

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
January 8, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Acting Chairman Michael Gentemann, Cathy Foss, Debbie Remke, Brian Witmer, Ron Hoffman, Kyle Theodore

Board Members Excused: Chairman Dale Strecker

Town Council Present: David Ames, Tamara Becker, Tom Lennox

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

1. Call to Order

Acting Chairman Gentemann called the meeting to order at 1:16 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. Presentation of the Town’s Crystal Award to Mr. Ronald Hoffman

Mr. Darnell presented the award and expressed appreciation to Mr. Hoffman for his service to the community on behalf of the Town of Hilton Head Island.

5. Approval of the Agenda

The Board approved the agenda by general consent.

6. Approval of Minutes – Meeting of November 13, 2018

The Board approved the minutes of the November 13, 2018 regular meeting by general consent.

7. New Business

A. Alteration/Addition

- Monarch Magnolia DRB-002812-2018
- Monarch Dogwood DRB-002813-2018

Mr. Darnell asked the Board to review the two Monarch projects on the agenda together, but to make separate motions. The Board agreed to Mr. Darnell’s request. Mr. Darnell then presented the Monarch projects as described in the Board’s packet. Staff recommends approval of the applications as submitted.

Acting Chairman Gentemann asked the applicant to come forward. The applicant was not present.

Acting Chairman Gentemann asked if the Board had any comments and none were received.

Ms. Theodore made a motion to approve DRB-002812-2018 as submitted. Mr. Hoffman seconded. The motion passed with a vote of 6-0-0.

Ms. Theodore made a motion to approve DRB-002813-2018 as submitted. Ms. Remke seconded. The motion passed with a vote of 6-0-0.

- Island Club Reroof, DRB-002876-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as described in the Board's packet. Staff recommends denial of the application as submitted.

Acting Chairman Gentemann asked the applicant to come forward. The applicant presented statements regarding the project and answered questions by the Board.

Acting Chairman Gentemann asked the Board for comments. The Board agreed with the Staff comments. The proposal is to replace the roof of one building within a complex of buildings. The work has been started without proper approval. The Board is not opposed to a green color, however, the color chosen is not in keeping with overall island character and its surroundings. The Board expressed concern that the green roof is out of context with the roof color on the other buildings within the complex. Buildings within a complex need to maintain a consistent color palette. The Board inquired about the existing green metal railings on this building. Mr. Darnell explained that in February 2018, a color change was made to the building and the green metal railings were installed without proper DRB approval. The DRB then retroactively approved them. The Board expressed concern about this being the second time work has been done without proper approvals.

Mr. Darnell then explained to the applicant the options to proceed. The applicant indicated the desire to come back with a proposal to reroof the building in the existing color. The shingles have not been removed from the porte-cochere, so those will be used to match the roof color for the rest of the building. Mr. Darnell noted that if the application is to replace the existing in the same color, then it will not come to the DRB for approval, but for Staff approval.

The application was withdrawn at the applicant's request.

- McDonald's, DRB-002880-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as described in the Board's packet. Staff recommends denial of the application as submitted.

Acting Chairman Gentemann asked the applicant to come forward. The applicant thanked Mr. Darnell for his presentation and indicated the team is working on improvements to address the staff comments.

Acting Chairman Gentemann asked the Board for comments. The Board agreed with the Staff comments. The Board confirmed the 18" and 25" oaks that will be removed for site work and drainage purposes will be mitigated on site. The Board desires the mitigation to be more than required by the LMO. The landscaping and lighting plans need to be coordinated and submitted for review. The Board asked for the existing exterior roof light beams to be removed as they are not in keeping with island character. Regarding the brand wall, the Board asked the applicant to demonstrate the physical connection to the wall and the building itself. The applicant indicated the

sidewalk at the brand wall will be reconstructed. The new brick material is in keeping with the Design Guide, however the faux stone is not. The suggestion was made to stucco over the faux stone with a tabby, like small shell tabby. The Board asked for additional details on the brand wall, with the canopy, the canopy on the main entrance, the roof plan to show the requested changes, the drive-thru area, the menu board, and the color palette. All newly introduced elements need to be submitted for the Board's review.

The application was withdrawn at the applicant's request.

- Fishcamp Addition, DRB-002883-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as described in the Board's packet. Staff recommends denial of the application as submitted. Mr. Darnell provided an additional Staff comment regarding the proposed site plan. The proposed covering and patio extends up against the OCRM buffer. The LMO requires an additional 5' buffer to protect the OCRM buffer. Therefore, the structure needs to be set back an additional 5' to meet the LMO requirement.

Acting Chairman Gentemann asked the applicant to come forward. The applicant presented statements regarding the project and answered questions by the Board.

Acting Chairman Gentemann asked the Board for comments. The Board reiterated the proposal needs to be revised to show the LMO requirement of the additional 5' buffer. The Board generally preferred the double gable look previously presented. The existing building design and roof is simple and charming, and the addition should match. This proposal appears too busy. Once the site plan is revised to remove 5' from both sides, the remaining concerns should fall into place. The intersection of the two roofs appears awkward. The Board asked to see a revised plan with the double gable and cricket. The details need to match the existing. The proposed columns include caps, however, the existing columns are not capped.

The application was withdrawn at the applicant's request.

The following public comment was given regarding Fishcamp Addition, DRB-002883-2018: consideration should be given to parking ramifications when an applicant is considering covering outside dining.

8. Appearance by Citizens

Tom Toney, Director of Maintenance at Island Club, expressed his concerns regarding the roofing work performed at the Island Club.

9. Staff Report

A. Discussion of Overhead Lighting at Crosswalks on William Hilton Parkway

Mr. Darnell indicated the purpose of today's discussion is for the DRB to provide input on the design and aesthetics of overhead lighting to be installed at high speed unsignalized crosswalks on William Hilton Parkway. There are eleven crosswalks on US-278 that have been identified to be signalized. Mr. Darnell presented a diagram of the Yacht Cove crosswalk displaying the

safety features being added, signs on each side of the road and the noses of the islands will get reflective paint. The diagram proposes the addition of light poles on each side of the road at a 35' mounting height. The SCDOT requires a minimum level of lighting, which falls within the LMO standards. In order to meet the required light level, the number of light poles may vary at each location.

Mr. Darnell presented the DRB approved Autobahn fixture as a replacement for high pressure sodium parking lot lights. The approved fixture is bronze in color and 3000K color temperature. Mr. Darnell pointed out this lighting was approved specifically for parking lots and asked whether the DRB finds it appropriate for streetscape. The street lighting elements will comprise of: a breakaway mast pole, an arm extending out from the pole, and a light fixture. The standard pole and the arm are composite material.

The Board provided the following comments:

- The crosswalk lighting aesthetics shall be consistent with the existing standard traffic light aesthetics. Existing traffic lights consist of a straight pole and a horizontal arm. The overhead crosswalk lighting shall match. The color/finish also needs to match.
- The fixture is appropriate. It is unobtrusive and designed to blend in.
- The reflectorized posts for the signs are not in keeping with the Design Guide.
- Attach the signs to a wood panel, painted bronze or brown in color.
- Additional research needs to be done on signage, as well as the number of light poles, their locations, and height.
- Light poles taller than the standard traffic light are not desired.
- More light poles at a shorter height is preferred over fewer poles at taller heights. This would help create a pedestrian scale environment versus a lighted highway.
- Make pavement modifications to the driving lanes and the bicycle/pedestrian pathways to encourage all users to be more alert at those intersecting points.

Acting Chairman Gentemann asked for public comments and the following were received: the overhead lighting design should correspond with the Vision pillar Relentless Pursuit of Excellence; complimented the DRB for asking the right questions pertaining to height, site planning, etc.; this is a prototype for the other intersections and it needs to be correct; pedestrian signage has already been installed at the Yacht Cove intersection; the DRB should request that anytime there is a request for traffic signage on the Island, that it is backed with the bronze/brown color to be consistent; lower poles are preferred, however, putting more poles in the pedestrian refuge islands would minimize space and potentially create sight barriers; the proposed Autobahn fixture does not look like the type of design that the DRB has previously approved in the Design Guide; need to look for a fixture more in keeping with the Design Guide; and without delaying the project, ask Staff for more designs available and consider the height concerns discussed.

Mr. Darnell indicated Staff will take the comments presented today and submit an application for a future DRB meeting.

B. Minor Corridor Approvals

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

10. Adjournment

The meeting was adjourned at 3:08 p.m.

Submitted by: Teresa Haley, Secretary

Approved: February 12, 2019

Michael Gentemann, Acting Chairman