



Town of Hilton Head Island

Design Review Board Meeting

Tuesday, February 13, 2024, 2:30 PM

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

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of January 23, 2024
- 4. Appearance by Citizens**
- 5. Unfinished Business**
- 6. New Business**
 - a. DRB-000185-2024 - 70 Marshland Road - Pavillion Update with New Cabanas
- Alteration/Addition
- 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, January 23, 2024, 4:00 PM Minutes

1. Call to Order

Chairman Foss called the meeting to order at 4:00 PM. Present were: Cathy Foss, Chairman; Judd Carsten, Vice-Chairman; Ryan Bassett; Annette Lippert; John Moleski; and Tom Parker. Absent was Todd Theodore.

2. Adoption of the Agenda

A motion to adopt the agenda as presented was made by Mr. Parker and seconded by Mr. Carstens. The motion was passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of December 12, 2023

A motion to approve the minutes of the December 12, 2023 meeting as presented was made by Ms. Lippert and seconded by Mr. Moleski. The motion was passed unanimously.

4. Appearance by Citizens

Public Comments concerning Agenda items were to be submitted electronically via the Open Town Hall Portal. None were received and no one spoke at the meeting.

5. Unfinished Business

6. New Business

a. DRB-002038-2023 - 10 Lemoyne Avenue - Repainting - Alteration/Addition

Alexis Cook, Principal Planner, presented the application for the repainting and alteration project for 10 Lemoyne Avenue, with the existing out-dated conditions of the building being shown in the application. Staff recommends Option 1 be approved as submitted with no conditions.

Justin Wimmer, Vice-President of the OceanWalk Board, explained the extent of the repainting, keeping the color scheme clean and modern, displaying a timeless effect. He answered all questions presented by the members. After discussion, a motion was made by Mr. Parker and seconded by Mr. Moleski that DRB-002038-2023 - 10 Lemoyne Avenue Repainting, Option 1 be approved with the conditions that city loft and urban bronze colors be used as presented, with the addition of staining the entry element a

compatible color to urban bronze, and that the AC units be painted to match the walls. Motion was passed by a unanimous vote.

7. Board Business

Ms. Cook noted that there are four board meetings that conflict with the Council Chambers' schedule: April 9, May 14, July 9, and October 8. After discussion, it was determined that the meetings for these four dates would be changed to 9:00 AM pending the availability of Council Chambers, which will be confirmed at the next meeting. Ms. Cook reported on the timeline for scheduling items for future meetings and possible changes to incorporating conditions, as well as scheduling a design guide workshop.

8. Staff Reports

Ms. Cook reported on several Minor Corridor Reports.

9. Adjournment

The meeting was declared adjourned at 4:29 PM.

Approved:

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov

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: 70 Marshland Road – Patio Replacement & New Cabanas

DRB#: DRB-000185-2024

DATE: 2/13/2024

CATEGORY: Alteration/Addition

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	☒	☐	☐	
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	☐	☐	☒	
Minimum roof pitch of 6/12	☐	☐	☒	
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	☒	☐	☐	<i>Tree protection will be provided for any significant trees within 15' of proposed work.</i>
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

1. Staff recommends approval as submitted with the condition that if any new light fixtures are proposed, that any new conduits are concealed to the greatest extent possible.



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

DPR - 0112-24

FOR OFFICIAL USE ONLY

Date Received: 1/22/24
Accepted by: _____
App. #: DPR _____
Meeting Date: _____

Applicant/Agent Name: Merrill Pasco, Architect Company: _____
Mailing Address: 35 Sterling Pt City: HHI State: SC Zip: 29926
Telephone: 843 301-2416 E-mail: merrill.pasco@GMAIL.COM Bus. License #: _____
Project Name: Good Soul Restaurant Project Address: Marshland Road 70/72/74
Parcel Number [PIN]: R Parcel D, dis 510, map 8 Zoning District: _____ Overlay District(s): _____

MINOR DEVELOPMENT PLAN REVIEW (DPR) SUBMITTAL

All items (if determined applicable by staff) are required at the time the application is submitted. Additional information may be required upon review of the application. See LMO Appendix D-7.

Digital Submissions are accepted via e-mail to cdic@hiltonheadislandsc.gov or to the Project Manager

- yes A Notarized Affidavit of Ownership and Hold Harmless Permission to Enter Property form.
- n/a Stormwater Review Application form.
- yes A written narrative describing the scope of the project. see below
- yes A survey or drawing of the existing site **without the proposed improvements**. The survey must be drawn to a scale divisible by 10 (e.g. 1 inch = 20 feet) and must show the entire area of proposed disturbance plus 20 feet surrounding it. The survey must show all nearby property lines, building footprints, edges of drive aisles and parking lots, fences, and trees 6 inches in diameter and larger. If applicable, bordering streets, marshes, and beaches must also be shown.
- yes A site plan **with the proposed improvements**. The survey must be drawn to a scale divisible by 10 (e.g. 1 inch = 20 feet) and must show the entire area of proposed disturbance plus 20 feet surrounding it. Tree protection fencing needs to be shown along the edge of all required buffers and around trees to be protected during construction.
- n/a Tree Tally Sheets, if trees will be removed.
- n/a A Landscape Plan showing any proposed changes, if applicable.
- n/a Copies of approvals from any outside agencies, Property Owners Associations, and/or Architectural Review Boards, if applicable.
- fr owner Filing Fee - \$100 cash, credit card, or check made payable to the Town of Hilton Head Island.

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.

Merrill Pasco, Architect

PRINTED NAME

SIGNATURE

jan 20, 2024

DATE

narrative description: deck replacement w minor addition; 10x30 open cabana structure.

DRR-0112-24



Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-341-2087
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	
App. #:	
Form revised 10-2012	

AFFIDAVIT OF OWNERSHIP AND HOLD HARMLESS PERMISSION TO ENTER PROPERTY

The undersigned being duly sworn and upon oath states as follows:

- I am the current owner of the property which is the subject of this application.
- I hereby authorize Merrill Pasco, Architect to act as my agent for this application only.
- All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge.
- The application is being submitted with my knowledge and consent.
- Owner grants the Town, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at 70-74 Marshland Rd (address), R Parcel 6D, Map 8, District 510 (parcel ID) for the purpose of application review, for the limited time necessary to complete that purpose.
Description of Work: deck replacement with extension and 10x30' cabana structure
- Owner agrees to hold the Town harmless for any loss or damage to persons or property occurring on the private property during the Town's entry upon the property, unless the loss or damage is the result of the sole negligence of the Town.
- I acknowledge that the Town of Hilton Head Island Municipal Code requires that all construction in a Special Flood Hazard Zone be constructed in accordance with the following provisions that:
 - any enclosed area below the base flood elevation will be used solely for parking of vehicles, limited storage or access to the building. This space will never be used for human habitation without first becoming fully compliant with the Town's Flood Damage Controls Ordinance in effect at the time of conversion.
 - all interior walls, ceilings and floors below the base flood elevation will be constructed of flood resistant materials.
 - all mechanical, electrical and plumbing devices will be installed above base flood elevation.
 - walls of the enclosed area below base flood elevation will be equipped with at least two openings which allow automatic entry and exit of flood water. Openings will be on two different walls with at least one square inch of free area for every square foot of enclosed space and have the bottom of openings no more than a foot above grade.
 - the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
- I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: <u>Teresa Carbajal</u>	Owner Signature: <u>[Signature]</u>
Phone No.: <u>843 684-0037</u>	Email: <u>teye101@gmail.com</u>
Date: <u>Jan 20, 2024</u>	

The foregoing instrument was acknowledged before me by Teresa Carbajal, who is personally known to me or has produced SC DL as identification and who did not take an oath.

WITNESS my hand and official seal this 22 day of Jan, A.D., 2024.

[Signature]
Notary Public Signature

My Commission expires: 5/17/2032
Please affix seal or stamp.

--



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Date Received: _____

App. #: _____

Form revised 10-2012

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 - e. the structure may be subject to increased premium rates for flood insurance from the National Flood Insurance Program.
8. I understand that failure to abide by Town permits, any conditions, and all codes adopted by the Town of Hilton Head Island deems me subject to enforcement action and/or fines.

Print Name: Teresa Carbajal Owner Signature: _____
Phone No.: 843 684-0037 Email: teye10t@gmail.com
Date: jan 20, 2024

The foregoing instrument was acknowledged before me by _____, who is personally known to me or has produced _____ as identification and who did not take an oath.

WITNESS my hand and official seal this _____ day of _____, A.D., 2____.

Notary Public Signature

My Commission expires: _____
Please affix seal or stamp.

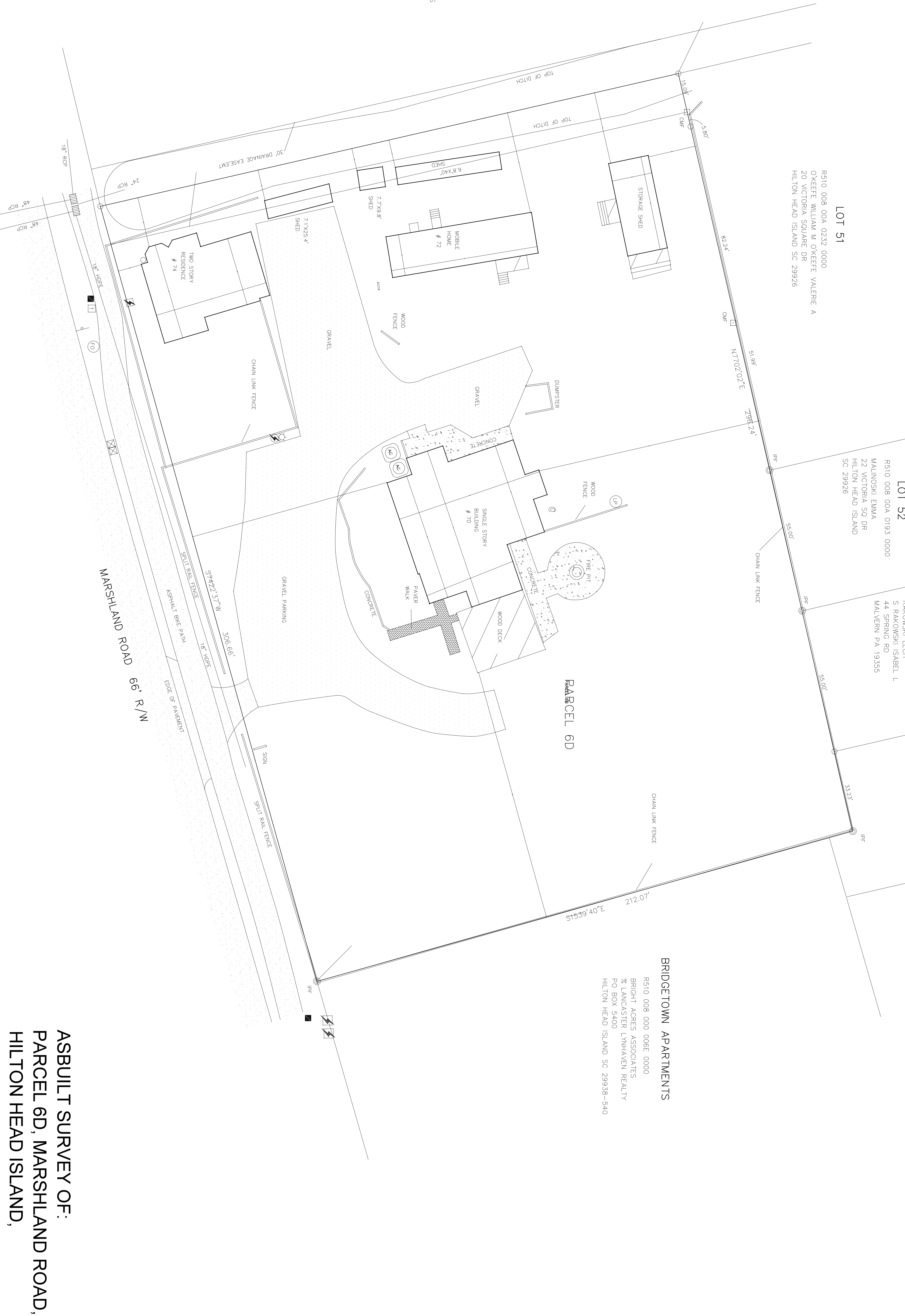
LOT 52

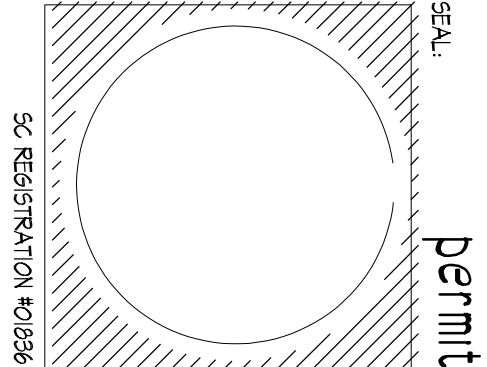
R510.008.00A.0193.0000
MALINOSKI, EMMA
22 VICTORIA SQ. DR.
HILTON HEAD ISLAND
SC 29926

RAKOWSKI, LECH
S RAKOWSKI ISABEL L
44 SPRING RD
MALVERN PA 19355

LOT 51

R510.008.00A.0232.0000
O'KEEFE, WILLIAM M. O'KEEFE, VALERIE A
20 VICTORIA SQUARE DR
HILTON HEAD ISLAND SC 29926





RESTAURANT
Good Soul
exterior
decking
MARSHLAND ROAD

FOR:
JAMES PAGE

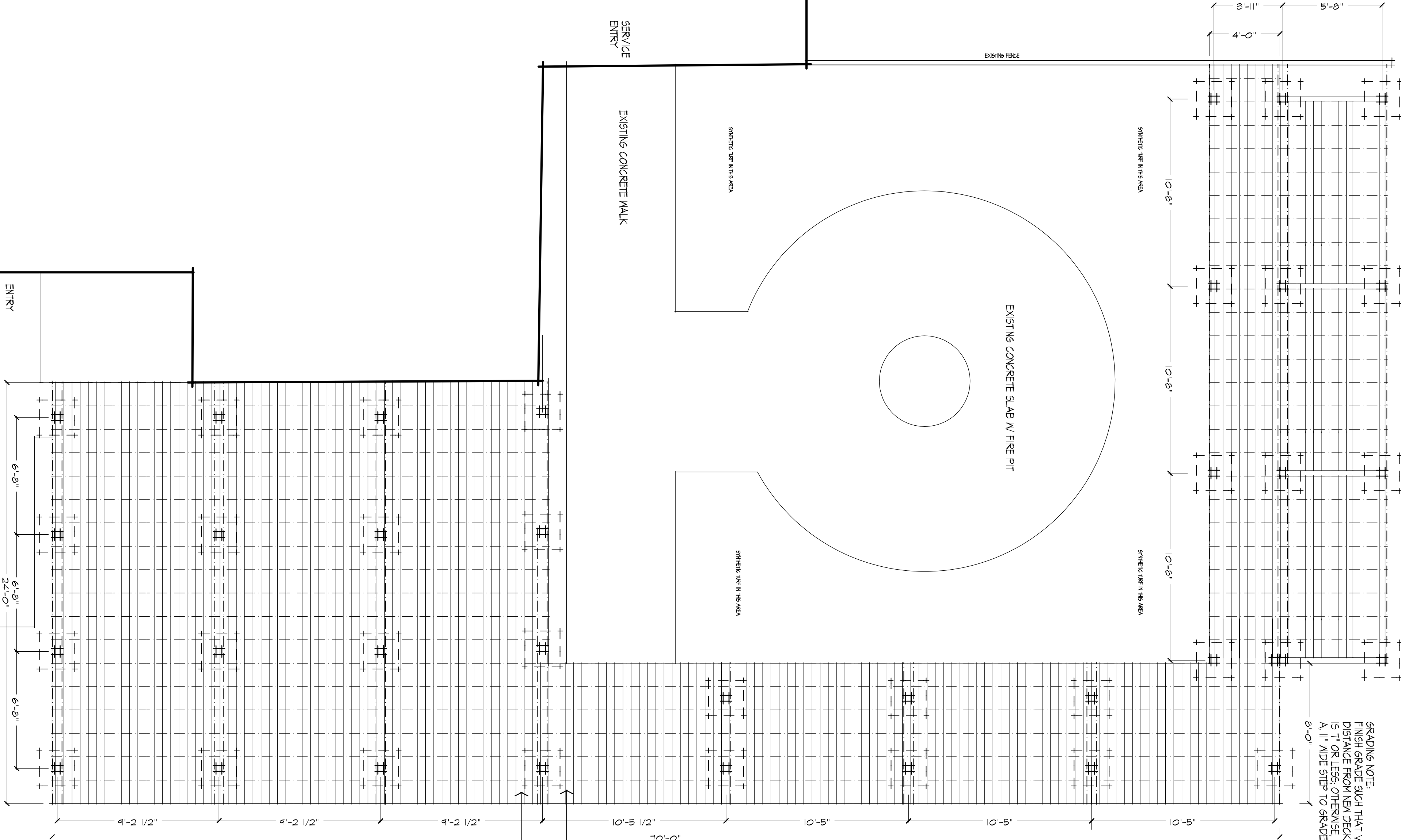
Deck & Cabana
Framing Plans
1/4" scale

PROJECT FILE: 6000 SOLLAC
SUBMITTALS:

BIDS PERMIT
REVISONS:
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
ISSUE: 1/6/2024
PRICING
BIDDING
CONSTRUCTION

DATE: 1/6/25
THESE FRAMING ARE THE PROPERTY OF THE ARCHITECT. UNLESS OTHERWISE SPECIFIED, THEY MAY NOT BE REPRODUCED WITHOUT HIS WRITTEN APPROVAL AND AUTHORIZATION.
SHEET: 01
OF: 01
A.1

GRADING NOTE
FIND AND LOCATE THAT VERTICAL DISTANCE FROM EXISTING TO GRADE IS 11" OR LESS, OTHERWISE CONSTRUCT A 11" WIDE STEP TO GRADE



CABANA WILL BE SIMILAR TO THIS

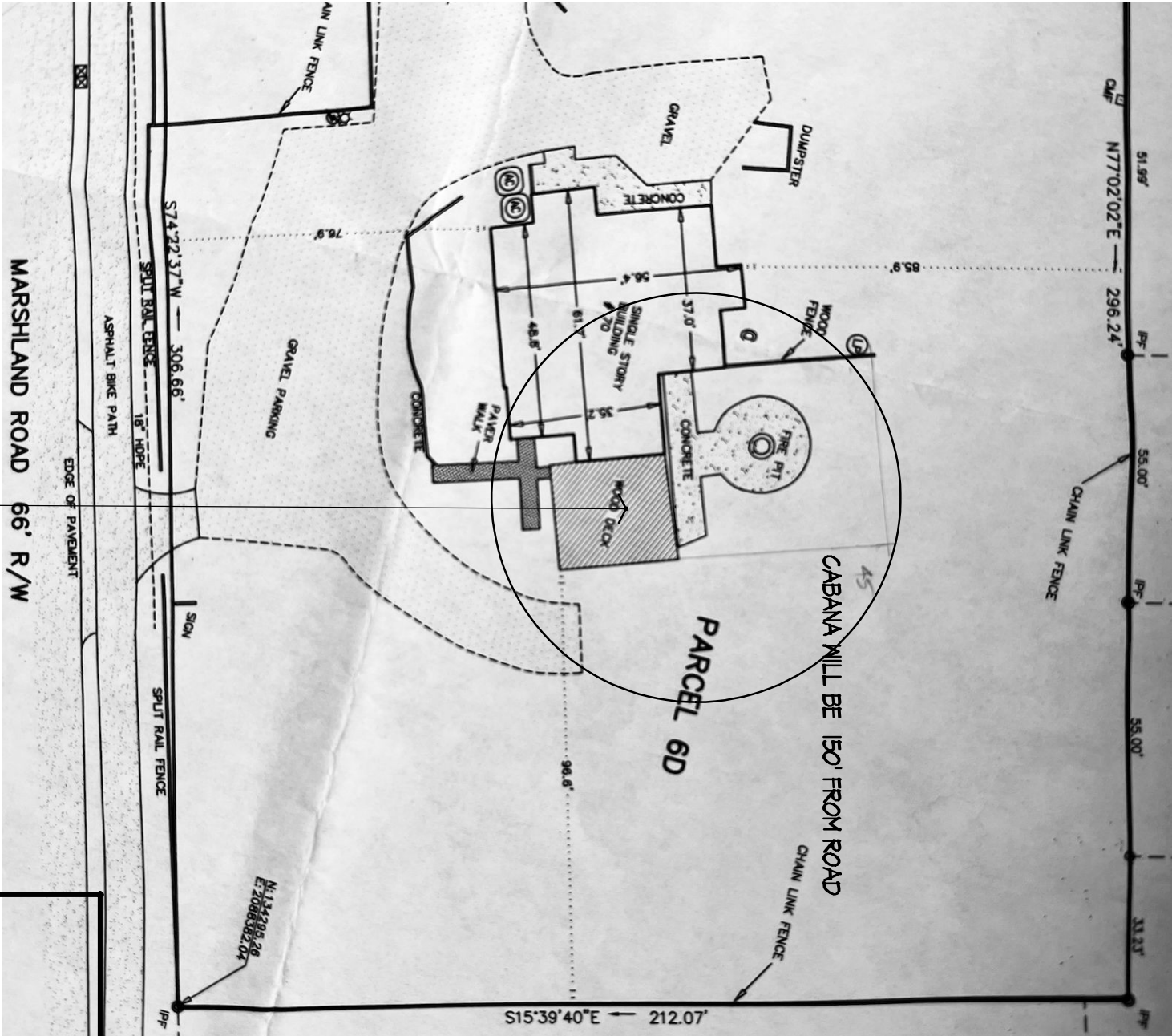


TABLE RS07.6 DECK JOIST SPANS FOR COMMON LUMBER SPECIES (ft. - in.)

SPECIES*	ALLOWABLE JOIST SPAN ¹ SPACING OF DECK JOISTS (inches)				MAXIMUM CANTILEVER ¹ SPACING OF DECK JOISTS WITH CANTILEVERS ¹ (inches)			
	12	16	24	12	16	24		
Southern pine	2 x 6	9-11	9-0	7-7	1-3	1-4	1-6	
	2 x 8	13-1	11-10	9-8	2-1	2-3	2-5	
	2 x 10	16-2	14-0	11-5	3-4	3-6	2-10	
	2 x 12	18-0	16-6	13-6	4-6	4-2	3-4	
Douglas fir-larch ¹ , hem-fir ² , spruce-pine-fir ¹	2 x 6	9-6	8-8	7-2	1-3	1-3	1-5	
	2 x 8	12-6	11-1	9-1	1-11	2-1	2-3	
	2 x 10	15-8	13-7	11-1	3-1	3-5	2-9	
	2 x 12	18-0	15-9	12-10	4-6	3-11	3-3	

TABLE RS07.5 DECK BEAM SPAN LENGTHS^a (ft. - in.)

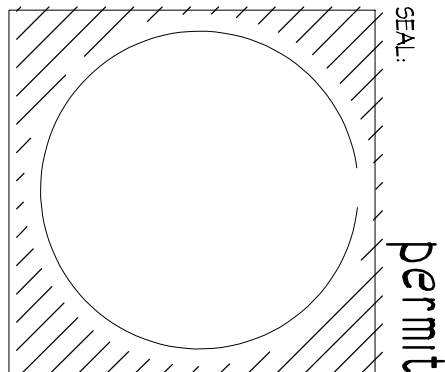
SPECIES*	SIZE ¹	DECK JOIST SPAN LESS THAN OR EQUAL TO: (feet)							
		6	8	10	12	14	16	18	
Southern pine	1 - 2 x 6	4-11	4-0	3-7	3-3	3-0	2-10	2-8	
	1 - 2 x 8	5-11	5-1	4-7	4-2	2-10	3-7	3-5	
	1 - 2 x 10	7-0	6-0	5-5	4-11	4-7	4-3	4-0	
	1 - 2 x 12	8-3	7-1	6-4	5-10	5-5	5-0	4-9	
	2 - 2 x 6	6-11	5-11	5-4	4-10	4-6	4-3	4-0	
	2 - 2 x 8	8-9	7-7	6-9	6-2	5-9	5-4	5-0	
	2 - 2 x 10	10-4	9-0	8-0	7-4	6-9	6-4	6-0	
	2 - 2 x 12	12-2	10-7	9-5	8-7	8-0	7-6	7-0	
	3 - 2 x 6	8-2	7-5	6-8	6-1	5-8	5-3	5-0	
	3 - 2 x 8	10-10	9-6	8-6	7-9	7-2	6-8	6-4	
	3 - 2 x 10	13-0	11-3	10-0	9-2	8-6	7-11	7-6	
	3 - 2 x 12	15-3	13-3	11-10	10-9	10-0	9-4	8-10	



RESTAURANT

SURVEY

DECK FRAMING PLAN 1/4"
SEE A.2 FOR DETAILS OF FRAMING & FOUNDATION CONNECTIONS HARDWARE



RESTAURANT

Good Soul
exterior
decking

WAGLELAND ROAD

FOR:
JAMES PASCO

Deck &
Cabana
Details
1" scale

PROJECT FILE: 6000 SOUL.AEC

SHEET TITLES

BUILD PERMIT _____
REV/SIGNS _____

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

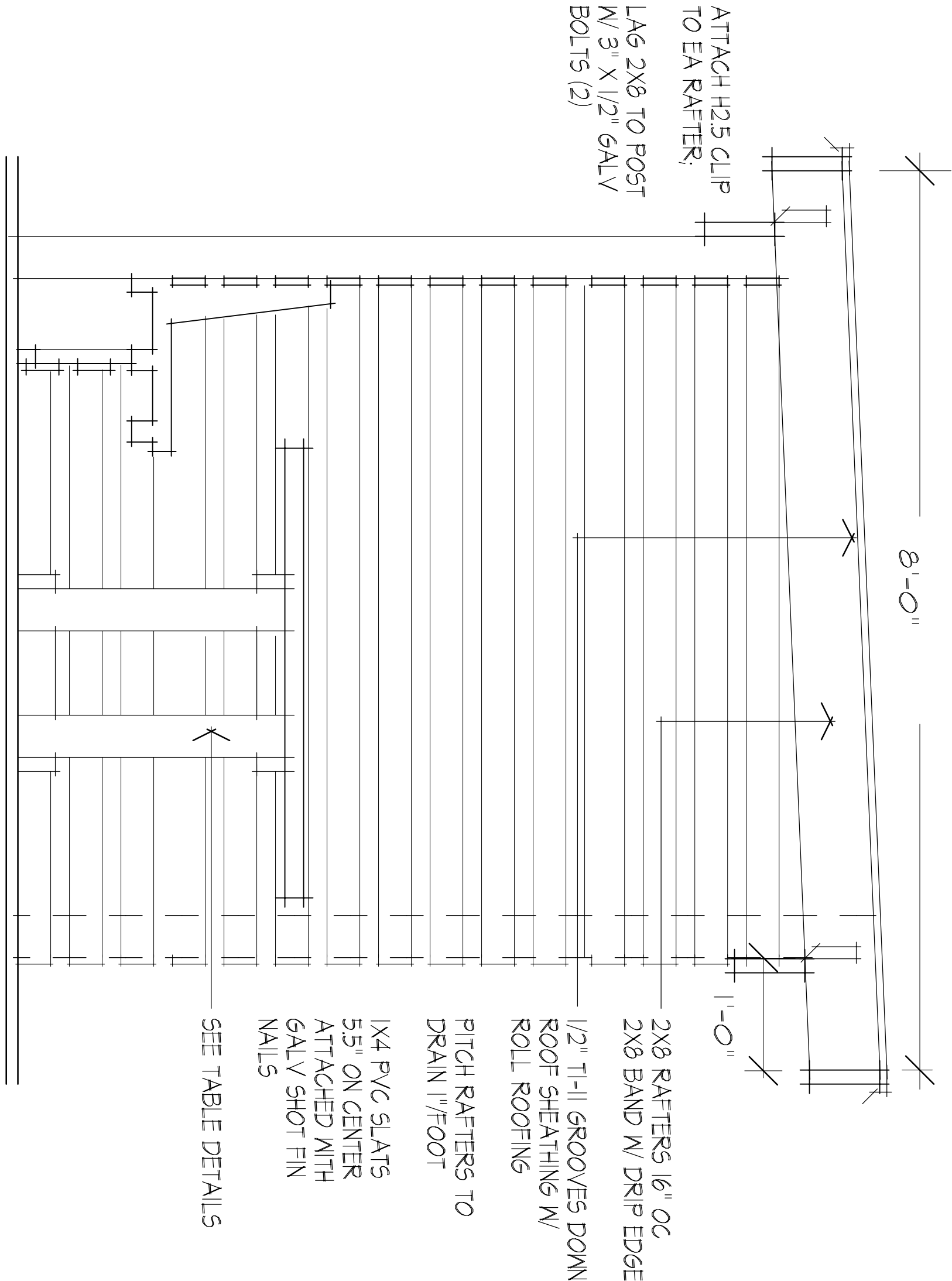
DATE: 1/14/2024
PRICING _____
BIDDING _____
CONSTRUCTION _____

Drawn by: JPB

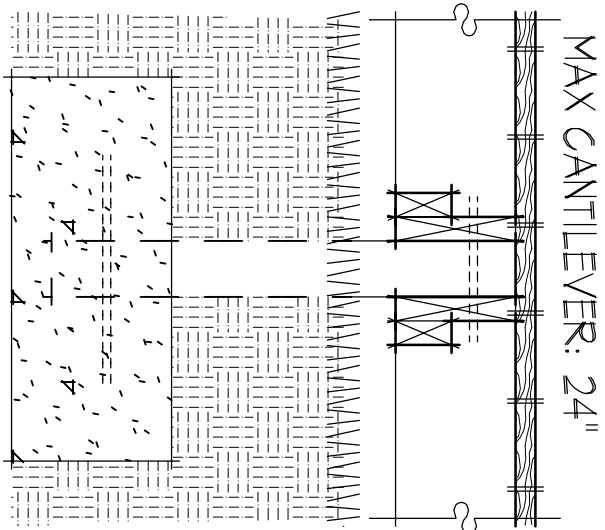
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION OR ALTERATION WITHOUT THE ARCHITECT'S WRITTEN APPROVAL AND AUTHORIZATION IS PROHIBITED.

SHEET: _____ OF: _____

A.2



CABANA CROSS SECTION



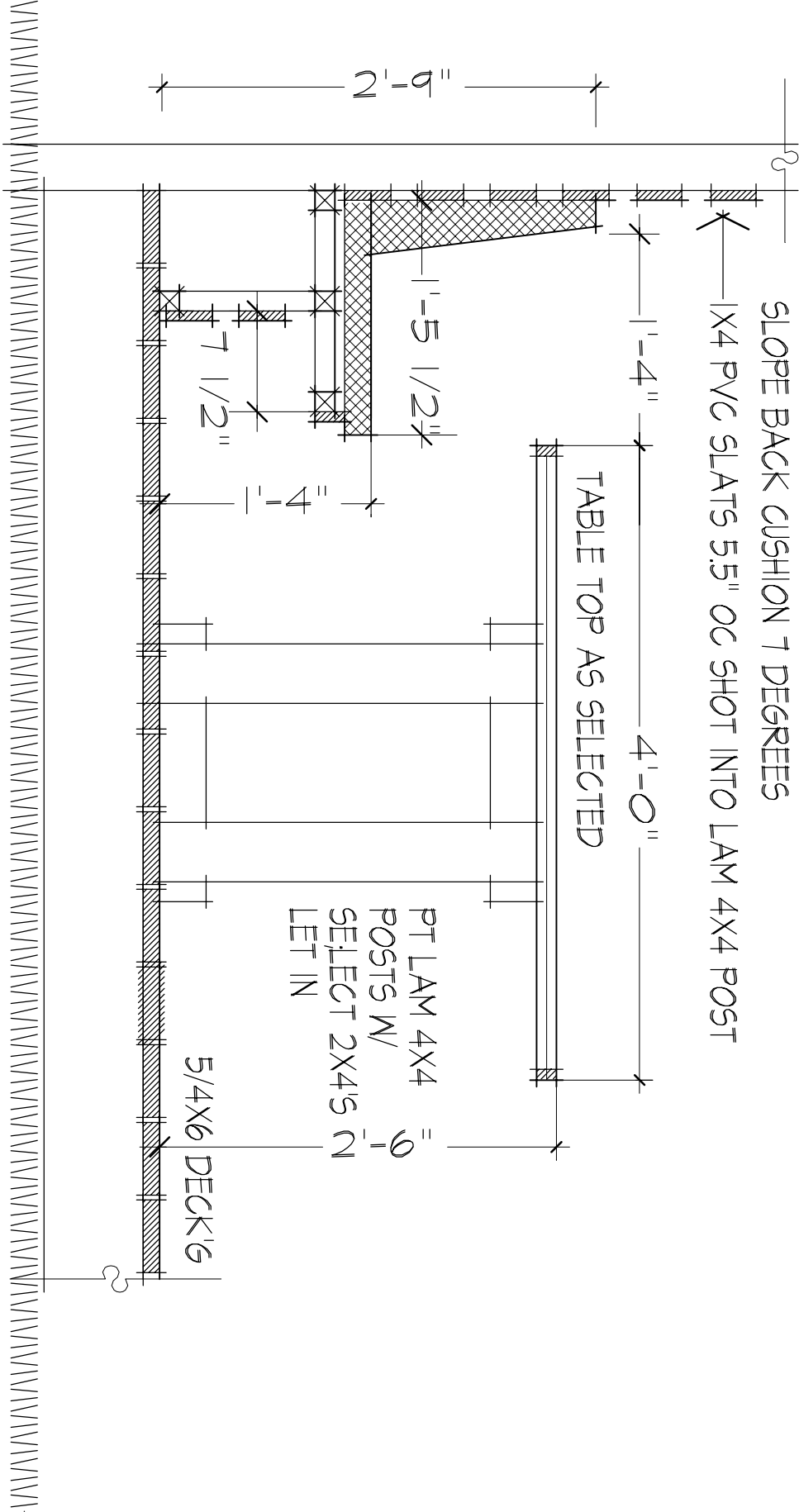
5/4 X 6 COMPOSITE DECKING (AZEK OR TREX)
PT 2X8 STP DECK JOISTS ON PT 2X4 LEDGER
1/4" DIA GALV LAG OR THRU BOLT @ PT 4X4 POSTS

SECURE 4X4 POSTS IN 2'X2' X 8" CONCRETE SLAB
RUN 12" 1/4" GALV ROD EA WAY THRU POST

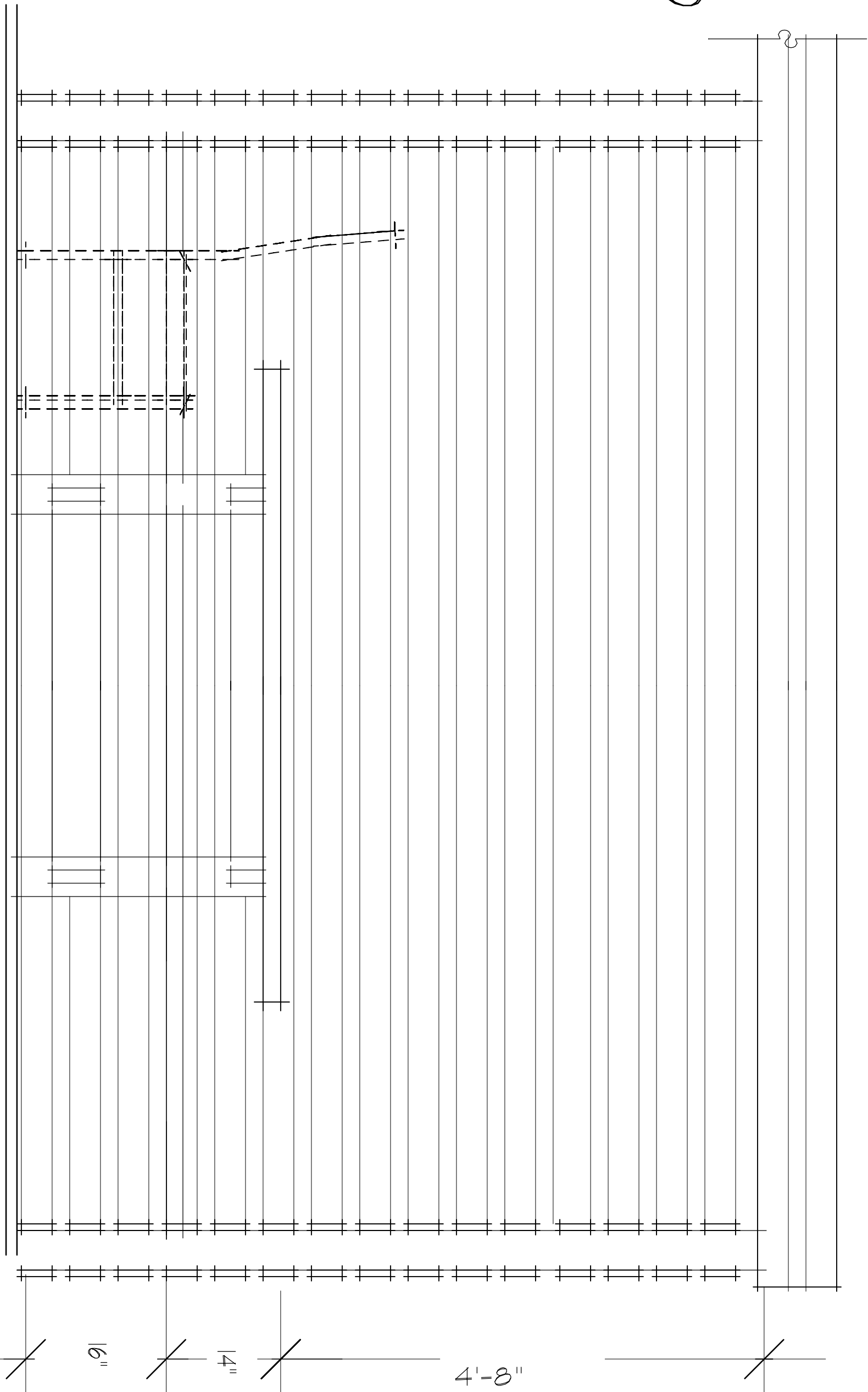
PLUMB & LEVEL POSTS AFTER POUR OF 3000
PSI CONCRETE

TREAT & COMPACT SUBSOIL AS REQUIRED FOR
STABLE BEARING IF REQUIRED BY SITE CONDITIONS

DECK FOOTING



VIEW INTO CABANA



CABANA PLAN

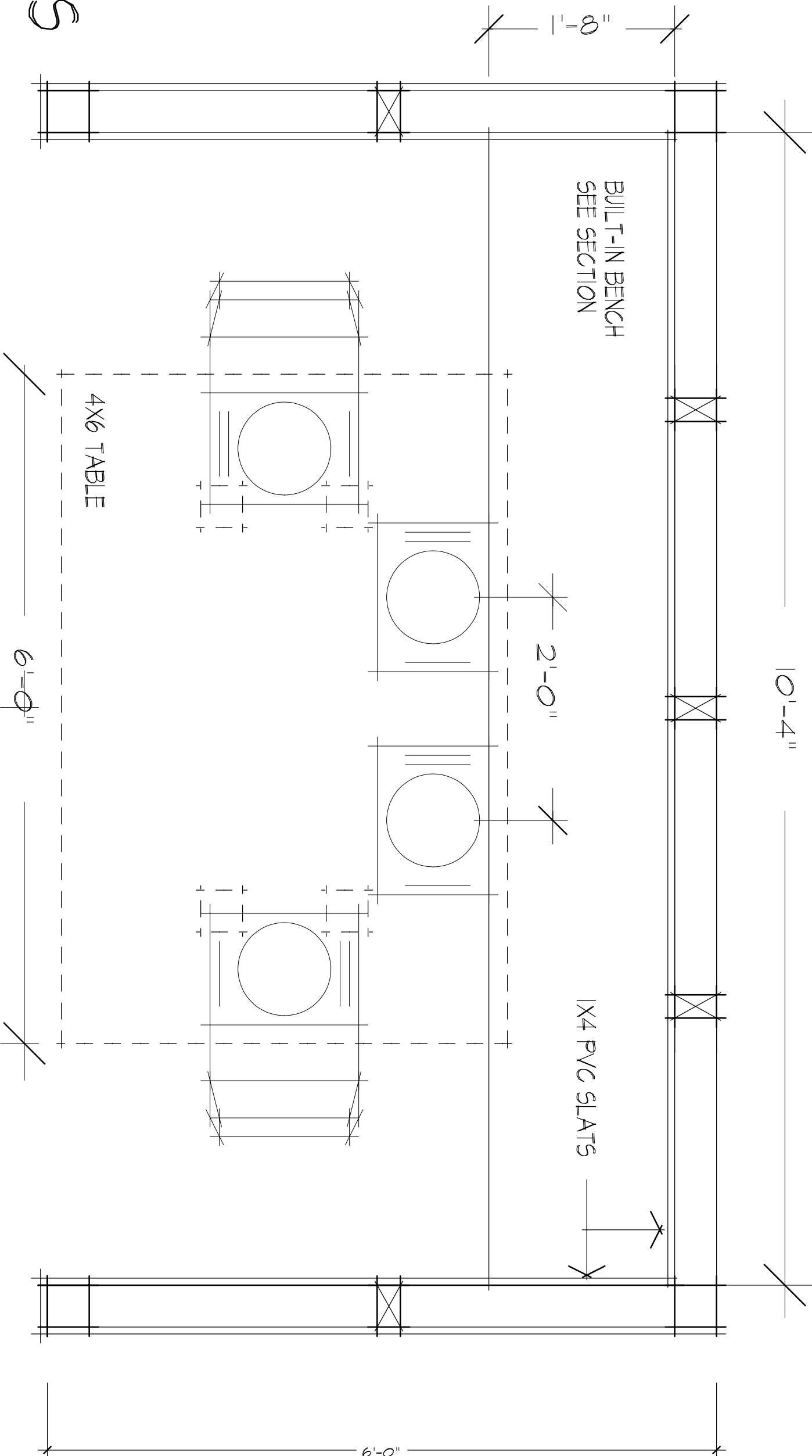
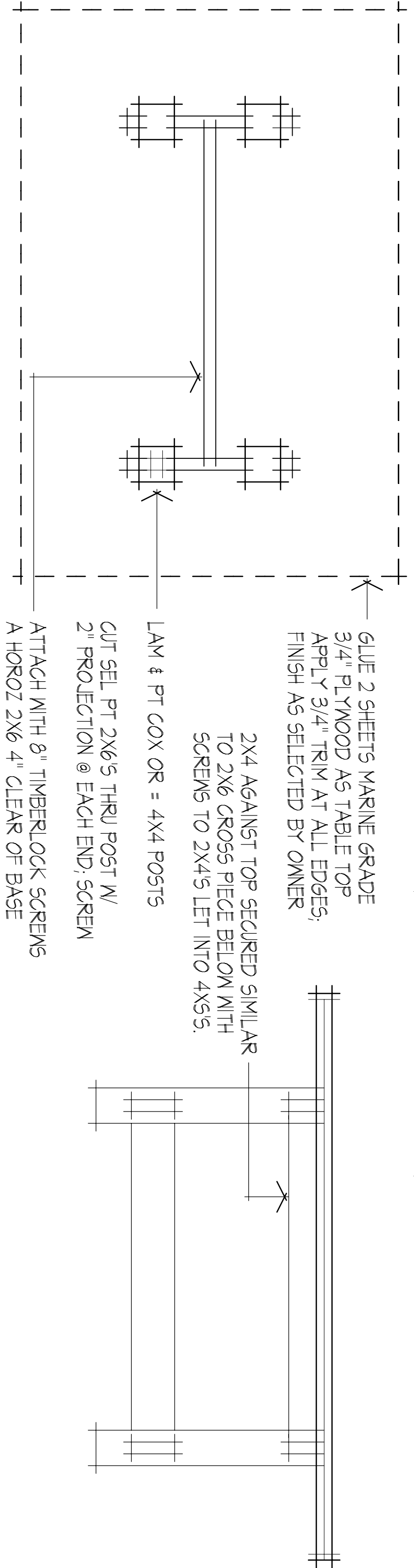


TABLE DETAILS

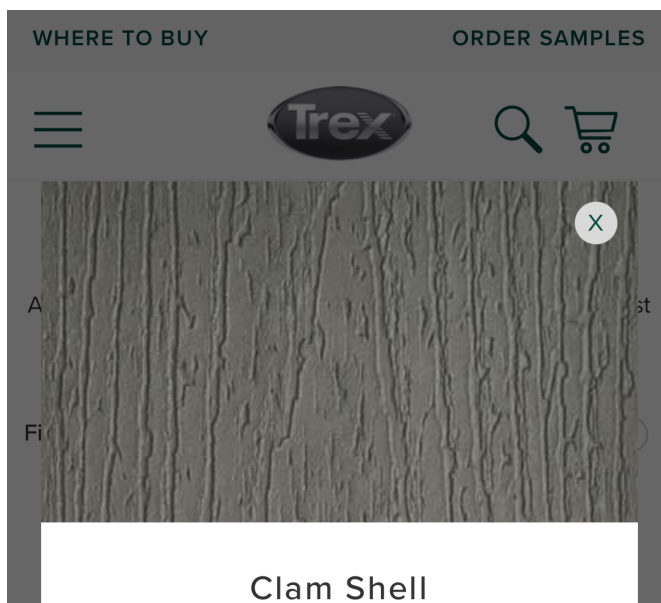


COLOR BOARD FOR THE GOOD SOUL RESTAURANT:

01 | Benjamin Moore Silver of 20 Satin



EXTERIOR CABANA: BENJAMIN MOORE “SILVER SATIN”



EXTERIOR DECKING: TREX “CLAM SHELL” GRAY