

***Town of Hilton Head Island***  
***Minutes of the Design Review Board Meeting***  
**May 22, 2018 at 1:15 p.m.**  
**Benjamin M. Racusin Council Chambers**

**Board Members Present:** Chairman Jake Gartner, Brian Witmer, Ron Hoffman, Kyle Theodore, Michael Gentemann

**Board Members Excused:** Vice Chairman Dale Strecker, Debbie Remke

**Town Council Present:** None

**Town Staff Present:** Carolyn Grant, Communications Director; Anne Cyran, Senior Planner; Taylor Ladd, Senior Planner; 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 – April 24, 2018**

The Board approved the minutes of the April 24, 2018 meeting by general consent.

**6. New Business**

*A. Alteration/Addition*

- The Pink Pineapple, DRB-001160-2018

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 denial of the application as submitted and added the following comments:

1. SW 6302 "Innocence" is not a nature blending color and not in keeping with Island Character.
2. Taking the color of the adjacent units into consideration, Staff does not think the proposed color will work on this elevation. The proposed color is too light and will wash out that part of the shopping center.
3. The applicant should consider a darker color for the building that would offset pink as an accent on the sign.

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. The Board asked if Staff has the proposed colors on file for this shopping center. The proposed colors are not on file for the shopping center. The Board indicated that indoors the proposed body color reads as white and needs some depth to it. Further, the proposed body color is too pink and does not meet the criteria of a nature blending color. The body color will be the dominant color so it's required to be an earth tone. Non-nature blending tones could be used as accent colors or on a sign. The applicant proposed alternate colors, SW 7073 Network Gray for the body color, and SW 7070 Site White as the trim color. The Board favored these nature blending colors.

Ms. Theodore made a motion to approve DRB-001160-2018 with the following conditions:

1. The color of the body of the building shall be SW 7073 Network Gray.
2. The trim color shall be SW 7070 Site White.

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

- Marshpoint, DRB-001174-2018 (Approved March 13, 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. The applicant is requesting the addition of SW 7748 "Green Earth" on specific buildings to the previously approved color palette change approved on March 13, 2018. Staff recommends approval as submitted.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant confirmed the plan is to alternate the colors of the buildings with Superior Bronze and Green Earth.

Chairman Gartner requested comments from the Board. The Board thanked the applicant for submitting color renderings of the proposal. The Board complimented the additional color.

Mr. Gentemann made a motion to approve DRB-001174-2018 as submitted. Ms. Theodore seconded. The motion passed with a vote of 5-0-0.

- Shops at Port Royal, DRB-001057-2018

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. The roof shall be standing seam in "Medium Bronze".
2. The band on the building shall match the proposed roof color.
3. The red color (Colonial Red) shall be changed to Medium Bronze (roof and bands).

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. The Board agreed with the Staff comments. The Board asked if the entire site will be reroofed. The site is not being reroofed. Only the promenade structures will be replaced with a standing seam metal roof. The red color

is no longer a part of the application. The Board agreed with switching the Colonial Red with Medium Bronze. The Board asked the locations of the two proposed gray colors. Designer Grey is the predominant color. Gray Mountain is proposed for the tiny bands and wrapping the columns. The base of the storefront will be bronze to match the roof. The Board asked what the underside of the roof will be. The applicant stated the plan is to paint the underside “Roman Column”. The Board expressed concern for not seeing what’s proposed for the underside of the structure. The Board expressed wanting to see renderings that show all of the colors as proposed.

Mr. Gentemann made a motion to approve DRB-001057-2018 with the following conditions:

1. The roof shall be standing seam in “Medium Bronze”.
2. The band above the storefronts shall be a “Medium Bronze” color to match the roof color in lieu of the submitted “Colonial Red”.
3. The “Designer Grey” color shall be used for the entire underside of the structures.

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

#### B. *New Development – Final*

- Starbucks, DRB-001166-2018 (Conceptual Approval March 27, 2018)

*(Ms. Theodore recused herself from DRB-001166-2018 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of 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. The applicant addressed the DRB conceptual comments by reducing the size of the wall sconces at the two exit/entry points of the building. The light fixtures below the transom windows along the rear and sides of the building were reduced in size and their mounting height were increased to match the mounting height of the light fixtures at the exit/entry locations. Since conceptual approval, Starbucks requested to reduce the amount of storefront on the East Elevation by 11 feet and change the exterior wall surface to hardie siding. Staff recommends approval with the following conditions:

1. Remove curb beyond existing edge of asphalt within dripline of the 26 Live Oak at William Hilton Parkway.
2. Add bollard to protect ground from compaction within dripline of the 26 Live Oak at William Hilton Parkway.

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. The Board complimented the applicant for addressing the Board’s previous comments. The Board agreed with Staff’s comments. For the health of the tree, it would be better if the curb was not in the proposed location. Bollards have less of an impact than a curb. The Board favored removing the curb from the location identified by Staff and adding two bollards in its place.

Mr. Witmer made a motion to approve DRB-001166-2018 with the following conditions:

1. Remove curb beyond existing edge of asphalt within dripline of the 26 Live Oak at William Hilton Parkway.
2. Add two bollards to protect ground from compaction within dripline of the 26 Live Oak at William Hilton Parkway.

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

- Circle K, DRB-001176-2018 (Conceptual Approval April 24, 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. Initially, Staff recommended denial with the following comments: the Planting Plan needs revisions based on the Design Team/DRB Comment Sheet, and the Lighting Plan is not compliant with the LMO or DRB requirements. Subsequent to the packet, the applicant made efforts to address Staff's comments. Therefore, Staff recommends approval with the condition that the Crepe Myrtle be changed to Wax Myrtle.

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. The Board expressed appreciation to the applicant for working with them on all aspects of the project. The Board complimented the applicant for improving the roof to meet the Design Guidelines and still maintain its functional aspect. The Board expressed concern for being able to see the building behind the gas station. An oak tree shields most of the building, except for coming down Mathews drive. The Board agreed with Staff's landscaping comments. The Crepe Myrtles should be replaced with Wax Myrtles. The Board expressed concern for the health of the Redbuds in the proposed location. The Board was in favor of a better sun-tolerant material. The Board complimented the color scheme coordinating within the William Hilton Parkway and Mathews Drive intersection. The Board confirmed with the applicant the Coronado Brick Stone is true brick and part veneer; not a peel-and-stick material. It is dimensional with a real mortar joint.

Mr. Witmer moved to approve DRB-001176-2018 with conditions, which were discussed and amended, and adopted as follows:

1. Change the Crepe Myrtles to Wax Myrtles.
2. Recommend changing the Redbuds to more of a sun tolerant flowering species.
3. Per conversation with Staff, replace Crepe Myrtles located in front of building with Ilex vomitoria 'Nana' underneath the Oaks.
4. Include the changes made in the package submitted to Town Staff on May 18, 2018.

Mr. Hoffman seconded. The amended 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 reported the Board's concerns regarding sign size and interior neon lighting have been assigned to the Planning Commission's LMO Committee. The LMO Committee anticipates scheduling a meeting for July.

**9. Appearance by Citizens – None**

**10. Adjournment**

The meeting was adjourned at 2:34 p.m.

Submitted by: Teresa Haley, Secretary

Approved: June 12, 2018

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Jake Gartner, Chairman