Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Tuesday, July 23, 2024, 2:30 PM
Minutes

1. Call to Order

Chair Judd Carstens called the meeting to order at 2:30 p.m.

2. Adoption of the Agenda

Mr. Parker moved to approve the agenda. Ms. Lippert seconded. The adoption of the agenda passed unanimously 6-0.

3. Approval of the Minutes

a. Regular Meeting Minutes of July 9th, 2024.

Ms. Lippert moved to approve the minutes of July 9th, 2024. Mr. Parker seconded. The approval of the minutes passed unanimously 6-0.

4. Unfinished Business

a. DRB-000928-2024 – 27 New Orleans – Final

Melissa Paul-Leto, Principal Planner, presented the Final Review for the Major Development Plan Review located at 27 New Orleans Road. This site previously served as a drainage channel, no longer in use. The proposed facility will consist of a bicycle warehouse and donut production and sales shop on the first floor, with the second floor being for storage warehouse use. This item was tabled since the last June meeting of the 9th. Board comments addressed: avoid high contrast colors, remove IRC on plan sheets, bike rack specs with color specs provided, materials color and lighting cut sheets are needed, revised plan to improve impervious to pervious brick. The applicant noted a tabby path landing as well as a crushed shell pathway. Staff recommends approval with the conditions that the applicant adheres to conditions set forth on March 12th and will require a building permit and a major DRP (Development Review Plan). Applicant asks for modified utility plan to keep the significant pine tree. Conceptual review approved March 12th.

Board Discussion: Mr. Parker questions the makeup air unit on the front of the building, suggesting it be moved to the back of the building. Mr. Parker noted the black color to be acceptable for the bike rack. Ms. Lippert recommends the trim and garage door be a different color to provide more contrast. Other color changes can be handled with a staff level review. Mr. Carsten suggests not using any lighting hanging from trees.

Ms. Lippert made a motion to approve with the following conditions: revise the globe lighting on the tree to an up-light, moving the makeup air fan to the back of the building, review the three parking spaces near the pine tree, revising the color palate for subtle contrast, and provide info on tabby concrete, stucco, shell size and color with two staff members and two DRB members reviewing the re-submission. Mr. Parker seconded. The motion was approved unanimously 6-0.

b. DRB-000955-2024 – 75 Mathews Drive – Wells Fargo Signs – Final

The item was presented as a final design for Wells Fargo on 75 Mathews Drive during the July 9th meeting. The applicant came back with a redesign for the sign colors and lighting specifications, as requested by Council members during the previous meeting. The applicant requested "Drum Beat Red" be used for the welcome sign, which is not visible from the front of the building. Halo lighting is confirmed at 3000k for the Wells Fargo sign.

Board Discussions: Mr. Parker notes the ATM is not allowed to be internally lit. Ms. Lippert suggests the number on the sign be the same red as the sign instead of black, and she is fine with limited accent colors being used for the "Hello" sign. Ms. Lippert and Mr. Brandenburg agreed with the size variance for the sign, and requires confirmation by Fire Rescue for the sizing of the street numbers on the street sign. Ms. Fitzpatrick inquired about the proposed "Do Not Enter" dimensions and suggested they be eight inches tall by four feet wide. Mr. Carstens pointed out that the submittal should show Dover White and Glidden Drum Beat Red and directionals be legacy colors, as well as notate in the rendering that the street sign be double-sided.

Ms. Lippert made a motion to approve with the following conditions: the "Do not enter" sign and clearance signs to be four feet by eight inches, the address number be Gildden Drum Beat Red and the street number size be determined by the fire department, all halo lighting be 3000K with the lumens at 2,700 maximum, notating double-sided street sign, and fix notation regarding white on page 22 and 23. The motion was approved unanimously 6-0.

c. DRB-000960-2024- 1 Greenwood Drive – Wells Fargo Signs – Final

This item was presented at the July 9th meeting, with conditions, for the Wells Fargo sign at 1 Greenwood Dr and Sea Pines circle. The colors were revised to Drum Beat Red with Dover White with halo lighting of 3000k and lumen count, and address numbers were added to the top right of the street sign. The applicant stresses the importance of matching the 75 Mathews Dr location signage.

Board Discussions: Ms. Lippert noted there is too much space around the ATM sign on page #34 of the rendering and noted the same conditions for the 75 Mathews Drive location. Mr. Carsten requested all notes on the fabricator sheets are correct. A motion to approve was made by Ms. Lippert with the following conditions: the address number size to be determined by the Fire Marshal, the halo lit sign to be no cooler than 3000K, the ATM sign be fourteen inches wide by twenty inches tall with a single post, cleaning up the color notes on the shop drawings, clearly indicate what is brand reference vs fabrication direction and address number to be "Glidden Drum Beat Red". Mr. Theodore seconded. The motion was approved 6-0.

5. New Business

a. Nomination and Election of Officers for July 1, 2024 – June 30, 2025.

Chair Carstens asked if anyone would like to make a motion to nominate a board member to serve as Chair for this new term. Mr. Theodore nominated Mr. Carstens. Mr. Parker seconded. The motion passed unanimously 6-0.

Chair Carstens asked if anyone would like to make a motion to nominate a board member to serve as Vice Chair for this new term. Mr. Theodore nominated Ms. Lippert. Mr. Parker seconded. The motion passed unanimously 6-0.

b. Appointment of Board of Secretary for July 1, 2024 – June 30, 2025

Chair Carstens asked if anyone would like to make a motion to nominate Mrs. Ashley Facenda to serve as the Board Secretary for the new term. Ms. Lippert nominated Mrs. Facenda. Mr. Theodore seconded. The motion passed unanimously 6-0.

c. DRB-000967-2024 – 51 S South Forest Beach Drive – Conceptual

Mr. Theodore recused himself. This item is to discuss alterations to the Marriott Grand Ocean. Ms. Leto presented the Marriott Grand Ocean alteration. It is not a conceptual and will not need a final. The applicant is requesting to repaint all eleven buildings on the property. Marriott selected all colors which were presented to the board with a sample.

Board Discussion: Ms. Lippert suggests making the hurricane shutters on the parking garage side the "Colonial Revival Stone" color as the base as opposed to the white, Mr. Brandenburg agrees, Ms. Fitzpatrick asked about the existing color palette, Mr. Carstens did not note any issues. A motion to approve was made by Mr. Parker with the following conditions: Trim around windows to be notated as body color, parking garage louvers to match the base color and the others in the stairwell can remain white. Ms. Lippert seconded. The motion passed unanimously 5-0.

d. DRB-000992-2024 – 120 Arrow Road – Conceptual

Item to discuss design concepts for the Atlantic Laundry building located at 120 Arrow Road. The applicant is Mike Vaccaro from Vaccaro Architecture.

Ms. Leto presented, mentioning several commercial uses within the building. Ms. Leto stated several changes which will be made to the exterior of the building: removing the existing parapet and replacing it with a new one, painting the existing stucco wall of the building, replacing some stucco with fiberglass cement siding, replacing the exterior staircase with a covered staircase, the addition of a loading dock, no change in the building footprint. Staff recommends approval of the conditions that a material board be provided for the final review. A building permit and minor Development Planning Reviews

(DPR) are required prior to construction. No change in the building footprint, only material changes.

Board Discussion – Mr. Parker inquired about storefront changes in which Mr. Vaccaro explained it would not change, Mr. Parker suggested unifying the storefront. Mr. Parker also suggested a screening fence for tanks. Ms. Lippert inquired about floor plans and roof plans as well as awnings, which Mr. Vaccaro stated will be removed. Ms. Lippert expressed that she did not agree with painting the roof and suggested replacing it. She also noted that all materials specifications must be provided. Mr. Brandenburg inquired about signage changes. Ms. Fitzpatrick expressed that she thinks the renderings have too much of a modern feel and explained that more elements are needed, such as landscaping, etc. She also noted that it would be worth considering Land Management Ordinance (LMO) changes pertaining to Arrow Road. Mr. Theodore suggests checking into the Sea Pines Architecture Review Board (ARB) for zoning purposes. He also suggests that the storefront be updated. Mr. Carstens made comments regarding the potential for the building and screening of dumpsters in the future.

A motion to approve was made by Mr. Parker with the following conditions: coordination of signage with building will be required, landscaping considered, screening provided for existing equipment cohesive with new design of building and dumpster screens, color scheme and material details provided as well as a more complete set of plans - specifically the floor, roof, lighting, and storefront and windows. And a review of whether this falls under the ARB requirements, as well as potential revisions for LMO pertaining to Arrow Road. Mr. Theodore seconded. The motion passed unanimously 6-0.

e. DRB-000996-2024 – 148 Beach City Road - Final

Mr. Parker recused himself. The item is a final review of the proposed car parking barn at 148 Beach City Rd. The applicant is Tim Probst with PDG Architects. Ms. Leto presented, stating updates to the original design: The dumpster yard has been shifted farther away from the entrance door with a new elevation plan, and the sidewalk has been corrected to lead to the entry door. Final review for the car barn with demolition of the parking lot. Lighting spec sheets and exterior lighting plans were provided. Staff requires approval since this is a major development plan, and a building permit.

Board Discussion: Ms. Lippert asked detailed questions regarding the color scheme, including garage door, roof, and siding, which Mr. Probst addressed. Mr. Brandenburg had no further comment. Ms. Fitzpatrick had no further comment. Mr. Theodore recommends the entrance be a concrete paved area to break up the use of asphalt. Mr. Carstens inquired about the landscape plan and requested the height of sycamores be higher and updated landscaping on the backside of the building, regardless of low visibility.

A motion to approve was made by Ms. Lippert with the following conditions: a concrete pad in the entry area, a revised landscape plan provided which will come back to staff in addition to both landscape architects on the board, clarification that the garage doors and the fascia color to match Sheffield Ash Gray, the main doors and frames also must match the Sheffield Ash Gray, and building sections on A2.3 be updated to match the elevations. Mr. Brandenburg seconded. The motion was approved 5-0.

6. Public Comment - Non Agenda Items

None.

7. Board Business

None.

8. Staff Reports

None.

9. Adjournment

The meeting was declared adjourned at 5:33 p.m.

APPROVED: August 13th, 2024.

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