

***Town of Hilton Head Island***  
***Minutes of the Design Review Board***  
**Benjamin M. Racusin Council Chambers**  
**January 10, 2017 at 1:15 p.m.**

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

**Board Members Absent:** None

**Town Council Present:** None

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

**As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting**

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**1. Call to Order**

Chairman Gartner called to order the regular meeting of the Design Review Board at 1:22pm.

**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**

The Board reviewed the minutes of the December 13, 2016 meeting and **approved** the minutes by general consent.

**6. Staff Report – None**

**7. Board Business – None**

**8. New Business**

*Alteration/Addition*

- Old IHOP Bldg. Roof Color Change, 439 William Hilton Parkway, DRB-002119-2016

Mr. Darnell introduced the project and stated its location: 439 William Hilton Parkway. Mr. Darnell presented an in-depth description of the project as provided in the Board's packet. The applicant (previous franchisee) is required by the franchisor (IHOP Corp.) to repaint the roof from its current color blue. The applicant proposes to repaint the roof with a nature blending color "Dark Toast". Staff recommends approval as submitted.

Chairman Gartner asked the applicant to come forward. The applicant was not present at the meeting.

Chairman Gartner requested comments from the Board. The Board was in agreement that the proposed color is satisfactory and meets the Design Guide.

Ms. Remke made a motion to **approve** DRB-002119-2016 as submitted. Mr. Witmer **seconded** the motion. The motion **passed** with a vote of 7-0-0.

- Engel & Volkers Roof Material Change, 800 Main Street, DRB-002197-2016

Mr. Darnell introduced the project and stated its location: 800 Main Street. Mr. Darnell presented an in-depth description of the project as provided in the Board's packet. The applicant proposes to replace the current roof with a shingle roof, comparable in color to the existing metal seam roof. Over time, the applicant plans to continue using the same shingle on the four remaining metal seam roofs within the office complex. Staff recommends denial of this application. The proposed asphalt roof does not match the roof material on the other buildings in the complex/development. Per the Design Guide, the context of the structure must also be taken into account and consideration shall be given to compatibility with the other development in the area.

Chairman Gartner asked the applicant to come forward. The property manager presented statements on behalf of the property owner and answered questions by the Board. The property manager stated that all of the roofs are twenty to twenty five years old. The roof of one building has a leak and needs to be replaced. The plan is to start budgeting for the remaining roofs to be replaced within a two to five year period.

Chairman Gartner requested comments from the Board. The Board stated a shingle roof is acceptable, however, all five building roofs in the complex need to be replaced together or within a specified timeframe sooner than two to five years. The Board recommended submitting a phasing plan and schedule for all roofs for their review and approval. The Board further recommended phasing simultaneously the three buildings that front Main Street.

The applicant withdrew the application.

- Fish, 1 North Forest Beach Drive, Suite 28, DRB-002212-2016

Mr. Darnell introduced the project and stated its location: 1 North Forest Beach Drive, Suite 28. The applicant proposes to renovate the former Steamers restaurant and convert it into a new seafood restaurant. Mr. Darnell then presented an in-depth description of the project as provided in the Board's packet. Staff recommends approval with the following conditions: 1) Provide more detail of the proposed entrance including roof pitch, materials, colors and specific details that mirror the "Skillet's" building. 2) Plexiglass on the exterior bar is not in keeping with the elements at Coligny Plaza or Island Character. Consider using material that would reflect both like; wood or brick and specify the finish. Per the Design Guide "Reflective materials other than glass must be avoided." 3) Provide light fixture locations and specifications on the building, exterior bar and the shade structure. 4) Provide a Planting Plan to include palms between the building and lagoon, planters or protected planting areas (to keep pedestrians out of these areas) and or a consolidated buffer planting area between the parking lot and outdoor dining area. Planting areas should not include benches. 5) Adjust the shade structure location to accommodate the two existing palms (not shown on plans) in the existing patio and the live oak (not shown on the plans) adj. to the

double palms. 6) Adjust the boardwalk at the end of the lagoon to accommodate the existing sycamore. 7) The shade cloth should be sand in-keeping per the Design Guide, “The use of black, white or off-white is typically avoided”.

Chairman Gartner asked the applicant if he would like to add anything to Mr. Darnell’s presentation. The applicant presented statements regarding various aspects of the projects, such as the site plan, a survey, site photos, site vegetation, proposed upgrades and changes, pedestrian pathway, shade structures, porous pavers, and landscaping. The applicant also presented statements in response to Staff comments.

Chairman Gartner requested comments from the Board. The Board complimented the project, its concept, and architecture. The Board had questions and concerns for various aspects of the project, including the following: positioning of the deck and fencing; locations of the porous pave and concern for its heat absorption; details of the shade structures and columns (shape, size); the proposed white fabric color is not in keeping with the Design guide; color of the building, doors, windows and frames; add landscaping between the parking lot and deck; utilize the discussed open space (near the Sycamore area/after the umbrella table area) for landscaping; bar area materials; distance between the bar stools and the public walkway; waiting area benches and ground material; lighting throughout the site and under the canopy; and concerns for too many materials on one horizontal plane.

The Board recommended providing the following: a correct site plan including existing trees, existing and new plantings; landscaping plan including calling out the specific species and sizes; full details on sun shades; plantings between the parking lot and the deck; demolition plan; correct front entry in the drawings; details of the deck material and bar area including all fixed furniture; lighting package; details and cut sheets of the bench area, benches and planters; revisit and match the color of the new doors and windows; and placing plantings underneath existing trees.

Chairman Gartner further complimented the project. Chairman Gartner recommended the applicant withdraw the application, consider all of the Board recommendations as provided today, and then resubmit the project as conceptual development.

The applicant withdrew the application.

**9. Appearance by Citizens – None**

**10. Adjournment**

The meeting was adjourned at 3:12p.m.

Submitted by: Teresa Haley, Secretary

Approved by: January 24, 2017

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Jake Gartner, Chairman