



Town of Hilton Head Island Regular Design Review Board Meeting

July 24, 2018

1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

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

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
4. **Swearing in Ceremony for Debbie Remke and Michael Gentemann**
5. **Approval of Agenda**
6. **Approval of Minutes** – Meeting of July 10, 2018
7. **Board Business**
8. **New Business**
 - A. *Alteration / Addition*
 - Jamaica Joes, DRB-001651-2018
9. **Appearance by Citizens**
10. **Staff Report**
 - A. Mullet's
 - B. Green Thumb
 - C. Minor Corridor Approvals
11. **Adjournment**

Please note that a quorum of Town Council may result if four or more Town Council members attend this meeting.

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
July 10, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Dale Strecker, Cathy Foss, Brian Witmer, Ron Hoffman, Kyle Theodore

Board Members Excused: Vice Chairman Michael Gentemann, Debbie Remke

Town Council Present: Kim Likins

Town Staff Present: Rocky Browder, Environmental Planner; Teri Lewis, LMO Official; Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called to order the regular meeting of the Design Review Board at 1:40 p.m.

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. Swearing in Ceremony for Debbie Remke and Cathy Foss

Kim Likins, Mayor Pro Tempore, performed the swearing in ceremony for newly appointed Board member Cathy Foss.

Ms. Remke will be sworn in at the next meeting.

5. Approval of the Agenda

The Board approved the agenda by general consent.

6. Approval of Minutes – June 26, 2018

The Board approved the minutes of the June 26, 2018 meeting by general consent.

7. Board Business

Chairman Strecker asked staff to provide an update at the next meeting regarding Mullet's and The Green Thumb.

Ms. Theodore excused herself from the meeting at this time.

8. New Business

A. Alteration/Addition

- Summit Drive Buffer, DRB-001471-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval as submitted.

Chairman Strecker requested comments from the Board. The Board made inquiries regarding the variance granted by the Board of Zoning Appeals (BZA); the Buffer Type A, Option 1, 20' buffer requirements per the LMO; and there is no pending litigation.

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

Chairman Strecker then opened the meeting for public comments. Four members of the public expressed concerns and made comments in opposition of this project proposal.

Chairman Strecker requested comments from the Board. The Board discussed and made inquiries regarding: increasing the size of the plant material at the time of planting, and the positive and the negative effects it would have; mixing smaller and larger plantings; the BZA approval; the proposal meets the buffer type A option and exceeds it; consideration for buffer type D; consideration for a wall; the project Arborist and town staff opinions; existing vegetation versus proposal; plantings are prohibited from the FAA Object Free Area; and increasing certain plantings where room allows.

Mr. Witmer made a motion to approve DRB-001471-2018 with the following conditions:

1. To increase 50% of the Dahoon Holly and the Sweetbay Magnolia to 8-10' height;
2. To increase 50% of the Yaupon Holly and the Wax Myrtle to 30 gallon material size and to field locate them where room allows.

Mr. Hoffman seconded. The motion passed with a vote of 4-0-0.

9. Appearance by Citizens – None

10. Staff Report

Mr. Darnell gave an update regarding Heritage Plaza Hotel project.

Mr. Darnell reported on the Minor Corridor approvals since the last Board meeting.

11. Adjournment – The meeting was adjourned at 2:44 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

Dale Strecker, Chairman



Town of Hilton Head Island
 Community Development Department
 One Town Center Court
 Hilton Head Island, SC 29928
 Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	01/14/18
Accepted by:	[Signature]
DRB #:	165115
Meeting Date:	

Applicant/Agent Name: Kate Clewell Company: HHTB&T Convention Ctr. Inc.
 Mailing Address: 40 Folly Field City: HHT State: SC Zip: 29928
 Telephone: 843-422-4116 Fax: _____ E-mail: Kclewell@hhbeachandtennis.com
 Project Name: JAMAICA JAZZ COOLER Project Address: #40 Folly Field Road UNIT PBAE
 Parcel Number [PIN]: R 5 1 0 0 0 9 0 0 0 0 8 8 7 0 0 0 0 HHT, SC
 Zoning District: _____ Overlay District(s): _____

**CORRIDOR REVIEW, MAJOR
 DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:
 Concept Approval – Proposed Development
 Final Approval – Proposed Development
 Alteration/Addition
 Sign

Submittal Requirements for *All* projects:

N/A Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development \$175, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

Concept Approval – Proposed Development

A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.

A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

Context photographs of neighboring uses and architectural styles.

Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

Final Approval – Proposed Development

- _____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-3-106.F.3.
- _____ Final site development plan meeting the requirements of Appendix D: D-6.F.
- _____ Final site lighting and landscaping plans meeting the requirements of Appendix D: D-6.H and D-6.I.
- _____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- N/W _____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.
- _____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions

- All of the materials required for final approval of proposed development as listed above, plus the following additional materials.
- A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
- Photographs of existing structure.

Additional Submittal Requirements:

Signs

- _____ Accurate color rendering of sign showing dimensions, type of lettering, materials and actual color samples.

For freestanding signs:

- _____ Site plan (1"=30' minimum scale) showing location of sign in relation to buildings, parking, existing signs, and property lines.
- _____ Proposed landscaping plan.

For wall signs:

- _____ Photograph or drawing of the building depicting the proposed location of the sign.
- _____ Location, fixture type, and wattage of any proposed lighting.

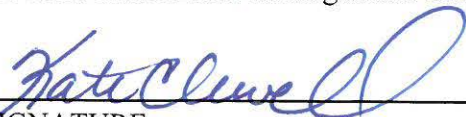
Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Appendix D: D-23.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. YES NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.



SIGNATURE

7/10/18

DATE

7/10/2018

Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

Attn: Mr. Chris Darnell

RE: NARRATIVE for:
Jamaica Joe's at Hilton Head Beach and Tennis Resort

Dear Chris,

This letter is a narrative for the Jamaica Joe's project. The intent of the project is to create a deck and screened enclosure for a new walk-in cooler. The IBC requires the cooler to be above flood, so the structure is elevated to 16' AMSL. All materials, textures, and colors are to match the existing adjacent building attached via deck and stair.

Please feel free to call me to discuss.

Sincerely,



Michael Vaccaro, AIA, NCARB
Vaccaro Architecture, Inc.

21 Off Shore
Hilton Head Island, SC 29928
(843)290-3076
Mikevaccaro7@yahoo.com



PARKING BY
EMPLOYEE
PERMIT ONLY
Visitors Will Be Towed
At Owner's Expense



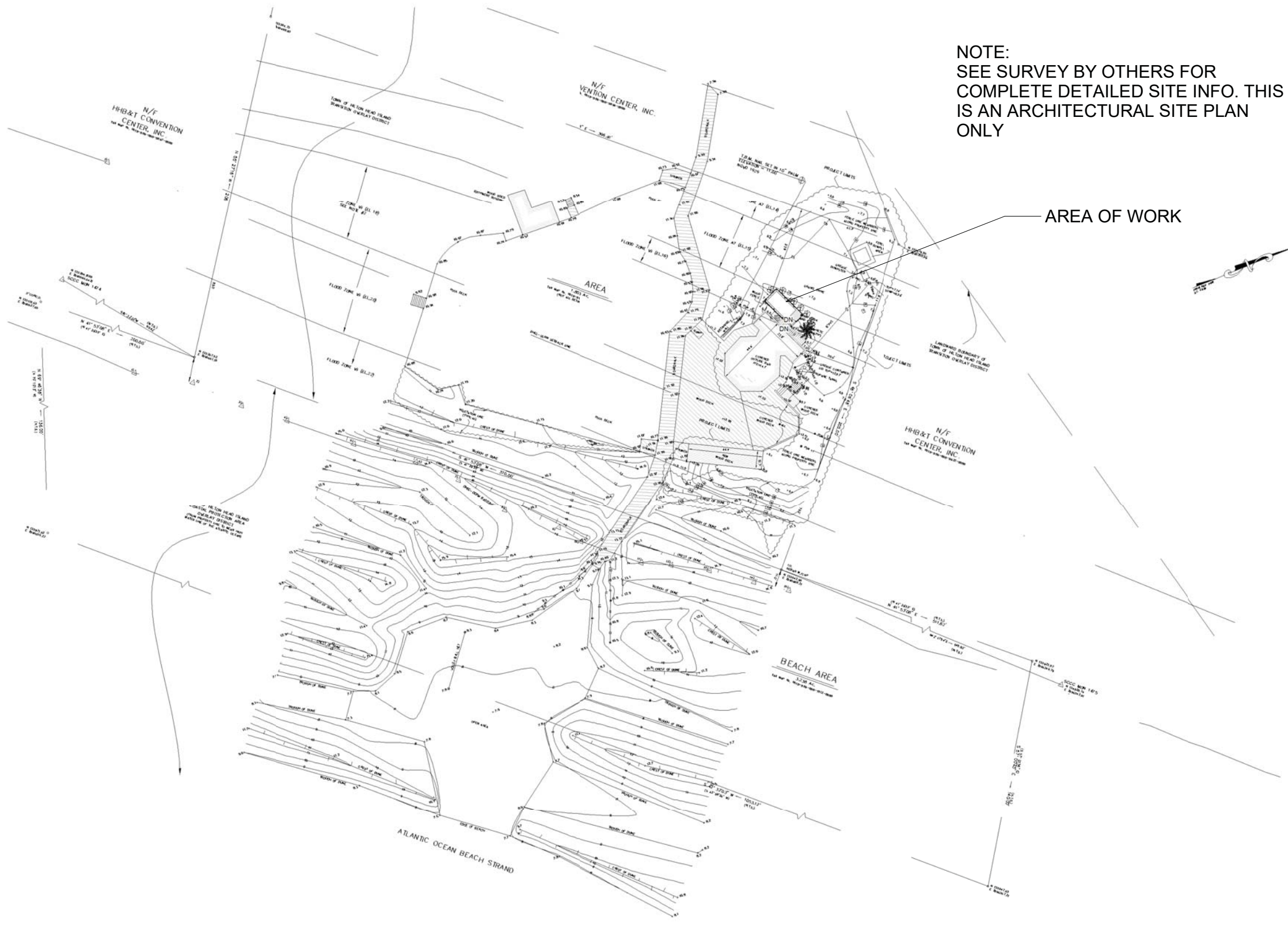






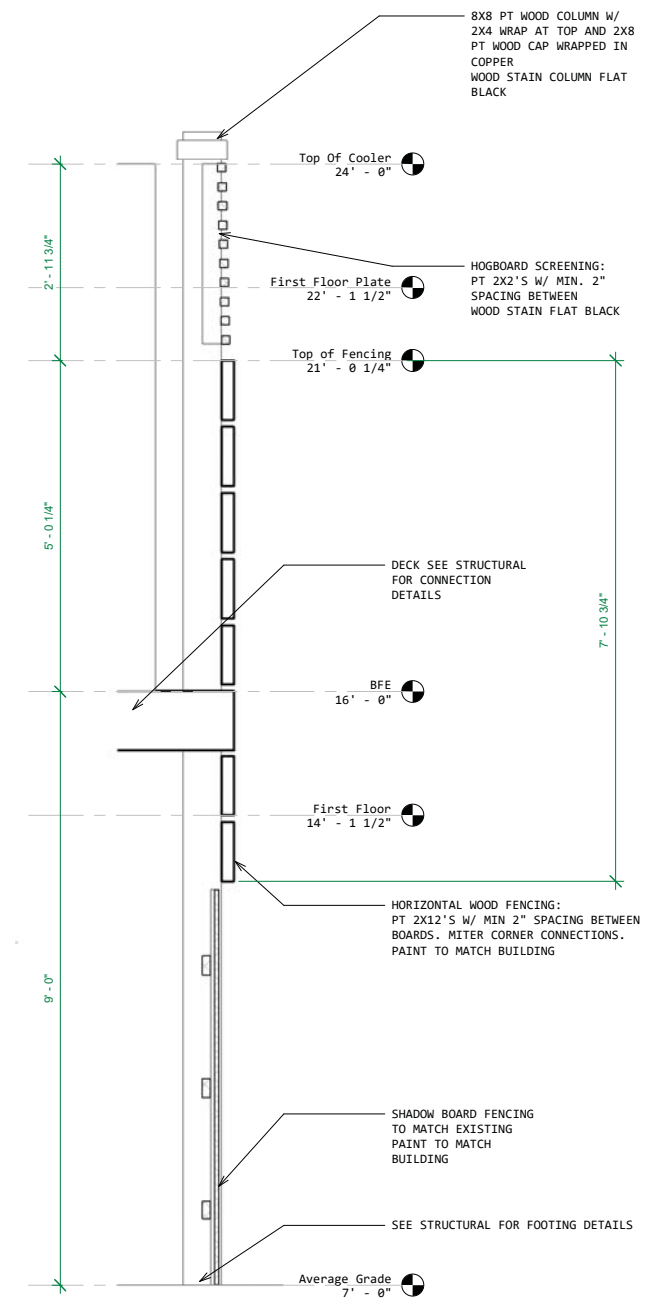






NOTE:
SEE SURVEY BY OTHERS FOR
COMPLETE DETAILED SITE INFO. THIS
IS AN ARCHITECTURAL SITE PLAN
ONLY

AREA OF WORK



① 0'-0" AMSL
1" = 30'-0"

② Section 1
3/4" = 1'-0"

VACCARO
ARCHITECTURE, INC.

The contractor shall verify all dimensions and site conditions prior to starting work and shall notify the architect in writing immediately of any errors or inconsistencies within the construction documents. If errors or inconsistencies exist, the contractor shall be responsible for the construction as such; it is the contractor's responsibility to ensure that corrections are made to the satisfaction of the building owner, architect, and building inspector.



7/13/2018 4:10:36 PM
Michael Vaccaro

This sheet is NOT valid for permit or construction unless signed by architect above

JAMAICA JOE'S
COOLER ADDITION

A001
Site



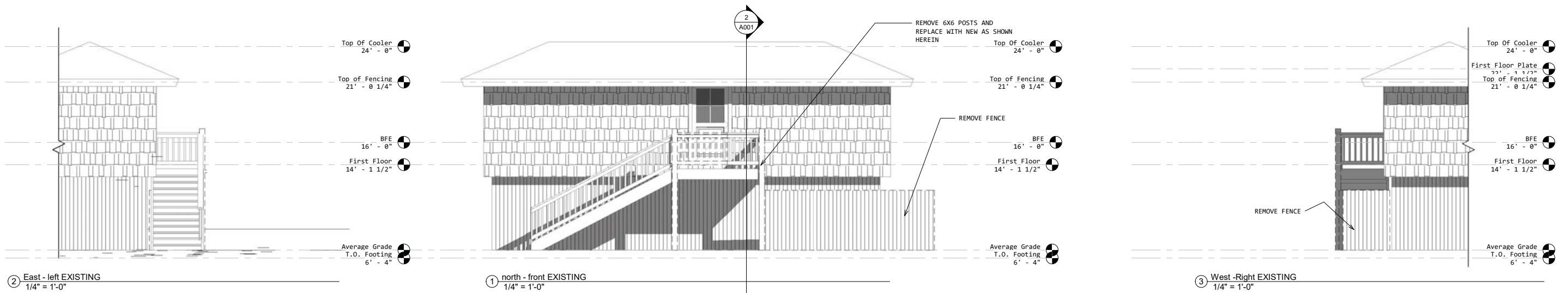
EXISTING LEFT SIDE



EXISTING FRONT SIDE



EXISTING RIGHT SIDE

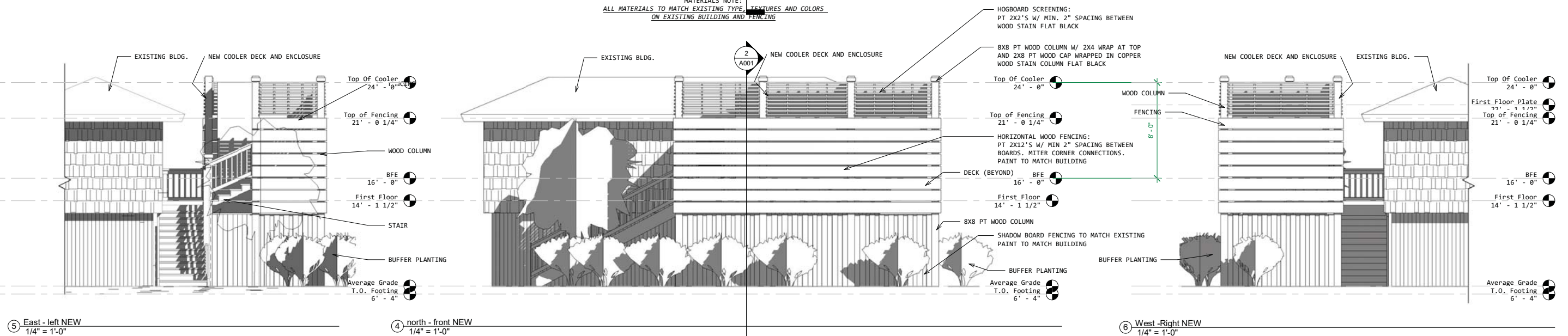


2 East - left EXISTING
1/4" = 1'-0"

1 north - front EXISTING
1/4" = 1'-0"

3 West - Right EXISTING
1/4" = 1'-0"

MATERIALS NOTE:
ALL MATERIALS TO MATCH EXISTING TYPE, TEXTURES AND COLORS
ON EXISTING BUILDING AND FENCING



5 East - left NEW
1/4" = 1'-0"

4 north - front NEW
1/4" = 1'-0"

6 West - Right NEW
1/4" = 1'-0"

DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)
and do NOT constitute DRB approval or denial.*

PROJECT NAME: Jamaica Joe’s Cooler

DRB#: DRB-001561-2018

DATE: July 16, 2018

RECOMMENDATION: Approval Approval with Conditions Denial

RECOMMENDED CONDITIONS:

1. Replace the proposed black on the hogboard and columns with a darker version of the building color and submit for approval by staff.
2. Shift the Sabal palm to the pool end of the cooler and add a Sabal palm to the back right corner of the addition to screen the cooler from swimmers.
3. Increase the width of the planting area to 6’ and anchor timber curb stops to protect the planting.

<i>ARCHITECTURAL DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Avoids monotonous planes or unrelieved repetition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Human scale is achieved by the use of proper proportions and architectural elements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<i>LANDSCAPE DESIGN</i>				
DESIGN GUIDE/LMO CRITERIA	Complies Yes	No	Not Applicable	Comments or Conditions
Treats the Landscape as a major element of the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

MISC COMMENTS/QUESTIONS

This is a “back of house” area with high visibility from swimmers going and coming from the pool as well as the units behind the building facing the ocean.
