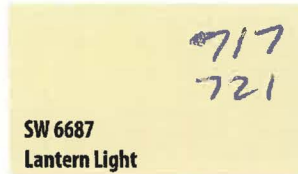
SW DCR002
Aike Ivory

Body



SW DCR084
Acanthus

Body



SW 6687
Lantern Light

Body



SW Custom Blue
Custom

Shutters





Camera: 100 m 12 x 8.16 N 89.46 W 1 m



SCHOONER COURT - ORIGINAL IMAGE



SCHOONER COURT - ORIGINAL IMAGE



SCHOONER COURT - ORIGINAL IMAGE



SCHOONER COURT - ORIGINAL IMAGE



SCHOONER COURT - ORIGINAL IMAGE

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: Schooner Court

DRB#: DRB-001283-2020

DATE: 07/09/2020

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

<i>ARCHITECTURAL DESIGN</i>				
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 proposed colors are not is keeping with the Design Guide. “Weathered Mist”, “Acanthus” and “Lantern Light” are not earth tones. Per the Design Guide, page 16 “Earth tones must be chosen as the predominant colors. Colors shall not be used to cause the structure to stand out from the others or its background.”

<i>MISC COMMENTS/QUESTIONS</i>
1. See page 16 of the Design Guide for guidance on selecting colors.
2. Staff would suggest an earth tone color for the building with subtle changes for each unit. Per the Design Guide, page 16 “Subtle levels of contrast are desirable to emphasize architectural elements or to provide visual interest.



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 Community Development Department
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 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: Pamela B Woods Company: Hilton Head Signs
 Mailing Address: 30 Capital Dr City: Hilton Head Island State: SC Zip: 29926
 Telephone: 843-681-3513 Fax: _____ E-mail: pamela@hiltonheadsigns.com
 Project Name: Hilton Ocean Oaks Project Address: 41 South Forest Beach
 Parcel Number [PIN]: R R553 018 000 068B 0000 _____
 Zoning District: _____ Overlay District(s): _____

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

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 Concept Approval – Proposed Development Alteration/Addition
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Signs

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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.

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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.

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SIGNATURE

6/24/20

DATE

Ocean Oaks Sign Modification 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 as follows:

- The existing copy is SW 7046 Anonymous Gray and will remain as is.
- The proposed background color is SW 7047 Porpoise to match the base color of the parking garage buildings.
- The logo portion would be repainted to SW 9149 Inky Blue to approximate the corporate logo color.
- The bottom panels would be repainted as above excepting that there is no logo element.



Hilton Grand Vacations Club
OCEAN OAK RESORT

41 South Forest Beach Drive

CAROLINA BEACH CLUB
39 South Forest Beach Drive

Existing Sign



Hilton Grand Vacation Club
OCEAN OAK RESORT

41 South Forest Beach Drive

CAROLINA BEACH CLUB

39 South Forest Beach Drive

Proposed Sign Design

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: Ocean Oaks Sign Modification

DRB#: DRB-1288-2020

DATE: July 14, 2020

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS: Approval of logo color modification not approved.

MISC COMMENTS/QUESTIONS

Currently, the sign design includes only two colors. Changing the background color of the sign to a darker color that matches the building will help improve the visibility of the text. The introduction of a third color in the logo that is not related to existing building colors is not as desirable as the existing design.



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www.hiltonheadislandsc.gov

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

Applicant/Agent Name: Pamela Woods Company: Hilton Head Signs
 Mailing Address: 30 Capital Dr City: Hilton Head Island State: SC Zip: 29926
 Telephone: 843-681-3513 Fax: _____ E-mail: pamela@hiltonheadsigns.com
 Project Name: MDVIP Dr. Robert Schubert Project Address: 8 Lafayette Place
 Parcel Number [PIN]: R R510 008 000 0414 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 Alteration/Addition
 Final Approval – Proposed Development Sign

Submittal Requirements for *All* projects:

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

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

Additional Submittal Requirements:
Concept Approval – Proposed Development

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

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

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

Context photographs of neighboring uses and architectural styles.

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

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

Additional Submittal Requirements:

Final Approval – Proposed Development

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

Additional Submittal Requirements:

Alterations/Additions

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

Additional Submittal Requirements:

Signs

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

For freestanding signs:

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

For wall signs:

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

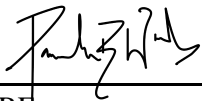
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

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

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

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

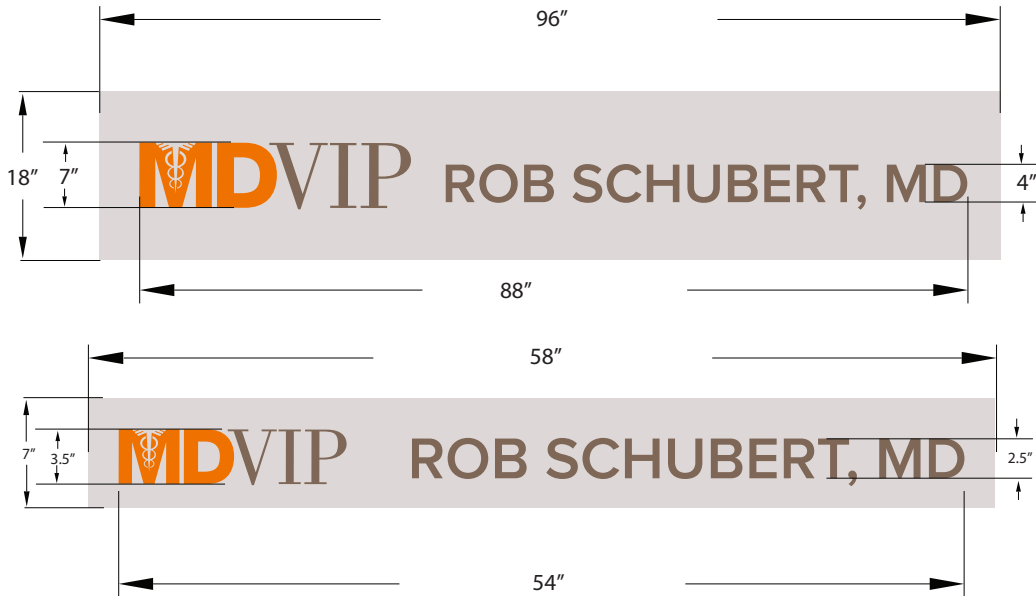
I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



SIGNATURE

6/24/20

DATE



		Company Name MDVIP/Robert Schubert MD
		Sign Type Tenant Panel Main ID/Secondary ID
		Material Routed Extra
		Overall Dimensions 96" x 18", 58" x 7"
		Depth 1"
		Illumination Existing
		Border/Inset NA
		Texture Dimensional applied letters
ADDRESS 8 Lafayette Place	Main Panel Color Match Stucco	# Of Sign faces 4 sign faces
ADDRESS COPY COLOR NA to Tenant	Copy: SW 7029 Determined Orange SW 7034 Status Bronze	
		HILTON HEAD SIGNS 30 Capital Dr. HHI 29926 (843)681-3513

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: MDVIP Sign Tenant Panel

DRB#: DRB-1289-2020

DATE: July 14, 2020

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Proposed color for "MD" not approved. Color approved is SW 7034 Status Bronze to match other copy.

MISC COMMENTS/QUESTIONS
