



Town of Hilton Head Island  
**Design Review Board Meeting**  
**Tuesday, May 11, 2021 – 1:15 p.m.**  
**AGENDA**

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In accordance with the Town of Hilton Head Island Municipal Code Section 2-5-15, this meeting is being conducted virtually 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. Approval of Agenda**

**5. Approval of Minutes**

a. Meeting of April 27, 2021

**6. Appearance by Citizens**

**7. New Business**

a. *Alteration/Addition*

i. Wei Food Hall Facades, DRB-001076-2021

**8. Board Business**

**9. Staff Report**

a. Minor Corridor Report

**10. Adjournment**

Public comments concerning agenda items can be submitted electronically via the Open Town Hall HHI portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close at 4:30 p.m. on May 10, 2021. All comments submitted through the portal will be provided to the Board for review and made part of the official record. Citizens who wish to comment on agenda items during the meeting by phone must contact the Board Secretary at 843-341-4691 no later than 12:00 p.m. on May 10, 2021.

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



Town of Hilton Head Island  
**Design Review Board Meeting**  
April 27, 2021 at 1:15 p.m. Virtual Meeting  
**MEETING MINUTES**

**Present from the Board:** Chairman Michael Gentemann, Vice Chair Cathy Foss, David McAllister, Judd Carstens, Annette Lippert, John Moleski

**Absent from the Board:** Debbie Remke (excused)

**Present from Town Council:** Bill Harkins

**Present from Town Staff:** Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

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**1. Call to Order**

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

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

**3. Roll Call** – See as noted above.

**4. Approval of Agenda**

Chairman Gentemann asked if staff had any changes to the agenda. Chris Darnell explained the applicant for Item 7.a.ii Fat Baby's Courtyard, DRB-000947-2021 and 7.a.iv Deano's, DRB-000956-2021, has requested to be last on the agenda. It was the consensus of the Board to amend the agenda.

Vice Chair Foss moved to approve the agenda as amended. Mr. Carstens seconded. By way of roll call, the motion pass by a vote of 6-0-0.

**5. Approval of Minutes**

a. Meeting of March 22, 2021

Chairman Gentemann asked for a motion to approve the minutes of the March 22, 2021 regular meeting. Vice Chair Foss moved to approve. Mr. McAllister seconded. By way of roll call, the motion was approved by a vote of 6-0-0.

**6. Appearance by Citizens**

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments of record for this meeting. Citizens were provided the option to sign up for public comment participation during the meeting by phone. There were no requests to participate by phone.

## **7. New Business**

### **a. Alteration/Addition**

#### **i. Lyons Repaint, DRB-000550-2021**

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff recommends denial as submitted.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application at length and the following concerns and recommendations were made regarding the project: consideration to re-evaluate color choices to keep with the Design Guide; clarification of what areas are to be painted the trim color and which areas are to be painted the body color; and a suggestion that the trim color be a step darker than the body color.

Following discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application.

#### **ii. Smokehouse, DRB-000952-2021**

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff recommends approval as submitted.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application at length and the following comments were made regarding the project: definition of the fence location and the connection to the surrounding area; color scheme blends more with nature; and electing not to paint the brick saves on maintenance.

Chairman Gentemann asked for a motion on the application. Vice Chair Foss moved to approve DRB-000952-2021 as submitted. Ms. Lippert seconded. By way of roll call, the motion passed by a vote of 6-0-0.

### **b. New Development – Conceptual**

#### **i. Benny Hudson Seafood, DRB-000949-2021**

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff comments should be addressed for final approval and Staff recommends conceptual approval.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and applicant discussed the application at length and the following concerns and recommendations were discussed: land use zoning; clarification on no outdoor dining; landscaping and possibility of required fertilization treatment; bike rack location and possibility of moving it; if there is a dumpster and location of such;

continuation of hog fencing under porch area; consideration of details and trim to break up long wall; roof color concern and consideration of options; trim color concern; and confirm private residential driveway location and access.

Chairman Gentemann asked for a motion on the application. Vice Chair Foss moved to approve DRB-000949-2021 with the following conditions:

1. Address all of staff comments in the Design Team/DRB Comment Sheet.
2. Include all dumpster details.
3. Include details on whether the owner's existing driveway access will be eliminated.
4. Consideration for bike rack location to be closer to the outdoor seating entrance.
5. A planting area be placed between the gravel road and the adjacent residence, as well as a planted island on the eastern extreme side of the primary parking area.

Mr. McAllister seconded. By way of roll call, the motion passed by a vote of 6-0-0.

ii. Starbucks Pope Avenue, DRB-000951-2021

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff comments should be addressed for final approval and Staff recommends conceptual approval.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and applicant discussed the application at length and the following concerns and recommendations were discussed: details in the landscaping plan; options for the sidewalk on the south side; existing elevation of 9'8" and the Town requirement to make it 11'; consideration of a pervious paving system; the transition from the bike path to the area; location of the bike rack and customer safety; scale of signage; creating a lowcountry feel; service yard details; the need for cohesive architecture; parapet in conflict with the sloped roof; type of materials to be used on the parapet; service yard details; consideration of fiber cement or alternative material in place of stucco; location of meters; and the possible elimination of bollards in the drive thru area.

Chairman Gentemann asked for a motion on the application. Mr. Carstens moved to approve DRB-000951-2021 with the following conditions:

1. Address all of staff comments in the Design Team/DRB Comment Sheet.
2. Include a revision on the side oaks and feather grass as far as appropriateness.
3. Taking into account the permissible disturbance and impervious areas beneath the significant trees.
4. Provide service yard details.
5. A study of the roof line.
6. Removal of the bollards from sheet D301.
7. The study of pervious paving for any sidewalk access in and out of the site.
8. The additional study of an alternative bike parking location closer to the bike pathway along Pope Avenue.
9. All parapet elements shall be revised to a slope roof condition that still conceals the rooftop units.

10. A study of the material locations on the façade.
11. Ensure that the sign location along Pope Avenue is clearly indicated.
12. Ensure that the minimum flood elevation from the top of the slab is 11" and the plans and elevations should reflect such at submittal.

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

**c. New Development – Final**

**i. Palmetto Coastal Commercial, DRB-000950-2021**

*(Due to a potential conflict of interest, Mr. McAllister recused himself from discussion and voting regarding the Palmetto Coastal Commercial, DRB-000573-2021. The required Potential Conflict of Interest form has been completed and made part of the official record.)*

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff recommends final approval with the following conditions:

1. Provide a lighting plan.
2. Provide bollards to protect the 29" and 26" Live Oaks in the service yard
3. Move the 7' fence out of the Dillon Road setback at the entrance drive.
4. Both gates will need to meet setback requirements for gates.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application at length and the following concerns and recommendations were made regarding the project: access easement restrictions, if any; the need of a summary of all buffers on site; if fence line is pulled back, the need for additional landscaping; confirmation the banding of the tabby look is to continue; consistency in shutter size; consistency in overhangs; service are details and trim on the overhead door.

Chairman Gentemann moved to approve DRB-000950-2021 with the following conditions:

1. Applicant to address Items 1-4 of Staff conditions- all to be reviewed by Staff.
2. Should Items 3 or 4 be necessary, there may be the need for additional screening. This will be at Staff's discretion.
3. On the front elevation, Sheet A300, the rake on the low roof to the right side of the building should be extended past the trim board to match the other condition as it appears in the rear elevation.
4. Provide the appropriate shutter size for the window.
5. Provide Trim around the large overhead door.

Ms. Lippert seconded. By way of roll call, the motion passed by 5-0-0. (Mr. McAllister recused.)

**a. Alteration/Addition**

**i. Fat Baby's Courtyard, DRB-000947-2021**

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff recommends denial as submitted.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application at length and the following concerns and recommendations were made regarding the project: the lack of details; color and mounting of infrared heaters; spacing of lights or piers; centering of light fixtures, discrepancy in size of bays; more definition needed on conduit; designation of area of granite counter and tie in with building; the need for definition of the entrance due to handicapped parking space next to it; due to elimination of parking spaces, suggestions of confirmation of parking agreements; details regarding walls; critical movement of sign needs detailed; concern about drainage; spans and joist sizes need provided; trellis details; all details need included on site plans; and the live oak on the property needs defined in the plans, as well as the lowest limbs and canopy.

Following discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application.

**iv. Deano's, DRB-000956-2021**

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff recommends denial as submitted.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application at length and the following concerns and recommendations were made regarding the project: the lack of sufficient information; the need for more details in general; brick entry portals differ in size; explanation of canopy; brick details; with the elimination of the kitchen the roof overhang is eliminated; no details on columns, walls and beams; the need for a landscape plan; and clarification of what is being demolished and what is being added.

Following discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application.

**8. Board Business**

Chairman Gentemann reported that he and Vice Chair Foss attended the recent LMO Committee Special Meeting and the recent Public Planning Committee meeting. He noted they presented the DRB's concerns regarding building massing and height, and setbacks and buffers. He stated their comments were well received and the item is moving forward for further study.

**9. Staff Report**

**a. Minor Corridor Report**

Mr. Darnell reported the following minor DRB approvals since the last meeting of the Board: 20 Ceasar Place; 5 Augusta Lane – antenna modification; 59 New Orleans Road – repaint that involved a fence; 96 Mathews Drive – addition to the building not visible from the corridor; 41 Power Alley – antenna modification; 1 North Forest Beach – Frosty Frog up-fit of an additional exterior window; and 106 Arrow Road, addition of screening fence for bike storage.

## 10. Adjournment

The meeting was adjourned at 4:26 p.m.

**Submitted by:** Vicki Pfannenschmidt, Secretary

**Approved:** [DATE]

DRAFT



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

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

Applicant/Agent Name: Gretchen Fisher Company: MJM Architects  
 Mailing Address: 2948 Sidco Dr. City: Nashville State: TN Zip: 37204  
 Telephone: 615-244-8170 Fax: \_\_\_\_\_ E-mail: g.fisher@mjmarch.com  
 Project Name: Wei Food Hall facades Project Address: 95 Matthews Drive  
 Parcel Number [PIN]: R 511 008 000 0192 0000  
 Zoning District: LC 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.

Gretchen N Fisher Digitally signed by Gretchen N Fisher  
DN: C=US, E=g.fisher@njmarch.com,  
CN=Gretchen N Fisher  
Date: 2021.04.26 14:13:47-0500'

04-26-21

SIGNATURE

DATE



**DATE: 04-26-21**

**TO: Hilton Head Island Community Development Center – Design Review Board**

**PROJECT: Wei Food Hall Facades**

**PROJECT ADDRESS: 95 Matthews Dr. – Port Royal Plaza**

**MJM PROJECT NUMBER: 21151**

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To Whom It May Concern,

The intent of this project is to modify the existing facades of the left vacant tenant space at 95 Matthews Dr. Currently there is a Planet Fitness occupying the central tenant space and a recently approved AutoZone occupying the right tenant space. This application looks to develop the north & east facing façades for a new Wei food hall concept that is to include 4 restaurants; Jinya Sushi, Kung Fu Tea, Angry Crab Shack & Paris Baguette.

The proposed modifications to the North facing façade are minimal in nature, a previous DRB submittal saw the approval of a small raised signage parapet that mirrors what has been provided for the AutoZone, as well as a central storefront door with a section of storefront window on either side. This submittal proposes to add 1 more sections of storefront for a total of 2 on the left side of the entry door. A second window was not added to the right due the location of the adjacent tenant's demising wall.

The proposed modifications to the East facing façade are substantially different from what was proposed previously and consists of a large, shared, glass fenced, patio running the length of the façade, with an awning structure supporting retractable awnings and requiring the demolition of the existing gazebo structure on the site. Additionally a large amount of glazing is proposed along the façade to blur the line between indoor and outdoor dining spaces. Jinya Sushi would see its main entrance along the North façade, however the remaining spaces would be entered off of the East façade.

All finishes are of a natural color palette and match exactly the finishes currently in use on the remainder of the shopping center:

Paint Colors:

Glidden : Grey Mountain : 40YY 25/074

Glidden: Designer Grey : 50YY 63/041

Storefront & Metal Elements:

Bronze Anodized



If you have any questions, please do not hesitate to contact me at 615-244-8170 or by email at [g.fisher@mjmarch.com](mailto:g.fisher@mjmarch.com)

Sincerely:  
**MJM Architects**

A handwritten signature in blue ink, appearing to read 'Gretchen Fisher', is written over a light blue rectangular background.

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Gretchen Fisher  
Senior Project Manager



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

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**PROJECT NAME:** Port Royal Plaza Renovations      **PROJECT #:** DRB-001961-2020

**PROJECT ADDRESS:** 95 Mathews Drive

**CATEGORY:** Alteration/Addition

**ACTION DATE:** October 13, 2020      **NOTICE DATE:** October 21, 2020

**APPLICANT/AGENT:** Gretchen Fisher, MJM Architects  
712 4<sup>th</sup> Ave S  
Nashville, TN 37210  
E-mail: g.fisher@mjmarch.com

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

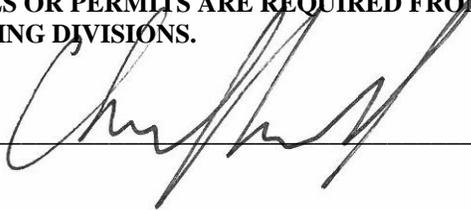
- APPROVED AS SUBMITTED**
- APPROVED WITH THE SPECIFIC CONDITIONS LISTED BELOW**
- DENIED**
- WITHDRAWN AT THE APPLICANTS REQUEST**

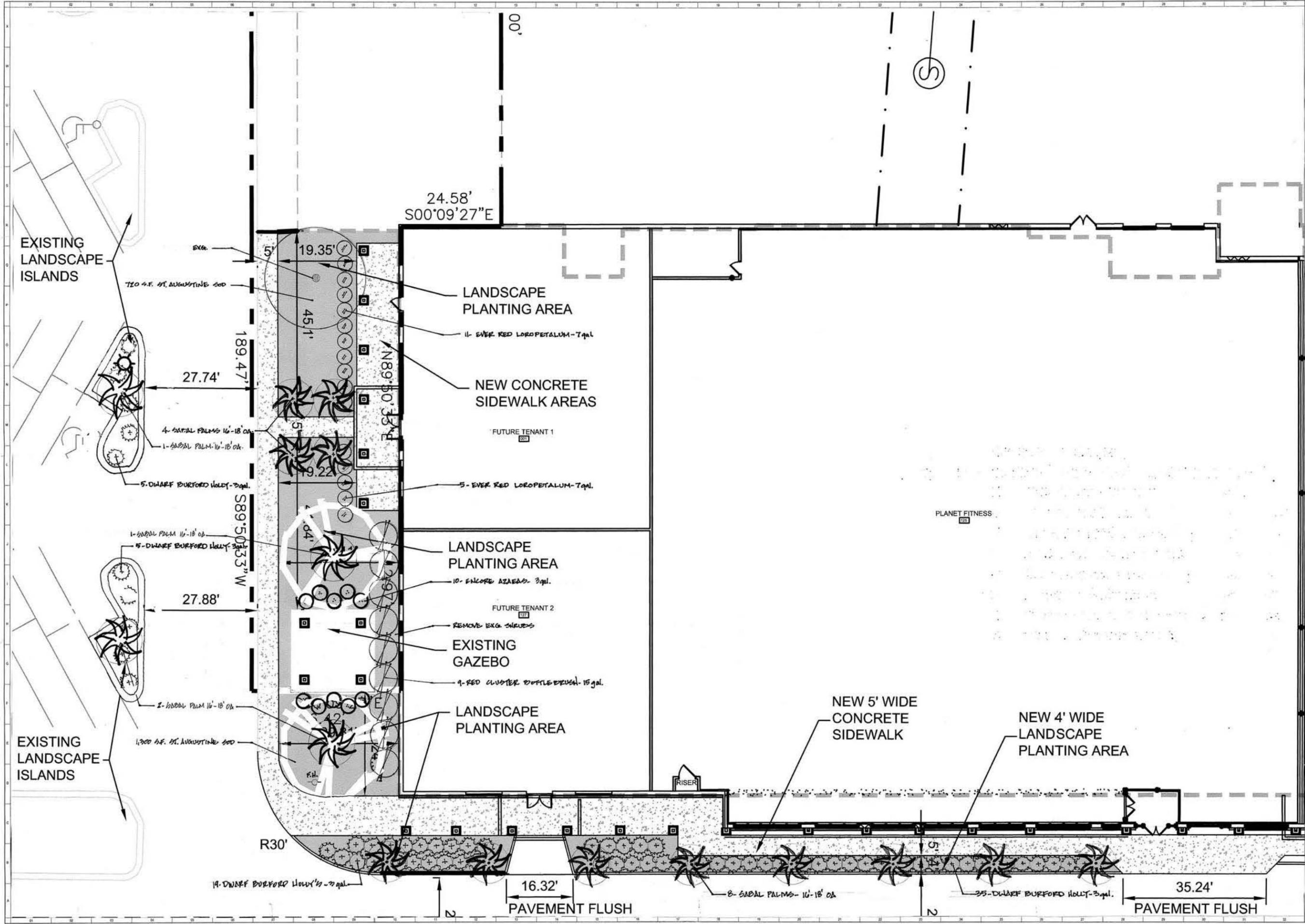
1. Provide Site Plan for review by Staff that address the following:
  - a. Dimensions of the proposed changes to the drive aisle and landscape area addition.
  - b. Reconsideration of the pedestrian access through the new landscape area.
  - c. Specify / label the curb or other protection of the landscape area on the plans.
2. Revision of the Planting Plan for review by Staff that address the following:
  - a. Add additional (palms, hollies, etc.) to the landscape area between the building and the drive aisle.
  - b. Planting appears thin between the building and the drive aisle.
  - c. Add taller plants along wall behind existing gazebo to break up the expanse of the wall.
3. Provide an updated site plan for review and approval by Town Staff and one DRB landscape architect
4. Within the beds at the front of the planet fitness building, the muhly grass and loropetalum shall be substituted with low evergreen shrubs.
5. The plantings along the eastern side of the building include a 4” caliper live oak on the corner
6. The two live oaks on the eastern side within the parking lot islands be increased to 4” caliper
7. Remove the Bradford pears and replace with sabal palmettos to match those that are being installed at the front of the building. The spacing and location of those shall be reviewed and approved by Town Staff and one DRB landscape architect.
8. The new plantings within the planting aisles shall maintain a 3’ clear area around the parking spaces.
9. Provide plant sizes in the planting schedule.
10. Replace jack frost Ligustrum with another more adaptive evergreen shrub.
11. Replace the wax myrtles in the parking lot with a dwarf variety shrub.
12. Provide site and architectural plans of what the eastern side will look like with and without a tenant.
13. The double windows at AutoZone shall be triple windows.
14. Restudy the two single windows at AutoZone.

- 15. All downspout locations shall be shown.
- 16. Add note on plans that there are no lighting or fixture changes.
- 17. Add note on plans that there are no changes to the existing gazebo.

**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



35 Dillon Road  
 Hilton Head Island, South Carolina  
 29928  
 O: 843-715-2908  
 F: 843-715-2909

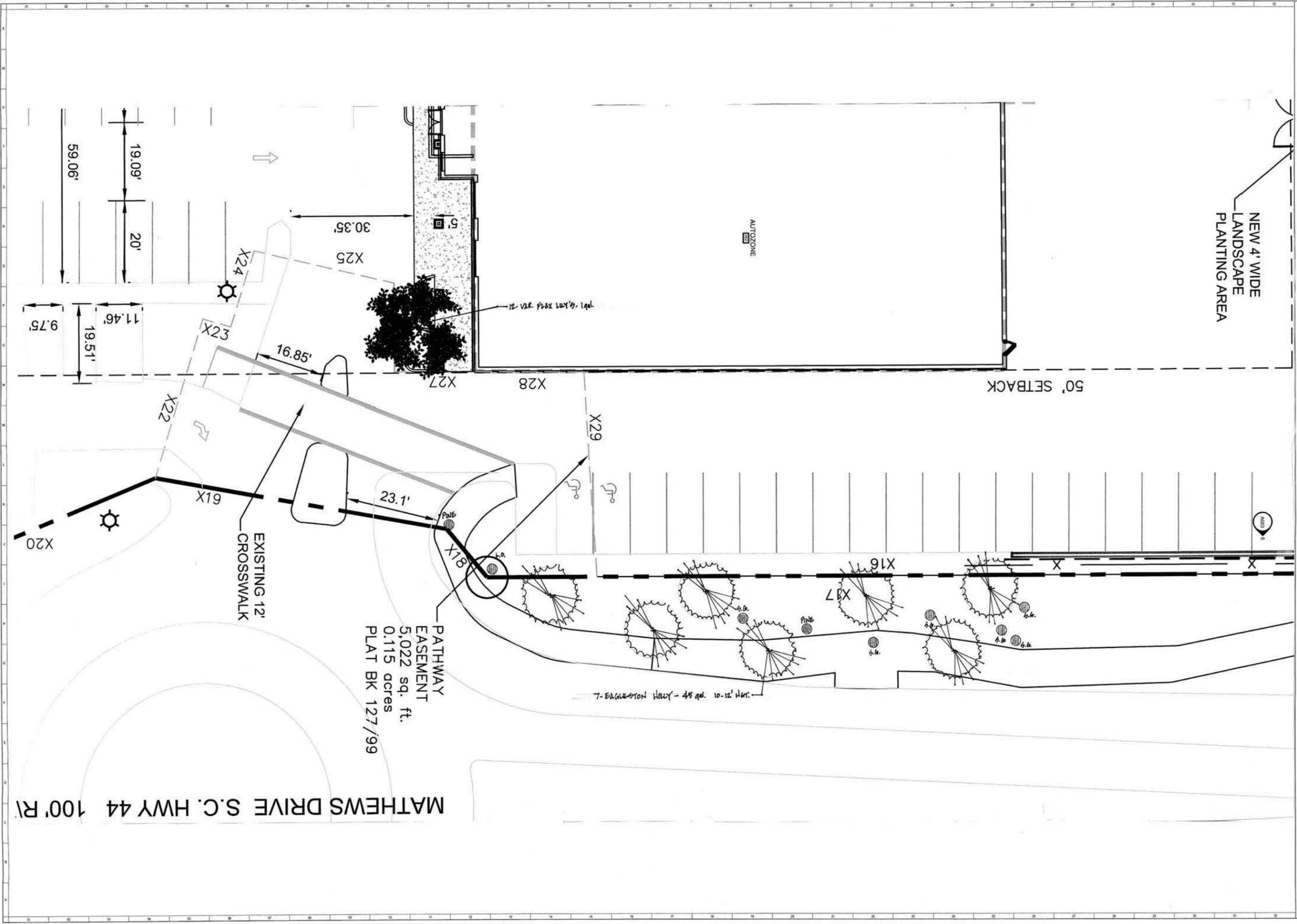
Landscape Plan  
**PORT ROYAL PLAZA**  
**96 MATTHEWS DR.**  
 Hilton Head Island, South Carolina

Revisions:


Project #: GTH-20412  
 File Name: GREEN THUMB 2018.dwg  
 Scale: 1" = 10'  
 Date: 11.27.2020  
 Client:  

Any Unauthorized Reproductions Or Use Of This Plan Without Prior Consent From The Green Thumb Will Be Subject To Prosecution Under The Law

Sheet #:  
**LA-2.00**



35 Dillon Road  
 Hilton Head Island, South Carolina  
 29926  
 O: 843-715-2908  
 F: 843-715-2909

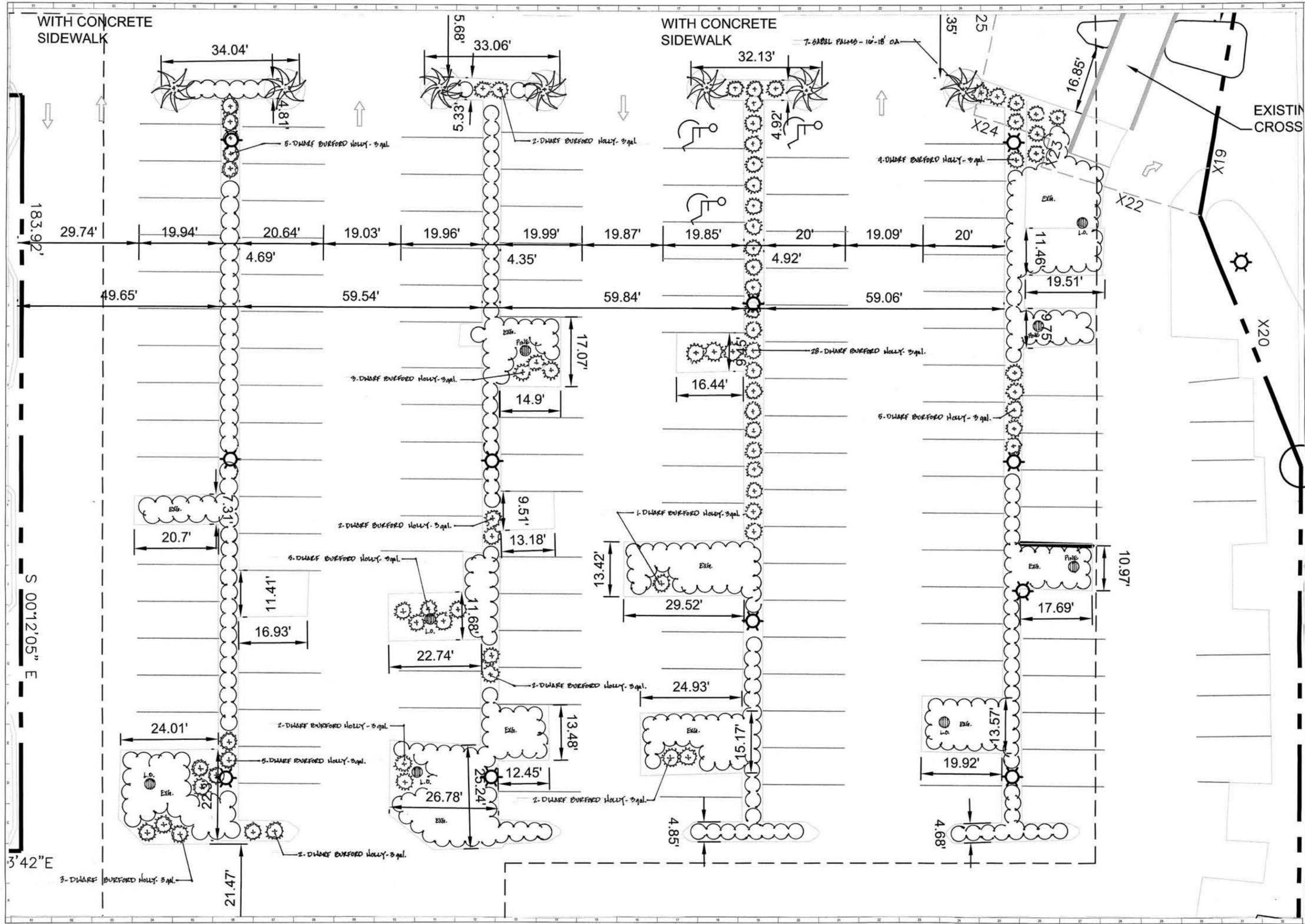
Landscape Plan  
**PORT ROYAL PLAZA**  
**95 MATHEWS DR.**  
 Hilton Head Island, South Carolina

Revisions:


Project #: GTH-20492  
 File Name: GREEN THUMB 2018.dwg  
 Scale: 1" = 10'  
 Date: 11-29-2020  
 Client:  

Any Unauthorized Reproductions Or Use Of This Plan Without Prior Consent From The Green Thumb Will Be Subject To Prosecution Under The Law

Sheet #  
**LA-3.00**



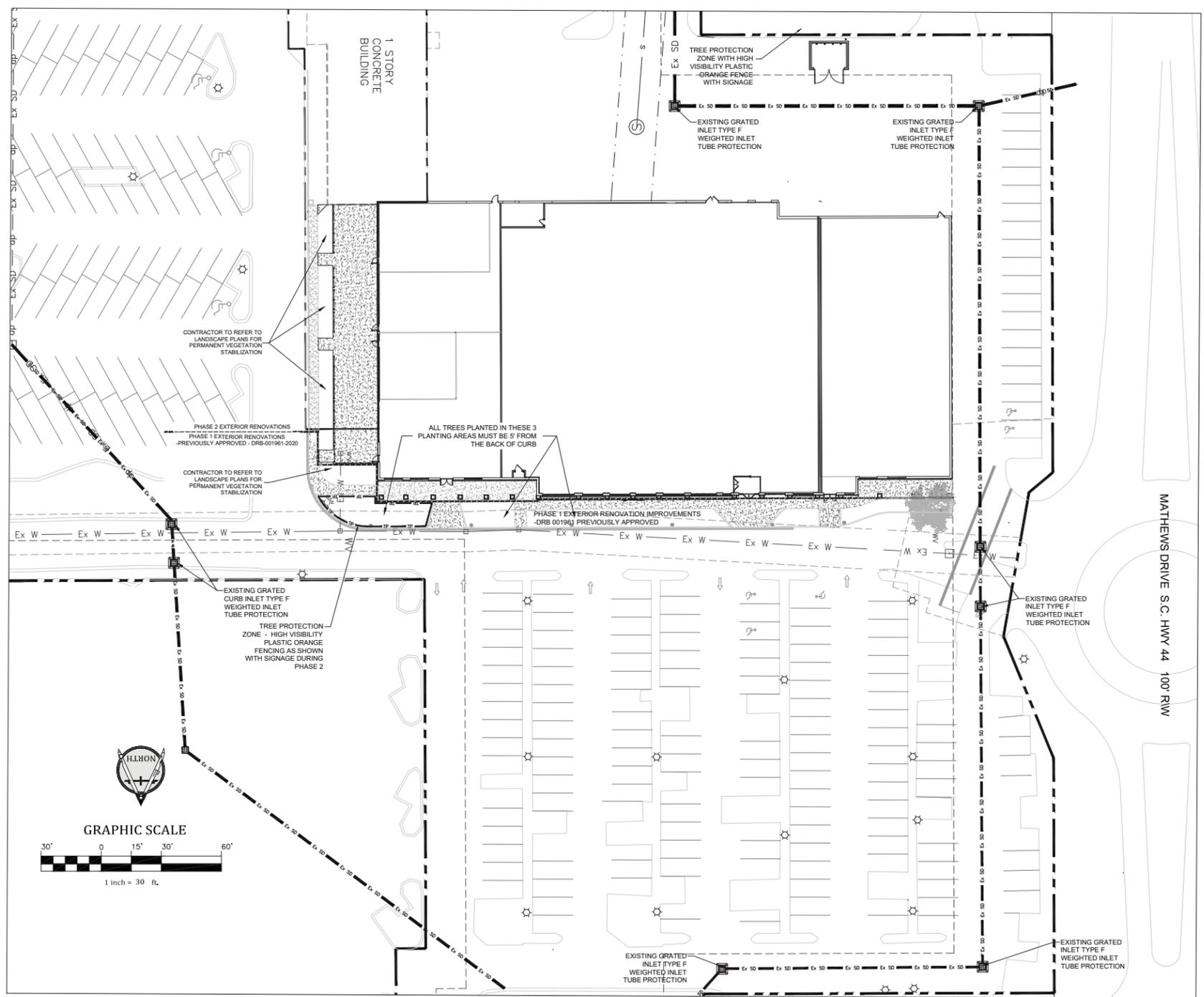
35 Dillon Road  
 Hilton Head Island, South Carolina  
 29929  
 O: 843-715-2908  
 F: 843-715-2909

Landscape Plan  
**PORT ROYAL PLAZA**  
**96 MATTHEWS DR.**  
 Hilton Head Island, South Carolina

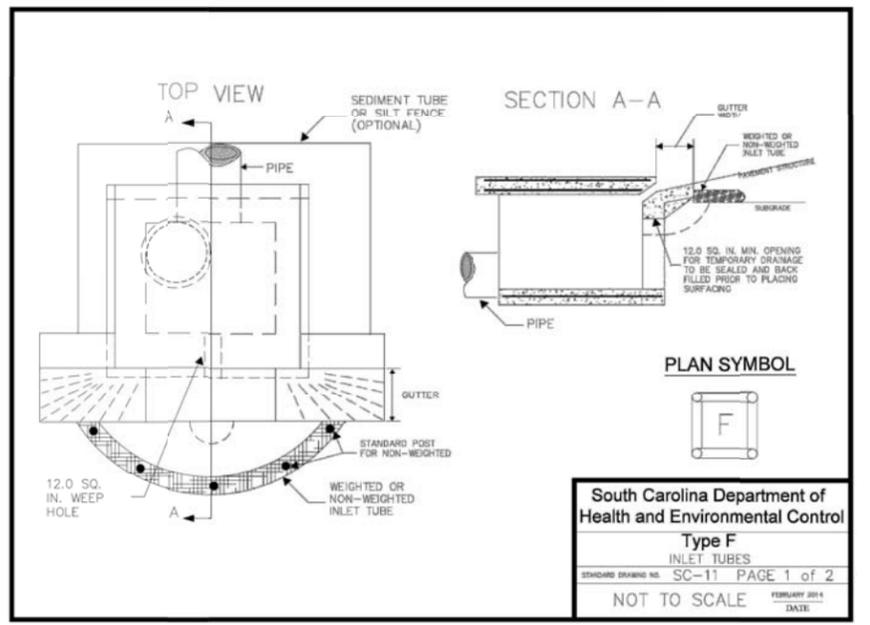
Revisions:	
Project #:	GTH-2049Z
File Name:	GREEN THUMB 2018.dwg
Scale:	1" = 10'
Date:	
Client:	11-23-2020
Any Unauthorized Reproductions Or Use Of This Plan Without Prior Consent From The Green Thumb Will Be Subject To Prosecution Under The Law	
Sheet #:	LA-4.00







**FIRE LANE DESIGNATION**  
 A "NO PARKING FIRE LANE" SIGN MUST BE PLACED AT EACH END OF THE FIRE LANE AND AT INTERIM INTERVALS NOT TO EXCEED 50 FEET. THE SIGNS ON EACH END OF THE FIRE LANE SHOULD INCORPORATE A SINGLE-HEADED ARROW POINTING TOWARD THE FIRE LANE. THE 9 ADDITIONAL INTERIM SIGNS SHOULD INCORPORATE A DOUBLE-HEADED ARROW. INSTALL ALL SIGNS ACCORDING TO TOWN OF HILTON HEAD ISLAND STANDARDS AND SPECIFICATIONS.



**TYPE F - INLET TUBES INLET PROTECTION**

**GENERAL NOTES**

- Inlets tubes should be composed of compacted geotextiles, curled excelsior wood, natural coconut fibers, a hardwood mulch, or a mix of these materials enclosed by a flexible retaining material.
- Inlets tubes should utilize an outer netting that consists of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material. Curled wood excelsior fiber, or natural coconut fiber rolled erosion control products rolled up to create an inlet tube device are not allowed.
- Do not use straw, straw fiber, straw bales, pine needles, or leaf mulch as fill material within inlet tubes.
- Weighted inlet tubes must be capable of staying in place without external stabilization measures and may have a weighted inner core or other weighted mechanism to keep them in place.
- Install weighted tubes lying flat on the ground, with no gaps between the underlying surface and the inlet tube. Do not stack inlet tubes. Do not completely block inlet with tube.
- Non-weighted inlet tubes require staking or other stabilization methods to keep them safely in place.
- Overflow or overlapping of inlet tubes must be allowed to flow into inlet unobstructed.
- To avoid possible flooding, two or three concrete cinder blocks may be placed between the tube and the inlet.

**INSPECTION AND MAINTENANCE**

- The key to functional inlet protection is weekly inspection, routine maintenance, and regular sediment removal.
- Regular inspections of all inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
- Attention to sediment accumulations in front of the inlet protection is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
- Remove accumulated sediment when it reaches 1/3 the height of the blocks. If a sump is used, sediment should be removed when it fills approximately 1/3 the depth of the hole.
- Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
- Large debris, trash, and leaves should be removed from in front of tubes when found.
- Replace inlet tube when damaged or as recommended by manufacturer's specifications.
- Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bore areas immediately.

**South Carolina Department of Health and Environmental Control**  
**Type F**  
**INLET TUBES**  
 STANDARD DRAWING NO. SC-11 PAGE 2 of 2  
 GENERAL NOTES FEBRUARY 2014 DATE

**TREE PROTECTION NOTES:**  
 CONTINUOUS TREE PROTECTIVE FENCING SHALL BE PROVIDED ALONG THE BOUNDARIES OF TREE PROTECTION ZONE.  
 PROTECTIVE FENCING SHALL CONSIST OF A BRIGHT ORANGE PLASTIC MESH OR MORE DURABLE MATERIAL THAT IS AT LEAST FOUR FEET HIGH.  
 WARNING SIGNS SHALL BE INSTALLED ALONG ANY REQUIRED TREE PROTECTIVE FENCING AT POINTS NO MORE THAN 150 FEET APART AND CLEARLY VISIBLE FROM ALL SIDES OF THE FENCED-IN AREA. EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET. THE SIGN MESSAGE SHALL IDENTIFY THE FENCED OR MARKED AREA AS A TREE PROTECTION ZONE AND DIRECT CONSTRUCTION WORKERS NOT TO ENCRUCH INTO THE AREA, E.G. "TREE OR BUFFER PROTECTION ZONE: DO NOT ENTER"  
 THE REQUIRED PROTECTIVE FENCING AND SIGNAGE SHALL BE ERECTED BEFORE ANY GRADING OR OTHER DEVELOPMENT ACTIVITY BEGINS AND SHALL BE MAINTAINED UNTIL THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE FOLLOWING COMPLETION OF ALL DEVELOPMENT IN THE IMMEDIATE AREA OF THE FENCING OR SIGNAGE.  
 ENCROACHMENTS INTO TREE PROTECTION ZONES MAY OCCUR ONLY WHEN NO OTHER ALTERNATIVE EXISTS, AND SHALL COMPLY WITH LANDSCAPING BEST MANAGEMENT PRACTICES.

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NO.	DATE	REVISION/DESCRIPTION

for  
**PORT ROYAL PLAZA RENOVATION PHASE 2**  
 95 Matthews Drive  
 Hilton Head Island, SC

for  
**GFB Associates, LLC**  
 537 Market Street, Suite 400  
 Chattanooga, TN 37402  
 (423) 752-0107

**AD**  
 AD Engineering  
 651 E. 4th Street, Suite 407  
 Chattanooga, TN 37403  
 423.266.3501  
 adengineering.us

**South Carolina Department of Health and Environmental Control**  
**Type F**  
**INLET TUBES**  
 STANDARD DRAWING NO. SC-11 PAGE 2 of 2  
 GENERAL NOTES FEBRUARY 2014 DATE

4/26/21

DATE  
 4/26/2021

DRAWN BY  
 TJF

CHECKED BY  
 JWW/DAS

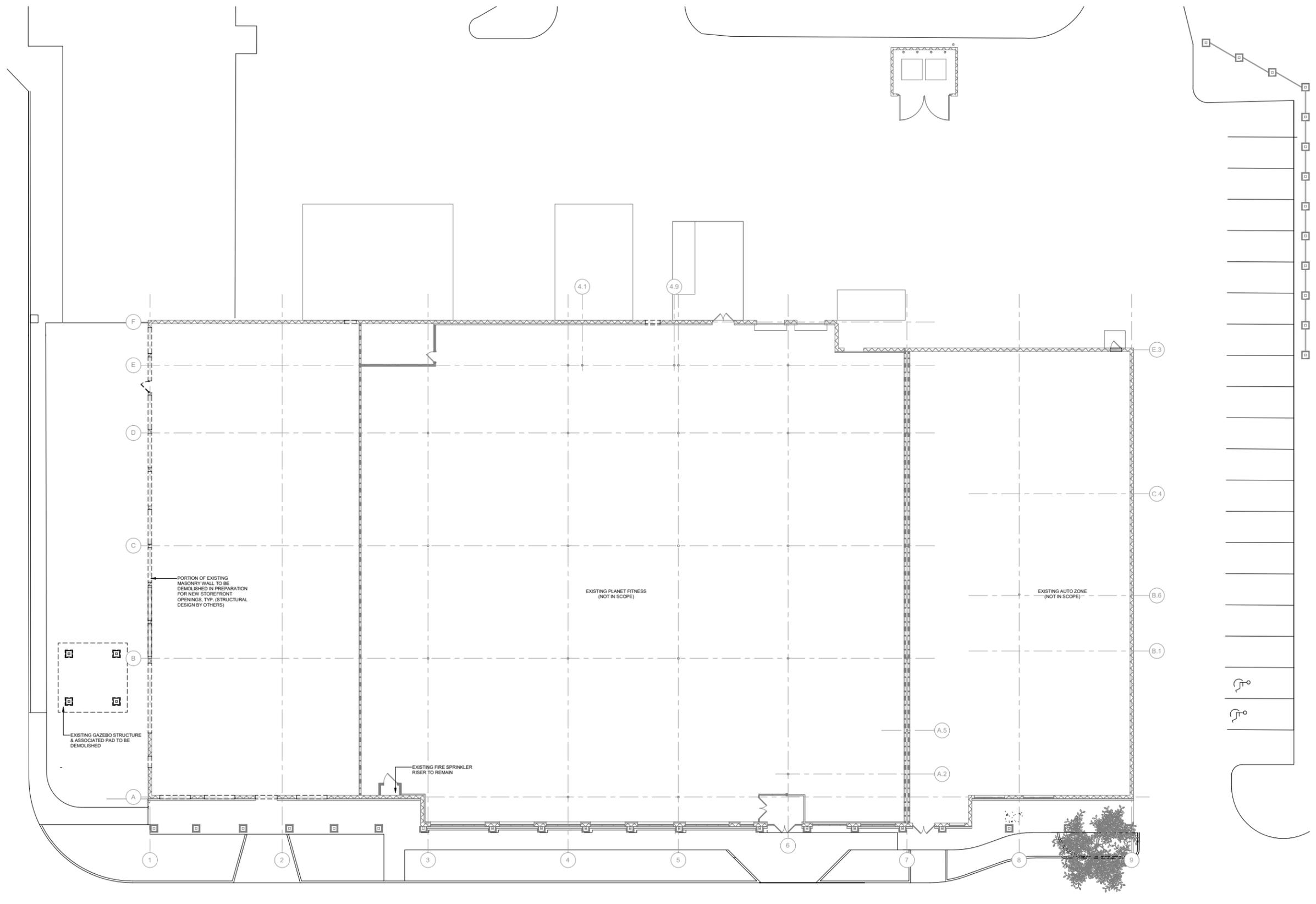
SCALE  
 AS SHOWN

JOB NUMBER  
 18210

**EROSION AND SEDIMENTATION CONTROL PLAN**

DRAWING NUMBER  
**C2.2**

NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION



**1 FLOOR PLAN - DEMO**  
SCALE: 3/32" = 1'-0"

SEAL

CONSULTANT

OWNER

LOCATION

**FACADES - WEI FOOD HALL**

MATTHEWS DRIVE  
HILTON HEAD ISLAND, SC  
29926

DATE

SCHEMATIC DESIGN  
**04/26/21**  
MJM # 20168

NO.	DESCRIPTION	DATE

REVISIONS

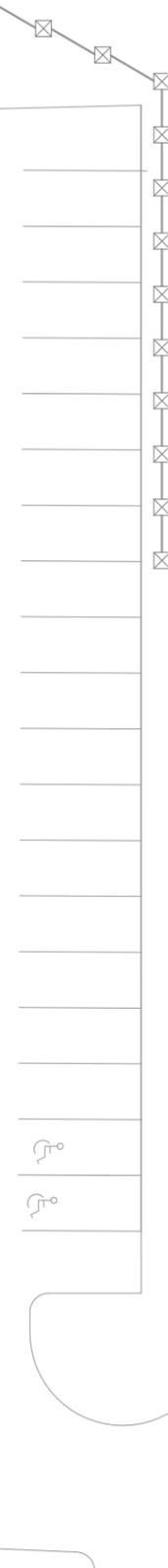
DEMO PLAN

SHEET

**A101**

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LOCATION

DATE

REVISIONS

SHEET

**FACADES -  
WEI FOOD  
HALL**

MATTHEWS DRIVE  
HILTON HEAD ISLAND, SC  
29926

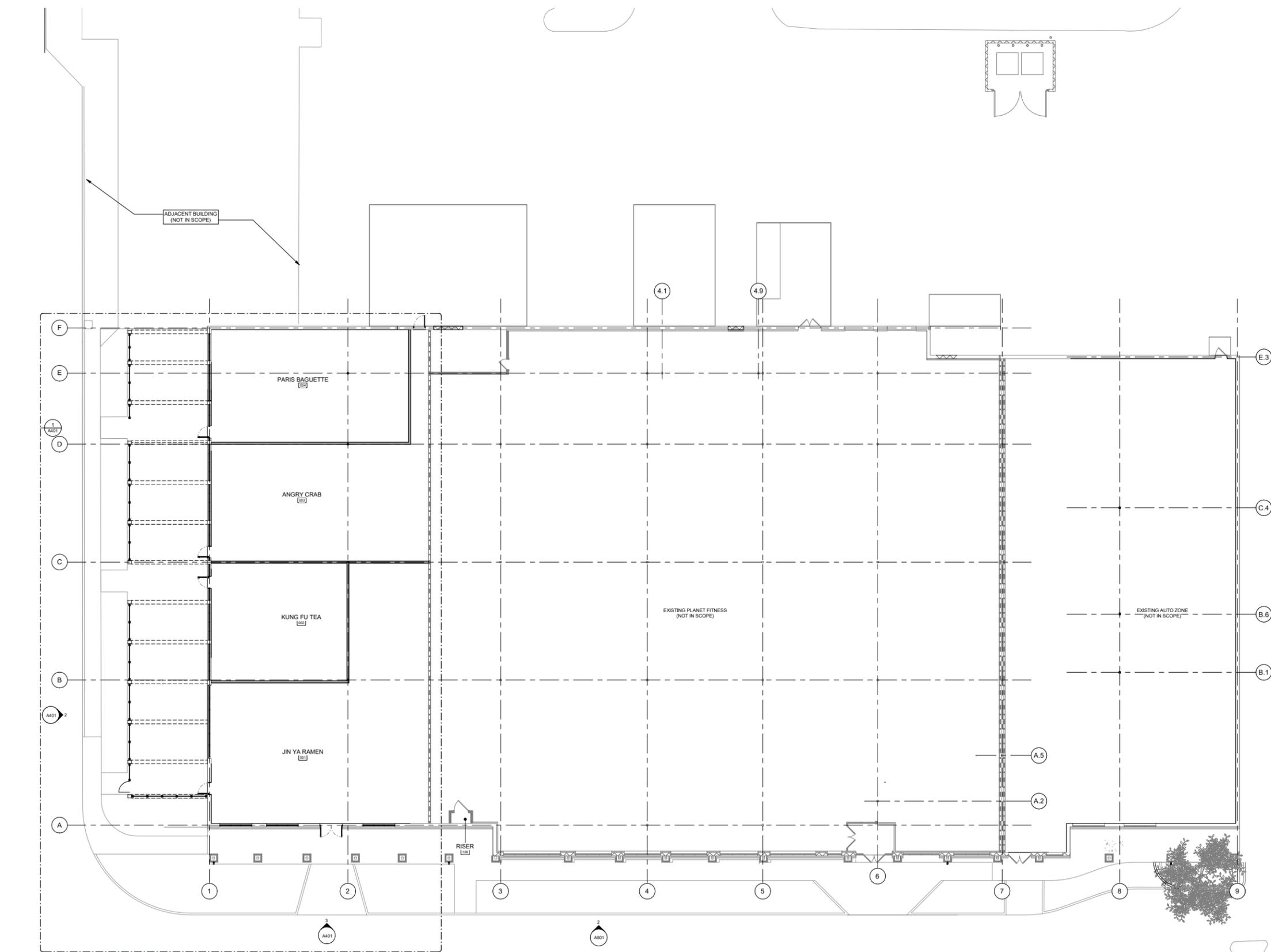
SCHEMATIC DESIGN  
**04/26/21**  
MJM # 20168

NO.	DESCRIPTION	DATE

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**FLOOR PLAN**

**A102**



**1 FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

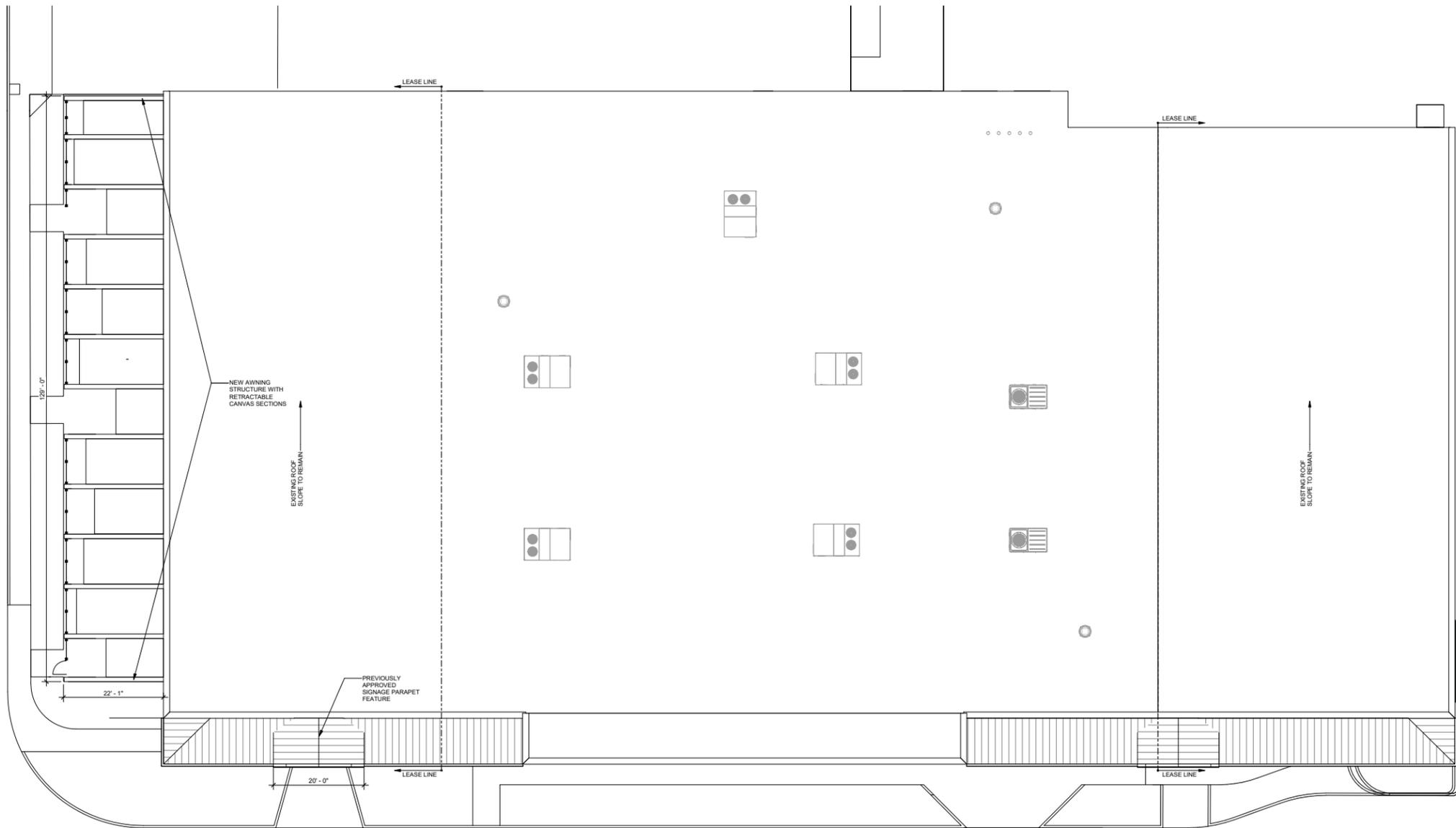
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**1** ROOF PLAN  
SCALE: 3/32" = 1'-0"

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**FACADES -  
WEI FOOD  
HALL**

MATTHEWS DRIVE  
HILTON HEAD ISLAND, SC  
29926

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**04/26/21**  
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ROOF PLAN

**A201**

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SEAL CONSULTANT OWNER LOCATION DATE REVISIONS SHEET

**FACADES - WEI FOOD HALL**

MATTHEWS DRIVE  
HILTON HEAD ISLAND, SC  
29926

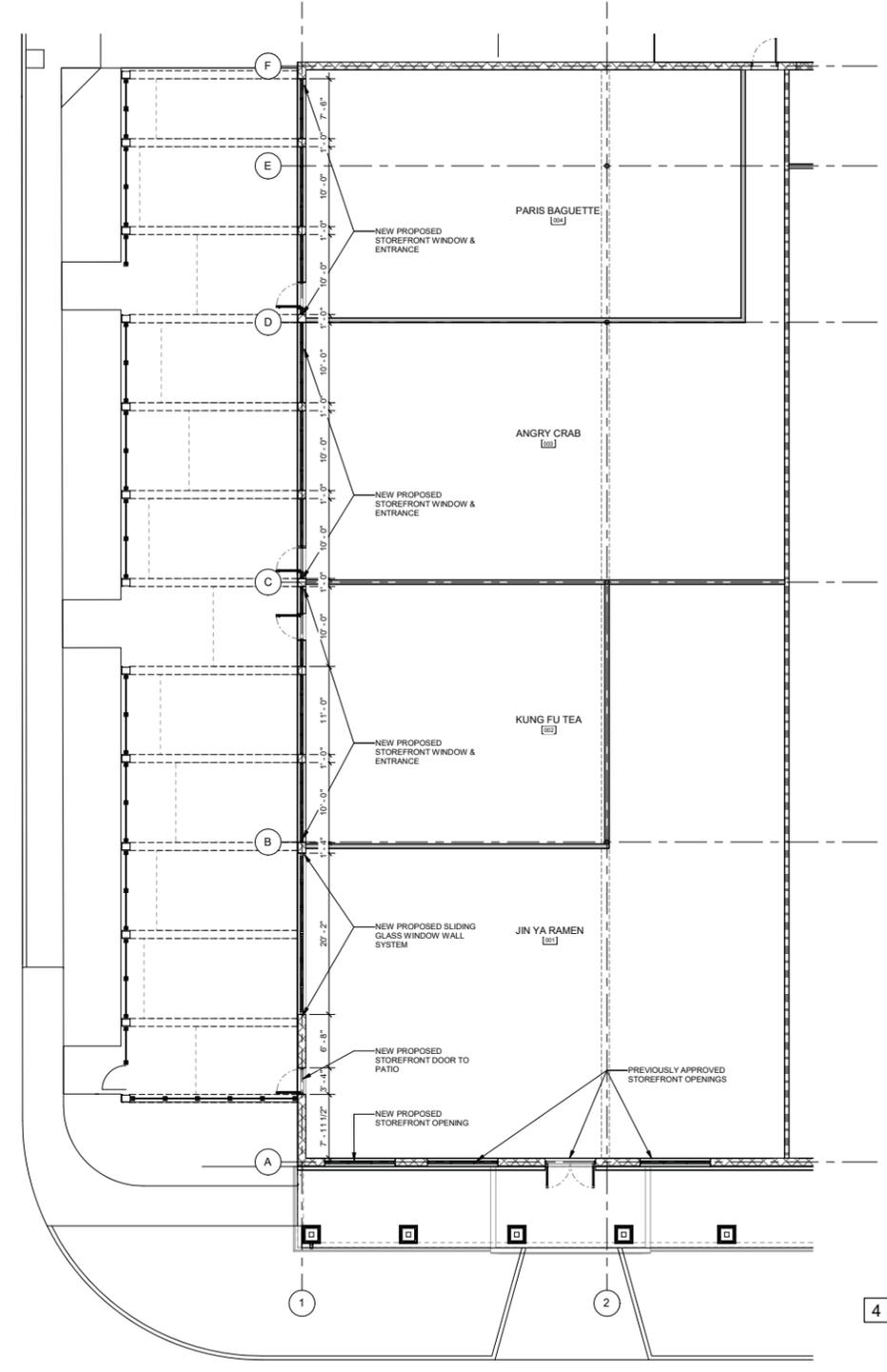
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**04/26/21**  
MJM # 20168

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**ENLARGED PLAN & DETAILS**

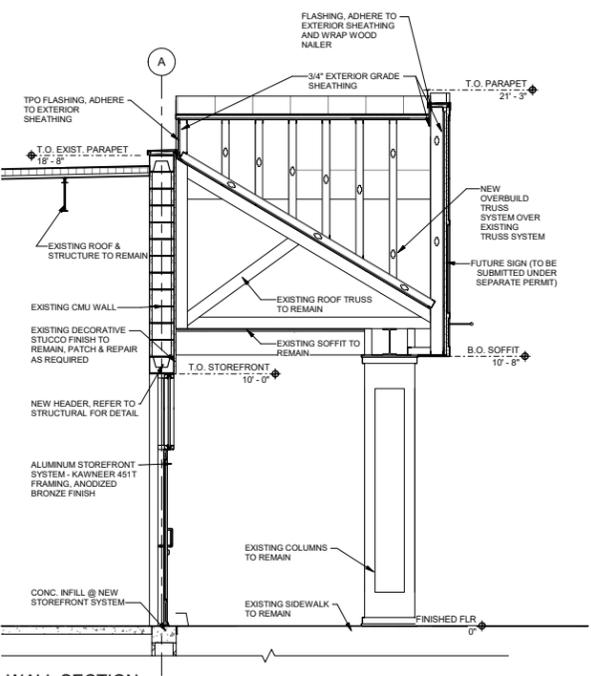
**A401**



**1 ENLARGED FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



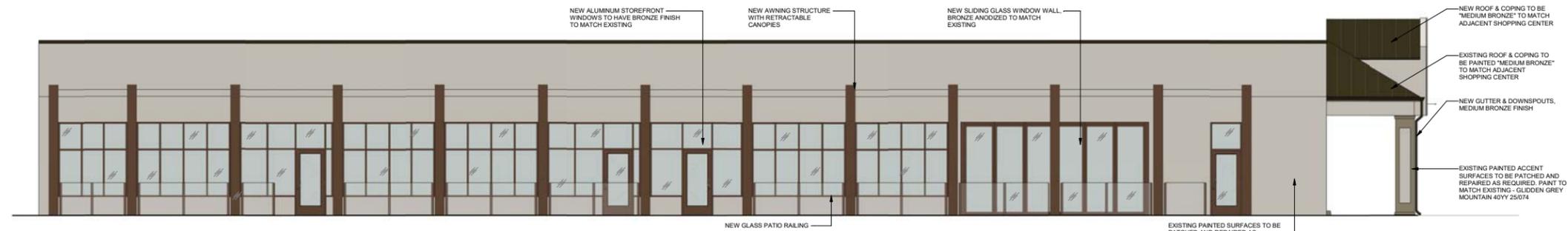
**3 ENLARGED FRONT FACADE - PREVIOUS APPROVAL & PROPOSED**  
SCALE: 3/16" = 1'-0"



**4 WALL SECTION**  
SCALE: 3/8" = 1'-0"



REFERENCE RENDERING



**2 ENLARGED SIDE ELEVATION - PROPOSED**  
SCALE: 3/16" = 1'-0"

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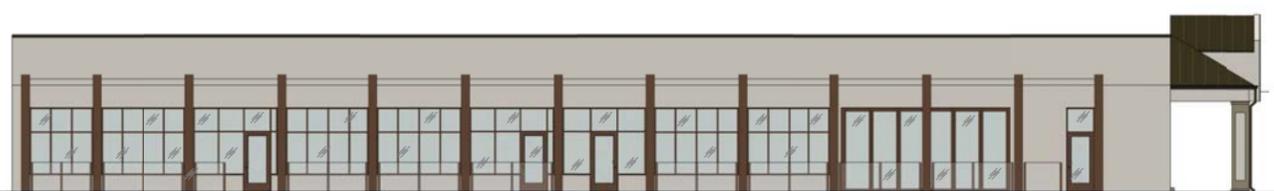
1 OVERALL FRONT FACADE - EXISTING  
 SCALE: 1/8" = 1'-0"



2 OVERALL FRONT FACADE - PREVIOUSLY APPROVED & PROPOSED  
 SCALE: 1/8" = 1'-0"



5 OVERALL SIDE ELEVATION - EXISTING  
 SCALE: 1/8" = 1'-0"



6 OVERALL SIDE ELEVATION - PROPOSED  
 SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATIONS**

1. ALL WALL GRAPHICS ARE SHOWN FOR INTENT. LOCATION & APPROXIMATE SCALE PURPOSES ONLY. FINAL SIZES, LOCATIONS, MOUNTING HEIGHTS, COLORS, ETC. TO BE FIELD VERIFIED W/ TENANT & COORDINATED W/ GRAPHICS SUPPLIER.
2. ALL PAINT COLORS TO BE REVIEWED AND APPROVED BY TENANT PRIOR TO INSTALL.
3. NO EXTERIOR LIGHTING OR FIXTURE CHANGES.

**SIGNAGE ANALYSIS**

**HILTON HEAD ISLAND, SC - LAND MANAGEMENT ORDINANCE.**

**FACADE AND HANGING SIGNS**

1. THE TOTAL SIZE OF FACADE AND HANGING SIGNS SHALL NOT OCCUPY MORE THAN TEN PERCENT OF THE AREA OF THE FACADE ON WHICH THEY ARE PLACED, WITH THE MAXIMUM SIZE OF ANY ONE SIGN LIMITED TO 40 SQUARE FEET. DEVELOPMENTS WITH LESS THAN 2,500 SQUARE FEET OF GROSS FLOOR AREA THAT WAIVE THE RIGHT TO HAVE A FREESTANDING SIGN SHALL BE PERMITTED TO EXCEED THESE SIZE LIMITATIONS BY 50 PERCENT.
2. NO MORE THAN TWO SIGNS MAY BE PLACED ON OR DISPLAYED FROM ANY ONE FACADE OF ANY ONE BUILDING. SHOPPING CENTERS SHALL BE PERMITTED TWO SIGNS PER TENANT FACADE, PROVIDED THAT ONLY ONE SUCH TENANT SIGN IS VISIBLE FROM ANY PUBLIC WAY. SUCH TENANT SIGNS SHALL ONLY BE PERMITTED IN LIEU OF FACADE SIGNS IDENTIFYING THE NAME OF THE SHOPPING CENTER OR BUILDING.
3. FACADE SIGNS SHALL BE CONTAINED WITHIN ANY SINGLE WALL PANEL, WINDOW, DOOR, OR OTHER ARCHITECTURAL COMPONENT UPON WHICH THEY ARE PLACED.
4. HANGING SIGNS SHALL BE LOCATED IN CONSIDERATION OF THEIR RESPECTIVE ARCHITECTURAL ELEMENT.
5. TENANT FACADE AND HANGING SIGNS SHALL BE LOCATED ON THE TENANT SPACE BEING IDENTIFIED. IF THIS REQUIREMENT CANNOT BE REASONABLY ACHIEVED, THE OFFICIAL SHALL APPROVE AN ALTERNATE LOCATION.

**SIGN ILLUMINATION**

1. EXTERNAL ILLUMINATION SHALL BE BY A STEADY STATIONARY LIGHT SOURCE, SHIELDED AND DIRECTED SOLELY AT THE SIGN. LIGHT FIXTURES SHALL BE RESTRICTED TO NOT MORE THAN ONE SHIELDED LIGHT FIXTURE PER SIDE FOR SIGNS UP TO 40 SQUARE FEET AND NOT MORE THAN TWO SHIELDED LIGHT FIXTURES PER SIDE FOR SIGNS OVER 40 SQUARE FEET.
2. LIGHT SOURCES TO ILLUMINATE SIGNS SHALL NEITHER BE VISIBLE FROM ANY STREET RIGHT-OF-WAY, NOR CAUSE GLARE HAZARDOUS TO PEDESTRIANS OR VEHICLE DRIVERS OR SO AS TO CREATE A NUISANCE TO ADJACENT PROPERTIES. ALL GROUND-MOUNTED LIGHTING MUST BE OBSCURED BY LANDSCAPING APPROVED BY THE OFFICIAL.
3. THE INTENSITY OF THE LIGHT SHALL NOT EXCEED 20 FOOT-CANDELES AT ANY POINT ON THE SIGN.
4. SIGNS SHALL NOT HAVE LIGHT-REFLECTING BACKGROUNDS BUT MAY USE LIGHT-REFLECTING LETTERING OR HALO LIGHTING.
5. THE OFFICIAL MAY PERMIT INTERNAL ILLUMINATION FOR MENU BOARD SIGNS FOR EATING ESTABLISHMENTS WITH A DRIVE-THROUGH. SUCH SIGNS SHALL NOT CAUSE GLARE HAZARDOUS TO PEDESTRIANS OR VEHICLE DRIVERS OR SO AS TO CREATE A NUISANCE TO ADJACENT PROPERTIES. SUCH SIGNS SHALL BE PLACED AND ANGLED SO THAT, TO THE GREATEST EXTENT POSSIBLE, THEY ARE NOT VISIBLE FROM PUBLIC OR PRIVATE STREETS.
6. LAMPS SHALL ONLY PRODUCE A WHITE LIGHT.

**PROPOSED SIGNAGE:**  
 NON-ILLUMINATED CHANNEL LETTERS



REFERENCE RENDERING



REFERENCE RENDERING

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SEAL CONSULTANT OWNER LOCATION DATE REVISIONS SHEET

**FACADES - WEI FOOD HALL**  
 MATTHEWS DRIVE  
 HILTON HEAD ISLAND, SC  
 29926

SCHEMATIC DESIGN  
**04/26/21**  
 MJM # 20168

NO.	DESCRIPTION	DATE
1	DRB CONDITIONS	12/17/20

**EXTERIOR ELEVATIONS**

**A801**

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**FACADES -  
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**04/26/21**  
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**SITE PHOTOS**

**A802**

SCHEDULE

QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE
46	BURFORD HOLLY-DWARF	ILEX CORNUTA	3 GAL.
43	CHAPEL HILL LANTANA	LANTANA CAMARA 'CHAPEL HILL	1 GAL.
30	VARIEGATED FLAX LILY	DIANEUA TASMANICA VARIEGATA	1 GAL.

PROPOSED WEI RESTAURANT

OUTDOOR DINING AREA

46- BURFORD HOLLY - 3 GAL.  
 30- VAR. FLAX LILY - 1 GAL.  
 43- CHAPEL HILL LANTANA - 1 GAL.



35 Dillon Road  
 Hilton Head Island, South Carolina  
 29928  
 O: 843-715-2908  
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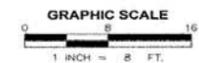
Landscape Plan  
**PORT ROYAL PLAZA - WEI RESTAURANT**  
 95 MATTHEWS DR.  
 Hilton Head Island, South Carolina

Revisions:

Project #: GTH-20492  
 File Name: GREEN THUMB 2018.dwg  
 Scale: 1" = 10'  
 Date: 4.23.2021  
 Client:

Any Unauthorized Reproductions Or Use Of This Plan Without Prior Consent From The Green Thumb Will Be Subject To Prosecution Under The Law

Sheet #: LA-1.00



## 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: Wei Food Hall

DRB#: DRB-001076-2021

DATE: 04/29/2021

RECOMMENDATION: Approval  Approval with Conditions  Denial

RECOMMENDED CONDITIONS:

For staff review and approval:

1. Provide a dimensioned Site Plan.
2. Provide physical color samples for the awning structure.
3. Revise the landscape plan to add trees.

<b><i>APPLICATION MATERIAL</i></b>				
<b>DRB REQUIREMENTS</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Dimensioned Details and of Sections	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide dimensioned site plan so the length and width of site elements (sidewalk and planting areas) is clearly shown.

<b><i>ARCHITECTURAL DESIGN</i></b>				
<b>DESIGN GUIDE/LMO CRITERIA</b>	<b>Complies Yes</b>	<b>No</b>	<b>Not Applicable</b>	<b>Comments or Conditions</b>
Utilizes natural materials and colors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li>1. Color of the awning structure is not specified. Provide physical sample.</li> <li>2. Color of the awning is not specified. Provide physical sample.</li> </ol>

**LANDSCAPE DESIGN**

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Add vertical plant elements (palms or canopy trees) to planting areas to between awnings and parking lot. 2. Add canopy tree (not palm) to corner of building.

**MISC COMMENTS/QUESTIONS**

This project was last before the DRB on Oct 11, 2020.
Minor DPR required.