

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
April 24, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker, Brian Witmer, Ron Hoffman, Kyle Theodore

Board Members Excused: Michael Gentemann, Debbie Remke

Town Council Present: None

Town Staff Present: Taylor Ladd, Senior Planner; Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Gartner called to order the regular meeting of the Design Review Board at 1:15 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. Approval of the Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – March 27, 2018

The Board approved the minutes of the March 27, 2018 meeting by general consent.

6. New Business

A. New Development – Conceptual

- Circle K, DRB-000948-2018

(Vice Chairman Strecker recused himself from review of DRB-000948-2018 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

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 with the following conditions:

1. The building shall include a pitched roof. Utility wells on the back of the roof are acceptable.
2. Revise the planting plan per Staff comments and to meet the LMO requirements.
3. Revise the lighting plan per Staff comments and to meet the LMO requirements.
4. Provide a Tree Removal and Preservation Plan. Include the location of existing trees to remain on the Grading Plan.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant thanked Mr. Darnell for his presentation. The applicant presented statements regarding the project and answered questions presented by the Board. In an effort to address some of Staff comments,

the applicant described the revisions submitted post-packet. The applicant is amenable to Staff comments except for the comment pertaining to the roof, as certain mechanical equipment is planned to be stored under it. The palm trees were removed and Cathedral Live Oaks are being considered to flank the building entrance. Tree sizes have been increased in the front.

Chairman Gartner requested comments from the Board. The Board generally agreed with Staff comments. The Board complimented the project and welcomed the improvement to the area. The Board emphasized it is especially critical this project meets the Design Guide. This is a predominant location on the island that can be seen from many angles. Additionally, it is diagonal from a new development (Sea Turtle Marketplace) that the Board reviewed over the course of several months.

The Board provided the following comments regarding the roof: on the left side elevation, the metal roof at the side entrance looks unnatural; the pronounced entry feature looks unnatural from the side elevations; flat roofs are generally not favored; a parapet roof all around may exacerbate the issue; relocate the mechanical equipment on the ground to achieve the pitched roof; address all four sides of the building; a creative parapet wall that has the façade of a finished roof may be an option to consider; pull back the front entry feature; provide the aesthetics of a pitched roof and allow for mechanical equipment.

The Board agreed with Staff comments regarding landscaping. Since this property is located in an Airport Overlay zone, there needs to be consideration for vegetation height. The bald cypress may be a height that needs to be avoided. A live oak provides a more suitable height and a lower canopy. The wax myrtle at the front of the property would require severe pruning, therefore, a different species should be considered.

The Board agreed with Staff comments regarding lighting. Specify on the plans that all lights will not exceed 3000K. Specify the color of the light fixtures and poles. All lighting is required to meet LMO standards.

The Board was not in favor of using the Split Face CMU material and preferred the brick water table. The Board agreed the sidewalk north of the property line should be extended to support foot traffic along Mathews Drive. Additional information will need to be provided for final submittal, including, but not limited to: a reflected ceiling plan for the gas pump area; lighting package; colors; and details of the bollards and dumpster.

Ms. Theodore made a motion to approve DRB-000948-2018 with the following conditions:

1. The building roof shall be restudied to include a pitch.
2. The planting plan shall be revised per Staff comments.
3. The lighting shall be revised per Staff comments.
4. A Tree Removal and Preservation Plan shall be submitted.
5. The water table shall be converted to a brick water table.
6. The walk shall be extended north to the property line along Mathews drive.

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

B. Alteration/Addition

- Hilton Head Brewing Company, DRB-000834-2018

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 with the following condition:

1. Revise the planting plan per Staff comments and submit for Staff approval.

Chairman Gartner 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. The applicant noted changes made since the Board received the meeting packet materials.

Chairman Gartner requested comments from the Board. The Board agreed with Staff comments to mass similar plantings together. The plant material proposed is acceptable. The stepping stones have been removed and will be replaced with plant material, English Boxwood. The trellis structure has been shifted to the right. The deck abuts to the pavement. The Board was concerned for adequate landscaping, as multiple large trees have been removed from the site. The suggestion was made to have landscaping on all sides of the covered porch which would also provide a buffer at the parking area. The deck stain will need to be solid and identified. The standing seam metal roof and wood trim will be bronze to match the existing doors and window frames. Regarding the heaters and fans, there will be a routed out channel for the conduit and trim to cover the exposed conduit. The applicant confirmed that conduit will not hang down from the column. The height of the header on all the doors and windows are required to match. There was discussion on the underside of the ceiling of the covered porch. Where there's not a roof rafter or purlin, there will be factory finish metal, which is typically white. The purlins will be painted to match the columns. The Board recommended that the railroad ties at the parking area are pulled back and aligned as one continuous straight line.

Vice Chairman Strecker made a motion to approve DRB-000834-2018 with the following conditions:

1. Revise the planting plan per Staff comments, and submit the revised plan for Staff approval.
2. The size of the replacement tree at the planted median by the building shall be increased to a minimum 4" caliper.
3. The deck shall be a solid stain.
4. The purlins at the roof shall be painted to match the columns.
5. The electrical conduits that are routed into the backside of the columns shall be covered with trim, and submit detail for Staff approval.
6. Cut sheets for the ceiling fans and heaters shall be submitted for Staff approval.
7. The height of the header at the sliding glass door shall match the header height at the existing doors and windows.

Ms. Theodore seconded. The motion passed with a vote of 5-0-0.

- The Omni, DRB-000946-2018

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 with the following conditions:

1. The shade sail is eliminated from the proposed project.

2. No additional trees are removed.
3. No additional brick pavers are added beyond existing.
4. The proposed shed is compliant with the LMO Transition Zone requirements or receives a waiver from those requirements.

Chairman Gartner 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. The applicant indicated one existing shade sail is in a tree, therefore, it will be pulled back.

Chairman Gartner requested comments from the Board. The Board generally agreed with Staff comments. The Board discussed the shade sail. Some of the Board members expressed the shade sail may be fitting if it were a nature blending color in the beige/sand family. However, the Board has turned those down in the past, as they are not in keeping with Island Character. The Board would prefer to see something more integral to the architecture. The Board confirmed with the applicant that the proposed tile will match the existing tile below the bar area; no additional paving is being proposed; no trees are proposed to be removed; the mechanical equipment will remain as existing; and the maintenance double doors will be of exterior grade. The new storage building generally matches the pool building, with the exception of the base band that is white on the pool building.

Chairman Gartner made a motion to approve DRB-000946-2018 with the following conditions:

1. The shade sail is eliminated from the proposed project.
2. No additional trees are removed.
3. No additional brick pavers are added beyond existing.
4. The proposed shed is compliant with the LMO Transition Zone requirements or receives a waiver from those requirements.

Mr. Witmer seconded. The motion passed with a vote of 5-0-0.

7. Board Business

The Board asked for an update on its letters sent to Town Council regarding sign size and interior neon lighting. Staff will look into this and update the Board.

8. Staff Report – None

9. Appearance by Citizens – None

10. Adjournment

The meeting was adjourned at 2:50 p.m.

Submitted by: Teresa Haley, Secretary

Approved: May 22, 2018

Jake Gartner, Chairman