

***Town of Hilton Head Island***  
***Minutes of the Design Review Board***

**Benjamin M. Racusin Council Chambers**

**July 12, 2016**

**1:15p.m.**

**Board Members Present:** Chairman Jake Gartner, Vice Chairman Dale Strecker, Debbie Remke, Brian Witmer, Ron Hoffman, Kyle Theodore, Michael Gentemann

**Board Members Absent:** None

**Town Council Present:** None

**Town Staff Present:** Jennifer Ray, Urban Designer  
Yo Surrett, Plans Examiner  
Jill Foster, Deputy Director of Community Development  
Teresa Haley, Secretary

**As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting**

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**1. Call to Order**

Chairman Gartner called to order the regular meeting of the Design Review Board at **1:15pm.**

**2. Roll Call - See as noted above.**

**3. Freedom of Information Act Compliance**

The Town has met all Freedom of Information Act requirements for this meeting.

**4. Swearing in Ceremony for Ms. Kyle Theodore**

Mr. Brian Hulbert, Staff Attorney, performed the swearing in ceremony for reappointed DRB member Ms. Kyle Theodore.

**5. Approval of the Agenda**

Ms. Ray stated that project Green Thumb, DRB-001213-2016 should be reviewed under Alteration/Addition, and not New Development – Conceptual. The Board **approved** the **amended** agenda by general consent.

**6. Approval of Minutes**

The Board reviewed the minutes of the **June 28, 2016** meeting and **approved** the minutes by general consent.

## 7. Staff Report – None

## 8. Board Business

### A. Election of Officers for term July 1, 2016 – June 30, 2017

Ms. Theodore made a **motion** to nominate Mr. Jake Gartner to serve as Chairman for the new term. Vice Chairman Strecker **seconded** the motion. Mr. Gartner accepted the nomination and the motion **passed** unanimously.

Chairman Gartner made a **motion** to nominate Mr. Dale Strecker to serve as Vice Chairman for the new term. Ms. Theodore **seconded** the motion. Mr. Strecker accepted the nomination and the motion **passed** unanimously.

Chairman Gartner made a **motion** to nominate Ms. Teresa Haley to serve as Secretary for the new term. Mr. Witmer **seconded** the motion. The motion **passed** unanimously.

## 9. Old Business – None

## 10. Unfinished Business

- World of Beer, (planters), DRB-002197-2015

Ms. Ray introduced the project and stated its location: 30 Shelter Cove Lane, #140. Ms. Ray presented the description of the project as provided in the Board's packet. Ms. Ray stated that this project came before the DRB a number of times regarding the expansion of the patio. This part of the project is the elevation that faces away from Kroger, as installed and approved by the DRB. Due to inconsistencies between the approved interior up-fit and building site plan, back of house elements are visible from pedestrian paths/parking. In an effort to mitigate these elements, additional planters that match existing planters on-site have been proposed. The planters received approval from the landlord and Shelter Cove Company ARB. Staff recommends approval with the following condition: 1) specify/select tall evergreen plants for the planters to screen and coordinate with the existing planting on the site. Ms. Ray stated that the applicant was not present, but she would be happy to answer any questions.

Chairman Gartner requested comments from the Board. The Board discussed options for a sufficient size planter, the appropriate planting material for the area, and height and width of the plantings. The Board discussed that the planters will need to be customized and creating a continuous planter would eliminate any spacing issues. The Board discussed discrepancies in the plan and the elevation. The plan shows the planters in front of the brick pilasters and that would be problematic as plantings would grow up into the sconces. The elevation shows the planters as inset on the pilasters. The Board and Staff discussed the applicant's agreement to not use the service area for storage purposes.

Chairman Gartner made a motion to **approve** DRB-002197-2015 with the following conditions: 1) the planters be inset on the pilasters (as indicated on the elevation) as opposed to on the face of the pilaster (as indicated on the floor plan); 2) the planters be continuous, and not individual boxes, so as to close the gaps looking into the service area; 3) the plantings be a 30 gallon shrub at

approximately 5 feet tall at time of planting; 4) the plantings be of evergreen material, podocarpus is suggested; and 5) the Board would like to stipulate that nothing be stored in the service area going forward. All of the foregoing conditions are to be reviewed and approved by Staff. Ms. Theodore **seconded** the motion. The motion **passed** with a vote of 7-0-0.

## 11. New Business

### A. New Development – Final

- Diamond / AT&T, DRB-001232-2016

Ms. Ray introduced the project and stated its location: 92 Folly Field Road. Ms. Ray presented the description of the project as provided in the Board's packet. Ms. Ray stated that in May 2016 this project received DRB conceptual approval with conditions. Ms. Ray presented a review of the previous DRB conditions and described the changes made to the project since the last review. A previous condition included matching the fence and building color as green. Upon further Staff review, the color brown would be more consistent with the existing building and screen better with the existing landscape. Staff recommends approval with the following condition: 1) consider making the fence and building dark brown to remain in keeping with the color palette of the existing buildings in the park.

Chairman Gartner requested the applicant come forward. The Board asked the applicant about changing the proposed color to brown. The applicant stated agreement to make that change.

Chairman Gartner requested comments from the Board. The Board stated agreement with Staff to change to the brown color. The Board expressed concern for the following: the access drive going into the park being gravel; the culvert pipe being added; and the aesthetics of the headwalls at the culvert pipe.

Ms. Theodore made a motion to **approve** DRB-001232-2016 with the following conditions: 1) the paint color for the building and the fencing shall be brown (versus Charleston Green); and 2) the culvert shall have a concrete headwall instead of a riprap treatment. Mr. Hoffman **seconded** the motion. The motion **passed** with a vote of 7-0-0.

### B. Alteration/Addition

- Circle Center, (repaint), DRB-001111-2016

Ms. Ray introduced the project and stated its location: 70 Pope Avenue. Ms. Ray presented the description of the project as provided in the Board's packet. Ms. Ray stated that the applicant proposes to repaint metal roof and metal accents as well as sign bands at existing shopping center. Proposed colors "Toasted Almond" and "Urbane Bronze" are consistent with the Design Guide. The project received Forest Beach Owners' Association ARB approval. Staff recommends approval as submitted.

Chairman Gartner requested the applicant come forward. The applicant explained the proposed items to be repainted and which color. The applicant answered questions from the Board.

Chairman Gartner requested comments from the Board. The Board complimented the project. The Board inquired as to specific areas of the shopping center that will be painted and the specific items, such as the round and square columns, medallions, and tile.

Ms. Theodore made a motion to **approve** DRB-001111-2016 with the following condition: 1) the columns be painted "Toasted Almond" all the way to the ground. Ms. Remke **seconded** the motion. The motion **passed** with a vote of 7-0-0.

- Bridge Shoppes (reconstruction of roof and roof element), DRB-001206-2016

Ms. Ray introduced the project and stated its location: 24 Palmetto Bay Road. Ms. Ray presented the description of the project as provided in the Board's packet. Ms. Ray stated that the applicant proposes to demo the existing mansard and install adequate blocking to support using T1-11 so the new mansard will look the same as the existing. Color is to match the existing shingle roof and shingles on the existing mansard. The project received Sea Pines ARB approval. Staff recommends approval with the following condition: 1) select a different siding or finish, instead of the T1-11, acceptable to DRB.

Chairman Gartner requested the applicant come forward. The applicant answered questions from the Board.

Chairman Gartner requested comments from the Board. The Board agreed with Staff that the T1-11 should be replaced with an alternative material and suggested materials associated with the Sea Pines area. The Board expressed concern for the following: the horizontal lines of the proposed siding not aligning properly; the color of the mansard material matching the existing building; and the shingles to match existing. The Board inquired as to this proposal applying to the center building or all three buildings. The applicant stated only the center building. The Board stated consideration for keeping all three buildings as similar as possible.

Chairman Gartner made a motion to **approve** DRB-001206-2016 with the condition that the applicant select one of the three following options: 1) a horizontal siding on the mansard that would be painted the siding color of the building; or 2) asphalt shingles on the mansard to match existing; or 3) a standing seam metal roof run vertically in an antique bronze color. Any other options would need to come back to DRB for approval. Mr. Gentemann **seconded** the motion. The motion **passed** with a vote of 7-0-0.

- Elevated Tank Rehab, DRB-001214-2016

Ms. Ray introduced the project and stated its location: 14 Queens Folly Road. Ms. Ray presented the description of the project as provided in the Board's packet. Ms. Ray stated that the applicant proposes to repaint existing elevated water tank for maintenance purposes. The project received Palmetto Dunes POA approval. Green color was chosen to blend in with existing trees. The proposed green has too much blue to be nature blending. Staff recommends approval with the following conditions: 1) select a different green (with less blue) that is more nature blending; and 2) consider using a light blue color scheme similar to the Tower Beach Water Tower (to blend with the sky).

Chairman Gartner requested the applicant come forward. The applicant expressed appreciation to Ms. Ray's presentation of the project. The applicant answered questions from the Board.

Chairman Gartner requested comments from the Board. The Board expressed sympathy to match the Palmetto Dunes green color, however, on an elevated water tower the green color appears foreign. The Board agreed that the color needs to be more nature blending. The Board suggested choosing a blue color to blend better with the skyline versus a green to blend with existing trees.

Mr. Hoffman made a motion to **approve** DRB-001214-2016 with the condition that the tank be two-toned, a dark green or dark blue on the bottom, and a white or sky blue on the top, with the understanding that the top of the vertical portion be the dark color. The motion failed due to the lack of a second.

The Board discussed being open to reviewing a two-tone option, however, they would need to see samples of any proposed colors. The Board suggested monochromatic versus two-tone based upon previous decisions made by the Board regarding elevated tanks and the Design Guideline.

The applicant withdrew the application.

- Spinnaker Bldg Canopy Replacement (reconstruct covered sidewalk), DRB-001227-2016

Ms. Ray introduced the project and stated its location: 101 Pope Avenue. Ms. Ray presented the description of the project as provided in the Board's packet. Ms. Ray stated that the applicant proposes to replace the existing canopy along the front of the Spinnaker Building extending the length of the building parallel to Pope Avenue. The new canopy will include improvements to the column box-out, new beams, downspouts and gutters, and all colors will match the new Coligny standard. The project received Forest Beach Owners' Association ARB approval. Staff recommends approval with the following conditions: 1) the proposed covered walkway height should be more in keeping with the height of other covered walkways on single story buildings in Coligny; 2) avoid truncating the bottom of the existing roof with the new covered walkway structure; and 3) delete the lantern detail from the tops of the covered walkway columns.

Chairman Gartner requested the applicant come forward. The applicant explained the purpose for this project. The applicant answered questions from the Board.

Chairman Gartner requested comments from the Board. The Board inquired as to the scone lighting location and expressed concern for the height being too high. The Board agreed that the lantern detail needs to be removed. The Board expressed appreciation for the proposed height increase of the covered walkway, however, the proposed height is too high. The height should decrease slightly to be more in keeping with the Coligny area.

Vice Chairman Strecker made a motion to **approve** DRB-001227-2016 with the following conditions: 1) the top of the canopy roof be reduced in height such that the bottom of the beam that runs back to the building is no higher than 9 feet above the floor; 2) the lanterns at the top of the columns and roof be omitted; and 3) the proposed wall scone light fixture be lowered on the wall. Mr. Witmer **seconded** the motion. The motion **passed** with a vote of 7-0-0.

*(Mr. Witmer departed the meeting at this time.)*

- Green Thumb, DRB-001213-2016

Ms. Ray introduced the project and stated its location: 35 Dillon Road. Ms. Ray presented the description of the project as provided in the Board's packet.

Staff recommends approval with the following conditions: 1) make the following changes to the building: a) increase the roof overhang; b) change the T-111 siding to stucco to relate the proposed building to the existing building; 2) 7' high chain link fence must be setback behind the Adjacent Street Setback; 3) to screen the chain link fence: a) select native species instead of waxleaf ligustrum. Consider using 2 or more different species to break up visual impact of the hedge; b) stagger the planting (avoiding a single straight line) for a more natural looking screen; 4) consider a natural weathered split rail fence consistent with island character instead of the 3 rail fence; 5) provide additional screening of the proposed building from Dillon Road.

Chairman Gartner requested the applicant make a presentation. The applicant explained the purpose of this project and addressed Staff comments.

Chairman Gartner requested comments from the Board. The Board discussed the following concerns: the proposed building is inconsistent with the current building; the use of T1-11 siding; the windows are set lower than the door; the abandoned gas pump; seeing details on the fence and meeting the LMO setback requirements; the A/C unit location; a site plan of the trees or landscape plan; the roof overhang and all four sides of the building have to be address. The Board expressed that elements of this project are not in keeping with the Design Guidelines. The Board does not have enough information to vote in favor of this project. The Board recommended taking all of their comments into consideration and resubmit.

The applicant withdrew the application.

#### C. New Development – Conceptual

- Gallery of Shoppes, DRB-001228-2016

Ms. Ray introduced the project and stated its location: 14 Greenwood Drive. Ms. Ray presented an in-depth description of the project as provided in the Board's packet. Ms. Ray stated that the applicant proposes to demolish the existing 1.5 story, 16,300 sq. ft. structure and build a new 3-story 18,000 sq. ft. structure that is functional and aesthetically pleasing, and complies with LMO requirements. Staff recommends approval with the following notes for final submittal: 1) provide all required elevations in detail equal to the other elevations provided; and 2) provide physical and vegetative screening for the service and dumpster locations on the North side of the building.

Chairman Gartner requested the applicant make a presentation. The applicant expressed appreciation for Ms. Ray's presentation of the project. The applicant highlighted certain aspects of the project and presented the two other elevations requested by Staff.

Chairman Gartner requested comments from the Board. The Board expressed appreciation for the conceptual plan, bringing the property more into compliance and still keeping it a marketable property. The Board complimented the design of the 3-story to 2-story step-down as you approach

from Sea Pines Circle. The Board discussed the proposed elevations and further suggested to submit more detail as to the depth on the building. The Board inquired as to the parking lot being part of the property. The applicant explained that the parking lot is part of a complex shared parking agreement that they are working with lawyers to better understand.

Mr. Gentemann made a motion to **approve** DRB-001228-2016 with the following conditions: 1) provide additional elevations not already submitted equal to the other elevations in detail; and 2) provide physical and vegetative screening for the service and dumpster locations. Ms. Theodore **seconded** the motion. The motion **passed** with a vote of 6-0-0.

**12. Appearances by Citizens – None**

**13. Adjournment**

Chairman Gartner adjourned the meeting at 3:55p.m.

Submitted by:

Approved by: August 9, 2016

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Teresa Haley, Secretary

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Jake Gartner, Chairman