



Town of Hilton Head Island

Planning Commission Meeting

Wednesday, December 18, 2024, 2:00 PM

1 Town Center Court, Hilton Head Island, SC

Benjamin M. Racusin Council Chambers

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

- 1. Call to Order**
- 2. Pledge to the Flag**
- 3. Adoption of the Agenda**
- 4. Approval of the Minutes**
 - a. Regular Meeting Minutes of November 20, 2024
- 5. Unfinished Business**
- 6. New Business**
 - a. SUB-001136-2024 - Public Hearing on an Application for a Deviation from a previously approved Major Subdivision, from Brandon Walton, for a project to reconfigure and subdivide lots addressed as 11 Sea Front Lane and 13 Sea Front Lane, also identified as Parcel Number 60 and Parcel Number 59, respectively, on Beaufort County Tax Map 12.
 - b. SUB-001354-2024 - Public Hearing on an Application for a Deviation from a previously approved Major Subdivision, from Judd Carstens, with Witmer, Jones, Keefer, Ltd., for a project to subdivide 19 Ibis Street, also identified as Parcel Number 111 on Beaufort County Tax Map 15A.
- 7. Public Comment - Non Agenda Items**
- 8. Commission Business**
 - a. Approval of Proposed 2025 Meeting Dates
- 9. Chairman's Report**

10. Staff Reports

- a.** Land Management Ordinance and Districts Project Updates

11. 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 PLANNING COMMISSION MEETING Wednesday, November 20, 2024, 2:00 PM Minutes

1. Call to Order

Chairman Siebold called the Meeting to order at 2:00 p.m. Chairman Siebold, Commissioners Whaley, Lobaugh, Mealer, Campbell, Henz, DuBois and Cordes were present. Vice-Chairman O'Neil was excused.

2. Pledge to the Flag

3. Adoption of the Agenda

Commissioner Henz moved to adopt the Agenda as presented. Commissioner Campbell seconded. The Agenda as presented was unanimously approved.

4. Approval of the Minutes

a. Regular Meeting Minutes of September 18, 2024

Commissioner Mealer moved to approve the minutes of September 18, 2024. Commissioner DuBois seconded. The meeting minutes of September 18, 2024 were unanimously approved.

5. Unfinished Business

6. New Business

7. Public Comment - Non Agenda Items

8. Commission Business

9. Chairman's Report

10. Staff Reports

- a. DPR-002093-2023 - Presentation on an application for a Major Development Plan Review, from Cassie Aiello, with Cranston Engineering, for a project to build a car storage facility located at 148 Beach City Road, also identified as Parcel Number 343 on Beaufort County Tax Map 4.**

Trey Lowe, Development Services Program Manager mentioned that Town staff continuously looks for ways to improve its processes. One change implemented by staff for the Development Review Program is to require all Development Plan Review

Applications for new commercial development and Major Subdivision applications be shared with the Planning Commission. Mr. Lowe, presented the Application for a Major Development Plan Review as included in the Agenda Packet. After his presentation, Mr. Lowe answered questions from the Commission.

b. Land Management Ordinance and Districts Project Updates

Shea Farrar, Principal Planner, presented the LMO and Districts Projects updates to the Commission. Districts: Town Council reviewed at their Workshop on September 24th the theme, character, vision, aspirations and focus areas. The engagement for the Community will begin over the course of January and February, 2025. We are in the process of getting those meetings scheduled. We will work with the Commission to be a part of that process. Regarding the LMO, the Priority Amendments will come to you for introduction in December. The Public Hearing has been scheduled for January. This will also include a public engagement that we are in the process of outlining. Work continues on the full overhaul in the background. Behind the scenes, staff continues to work with Code Studio to advance that project which will follow the Districts recommendations in 2025. Ms. Farrar answered questions from the Commission.

11. Adjournment

The meeting was adjourned at 2:34 p.m.

APPROVED: _____

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



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT DEVIATIONS FROM PREVIOUSLY APPROVED MAJOR SUBDIVISIONS

Case #	Name of Project	Public Hearing Date
SUB-001136-2024	Sea Front Lane	December 18, 2024

Parcel Data	Applicant
13 Sea Front Lane (R510 012 000 0059 0000) & 11 Sea Front Lane (R510 012 000 0060 0000)	Krest, LLC. Brandon and Alice Walton

Application Summary:

SUB-001136-2024 – Application for a Deviation from a Previously Approved Major Subdivision, from Brandon Walton, for a project to reconfigure and subdivide lots addressed as 11 Sea Front Lane and 13 Sea Front Lane, also identified as Parcel Number 60 and Parcel Number 59, respectively, on Beaufort County Tax Map 12.

Staff Recommendation:

Staff recommends that the Planning Commission find that the proposed change is detrimental to the reasonable, investment backed expectations of owners of lots in the subdivision arising from the criteria of (LMO Section 16-2-103.F.7)

Staff recommends that the Planning Commission deny the application.

Background:

Applicant's Grounds for the deviations from the previously approved major subdivision:

We have been landowners and permanent residents of Hilton Head Island since 1970. My brother and I were born and raised here, attended the local schools, and our parents were educators and community volunteers. My mother remains an active member of the community. We will eventually retire to live on the Island and use one of the lots as an additional home. Our goal is not to become a major developer, we simply would like to allow others to have the opportunity to experience what our family has enjoyed for more than 50 years. Hopefully, by selling and building one more single-family home than is currently allowed, we can provide another family the opportunity to experience this great community. We want to share our reverence for this special place with others. We believe that the proposed change to the previously platted Lots U (R510-012-000-0059-0000) & Lot T (R510-012-000-

0060-0000) is not detrimental to the reasonable, invested backed expectations of owners of lots in the subdivision arising for the following reasons.

I- There is no offsite parking in the community – the homes will have garages/driveways for parking.

II. The community does not have any common amenities.

III. Currently no forecasts of overcrowding as there are no common parking lots; all vehicles will utilize garages/driveways.

IV. If the homes will be primary/secondary and not rentals, there should be no concern with increased noise or traffic, as there will only be primary/secondary residents and not nightly/weekly rentals with multiple renters and vehicles.

V. There is no common space in Burkes Beach POA therefore there is little to no risk of decreased utility of open space, amenities, parking lots, etc.

To the best of our knowledge, the information given in regards to the following areas of concern have been true, factual and complete. The explanations above address the concerns of any negative impacts this approval request may pose to the neighborhood.

Summary of Facts and Conclusions:

Findings of Fact:

- The application was submitted on August 12, 2024, as set forth in LMO Section 16-2-103.F and Appendix D-4.
- Per LMO Section 16-2-102.E.1, when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing.
- The LMO Official scheduled the public hearing on the application for the December 18, 2024, Planning Commission meeting.
- Per LMO Section 16-2-102.E.2, the LMO Official shall publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date.
- Notice of the December 18, 2024, public hearing was published in the Island Packet on December 1, 2024.
- Per LMO Section 16-2-102.E.2, Mail notice of the hearing to all owners of record of properties located within the subdivision no less than 15 calendar days before the hearing date.
- The applicant mailed notices of the December 18, 2024, public hearing by first-class mail on November 27, 2024.
- Per LMO Section 16-2-102.E.2, the LMO Official shall post conspicuous notice of the public hearing on or adjacent to the land subject to the application no less than 15 days before the hearing date, with at least one such notice being visible from each public thoroughfare that abuts the subject land.
- The LMO Official posted on December 2, 2024, conspicuous notice of the public hearing on public and private streets in the areas affected by the application.

Conclusions of Law:

- The application was submitted in compliance with LMO Section 16-2-103.F and Appendix D-4.

- Notice of the public hearing was published, mailed and posted, in compliance with LMO Section 16-2-102.E.2.

As set forth in LMO Section 16-2-103.F.7, deviations from previously approved major subdivisions, the Commission shall consider and make findings on the following matters regarding the proposed amendment.

Summary of Facts and Conclusions:

*Criteria 1: A decision to approve a proposed change to a previously platted **subdivision** shall be based on a finding that the proposed change is not detrimental to the reasonable, investment backed expectations of owners of **lots** in the **subdivision** arising from:*

- i. Increased burdens on utility of roadways caused by off-site parking; (LMO Section 16-2-103.F.7.i):*

Finding:

- There is no off-site parking area associated with the previously platted subdivision.

Summary of Facts and Conclusions:

*Criteria 2: A decision to approve a proposed change to a previously platted **subdivision** shall be based on a finding that the proposed change is not detrimental to the reasonable, investment backed expectations of owners of **lots** in the **subdivision** arising from:*

- ii. Increased burdens on amenities in the subdivision caused by increased numbers of dwelling units; (LMO Section 16-2-103.F.7.ii):*

Finding:

- There are no amenities in the previously platted subdivision.

Summary of Facts and Conclusions:

*Criteria 3: A decision to approve a proposed change to a previously platted **subdivision** shall be based on a finding that the proposed change is not detrimental to the reasonable, investment backed expectations of owners of **lots** in the **subdivision** arising from:*

- iii. Overcrowding in the subdivision; (LMO Section 16-2-103.F.7.iii):*

Finding:

- The lot reconfiguration proposed for Lot T that is associated with the proposed subdivision will result in the frontage of two lots being reduced to a width that is less than all others in the subdivision.

Summary of Facts and Conclusions:

*Criteria 4: A decision to approve a proposed change to a previously platted **subdivision** shall be based on a finding that the proposed change is not detrimental to the reasonable, investment backed expectations of owners of **lots** in the **subdivision** arising from:*

- iv. Increased noise and traffic in the subdivision; and (LMO Section 16-2-103.F.7.iv):*

Finding:

- The addition of one lot to the subdivision will result in additional vehicle trips.

Summary of Facts and Conclusion:

*Criteria 5: A decision to approve a proposed change to a previously platted **subdivision** shall be based on a finding that the proposed change is not detrimental to the reasonable, investment backed expectations of owners of **lots** in the **subdivision** arising from:*

- v. Decreased utility of amenities and other property such as open space, rights-of-way, amenities and parking or any **lot** combinations or subdivisions. (LMO Section 16-2-103.F.7.v):*

Finding:

- The increase of one lot will result in decreased utility of the community's rights-of-way.

PREPARED & REVIEWED BY:

TL

Trey Lowe,
Development Services Manager

12-04-24

DATE

REVIEWED BY:

SF

Shea Farrar,
*Principal Planner & Planning Commission
Coordinator*

12-04-24

DATE

ATTACHMENTS:

1. Application Narrative
2. Approved Plat
3. Proposed Amendment

Hilton Head Town Planning Commission

We have been landowners and permanent residents of Hilton Head Island since 1970. My brother and I were born and raised here, attended the local schools, and our parents were educators and community volunteers. My mother remains an active member of the community. We will eventually retire to live on the Island and use one of the lots as an additional home. Our goal is not to become a major developer, we simply would like to allow others to have the opportunity to experience what our family has enjoyed for more than 50 years. Hopefully, by selling and building one more single-family home than is currently allowed, we can provide another family the opportunity to experience this great community. We want to share our reverence for this special place with others.

We believe that the proposed change to the previously platted Lots U (R510-012-000-0059-0000)& Lot T (R510-012-000-0060-0000) is not detrimental to the reasonable, invested backed expectations of owners of lots in the subdivision arising for the following reasons.

I- There is no offsite parking in the community – the homes will have garages/driveways for parking.

II. The community does not have any common amenities.

III. Currently no forecasts of overcrowding as there are no common parking lots; all vehicles will utilize garages/driveways

IV. If the homes will be primary/secondary and not rentals, there should be no concern with increased noise or traffic, as there will only be primary/secondary residents and not nightly/weekly rentals with multiple renters and vehicles.

V. There is no common space in Burkes Beach POA therefore there is little to no risk of decreased utility of open space, amenities, parking lots, etc.

To the best of our knowledge, the information given in regards to the following areas of concern have been true, factual and complete. The explanations above address the concerns of any negative impacts this approval request may pose to the neighborhood.

Krest, LLC

Brandon Walton

BURKES BEACH, POA
Board of Directors
Justin Lueken, Vinny Reddy, Debbie Fannin, Adam Lipson

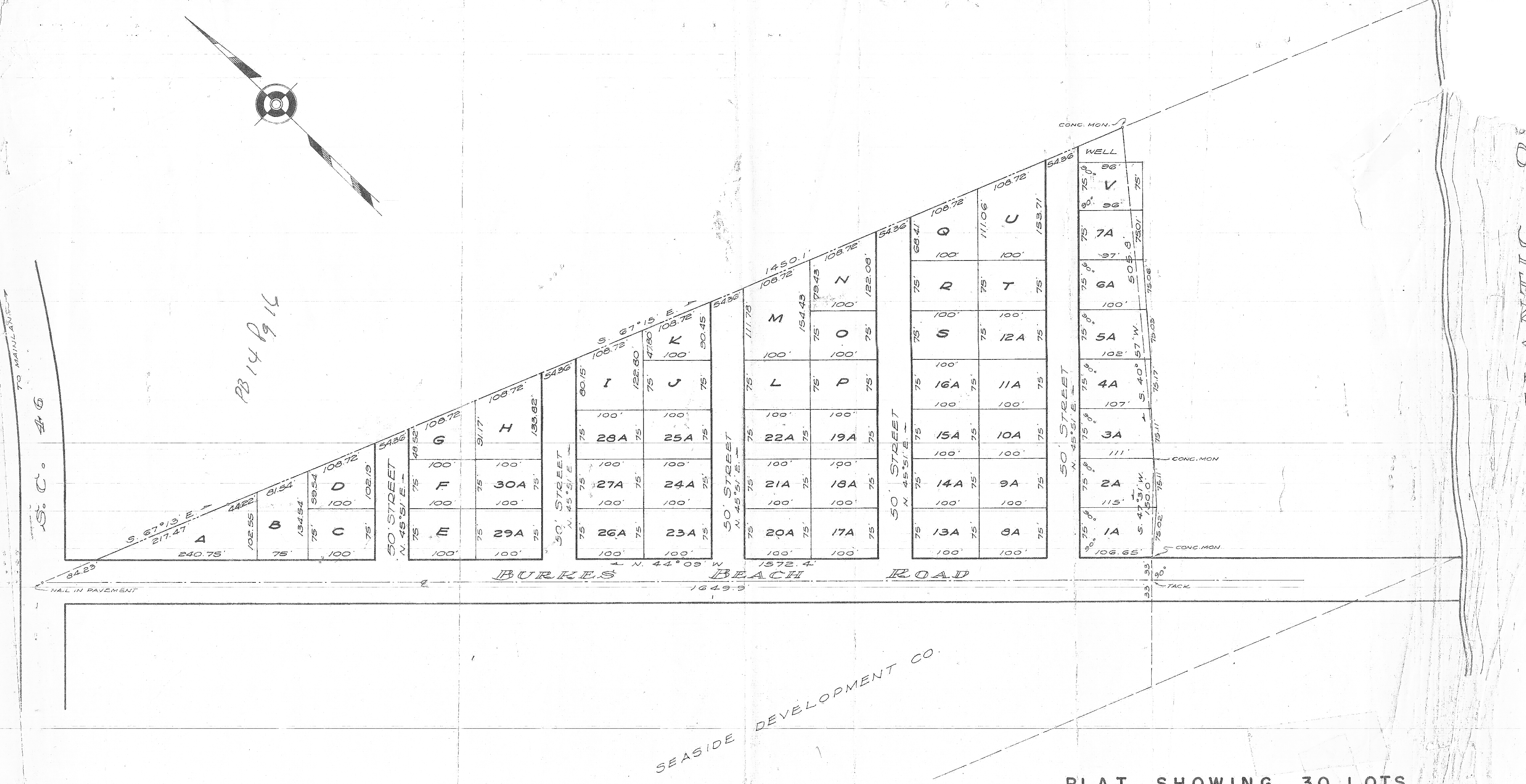
DATE: September 5, 2024
TO: Trey Lowe, Town of Hilton Head Island Senior Planner
FROM: The Burkes Beach, POA Board of Directors
RE: Subdivision of 11 and 13 Sea Front Lane

The Board of Directors is providing this correspondence in response to the request of Ms. Alice Walton, owner of 11 and 13 Sea Front Lane, Hilton Head Island, South Carolina.

The Board has unanimously approved and consents to Ms. Walton's proposed subdivision of the (2) properties into (3), as provided in the below plat map.

Should there be any questions or if you need further information, please contact our Association Manager Kathleen Smith at IMC Resort Services, Inc.: Kathleen@IMCHHI.com or 843-785-4775 x206.

Thank you.



filed
10/17/63
24.45
66.6

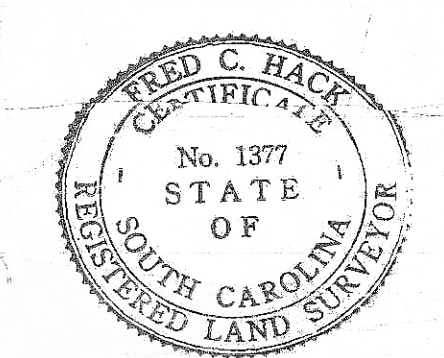
PLAT SHOWING 30 LOTS
IN
SEASIDE SUBDIVISION
HILTON HEAD ISLAND
SOUTH CAROLINA

SURVEYED FOR:
SEASIDE DEVELOPMENT COMPANY
AUGUST, 1960

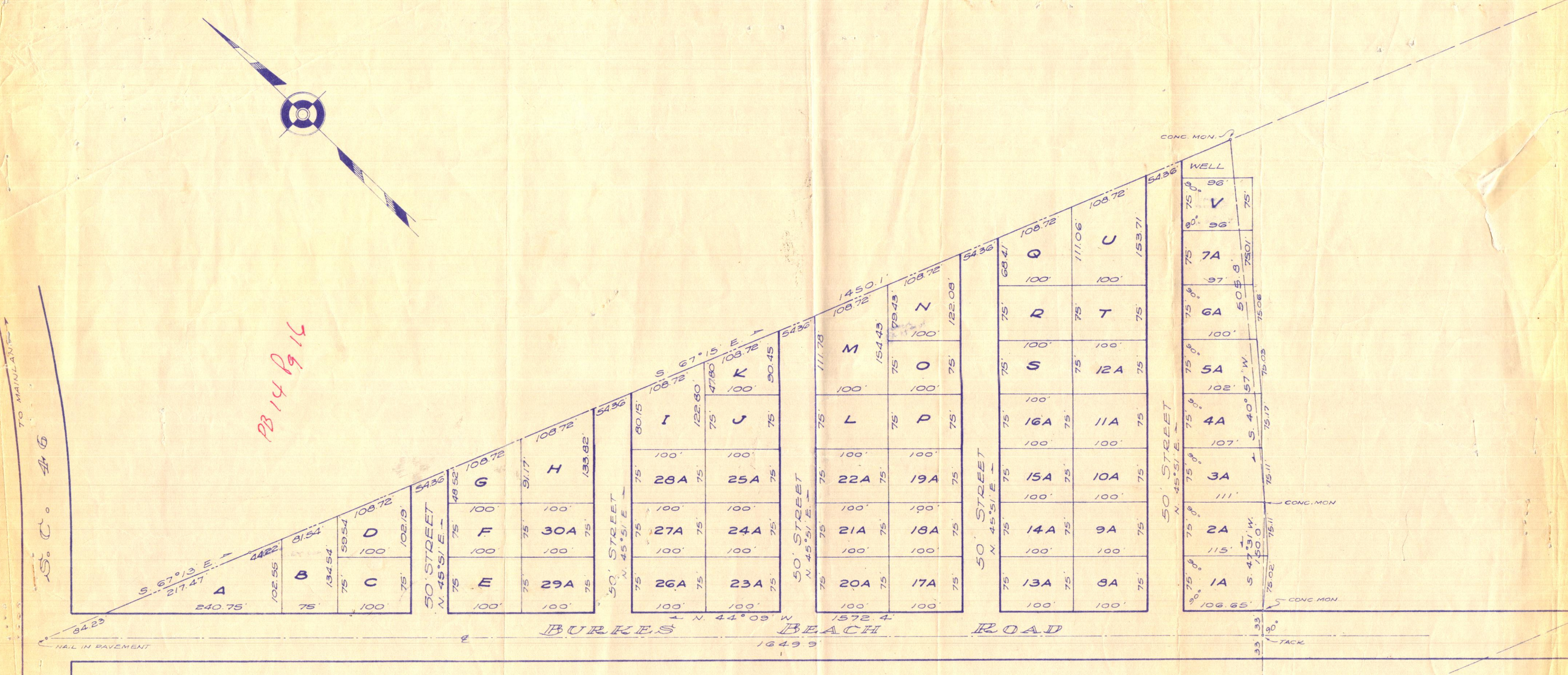
SCALE: 1"=100'
0 50 100 200 300 400 FEET

ORIGINAL DOCUMENT
POOR CONDITION OR CONTRAST

Fred C. Hack
LAND SURVEYOR



REVISED TO SHOW ALPHABETICAL LOTS
SEPTEMBER 17, 1963



filed
10/7/63
J. C. Hack
S. C.

PLAT SHOWING 30 LOTS
IN
SEASIDE SUBDIVISION
HILTON HEAD ISLAND
SOUTH CAROLINA

SURVEYED FOR:
SEASIDE DEVELOPMENT COMPANY
AUGUST, 1960

SCALE: 1"=100'

0 50 100 200 300 400 FEET

ORIGINAL DOCUMENT
POOR CONDITION OR CONTRAST

Fred C. Hack
LAND SURVEYOR

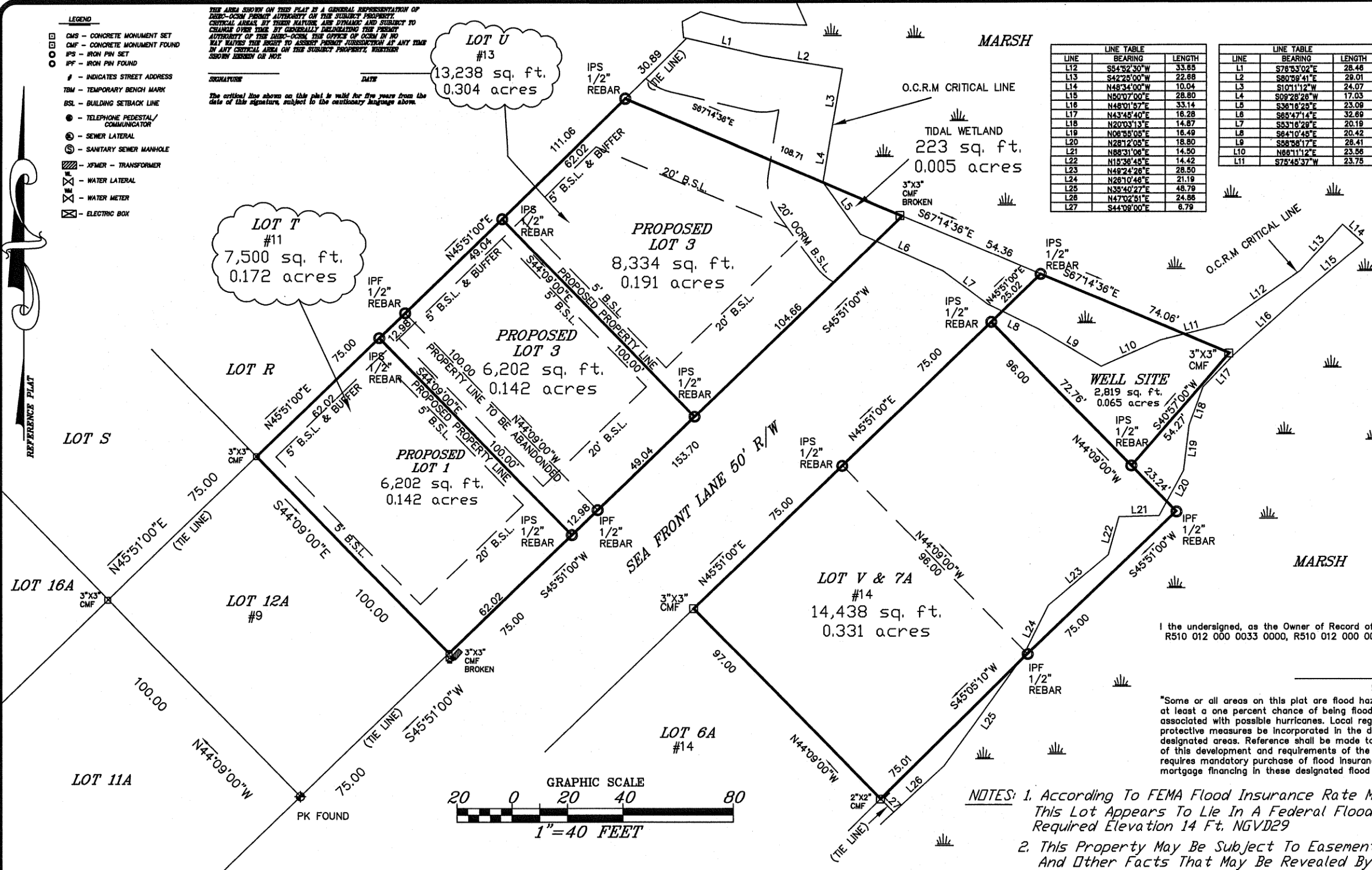


REVISED SEPTEMBER 17, 1963
TO SHOW ALPHABETICAL LOTS

- LEGEND**
- CMF - CONCRETE MONUMENT SET
 - IPF - IRON PIN SET
 - IPF - IRON PIN FOUND
 - # - INDICATES STREET ADDRESS
 - TBM - TEMPORARY BENCH MARK
 - BSL - BUILDING SETBACK LINE
 - - TELEPHONE PEDESTAL/COMMUNICATOR
 - - SEWER LATERAL
 - - SANITARY SEWER MANHOLE
 - ⊞ - W/NER - TRANSFORMER
 - ⊞ - WATER LATERAL
 - ⊞ - WATER METER
 - ⊞ - ELECTRIC BOX

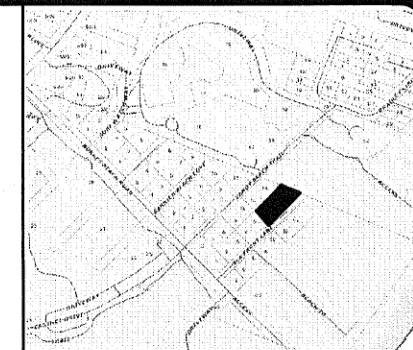
THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF THE O.C.R.M. CRITICAL LINE. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME BY GENERALLY DETERMINING THE PRESENT CRITICAL AREA OF THE O.C.R.M. CRITICAL LINE. THE OFFICE OF O.C.M. IN NO WAY WAIVES THE RIGHT TO ASSUMED JURISDICTION AT ANY TIME BY ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE _____ DATE _____
The official line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

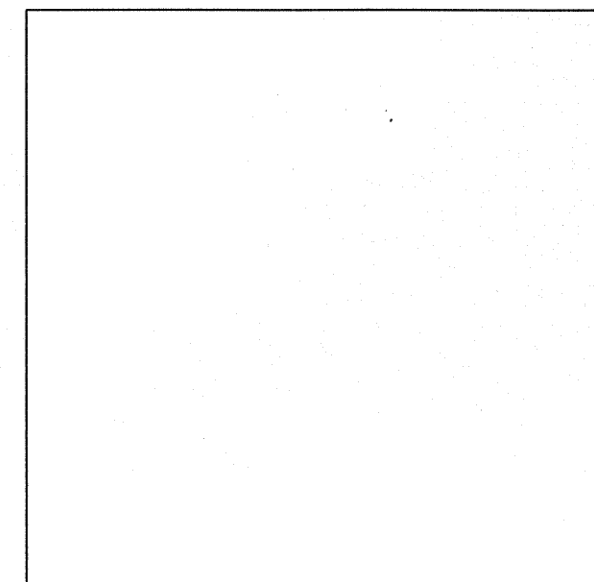


LINE	BEARING	LENGTH
L12	S64°52'30"W	33.85
L13	S42°25'00"W	22.88
L14	N48°34'00"W	10.04
L15	N50°07'00"E	28.80
L16	N48°01'57"E	33.14
L17	N43°48'40"E	16.28
L18	N20°03'13"E	14.87
L19	N06°55'05"E	16.49
L20	N28°12'08"E	18.80
L21	N88°31'06"E	14.50
L22	N15°38'48"E	14.42
L23	N48°24'28"E	28.50
L24	N28°10'48"E	21.19
L25	N35°40'27"E	48.79
L26	N47°02'51"E	24.88
L27	S44°09'00"E	8.79

LINE	BEARING	LENGTH
L1	S78°53'02"E	28.48
L2	S80°59'41"E	29.01
L3	S101°11'2"W	24.07
L4	S08°28'28"W	17.03
L5	S38°18'25"E	23.08
L6	S85°47'14"E	32.69
L7	S53°16'28"E	20.19
L8	S64°10'48"E	20.42
L9	S58°58'17"E	28.41
L10	N88°11'12"E	23.56
L11	S75°45'37"W	23.75



LOCATION MAP NOT TO SCALE



TOWN OF HHI STAMP AREA

I the undersigned, as the Owner of Record of parcels(s) R510 012 000 0057 0000, R510 012 000 0033 0000, R510 012 000 0060 0000 & R510 012 000 0059 0000 agree to the recording of this plat.

KREST, LLC & ALICE WALTON

"Some or all areas on this plat are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain floor hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town Building Official. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas."

- NOTES:**
1. According To FEMA Flood Insurance Rate Map #450250 0014 D This Lot Appears To Lie In A Federal Flood Plain Zone A7, Minimum Required Elevation 14 Ft. NGVD29
 2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
 3. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

DIST. 510, MAP 12, PARCELS 57, 33, 60 & 59

REFERENCE PLAT(S):

PLAT BOOK 14 AT PAGE 16

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

KREST, LLC & ALICE WALTON

A BOUNDARY SURVEY OF LOTS T, U, V, 7-A & WELL SITE & A PROPOSED DIVISION OF LOTS T & U ON SEA FRONT LANE, A PORTION OF SEASIDE SUBDIVISION, TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.

JOB # 16-114SD7

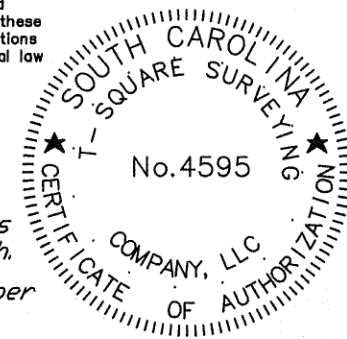
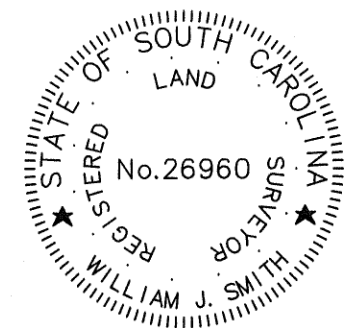
REVISED 4/5/2016 TO SHOW PROPOSED DIVISION OF LOTS T & U.

DATE: MARCH 17, 2016

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON 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 VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED.

WILLIAM J. SMITH, PLS # 26960



PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910

Phone 843-757-2650 Fax 843-757-5758



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT DEVIATIONS FROM PREVIOUSLY APPROVED MAJOR SUBDIVISIONS

Case #	Name of Project	Public Hearing Date
SUB-001354-2024	19 Ibis Street	December 18, 2024

Parcel Data	Applicant
R550 015 00A 0111 0000	Judd Carstens Witmer, Jones, Keefer, Ltd

Application Summary:

SUB-001354-2024 – Application for a Deviation from a Previously Approved Major Subdivision, from Judd Carstens, with Witmer, Jones, Keefer, Ltd., for a project to subdivide 19 Ibis Street, also identified as Parcel Number 111 on Beaufort County Tax Map 15A.

Staff Recommendation:

Staff recommends that the Planning Commission *find that the proposed change is detrimental to the reasonable, investment backed expectations of owners of lots in the subdivision arising from the criteria of (LMO Section 16-2-103.F.7)*

Staff recommends that the Planning Commission deny the application.

Background:

Applicant's Grounds for the deviations from the previously approved major subdivision:

This submittal falls under the Town Planning Department and requires a Deviations from Previously Approved Major Subdivision, per Section 16-2-103.F.7, as requested by Town planning staff. This section was recently amended in March 2023, and we will satisfy the requirements of this ordinance to develop the property in keeping with the RSF-5 zoning and FBNC-O district.

The first criteria of off-site parking being a burden to use of roadways. The project will be wholly sufficient with parking detached from roadways. Some other properties within the Dune Lane and Ibis Street access their parking spaces directly from the roadway, while Lot 13A and Lot 13B will park on-property under building or within off-street driveways and in no way impede the use of any neighborhood roadway by vehicles or pedestrians.

The second criteria – increased burden on amenities in the subdivision caused by increased numbers of dwelling units – is not applicable as there are no dedicated commonly held amenities within Subdivision #2. Clear roadways and beach pathways will be maintained as-is even with the proposed construction on Lot 13A and Lot 13B.

The third criteria – overcrowding in the subdivision – would relate to a neighborhood with a limited roadway system or a proposed project of far greater number of units. The addition of one single-family lot within a community of 117 lots (Subdivision #2) and more (greater North Forest Beach area), represents a fraction of a percent gain in population within a community of gridded streets. Lot 13B is intended to be developed as a detached garage with guest quarters for the Peacocks' extended family members, used far more sparingly than a typical single-family home.

The fourth criteria – increased noise and traffic in the subdivision – is minimized by Lot 13 being a corner lot located only 260 feet from North Forest Beach Drive, an extension of a minor arterial street within the Town of Hilton Head Island. While most properties in Subdivision #2 are mid-block, the double frontage of Lot 13 requires less movement to access the properties. As stated with the third criteria, the addition of one single-family lot within a community of 117 lots (Subdivision #2) and more (greater North Forest Beach area), represents a fraction of a percent gain in population or daily vehicle trips.

The final criteria – decreased utility of amenities and other property such as open space, rights-of-way, amenities and parking or any lot combinations or subdivisions – can be refuted with the evidence shown in the first four criteria. The property will function internally for parking, while not increasing the burden on any community open space or non-existent amenities, at the same time integrating into the fabric of the large, gridded streets of a beach front community serviced by Town major and minor arterial roads.

Summary of Facts and Conclusions:

Findings of Fact:

- The application was submitted on September 14, 2024 as set forth in LMO Section 16-2-103.F and Appendix D-4.
- Per LMO Section 16-2-102.E.1, when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing.
- The LMO Official scheduled the public hearing on the application for the December 18, 2024, Planning Commission meeting.
- Per LMO Section 16-2-102.E.2, the LMO Official shall publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date.
- Notice of the December 18, 2024, public hearing was published in the Island Packet on December 1, 2024.
- Per LMO Section 16-2-102.E.2, Mail notice of the hearing to all owners of record of properties located within the subdivision no less than 15 calendar days before the hearing date.
- The applicant mailed notices of the December 18, 2024, public hearing by first-class mail on November 27, 2024.
- Per LMO Section 16-2-102.E.2, the LMO Official shall post conspicuous notice of the public hearing on or adjacent to the land subject to the application no less than 15 days before the

hearing date, with at least one such notice being visible from each public thoroughfare that abuts the subject land.

- The LMO Official posted on December 2, 2024 conspicuous notice of the public hearing on public and private streets in the areas affected by the application.

Conclusions of Law:

- The application was submitted in compliance with LMO Section 16-2-103.F and Appendix D-4.
- Notice of the public hearing was published, mailed and posted, in compliance with LMO Section 16-2-102.E.2.

As set forth in LMO Section 16-2-103.F.7, deviations from previously approved major subdivisions, the Commission shall consider and make findings on the following matters regarding the proposed amendment.

Summary of Facts and Conclusions:

*Criteria 1: A decision to approve a proposed change to a previously platted **subdivision** shall be based on a finding that the proposed change is not detrimental to the reasonable, investment backed expectations of owners of **lots** in the **subdivision** arising from:*

- Increased burdens on utility of roadways caused by off-site parking; (LMO Section 16-2-103.F.7.i):*

Finding:

- There is no off-site parking area associated with the previously platted subdivision.

Summary of Facts and Conclusions:

*Criteria 2: A decision to approve a proposed change to a previously platted **subdivision** shall be based on a finding that the proposed change is not detrimental to the reasonable, investment backed expectations of owners of **lots** in the **subdivision** arising from:*

- Increased burdens on amenities in the subdivision caused by increased numbers of dwelling units; (LMO Section 16-2-103.F.7.ii):*

Finding:

- There are no amenities in the previously platted subdivision.

Summary of Facts and Conclusions:

*Criteria 3: A decision to approve a proposed change to a previously platted **subdivision** shall be based on a finding that the proposed change is not detrimental to the reasonable, investment backed expectations of owners of **lots** in the **subdivision** arising from:*

- Overcrowding in the subdivision; (LMO Section 16-2-103.F.7.iii):*

Finding:

- The proposed change will result in one additional lot.

Summary of Facts and Conclusions:

*Criteria 4: A decision to approve a proposed change to a previously platted **subdivision** shall be based on a finding that the proposed change is not detrimental to the reasonable, investment backed expectations of owners of **lots** in the **subdivision** arising from:*

- iv. Increased noise and traffic in the subdivision; and (LMO Section 16-2-103.F.7.iv):

Finding:

- The addition of one lot to the subdivision will result in additional vehicle trips given the size of the property and existing density entitlement of two dwelling units.

Summary of Facts and Conclusion:

*Criteria 5: A decision to approve a proposed change to a previously platted **subdivision** shall be based on a finding that the proposed change is not detrimental to the reasonable, investment backed expectations of owners of **lots** in the **subdivision** arising from:*

- v. Decreased utility of amenities and other property such as open space, rights-of-way, amenities and parking or any **lot** combinations or subdivisions. (LMO Section 16-2-103.F.7.v):

Finding:

The increase of one lot will result in decreased utility of the community's rights-of-way.

PREPARED & REVIEWED BY:

TL

Trey Lowe,
Development Services Manager

12-04-24

DATE

REVIEWED BY:

SF

Shea Farrar,
Principal Planner & Planning Commission
Coordinator

12-04024

DATE

ATTACHMENTS:

1. Application Narrative
2. Approved Plat
3. Proposed Amendment



Peacock Lot Subdivision Narrative

Lot 13A & 13B

19 Ibis Street, Hilton Head Island, SC 29928

This application is requesting a lot division as a Deviations from Previously Approved Major Subdivision. The lot in question is Lot 13 of Hilton Head Beach Subdivision #2, found at 19 Ibis Street. The owners, Dave and Jane Peacock (JLS Beach LLC), request dividing the single-family lot into two single-family lots meeting the standards of the Forest Beach Neighborhood Character Overlay District (FB-NC-O) and the RSF-5 Single Family Zoning.

Hilton Head Beach Subdivision #2 was created in the mid-1950's, laying out grided roads and lots east of North Forest Beach Drive (Baynard Avenue on map) beginning at Ibis Street (I Street) and extending north along the beachfront to Sandpiper Street (S Street) - exhibit attached. In the initial plat, six (6) larger lots were laid out between Ibis and Jacana (J Street) along Dune Lane (Pickling Place on map) – Lot 13 was one of these large lots. In the past 20 years, four (4) of these lots have been divided into two smaller lots, meeting the requirements of the Town of Hilton Head each time. The request of the current owners to subdivide an oversized lot in this neighborhood is not foreign to this section of Dune Lane or Subdivision #2.

Lot 13 is currently 25,452 square feet (SF) or 0.58 acre, making it one of the largest oceanfront lots in the North Forest Beach area. The goal of subdividing the lot into two smaller lots will allow for development of the two properties in keeping with the character of Forest Beach – lots in the vicinity range from 8,000-15,000 SF. The two new lots, labeled Lot 13A and Lot 13B, will be sized 8,521 SF and 16,931 SF, respectively, meeting the criteria of FB-NC-O requiring lots be minimum of 7,000 SF and exceeding 70 feet in width. Each lot will also satisfy the maximum Floor Area Ratio (FAR) of 0.45 for the district, coming in well below at 0.33 FAR for Lot 13A and 0.29 FAR for Lot 13B. The proposed buildings will also fall under the maximum 5,000 SF gross floor area required in the FB-NC-O district – see plan exhibit. Site paving will be pervious per Forest Beach Neighborhood Character Overlay regulations and the overall lot impervious will fall below the RSF-5 zoning requirement of 35% maximum (currently 18% for Lot 13A and 34% for Lot 13B). The proposed lots will be accessed from Dune Lane and Ibis Street, providing multiple access points to distribute vehicular and pedestrian traffic in and out of the residences. The corner of Lot 13A is at the intersection of Ibis Street and Dune Lane, less than 300 feet (two lots) from North Forest Beach Drive. Structures for both lots will be elevated with enclosed parking and storage on the ground floor, keeping vehicles and bikes away from North Forest Beach neighborhood roadways and shoulders. Neighborhood facility to the pedestrian beach access at Ibis Street extension will be maintained.

Previously, Lot 13 was developed with a single-family residence with swimming pool, all built between 1979 and 1985. The footprint of the older home has been utilized for the permitted construction of the new residence on the current lot (Lot 13B future). Structures being built outside of this originally disturbed area (primarily Lot 13A) will retain the existing beach forest canopy to the greatest extent, while increasing the planted buffer along Dune Lane and Ibis Street - specifically within Lot 13A. All tree mitigation will meet Town regulations, while maximizing aesthetic impact for residences and neighborhood. The subdivision of Lot 13 is intended to look and function as a unified property, both lots held by the existing owners for the use by their family and children. To date, the project has had the full support and approval from Forest Beach Architectural Review Board (ARB).

23 Promenade St. Ste 201
Bluffton, SC 29910
Tel: 843.757.7411

This submittal falls under the Town Planning Department and requires a Deviations from Previously Approved Major Subdivision, per Section 16-2-103.F.7, as requested by Town planning staff. This section was recently amended in March 2023, and we will satisfy the requirements of this ordinance to develop the property in keeping with the RSF-5 zoning and FB-NC-O district.

There are five (5) criteria for review of a change to a previously platted subdivision, and “a decision ... shall be based on a finding that the proposed change is not detrimental to the reasonable, investment based expectations of owners of the lots in the subdivision arising from: (i) Increased burdens on utility of roadways caused by off-site parking; (ii) Increased burdens on amenities in the subdivision caused by increased numbers of dwelling units; (iii) Overcrowding in the subdivision; (iv) Increased noise and traffic in the subdivision; and (v) Decreased utility of amenities and other property such as open space, rights-of-way, amenities and parking or any lot combinations or subdivisions.”

Reviewing these criteria individually will provide the greatest clarity to the submittal. The first criteria of off-site parking being a burden to use of roadways. The project will be wholly sufficient with parking detached from roadways. Some other properties within the Dune Lane and Ibis Street access their parking spaces directly from the roadway, while Lot 13A and Lot 13B will park on-property under building or within off-street driveways and in no way impediments to the use of any neighborhood roadway by vehicles or pedestrians.

The second criteria – increased burden on amenities in the subdivision caused by increased numbers of dwelling units – is not applicable as there are no dedicated commonly held amenities within Subdivision #2. Clear roadways and beach pathways will be maintained as-is even with the proposed construction on Lot 13A and Lot 13B.

The third criteria – overcrowding in the subdivision – would relate to a neighborhood with a limited roadway system or a proposed project of far greater number of units. The addition of one single-family lot within a community of 117 lots (Subdivision #2) and more (greater North Forest Beach area), represents a fraction of a percent gain in population within a community of grided streets. Lot 13B is intended to be developed as a detached garage with guest quarters for the Peacocks’ extended family members, used far more sparingly than a typical single-family home.

The fourth criteria – increased noise and traffic in the subdivision – is minimized by Lot 13 being a corner lot located only 260 feet from North Forest Beach Drive, an extension of a minor arterial street within the Town of Hilton Head Island. While most properties in Subdivision #2 are mid-block, the double frontage of Lot 13 requires less movement to access the properties. As stated with the third criteria, the addition of one single-family lot within a community of 117 lots (Subdivision #2) and more (greater North Forest Beach area), represents a fraction of a percent gain in population or daily vehicle trips.

The final criteria – decreased utility of amenities and other property such as open space, rights-of-way, amenities and parking or any lot combinations or subdivisions – can be refuted with the evidence shown in the first four criteria. The property will function internally for parking, while not increasing the burden on any community open space or non-existent amenities, at the same time integrating into the fabric of the large, gridded streets of a beach front community serviced by Town major and minor arterial roads.

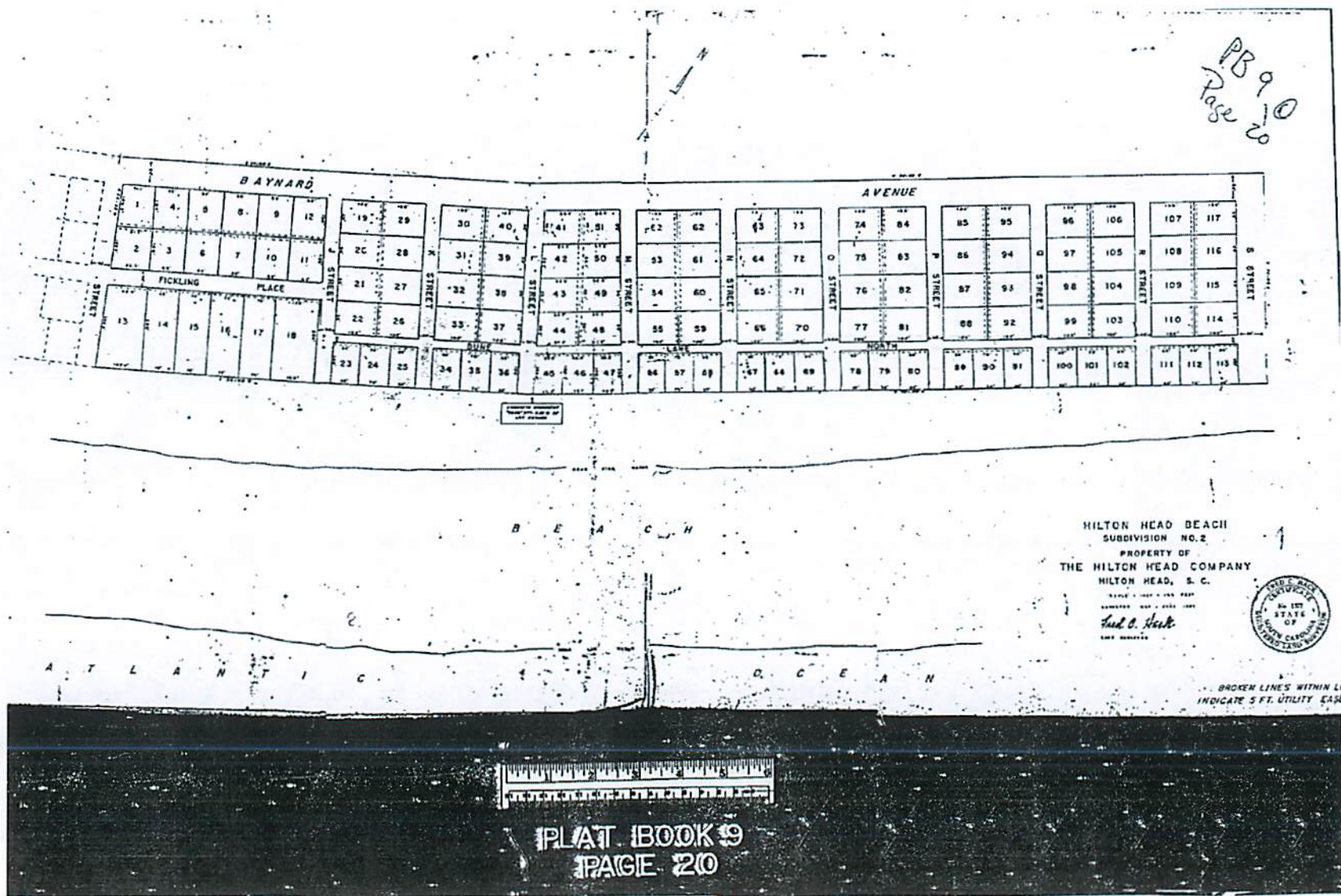
The subdivision of Lot 13 at 19 Ibis Street in Hilton Head Beach Subdivision #2 will support the Forest Beach Neighborhood Character Overlay district goal of protecting the single-family residential character and form, while providing a place for the Peacock family to gather and enjoy Hilton Head Island like generations before have for over 70 years.

Sincerely,
Judd Carstens

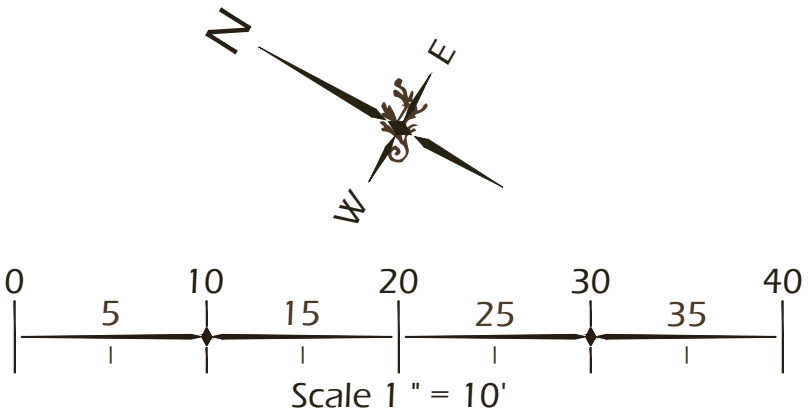


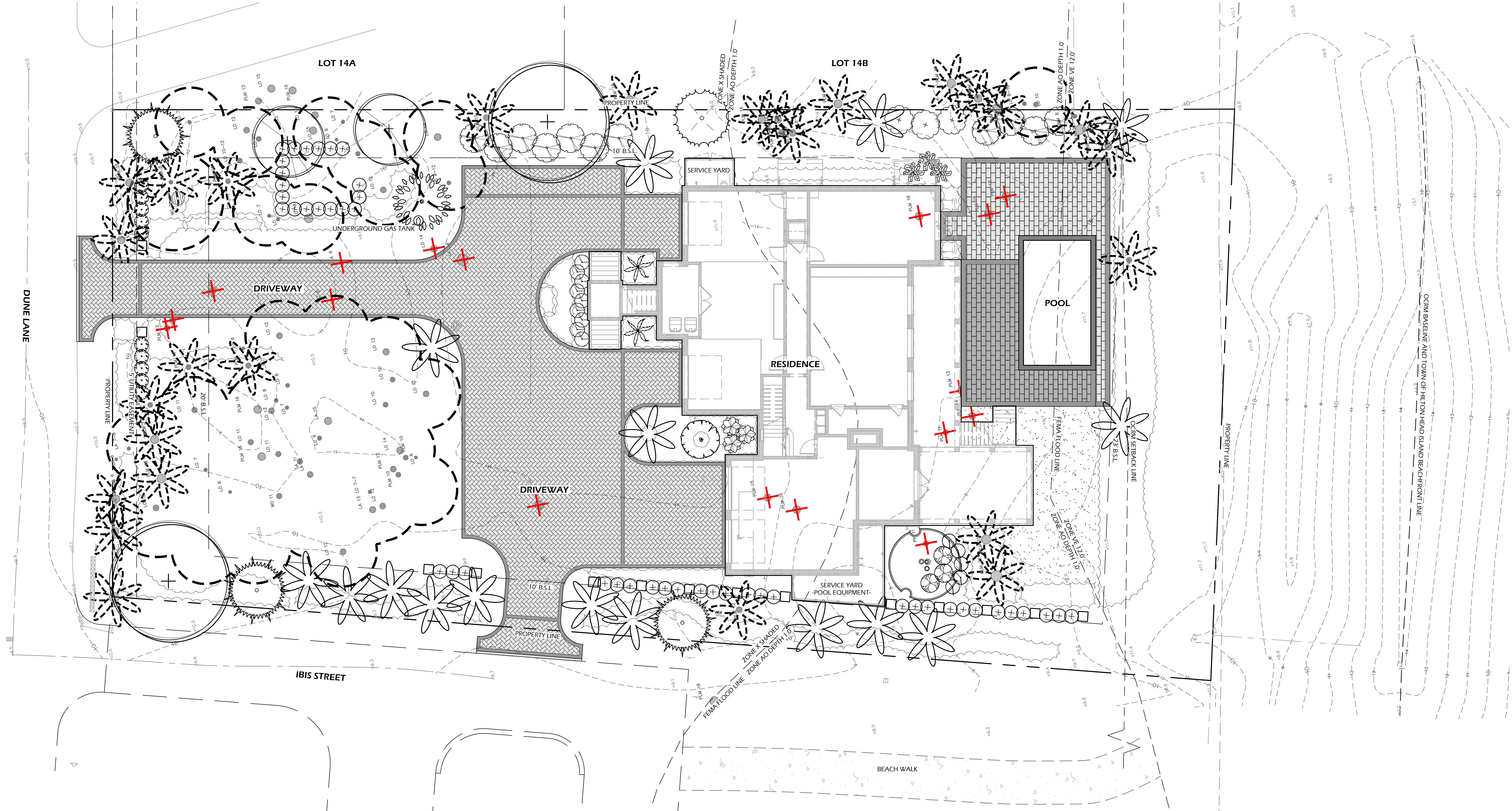
Attachments

PB 9
Page 20







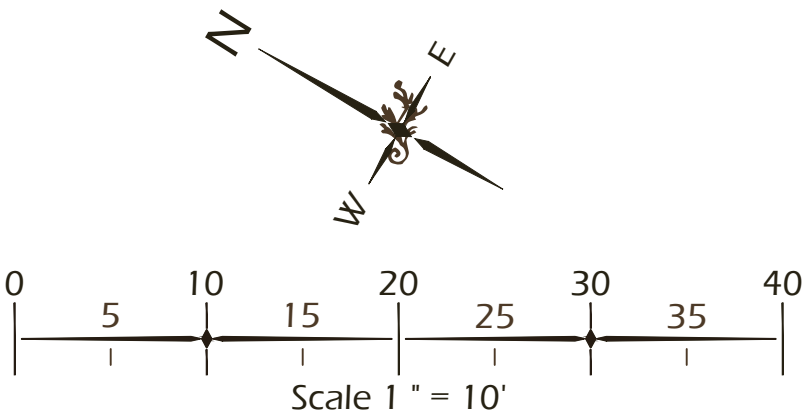


GROSS FLOOR AREA SUMMARY		
DESCRIPTION	ACTUAL COVERAGE (SF)	ALLOWABLE COVERAGE (SF)
TOTAL LOT AREA	25,452	
RESIDENCE - GROSS FLOOR AREA	4,981	5,000 (MAX. PER TOWN)
FLOOR AREA RATIO (F.A.R.)	0.19	0.45

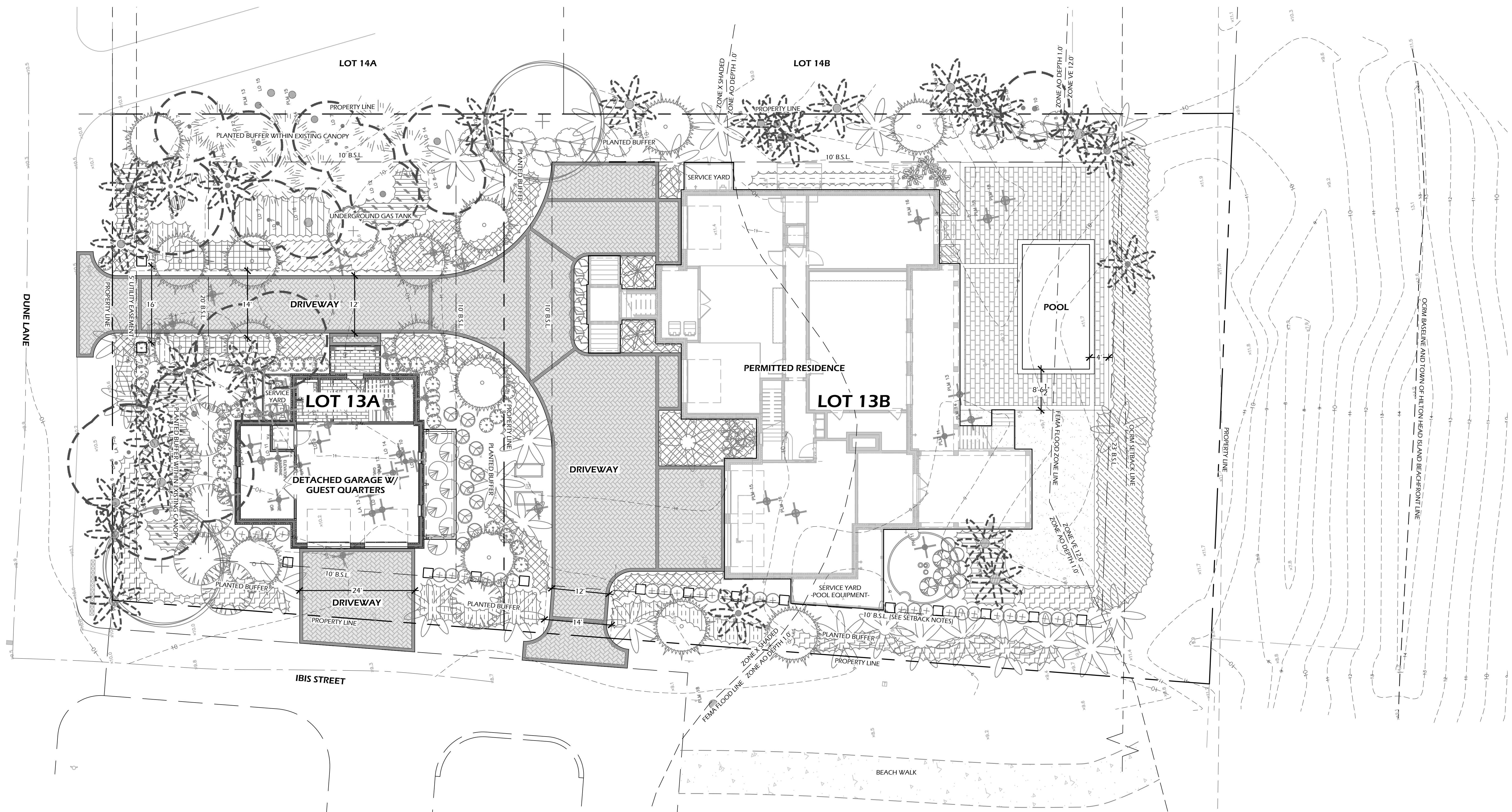
IMPERVIOUS COVERAGE		
DESCRIPTION	MAX. ALLOWED SF (%)	ACTUAL COVERAGE (SF)
IMPERVIOUS COVERAGE (SF)	8,900 (35% OF TOTAL LOT AREA)	6,519 (25.6% OF TOTAL LOT AREA)

OPEN SPACE		
DESCRIPTION	MIN. REQUIRED SF (%)	ACTUAL COVERAGE (SF)
MIN. OPEN SPACE FOR MAJOR RESIDENTIAL SUBDIVISIONS	4,075 (16% OF TOTAL LOT AREA)	8,525 (33.5% OF TOTAL LOT AREA)

SETBACK SUMMARY	
DESCRIPTION	DESCRIPTION
FRONT	20'
SIDE	10'
REAR	10' OR 10% LOT DEPTH (WHICHEVER IS GREATER)



LOT SUBDIVISION MASTER PLAN - LOT 13A & 13B



EXISTING LOT SUMMARY	
DESCRIPTION	SQUARE FOOTAGE
TOTAL LOT AREA	25,452 (0.58 AC.)
ALLOWABLE DENSITY (PER RSF-5)	5 UNITS PER ACRE
FLOOR AREA RATIO (PER FOREST BEACH NEIGHBORHOOD CHARACTER OVERLAY DISTRICT)	0.45 (5,000 GFA MAX.)

PROPOSED LOT 13A & 13B SUMMARY			
DESCRIPTION	LOT SQUARE FOOTAGE	BUILDING GROSS FLOOR AREA	FLOOR AREA RATIO
LOT 13A	8,521	2,800	0.33
LOT 13B	16,931	4,981	0.29

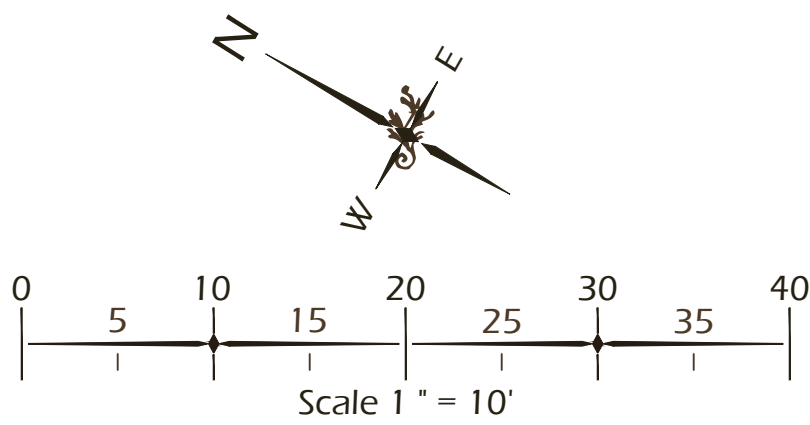
NOTE: MINIMUM LOT AREA AND MAXIMUM FLOOR AREA RATIO REQUIREMENTS AS SET OUT IN FOREST BEACH NEIGHBORHOOD CHARACTER OVERLAY DISTRICT (FB-NC-O) - LMO SECTION 16-3-106.H.4.e AND 16-3-106.H.4.d, RESPECTIVELY.

LOT 13A & LOT 13B MAX. IMPERVIOUS COVERAGE	
MAX. IMPERVIOUS COVERAGE (35% PER RSF-5 ZONING)	ACTUAL COVERAGE (SF)
LOT 13A	1,530 (18%)
LOT 13B	5,790 (34%)

NOTE: MAXIMUM IMPERVIOUS AREA REQUIREMENTS AS SET OUT IN FOREST BEACH NEIGHBORHOOD CHARACTER OVERLAY DISTRICT (FB-NC-O) - LMO SECTION 16-3-106.H.4.c.

LOT 13A & 13B SETBACK SUMMARY	
DESCRIPTION	DESCRIPTION
FRONT	20'
SIDE	10'
REAR	10' OR 10% LOT DEPTH (WHICHEVER IS GREATER)

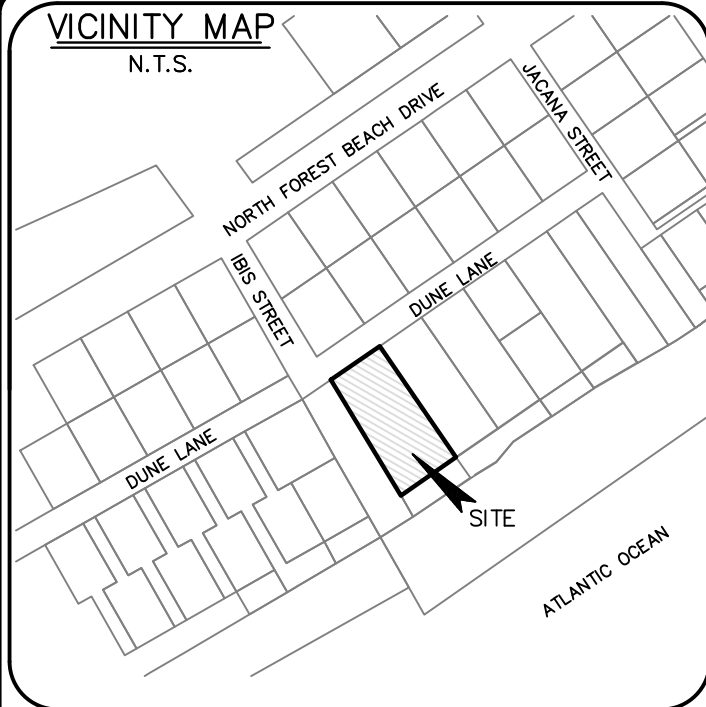
NOTE: LOT 13B SETBACK AND BUFFER ON IBIS STREET BOUNDARY LINE TO BE 10' PER PREVIOUSLY APPROVED PERMITTED BUILDING / SITE PLANS.



This detailed site plan illustrates a residential development across four lots: LOT 13A, LOT 13B, LOT 14A, and LOT 14B. The plan is bounded by DUNE LANE to the north, IBIS STREET to the south, and a dashed red line representing the OCRM BASELINE AND TOWN OF HILTON HEAD ISLAND BEACHFRONT LINE to the east. LOT 13A features a 'DETACHED GARAGE W/ GUEST QUARTERS' and a 'DRIVEWAY'. LOT 13B contains a 'PERMITTED RESIDENCE' and a 'POOL'. LOT 14A includes an 'UNDERGROUND GAS TANK' and a 'DRIVEWAY'. LOT 14B has a 'SERVICE YARD' and a 'POOL'. The plan also shows various setbacks (e.g., 10' B.S.L., 22' B.S.L.), property lines, and a 'BEACH WALK' along the southern boundary. A 'FEMA FLOOD ZONE LINE' is indicated near the beachfront. The plan is oriented with North at the top.

NOTE: SYMBOLS ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE
REFER TO SITE DETAILS FOR SIZES AND DIMENSIONS.

© 2024 WJK LTD.
PLAN IS CONCEPTUAL IN NATURE
AND IS SUBJECT TO CHANGE.
THIS SHEET TO SCALE AT: 24"X36"

VICINITY MAP
N.T.S.

LEGEND & SYMBOLS:

TREE SIZES ARE INCHES IN DIAMETER

3" CMF	SPOT ELEVATION
1/2" IPS	CONTOUR
TBM	3" CONCRETE MONUMENT FOUND
IE	1/2" IRON PIN SET WITH CAP
FFE	TEMPORARY BENCH MARK
HDPE	INVERT ELEVATION
LO	FINISHED FLOOR ELEVATION
LAO	HIGH DENSITY POLYETHYLENE PIPE
PLM	LIVE OAK
PLM	LAUREL OAK
PLM	PALM
PLM	ELECTRIC TRANSFORMER
PLM	MAIL BOX
PLM	SIGN
PLM	CATCH BASIN
PLM	LP TANK (UNDERGROUND)
PLM	TELEPHONE SERVICE

ACREAGE TABLE		
LOT	ACRES	SQUARE FT
FORMER LOT 13	0.46	19,992
FORMER LOT 13A	0.05	2,069
FORMER LOT 13S	0.08	3,391
NEW LOT 13	0.58	25,452

BEACHFRONT MANAGEMENT ACT

DISCLOSURE STATEMENT

THE SETBACK LINE IS 10.3 SEAWARD FEET TO 10.8 SEAWARD FEET, FROM THE SEAWARD PROPERTY LINE, THE BASE LINE IS 30.3 SEAWARD FEET TO 30.8 SEAWARD FEET FROM THE SEAWARD PROPERTY LINE, THE VELOCITY ZONE, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACT, IS LOCATED APPROXIMATELY 4 LANDWARD FEET IN RELATION TO THE PROPERTY. THE SEAWARD CORNERS OF THE HABITABLE STRUCTURES UPON THIS PROPERTY, IF ANY ARE LOCATED 93.4 LANDWARD TO 94.0 LANDWARD FEET FROM THE LINE, WHICH CORNERS ARE LOCATED N 113758.53, E 2079969.33 AND N 113740.80 E 2079943.36 UNDER THE SOUTH CAROLINA PLANE COORDINATE SYSTEM. THE PROPERTY HAS AN ANNUAL EROSION RATE OF 2.30 TO 0.89 FEET PER YEAR, ACCORDING TO THE MOST RECENTLY ADOPTED EROSION RATES OF THE SOUTH CAROLINA OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT. OCRM REFERENCE POINT 1440 ANNUAL EROSION RATE OF 2.30 AND POINT 1142A ANNUAL EROSION RATE 0.89 WERE USED TO ESTABLISH THE OCRM LINES.

LOT CORNERS

1 N 113886.14
E 2079913.60
2 N 113720.82
E 2080026.16
3 N 113660.26
E 2079937.22
4 N 113834.19
E 2079837.27

HOUSE CORNERS

5 N 113758.53
E 2079969.33
6 N 113740.80
E 2079943.36

OCR M SETBACK LINE

7 N 113728.91
E 2080056.59
8 N 113696.38
E 2080008.43
9 N 113671.01
E 2079973.05
10 N 113604.91
E 2079872.95

TOWN OF HHI

BEACHFRONT LINE

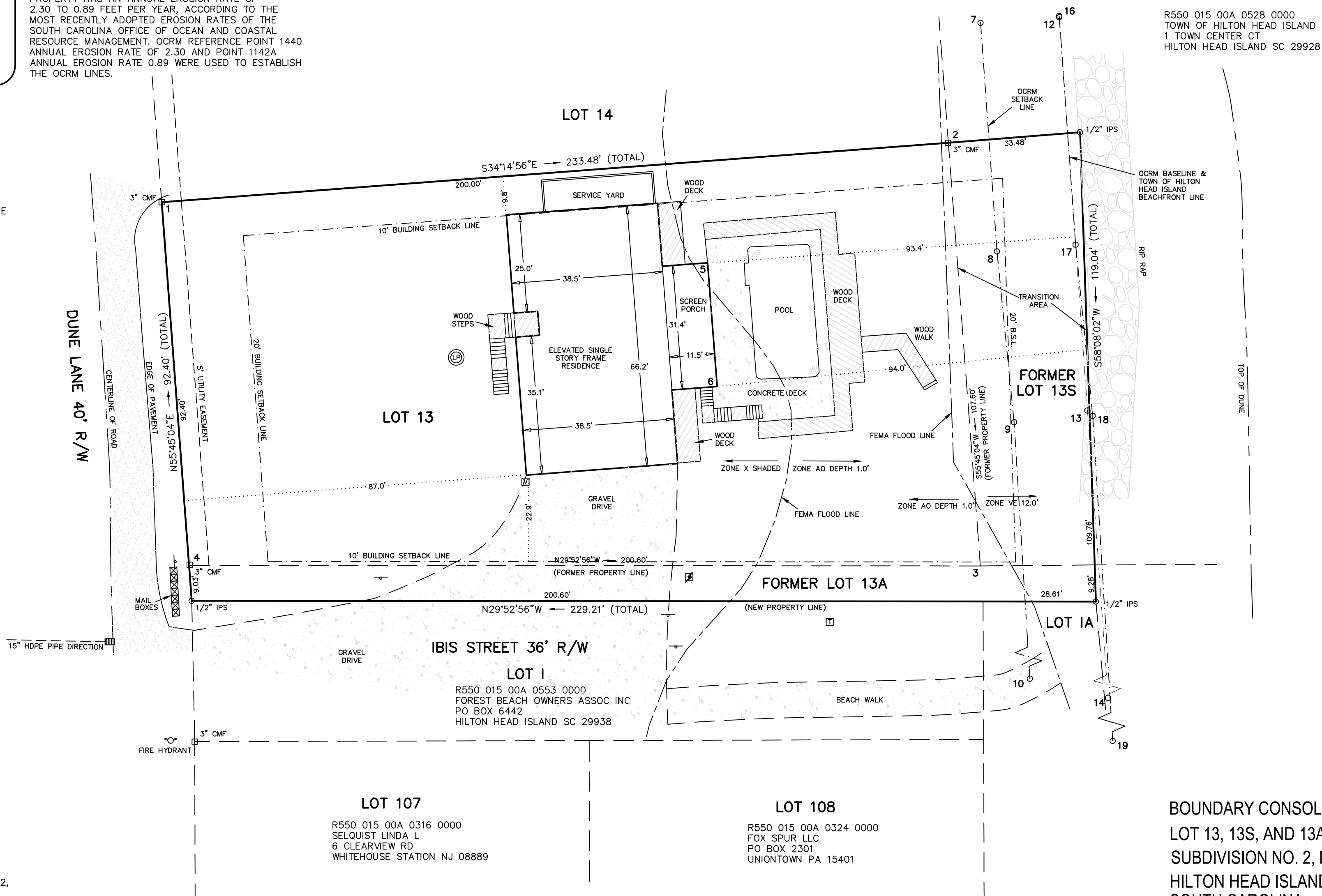
12 N 113712.34
E 2080067.78
13 N 113656.38
E 2079984.92
14 N 113600.42
E 2079902.04

OCR M BASELINE

16 N 113712.34
E 2080067.78
17 N 113679.97
E 2080019.85
18 N 113654.54
E 2079984.40
19 N 113588.39
E 2079884.23

SCCC MONUMENTS

1440 N 113590.33
E 2079855.15
1442A N 114209.48
E 2080793.26



REFERENCE PLAT

- 1) A PLAT OF HILTON HEAD BEACH SUBDIVISION NO. 2, HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: JUNE 1953 RECORDED IN BOOK 9 , PAGE 20 ROD. BEAUFORT COUNTY, SC BY: FRED C. HACK S.C.R.L.S. # 1377
- 2) A BOUNDARY OF 11.09AC. BEACH STRAND PARCEL, HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: 12/21/01 RECORDED IN BOOK 84 , PAGE 112, DATED: 1/22/02 ROD. BEAUFORT COUNTY, SC BY: TERRY G. HATCHELL S.C.R.L.S. # 11059

PROPERTY AREA = 0.58 AC. 25,452 S.F.

ADDRESS: 19 IBIS STREET

DISTRICT: 550 , MAP: 15A, PARCEL: 111

THIS PROPERTY LIES IN F.E.M.A. ZONES X, AO & VE
BASE FLOOD ELEVATION = N/A, 1.0' DEPTH & 12.0'
COMMUNITY NO. 450250, PANEL 0463G, DATED: 3/23/2021

SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

OWNERS CERTIFICATION

_____ ARE THE OWNER(S) OF THE
THE HEREON DESCRIBED PROPERTY AND THAT I (WE) STATE THAT THIS
PLAN IS BEING PUT FORTH AS REQUESTED.

SIGNATURE _____ DATE _____

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY NANDINA, INC.
- 2) THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.
- 3) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- 4) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
- 5) HORIZONTAL DATUM IS SC STATE PLANE, NAD83.
- 6) THIS PROPERTY IS AFFECTED BY THE CRITICAL STORM PROTECTION AND DUNE ACCRETION AREA (CSPDAA) ADOPTED BY THE TOWN COUNCIL ON 9/01/2009. THE (CSPDAA) EXTENDS FROM THE SEAWARD PROPERTY TO THE TOWN OF HILTON HEAD ISLAND BEACHFRONT LINE.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



NOT VALID UNLESS EMBOSSED.

BOUNDARY CONSOLIDATION SURVEY OF:
LOT 13, 13S, AND 13A, HILTON HEAD BEACH
SUBDIVISION NO. 2, NORTH FOREST BEACH,
HILTON HEAD ISLAND, BEAUFORT COUNTY,
SOUTH CAROLINA
PREPARED FOR: JLS BEACH, LLC

DATE : 3/22/2023

SCALE : 1" = 20'



d.b.a. Sea Island Land Survey, Inc.

10 Oak Park Drive, Unit C1,
Hilton Head Island,
SC 29926

FILE No : 21343.4

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Tel (843) 681-3248

Fax (843) 689-3871

E-mail: admin@nandinainc.com

DWG No. : 2-21343.4

CAD: CG, BA, FLD: CM



COURT
ATKINS
GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

THE PEACOCK RESIDENCE - DETACHED GARAGE WITH GUEST QUARTERS

19 IBIS STREET | HILTON HEAD ISLAND, SC 29928
LOT 13 & 13A | NORTH FOREST BEACH

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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PROJECT INFO

Date

09.30.2024

Project No.

22-114

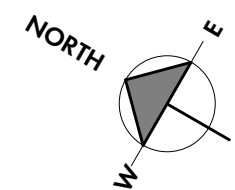
ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

ARCHITECTURAL SITE PLAN

A0.1



SITE PLAN CALCS:
REFER TO LANDSCAPE DRAWINGS

SITE PLAN NOTES:

OWNER TO PROVIDE TREE AND TOPOGRAPHIC SURVEY W/ FLOOD PLAIN INFORMATION UNDER SEPARATE COVER.

GENERAL CONTRACTOR NOTE:
ADJUST TOP OF SLAB, WALL AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

GRADING INFORMATION IS INCLUDED FOR SCHEMATIC REFERENCE ONLY. LANDSCAPE ARCHITECT TO PROVIDE GRADING AND DRAINAGE PLANS IN ACCORDANCE WITH NEIGHBORHOOD GUIDELINES.

SITE PLAN LOCATION AND DIMENSIONS ARE APPROXIMATE. G.C. TO COORDINATE ACTUAL BUILDING LOCATION WITH FOUNDATION AND FRAMING PLANS.

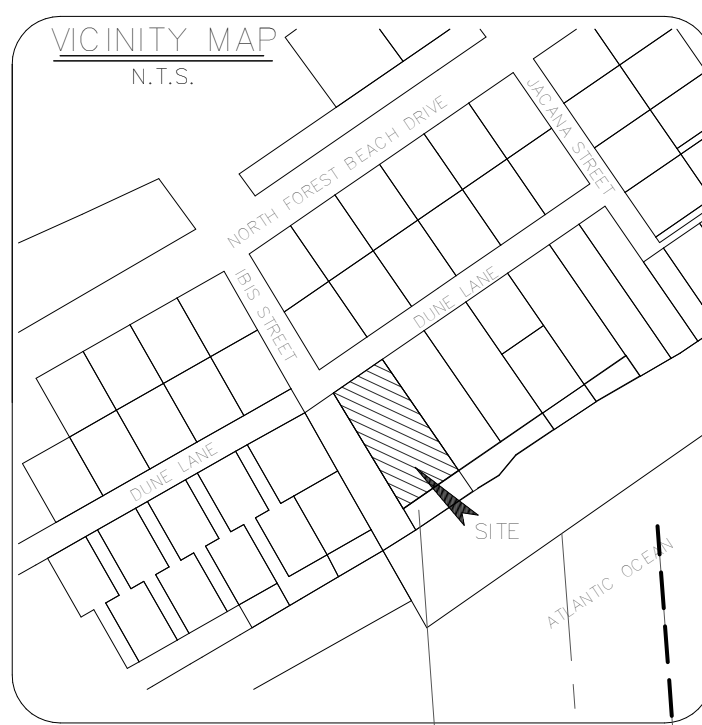
SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

TREE BARRICADE PROCEDURES:
ALL TREES TO BE PROTECTED WITH A 5'-0" HIGH FENCE FRAMED WITH 2x4'S AND ORANGE PROTECTION MATERIAL (ALL TREES WHERE BARRICADING IS INDICATED).

SEE LANDSCAPE PLANS FOR FINAL:
• SITE MOBILIZATION & TREE PROTECTION
• GRADING
• TREE REMOVAL
• DRIVE, WALK & TERRACE LAYOUTS
• HARDSCAPE DETAILS

R550 015 00A 0528 0000
TOWN OF HILTON HEAD ISLAND
1 TOWN CENTER CT
HILTON HEAD ISLAND SC 29928

S.C. CRIP



BEACHFRONT MANAGEMENT ACT
DISCLOSURE STATEMENT

THE SETBACK LINE IS 10.3 SEAWARD FEET TO 10.8 SEAWARD FEET, FROM THE SEAWARD PROPERTY LINE. THE BASE LINE IS 30.3 SEAWARD FEET TO 30.8 SEAWARD FEET FROM THE SEAWARD PROPERTY LINE. THE VELOCITY ZONE, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT ACT, IS LOCATED APPROXIMATELY 4 LANDWARD FEET IN RELATION TO THE PROPERTY. THE SEAWARD CORNERS OF THE HABITABLE STRUCTURES UPON THIS PROPERTY, IF ANY ARE LOCATED 33.4 LANDWARD TO 94.0 LANDWARD FEET FROM THE LINE, WHICH CORNERS ARE LOCATED N 113758.53, E 2079869.33 AND N 113740.80, E 2079943.36 UNDER THE SOUTH CAROLINA PLANE COORDINATE SYSTEM. THE PROPERTY HAS AN ANNUAL EROSION RATE OF 2.30 TO 0.89 FEET PER YEAR, ACCORDING TO THE MOST RECENTLY ADOPTED EROSION DATA OF THE SOUTH CAROLINA OFFICE OF GEOPHYSICAL AND COASTAL RESOURCE MANAGEMENT. PCRM REFERENCE POINT 1440 ANNUAL EROSION RATE OF 2.30 AND POINT 1442A ANNUAL EROSION RATE 0.89 WERE USED TO ESTABLISH THE OCRL LINE.

LOT CORNERS

1 N 113689.14
2 E 2079913.60
3 N 113720.82
4 E 2080026.16
5 N 113660.26
6 E 2079537.22
7 N 113834.19
8 E 2079837.27

SCCC MONUMENTS

1440 N 113590.33
E 2079869.33
1442A N 114209.48
E 2080793.26

HOUSE CORNERS

5 N 113758.53
E 2079869.33
6 N 113740.80
E 2079943.36

OCRM SETBACK LINE

7 N 113728.91
E 2080056.59
8 N 113606.38
E 2080008.43
9 N 113670.97
E 2080019.85
10 N 113671.01
E 2079973.05
11 N 113604.91
E 2079872.95

TOWN OF HHI

BEACHFRONT LINE

12 N 113712.34
E 2080067.28
13 N 113679.97
E 2080019.85
14 N 113606.38
E 2079984.92
15 N 113600.42
E 2079902.04

OCRM BASELINE

16 N 113712.34
E 2080067.28
17 N 113679.97
E 2080019.85
18 N 113654.54
E 2079984.40
19 N 113598.39
E 2079884.23

LINE	LENGTH	BEARING
L1	33.48	S 34° 28'58" E
L2	28.99	N 30° 07'20" W



PROPERTY AREA = 0.46 AC, 19,993 S.F.
ADDRESS: 19 IBIS STREET
DISTRICT: 550, MAP: 15A, PARCEL: 111
THIS PROPERTY LIES IN F.E.M.A. ZONES X, AO & VE
BASE FLOOD ELEVATION = N/A, 1'0" DEPTH & 12'0"
COMMUNITY NO. 450250, PANEL 0463G, DATED: 3/23/2021

1 ARCHITECTURAL SITE PLAN
A0.1 1" = 10'-0"

PROJECT INFO

Date

09.30.2024

Project No.

22-114

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

FOUNDATION AND GROUND FLOOR PLANS

A2.0

FLOOR PLAN GENERAL NOTES

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

GENERAL CONTRACTOR NOTE:

ADJUST TOP OF SLAB, WALL, AND ROOF BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.

G.C. / OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUBCONTRACTOR TRADES PRIOR TO PLACING SLAB.

DIMENSION NOTES:

DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, U.N.O. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

CABINET & EQUIPMENT NOTES:

CABINET LAYOUTS ARE PROVIDED FOR DESIGN CONFIGURATION ONLY. EXACT LAYOUT AND PLACEMENT OF FIXTURES, APPLIANCES, CABINETS, AND COUNTERTOPS ARE TO BE DETERMINED IN COORDINATION WITH OWNER, OWNER SELECTIONS AND GENERAL CONTRACTOR.

FINISH NOTES:

FLOOR, WALL, CEILING, FINISHES AND INTERIOR TRIM ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND OWNER. GENERAL CONTRACTOR TO ADJUST SLAB, WALLS, AND CEILING TO ACCOMMODATE OWNER SPECIFIC FINISHES AND TRIM.

PLUMBING NOTES:

G.C. / OWNER TO COORDINATE FINAL LOCATION OF EXTERIOR HOSE BIBBS.

FRAMING NOTES:

STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

DOOR OPENINGS SET 6" OFF INTERSECTING WALL, UNLESS OTHERWISE DIMENSIONED.

UNLESS OTHERWISE NOTED BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS.

FRAMING IS TO BE AS FOLLOWS:

WALLS:

EXTERIOR: 1/2" PLYWOOD SHEATHING (EXTERIOR SIDE) ON 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

INTERIOR: 2x4'S AND 2x6'S AT 16" O.C. WITH BLOCKING AT MIDSPAN.

GROUND FLOOR SYSTEM:

CONCRETE SLAB ON GRADE. NOTE: ADJUST EXTERIOR PORCH SLAB ELEVATIONS BASED ON FINISHED MATERIAL SELECTED BY OWNER, SEE STRUCTURAL DRAWINGS, WALL SECTIONS AND DETAILS.

FIRST FLOOR SYSTEM

3/4" T&G PLYWOOD, GLUED AND NAILED ON 11/7/8" MANUFACTURED OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENGINEER). SEE STRUCTURAL DRAWINGS, WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

SECOND FLOOR SYSTEM:

3/4" T&G PLYWOOD, GLUED AND NAILED ON 16" OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENGINEER). SEE STRUCTURAL DRAWINGS, WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

REAR PORCHES FLOOR SYSTEM:

5/4 x4 T&G AERATIS FINISHED FLR. WITH CONCEALED FASTENERS AND WITH EDGE COPING OVER 2 LAYERS OF P.T. 1X4 SLEEPERS. ORIENT FINISH FLOOR BDS. PARALLEL TO FLOW TO ALLOW WATER TO DRAIN. PROVIDE HYDROSTOP WATERPROOF FLOOR MEMBRANE SYSTEM OVER BOTTOM P.T. 1X4 SLEEPERS ORIENTED W/ THE FLOW OF WATER OVER EXT. 3/4" T&G SUBFLOOR (GLUED AND NAILED) OVER P.T. 2X10 WOOD JOIST SYSTEM AT 16" O.C. (SLOPE PER DWGS), REFER TO STRUCTURAL DWGS, WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

ATTIC FLOOR SYSTEM:

(ONLY EXTENT TO BE DETERMINED BY G.C.) 3/4" T&G PLYWOOD, GLUED AND NAILED ON 2x12'S AT 16" O.C. SEE TYPICAL WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS JOISTS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

INTERIOR CEILING AND PORCH CEILING SYSTEMS:

2x8'S AT 16" O.C. (2x10'S FOR CERTAIN SPANS)

ROOF RAFTERS:

EXT SHEATHING, NAILED ON 2x10'S WITH SIMPSON HURRICANE CLIPS AT 16" O.C. SEE TYPICAL WALL SECTIONS FOR VARIOUS CONNECTION DETAILS. IF PRE-ENGINEERED WOOD ROOF TRUSSES ARE INSTALLED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND SIZES FOR ARCHITECT/ENGINEER APPROVAL.

ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.

FLOOR PLAN - SYMBOL KEY

REFER TO STRUCTURAL DRAWINGS FOR INTERIOR AND EXTERIOR WALL REQUIREMENTS.

NOTE: GROUND FLOOR STUD WALL CONNECTION BELOW 13'-0" AMSL (BASE FLOOD ELEVATION + 1'-0") SHALL BE P.T. AND COMPLY WITH FLOOD-RESISTANT MATERIALS PER 2021 IRC R322.1.8 AND FEMA TB-2

INTERIOR 2X4 STUD WALL AT 16" O.C. WITH 1/2" GYPSUM WALLBOARD

INTERIOR 2X6 STUD WALL AT 16" O.C. WITH 1/2" GYPSUM WALLBOARD

EXTERIOR ICF WALL, 8" CORE WIDTH SEE STRUCT. DWGS. WITH 3-COAT TABBY STUCCO VENEER (BASIS OF DESIGN IS FOX BLOCKS)

FIRST AND SECOND FLOOR EXTERIOR WALL - WITH 2X6 STUDS AT 16" O.C. 1 1/2" ZIP SYSTEM R6 SHEATHING / INSULATED PANEL AND WALL FINISH PER EXTERIOR ELEVATIONS

FOUNDATION PLAN NOTES:

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.

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FOUNDATION NOTES:

STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCH. DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.

UNLESS NOTED OTHERWISE BY TYPICAL WALL SECTIONS, STRUCTURAL ENGINEER, OR STRUCTURAL DRAWINGS, FOUNDATION IS TO BE AS FOLLOWS:

AT ALL RETAINING/FOUNDATION WALL LOCATIONS WITH FILL WALLS TO BE CMU WITH WATERPROOFING MEMBRANE SYSTEM AND VERTICAL DRAINAGE BOARD (BASIS OF DESIGN: MARK-FLEX 5000 WATERPROOFING MEMBRANE AND MAR-FLEX DRAINAGE BOARD - INSTALL PER MANUF. REGS.) ON THE DIRT SIDE, GRAVEL BASE, AND DRAINAGE PIPE WITH SLEEVE DISCHARGE TO EXTERIOR. SLOPE ALL WATER/ DRAINAGE TO EXTERIOR OF RETAINING WALL.

TYPICAL THICKENED SLAB:

THICKENED SLAB AT CRITICAL BEARING POINTS SHALL BE CENTERED ON WALL UNLESS NOTED OTHERWISE. WITH REINFORCING BARS, CONTINUOUS WITH 6x6 W.W.F. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER STRUCTURAL DRAWINGS IRC R506.2.4.

TYPICAL SLAB ON GRADE:

SLAB ON GRADE TO BE 4" THICK, CAST IN PLACE CONCRETE ON 1.5 MIL POLYETHYLENE VAPOR BARRIER WITH TURNED DOWN EDGE (EXTENDING MINIMUM 1'-0" INTO UNDISTURBED SOIL) WITH REINFORCING BARS, CONTINUOUS AND 6x6 10/10 W.W.F. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER STRUCTURAL DRAWINGS AND IRC R506.2.4.

TYPICAL CONNECTING/CONTINUOUS GRADE BEAM:

FOOTINGS AT CONNECTING GRADE BEAM ARE CAST IN PLACE CONCRETE WITH REINFORCING BARS, SEE STRUCTURAL ENGINEERING DOCUMENTS FOR GRADE BEAM/FOOTING CONNECTION DETAILS. SUPPORT REINFORCING DURING CONCRETE PLACEMENT PER IRC R506.2.4.

FOUNDATION PLAN - SYMBOL KEY

8" CMU WALL

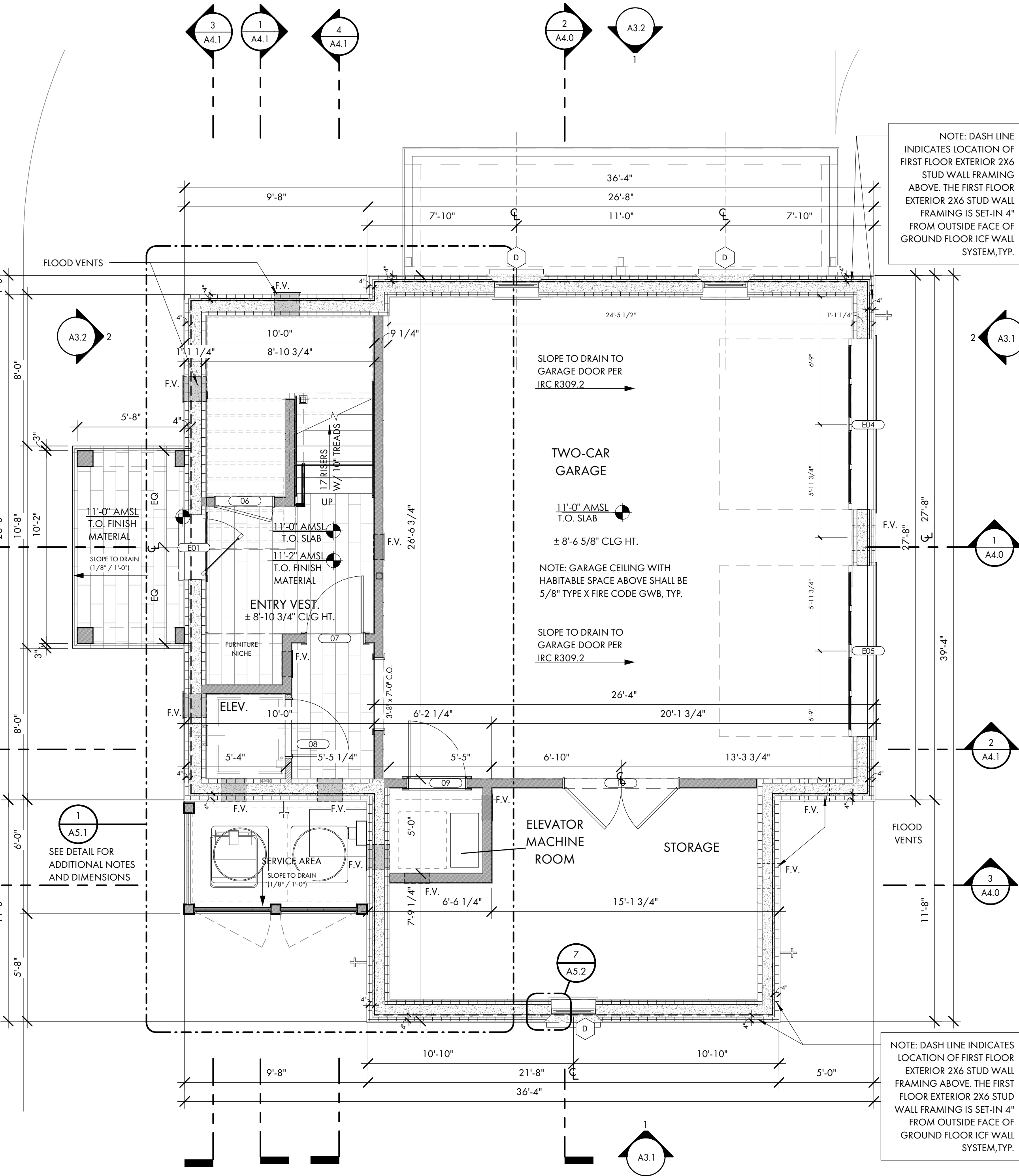
BRICK VENEER

PLANTER WALL - 8" CMU WALL W/ BRICK VENER EA. SIDE

CONCRETE TURN-DOWN EDGE / THICKENED SLAB / CMU FOOTING

CONCRETE SLAB

BACKFILL DIRT



3 GARAGE / GROUND FLOOR PLAN

1/4" = 1'-0"

DWELLING - GARAGE SEPARATION REQUIREMENTS

CEILING WITH HABITABLE SPACE ABOVE SHALL BE NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT, PER 2021 IRC TABLE R302.6

GARAGE WALLS AND STRUCTURE(S) SUPPORTING FLOOR / CEILING ASSEMBLIES WITH HABITABLE SPACE ABOVE SHALL BE NOT LESS THAN 1/2" GLASS MAT GYPSUM SHEATHING (PER 2021 IRC TABLE R302.6 & IRC R322.1.8)

FLOOR PLAN - FLOOD DESIGN NOTES:

BASIS OF DESIGN FOR THE HYDROSTATIC VENTS IS FLOOD FLAPS | SEALED SERIES FLOOD VENTS | AUTOMATIC ENGINEERED - SIZE 16"W X 8"H. EACH UNIT COVERS 220 SQUARE FEET PER MANUFACTURER'S SPECIFICATIONS.

PER ASCE 24, SECTION 2.7.3 | 2021 IRC R322.2.2.1 | TOWN OF HILTON HEAD ISLAND MUNICIPAL CODE 15-9-312(F), VENTS TO BE INSTALLED ON AT LEAST TWO DIFFERENT SIDES OF EACH ENCLOSED AREA. THE BOTTOM OF EACH OPENING SHALL BE NOT MORE THAN 1'-0" ABOVE THE HIGHER OF THE FINAL INTERIOR FLOOR AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING.

F.V. FLOOD VENT IN INTERIOR P.T. 2X4 STUD WALL

F.V. FLOOD VENT IN INTERIOR P.T. 2X6 STUD WALL

F.V. FLOOD VENT IN EXT. ICF WALL

F.V. GROUND FLOOR EXTERIOR WALL - WITH P.T. 2X6 STUDS, EXT. GLASS MAT SHEATHING AND 3-COAT TABBY STUCCO VENEER

FLOOD VENT CALCULATIONS

ROOM NAME	ROOM AREA	# OF FLOOD VENTS REQUIRED	# OF FLOOD VENTS PROVIDED / COVERAGE
TWO CAR GARAGE	621 SF	621 SF / 220 SF = 2.82 (3) VENTS	(3) VENTS / 660 SF
STORAGE	233 SF	233 SF / 220 SF = 1.06 (2) VENTS	(2) VENTS / 660 SF
UNDER STAIR	83 SF	83 SF / 220 SF = 0.38* (2) VENTS	(2) VENTS / 480 SF
ENTRY VESTIBULE	75 SF	75 SF / 220 SF = 0.34* (2) VENTS	(2) VENTS / 480 SF
ELEVATOR	19 SF	19 SF / 220 SF = 0.09* (2) VENTS	(2) VENTS / 480 SF
ELEVATOR MACHINE ROOM	23 SF	23 SF / 220 SF = 0.10* (2) VENTS	(2) VENTS / 480 SF
TOTAL COVERED AND ENCLOSED	1,198 SF	1,198 SF / 220 SF = 5.45 (6) VENTS	(13) VENTS /2,860 SF

* ONE FLOOD VENT REQUIRED PER SQUARE FOOTAGE CALCULATION; HOWEVER, PER 2021 IRC R322.2.2.1.1, INSTALLATION OF OPENINGS, THERE SHALL NOT BE LESS THAN TWO OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA; IF A BUILDING HAS MORE THAN ONE ENCLOSED AREA, EACH AREA SHALL HAVE OPENINGS.

NOTE: ALL BUILDING MATERIALS, FASTENERS, BLOCKING, ETC. USED FOR FLOOR, INTERIOR WALLS, EXTERIOR WALLS, STAIRS, DOORS AND WALL COVERINGS BELOW 13'-0" AMSL (BASE FLOOD ELEVATION + 1'-0") ARE TO BE FLOOD-RESISTANT MATERIALS PER 2021 IRC R322.1.8 AND FEMA TB-2

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G.C. / OWNER TO COORDINATE FINAL LOCATION OF EXTERIOR HOSE BIBBS.

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GROUND FLOOR SYSTEM:
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REAR PORCHES FLOOR SYSTEM:
5/4" X4 T&G AERATIS FINISHED FIR. WITH CONCEALED FASTENERS AND WITH EDGE CORING OVER 2 LAYERS OF P.T. 1X4 SLEEPERS. ORIENT FINISH FLOOR BDS. PARALLEL TO FLOW TO ALLOW WATER TO DRAIN. PROVIDE HYDROSTOP WATERPROOF FLOOR MEMBRANE SYSTEM OVER BOTTOM P.T. 1X4 SLEEPERS ORIENTED W/ THE FLOW OF WATER OVER EXT. 3/4" T&G SUBFLOOR (GLUED AND NAILED) OVER P.T. 2X10 WOOD JOIST SYSTEM AT 16" O.C. (SLOPE PER DWGS). REFER TO STRUCTURAL DWGS, WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS.

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EXT SHEATHING, NAILED ON 2x10'S WITH SIMPSON HURRICANE CLIPS AT 16" O.C. SEE TYPICAL WALL SECTIONS FOR VARIOUS CONNECTION DETAILS. IF PRE-ENGINEERED WOOD ROOF TRUSSES ARE INSTALLED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND SIZES FOR ARCHITECT/ENGINEER APPROVAL.

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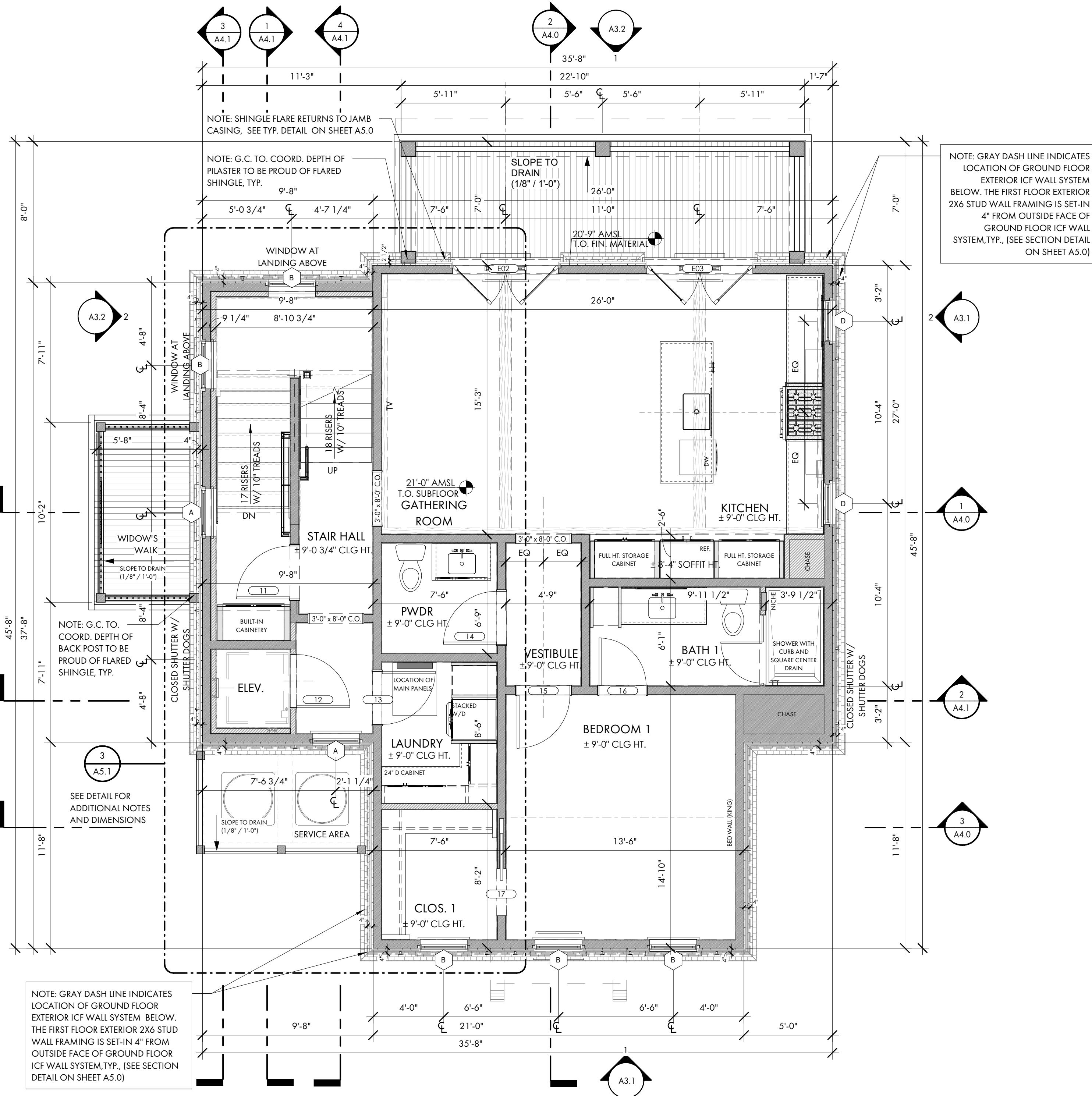
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INTERIOR 2X4 STUD WALL AT 16" O.C. WITH 1/2" GYPSUM WALLBOARD

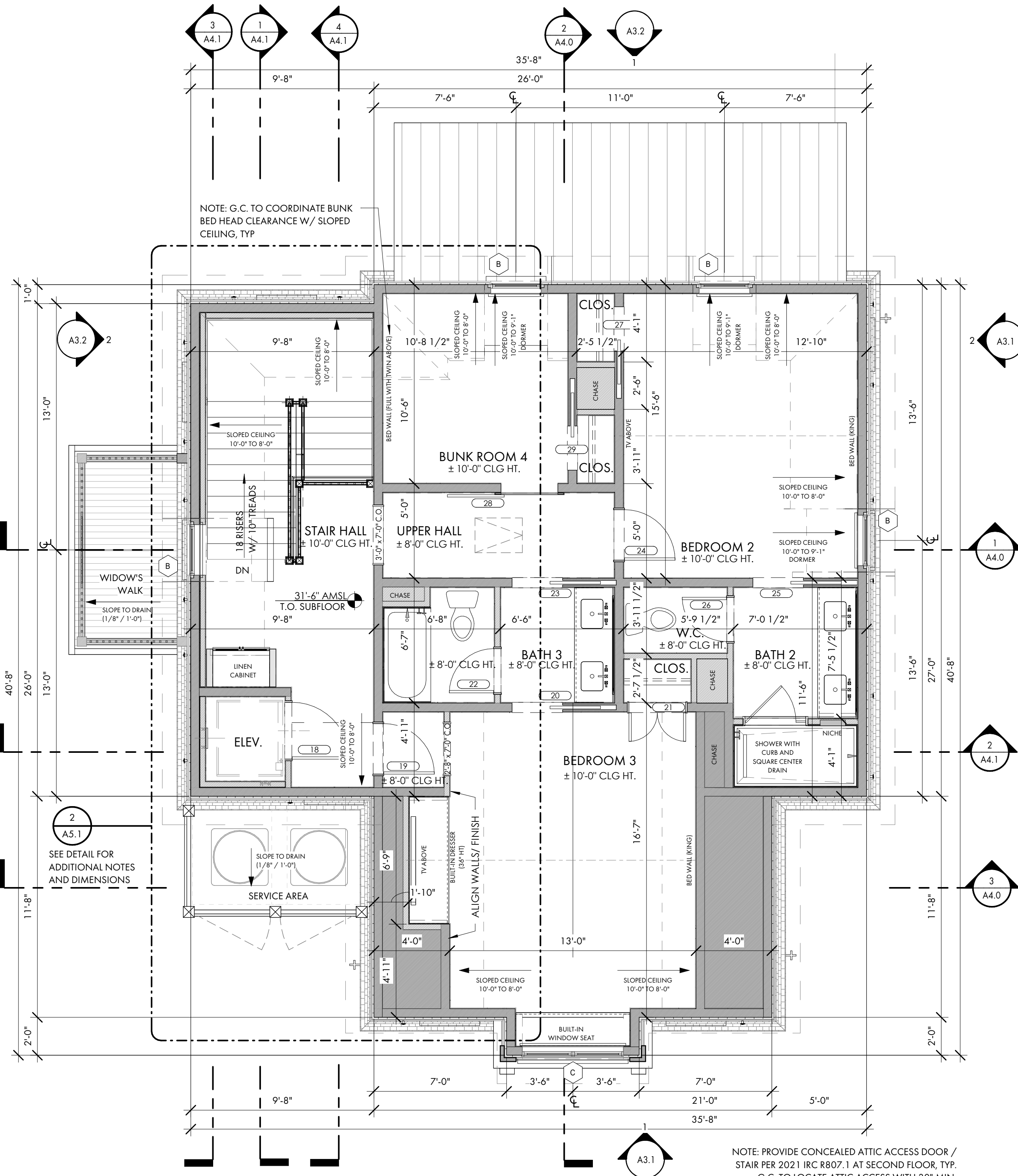
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EXTERIOR ICF WALL, 8" CORE WIDTH SEE STRUCT. DWGS. WITH 3-COAT TABBY STUCCO VENEER. (BASIS OF DESIGN IS FOX BLOCKS)

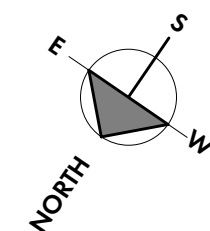
FIRST AND SECOND FLOOR EXTERIOR WALL - WITH 2X6 STUDS AT 16" O.C., 1 1/2" ZIP SYSTEM R6 SHEATHING/ INSULATED PANEL AND WALL FINISH PER EXTERIOR ELEVATIONS



1 FIRST FLOOR PLAN
A2.1 1/4" = 1'-0"



2 SECOND FLOOR PLAN
A2.1 1/4" = 1'-0"





FLOOR PLAN GENERAL NOTES

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GROUND FLOOR SYSTEM:
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FIRST FLOOR SYSTEM
3/4" T&G PLYWOOD, GLUED AND NAILED ON 1 1/2" 7/8" MANUFACTURED OPEN WEB WOOD TRUSS SYSTEM (LAYOUT AND SPACING BY STRUCTURAL ENGINEER), SEE STRUCTURAL DRAWINGS, WALL SECTIONS AND DETAILS FOR VARIOUS CONNECTION DETAILS. NOTE: IF TRUSS (OR SIM.) ARE USED IN LIEU OF SPECIFIED MATERIALS, TRUSS MANUFACTURER IS TO PROVIDE SHOP DRAWINGS, SUPPORT AND CONNECTION DETAILS, AND BEAM SIZES FOR ARCHITECT/ENGINEER APPROVAL.

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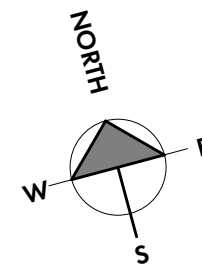
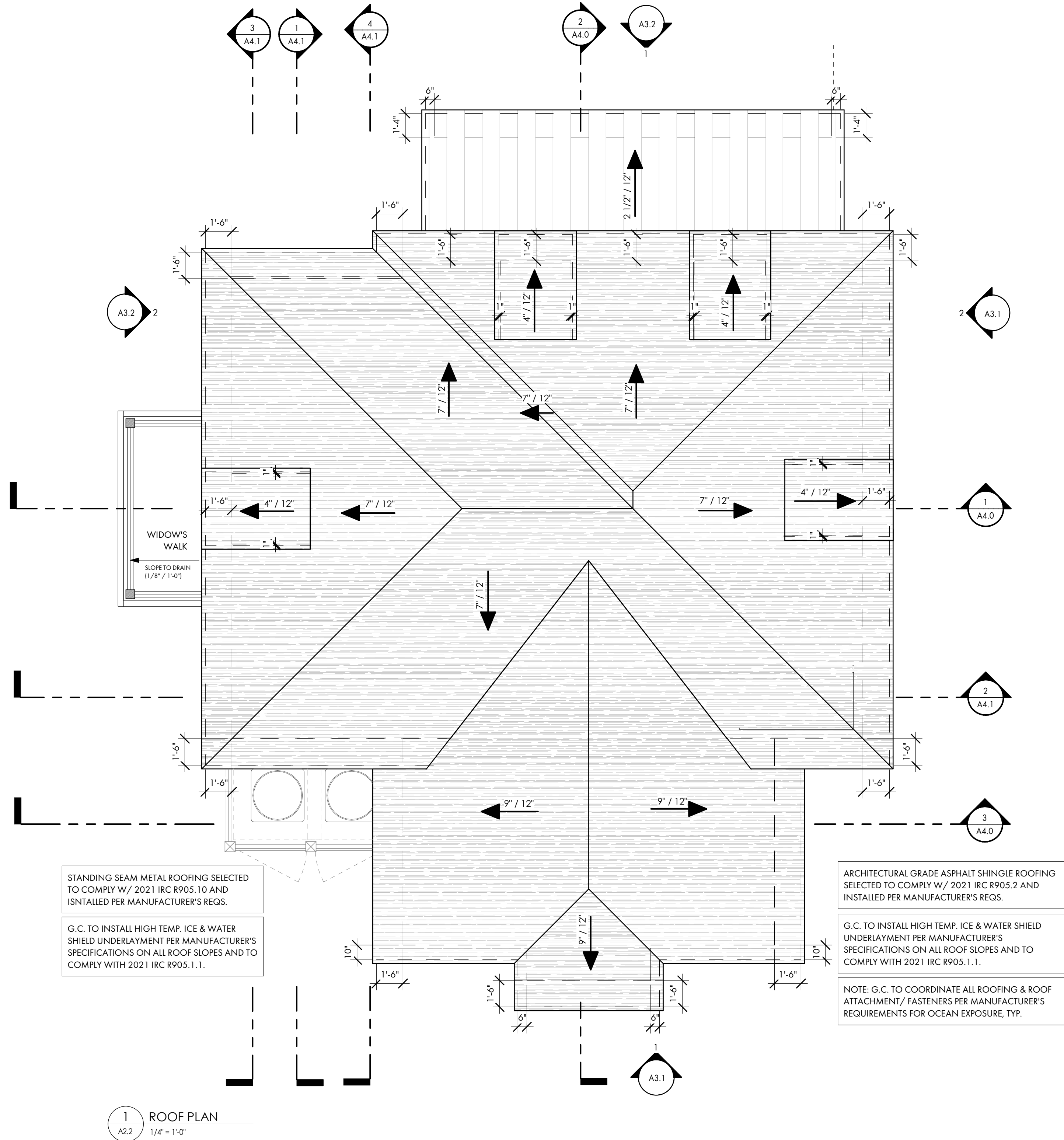
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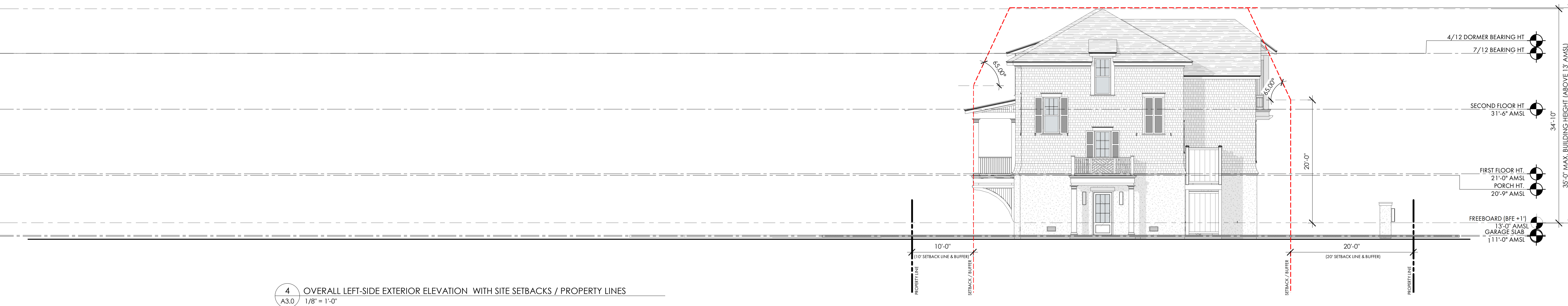
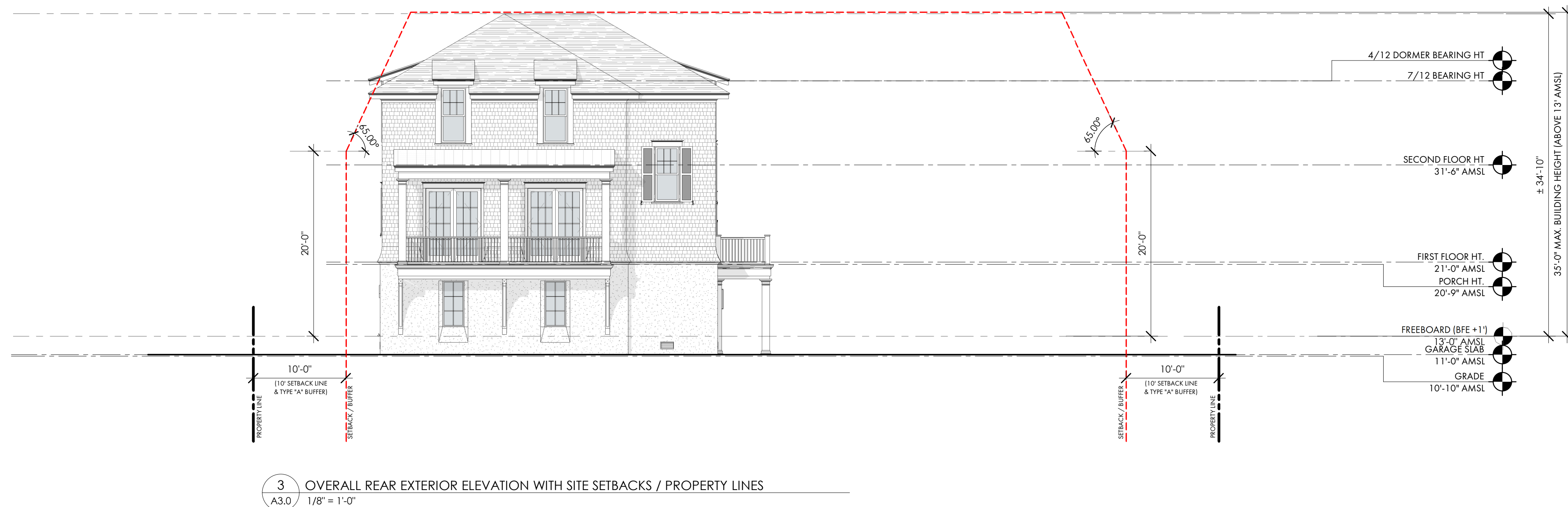
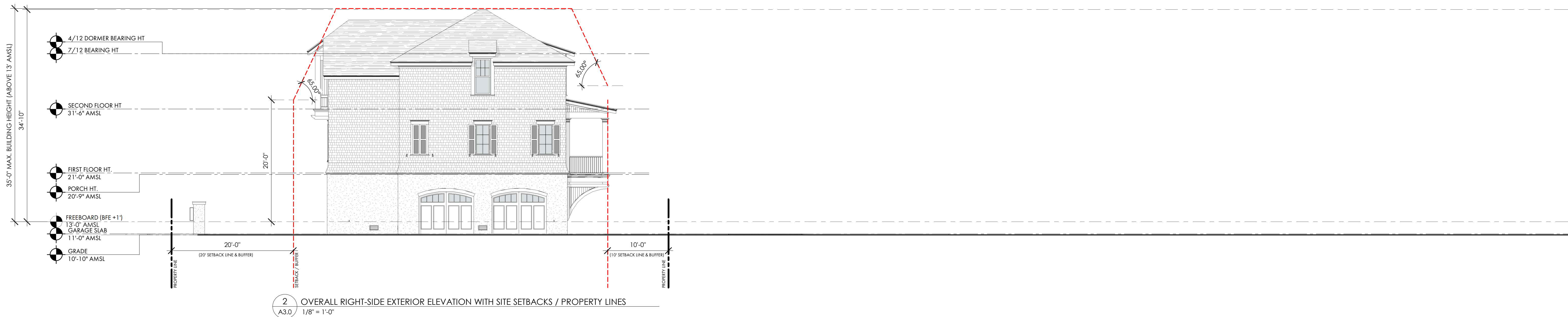
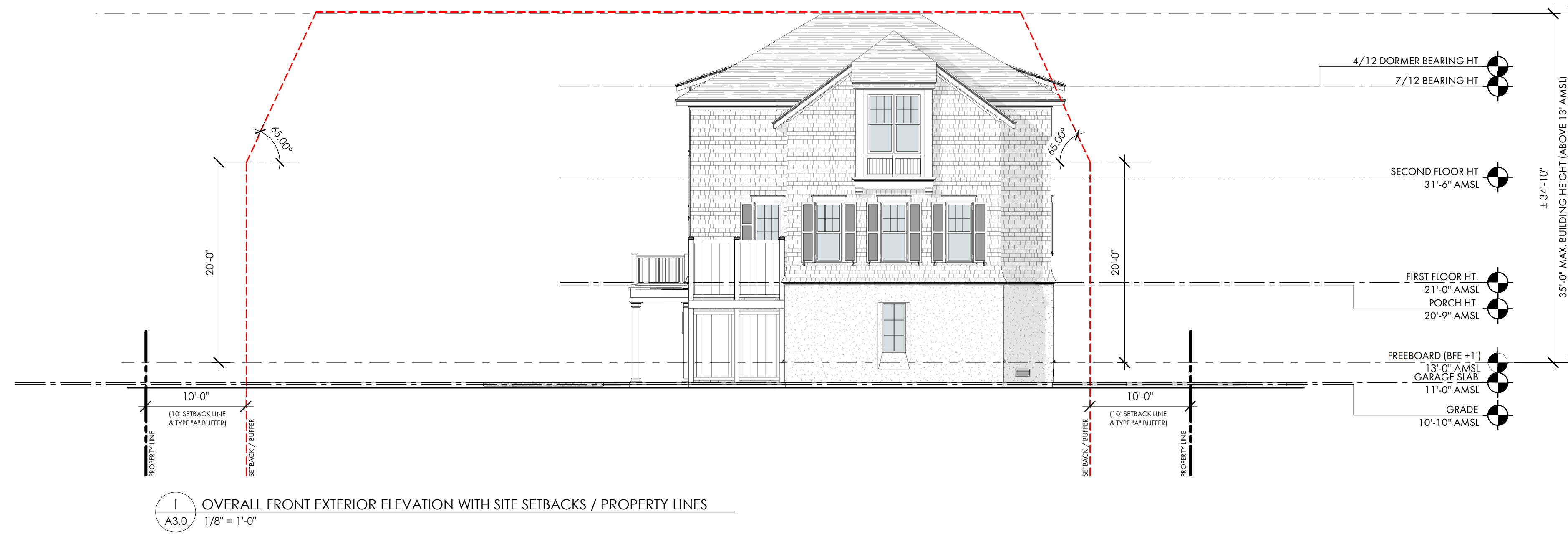
ALL DIMENSIONS ARE TO EDGE OF SLAB, BLOCK, AND FRAMING AND ARE INDEPENDENT FROM ALL BRICK LEDGES U.N.O. G.C. TO COORDINATE SIZE AND LOCATIONS OF ADDITIONAL BRICK LEDGES WITH PLANS, ELEVATIONS, AND DETAILS.

FLOOR PLAN - SYMBOL KEY
REFER TO STRUCTURAL DRAWINGS FOR INTERIOR AND EXTERIOR WALL REQUIREMENTS.

NOTE: GROUND FLOOR STUD WALL CONSTRUCTION BELOW 13'-0" AMSL (BASE FLOOD ELEVATION + 1'-0") SHALL BE P.T. AND COMPLY WITH FLOOD-RESISTANT MATERIALS PER 2021 IRC R322.1.8 AND FEMA TB-2

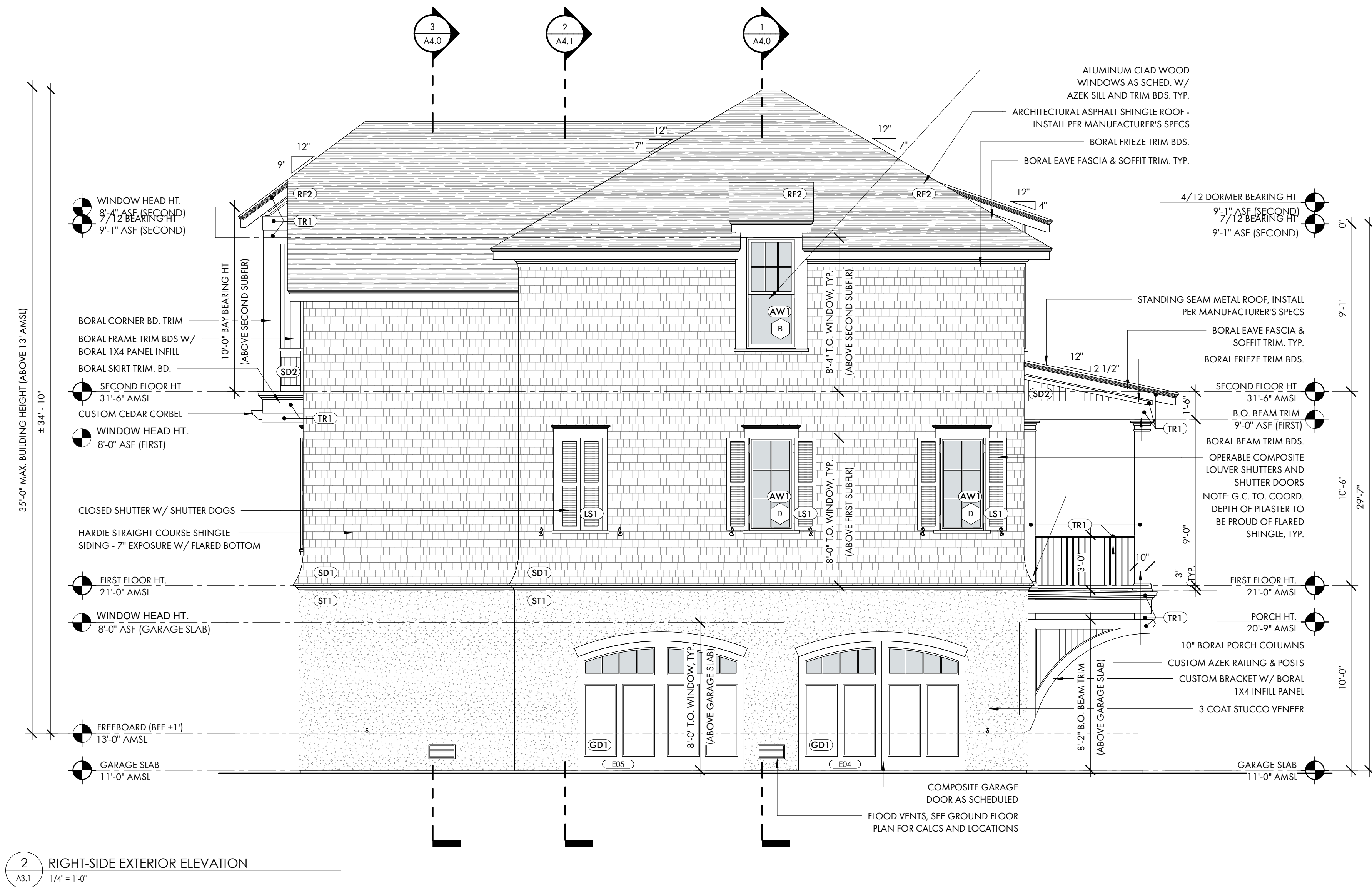
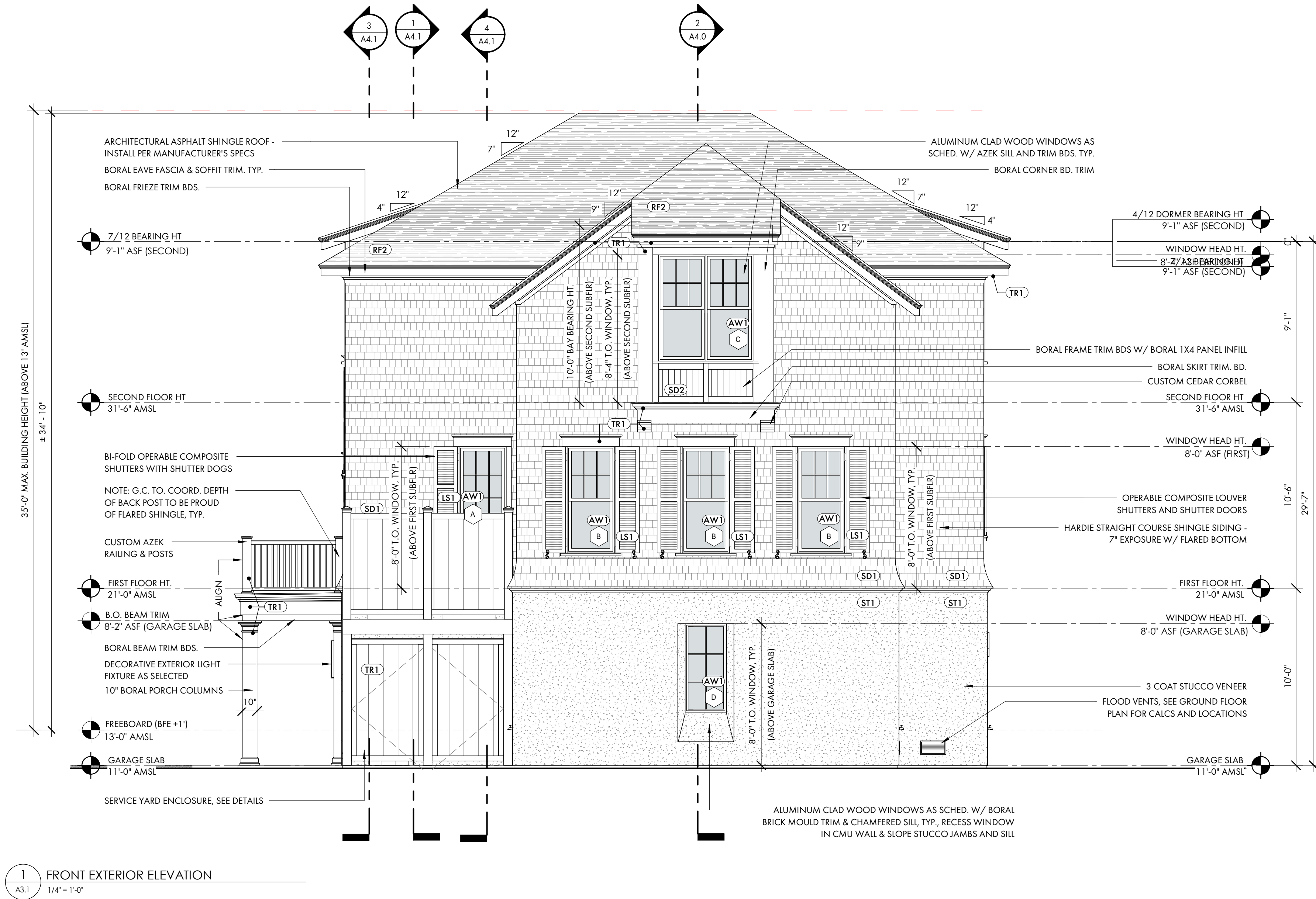
	INTERIOR 2X4 STUD WALL AT 16" O.C. WITH 1/2" GYPSUM WALLBOARD
	INTERIOR 2X6 STUD WALL AT 16" O.C. WITH 1/2" GYPSUM WALLBOARD
	EXTERIOR ICE WALL, 8" CORE WIDTH SEE STRUCT. DWGS. WITH 3-COAT TABBY STUCCO VENEER (BASIS OF DESIGN IS FOX BLOCKS)
	FIRST AND SECOND FLOOR EXTERIOR WALL - WITH 2X6 STUDS AT 16" O.C., 1 1/2" ZIP SYSTEM R6 SHEATHING/ INSULATED PANEL AND WALL FINISH PER EXTERIOR ELEVATIONS





EXTERIOR MATERIAL FINISH LEGEND	
RF1	STANDING SEAM METAL ROOF 4M METALS COLOR: CHARCOAL GRAY
RF2	ARCHITECTURAL ASPHALT SHINGLE ROOF COLOR: OYSTER GRAY
BK1	BRICK VENEER RUNNING BOND CHEROKEE BRICK COLOR: OLD SAVANNAH
ST1	TABBY STUCCO VENEER (PER OWNER IMAGERY) BLOCK USA MORTAR COLOR: CEMEX 2072
SD1	SHINGLE SIDING HARDIE STRAIGHT COURSE - 7" EXPOSURE COLOR: SHERWIN WILLIAMS - MORNING FOG (SW 6255)
SD2	VERTICAL SIDING BORAL 1X4 PANEL INFILL & TRIM COLOR: SHERWIN WILLIAMS - PURE WHITE (SW 7005)
TR1	EXTERIOR TRIM BORAL TRIM BDS. COLOR: SHERWIN WILLIAMS - PURE WHITE (SW 7005)
AW1	ALUMINUM CLAD WOOD WINDOWS MARVIN ULTIMATE COLOR: STONE WHITE
AD1	ALUMINUM CLAD WOOD DOORS MARVIN ULTIMATE COLOR: STONE WHITE
AD2	ALUMINUM CLAD WOOD DOORS EURO-WALL MULTI-SIDERS COLOR: WHITE
MD1	FRONT ENTRY DOOR MAHOGANY DOOR COLOR: STAIN TO BE SELECTED BY OWNER
GD1	OVERHEAD GARAGE DOORS EDEN COAST COLOR: TO BE SELECTED BY OWNER
LS1	COMPOSITE LOUVERED SHUTTERS PAINTED COLOR: SHERWIN WILLIAMS - SEA SERPENT (SW 7615)
PC1	PORCH CEILINGS BORAL T&G CEILING FINISH COLOR: SHERWIN WILLIAMS - PURE WHITE (SW 7005)

NOTE: GC TO VERIFY ALL EXTERIOR MATERIAL SELECTIONS AND COLOR SELECTIONS WITH OWNER / INTERIOR DESIGNER PRIOR TO ORDERING / CONSTRUCTION, TYP.



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PROJECT INFO

Date
09.30.2024

Project No.
22-114

ISSUE

NO. REV. DATE DESCRIPTION

SHEET TITLE

EXTERIOR ELEVATIONS

A3.1



COURT ATKINS GROUP

POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547

WWW.COURTATKINS.COM

THE PEACOCK RESIDENCE - DETACHED GARAGE WITH GUEST QUARTERS

19 IBIS STREET | HILTON HEAD ISLAND, SC 29928
LOT 13 & 13A | NORTH FOREST BEACH

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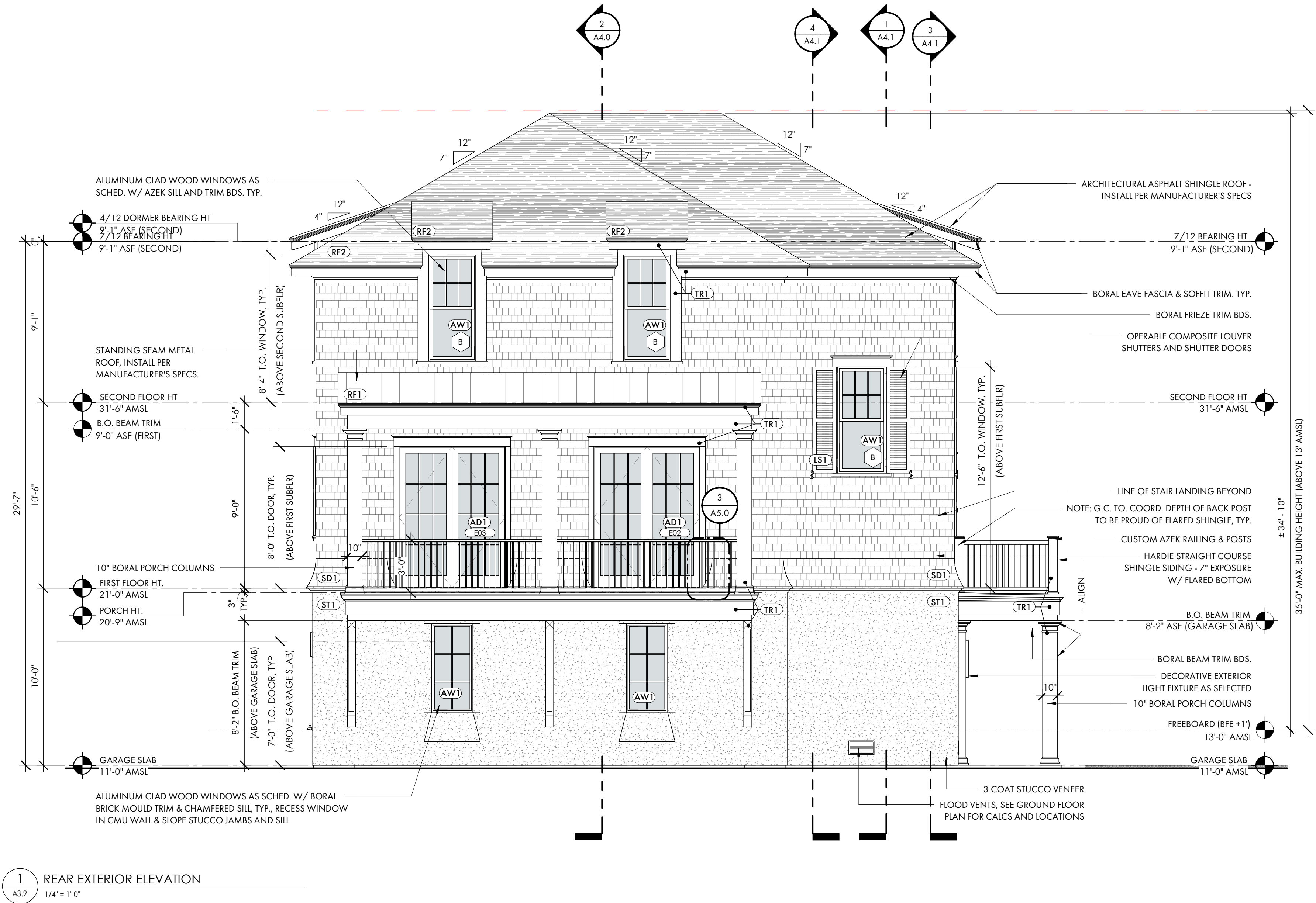
EXTERIOR ELEVATIONS

A3.2

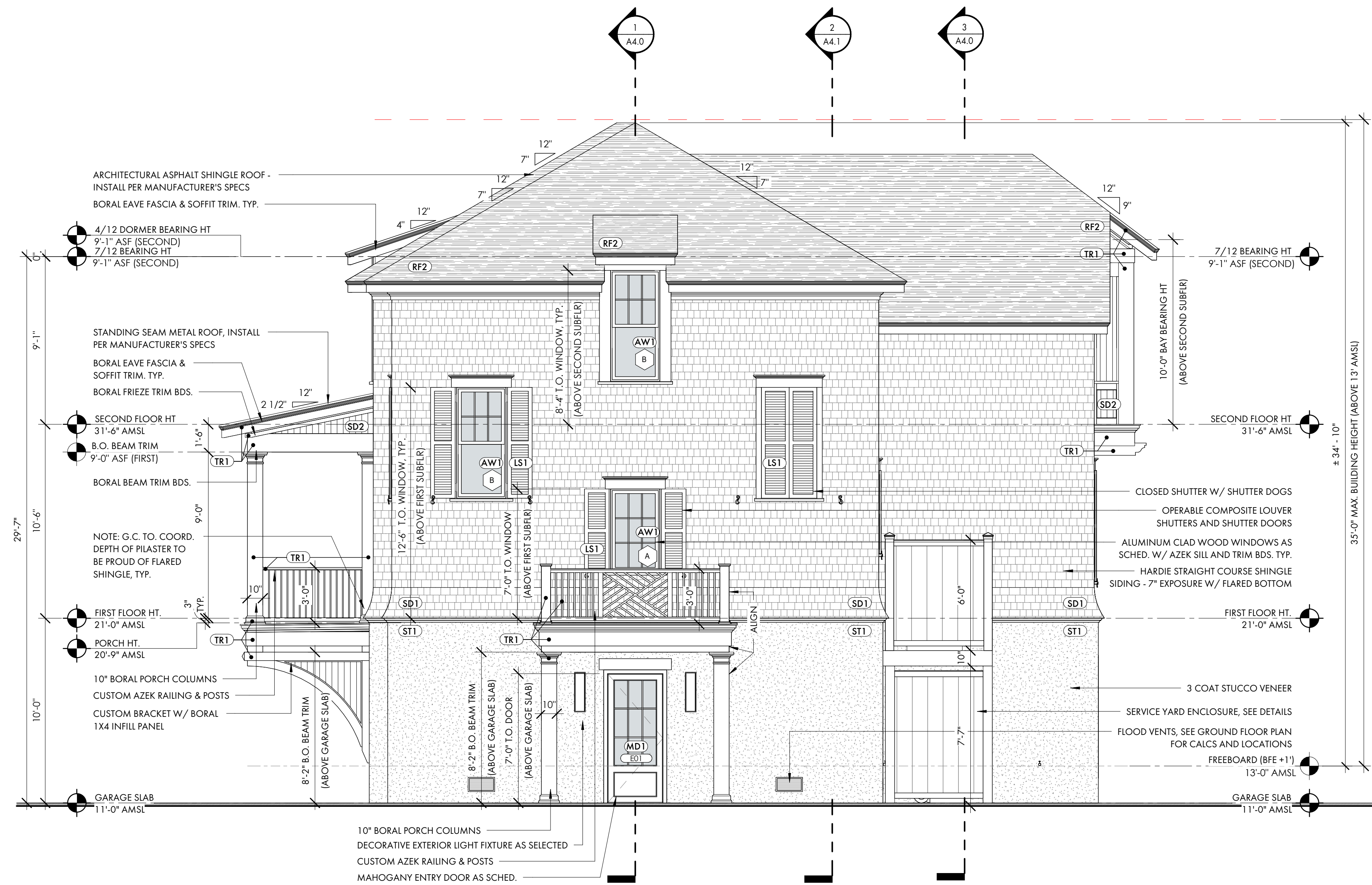
EXTERIOR MATERIAL FINISH LEGEND

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NOTE: GC TO VERIFY ALL EXTERIOR MATERIAL SELECTIONS AND COLOR SELECTIONS WITH OWNER / INTERIOR DESIGNER PRIOR TO ORDERING / CONSTRUCTION, TYP.



1 REAR EXTERIOR ELEVATION
A3.2
1/4" = 1'-0"



2 LEFT-SIDE EXTERIOR ELEVATION
A3.2
1/4" = 1'-0"



Town of Hilton Head Island Planning Commission 2025 Meeting Schedule

All meetings will be held in Benjamin M. Racusin Council Chambers at Town Hall, One Town Center Court, unless otherwise posted. Changes to meeting dates, times and/or the location will be posted.

Meeting dates are Wednesdays. Application deadlines are Mondays, unless otherwise noted.

PUBLIC MEETING DATES	MEETING TIMES	APPLICATION DEADLINES
January 15, 2025	2:00 p.m.	December 16, 2024
February 19, 2025	2:00 p.m.	January 20, 2025
March 19, 2025	2:00 p.m.	*February 14, 2025
April 16, 2025	2:00 p.m.	March 17, 2025
May 21, 2025	2:00 p.m.	April 21, 2025
June 18, 2025	2:00 p.m.	May 20, 2025
July 16, 2025	2:00 p.m.	June 16, 2025
August 20, 2025	2:00 p.m.	July 21, 2025
September 17, 2025	2:00 p.m.	August 18, 2025
October 15, 2025	2:00 p.m.	September 15, 2025
November 19, 2025	2:00 p.m.	October 20, 2025
December 17, 2025	2:00 p.m.	November 17, 2025

*The application deadline is Friday, February 14, because Town Hall will be closed on Monday, February 17, in observance of Presidents Day.

All applications for review by the Planning Commission must be received by the Community Development Information Center a minimum of thirty (30) days prior to the public meeting date. Please refer to Chapter 2 of the Town's Land Management Ordinance for additional information.