



SCAPA Fall Conference 2024

Showcasing Excellence:

How Hilton Head Island's Design Review Board Shapes Development

To Preserve Island Character

OCTOBER 24, 2024

Session Outline



- 01** Introductions

- 02** Brief history of Hilton Head Island , Sea Pines Plantation, and the Land Management Ordinance

- 03** Review of the Town of Hilton Head Island's Design Guide

- 04** Project from: Todd Theodore, Principal at Wood + Partners Inc.

- 05** Project from: Judd Carstens, Principal at Wiltmer Jones Keefer, Ltd.

- 06** Projects from: Annette Lippert, Architect at Court Atkins Architects, Inc.

- 07** Projects from: Tom Parker, President at Parker Design Group

- 08** Questions



Melissa Paul-Leto,
Principal Planner of Design—Town of Hilton Head Island



Todd Theodore,
Principal at Wood + Partners Inc.
Design Review Board Member



Judd Carstens
Principal at Witmer Jones Keefer, Ltd.
Chair — Design Review board



Tom Parker , AIA, LEED
President at Parker Design Group
Design Review Board Member



Annette Lippert,
Project Architect at Court Atkins Architects, Inc.
Assistant Chair — Design Review Board

Hilton Head Island, located in South Carolina's Lowcountry, is a renowned resort town known for its pristine beaches, natural beauty, and sustainable development.

Natural Environment:

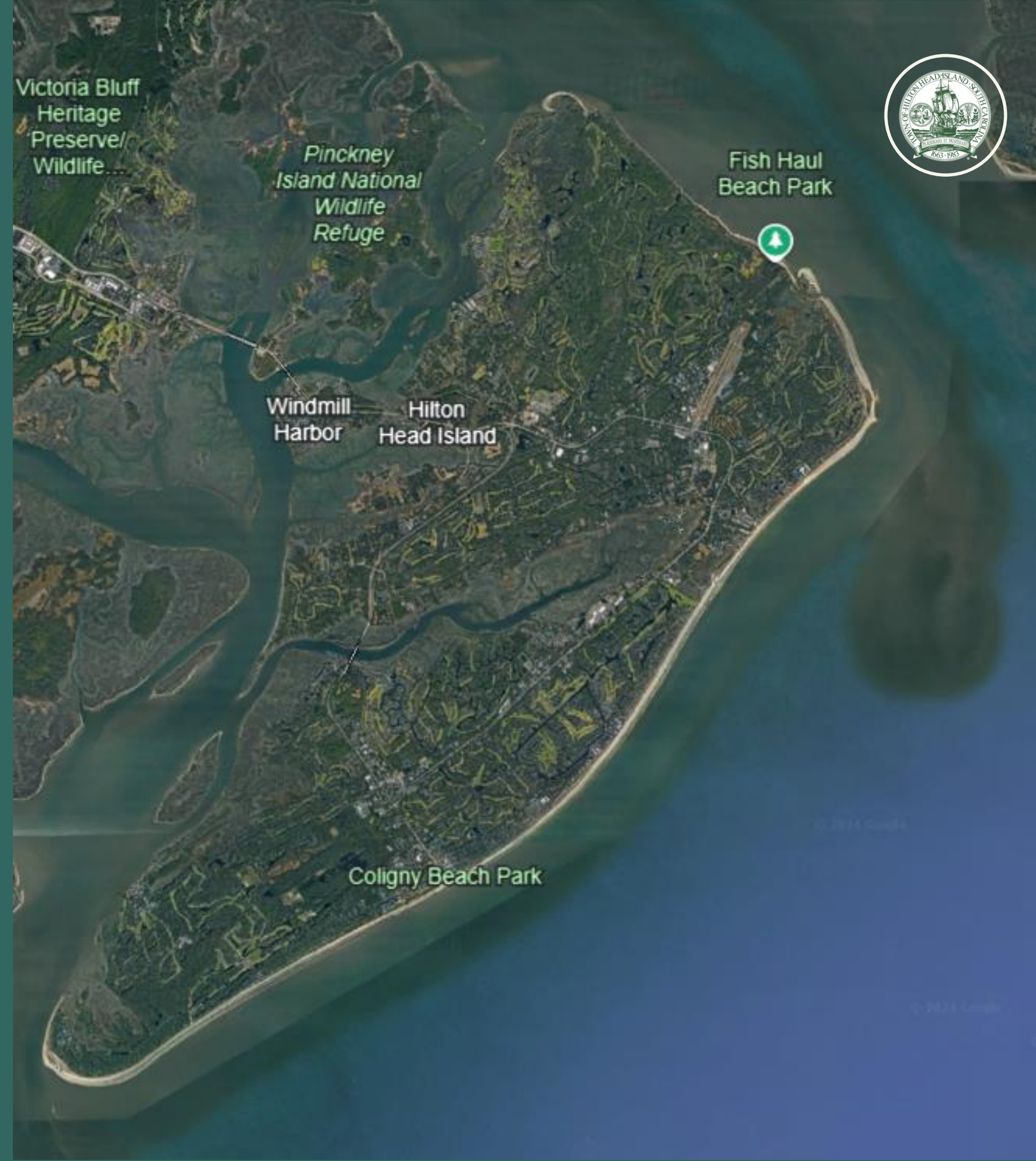
Hilton Head is known for its emphasis on preserving the natural landscape, with much of the island covered in maritime forests, wetlands, and wildlife habitats. Strategic development codes and a focus on blending architecture with nature have helped maintain its serene environment. The island is also part of the Gullah-Geechee Cultural Corridor, reflecting the rich cultural history of the region's African American communities.



Tourism and Recreation: The Island is a popular destination for outdoor activities, including:

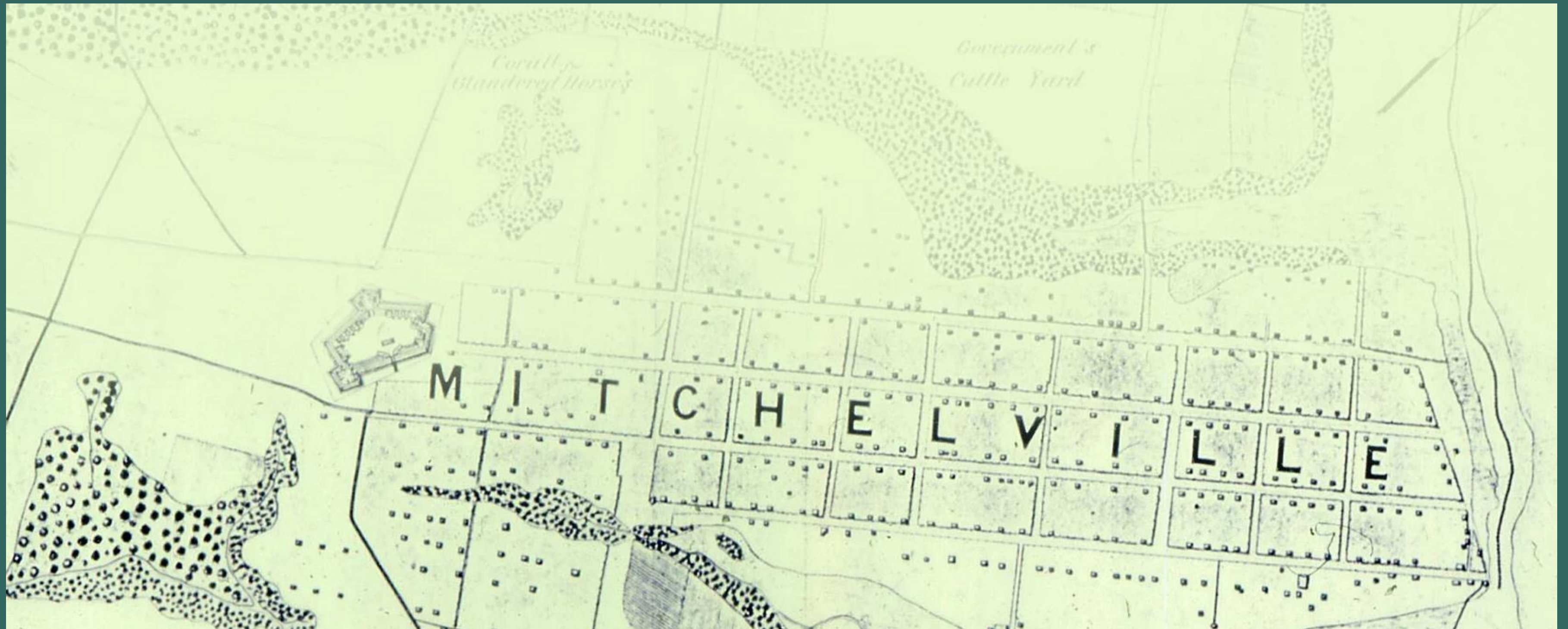
- **12 miles of beaches**, ideal for swimming, sunbathing, and beachcombing.
- **World-class golf:** Hilton Head boasts more than 20 golf courses, including those that host major tournaments like the **RBC Heritage** on the PGA Tour.
- **Tennis, cycling, and water sports** are also popular, with miles of bike paths and extensive waterways for kayaking, fishing, and boating.

Hilton Head Island offers a blend of luxury, natural beauty, historical significance, and a commitment to sustainable development, making it a unique and highly desirable place to live, visit, and explore.



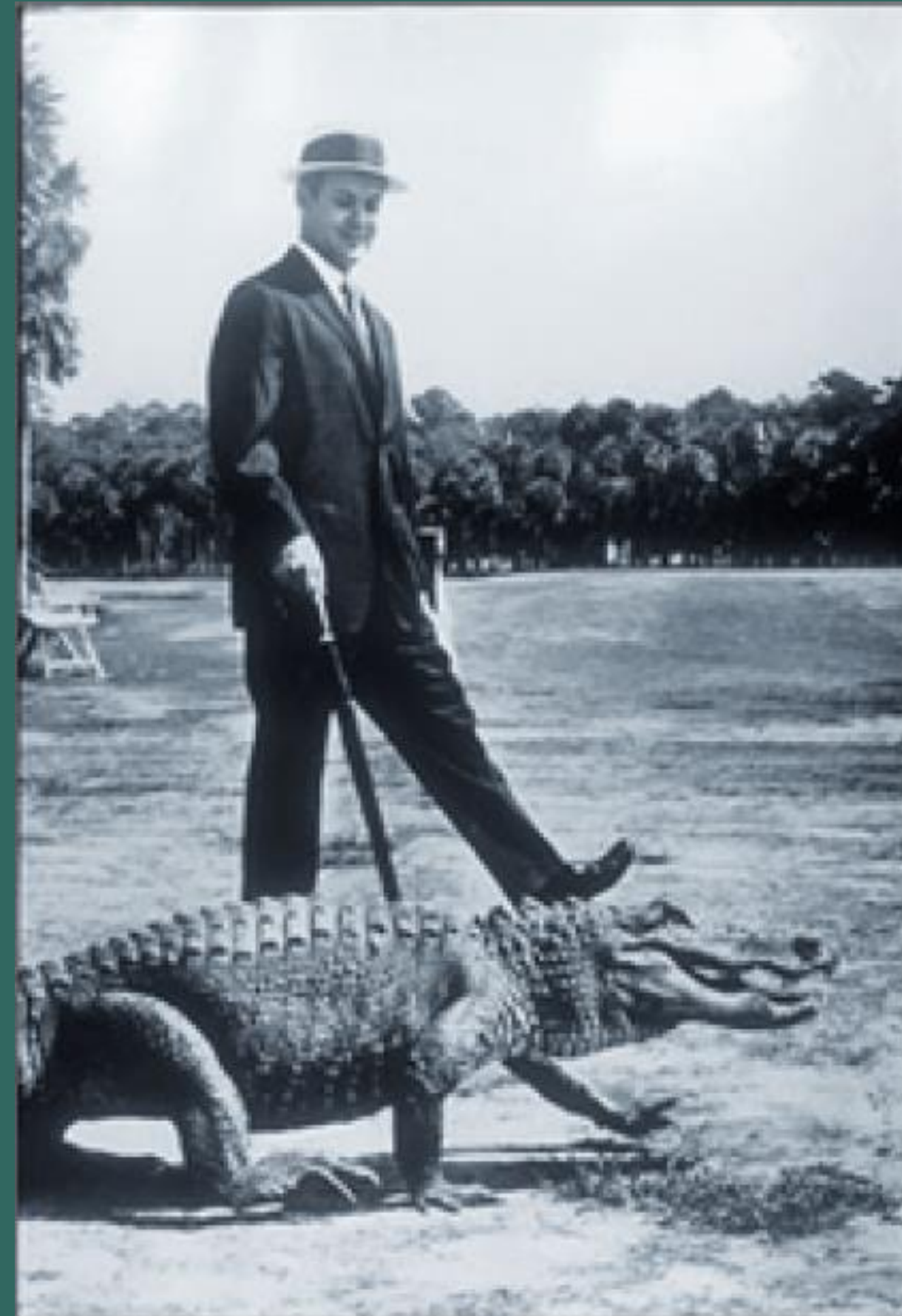


During the **Civil War**, Hilton Head became a strategic Union Base, and **Mitchelville**, the first self-governed town for freed enslaved people, was established in 1862.





In the mid-20th century, **Charles Fraser** pioneered the Island's modern development, particularly through the creation of **Sea Pines Plantation** in 1956, which set a precedent for environmentally conscious planning.





Charles Fraser's Seven Basic Principals are embedded in many of the Island's subsequent development patterns and way of life:

1. Do not impose development on the environment.
2. Create green space for privacy.
3. Keep density as low as possible.
4. Create roads for beauty and efficiency not just transit.
5. Build no structure higher than the tallest tree.
6. Cut only those trees that are absolutely necessary.
7. Think always of enhancing the quality of life for those who would be residents of the Island.





“The architectural design and construction philosophy... is that buildings should be unobtrusive in form and color in order to compliment their natural setting. The main concern is that the total community be homogeneous in feeling in a park-like setting and free from the discordant architectural shapes and colors which vie for attention and attempt to create greater visual impact than a neighbor’s.”

Charles Fraser



General Land Use Map

July 1992

SEA PINES PLANTATION

The Southern End of Hilton Head Island

This Map Also Identifies Neighborhoods Adjacent to Sea Pines Including Point Comfort, Palmetto Bay, and Portions of Forest Beach, Shipyard, Wexford and Daufuskie Island

Schedule Of Proposed Uses

Use No.	Existing Use and Location	Proposed Use (See Title 2)	Priority	Use No.	Existing Use and Location	Proposed Use (See Title 2)	Priority
1	Residential	Residential	1	11	Public	Public	1
2	Commercial	Commercial	2	12	Industrial	Industrial	2
3	Office	Office	3	13	Marine	Marine	3
4	Hotel	Hotel	4	14	Recreation	Recreation	4
5	Restaurant	Restaurant	5	15	Religious	Religious	5
6	Bar	Bar	6	16	Government	Government	6
7	Bank	Bank	7	17	Utility	Utility	7
8	Post Office	Post Office	8	18	Transportation	Transportation	8
9	Police Station	Police Station	9	19	Other	Other	9
10	Fire Station	Fire Station	10	20	Open Space	Open Space	20

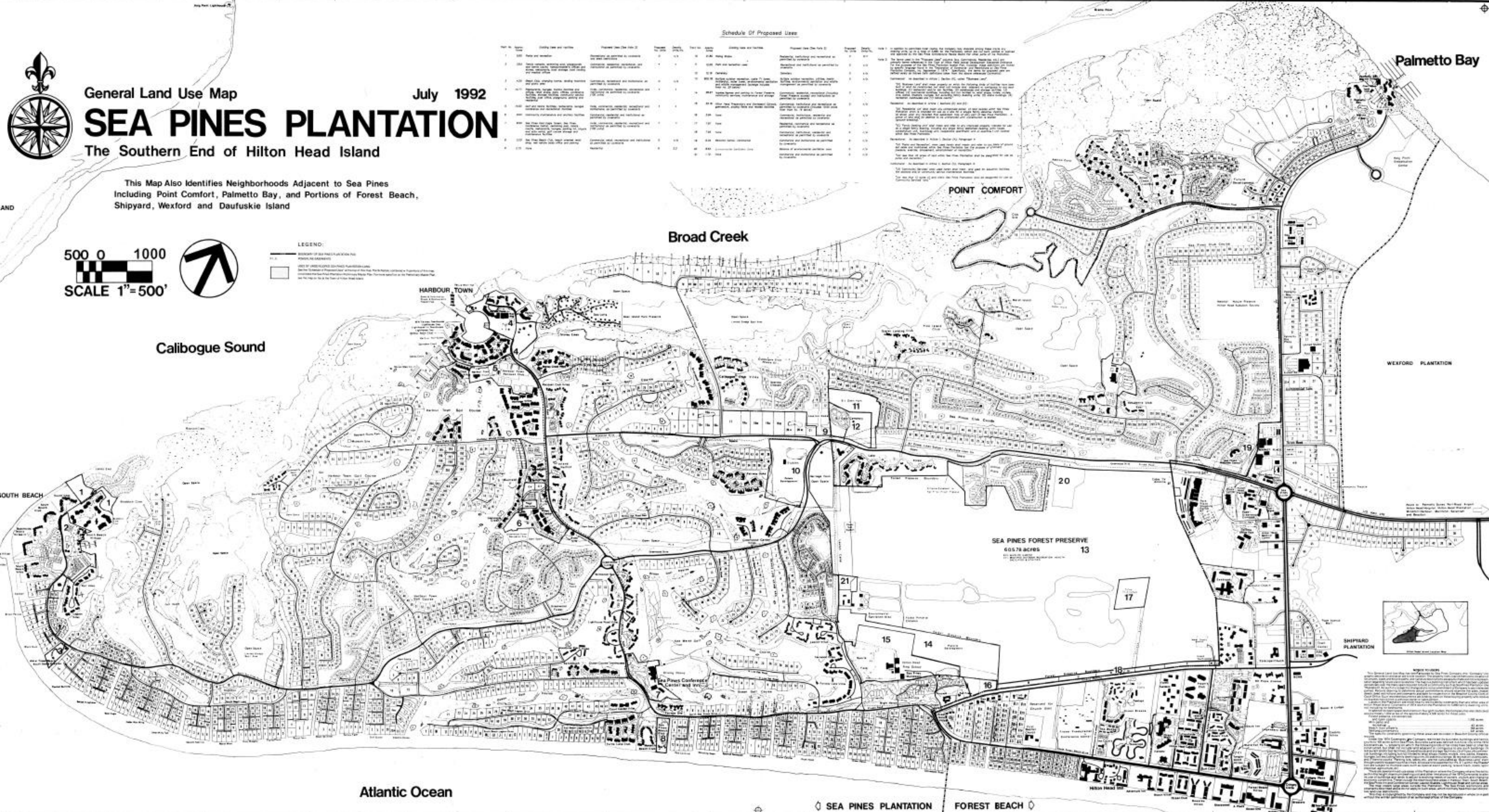
Notes:

1. The map shows the proposed land use for the Sea Pines Plantation. It is based on the current zoning and the proposed changes to the zoning code.
2. The map also shows the boundaries of the plantation and the adjacent neighborhoods.
3. The map is intended to provide information to the public and to the planning commission.
4. The map is not intended to be used as a legal document.
5. The map is subject to change without notice.



LEGEND:

- Boundary of Sea Pines Plantation and other land parcels
- Sea Pines Forest Preserve
- Other land parcels



Notes:

1. The map shows the proposed land use for the Sea Pines Plantation. It is based on the current zoning and the proposed changes to the zoning code.
2. The map also shows the boundaries of the plantation and the adjacent neighborhoods.
3. The map is intended to provide information to the public and to the planning commission.
4. The map is not intended to be used as a legal document.
5. The map is subject to change without notice.



The Sea Pines Liberty Oak



Harbour Town Lighthouse



Harbour Town Golf Links – Hole 17



Harbour Town Golf Links – Hole 18



Sea Pines Forest Preserve is a historic and ecologically significant area located within Sea Pines community on Hilton Head Island. The preserve spans over 600 acres of protected land, offering a glimpse into the Island's natural environment and cultural history. Here's an overview of its history:

Early History: The land that is now Sea Pines Forest Preserve was once inhabited by Native American tribes, and artifacts found in the area date back thousands of years. The preserve contains shell rings, which are believed to be remnants of early Native American settlements from around 4,000 years ago. These archeological sites are protected within the preserve and provide valuable insight into the region's prehistoric culture.



Sea Pines Forest Preserve

Creation of Sea Pines Forest Preserve:

Sea Pines Forest Preserve was formally established in 1970 and became the Island's largest nature preserve.

Fraser and the Sea Pines Company set strategic regulations to protect the land, ensuring that the unique ecosystems, wildlife, and historical sites would be preserved. It was one of the first instances where a large section of prime real estate was set aside for environmental preservation within a private resort community, reflecting Fraser's vision of harmony between human development and nature.



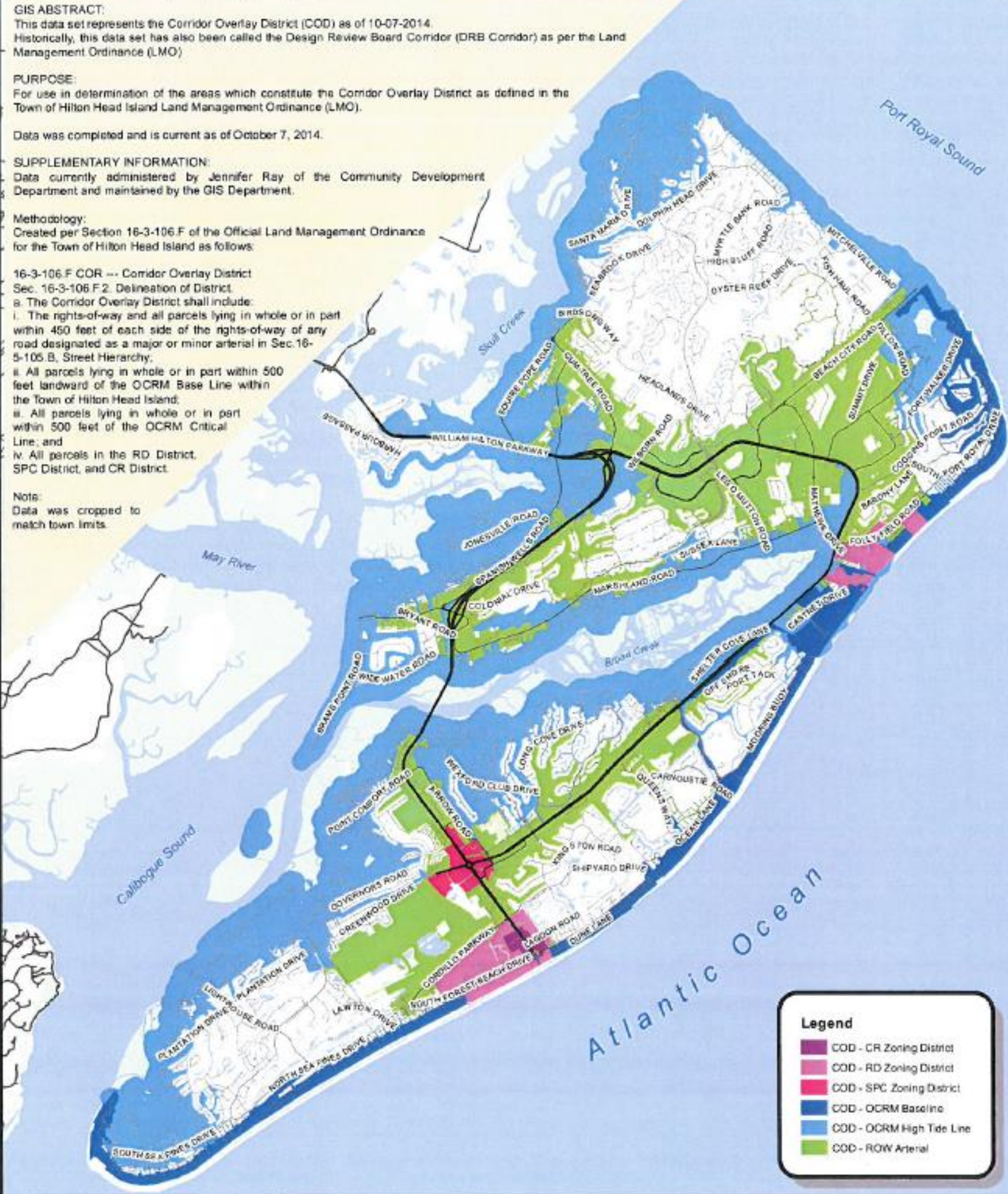
Sea Pines Forest Preserve



- The Town of Hilton Head Island was incorporated on May 18, 1983.
- The Town of Hilton Head Island's Land Management Ordinance (LMO) was first adopted in 1987. The LMO provides a comprehensive set of regulations governing land use, zoning, and development to ensure that growth on the Island is consistent with the town's goals for environmental preservation, community character, and sustainable development. The ordinance has been amended over the years to adapt to evolving community needs and legal requirements.
- The Design Review Board (DRB) of the Town of Hilton Head Island began in the mid 1980s following the LMO.



What parts of the Island require Design Review?
Those areas within 450-feet of a major or minor arterial road, within 500-feet of the beach, marsh front, South Carolina Department of Environmental Services – Bureau of Coastal Management, and all parcels in the Town’s Resort Development District, Sea Pines Circle District, and Coligny Resort District.



GIS ABSTRACT:
This data set represents the Corridor Overlay District (COD) as of 10-07-2014. Historically, this data set has also been called the Design Review Board Corridor (DRB Corridor) as per the Land Management Ordinance (LMO).

PURPOSE:
For use in determination of the areas which constitute the Corridor Overlay District as defined in the Town of Hilton Head Island Land Management Ordinance (LMO).

Data was completed and is current as of October 7, 2014.

SUPPLEMENTARY INFORMATION:
Data currently administered by Jennifer Ray of the Community Development Department and maintained by the GIS Department.

Methodology:
Created per Section 16-3-106.F of the Official Land Management Ordinance for the Town of Hilton Head Island as follows:

- 16-3-106.F COR --- Corridor Overlay District
Sec. 16-3-106.F.2. Delineation of District
a. The Corridor Overlay District shall include:
i. The rights-of-way and all parcels lying in whole or in part within 450 feet of each side of the rights-of-way of any road designated as a major or minor arterial in Sec. 16-5-105.B, Street Hierarchy;
ii. All parcels lying in whole or in part within 500 feet landward of the OCRM Base Line within the Town of Hilton Head Island;
iii. All parcels lying in whole or in part within 500 feet of the OCRM Critical Line; and
iv. All parcels in the RD District, SPC District, and CR District.

Note:
Data was cropped to match town limits.



The Design Review Board looks at the aesthetics of new development and renovations of existing development to protect what we call “Island Character.”



Town of Hilton Head Island's Design Guide is meant to provide owners, developers, and design professionals with an awareness of the major factors that must be involved in order for projects to achieve Island Character. Rather than an attempt to stifle good design it is meant to inspire the highest quality of design.



Todd Theodore

Principal at Wood + Partners Inc.



Celebration Park in Hilton Head Island,
officially known as **Lowcountry Celebration
Park**, opened in December 2020.

It was developed as a central gathering
space for the community, featuring
recreational areas, an adventure playground,
open spaces, walking trails, and an
amphitheater.

The park also includes the Sandbox
Children's Museum, contributing to its role as
a family-friendly destination.



























Judd Carstens

Principal at Witmer Jones Keefer, Ltd.



CASE STUDY – SHELTER COVE TOWN CENTER

REVITALIZATION OF 80's INDOOR SHOPPING MALL THROUGH PLANNING,
AESTHETICS, AND PARTNERSHIP



CASE STUDY – SHELTER COVE TOWN CENTER

Previous Condition

Derelict Commercial Space - Anchor Tenants in Long-Term Lease - Underutilized Natural Edge



CASE STUDY – SHELTER COVE TOWN CENTER

Previous Condition

Derelict Commercial Space - Anchor Tenants in Long-Term Lease - Underutilized Natural Edge



CASE STUDY – SHELTER COVE TOWN CENTER

Design Review

Streetscape Commercial Space

Public Park / Gather Space

Reuse of Existing Parking / Building

Provide Additional Residential Opportunity



CASE STUDY – SHELTER COVE TOWN CENTER

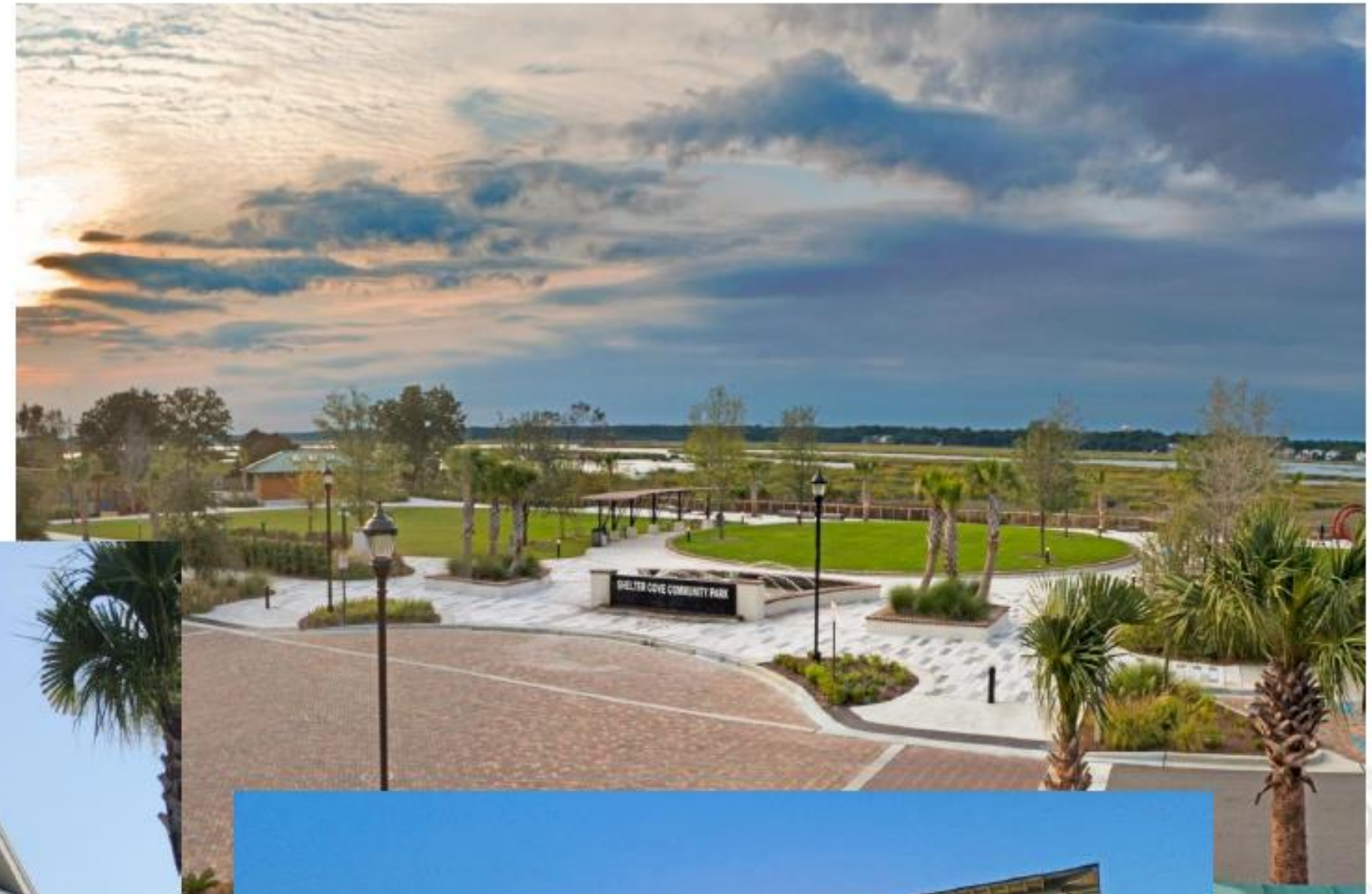
Design Review

Streetscape Commercial Space

Reuse of Existing Building

Public Park / Gather Space

Provide Additional Residential Opportunity



CASE STUDY – SHELTER COVE TOWN CENTER

Design Review

Streetscape Commercial Space

Reuse of Existing Building

Public Park / Gather Space

Provide Additional Residential Opportunity





Annette Lippert

Architect at Court Atkins Architects, Inc.



South Carolina
Planning Association
Conference

October 2024



COURT ATKINS
GROUP



Hilton Head Island Vernacular:

- Large Roof Overhangs

Design Guide Influences:

- Sloped Roofs

Land Maintenance Ordinance

- Lighting
- Signage

NEW STAND ALONE BLDG FLOOR PLAN: SE/FL - WITHOUT CANOPY



Hilton Head Island Vernacular / DRB influenced deviations from the corporate prototype.

(final design above, prototype to the right)

Restaurant (Starbucks)



Hilton Head Island Vernacular:

- Materials – tabby stucco
- Details – brackets

Design Guide Influences:

- Nature Blending Colors
- Dominantly Sloped Roofs (vs. parapet construction)

Land Maintenance Ordinance

- Lighting
- Signage
- Landscaping / Plantings - native plant selections



Hilton Head Island Vernacular:

- Materials –stucco
- Details – brackets / shutters

Design Guide Influences:

- Nature Blending Colors
- Varied Roof Lines to break up massing

Land Maintenance Ordinance

- Landscaping / Plantings - native plant selections

Public / Commercial

(Palmetto Dunes
Welcome Center)



COURT ATKINS
GROUP



Precedent Driven (tear-down and rebuild)

Hilton Head Island Vernacular:

- Materials – shake siding
- Details – awnings / brackets / roof lines

Design Guide Influences:

- Nature Blending Colors



 COURT ATKINS
GROUP

Retail / Restaurant
(South Beach Marina)

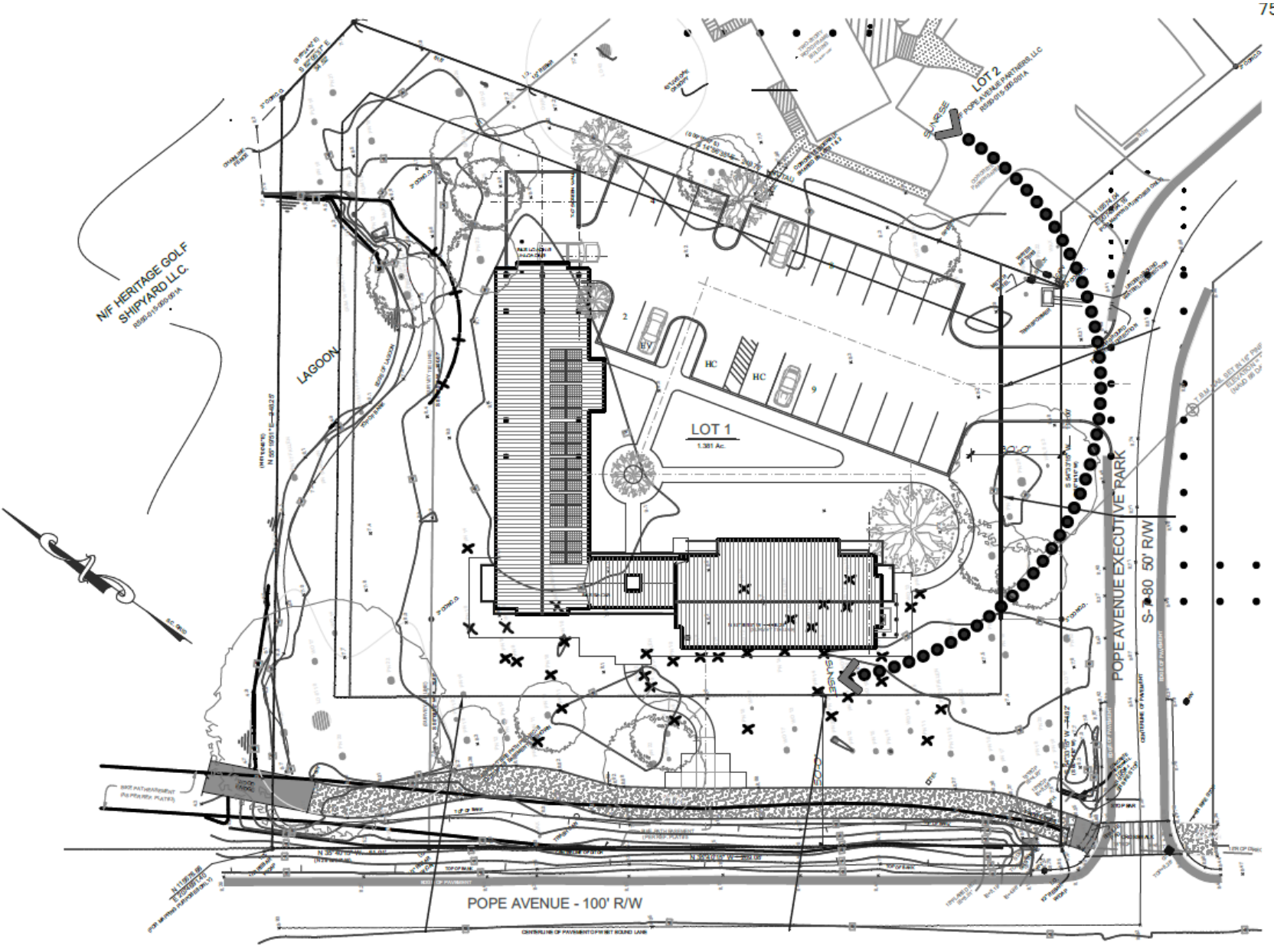
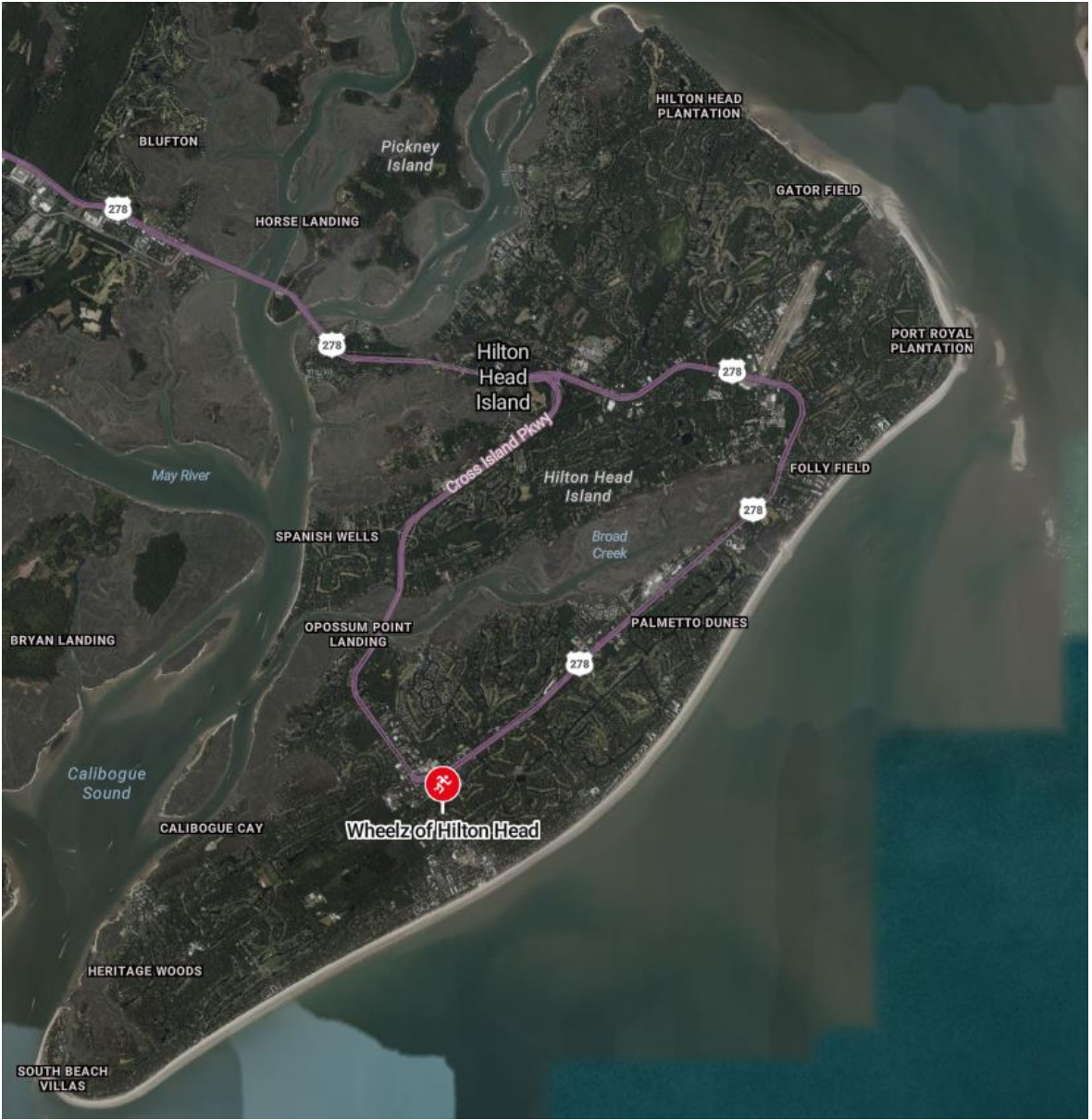


Tom Parker President at Parker Design Group



WHEELS BIKE SHOP

1 Executive Park Road,
Hilton Head Island, South Carolina 29928



75' 25' 
SITE PLAN

WHEELZ BIKE SHOP
#25663655

Ramp elevation from parking lot



WHEELZ BIKE SHOP
#25663655
Exterior street facing elevation



WHEELZ BIKE SHOP
#25663655
Entries to Bike Shop & Offices



WHEELZ BIKE SHOP

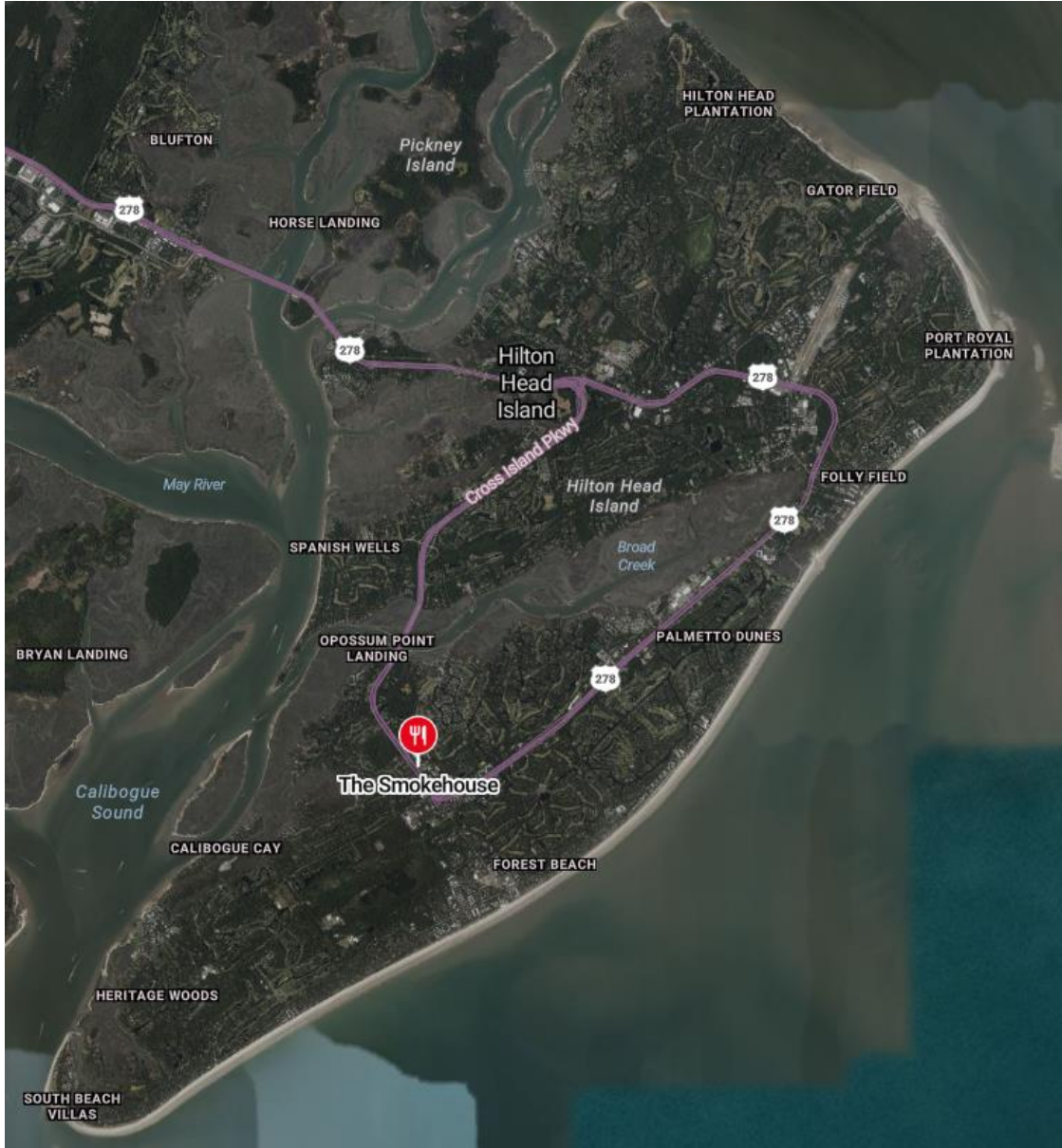
#25663655

Stair details & street elevation

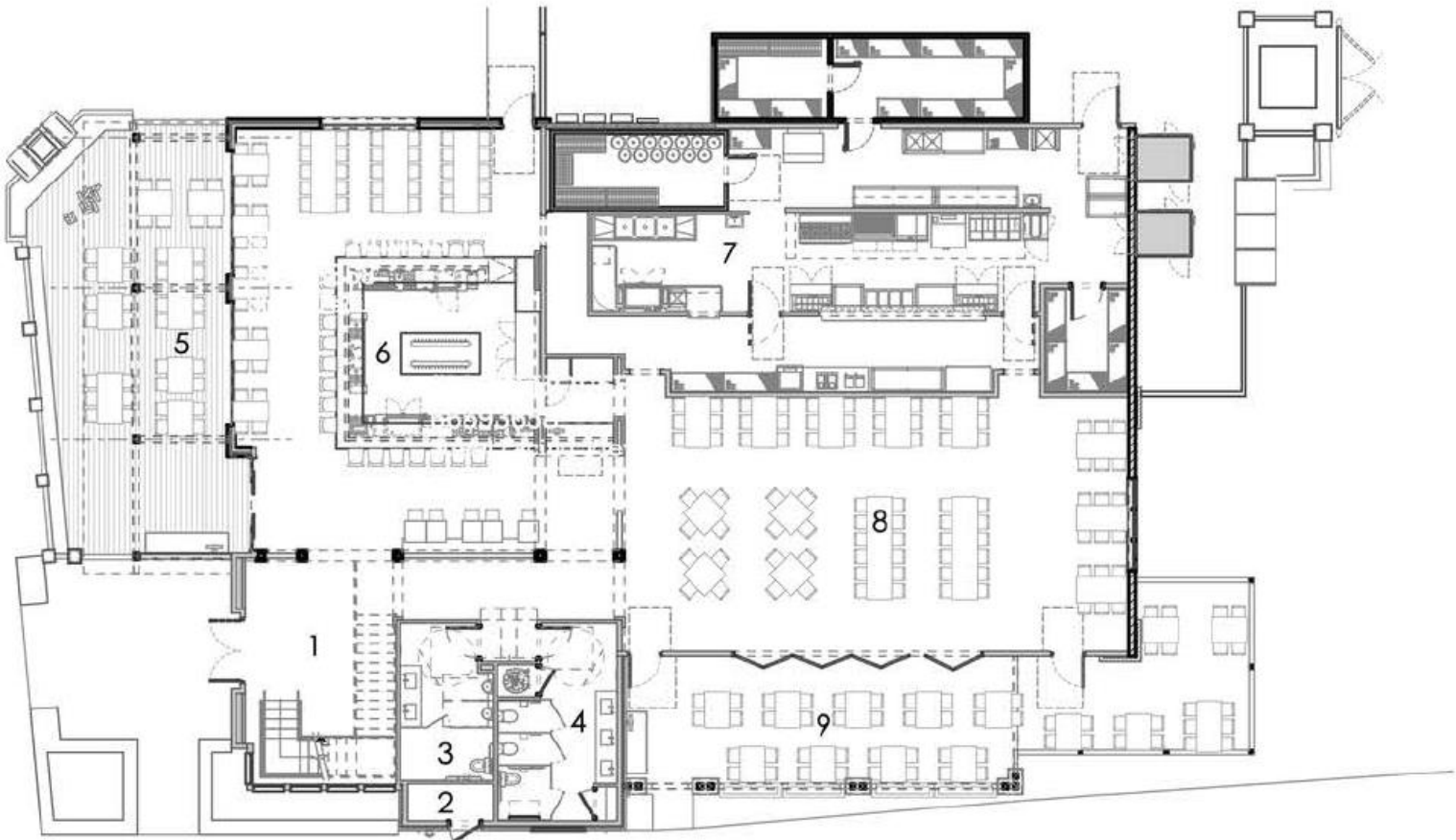


THE SMOKEHOUSE

34 Palmetto Bay Road,
Hilton Head Island, South Carolina 29928



SMOKEHOUSE
66593658



FIRST FLOOR PLAN	0	4	16	48	64
1 ENTRY					
2 RISER ROOM					
3 MENS					
4 WOMENS					
5 OUTDOOR COVERED DINING					
6 BAR / DINING					
7 KITCHEN					
8 MAIN DINING ROOM					
6 OUTDOOR COVERED DINING					

BEFORE



AFTER



SMOKEHOUSE
66593658
Entrance

BEFORE



SMOKEHOUSE
66593658
Street Facing View



AFTER

SMOKEHOUSE
66593658
Outdoor seating area
Entry from rear parking lot



SMOKEHOUSE

66593658

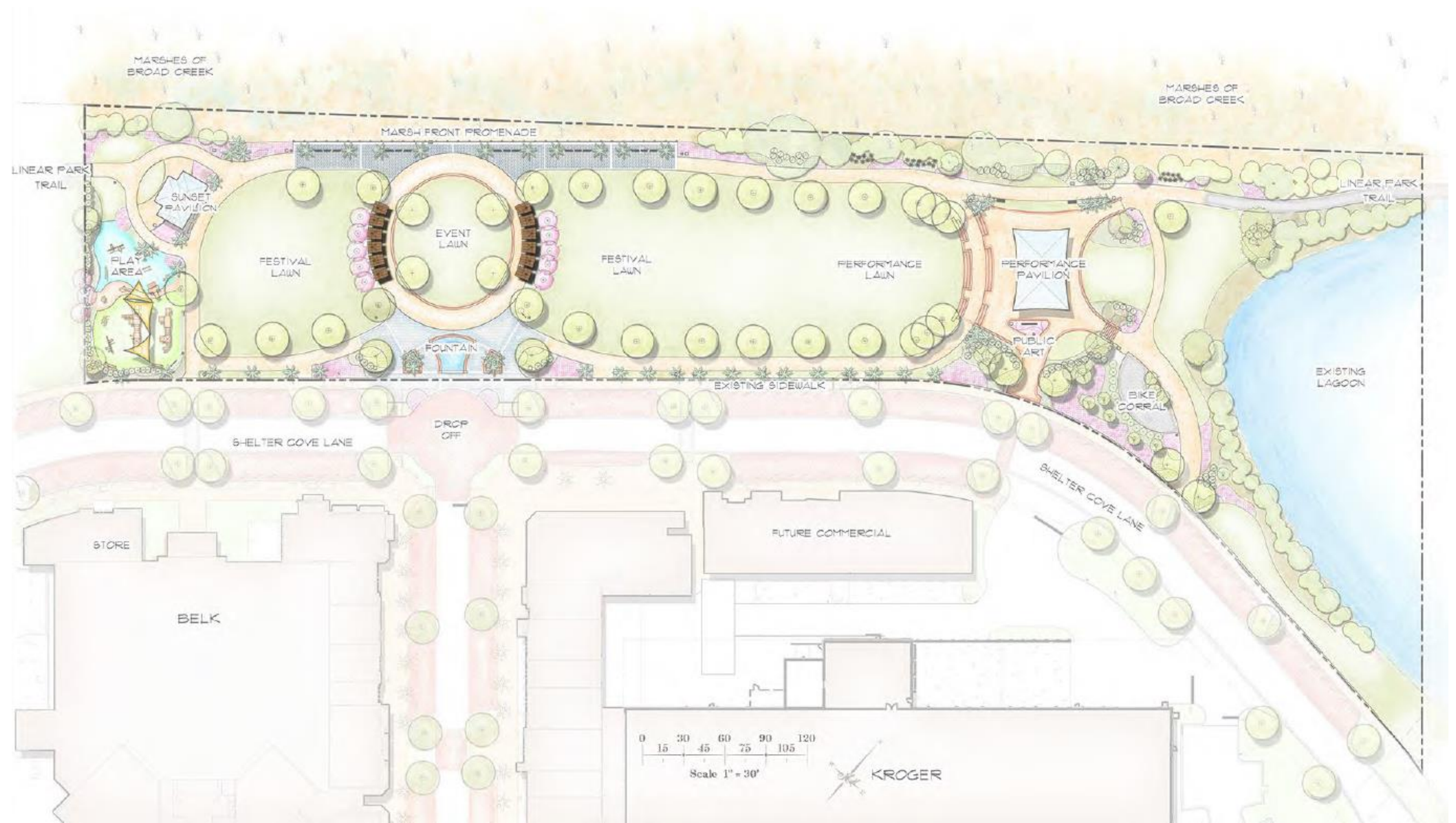
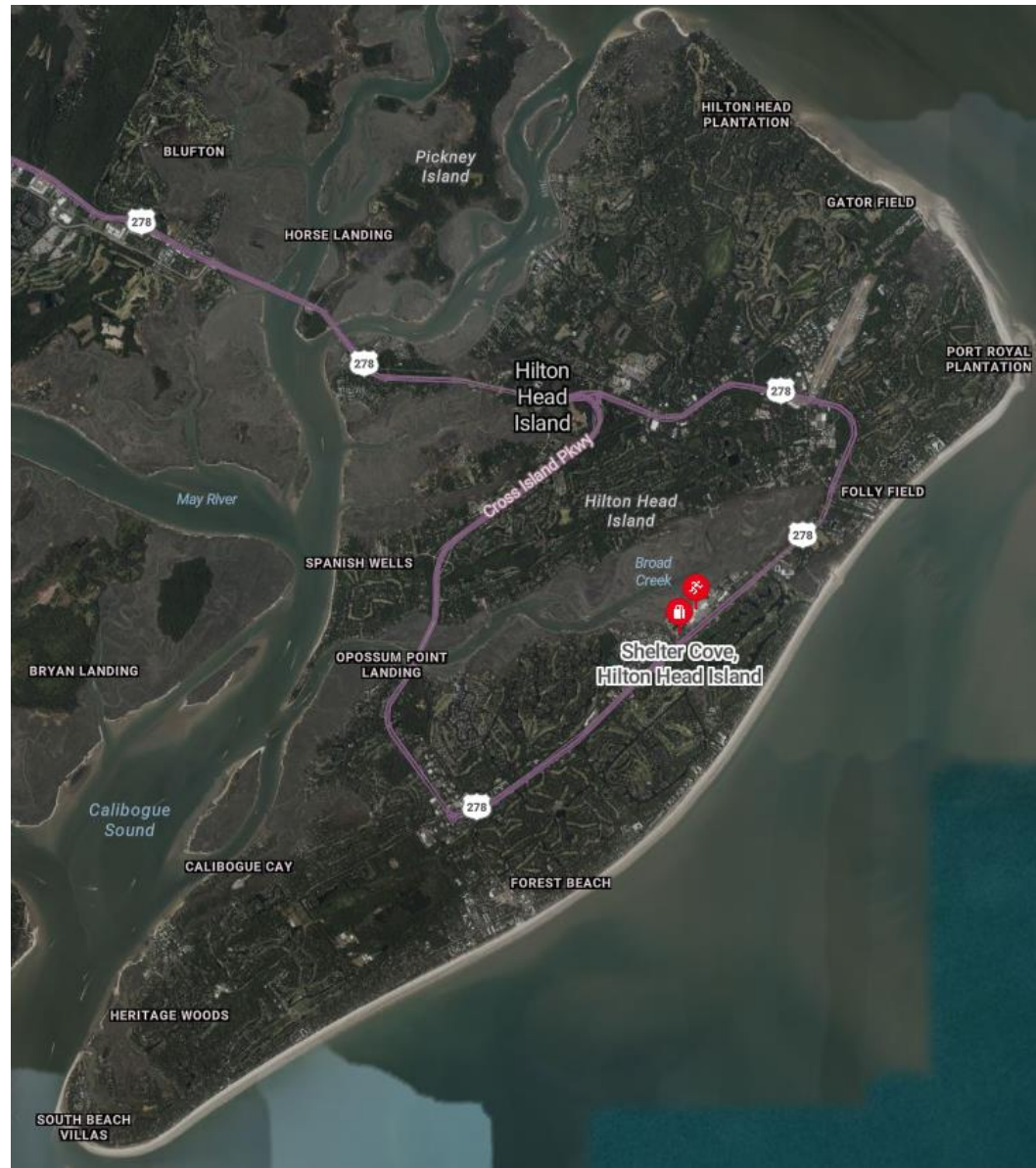
Outdoor bar/
dining seating

Original fireplace

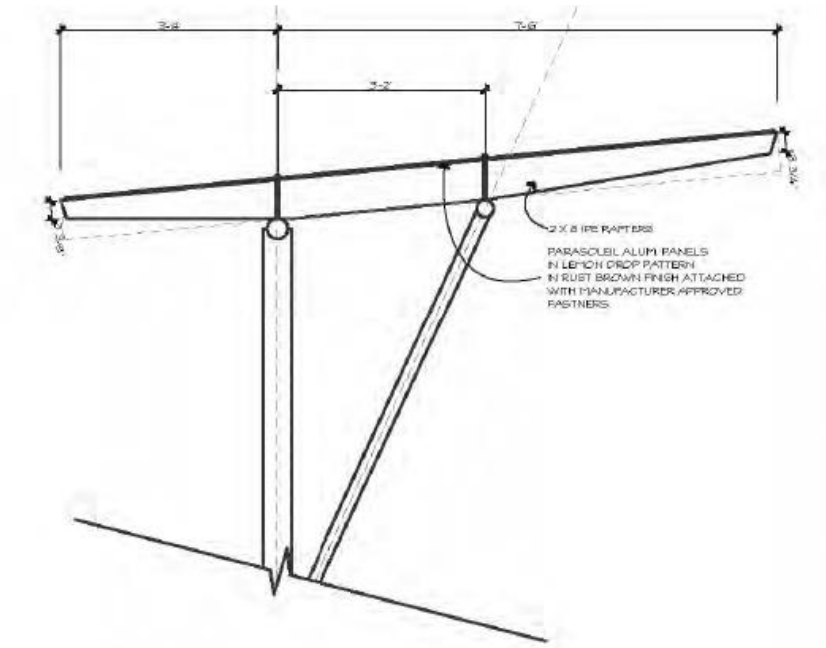
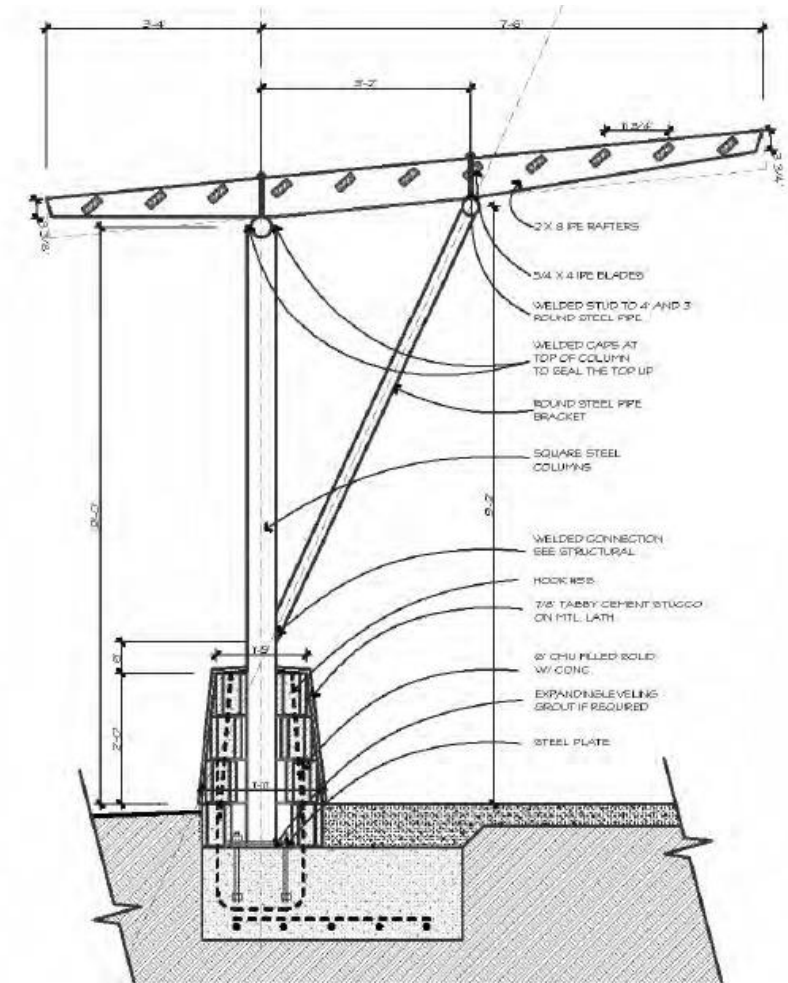
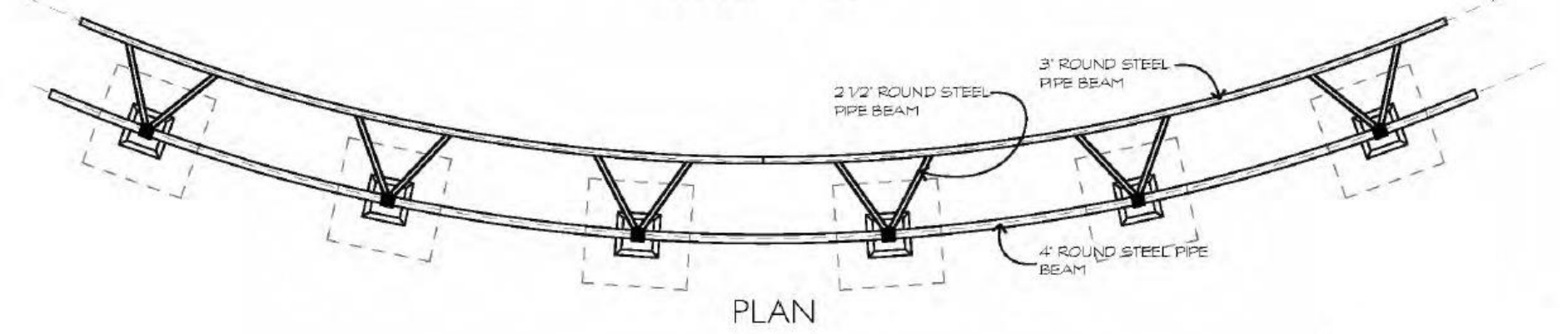
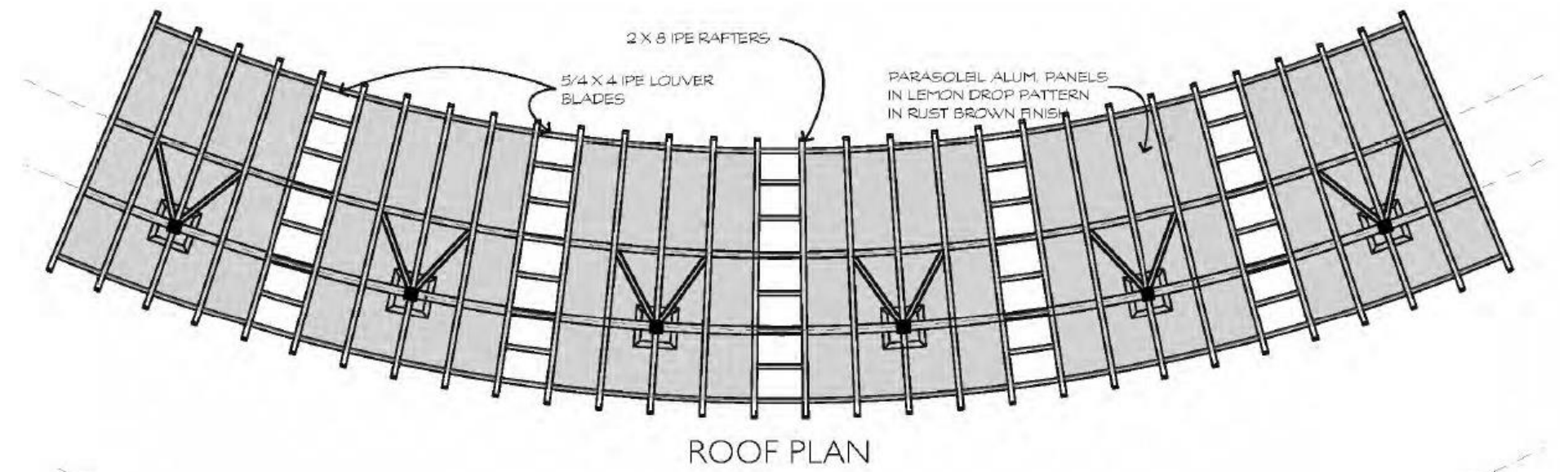


SHELTER COVE SHADE STRUCTURE

Shelter Cove Park,
Hilton Head Island, South Carolina 29928





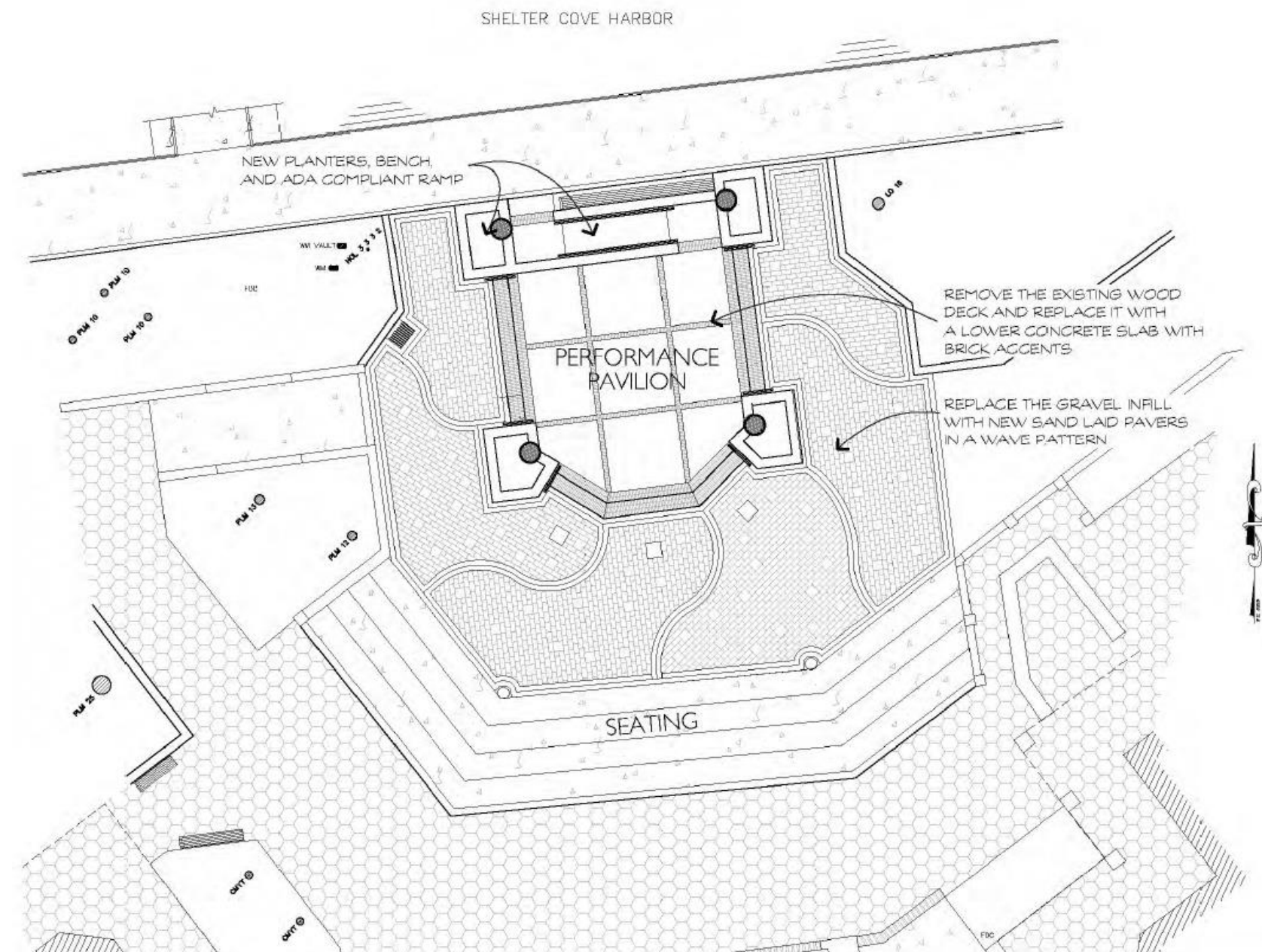
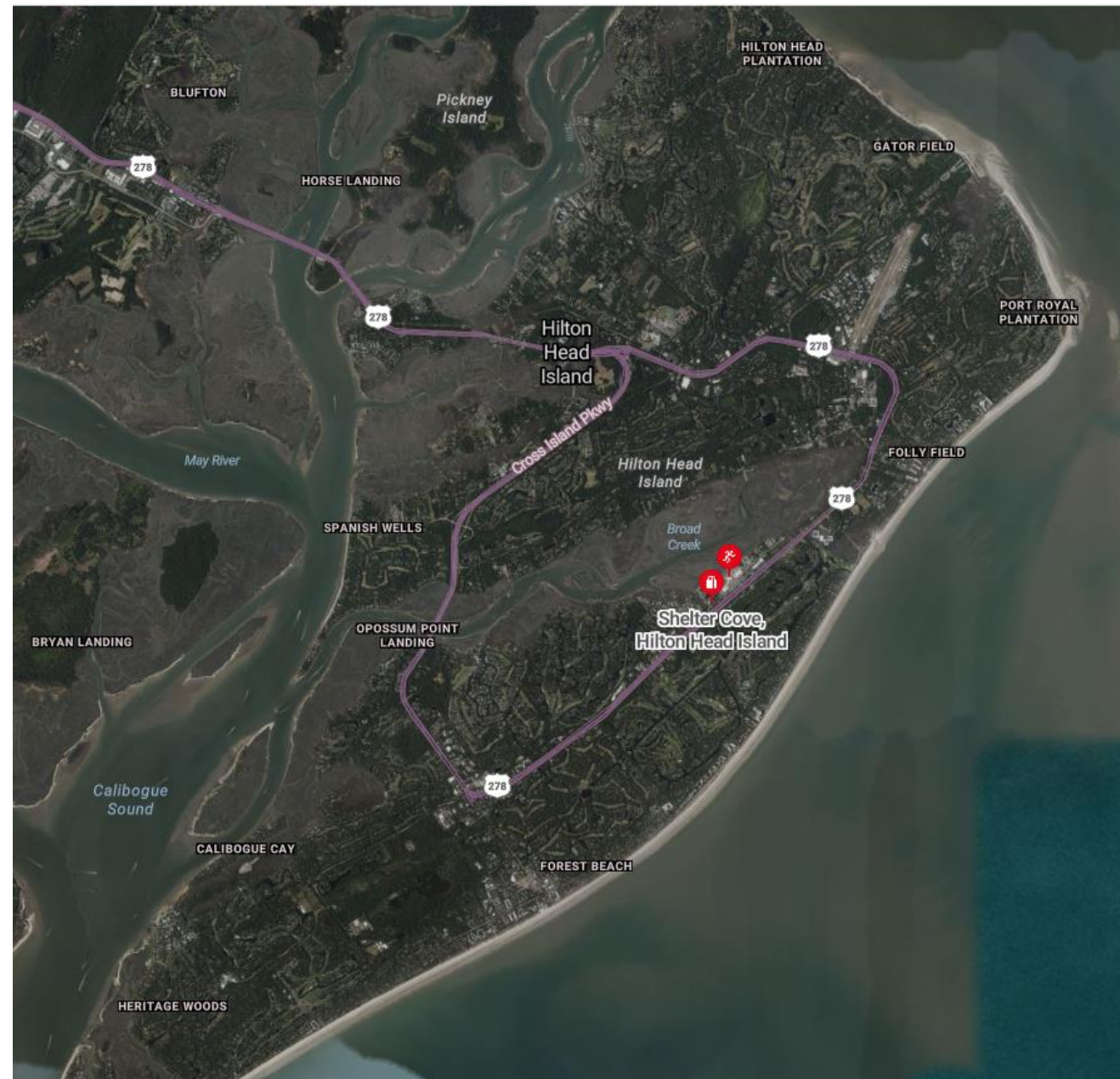


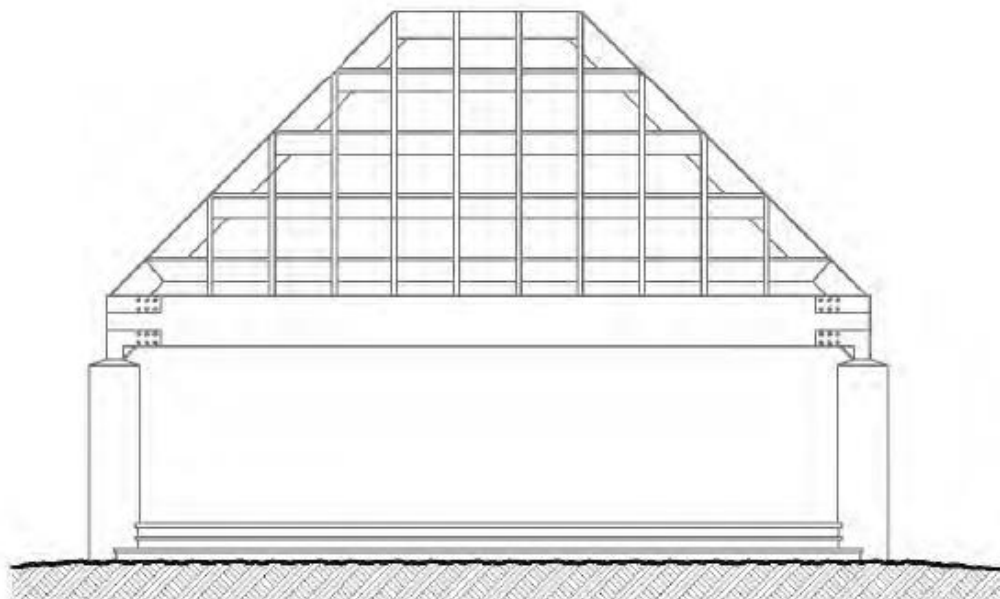
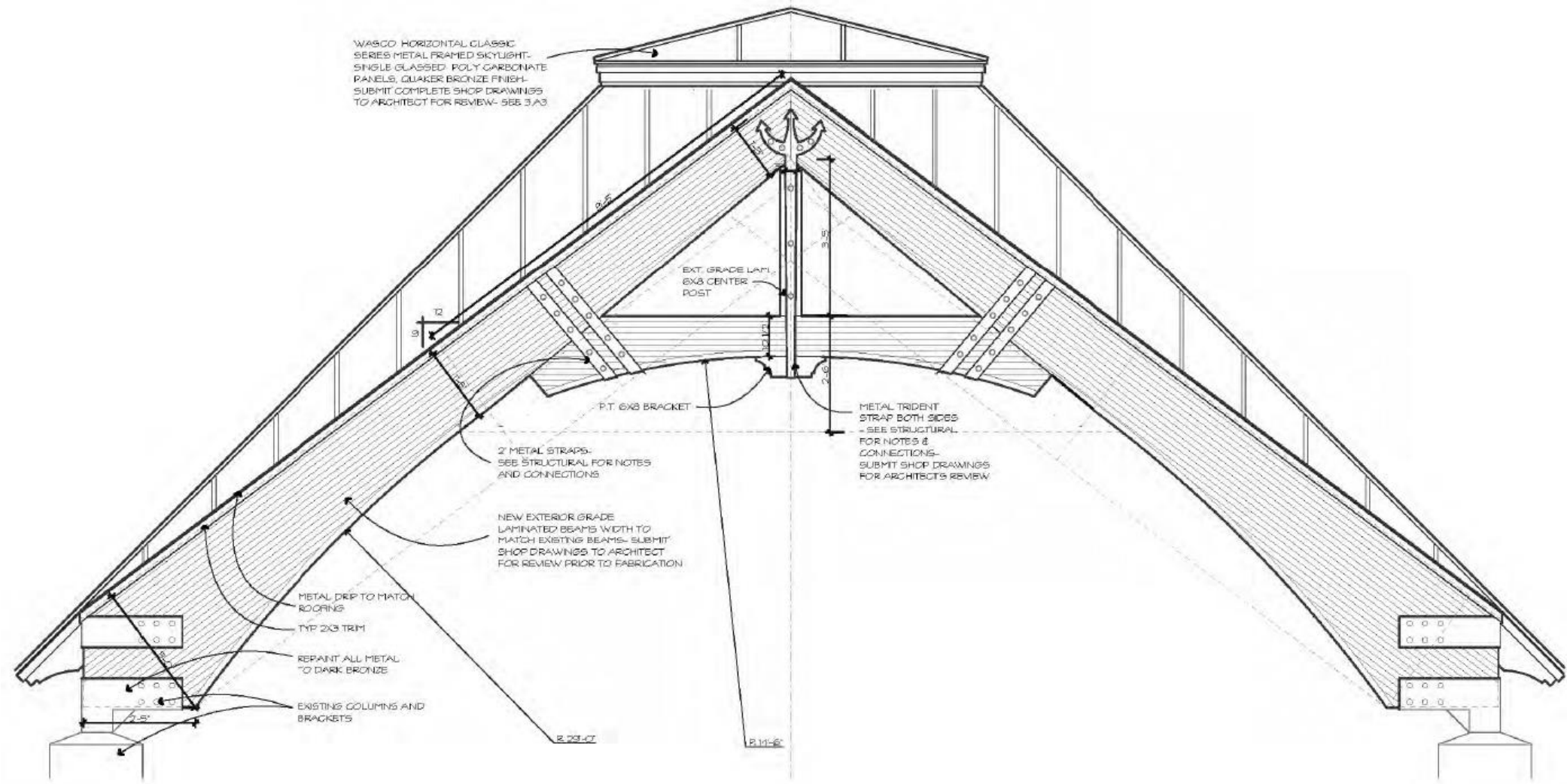




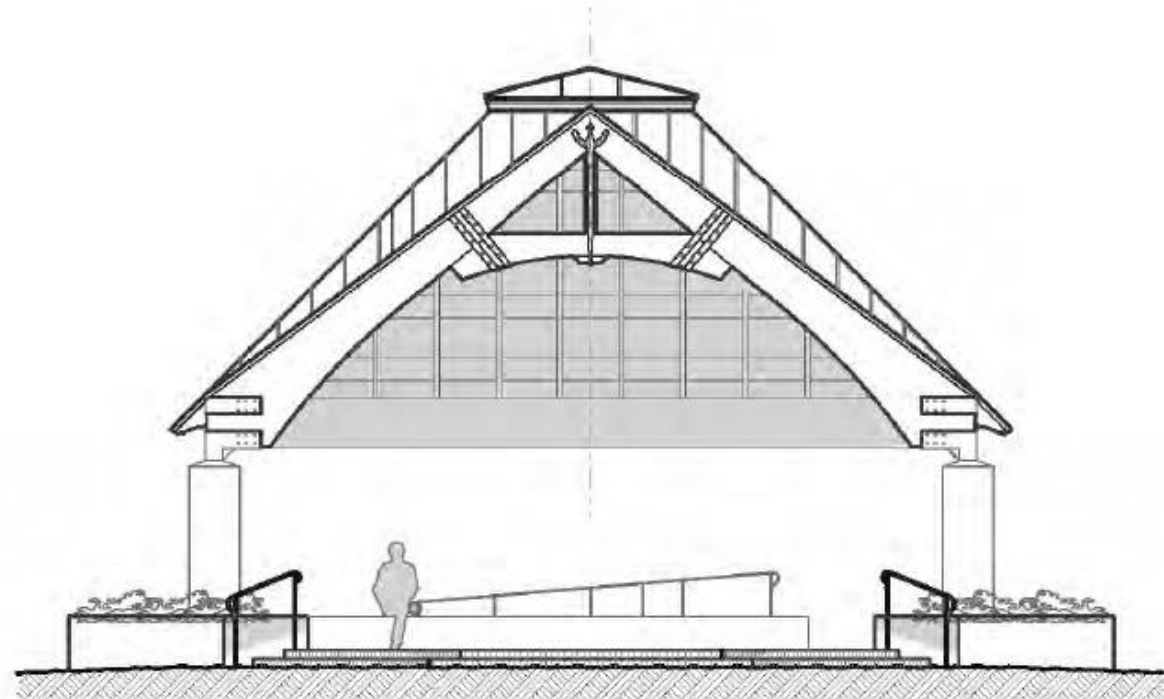
SHELTER COVE PAVILLION

Shelter Cove Harbor,
Hilton Head Island, South Carolina 29928

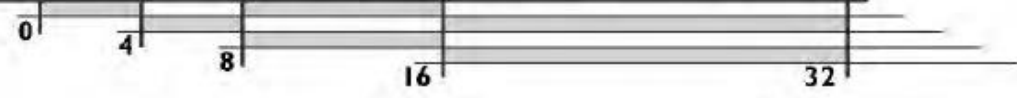




ORIGINAL PERFORMANCE ELEVATION



NEW PERFORMANCE ELEVATION









QUESTIONS?

