

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
March 27, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Vice Chairman Dale Strecker, Debbie Remke, Brian Witmer, Ron Hoffman, Michael Gentemann

Board Members Excused: Chairman Jake Gartner, Kyle Theodore

Town Council Present: None

Town Staff Present: Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Vice Chairman Strecker called to order the regular meeting of the Design Review Board at 1:15 p.m.

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. Approval of the Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – March 13, 2018

The Board approved the minutes of the March 13, 2018 meeting by general consent.

6. New Business

A. New Development – Conceptual

- Starbucks Sea Turtle Marketplace, DRB-000708-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with the following conditions:

1. Reconsider the clearstory windows or trim to better break up the walls.
2. Reconsider sconce locations and numbers.
3. Reconsider use of Shell Ginger and Philodendron in favor of a species that is more in keeping with "Island Character".
4. Provide more room between the 26" Live Oak and the curb and eliminate the planting near the trunk.

Vice Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board.

Vice Chairman Strecker requested comments from the Board. The Board complimented the project. The Board commended the applicant on addressing existing site constraints by reconfiguring vehicular circulation and the drive-thru stacking issue. Three Board members favored the angled roof overhang at the gabled ends and noted they are in keeping with Island Character. Two Board members were not in favor of the angled overhang and preferred a straight overhang. One Board member suggested adding dormers similar to Jersey Mike's. Two Board members were opposed to using dormers on this building because it is not large enough. The Board indicated the proposed colors generally reflect Island Character and are in keeping with existing Sea Turtle Marketplace (STMP) buildings. Some lighter shades of gray may be considered as there appears to be more darkness on this building than the others in STMP. The metal roof will be charcoal gray, which is the same color for buildings F and G. The trim color is Reserved White. The body of the rear service area will be Gray Clouds. Night Owl will be used near the clearstory windows, the entry element and under the drive-thru window going across that elevation. There was brief discussion regarding the size/height of the storefront window and consideration for pedestrian scale. It was noted that the height of the clearstory windows are balanced by the amount of glass at the storefront. The Board suggested consideration be given to incorporating materials like the brick or the tabby used in STMP to tie the whole center together. Currently, a nice buffer exists between the building and 278 and that is proposed to be significantly reduced by removing several Laurel Oaks. The Board encouraged the applicant to consider saving those oaks.

The Board made further comments and inquiries regarding: any roof elements are required to be identified and screened; consider improving signage to better identify the front entrance; façade signs cannot be above the roof eaves; reconsider the number of sconces or size and make sure the light source is only casting downward; the drive aisle at the drive-thru side shows bollards with light; find a more native species than Shell Ginger and Philodendron; include a bicycle rack near the front entry; consider providing brick or columns at the aluminum fence at the front; the entry side of the building proportion appears suitable; the drive-thru scale appears smaller; no architecture is proposed at the patio area at this time, only the extended roof overhang at the door area; consider adding more buffer plantings between the patio and the driving lane, and the median between the drive-thru and the existing driving lane; more room is needed between the 26" Live Oak and the curb; eliminate the planting near the trunk; and details on the propane tank and mechanical equipment are needed for final.

Mr. Gentemann made a motion to approve DRB-000708-2018 with the following conditions:

1. Revisit the sconce locations and numbers or scale of the sconces.
2. Reconsider use of Shell Ginger and Philodendron in favor of a species that is more in-keeping with "Island Character".
3. Provide more room between the 26" Live Oak and the curb and eliminate the planting near the trunk.
4. Provide a final color scheme, and other drawings and information required for final submittal.
5. Include a place for a bicycle rack.

Mr. Witmer seconded. The motion passed with a vote of 5-0-0.

7. Board Business – None

8. Staff Report

Mr. Darnell reported on the Minor Corridor approvals since the last Board meeting. Mr. Darnell presented upcoming Board training dates.

9. Appearance by Citizens

Thomas C. Barnwell Jr. thanked the Board for the fantastic guidance given to him and the architect for the roof on the tabby ruins.

10. Adjournment

The meeting was adjourned at 1:58 p.m.

Submitted by: Teresa Haley, Secretary

Approved: April 24, 2018

Dale Strecker, Vice Chairman