

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
June 26, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

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

Board Members Absent: None

Town Council Present: None

Town Staff Present: Greg DeLoach, Assistant Town Manager; 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. Presentation of the Town’s Crystal Award to Board Chairman Jake Gartner

Greg DeLoach, Assistant Town Manager, presented the Town’s Crystal Award to outgoing Board Chairman Jake Gartner. Mr. DeLoach expressed appreciation to Chairman Gartner for his service to the community on behalf of the Town Council and the Town of Hilton Head Island.

5. Approval of the Agenda

The Board approved the agenda by general consent.

6. Approval of Minutes – June 12, 2018

The Board approved the minutes of the June 12, 2018 meeting by general consent.

7. New Business

A. Alteration/Addition

- Local Pie, DRB-001451-2018

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. Add label to specify the color / finish of all new wood structures.
2. Specify the treatment of the ceiling (color & finish).
3. Specify on the plans all electrical conduit will be concealed.
4. Notch roof to accommodate both existing palms.

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 presented brief comments in agreement with Staff's conditions 1, 2, and 3. The underside of the roof needs to be finished and labeled accordingly. The electrical conduit needs to be concealed and how that is going to be done needs to be provided. The Board indicated those conditions could be reviewed at the Staff level. The Board asked about the section that refers to illuminating posts. The applicant clarified the post caps are lit.

The Board discussed notching the roof to accommodate both existing palms. The Board did not like the idea because the existing palm canopy would be at the roof eave. One board member noted Local Pie's previous alteration approval was conditional with adding landscaping. The Board discussed options to keep landscaping between the hardscape and the building. Some board members preferred the roof scaled back and not carried all the way to the edge. This would allow the palms to survive and notching would not be needed. The roof coming to the edge was acceptable to some of the board members as long as landscaping was added to the parking lot level. The Board asked the applicant if the bicycle racks could be relocated and then landscaping could be put in their place. The Board indicated a combination of low level and tall plantings would help soften the deck and the roof.

The Board discussed the irregular shape of the roof from the side view of the entrance. The Board expressed understanding the cause for the irregular shape. One board member expressed concern for it looking forced and unnatural. There was brief discussion on achieving a balanced look from both sides. If the roof did not come to the edge to cover the whole deck, then it would be a more regular shape. The applicant indicated a rectangular roof was explored, however, certain roof lines and angles did not line up, and consideration had to be given to the columns lining up as well. Some board members indicated the irregular shape does not cause as much concern as the roof coming out to the parking lot and removing landscaping.

One board member suggested to hold back the roof at least 4 feet and properly adjust the posts which would eliminate the odd angle at the foot of the steps and maintain the palms. There was concern the palm on the right may not survive with the roof as drawn.

The applicant stated his client's preference is to cover the whole deck. The applicant indicated he took preliminary measurements and there is more room to bring the plantings out further into the parking lot without affecting the drive aisle. Staff will need to see a site plan to demonstrate the 24' drive aisle is maintained, along with the planter dimension, the plantings that will go into the planter area and their sizes.

The Board asked for the eave elevation. It is almost 8 feet from the floor to the underside of the soffit. The Board asked for the height from grade to eave and whether the applicant would be amenable to replacing the palms with taller ones to provide the structure with some vertical break up.

Mr. Gentemann made a motion to approve DRB-001451-2018 with the following conditions:

1. Specify the color and finish of all new wood structures to match existing.
2. Specify the treatment of the ceiling to be a tongue and groove of some form.

3. Specify on the plans that all electrical conduit will be concealed and provide a detail of the same.
4. Provide a site plan confirming that a 24' drive aisle can be maintained with the new planter in front of the entire width of the proposed addition. The new planter is approximately the area now occupied by the bicycle racks and the yellow painted line in the photograph provided.
5. Provide high and low plantings along the entire front in the new planter area.
6. Bicycle racks shall be relocated, possibly to the right side as you are facing the building near the existing steps.
7. All of the above conditions shall be reviewed and approved by Staff.

Mr. Hoffman seconded. The motion passed with a vote of 7-0-0.

B. New Development – Conceptual

- JPGA, DRB-001437-2018

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. Mr. Darnell noted the applicant has addressed Staff comment regarding restudying the center hipped roof on the Corp. Offices building. The applicant has addressed this comment. The applicant has also addressed Staff's comment to restudy the landscape areas between sidewalks and the parking lot. Staff recommends approval with the following conditions:

1. Restudy the spatial relationship between the Golf building and the connection drive.
2. The event patio area needs to be better defined.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant distributed a streetscape to the Board. 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 discussed options to address the Golf building and the drive aisle. It could come around to the back to provide a more direct route into that building. A railing could be added at the front entrance to keep the entrance on the Beach City Road side. The Board liked the idea of adding the railing, however, that may eliminate the opportunity for landscaping on the Beach City Road side. There may be an opportunity to add landscaping between the drive aisle and the fence. The current drive aisle is an aggregate drive aisle so there's opportunity to move it as we get in front of the golf building in order to create a vegetative buffer.

The Board discussed adding shutters onto the rear of the office building to relate to the other buildings which have shutters on all four sides. The Board discussed the dormer on the rear of the office building should be reduced by half or a third. On the fitness building and golf building, the center dominate dormer is shorter than the dormer on the left and right. The height of the center dormer needs to be equal to or taller than the dormers of the left and right.

The Board asked about the details of the golf net. The appearance of the outdoor net is important as it will impact the view of the neighboring property owner. The applicant will confirm that

artificial turf is not going to be used outside. The Board asked the applicant to provide a detail on the golf net.

The Board expressed concern for the proximity of the trees and the buildings. The tree in the lower left corner and the oak tree near the corporate office appear to conflict with the building and roof lines. The Board asked the applicant to restudy this area. The Board complimented the applicant on working around the trees and for saving as many as possible.

The Board suggested the applicant look into opportunities to tie a pedestrian path to the leisure trail on both roads. The Board suggested the applicant address the rear elevation of the fitness building to feel like a front of a building and like the building is addressing the street side. This can be addressed through the landscape plan.

Mr. Gentemann made a motion to approve DRB-001437-2018 with the following conditions:

1. Restudy the spatial relationship between the golf building and the connection drive.
2. The event patio area needs to be better defined.
3. Provide more details on the golf net.
4. Shutters shall be placed on the rear of the office building to match all other elevations
5. The dominant middle dormer shall be equal to or taller than the side secondary dormers on the fitness building and the golf building
6. The tree in the lower left corner and the oak tree near the corporate office – there's concern about the proximity of the building to that, and shall be further studied and detailed in the next submittal
7. The dormer on the rear of the office building shall be moved up the roof to lessen the size on that elevation.

Ms. Theodore seconded. The motion passed with a vote of 7-0-0.

- Vacation Homes of Hilton Head, DRB-001439-2018

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. Specify a loading dock door with more residential detail to better fit the neighborhood.
2. Specify on the site plans that the existing concrete pad is to be removed.

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 steps going to the front door. These are theater style steps that go up to a front pad and into the front entrance. The Board asked whether the elongated steps are necessary. The Board asked about bicycle racks and handicap access requirements.

The Board discussed revisions to the site plan to provide landscaping between the parking and the building to help the overall height of the building get to a pedestrian scale especially on certain

sides. The Board would like to see more landscaping between the drive and building and on all four sides of the building to soften the building mass. The existing concrete will be removed so there's one consistent surface material for the parking lot.

The Board discussed options for the loading dock. The Board asked the applicant to consider if the loading dock is needed for the expressed purpose and if not, to eliminate it. If the loading dock is to remain, the Board suggested modifying the door to make it look less industrial and more residential. The Board asked the applicant to consider relocating the loading dock from the backside of the building, possible to the left elevation. The code may require a railing to be installed at the loading dock.

The Board expressed concerns for the parking being close to the entry drive and the visibility of the parking lot from Hwy 278. The Board discussed providing a landscape buffer between the entry drive and the building. The HVAC enclosure sits on the corner of Hwy 278 and Burkes Beach Road. The Board asked the applicant to move the HVAC away from this corner in order to hide it better.

The Board asked for clarification regarding the smaller piece of property being combined with the larger piece. The applicant explained the setbacks are being pulled from the small piece of property line. The smaller piece is currently zoned RM-4 and the larger parcel is zoned RD. The Board would like to see a covenant in place that the smaller piece cannot be developed for any purpose and is part of this development.

The Board asked if there is an access easement for existing gravel driveway. The applicant will confirm. Perhaps it could be shifted to provide some separation on the left side of the building. The Board noted additional details will be needed for final, including but not limited to, details on railings and steps, exposed rafter tails and soffit.

Vice Chairman Strecker made a motion to approve DRB-001439-2018 with the following conditions:

1. Specify on the site plans that the existing concrete pad is to be removed.
2. Modify the loading dock door to give it a more residential detail, or eliminate the loading dock door entirely, or consider relocating the loading dock from the backside of the building if it remains.
3. Revise the site plan to provide landscape buffer strip between the parking and the building and between the entry drive and the building.
4. Revise the site plan to provide some landscape buffer at the northern corner of the property where the nonconforming drive for the neighboring property is nearest to the parking lot.
5. Consider relocating the HVAC enclosure from the front corner to a different location.

Ms. Theodore seconded. The motion passed with a vote of 7-0-0.

C. *Sign*

- Island Car Wash, DRB-1041-2018

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 wind load calculations to Staff for review and approval.

Staff stated that the applicant provided the wind load calculations prior to the meeting.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant thanked Staff for their work on this project. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Gartner requested comments from the Board. The Board asked about any lighting. There is only landscape lighting. The proposal includes taking the existing sign, sprucing it up, and relocating the sign and the landscape lighting.

The Board expressed appreciation for the applicant and staff working together to tone down the colors. The Board shared concerns for the red color "Poinsettia". The Board preferred the red color to be more muted and a shade darker, especially considering the scale of the sign. The Board expressed concern for the colors on the directional signs. The yellow color, "Daffodil" is brighter than preferred, however, the location and the amount used makes it acceptable.

The Board discussed the landscape plan. The applicant expressed amenability to adding landscaping at the Dunnagans Alley sign. The Board discussed relocating the Podocarpus plantings from in front to the ends of the sign in order to see the bottom of the sign for the future tenant. The bottom of the future tenant panel reads from 12 inches from the bottom of the sign. It is difficult to find a planting that is 12 inches and remains that height. The Board suggested scaling down the Car Wash logo in size to accommodate the bottom tenant panel and keep the plantings. The applicant proposed elevating the front sign up 12 inches on a stucco base, which would provide 24 inches elevated from the ground and allow adequate room for landscaping. The sign would still be within the overall height requirements.

Vice Chairman Strecker made a motion to approve DRB-1041-2018 with the following conditions:

1. Consider raising the entry sign on a 12 inch podium such that there is a minimum of 24 inches from finished grade to the bottom of the future tenant sign.
2. Locate the Podocarpus plantings from the front of the sign to the ends.
3. Use smaller plantings in front of the sign.
4. Revise landscape plan accordingly and submit to Staff for review and approval.
5. Submit the design of the podium to Staff for review and approval.
6. Provide plantings and a similar podium at the Dunnagans Alley sign to match.
7. Revise the Poinsettia color to a slightly darker tone and submit to Staff for review and approval.

Mr. Gentemann seconded. The motion passed with a vote of 7-0-0.

8. Staff Report

Mr. Darnell reported there were no Minor Corridor approvals since the last Board meeting.

Mr. Darnell noted training on Lowcountry Architecture will be provided immediately following the meeting.

9. Board Business

A. Election of Officers for term July 1, 2018 – June 30, 2019

Ms. Theodore made a motion to appoint Teresa Haley to serve as Secretary for the new term. Mr. Hoffman seconded. The motion passed with a vote of 7-0-0.

Mr. Gartner made a motion to nominate Dale Strecker to serve as Chairman for the new term. Ms. Theodore seconded. There were no additional nominations for the office of Chairman. The motion to elect Dale Strecker as Chairman passed with a vote of 6-0-1. Mr. Strecker abstained.

Mr. Strecker made a motion to nominate Michael Gentemann to serve as Vice Chairman for the new term. Ms. Theodore seconded. There were no additional nominations for the office of Vice Chairman. The motion to elect Mr. Gentemann as Vice Chairman passed with a vote of 6-0-1. Mr. Gentemann abstained.

The Board inquired about the corrugated metal siding in place at the new Dollar General on William Hilton Parkway. The contractor confirmed via e-mail to Staff that this will not be the final product. A final inspection, which includes making sure DRB approval is met, is required before they can move in.

The Board raised concerns regarding Mullet's on William Hilton Parkway. As required, the shade structure was removed from the site. Now, a bar structure and trellis have been set up on the site without approval. Staff indicated the owner received two tickets in connection with the violations. One ticket for not having DRB and DPR approvals and the other for not having a building permit. They also received a Stop Work Order on that site. The Board also raised concerns for signage and green lattice on site and adjacent to the site. Staff will look into this.

The Board raised concerns regarding a construction trailer at The Green Thumb. Staff indicated they received approval for the construction trailer and that permit expires at the end of this month.

10. Appearance by Citizens – None

11. Adjournment – The meeting was adjourned at 3:42 p.m.

Submitted by: Teresa Haley, Secretary

Approved: July 10, 2018

Dale Strecker, Chairman