



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, October 14, 2025, 2:30 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

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

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of September 30, 2025.
- 4. Unfinished Business**
- 5. New Business**
 - a. DRB-000981-2025 - 95 Augusta Lane - Sandalwood - Conceptual
- 6. Public Comment - Non Agenda Items**
- 7. Board Business**
- 8. Staff Reports**
- 9. Adjournment**

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.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:
“I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town.”



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, September 30, 2025, 1:30 PM Minutes

1. Call to Order

Chair Carstens called the meeting to order at 1:33pm.

2. Adoption of the Agenda

Mr. Parker made a motion to approve the agenda. Vice Chair Lippert seconded, which passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of September 9, 2025

Ms. Foss made a motion to approve the meeting minutes of September 9, 2025. Ms. Fitzpatrick seconded the motion. Chair Carstens abstained from the vote. The motion passed unanimously.

4. Unfinished Business

a. DRB-000931-2025 - Crevo Tanglewood - 2 Tanglewood Drive - Final

Chair Carstens passed the gavel to Mr. Parker, recused himself, and left the dias. Vice Chair Lippert recused herself and left the dias. Melissa Paul-Leto, Principal Planner, introduced the project for final review. The applicants answered questions from the Board.

Mr. Theodore made a motion to approve with the following conditions:

1. The sconces, ceiling fans, and handrails should match colors.
2. Have an arborist look at the two pines on the property to determine if they should be saved.

Ms. Fitzpatrick seconded the motion, which passed unanimously.

b. DRB-000936-2025 - Taylor Family Park - 252 Wild Horse Road - Final

Vice Chair Lippert returned to the dias, and Mr. Parker passed her the gavel. Chair Carstens recused himself and continued to be away from the dias. Ms. Paul-Leto introduced the Taylor Family Park for final review. The applicants answered questions from the Board. The Board gave glowing reviews of the changes made since the conceptual review, including the attention to detail and overall concept of the park.

Ms. Pastor made a motion to approve with the following conditions:

1. Ensure the conduit is hidden.
2. Evaluate the roof runoff.
3. The light fixtures and fan need to be changed to dark bronze.

Mr. Parker seconded, which passed unanimously.

5. New Business

a. DRB-000291-2025 - St. James Baptist Church - Conceptual

Chair Carstens returned to the dias, and Vice Chair Lippert passed him the gavel. Mr. Parker recused himself and left the dias. Ms. Paul-Leto presented the St. James Baptist Church for conceptual review. The applicants answered questions from the Board.

After discussion, Vice Chair Lippert made a motion to approve with the following conditions:

1. Study shutter color.
2. Show the canopy of the existing trees.
3. Review understory tree coverage, especially the ginkos.
4. Study bathroom shutter detailing and color.
5. Show the hood screen on the roof plan.
6. Show gutters/downspouts on the roof plan and elevations.
7. Consider uplighting of the mature oaks on the site.
8. Provide a full lighting plan to include the parking lot and the building with all the photometrics.

Ms. Foss seconded, which passed unanimously.

b. DRB-000930-2025 - Town of Hilton Head Island Crossings Park Phase 1 - 30 Arrow Road - Conceptual

Mr. Parker returned to the dias. Mr. Theodore recused himself and left the dias. Ms. Paul-Leto introduced the Crossing Park pickleball court, Phase 1, for conceptual review. The applicant answered numerous questions from the Board.

After discussion, Vice Chair Lippert made a motion to approve with the following conditions:

1. Provide detailing on the 8-foot fence.
2. Provide composite elevations and show pavilions and minor structures;
3. Show cut sheet of bollards and two-tier seating;
4. Screening of the split system;

5. Clarify turf locations;
6. Study the colors of the pickleball courts, understanding that they have to be contrasting.
7. Details of the shed and dumpster enclosure
8. Provide details on internal fences;
9. Study all the rooflines;
10. Study the massing and material selections: datum lines, cap details, bracket details, trim elements, barn doors;
11. Clarify the height of the minor pavilions;
12. Make sure all elevations are shown and detailed;
13. All remaining elements and cut sheets are included in the final; light fixtures, bike racks, etc.
14. Details on the siding: board & batten and include color — noting that white is too reflective.

Ms. Fitzpatrick seconded, which passed unanimously.

6. Public Comment - Non Agenda Items

7. Board Business

Ms. Foss brought up concerns and questions for staff, requesting that the Design Guide rewrite include restaurant furniture, and that the Town should enforce previously approved projects to ensure design compliance.

8. Staff Reports

9. Adjournment

This meeting adjourned at 4:22 p.m.

**Sandalwood
Conceptual
October 14, 2025
DRB-000981-2025**



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

FOR OFFICIAL USE ONLY

Date Received: _____
Accepted by: _____
DRB #: _____
Meeting Date: _____

Applicant/Agent Name: Timothy C Probst Company: PDG Architects
Mailing Address: 10 Palmetto Business Park Suite 201 City: Hilton Head Island State: SC Zip: 29928
Telephone: 843-785-5171 Fax: _____ E-mail: Tim@PDG-Architects.com
Project Name: Sandalwood Project Address: 8 August Lane
Parcel Number [PIN]: R 5 1 0 0 0 7 0 0 0 0 2 4 4 0 0 0 0
Zoning District: Light Commercial 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

9.30.25

DATE

**Sandalwood
Conceptual
Narrative
October 14, 2025
DRB-000981-2025**



September 30, 2025

Town of Hilton Head Island DRB
One Town Center Court
Hilton Head Island, SC 29928

Project Narrative for a Sandalwood Community Food Pantry

The attached project consists of a new site development and building for Sandalwood Community Food Pantry featuring a new 3,200 sq. ft. building and 430 sq. ft. pavilion used to fulfill the mission of this organization. Sandalwood Community Food Pantry is a non-denominational non-profit 501(c)(3) helping families make ends meet by supplementing their monthly groceries in times of need.

Site

- The site is on a vacant lot located on the North End of Hilton Head Island.
- The building is oriented to allow for a one-way circular drive allowing for quick pickup if needed while preserving the existing trees on the site to the greatest extent.
- The pavilion was placed to allow for covered pickup area in the center of this drive.
- Parking will be located in the two-way drive aisles along property line and in front of the building.
- Buffer planting will be added along the north side behind the new parking.

Building

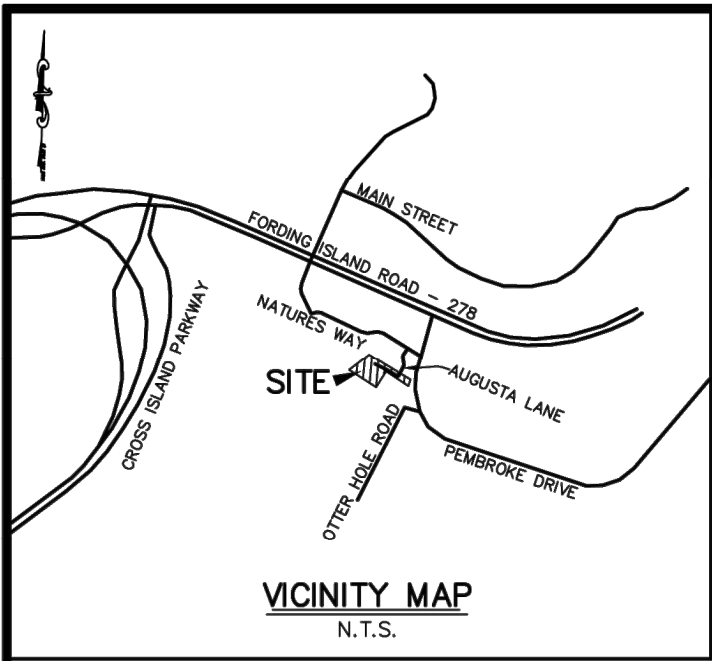
- The exterior of the building is inspired by a traditional low country market with simple detailing and the use of natural materials including a tabby stucco base, vertical wood siding, exposed porch rafters with an exposed metal roof.
- The program for the building consists of an open floor plan for food pickup orientated around a conference room and catering kitchen used to demonstrate how to prepare the donated food. This space will have high glass above the food shelves on the entry and rear walls to allow for natural light.
- The right side of the building will house dry and cold storage with a small private office.

Thank you for your time and consideration of this project.

A handwritten signature in blue ink, appearing to read 'T. Probst', is located below the thank you message.

Timothy C Probst, AIA

**Sandalwood
Conceptual - Plan Set
October 14, 2025
DRB-000981-2025**

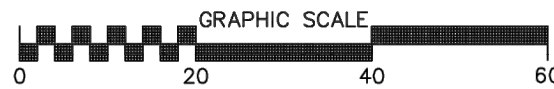
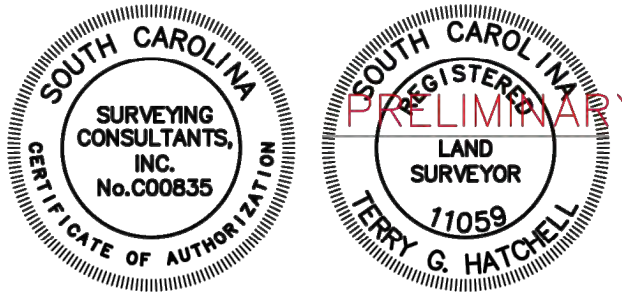


- NOTES
- 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY 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 X, NOT A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 45013C0453G, COMMUNITY NO. 450250, MAP DATED 03/23/2021. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - 3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THROUGH THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE BUILDING SETBACKS.
 - 4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN AND ARE APPROXIMATE. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
 - 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 6) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBLUIT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. IF THIS DOCUMENT IS TO BE PROVIDED AS A BASE MAP FOR OTHERS, INFORMATION ADDED AFTER THE DATE OF THIS SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.
 - 7) SURVEYING CONSULTANTS DOES NOT PROVIDE ARBORIST SERVICES. TREE IDENTIFICATIONS ARE MADE AS BEST OBSERVANCE/KNOWLEDGE OF A NON-ARBORIST. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY TREE IDENTIFICATION, IF IDENTIFICATION OF TREES IS CRITICAL TO DEVELOPMENT.
 - 8) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.
 - 9) THE VERTICAL DATUM SHOWN IS BASED ON NAVD 88 DATUM.
 - 10) THE HORIZONTAL DATUM SHOWN IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATES. SEE REFERENCE PLAT #1 FOR RECORD BEARINGS AND DISTANCES.
 - 11) DATUM ESTABLISHED BY GPS UTILIZING THE SOUTH CAROLINA VRS NETWORK ON 09/18/2024.

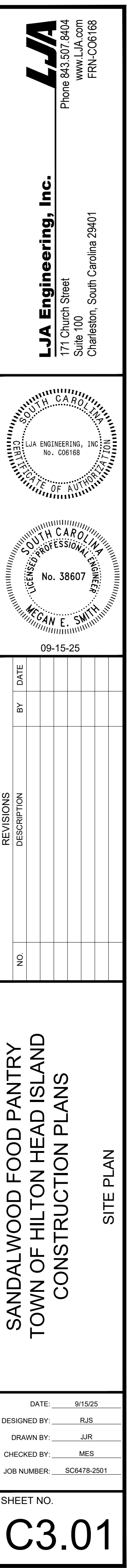
LEGEND:	
	TREE SIZES ARE INCHES IN DIAMETER
	SPOT ELEVATION
	CONTOUR
	CONCRETE MONUMENT, OLD (FOUND)
	IRON PIPE, OLD (FOUND)
	SWEET GUM
	LIVE OAK
	POPLAR
	PINE
	WATER OAK
	ACRE
	BUILDING SETBACK LINE
	MAIN VALVE MONUMENT
	NOT TO SCALE
	NOW OR FORMERLY
	RIGHT OF WAY
	SIGN
	TEMPORARY BENCH MARK
	TELEPHONE JUNCTION BOX
	ELECTRIC TRANSFORMER
	WATER LATERAL
	WATER METER
	WATER VALVE
	YARD INLET
	CORRUGATED METAL PIPE
	HIGH DENSITY POLYETHYLENE
	POLYVINYL CHLORIDE
	REINFORCED CONCRETE PIPE
	FENCE LINE

- REFERENCE PLAT:
- 1) A PLAT AND STAKE OUT PLAN OF THE TRANSFER STATION PARCEL FOR THE COUNTY COUNCIL OF BEAUFORT COUNTY, HILTON HEAD ISLAND, DATED: 11/02/1989, BY: ERIC M. FRIESELEBEN, S.C.R.L.S. NO. 4624, RECORDED: D.B. 549, PG. 1986, 03/27/1990.
 - 2) INDIGO RUN COMMUNITY OWNERS ASSOCIATION, A BOUNDARY PLAT OF 9.36 ACRES AND 0.50 ACRES, A PORTION OF INDIGO RUN COMMERCIAL AREA, DATED: 10/12/2004, BY: MICHAEL R. DUNIGAN, S.C.R.L.S. NO. 11905, RECORDED: P.B. 110, PG. 95, DATE: 12/08/2005.
 - 3) A PLAT OF 1.00 ACRE PARCEL WITHIN A-5-ONE C, A SECTION OF GARDNER MATTHEWS PLANTATION, DATED: 01/28/1985, LAST REVISED: 02/13/2025, BY: MICHAEL R. DUNIGAN, S.C.R.L.S. NO. 11905, RECORDED: P.B. 33, PG. 118, DATE: 10/30/1985.
 - 4) A PLAT OF 1.27 ACRES, AUGUSTA LANE, CURRENTLY SHOWN AS A PORTION OF PARCEL R510 007 004 0425 000, DATED: 12/08/2010, BY: MARK R. RENEW, S.C.R.L.S. NO. 25437, RECORDED: P.B. 132, PG. 37, DATE: 03/04/2011.
 - 5) A PLAT OF PARCELS I THRU IX & OTTER HOLE ROAD AREA, A SECTION OF INDIGO RUN, DATED: 12/18/1995, BY: MICHAEL R. DUNIGAN, S.C.R.L.S. NO. 11905, RECORDED: P.B. 54, PG. 190, DATE: 12/28/1995.

PREPARED FOR: NANETTE PIERSON
ADDRESS: #8 AUGUSTA LANE
TAX PARCEL I.D. NO. R510 007 000 0244 0000



TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
SCALE: 1" = 20'
DATE: 10/04/2024 JOB NO: SC240149
SURVEYING CONSULTANTS
17 Sherrington Drive, Suite C, Bluffton, SC 29910
SC Telephone: (843) 815-3504 FAX: (843) 815-3505
GA Telephone: (912) 826-2775
www.SurveyingConsultants.com
Email: SC@SurveyingConsultants.com
DESIGNED BY SURVEYING CONSULTANTS

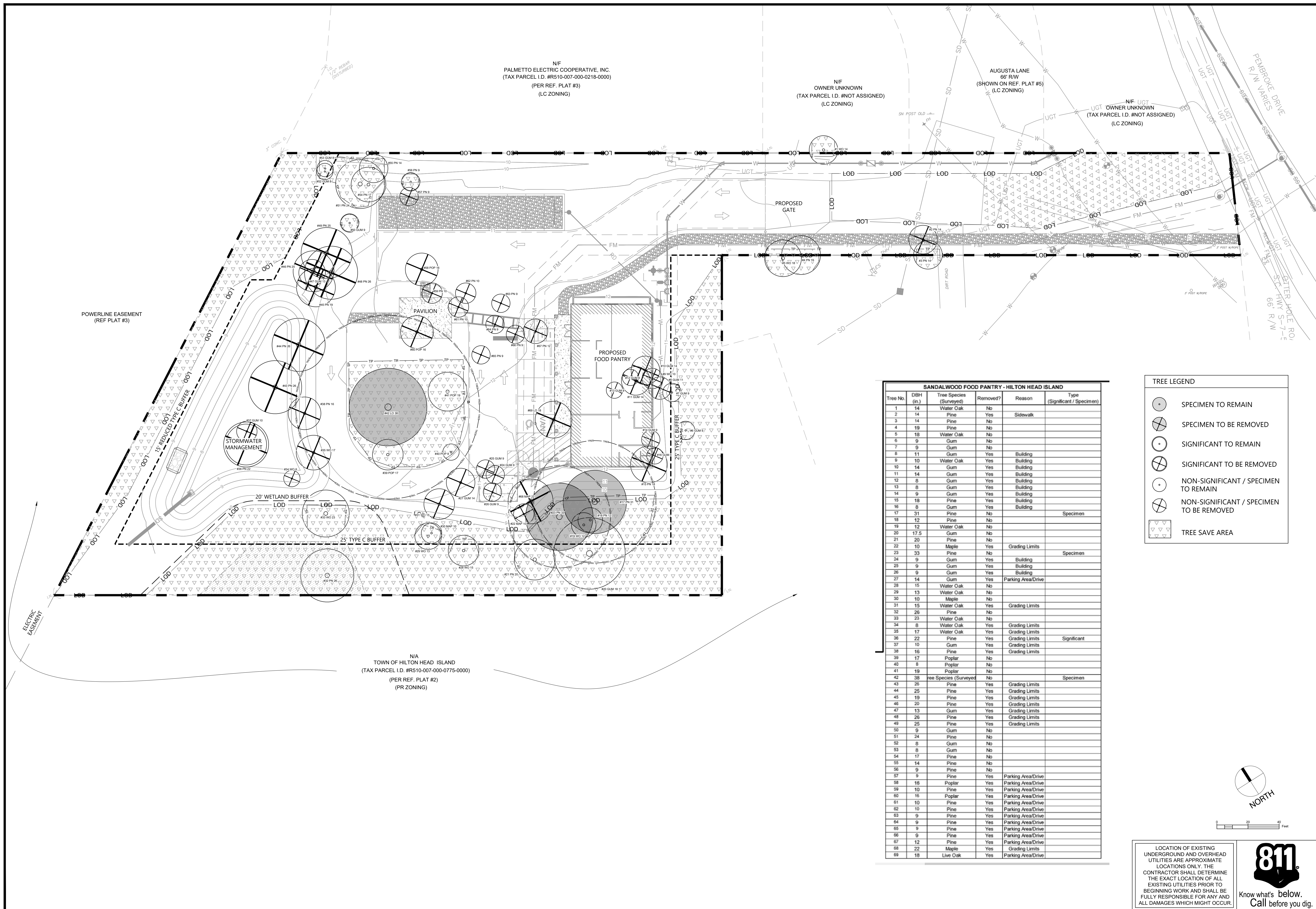


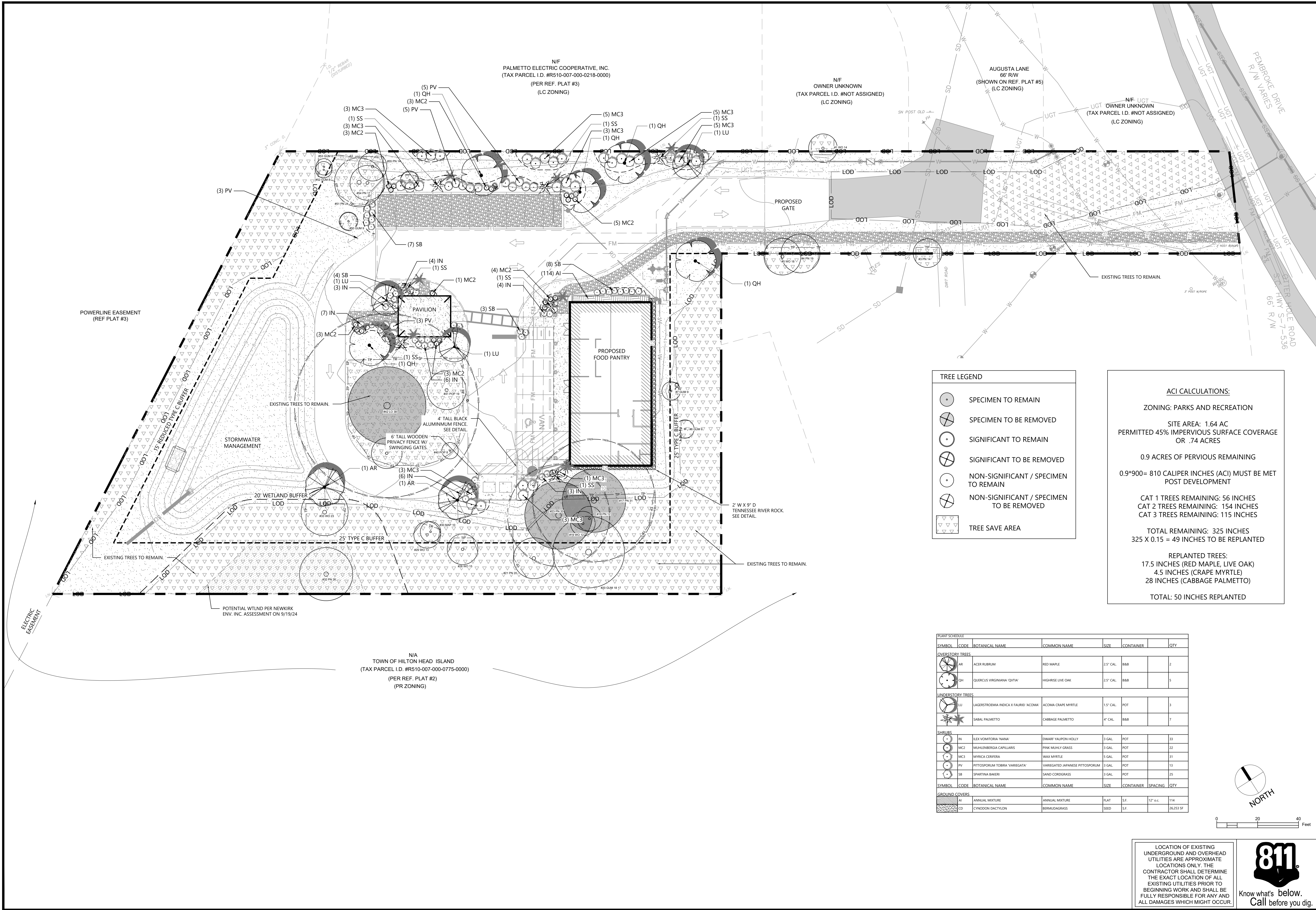
811
Know what's below.
Call before you dig.

SANDALWOOD FOOD PANTRY TOWN OF HILTON HEAD ISLAND CONSTRUCTION PLANS

DATE: 9/15/25
DESIGNED BY: RJS
DRAWN BY: JJR
CHECKED BY: MES
JOB NUMBER: SC6478-2501

C3.01





TREE LEGEND	
	SPECIMEN TO REMAIN
	SPECIMEN TO BE REMOVED
	SIGNIFICANT TO REMAIN
	SIGNIFICANT TO BE REMOVED
	NON-SIGNIFICANT / SPECIMEN TO REMAIN
	NON-SIGNIFICANT / SPECIMEN TO BE REMOVED
	TREE SAVE AREA

ACI CALCULATIONS:	
ZONING: PARKS AND RECREATION	
SITE AREA: 1.64 AC	
PERMITTED 45% IMPERVIOUS SURFACE COVERAGE OR .74 ACRES	
0.9 ACRES OF PERVIOUS REMAINING	
0.9*900= 810 CALIPER INCHES (ACI) MUST BE MET POST DEVELOPMENT	
CAT 1 TREES REMAINING: 56 INCHES	
CAT 2 TREES REMAINING: 154 INCHES	
CAT 3 TREES REMAINING: 115 INCHES	
TOTAL REMAINING: 325 INCHES	
325 X 0.15 = 49 INCHES TO BE REPLANTED	
REPLANTED TREES:	
17.5 INCHES (RED MAPLE, LIVE OAK)	
4.5 INCHES (CRAPE MYRTLE)	
28 INCHES (CABBAGE PALMETTO)	
TOTAL: 50 INCHES REPLANTED	

PLANT SCHEDULE							
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		QTY
OVERSTORY TREES							
	AR	ACER RUBRUM	RED MAPLE	2.5" CAL	88B		2
	QH	QUERCUS VIRGINIANA 'Q71A'	HIGHRISE LIVE OAK	2.5" CAL	88B		5
UNDERSTORY TREES							
	LU	LAGERSTROEMIA INDICA X FAUREI 'ACOMA'	ACOMA CRAPE MYRTLE	1.5" CAL	POT		3
		SABAL PALMETTO	CABBAGE PALMETTO	4" CAL	88B		7
SHRUBS							
	IN	ILEX VOMITORIA 'NANA'	DWARF 'HAUPON' HOLLY	3 GAL	POT		33
	MC2	MULLENBERGIA CAPILLARIS	PINK MUHLEY GRASS	3 GAL	POT		22
	MC3	MYRTICA CERIFERA	WAX MYRTLE	5 GAL	POT		31
	PV	PITOSPORUM TOBIIRA 'VARIEGATA'	VAREGATED JAPANESE PITOSPORUM	3 GAL	POT		13
	SB	SPARTINA BAKERI	SAND CORDEGRASS	3 GAL	POT		25
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS							
	AI	ANNUAL MIXTURE	ANNUAL MIXTURE	FLAT	S.F.	12" o.c.	114
	CD	CYNODON DACTYLON	BERMUDAGRASS	SEED	S.F.		26,253 SF

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

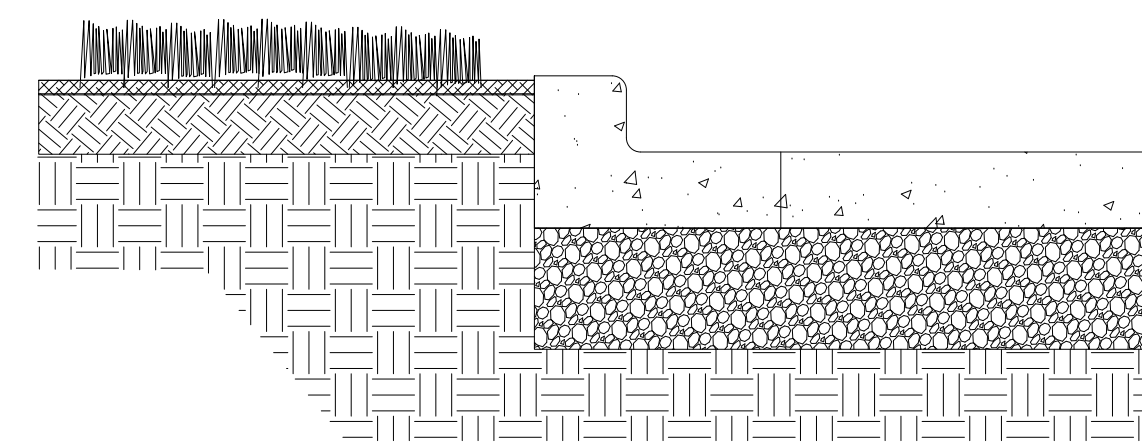
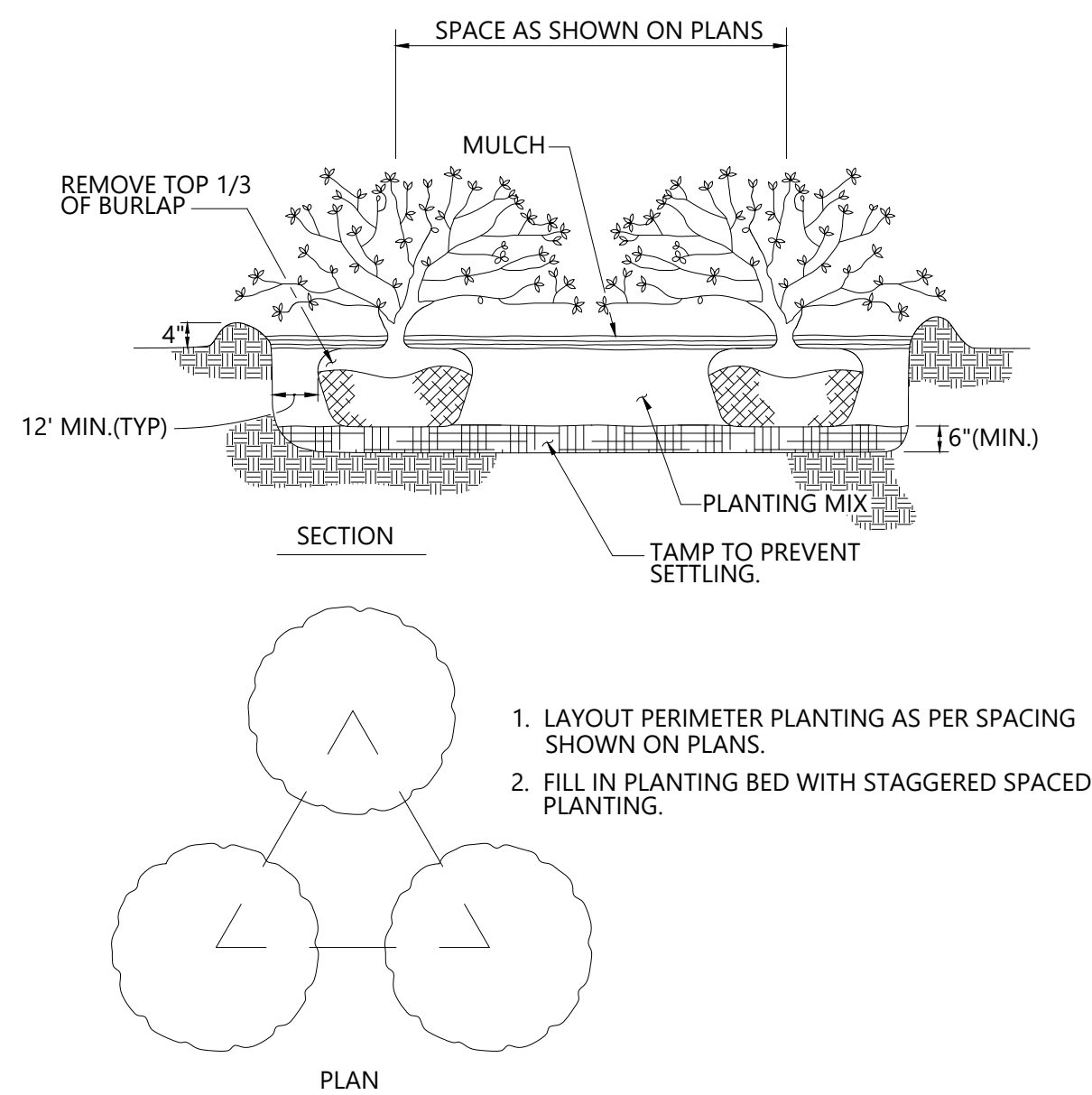


LJA Engineering, Inc.
177 Church Street
Suite 100
Charleston, South Carolina 29401

NO.	DATE	BY	REVISIONS	DESCRIPTION

DATE: 09/08/25
DESIGNED BY: JM
DRAWN BY: JM
CHECKED BY: BW
JOB NUMBER: SC6478-2501

SHEET NO.
L.2



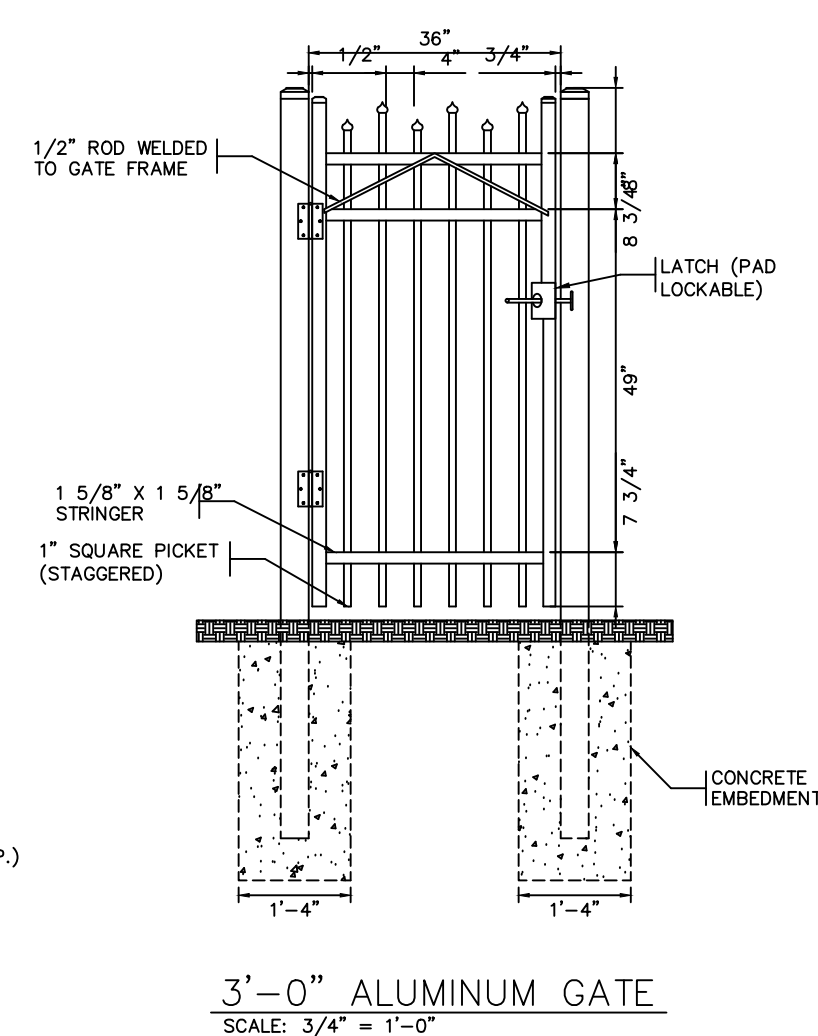
1. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO +/- .2 OF A FOOT OF PROPOSED GRADES.
2. SPREAD 3" OF TOPSOIL AND CULTIVATE ENTIRE AREA TO 4"-6" DEPTH HAND RAKE SMOOTH.
3. APPLY LIME AND FERTILIZER, AND ROTOTILL (AS PER SPECS.)
4. WATER AREA TO BE SODDED PRIOR TO LAYING SOD.
5. LAY SOD AND ROLL. WATER THOROUGHLY AFTER INSTALLATION.

TYPICAL SODDING PROCEDURE

N.T.

N.T.

N.T.



SUSTAINABLE EDGING SOLUTIONS

- ☒
- SELECT DESIRED SIZE AND FINISH:

- ☐ 18" X 3" (2.31M X 76 MM), 0.072" (1.83 MM) THICK
 WITH 0.135" (3.43 MM) EXPOSED TOP LIP
☐ MF ☐ BL
- ☐ 18" X 4" (3.32M X 102 MM), 0.072" (1.83 MM) THICK
 WITH 0.135" (3.43 MM) EXPOSED TOP LIP
☐ MF ☐ BL ☐ GR ☐ BR ☐ BLANO
- ☐ 3/16" X 4" (4.8 MM X 102 MM), 0.116" (2.95 MM) THICK
 WITH 0.187" (4.75 MM) EXPOSED TOP LIP
☐ MF ☐ BL ☐ GR ☐ BR ☐ BLANO
- ☐ 1/8" X 5" 1/2" (2.32 MM X 140 MM), 0.072" (1.82 MM)
 THICK WITH 0.135" (3.43 MM) EXPOSED TOP LIP
☐ MF ☐ BL ☐ GR ☐ BLANO
- ☐ 3/16" X 5" 1/2" (4.8 MM X 140 MM), 0.116" (2.95 MM)
 THICK WITH 0.187" (4.75 MM) EXPOSED TOP LIP
☐ MF ☐ BL ☐ GR ☐ BLANO

FINISH LEGEND

- MF - MILL FINISH-NATURAL ALUMINUM
BL - BLACK DURAFLEX-MEETS AAMA 2603
GR - GREEN DURAFLEX-MEETS AAMA 2603
BR - BRONZE DURAFLEX-MEETS AAMA 2603
BLANO - BLACK ANODIZED-CLASS II,
AA-M10C21A33

NOTES:

- NOTES:
1. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
 2. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
 3. CORNERS - CUT BASE EDGING UP HALFWAY AND FOR A CONTINUOUS CORNER.
 4. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION.

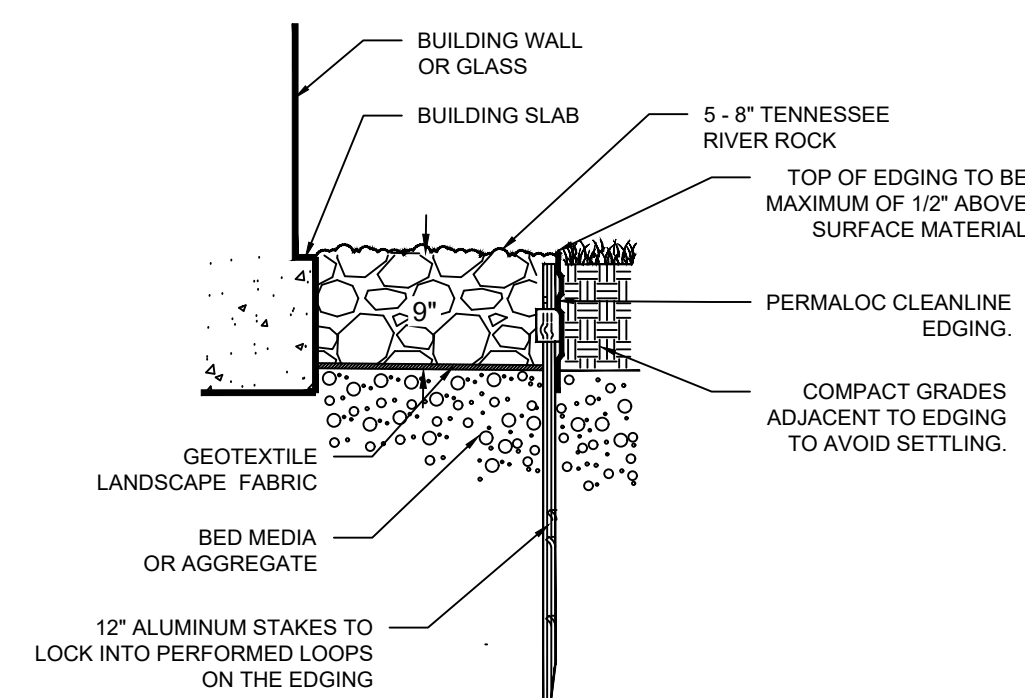
NOTES

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

 CLEAN LINE COMMERCIAL GRADE LANDSCAPE EDGING

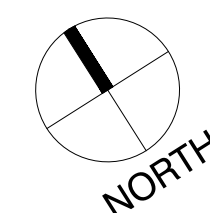
PLANTING BED EDGING DETAIL - STONE AND TURF

REVISION DATE 08/09/2025



N.T.S.

N.T.S.

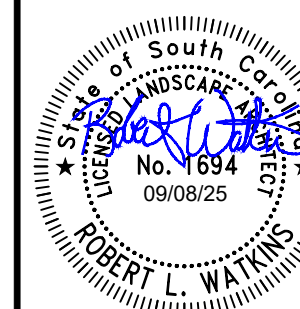
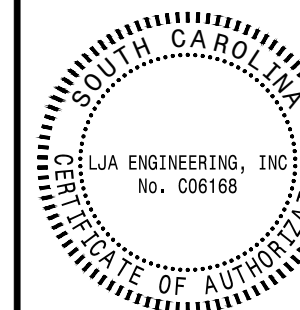


LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



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[illegible]

SANDALWOOD FOOD PANTRY
HILTON HEAD ISLAND
LANDSCAPE PLAN

DATE: 09/08/25

DESIGNED BY: JM

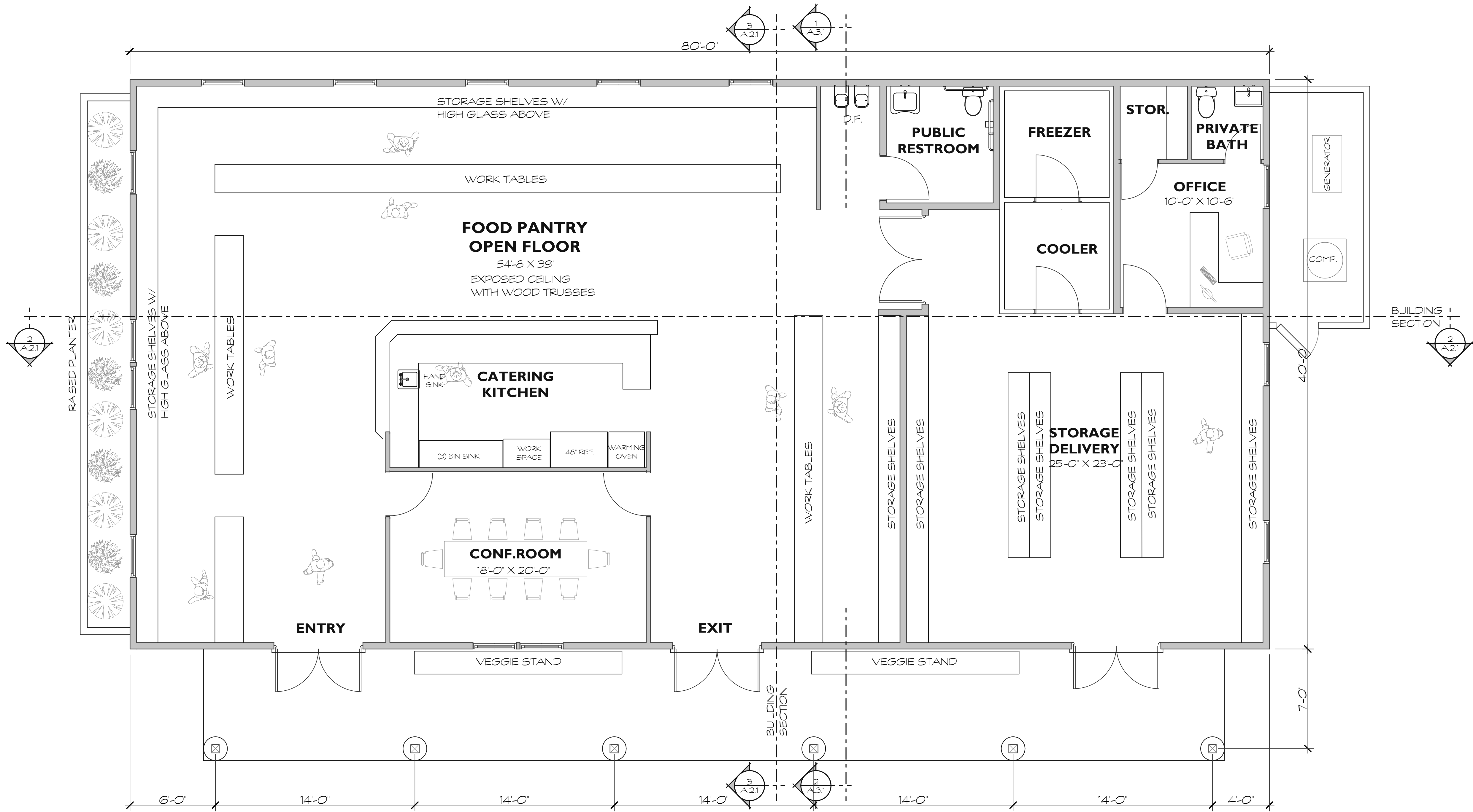
DRAWN BY: .IM

CHECKED BY: BM

CHECKED BY: DW

SHEET NO.

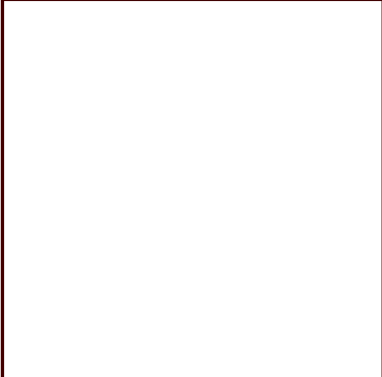
L.3



FIRST FLOOR PLAN

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

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A NEW FOOD PANTRY FOR:
SANDALWOOD
Hilton Head Island, SC

REVISIONS	DATE

DRAWN BY
TP
CHECKED BY
TP
DATE OF ISSUE:
9/30/25
SCALE
JOB NO.
SHEET



ENTRY ELEVATION

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

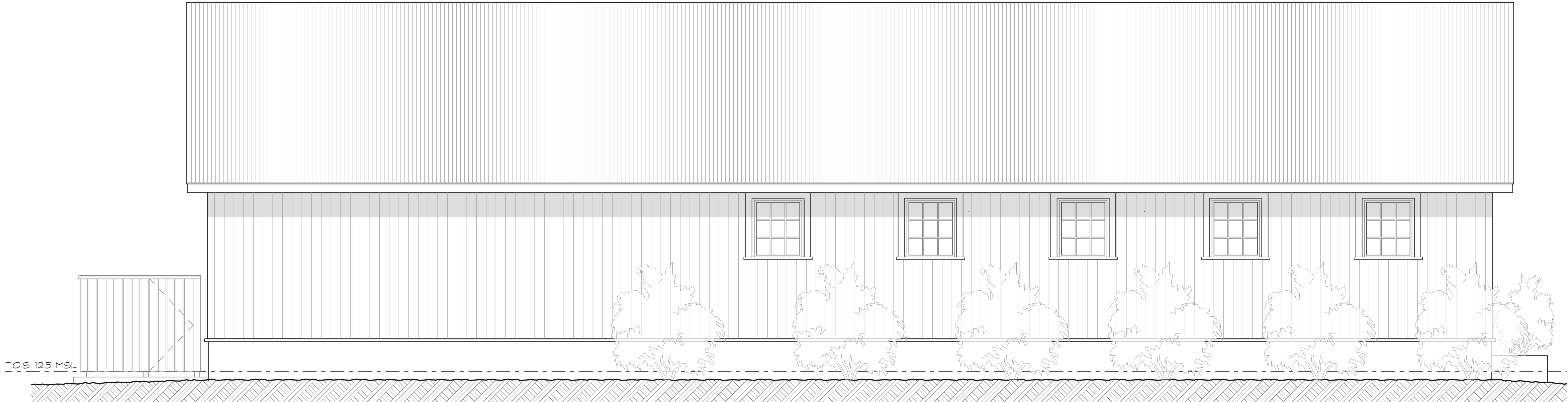
1
A.2.1



ENTRY DRIVE ELEVATION

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

2
A.2.1



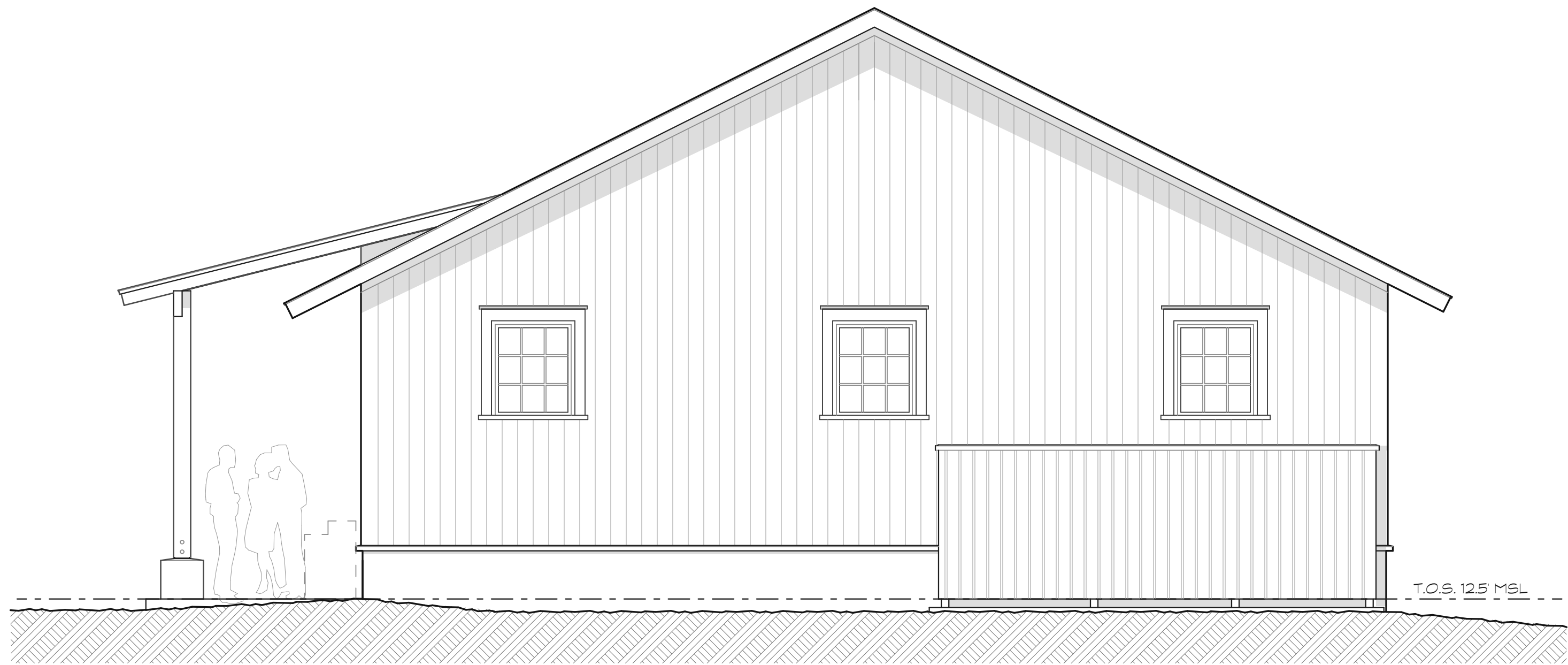
REAR ELEVATION

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

3
A.2.1

REVISIONS	DATE

DRAWN BY TP
CHECKED BY TP
DATE OF ISSUE: 9/30/25
SCALE
JOB NO.
SHEET



RIGHT SIDE ELEVATION

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

1
A.2.2



BUILDING SECTION

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

2
A.2.2

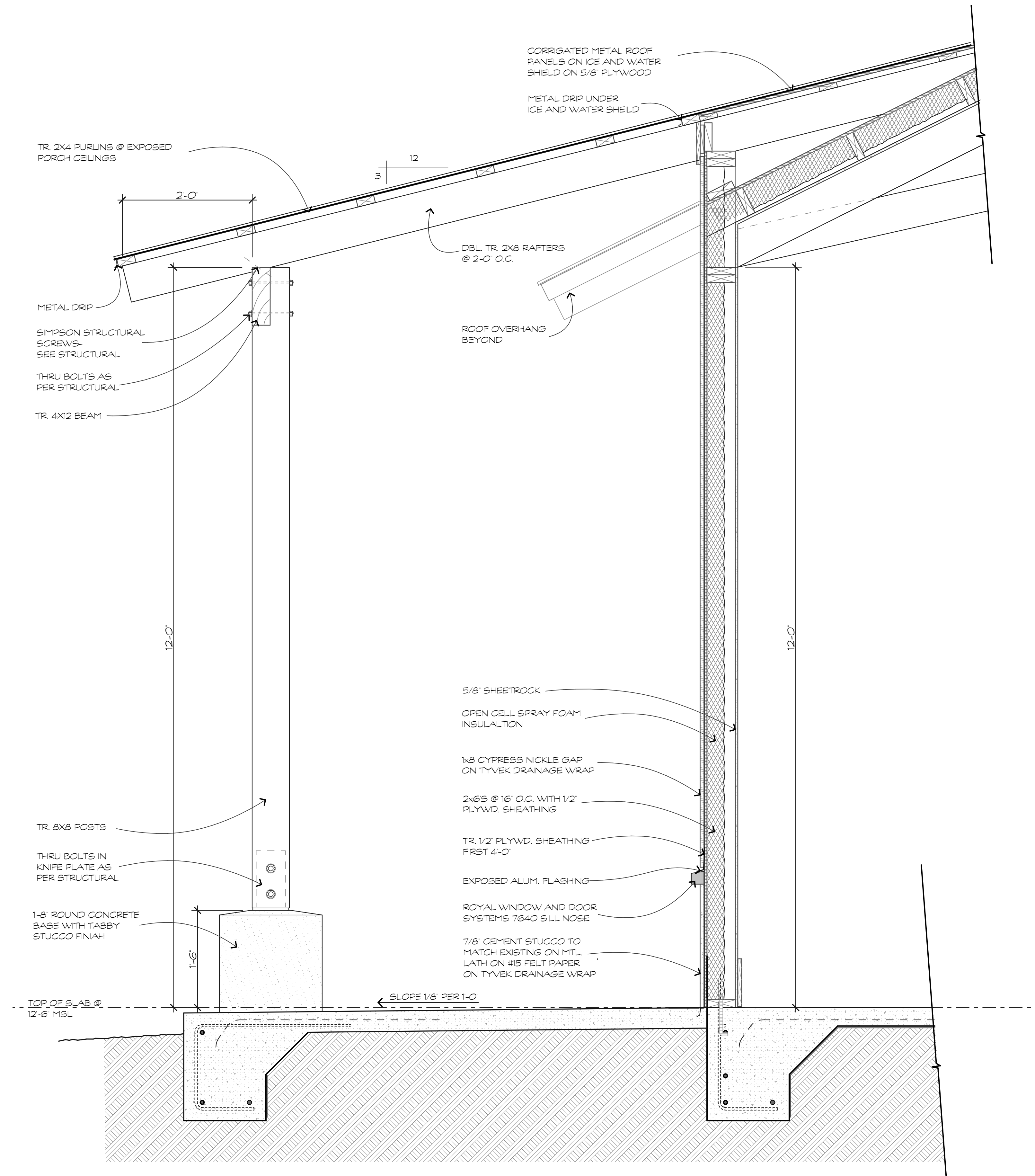


BUILDING SECTION

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

3
A.2.2

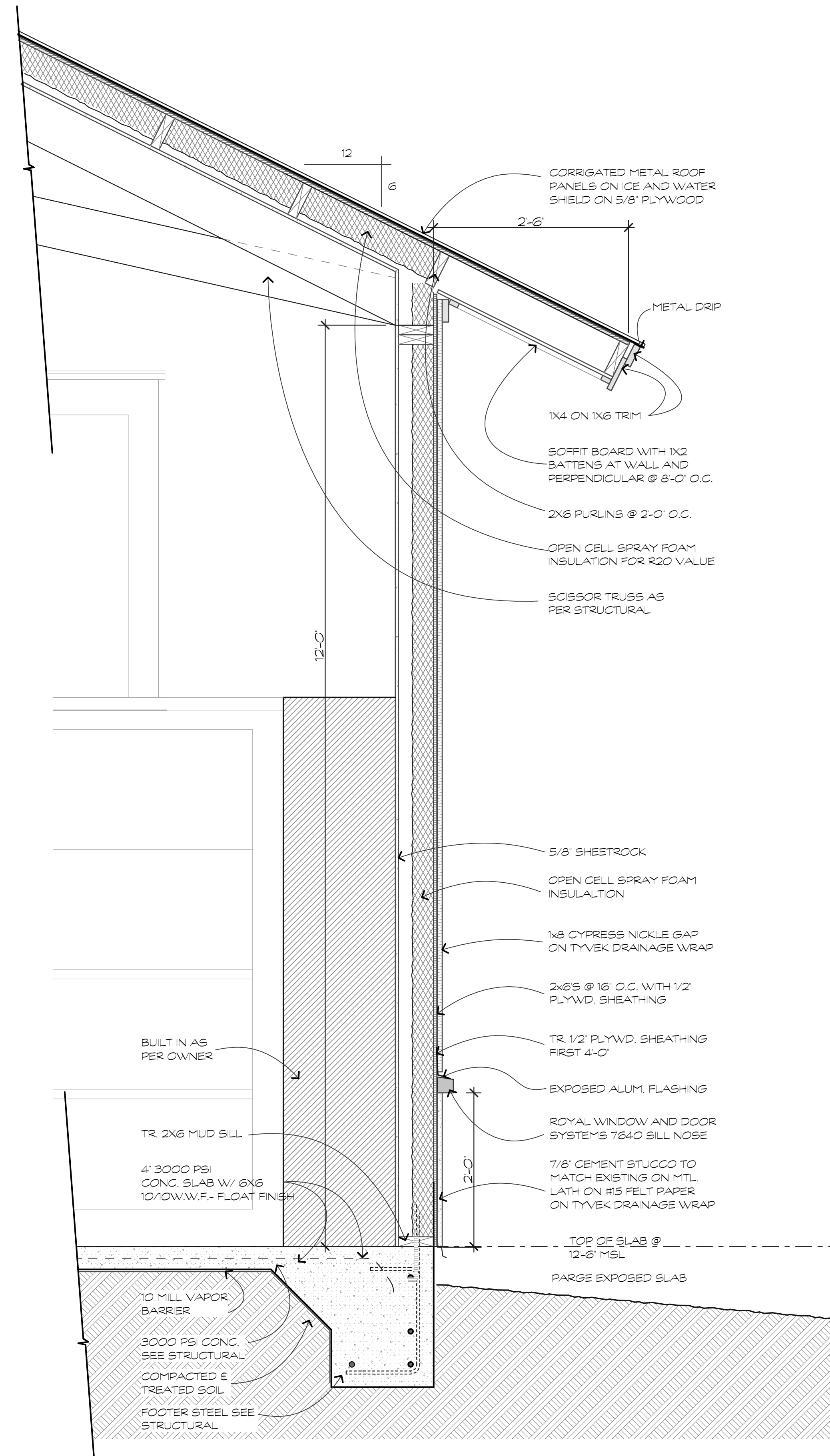
REVISIONS	DATE



WALL SECTION

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

2
A.3.1



WALL SECTION

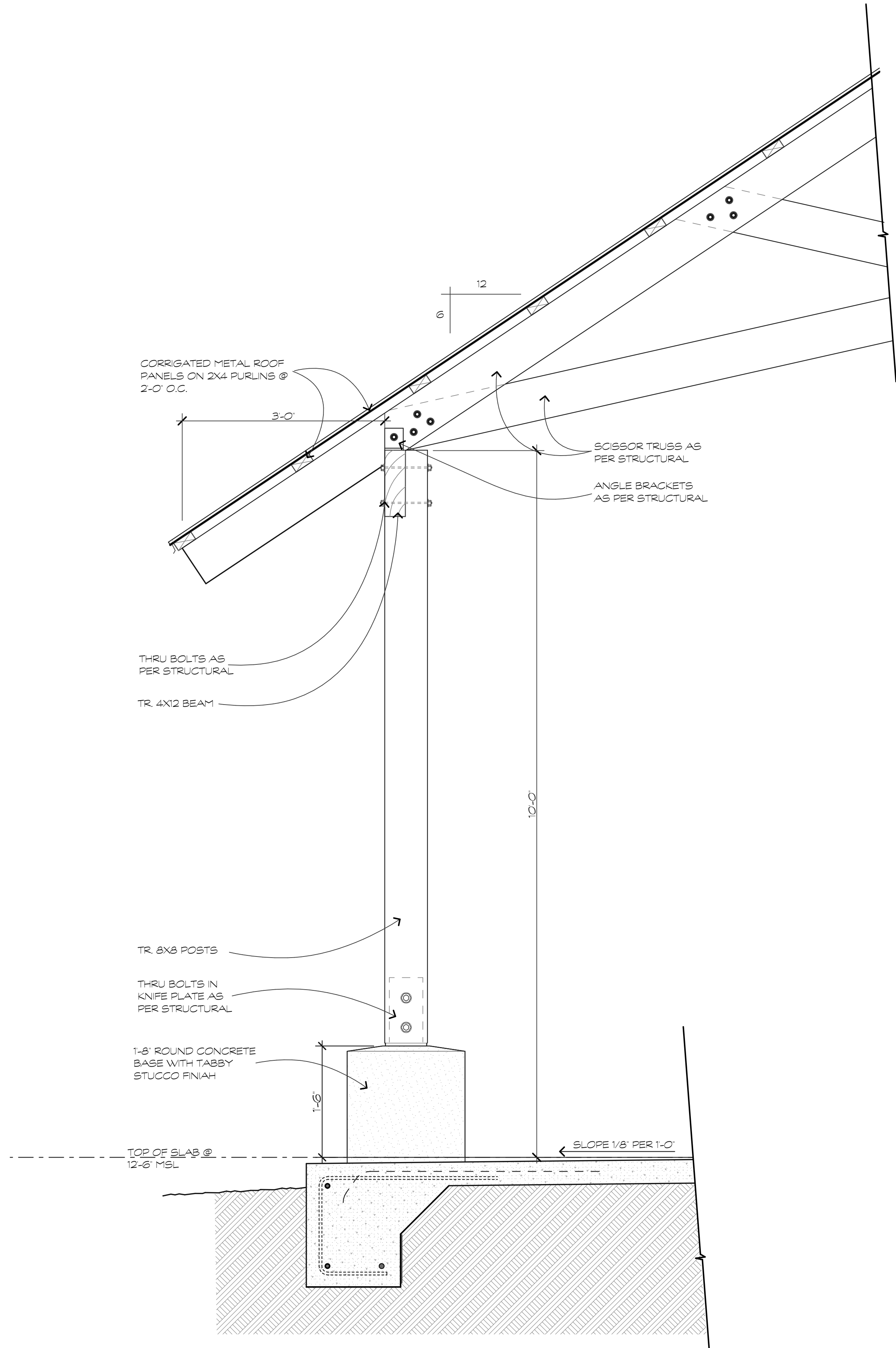
SCALE: 1/4"=1'-0"

1
A.3.1

A NEW FOOD PANTRY FOR:
SANDALWOOD
Hilton Head Island, SC

REVISIONS	DATE

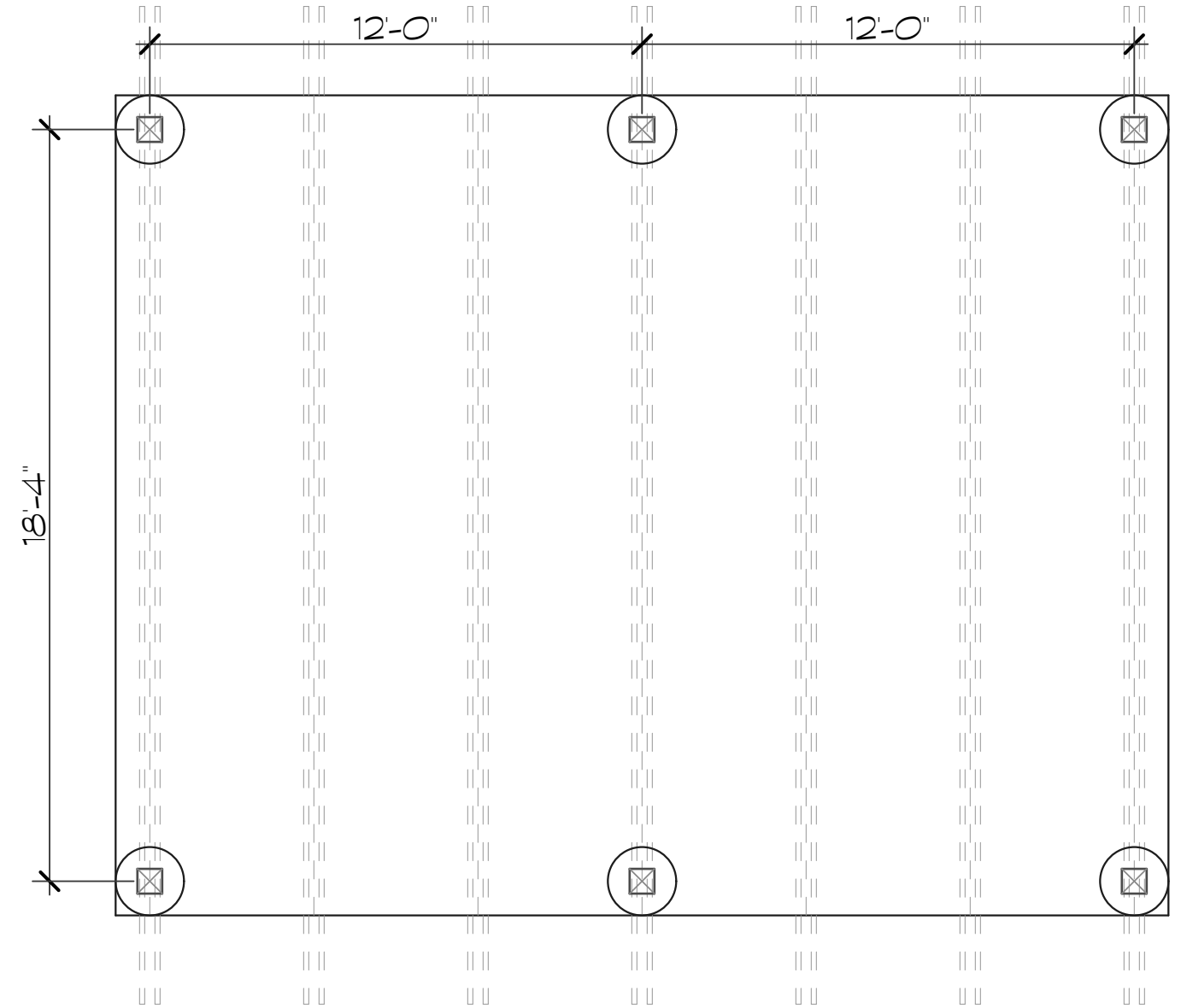
DRAWN BY TP
CHECKED BY TP
DATE OF ISSUE: 9/30/25
SCALE
JOB NO.
SHEET
A.3.1
OF SHEETS



PAVILION SECTION

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

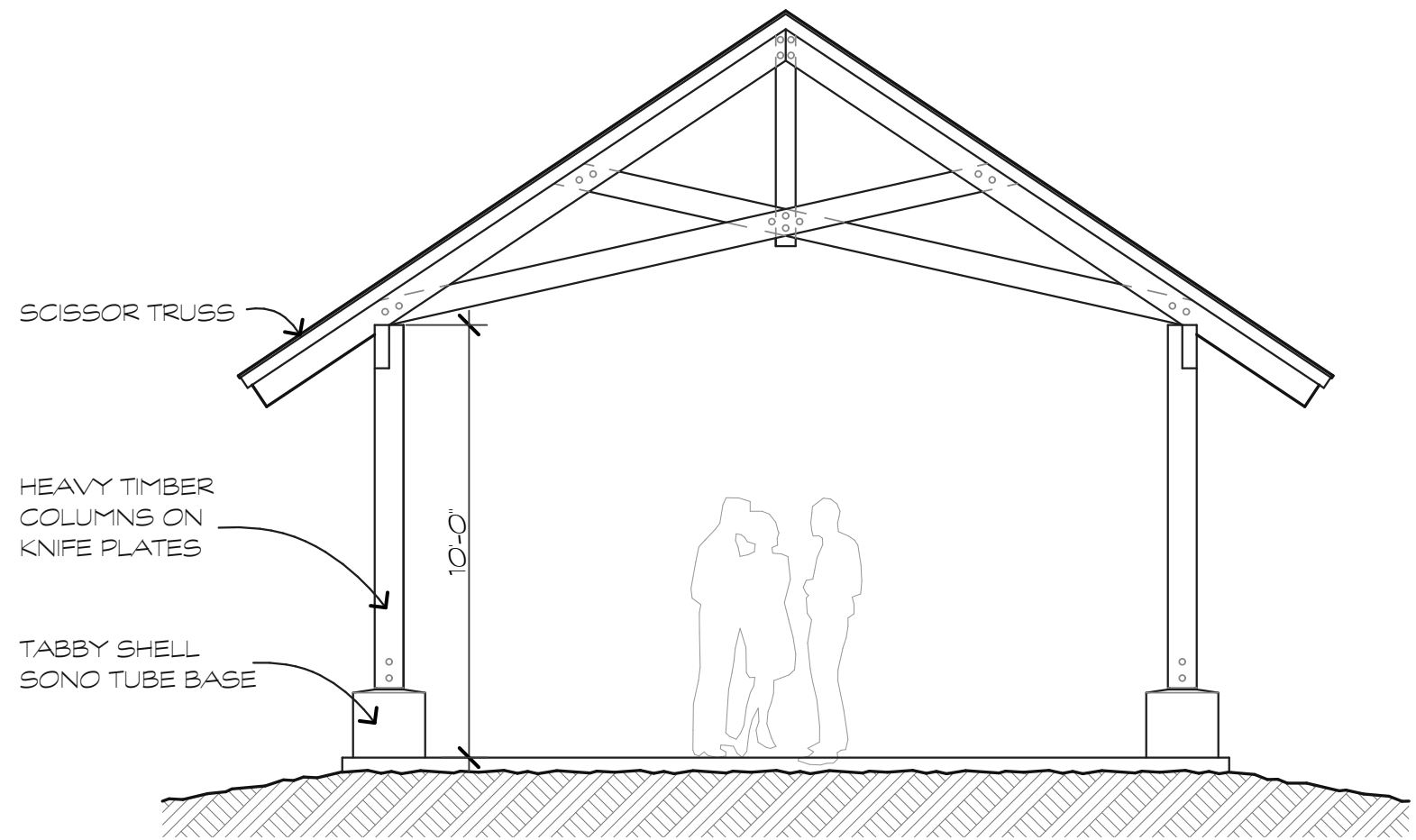
4
A.I.I



PAVILION PLAN

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

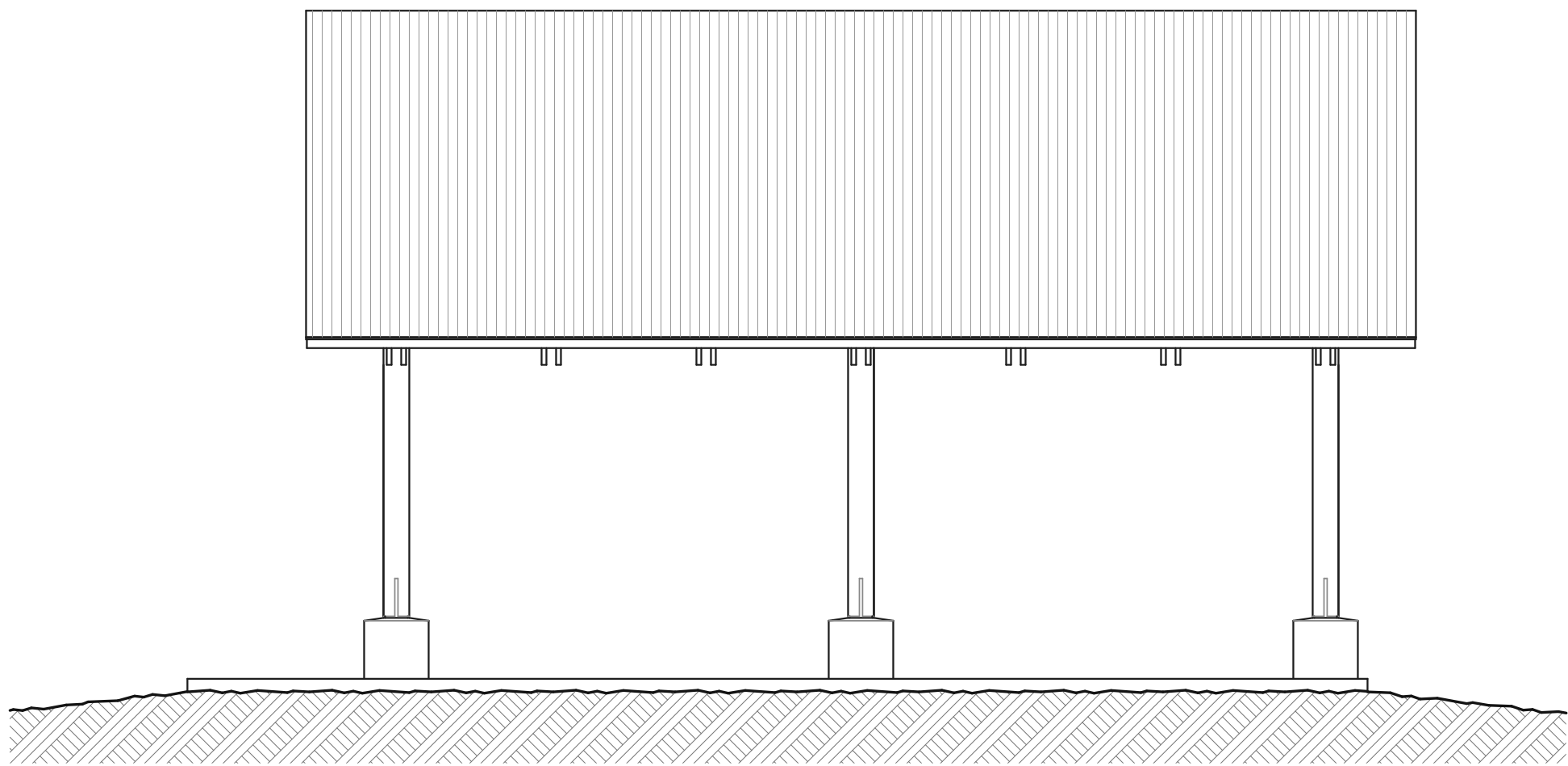
1
A.I.I



ENTRY ELEVATION

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

2
A.I.I



SIDE ELEVATION

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

3
A.I.I

REVISIONS	DATE

DRAWN BY TP
CHECKED BY TP
DATE OF ISSUE: 9/30/25
SCALE
JOB NO.
SHEET
A.I.I
OF
SHEETS

**Sandalwood
Conceptual - Staff Comments
September 30, 2025
DRB-000981-2025**

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: Sandalwood

DRB-000981-2025

DATE: 10/14/2025

CATEGORY: Conceptual

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

APPLICATION MATERIAL

DRB REQUIREMENTS	Complies Yes	No	Not Applicable	Comments or Conditions
Demolition Plan if needed	☐	☐	☒	
Existing Conditions match As-Built	☐	☐	☒	
Dimensioned Details and of Sections	☒	☐	☐	
Detail Illustrating Connection to Existing Structure	☐	☐	☒	
New Building Details Match Existing Building Details	☐	☐	☒	

ARCHITECTURAL DESIGN

DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Structure is designed to be appropriate to the neighborhood	☒	☐	☐	
Promotes pedestrian scale and circulation	☒	☐	☐	
Design is unobtrusive and set into the natural environment	☒	☐	☐	
Utilizes natural materials and colors	☒	☐	☐	Provide a materials board.
Avoids distinctive vernacular styles	☒	☐	☐	
Design is appropriate for its use	☒	☐	☐	
All facades shall have equal design characteristics	☒	☐	☐	

Avoids monotonous planes or unrelieved repetition	☒	☐	☐	
Has a strong roof form with enough variety to provide visual interest	☒	☐	☐	
Overhangs are sufficient for the façade height.	☒	☐	☐	
Forms and details are sufficient to reduce the mass of the structure	☒	☐	☐	
Human scale is achieved by the use of proper proportions and architectural elements	☒	☐	☐	
Utilizes a variety of materials, textures and colors	☒	☐	☐	
Incorporates wood or wood simulating materials	☒	☐	☐	
Windows are in proportion to the facade	☒	☐	☐	
Details are clean, simple and appropriate while avoiding excessive ornamentation	☒	☐	☐	
Utilities and equipment are concealed from view	☒	☐	☐	
Decorative lighting is limited and low wattage and adds to the visual character	☒	☐	☐	
Accessory elements are designed to coordinate with the primary structure	☒	☐	☐	

LANDSCAPE DESIGN				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	☒	☐	☐	
Provides Landscaping of a scope and size that is in proportion to the scale of the development	☒	☐	☐	
Landscape is designed so that it may be maintained in its natural shape and size	☒	☐	☐	
Preserves a variety of existing native trees and shrubs	☐	☒	☐	
Provides for a harmonious setting for the site's structures, parking areas or other construction	☒	☐	☐	
Location of existing trees and new trees provides street buffers, mitigation for parking lots, and an architectural complement that visually mitigates between parking lots and building(s)	☒	☐	☐	
Shrubs are selected to complement the natural setting, provide visual interest and screen less-desirable elements of the project	☒	☐	☐	
A variety of species is selected for texture and color	☒	☐	☐	
Provides overall order and continuity of the Landscape plan	☒	☐	☐	

Native plants or plants that have historically been prevalent on the Island are utilized	☒	☐	☐	
A variety of sizes is selected to create a “layered” appearance for visual interest and a sense of depth	☒	☐	☐	
The location of existing mature trees is taken into account in placement of shrubs so as not to damage tree roots	☒	☐	☐	
Proper spacing and location for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning	☒	☐	☐	
Proposed groundcovers are evergreen species with low maintenance needs	☒	☐	☐	
Large, grassed lawn areas encompassing a major portion of the site are avoided	☒	☐	☐	
The adjacent development is taken into account in determining the most appropriate buffer so as not to depart too dramatically from the neighborhood	☒	☐	☐	
Ornamentals and Annuals are limited to entrances and other focal points	☒	☐	☐	

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	☒	☐	☐	
Supplemental and replacement trees meet LMO requirements for size, species and number	☒	☐	☐	
Wetlands if present are avoided and the required buffers are maintained	☐	☒	☐	
Sand dunes if present are not disturbed	☐	☒	☐	

COMMENTS & CONDITIONS

Staff recommend approval of the Conceptual submittal for 94 Agusta Lane, Sandalwood with the following conditions:

1. Provide a materials board.
2. Provide lighting specs, temperature, and color of the exterior lights to the market.
3. Provide lighting specs for the Parking lot lighting.
4. Provide elevations colored with measurements and material notated.
5. Provide roof plans for the market and the pavilion.
6. Provide a photometric plan.
7. Any additional information as required by the Board.