

***Town of Hilton Head Island***  
***Minutes of the Design Review Board Meeting***  
**February 13, 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, Michael Gentemann

**Board Members Excused:** Debbie Remke

**Town Council Present:** None

**Town Staff Present:** Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

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**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**

Mr. Darnell pointed out the correct application number of Fish Patio Roof is DRB-000226-2018. The Board approved the amended agenda by general consent.

**5. Approval of Minutes – January 9, 2018**

The Board approved the minutes of the January 9, 2018 meeting by general consent.

**6. Board Business – None**

**7. New Business**

*A. Alteration/Addition*

- Grand Hilton Inn Deck, DRB-000207-2018

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 of the application as submitted.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant was not present.

Chairman Gartner requested comments from the Board. The Board had the following concerns, comments and inquiries: the Board asked for clarification on the locations of the colors; the Iron Ore color appears too dark and reads almost black and is not in line with the Design Guide; the Lattice and Stamped Concrete were generally acceptable to the Board; the concept of contrasting colors was liked, but the Iron Ore is too dark and the Lattice may appear more white against it; there is no sample for the new awning for comparison; the Board was not in favor of adding the

awnings; the oak branches are going into the awning area and how much pruning would be required; clarification on the material of the railings as existing and new, what is happening with the chain link fence; it appears changes are anticipated and it's difficult to determine the color changes; shielding of the propane tanks; and what is being proposed in the middle section going vertical.

Staff indicated the application is for color approval only. The applicant was not able to get everything else submitted in time for the deadline. In an effort to not receive a denial, the applicant only submitted for color approval. The Board directed that the applicant come back with a new submittal that covers everything discussed today, including: a different color palette or at least without the Iron Ore color; the railings detail; site work detail; colored elevations with the proposed paint colors applied to the building with no shadows; and have a representative to answer the Board's questions.

Mr. Gentemann made a motion to deny DRB-000207-2018 with the following comments:

1. The railings are in question regarding the color and the final design.
2. An awning fabric has not been submitted.
3. The "Iron Ore" color is too dark and its use on the towers is not the correct location for the color.
4. The conflict between the existing trees and awning will need to be resolved and illustrated to vote in any further submittal.

Mr. Hoffman seconded. The motion passed with a vote of 6-0-0.

- Heritage Plaza Roofs, DRB-000212-2018

*(Ms. Theodore recused herself from review of application DRB-000212-2018 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to 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 of the application as submitted.

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.

Chairman Gartner requested comments from the Board. The Board confirmed the proposed change will coordinate with the hotel building. The Board was generally in agreement with the proposed change. The Board indicated the drip edge color must match the metal roof color (Medium Bronze) over the trellis element. The bollards at the entry will still be metal. All new Weathered Wood will be installed on all of the buildings.

Mr. Hoffman made a motion to approve DRB-000212-2018 as submitted. Mr. Gentemann seconded. The motion passed with a vote of 5-0-0.

- Island Carwash, DRB-000218-2018

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 condition that lighting is specific under the canopy.

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.

Chairman Gartner requested comments from the Board. The Board asked for clarification on the column color. The columns will not be black, but will match the building body color. The applicant provided a cut to address the lighting under the canopy. The light fixture will be tucked underneath the canopy. The applicant indicated the architect is revising the plans to better hide the fixture. The applicant confirmed the color temperature will be below 3000K. There are no other proposed lighting improvements.

Vice Chairman Strecker made a motion to approve DRB-000218-2018 with the following conditions:

1. The two steel columns shall be the building body color.
2. The light fixture shall be the 2800K color temperature.

Ms. Theodore seconded. The motion passed with a vote of 6-0-0.

- Fish Patio Roof, DRB-000226-2018

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) Provide a landscape plan for the area between the new pergola and the parking lot for Staff review and 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.

Chairman Gartner requested comments from the Board. The Board complimented the project. The Board discussed and made inquiries regarding the pergola roof and drainage system. The suggestion was made to revise the drainage system. The Board discussed doing a metal roof and noted sections are needed for review. The plywood has to be a finished surface per the Design Guide. The Board indicated the project is going in the right direction and more detail is needed for approval. There was much discussion on increasing the size of the posts and the type of footings required and hurricane wind approved. The Board agreed with Staff comments. The 3ft wide strip currently has potted plants, but needs plants in the ground or a planter. Landscaping, a low hedge or a raised planter, should create a barrier and divide the space between the walk through area and what's not. The suggestion was made to do something different to the bar as it appears more aged than it is. The Board asked for more information on: a detail of the trellis; gutter detail; gutter color detail; roof detail; reflected ceiling plan; roof color detail; the drainage solution; the cut sheet detail on the pergola; the footings; landscaping; column detail; and light detail, even if to remain as existing.

The applicant withdrew the application.

- Oceanview Building, Island Club Resort, DRB-000234-2018

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 metal railings are approved as installed.
2. All the existing wooden railings and any trim on the building shall be painted to match the metal railings.
3. No dark brown color should remain on the building.

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.

Chairman Gartner requested comments from the Board. The Board generally agreed with Staff comments. The Board asked for clarification on what has been already painted the green color and discussed what other elements should be painted the green as well. Some of the Board members were concerned the green color was too light and a darker trim color could work. The Board asked about the porte cochere. It is a natural wood and is to remain as existing.

Ms. Theodore made a motion to approve DRB-000234-2018 with the following conditions:

1. The existing new metal railings are approved as installed and painted to match the green color sample that was submitted.
2. The existing wooden railings and trim on the building shall be painted to match the metal railings.
3. No dark brown color should remain on the building, except for the porte cochere.

Mr. Gentemann seconded. The motion passed with a vote of 6-0-0.

## **8. Staff Report**

Mr. Darnell reported on the Minor Corridor approvals since the last Board meeting. Mr. Darnell asked the Board for direction regarding how to handle requests to significantly alter plans previously approved by the DRB. Mr. Darnell then reminded the Board of the State continuing education requirements. An email was sent this afternoon containing dates and topics for upcoming sessions.

## **9. Appearance by Citizens – None**

## **10. Adjournment**

The meeting was adjourned at 2:48 p.m.

Submitted by: Teresa Haley, Secretary

Approved: February 27, 2018

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Jake Gartner, Chairman