



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, July 9, 2024, 2:30 PM Minutes

1. Call to Order

Acting Chair Judd Carstens called the meeting to order at 2:30 p.m. Present were: Judd Carstens (attended remotely,) Annette Lippert, Tom Parker, Todd Theodore, Patricia Pastor and Kevin Brandenburg. Megan Fitzpatrick was absent.

2. Introduction of Newly Appointed Members

Mr. Carstens welcomed new Board Members, Patricia Pastor and Kevin Brandenburg to the Design Review Board and mentioned that Megan Fitzpatrick could not attend this meeting but would be present at the next one.

3. Adoption of the Agenda

Melissa Paul-Leto mentioned that for Unfinished Business a. DRB-000833-2024 - South Sea Pines Drive - Final due to conflicts, both Mr. Carstens and Ms. Lippert would have to recuse themselves and they would need an Acting Chair. Mr. Carstens moved that Todd Theodore be made Acting Chair for that item. Ms. Lippert seconded. The Agenda as presented was approved unanimously.

4. Approval of the Minutes

a. Regular Meeting Minutes of June 25th, 2024.

Tom Parker moved to approve the Minutes of June 25, 2024. Ms. Lippert seconded. The Minutes of June 25, 2024 were unanimously approved

5. Unfinished Business

a. DRB-000833-2024 - South Sea Pines Drive - Final

Melissa Paul-Leto, Principal Planner, presented South Sea Pines Drive - Final and stated this project went for Conceptual Review on April 9, 2024. South Sea Pines Drive, South Beach Marina Village was tabled from the June 25, 2024, Design Review Board Meeting due to lack of a quorum. The applicant is here today for the Final Review of a proposed renovation to provide additional entertainment space adjacent to the water's edge. The South Beach Marina is an existing mix of lodging, restaurant and retail found in 12,500 sq. ft. of multiple buildings. This proposal is to transition the restaurant and retail uses within two buildings, totaling 10,000 sq. ft. The project has received ARB approval from Sea Pines Plantation. Staff recommends approval with the following conditions that the applicant provides and adheres to the conditions on April 9, 2024, for the Conceptual

Review. This project requires a Building Permit prior to construction and a Major Development Plan Approval. The Conceptual Review was approved with conditions that the white trim be approved as this is a unique area, the buffer continues to be studied, and future parking plans to be investigated.

The applicant addressed several comments from the board regarding the step-down on the double light, brightness, colors of planters, we were not provided with an electrical plan, how bright the cans are, whether there will be decorative lighting, concern about the brightness on the string lights, poles are too high, timing on the lights, is there sufficient parking, make sure the lighting doesn't affect adjacent properties.

Mr. Parker moved to approve as submitted with the following conditions: the adoption of staff comments and conditions. The double up lights at the entry palm court will be specified to be less than 500 lumen each. Any specifications for the can lights at porches and walks will be submitted to staff for review. The string lights linear footage will be noted and specified. The poles will be specified at the maximum height of 14 ft. The applicant stated that the lighting is intended to be a low lumen level and will be reviewed at installation. Mr. Brandenburg seconded. The motion passed by a vote of 4-0.

6. New Business

a. DRB-000955-2024 - 75 Matthews Drive - Final

Melissa Paul-Leto, Principal Planner, presented 75 Matthews Drive - Final and indicated the Wells Fargo sign system received Conceptual Approval. The applicant has revised their drawings to comply with the color request. They have provided two choices and indicated what they prefer. Ms. Leto presented both options to the Board. They are proposing to change their letter faces to white with burgundy red retainers, which is Option 1. Their second Option is a burgundy red face with Dover White retainers. Staff recommends approval with one condition: the proposed signage is recommended to use the following colors: For white: SW6385 - Dover White not Wells Fargo White. For Red: Gidden Drum Beat #A0279 and for Yellow: SW6687 Brittlebrush. They had a Conceptual Review on May 14, 2024, with the following conditions: directional signage should have the same background color as the building. The red needs to be toned down to a somewhat darker nature-oriented red. The yellow also needs to be toned down. The monument sign needs to be investigated as to whether a street number should be added per Fire Rescue request. A new layout should be provided. Any white elements on signage, whether they are letters or returns, shall be the building case color. The yellow stripe should be removed.

The applicant addressed several comments and questions from the Board regarding colors, parking signage and lighting.

Ms. Lippert moved to approve with the following conditions: Option 2 - Gidden Drum Beat face with the Dover White sides Only the building mounted, and monument sign mounted that was included in the packet is approved under this submission. Addressing per Fire

Rescue will be required. Ms. Pastor seconded. The motion was approved by a vote of 6-0.

b. DRB-000960-2024 - 1 Greenwood Drive - Final

Melissa Paul-Leto presented 1 Greenwood Drive - Wells Fargo Signs - Final - This is the second Wells Fargo location where they are presenting a similar sign system. The applicant has come back for final review with revised color options. They are proposing changing their letter faces to white with Burgundy Red Retainers as their first option. Their second option is Burgundy Red with Dover White Retainers. Staff recommends approval with one condition: The proposed signage is recommended to use the following colors: For White: SW6385 - Dover White not Wells Fargo White. For Red: Gidden Drum Beat #A0279. For Yellow: SW6687 - Brittlebrush. They had a Conceptual Review on May 14, 2024, with the following conditions: directional signage should have the same background color as the building. The red needs to be toned down to a somewhat darker nature-oriented red. The yellow also needs to be toned down. The monument sign needs to be investigated as to whether a street number should be added per Fire Rescue request. A new layout should be provided. Any white elements on signage, whether they are letters or returns, shall be the building case color. The yellow stripe should be removed.

The applicant addressed several comments and questions from the Board regarding: signage, colors, lighting, street numbering, text needs to be on the front of the sign.

Ms. Lippert moved to approve with the following conditions: approve the Drum Beat with the Dover White signage. Expand the restoration scope on monument signs for all sides. Add street numbers on all Wells Fargo monument signs. That E03 be a halo-lit light and the color temperature needs to be submitted to staff. The clearance sign as well as the monument sign needs to come back with all the wayfinding, parking signage that was not included in the July 9, 2024, package. Mr. Parker seconded. The motion was approved by a vote of 6-0.

7. Public Comment - Non Agenda Items

No citizens spoke.

8. Board Business

None

9. Staff Reports

Ms. Paul-Leto mentioned to the Board that for their September 10th meeting there was a conflict in Council Chambers and the DRB meeting would have to be moved to a Conference Room or rescheduled to another date. It was the consensus of the Board that the meeting be held on the same date and time and move to a Conference Room.

10. Adjournment

The meeting was adjourned at 3:31 p.m.

APPROVED: July 23rd, 2024.

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov