

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
August 14, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, Debbie Remke, Brian Witmer, Kyle Theodore

Board Members Excused: Ron Hoffman

Town Council Present: None

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

1. Call to Order

Chairman Strecker 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 – July 24, 2018

The Board approved the minutes of the July 24, 2018 meeting by general consent.

6. New Business

A. Alteration/Addition

- Village House, DRB-001820-2018

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. "China White" is too white. Select a different color for the main part of the building.
2. Tie the new entrance to the existing building by using the same color on the new columns and trim or other areas on the existing building.

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. The applicant provided a sample of the Shake Gray metal roof. In addition to the China White paint color, the applicant provided additional selections for the Board's review.

Chairman Strecker requested comments from the Board. The Board discussed and made inquiries regarding painting the exterior of the building. The applicant is proposing to paint the

building and columns one color. The Board indicated the China White color as well as the additional color selections proposed today appear too white. The Board suggested going at least one or two shades darker than proposed. Some members were ok with staff approving the color. The Board requested paint samples for the approval.

The Board inquired about the proposed update to the existing columns of the entry. The applicant indicated the existing concrete columns will remain and furred out with pressure treated wood and stucco. The column base is wood with stucco applied and the pattern detail is to match the existing building with a hard coated foam. The rafter tails will be a painted wood and exposed all the way through with beaded board above. The Board expressed concern for squaring the columns and the base being exposed to possible damage and how it will hold up over time. The Board indicated the proposed rendering looks good, however, they need to review a section detail for all of these items.

The Board discussed the proposed new metal roof and the porte-cochere. One board member expressed concern for the peak of the roof interfering with the windows behind it. The applicant was amenable to lowering the top of the roof 6 inches to accommodate this concern. One board member expressed the roof extends away from the building enough so that the pitch won't physically intrude on the windows behind it. The new roof color proposed, Shake Gray, is meant to complement the existing building roof shingles which contain gray. The existing shingles are to remain as this application does not propose an entire building reroof. The Board suggested to put the new metal roof on the second level above the porte-cochere. The underside of the porte-cochere is currently a netted canvas that will be removed. The existing lighting will remain.

The canvas extends all the way back to the building. The same sub-structure will be used so the canopy material along the walkway will be kept. The color of the canvas will match the Shake Gray. The Board voiced concerns regarding the point at which the canvas material intersects with the metal material, how that would look and be weatherproofed. The Board asked to review an elevation and at least one section detailing this. Some board members recommended eliminating the canvas and extending the metal roof all the way back.

The Board complimented the overall improvement and emphasized the need to review more details of the proposal prior to approval. There was some discussion on possible staff level approvals. Upon the conclusion of the discussion, the Board expressed the desire to review all of the detailing instead of placing the burden on Staff to cover the intent of the Board. The Board recommended the applicant address their concerns and provide the details discussed today, and then resubmit the application.

The applicant withdrew the application.

7. Appearance by Citizens – None

8. Board Business

A. Review of draft revision to the DRB Rules of Procedure regarding Board attendance

The Board discussed the proposed revision and concluded to change the attendance/absences notification deadline to 10:00 a.m. the business day before the meeting. This will allow Staff

adequate time to cancel the meeting within the 24-hour FOIA requirement in the event that the projected absences will produce a lack of a quorum.

9. Staff Report

A. Current Open Air Sales Requirements update by Teri Lewis

Ms. Lewis presented statements regarding current requirements pertaining to Open Air Sales including food trucks, kiosks, and stands for selling fruits and vegetables. The Board made inquiries and shared concerns related to Open Air Sales. Ms. Lewis indicated she is proposing to take forward LMO amendments as part of the 2018 set and have specific regulations as part of Open Air Sales and what constitutes temporary. Staff will gather the Board's input around the first meeting in September to incorporate into the proposed LMO amendments.

B. Minor Corridor Approvals

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

The Board inquired about a steel structure being constructed on an outparcel building in Sea Turtle Marketplace (STMP). Staff indicated that was part of the original design and not constructed as part of the original building. Some of the porches/covered areas were removed as value engineering and then re-added by the tenant. The original approval included a hard roof, so it was handled as a minor corridor approval. Since that approval, Staff has and will continue to bring these types of changes to the DRB as they may impact DRB consideration. The Board also inquired about a storage container in the STMP parking lot. Staff will follow up as to what is permitted there.

10. Adjournment – The meeting was adjourned at 2:15 p.m.

Submitted by: Teresa Haley, Secretary

Approved: August 28, 2018

Dale Strecker, Chairman