



The Town of Hilton Head Island  
**Design Review Board Regular Meeting**  
**Tuesday, September 10, 2019 – 1:15 p.m.**  
Benjamin M. Racusin Council Chambers

## **AGENDA**

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*As a courtesy to others please turn off / silence ALL mobile devices during the meeting. Thank you.*

- 1. Call to Order**
- 2. FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Approval of Minutes** – Meeting of August 27, 2019
- 6. New Business**
  - a. *Alteration/Addition*
    - i. Festival Centre Color Change, DRB-001788-2019
- 7. Appearance by Citizens**
- 8. Board Business**
- 9. Staff Report**
  - a. Minor Corridor Report
- 10. Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



Town of Hilton Head Island  
**Design Review Board**  
Tuesday, August 27, 2019 at 1:15 p.m.  
Benjamin M. Racusin Council Chambers

## **MEETING MINUTES**

**Present from the Board:** Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, David McAllister, John Moleski, Debbie Remke, Brian Witmer

**Absent from the Board:** None

**Present from Town Council:** None

**Present from Town Staff:** Chris Darnell, Urban Designer; Shea Farrar, Landscape Associate; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chairman Strecker called the meeting to order at 1:15 p.m.

**2. FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

**3. Roll Call** – See as noted above.

**4. Approval of Agenda**

The Board approved the agenda by general consent.

**5. Approval of Minutes** – Meeting of July 30, 2019

Vice Chairman Gentemann moved to approve the minutes of July 30, 2019 regular meeting. Ms. Foss seconded. The motion passed unanimously.

**6. New Business**

**a. Alteration/Addition**

**i. Omni Pool Bar, DRB-001657-2019**

Mr. Darnell presented the project as provided in the Board's agenda package. There is no Staff recommendation because this was a part of a DRB approved plan.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant answered the Board's questions.

The Board made comments and inquiries regarding: the Staff suggestion that the new fence be pulled back 5' from the boardwalk and that area be irrigated and planted; the Staff suggestion that the new planting should extend around the corner of the service yard where the existing fence is as well; the height of the new fence appears out of place and should be lowered to the extent possible; the old fences will be painted to match the new one; and the applicant's request to keep the cupola as is on the cabana is acceptable.

Upon the conclusion of the discussion, Chairman Strecker asked for a motion.

Ms. Foss made a motion to approve DRB-001657-2019 with the following conditions:

1. The new fence shall be moved back 5' or as much as allowable for landscaping and maintenance for Staff review and approval.
2. Paint the existing pool fence to match the new fence color.
3. The existing cupola on the cabana is approved to remain.
4. Lower the height of the new fence as is possible.

Mr. McAllister seconded. The motion passed with a vote of 7-0-0.

**ii. Slapfish Awning, DRB-001747-2019**

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends denial of the application as submitted. However, subsequent to the packet, the applicant provided revised plans. Staff supports the revised awning with the condition that the awning extend to the bottom of the eave and up to the top of the roof structure.

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

The Board made comments and inquiries regarding: the material for the awning and the sign are canvas and the color is Road Gray; the structure for the awning is powder coated aluminum; the columns are powder coated aluminum and will be stained SW 3025 Caribou to match the previously approved fence below; one light is proposed per sign; currently no lighting is proposed for the outdoor dining area; the Board was in general agreement of the proposed colors; the Board recommended the awning over the double doors shall be widened to be more balanced; the awning on the side elevation looks proportionate and does not need to be widened; the mansard and soffit will be closed off and flush; and the Board generally preferred the sign with the curved top initially submitted.

Upon the conclusion of the discussion, Chairman Strecker asked for a motion.

Ms. Foss made a motion to approve DRB-001747-2019 with the following conditions:

1. The sign canopy with the curved top is approved.
2. The sign canopy over the double doors shall be widened.
3. The canopy over the dining area is approved as submitted.
4. The bottom of the sign canopies shall be lined up with the soffit of the roof.

Mr. Moleski seconded. The motion passed with a vote of 7-0-0.

**b. *New Development – Conceptual***

**i. Palmetto Business Park Office Building, DRB-001710-2019**

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval of the application as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant answered the Board's questions.

The Board complimented the overall conceptual submittal. The Board made general comments and inquiries regarding the architecture and landscaping. The building is architecturally appealing and blends in well with the surrounding structures. The Board recommended including taller landscape material in the final submittal to help soften the height of the building. The Board also noted the additional plans that are required for final submittal.

Upon the conclusion of the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-001710-2019 as submitted. Mr. Moleski seconded. The motion passed with a vote of 7-0-0.

**c. New Development – Final**

**i. Bayshore Phase 2, DRB-001720-2019**

*(Mr. McAllister recused himself from review of DRB-001720-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)*

Mr. Darnell presented the project as provided in the Board's agenda package. Staff indicated that all mitigation trees must be 10' tall minimum. The applicant updated the plans to reflect this requirement. Staff recommends approval with the following condition:

1. Revise the trim color to be more nature blending or off white.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant provided a color board sample and answered the Board's questions.

The Board complimented the project. The Board made comments and inquiries regarding various aspects of the project, including: increasing the size of some of the tree species to add height variation; coordinating the colors of the various materials in each scheme; the soffits are hardie panels; the windows are to mimic the windows in Bayshore Phase 1 which is a PVC window is an off-white color; gutters and downspouts will be the same color; the HVAC compressors will be screened with landscaping; there was concern that one of the colors of the doors and shutters on the fake dormers appear too dark in color; there was general consensus the proposed trim and garage door colors were too light and close to white; the applicant proposed alternative colors for the trim and garage doors and the Board generally preferred SW 7568 Neutral Ground.

Upon the conclusion of the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-001720-2019 with the following conditions:

1. The trim and garage door color shall be SW 7568 Neutral Ground.
2. The applicant may submit a second color to go with the other color scheme, but it shall not exceed a LRV rating of 70 and shall be along the same tone as the Neutral Ground.
3. Submit the above colors for Staff review and approval.
4. Submit a color swatch of the proposed window color for Staff review and approval.

5. Add a variety of size for the larger caliper trees in the landscape plan for Staff review and approval.

Ms. Foss seconded. The motion passed with a vote of 6-0-0.

**d. Sign**

**i. Bayshore Phase 2 Sign, DRB-001719-2019**

*(Mr. McAllister recused himself from review of DRB-001719-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)*

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval as submitted.

The applicant indicated this sign is matching to the sign for Bayshore Phase 1, with the exception of the address. The Town has required the address to be located on top of the development name.

Chairman Strecker asked the Board for any comments and there were none.

Mr. Witmer made a motion to approve DRB-001719-2019 as submitted. Vice Chairman Gentemann seconded. The motion passed with a vote of 6-0-0.

**7. Appearance by Citizens – None**

**8. Board Business –** The Board briefly inquired about and commented on a Minor Development Plan approved project.

**9. Staff Report**

**a. Minor Corridor Report – None**

**10. Adjournment**

The meeting was adjourned at 2:40 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** [DATE]



**Town of Hilton Head Island**  
**Community Development Department**  
 One Town Center Court  
 Hilton Head Island, SC 29928  
 Phone: 843-341-4757 Fax: 843-842-8908  
[www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

| FOR OFFICIAL USE ONLY |       |
|-----------------------|-------|
| Date Received:        | _____ |
| Accepted by:          | _____ |
| DRB #:                | _____ |
| Meeting Date:         | _____ |

Applicant/Agent Name: Kim Adams Company: Noel Painting Inc  
 Mailing Address: 11627 Marshwood Lane City: ft. Myers State: FL Zip: 33908  
 Telephone: 239-466-7343 Fax: 239-466-7584 E-mail: Kadams@noelpaintinginc.com  
 Project Name: Shopping Center Repaint Project Address: 45 pembroke Dr. Hilton Head  
 Parcel Number [PIN]: R 510 008 000 0359 0000  
 Zoning District: CC Overlay District(s): COD

**CORRIDOR REVIEW, MAJOR  
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

**Digital Submissions may be accepted via e-mail by calling 843-341-4757.**

Project Category:  
 Concept Approval – Proposed Development  
 Final Approval – Proposed Development  
 Alteration/Addition  
 Sign

**Submittal Requirements for *All* projects:**

Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

**Additional Submittal Requirements:**

**Concept Approval – Proposed Development**

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

Context photographs of neighboring uses and architectural styles.

Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

**Final Approval – Proposed Development**

- \_\_\_\_\_ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- \_\_\_\_\_ Final site development plan meeting the requirements of Appendix D: D-6.F.
- \_\_\_\_\_ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- \_\_\_\_\_ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- \_\_\_\_\_ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- \_\_\_\_\_ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

**Alterations/Additions**

- \_\_\_\_\_ All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- \_\_\_\_\_ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- \_\_\_\_\_ Photographs of existing structure.

Additional Submittal Requirements:

**Signs**

- \_\_\_\_\_ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- \_\_\_\_\_ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- \_\_\_\_\_ Proposed landscaping plan.

For wall signs:

- \_\_\_\_\_ Photograph or drawing of the building depicting the proposed location of the sign.
- \_\_\_\_\_ Location, fixture type, and wattage of any proposed lighting.

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

*A representative for each agenda item is strongly encouraged to attend the meeting.*

**Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application.**  YES  NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

Terris Noel  
SIGNATURE

8/6/19  
DATE

Publix

Store 0473 – Exterior Repaint

45 Pembroke Drive

Hilton Head Island, SC 29926





# Main Entrance



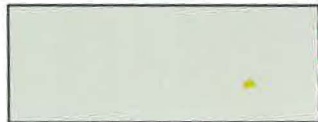
1097-3 Toasted Almond



1025-5 Dark Ash



1094-1 Irresistible



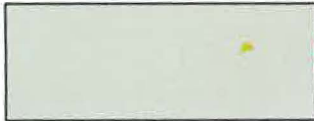
# Side View



1097-3 Toasted Almond



1094-1 Irresistible



1025-5 Dark Ash



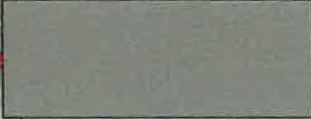
# Tenants



1097-3 Toasted Almond



1025-5 Dark Ash



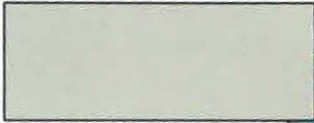
1094-1 Irresistible



# Tenants



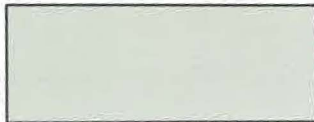
1097-3 Toasted Almond



1025-5 Dark Ash



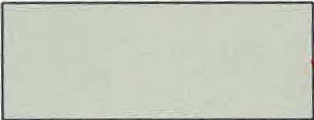
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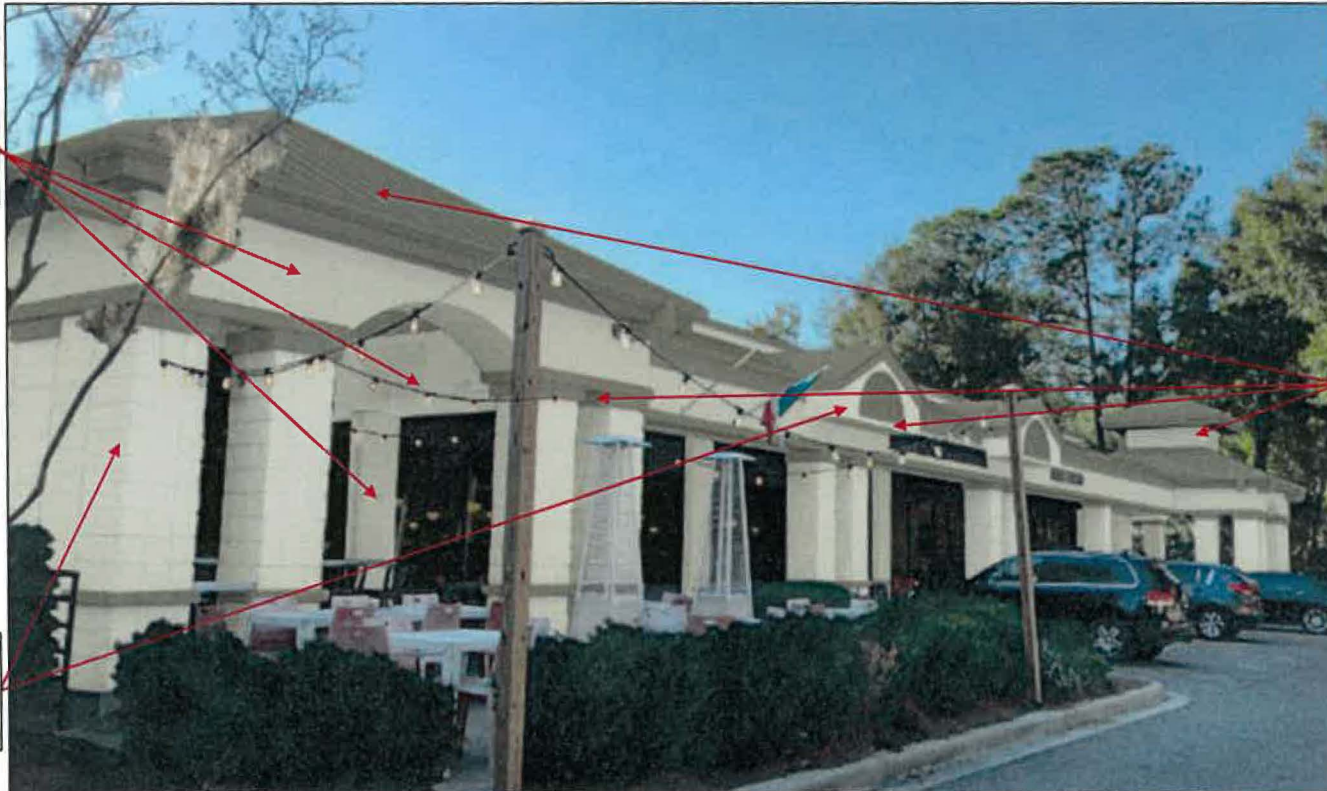
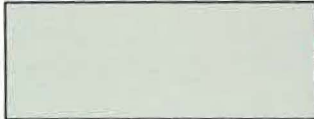
# Tenants



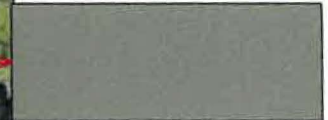
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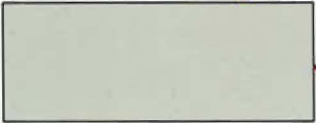
1025-5 Dark Ash



# Tenants



1097-3 Toasted Almond



1094-1 Irresistible



1025-5 Dark Ash



# Hallway



1097-3 Toasted Almond



1025-5 Dark Ash



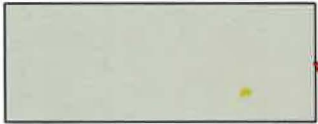
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# Hallway



1097-3 Toasted Almond



1094-1 Irresistible



1025-5 Dark Ash

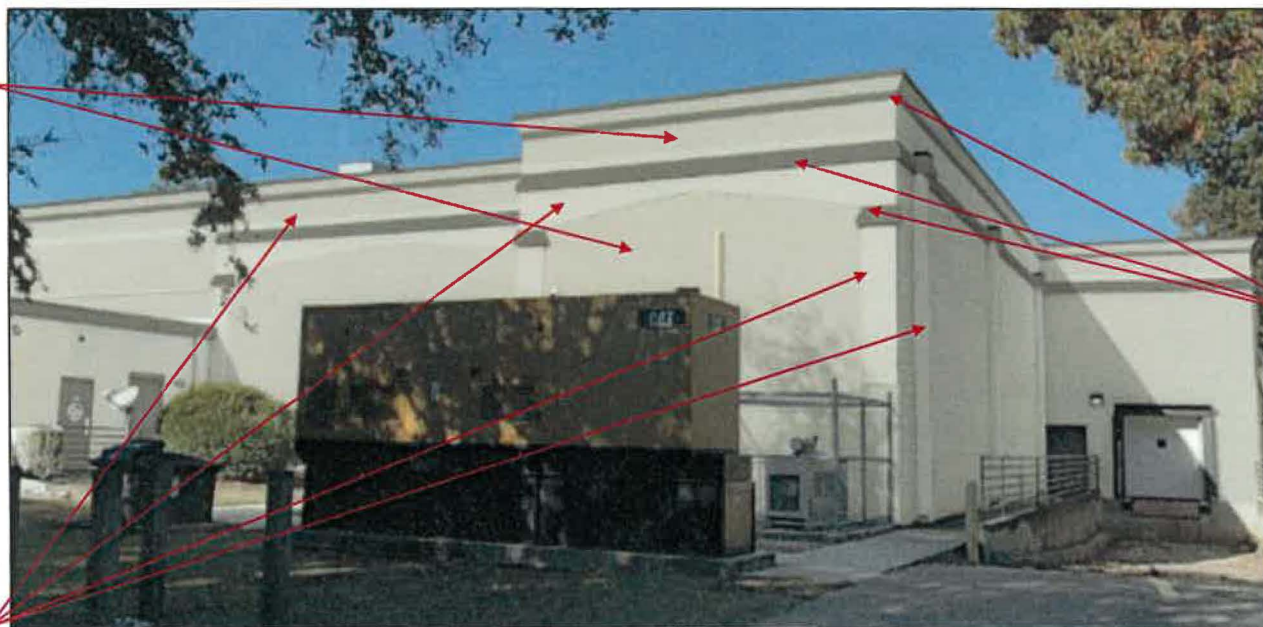




# Rear View



1097-3 Toasted Almond



1025-5 Dark Ash



1094-1 Irresistible



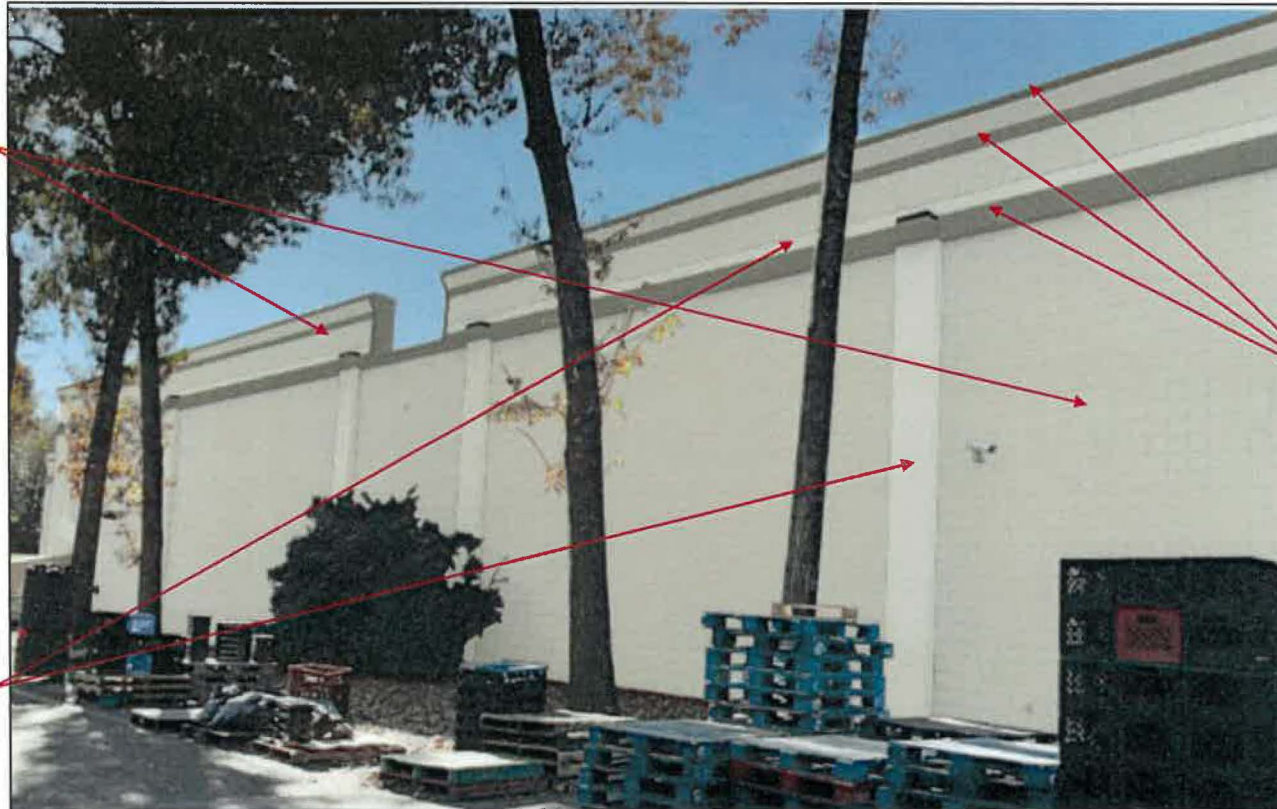
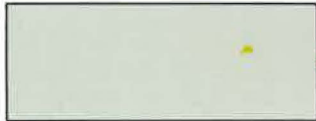
# Rear View



1097-3 Toasted Almond



1094-1 Irresistible



1025-5 Dark Ash



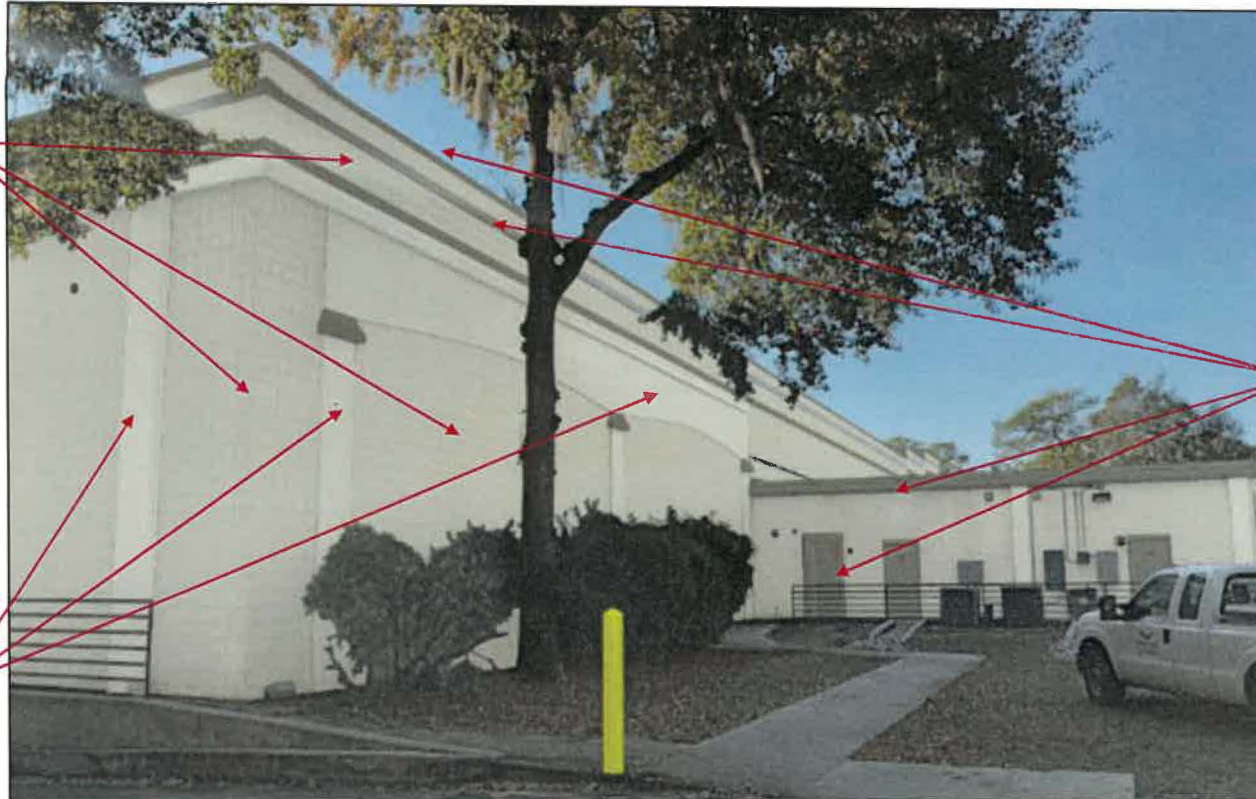
# Rear View



1097-3 Toasted Almond



1094-1 Irresistible



1025-5 Dark Ash



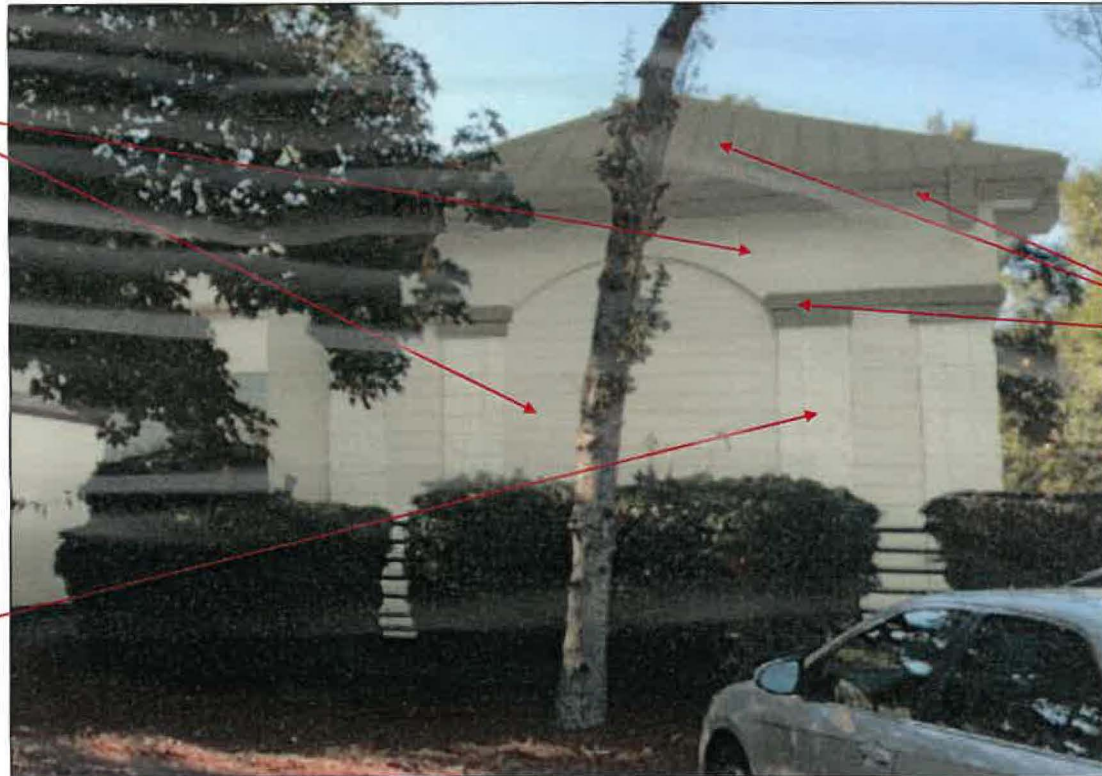
# Rear View



1097-3 Toasted Almond



1094-1 Irresistible



1025-5 Dark Ash



## DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)  
and do NOT constitute DRB approval or denial.*

PROJECT NAME: Publix Repaint

DRB#: DRB-001788-2019

DATE: 09/07/2019

RECOMMENDATION: Approval  Approval with Conditions  Denial   
RECOMMENDED CONDITIONS:

### **MISC COMMENTS/QUESTIONS**

1. Applicant to provide a physical color board for review by the DRB during the meeting.