

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

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

**Board Members Excused:** Debbie Remke, Brian Witmer

**Town Council Present:** None

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

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**1. Call to Order**

Chairman Gartner 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 – February 13, 2018**

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

**6. Board Business – None**

**7. New Business**

*A. Alteration/Addition*

- Chipotle Starbucks, DRB-000400-2018 (Final Approval June 13, 2017)

*(Ms. Theodore recused herself from review of application DRB-000400-2018 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)*

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. Mr. Darnell indicated no architectural changes have been made since the Board approved the project on June 13, 2017. The proposed changes on the plan include: the parking lot surface from paver parking to asphalt, the parking lot layout, the planting plan to accommodate the changed layout, and the lighting plan. Staff recommends approval of the application with the following conditions:

1. Replace 3 asphalt spaces at northwest property line with two compact paver spaces adjacent to 12", 12", & 8" multi trunked live oak and 21" pine.
2. Add canopy tree (live oak) to the northwest entrance, Hwy 278 side.
3. Replace 3 Crepe Myrtle in island opposite southwest entrance with canopy tree (live oak).
4. Unused asphalt beyond parking spaces shall not be striped.

Chairman Gartner 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. The applicant has asked Palmetto Electric to provide a composite photometric plan. The parking spaces will not be striped.

Chairman Gartner asked the applicant if they would be amenable to meeting all Staff comments. The applicant agreed to comply with the Staff conditions. Chairman Gartner requested comments from the Board. The Board expressed agreement with the Staff comments and had no additional comments.

Mr. Gentemann made a motion to approve DRB-000400-2018 with the following conditions:

1. Replace 3 asphalt spaces at northwest property line with two compact paver spaces adjacent to 12", 12", & 8" multi trunked live oak and 21" pine.
2. Add live oak canopy tree to the northwest entrance, Hwy 278 side.
3. Replace 3 Crepe Myrtle in island opposite southwest entrance with live oak canopy tree.
4. Unused asphalt beyond parking spaces shall not be striped.
5. A composite photometric plan to determine the overlap with the fuel station shall be submitted to Staff for review and approval.

Mr. Hoffman seconded. The motion passed with a vote of 4-0-0.

- Pool Bar Jim's, DRB-000407-2018 (Denied January 9, 2017)

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 of the application with the following conditions:

1. The roof color of the gazebo shall match the roof color of Sea Crest.
2. The proposed screen between the gazebo and the pool is not approved. In its place a railing to match the perimeter pool railing should be approved.
3. Specify the color/finish of the removable bar for Staff review and approval.
4. The new planter on the pool side of the gazebo shall be a minimum of 6' wide and extend the entire length of the gazebo deck addition. Provide a planting plan for this area to include a plant schedule for review and approval by Staff.

Chairman Gartner 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.

Chairman Gartner requested comments from the Board. Chairman Gartner asked if the applicant was in agreement with Staff conditions and the applicant agreed. The POA supports this project. The Board inquired about the lighting plan. No lighting is proposed as part of this submittal. The architect provided a letter to Staff indicating the existing lighting is turtle compliant. The Board emphasized that any light fixture must be submitted to Staff prior to installation. The Board recommended the Yucca plantings be replaced with something softer and more pedestrian-friendly. The Board made comments and inquiries regarding: the structure is proposed to be raw wood to match the existing pool bar; the raw wood matches the existing bar and the deck railing; the surrounding railing and the gazebo across the pool are painted white; the larger Sea Crest buildings have a standing seam roof; the Sea Crest building balconies overlook the gazebo roof so they should match; the gate coming from off the beach will be reused

for the new location; and the awning shown on the portable bar is not part of the installation – everything above the bar counter will be removed. The Board indicated plans shall be submitted to Staff for review and approval in connection with: the lighting; the floor plan with column locations; the ramps; and the revised shower and deck configuration showing no exposed pipes.

Vice Chairman Strecker made a motion to approve DRB-000407-2018 with the following conditions:

1. The roof material shall be standing seam metal to match the existing, larger Sea Crest buildings.
2. The roof color shall match the roof color of the existing, larger Sea Crest buildings.
3. The proposed screen between the gazebo and the pool is not approved. In its place, a railing to match the perimeter pool railing is approved.
4. Specify the color/finish of the removable bar for Staff review and approval.
5. The new planter on the pool side of the gazebo shall be a minimum of 6' wide and extend the entire length of the gazebo deck addition. Provide a planting plan for this area to include a revised plant schedule for Staff review and approval.
6. The yuccas shown on the planting plan shall be changed for a more pedestrian friendly plant material.
7. Any light fixtures to be used in the renovation shall be submitted for Staff review and approval.
8. A floor plan showing column locations for the gazebo shall be submitted for Staff review and approval.
9. The revised reconfigured ramp, shower deck, and hand railings shall be submitted for Staff review and approval.

Ms. Theodore seconded. The motion passed with a vote of 5-0-0.

## **8. Staff Report**

Mr. Darnell reported on the Minor Corridor approvals since the last Board meeting.

The Board expressed concern about the neon pink lighting in the T-Mobile store located on William Hilton Parkway. Mr. Darnell indicated regulating lighting like this would need to be addressed through the LMO. Chairman Gartner will draft a letter on behalf of the Board to the Planning Commission and Town Council regarding their concerns. The Board will have the opportunity to review and comment on the draft letter at an upcoming meeting.

## **9. Appearance by Citizens – None**

## **10. Adjournment**

The meeting was adjourned at 2:00 p.m.

Submitted by: Teresa Haley, Secretary

Approved: March 13, 2018

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Jake Gartner, Chairman