

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
February 26, 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, Brian Witmer

Board Members Excused: Debbie Remke

Town Council Present: Bill Harkins

Town Staff Present: Chris Darnell, Urban Designer; Shari Mendrick, Floodplain Administrator; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called the meeting to order at 1:19 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 12, 2019

Chairman Strecker asked for a motion to approve the minutes of the February 12, 2019 regular meeting. Ms. Theodore moved to approve. Vice Chairman Gentemann seconded. The motion passed with a vote of 5-0-0.

6. New Business

A. Alteration/Addition

- Ferns Iams Amish Style Restaurant, DRB-000289-2019

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 packet. Staff recommends denial as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the application.

Chairman Strecker asked the Board for comments. The Board made comments and inquiries regarding: flood proofing and grading requirements; buffer requirements between the property and the adjacent properties; concerns for adequate space and fire protection between the existing building and the end of the proposed building; and parking requirements.

The Board generally agreed the roof needs to be restudied and the red color is not in keeping with Island character. The shutters on the proposed building are not proportionate to the windows. The shutter color is not in keeping with the Design Guide. The dumpster enclosure will stand out as proposed and therefore shall recede and blend with the building color. The Board discussed the flood proofing requirement and questioned whether the board and batten was an appropriate material. The Board asked to see the flood proofing system as it impacts the building architecture. The Board expressed concern that the building is over the setback line and constructed at odd angles. The Board expressed the proposed building does not need to match the surrounding buildings, but relate to them. The Board and applicant discussed design elements of Charlie's L'Etoile Verte building to apply to this project.

The Board expressed concern with keeping the existing building as it appears to be creating the issues discussed. The Board suggested to demolish the building to the slab, construct a building within the setbacks and avoid odd angles, create a raised front porch, address flood proofing concerns, and result in a Lowcountry style building.

The Board indicated the landscape plan needs to be revised based on the Design Guide and Staff comments. Native plant materials need to be used. The proposed building extends to the parking lot and modifications need to be made to better coordinate its surrounds. Add landscaping to help soften the area between the sidewalk and the building. Provide plans to show existing trees, trees to be removed and saved, and required mitigation trees.

The Board indicated this project is a major alteration/addition and explained if the building is torn down, the project will need to go through the process of conceptual and final reviews.

The applicant was withdrawn at the applicant's request.

- Summer House, DRB-000354-2019

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 packet. Staff recommends approval of SW 2822 Downing Sand, SW 7518 Beach House, and SW 6163 Grassland.

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.

Chairman Strecker asked the Board for comments. The Board agreed with the Staff comments. The Board made comments and inquiries regarding the color options and their locations; the roof shingle will be CertainTeed Landmark Weatherwood; the soffits and the ceilings will match the trim color; the Board expressed preference to a Charleston green color for the porch doors; and the trim on the casement windows is white and will remain.

Vice Chairman Gentemann made a motion to approve DRB-000354-2019 with the following conditions:

1. The final selected colors are SW 2822 Downing Sand, SW 7518 Beach House, and SW 6163 Grassland.

2. The soffits and ceilings shall match the trim color.
3. The roof shingle shall be CertainTeed Landmark Weatherwood.

Ms. Theodore seconded. The motion passed with a vote of 5-0-0.

7. Appearance by Citizens

Joe Highsmith presented statements to encourage the Board and Staff to use the new USCB building as the standard for future projects.

8. Staff Report

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

Mr. Darnell reported on Board continuing education training.

9. Adjournment

The meeting was adjourned at 2:41 p.m.

Submitted by: Teresa Haley, Secretary

Approved: March 12, 2019

Dale Strecker, Chairman