



Town of Hilton Head Island  
**Design Review Board**  
Tuesday, October 8, 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:** Bill Harkins

**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**

Mr. Darnell stated that the application for Ocean Oak Sign, DRB-001976-2019 was withdrawn prior to the meeting. The Board approved the amended agenda by general consent.

**5. Approval of Minutes** – Meeting of September 24, 2019

Ms. Remke moved to approve the minutes of the September 24, 2019 regular meeting. Ms. Foss seconded. The motion passed unanimously.

**6. Old Business**

**a. New Development – Conceptual**

**i. Fern Iams Restaurant, DRB-001930-2019 (withdrawn February 26, 2019)**

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

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

The Board complimented the applicant for addressing their comments on the previous submittal. The Board made comments and inquiries regarding: the site plan and parking; the service yard currently in the setback will be relocated; consider reducing asphalt at the dumpster and adding landscaping; the dumpster needs to be screened completely; consider reducing or eliminating the patio area to keep the pine tree at the deck; consider an alternate

roof color as it appears to be too shiny; concern whether the red color proposed is nature blending; provide alternative red colors; provide painted sample of red color on hardie board; compliments to the overall architecture; concern whether the architecture relates to the character of the neighborhood; provide accurate grading information; the front porch should sit higher and not at grade; the LMO limits fill to 3-feet; provide additional information if there are steps up to the building and/or a railing; provide a plant buffer near the pick-up window; consider squaring off the porch as the entry looks forced; add more planting area between the sidewalks and the building; provide a landscape plan

Vice Chairman Gentemann moved to approve DRB-001930-2019 with the following conditions:

1. Colors shall be approved at Final.
2. Applicant is to provide complete color board with a suggested 12"x12" sample of red on hardie board.
3. Grading around the building shall not exceed 3' max fill per the LMO.
4. Grading around the building, steps and ramps shall be shown on the drawings.
5. Provide more planting area between sidewalks and the building.
6. Provide a Landscape Plan at Final.
7. The dumpster shall be fully screened and fit in asphalt.
8. Provide adequate clearance and grading around existing trees, specifically the 23" pine at side patio.

Ms. Foss seconded. The motion passed with a vote of 6-1-0.

## **7. New Business**

### **a. Alteration/Addition**

#### **i. Circle K Palmetto Bay Road, DRB-001963-2019**

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. The proposed sign must include the street address at the top of the sign in 4" letters.
2. The dispensers (pumps) shall be beige. Cut sheet to be approved by Staff.
3. Specify on the drawings "column color to match existing building color".
4. Trash cans should be bronze and not include commercial copy.
5. Any additional signage (i.e. Air-Vac) shall have a brown background with beige lettering.

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

The Board combined their comments and inquiries regarding this project Circle K Palmetto Bay Road DRB-001963-2019 and the next project Circle K Gumtree Road DRB-002019-2019. The Board comments and inquiries included: the various proposed colors and their locations; all red sign colors shall be Glidden Red Earth; the station numbers and all orange sign colors shall be Yam; the trash receptacles should be Nuthatch; the trash receptacles should not contain commercial copy; the dispenser pumps should be white with Glidden Red Earth at the base and Yam at the top; any additional signage should have Nuthatch as the background color; the columns need to be painted to match the existing building color; the changeable copy should not exceed the LMO requirement 8-inch height; all of the freestanding signs must include the street address in 4-inch letters; and the new monument sign cannot be larger than the existing sign.

Mr. Witmer moved to approve DRB-001963-2019 with the following conditions:

1. The proposed sign must include the street address at the top or side of the sign in 4" letters.
2. The dispensers (pumps) shall be white with Glidden Red Earth at the base and SW Yam at the top.
3. The columns shall be painted to match existing building.
4. Trash cans should be SW Nuthatch with no commercial copy.
5. All red sign colors shall be Glidden Red Earth.
6. All orange sign colors shall be SW Yam.
7. The new monument sign shall be no larger than the existing sign.
8. The station numbers shall be SW Yam.
9. Any changeable copy shall not exceed 8" height per the LMO.
10. Any additional Signage shall have SW Nuthatch as the background color.

Ms. Foss seconded. The motion passed with a vote of 7-0-0.

**ii. Circle K Gumtree Road, DRB-002019-2019**

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. The proposed sign must include the street address at the top of the sign in 4" letters.
2. The dispensers (pumps) shall be beige. Cut sheet to be approved by Staff.
3. Specify on the drawings "column color to match existing building color".
4. Trash cans should be Nuthatch or bronze and not include commercial copy.
5. Any additional signage shall have a brown background with beige lettering.

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

The Board made comments and inquiries on this project as noted above. With no additional comments, Chairman Strecker asked for a motion.

Mr. Witmer moved to approve DRB-002019-2019 with the following conditions:

1. Both freestanding signs must include the street address at the top of the sign in 4" letters.
2. The fuel dispensers shall be white with Glidden Red Earth at the base and SW Yam at the top.
3. The columns shall be painted to match existing building.
4. Trash cans should be SW Nuthatch with no commercial copy.
5. All red sign colors shall be Glidden Red Earth.
6. All orange sign colors shall be SW Yam.
7. The station numbers shall be SW Yam.
8. Any additional Signage shall have SW Nuthatch as the background color.

Ms. Foss seconded. The motion passed with a vote of 7-0-0.

**iii. Scott's Covered Patio, DRB-002008-2019**

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. Specify on the drawings that the structure will be stained to match the existing patio structures.
2. Note on the plans that all electrical conduit must be concealed.
3. Provide a cut sheet for the light fixtures that meets the LMO lighting requirements and does not exceed 3000K.

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

The Board complimented the project. The Board made comments and inquiries regarding: the colors will match existing; the structure attaches to the building; the conduit should be concealed; the sprinkler system should be concealed to the extent possible; and the lights are 3000K.

Vice Chairman Gentemann moved to approve DRB-002008-2019 with the following conditions:

1. Specify on the drawings that the structure will be stained to match the existing patio structures.
2. Note on the plans that all electrical conduit must be concealed.
3. The light fixtures shall meet the LMO lighting requirements and not exceed 3000K.
4. Conceal sprinkler lines to the extent possible with the understanding that sprinkler heads will be visible.

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

**b. Sign**

**i. 11 Marina Side Drive Sign, DRB-001977-2019**

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

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

Some of the Board members expressed concern about the size of the sign. Although the size is within the LMO regulations, it appears to be too large and does not meet Island character. The suggestion was made to reduce the overall sign by twenty percent reducing the length to about 8 feet. Some of the other Board members expressed that the size is fine, if some of the base on all four sides is covered with landscaping. The Board complimented the design. The color will match the stucco color on the building. The tenant signs are changeable panels.

Vice Chairman Gentemann moved to approve DRB-001977-2019 with the following conditions:

1. The color of the sign shall match existing stucco color on the building.
2. Landscape plan on all four sides of the sign shall be reviewed and approved by staff.

Ms. Foss seconded. The motion passed with a vote of 7-0-0.

**8. Appearance by Citizens – None**

**9. Board Business – None**

**10. Staff Report**

- a. Minor Corridor Report – None

**11. Adjournment**

The meeting was adjourned at 3:18 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** November 12, 2019