

**Town of Hilton Head Island  
Design Review Board  
Minutes of the Tuesday, September 8, 2015 Meeting  
1:15p.m. – Benjamin M. Racusin Council Chambers**

**APPROVED**

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

Board Members Absent: None

Town Council Present: Marc Grant

Planning Commission Present: Alex Brown, Chairman

Town Staff Present: Jennifer Ray, Urban Designer  
Teri Lewis, LMO Official  
Heather Colin, Development Review Administrator  
Richard Spruce, Plans Examiner  
Kathleen Carlin, Administrative Assistant

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**1. Call to Order**

**2. Roll Call**

**3. Freedom of Information Act Compliance**

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

**4. Approval of Agenda**

The agenda was **approved** as submitted by general consent.

**5. Approval of Minutes**

The minutes of the August 25, 2015 meeting were **approved** as submitted by general consent.

**6. Staff Report**

Ms. Ray reported that the updated Design Guide will be reviewed by Town Council for first reading on September 15, 2015. After the updated Design Guide is approved by Town Council (hopefully in October), the staff will provide hardcopies to the Board for their use.

**7. Board Business**

None

**8. Old Business**

None

**9. Unfinished Business**

None

**10. New Business**

## A. Alteration/Addition

### 1. **Gullah Geechee Catering LLC** DRB-001583-2015

Ms. Ray introduced the application and stated its location, 15 Marshland Road. The applicant proposes to create an outdoor dining area adjacent to an existing structure with a covered deck. Ms. Ray presented an in-depth overhead review of the application including an asbuilt survey and several photos of existing site conditions. The staff recommends approval of the application with conditions: (1) the roof of the covered deck should match the roof of the enclosed structure; (2) reconsider the use of lattice, which is typically not approved by the DRB, or stain it a muted color; (3) provide a landscape plan that will include foundation plantings at the fence/screen wall as well as buffer plantings as required by the LMO. Following the staff's presentation, Chairman Gardner requested that the applicant make his presentation.

Mr. Taiwan Scott presented statements in support of the application. Mr. Scott stated the intent of the project and discussed his concerns with the staff's recommendations for additional landscaping, matching color for the roof, and toning down the orange color. Mr. Scott distributed copies of a letter to the Board for their review. The (attached) letter dated September 2, 2015 states the staff's requirements for the project. Mr. Scott requested the Board's support for increasing new business opportunities for Native Islanders.

The Board stated that their review of the application is unique in that the project is already in place. The Board discussed their concerns with the vibrant orange color and the two roof colors because they are not compliant with the Design Guide.

Several Board members stated they are not concerned with the lattice based on the project's location and the type of lattice used (high quality). A couple of other members stated that they do not believe the lattice complies with the Design Guide. All Board members agreed that the vibrant orange color should be toned down to be more in keeping with the rest of the project and with the Design Guide. The Board agreed with the need for buffer plantings as required by the LMO. A few additional foundation plantings would be helpful as well.

Ms. Lewis presented a brief review of the Development Plan Review application associated with this project. The staff, including Mr. Richard Spruce, first met with Mr. Scott regarding to the project at a pre-application meeting held on October 14, 2013. The comments, including requirements for the application, provided by the staff at the pre-application meeting remain largely the same as those presented by staff today.

Ms. Lewis stated that since the use of the structure and the site are changing from an accessory storage structure for the single family home on the parcel to a commercial eating establishment, the site must be brought into compliance to the maximum extent practicable with current LMO standards for a commercial eating establishment.

In meetings since the 2013 pre-application meeting, the staff has informed the applicant that prior to any change to the use of the property for anything other than a single family use, the site must comply with the regulations for the new use. Typically the Board reviews this type of project before the work has been done. In this case the process is reversed and the Board is reviewing the project after the fact. Chairman Gartner thanked Ms. Lewis for her comments. Following final discussion by the Board, Chairman Gartner requested that a motion be made.

Mr. Hoffman made a **motion to approve** application DRB-001583-2015 with the following conditions: (1) the orange color on the lattice, the fence, and the building is to be muted to bring it into compliance with the Design Guide; (2) the roof on the enclosed structure and the covered porch shall be the same color and consistent with the Design Guide; (3) basic landscaping shall be placed consistent with the LMO along the fence and the picnic area as recommended by the staff. Staff is to approve these conditions. Mrs. Theodore **seconded** the motion. Just before taking a vote on the motion, Mr. Scott stated that he may wish to withdraw his application. Following additional discussion with the staff and the Board, the applicant decided not to withdraw his application. Chairman Gardner requested a vote on the motion and the motion **passed** with a vote of 6-1-0.

## B. New Development – Conceptual

### 1. Sea Pines Trolley Stops DRB-001591-2015

Ms. Ray presented an in-depth overhead review of the application including the six existing trolley stop locations. Sea Pines CSA plans to upgrade the trolley stop locations by adding new sheltered seating areas. The proposed colors, materials, and design details are in keeping with the Design Guide and with existing structures in Sea Pines. The Sea Pines Plantation ARB has approved the conceptual submittal. Staff recommends approval of the application with the condition that the applicant consider a pedestrian connection from the shelter to the adjacent bike path at Greenwood Drive/Lawton Stables stop. The staff also recommends that a landscape plan be provided. Following the staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Mack Frasier, Southern Draw design + build, presented statements in support of the application. The Board discussed the application and complimented the project. The Board did note their concern with the solar panels as they are not very attractive. The applicant stated that he prefers to place the solar panels on the ground where they can be screened. If the solar panels are placed on the roof, they will be placed on the far side where they will be least visible.

The Board stated that they would like to receive additional drawing details for the Final submittal. Additional details are needed regarding the size and locations of the solar panels and the pedestrian path, as well as details regarding the Compass Rose and lights. A landscape plan should be provided.

Following final comments by the Board, Chairman Gartner made a **motion to approve** DRB-001591-2015 with the following conditions: (1) the applicant shall provide additional drawing details, solar panel details, pedestrian path details, Compass Rose and light details; (2) a landscape plan is also needed. Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

## 11. Appearance by Citizens

Ms. Dot Law, Chairman of the Marshland POA, presented statements in support of Mr. Taiwan Scott and the business that he is trying to start. Ms. Law encouraged the DRB to consider the culture of the Native Island community when reviewing these projects.

## 12. Adjournment

The meeting was adjourned at 2:30p.m.

Submitted By:

Approved By:

September 22, 2015

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Kathleen Carlin  
Secretary

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Jake Gartner  
Chairman