

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
March 12, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, Kyle Theodore

Board Members Absent: Debbie Remke (unexcused), Brian Witmer (excused)

Town Council Present: Glenn Stanford

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

1. Call to Order

Chairman Strecker called the meeting to order at 1:37 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 – Meeting of February 26, 2019

Chairman Strecker asked for a motion to approve the minutes of the February 26, 2019 regular meeting. Vice Chairman Gentemann moved to approve. Ms. Theodore seconded. The motion passed with a vote of 4-0-0.

6. New Business

A. Alteration/Addition

- Sunset Pavilion, DRB-000509-2019

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 agenda package. Staff recommends approval with the following conditions:

1. Add 40' average wetland buffer to the site plan.
2. Add canopy dripline and height of the lowest branches on the pavilion side to the live oak clusters adjacent to the pavilion.
3. The roofing material shall be a standing seam metal in a bronze color.
4. Reduce the pavilion roof overhang on the parking lot side to accommodate planting.
5. Provide a planting plan to be approved by Staff for the area between the parking lot and the pavilion to screen the parking lot instead of portable planters.

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

Chairman Strecker asked the Board for comments. The Board discussed the tree survey may be out of date and an updated tree survey may show the cluster of Live Oaks as specimen size. The LMO has specimen tree protection requirements. The proposed roof is within close proximity to the trees and will need to be reduced and/or shifted to not interfere with the cluster of Live Oaks. If the structure is shifted left then a landscape opportunity will be taken away. The proposed decking is of concern as no paving or soil compaction is allowed within 15 feet of a specimen tree trunk and no more than 20 percent of the total area within the dripline of any specimen tree shall be subject to paving or soil compaction.

Some Board members indicated the galvalume roof material as adequate because it will match the existing building. One Board member expressed concern for the galvalume appearing white in color and recommended the bronze color roof in standing seam metal.

The Board complimented the architecture of the structure. The Board emphasized revising the site plan to reduce the size of the structure and the roof overhang.

Some Board members expressed concerns with portable planters and were not in favor of them and preferred a permanent planting bed with irrigation. The Board expressed wanting to see a 5' buffer between the parking and the building roof.

The Board discussed the light levels and light fixtures will need to be identified and meet the LMO standards. The Board expressed concerns with seating at the backside of the fireplace as items may be placed in that buffer area.

The application was withdrawn at the applicant's request.

- Slapfish, DRB-000510-2019

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 agenda package. Staff recommends approval with the following conditions:

1. Remove the pavement on the southwest side of the dumpster enclosure to make space for additional planting for review and approval by Staff.
2. Remove the exterior fluorescent light fixtures on the plan.
3. Any hood or roof mechanical elements that are added should be painted to match the roof color.

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

Chairman Strecker asked the Board for comments. The Board complimented the project. The addition of any roof mechanical elements was discussed. Some board members agreed with Staff that any additional elements should be painted to match the roof color. Some board

members expressed the mechanical equipment should remain the manufacturer stainless steel color. The Board agreed that such mechanical equipment should be located at the back corner of the roof farthest away from William Hilton Parkway and Arrow Road.

The Board discussed the condition of the existing pavement. The grease trap installation will address some of the existing pavement in that area. Some other areas of pavement will be replaced. The Board expressed concern for patchwork style of the pavement. The Board agreed the pavement near the dumpster enclosure should be removed to make space for additional planting. The parking lot will be restriped. The outdoor seating area will be concrete pavers. The decking will be stained. The posts will be powder coated to match the stain color of the deck.

The Board discussed the new aggregate sidewalk should be replaced with new sidewalk. The Board discussed replacing the concrete sidewalk on the East side near the building with landscaping. There was discussion on the landscaping between the outside seating area and the parking lot. The Board encouraged the photo carpus be 3 feet as indicated. The Board discussed keeping some of the deciduous plant material for variety and adding some evergreen material.

There was brief discussion on the stucco work. The existing stucco is to remain and replacements will be made as needed. The Board indicated the existing rough texture should match and the façade on all four sides should be repainted to match.

Vice Chairman Gentemann made a motion to approve DRB-000510-2019 with the following conditions:

1. Remove the pavement on the southwest side of the dumpster enclosure to make space for additional planting for review and approval by Staff.
2. Remove the exterior fluorescent light fixtures on the plan, or at a minimum note it on the drawing.
3. Any new roof mechanical equipment shall be either (i) painted to match the roof color or (ii) remain the manufacturer stainless steel color. The location of such equipment shall be at the back corner of the roof farthest away from William Hilton Parkway and Arrow Road.
4. Address the existing areas of the concrete pavement that are damaged.
5. Remove exposed aggregate walk and replace with new walk.
6. Submit paver sample for review and approval by Staff.
7. Replace deciduous material with evergreen material for review and approval by Staff.

Ms. Theodore seconded. The motion passed with a vote of 4-0-0.

7. Appearance by Citizens – None

8. Staff Report

Mr. Darnell shared an update on the overhead lighting at crosswalks on William Hilton Parkway. Mr. Darnell reported the Minor Corridor approvals since the last Board meeting.

9. Adjournment

The meeting was adjourned at 2:58 p.m.

Submitted by: Teresa Haley, Secretary

Approved: March 26, 2019

Dale Strecker, Chairman