



Town of Hilton Head Island
Design Review Board Meeting
June 28, 2022, at 1:15 p.m.
Benjamin M. Racusin Council Chambers
MEETING MINUTES

Present from the Board: Vice Chairman John Moleski, Annette Lippert, Judd Carstens, Ryan Bassett, Todd Theodore

Absent from the Board: Chair Cathy Foss (excused)

Present from Town Council: Tamara Becker

Present from Town Staff: Chris Darnell, Urban Designer; Nicole Dixon, Development Review Program Manager; Michael Connolly, Senior Planner; Trey Lowe, Planner; Teresa Haley, Community Development Coordinator

1. Call to Order

Acting Chair Moleski called the meeting to order at 1:17 p.m.

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 – See as noted above.

4. Approval of Agenda

Chair Moleski asked for a motion to approve the agenda. Ms. Lippert moved to approve. Mr. Theodore seconded. By show of hands, the motion passed with a vote of 5-0-0.

5. Approval of Minutes

a. Regular Meeting of June 14, 2022

Chair Moleski asked for a motion to approve the minutes of the June 14, 2022, regular meeting. Mr. Theodore moved to approve. Mr. Carstens seconded. By show of hands, the motion passed with a vote of 5-0-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments submitted.

7. New Business

a. Alteration/Addition

i. Spinnaker Resorts Preview Center Repaint, DRB-001559-2022

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval with the following conditions:

1. Staff suggests SW 6246 North Star on the top cornice and SW 7603 Poolhouse on the middle cornice.
2. Window frames to remain the same.

Chair Moleski 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's thorough submittal. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: agreement with staff's comments; the windows should not be painted; staff's recommended color palette is more muted and less contrasting resulting in more nature blending tones; a separate application will be submitted for the sign; colors that are selected for the building will be incorporated into the sign.

Following discussion, Mr. Bassett moved to approve DRB-001559-2022 with the following conditions:

1. SW 6246 North Star shall be on the top cornice and SW 7603 Poolhouse on the middle cornice.
2. Window frames to remain the same.

Mr. Theodore seconded. By way of roll call, the motion passed by a vote of 5-0-0.

ii. Lowes Foods, DRB-001572-2022

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval with the following conditions:

1. Create a landscape area on the right of the front entrance to mirror the landscape area on the left. Add large trees to frame the entrance.
2. Submit a revised landscape plan for Staff review and approval that includes quantities, species, and sizes.

Chair Moleski 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 and expressed appreciation that the building will no longer be vacant. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: agreement with staff comments placing emphasis on balancing the building with landscaping at the front; the porte cochere will be seen entering the site; the underside of the porte cochere and walkway will contain recessed lighting; comments to restudy the parking lot for improvements; clarification on all the materials being used for the new façade elements; concern there are a lot of elements and simplification is needed; simplify to one type of brick – the Harriet's Bluff brick; the brick wall height shall match the height of the brick column bases; the Patina Green storefront is out of character and should be a dark bronze; the coping on the walls needs to not be Patina Green; the left elevation shows essentially a flat roof of the storefront; the main entry character should be picked up in the grocery pick-up area element to help with the flatness of the façade; introduce depth to the main gable element so it does not appear flat; there will be cart corrals in the parking area; any carts outside the storefront would be screened by the brick wall; gooseneck fixtures and lighting for the sign needs to be reviewed by the Board; the Board needs to review a reflected ceiling plan for the covered pick-up area; review the façade wrapping

to make sure adequate treatment is being applied from the US-278 side; treat the northwest corner on the landscape plan as part of the streetscape and strengthen it; look to the Planet Fitness streetscape for reference; consider expanding the island area to strengthen the northwest corner on approach and adding canopy trees; restudy the parking lot and pedestrian circulation and make modifications; as part of DPR, some parking will need to comply with current LMO standards including light and landscaping; if shutters remain consider greige or patina; applicant leaning toward removing the shutters and extending the gable end; majority of the cladding is a stucco finish which is proposed to be painted; branding flags will not be included as they take away from allowed signage; suggestion to add low plantings at the pick-up curb area to discourage pedestrian traffic and balance the area; consider reviewing the colors approved for the newer restaurants being constructed in the plaza; consider simplifying the masonry wall use brick and stucco color elements; add lower plantings on the right side of the front elevation and have a defined break every 3-4 feet for pedestrian traffic; any roof or wall elements on the cart corrals need to be reviewed by the Board; a revised and completed landscape is needed; consider elevating the pavement at the storefront entrance to help pedestrian flow; when studying the parking lot be sure there is adequate room for displays and for pedestrians – use Kroger at Shelter Cove as an example; opportunities to make improvements to the parking lot and vehicular and pedestrian circulation; the Board needs to review cut sheets, the fascia on the flat roof, and all details.

Following the discussion, the application was withdrawn at the applicant's request.

b. *New Development – Conceptual*

i. Chaplin Townhomes, DRB-001557-2022

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval with the conditions described in the Design Team/DRB Comment Sheet.

Chair Moleski 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 and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: the A-B triple arrangement of the buildings was acceptable to the Board; the left façade needs to be restudied and treated equally to the other three facades; there was concern whether the tree canopies were covered in the survey; the pool appears to be close to a large tree canopy; provide the tree survey in the final application; consider making the buffer plantings look less regimented; consider bumping out the sidewalk area away from the units so pedestrians are not walking so close to the parked cars or consider an additional piece of sidewalk leading to and from the pool; there was brief discussion of the structure being up against the setback and providing landscaping at that area; the driveways are designed to fit one vehicle; consider dressing up the driveway and walking path to the pool; intention to add a commercial structure on the site in front of the townhomes closer to William Hilton Parkway; set up details for the townhomes and then set up design phase for future commercial space; the commercial structure will be a separate submittal.

Following discussion, Ms. Lippert moved to approve DRB-001557-2022 with the following conditions:

1. Provide a survey with the final submission.
2. Verify actual tree canopy driplines.
3. The left façade shall have equal detailing to the other building facades.
4. Study and adjust the pedestrian circulation.

Mr. Theodore seconded. By way of roll call, the motion passed by a vote of 4-0-0.

8. Board Business

9. Staff Report

- a. Minor Corridor Report – There was no report.

Mr. Darnell announced that Town Council voted at their recent meeting to reappoint Mr. Moleski to serve another 3-year term on the Board.

10. Adjournment

The meeting adjourned at 2:54 p.m.

Submitted by: Teresa Haley, Secretary

Approved: July 26, 2022