

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
March 26, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Debbie Remke, Brian Witmer, Kyle Theodore, Cathy Foss

Board Members Absent: None

Town Council Present: Glenn Stanford

Town Staff Present: Sally Krebs, Sustainable Practices Coordinator; Nancy Stephens, Applications/Records Manager; Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called the meeting to order 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

The Board approved the agenda by general consent.

5. Approval of Minutes – Meeting of March 12, 2019

Vice Chairman Gentemann moved to approve the minutes of the March 12, 2019 regular meeting as corrected. Ms. Theodore seconded. The motion passed unanimously.

6. New Business

A. Alteration/Addition

- TJ Maxx, DRB-000628-2019

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. Mr. Darnell noted that in June 2018, the DRB approved the Shelter Cove Plaza Alteration/Addition with the exception of the TJ Maxx façade. Therefore, only the TJ Maxx façade is under DRB review today. Staff recommends denial as submitted. Mr. Darnell indicated Staff does not have an issue with the direction the project is going, however, the submittal lacks detail for it to be approved. Such details include a demolition plan, dimensioned details of the proposed additions, and a landscape plan for the new landscape area.

The Board discussed the project with the applicant, including the demolition plan, colors, finishes, materials, the dimensioned details and sections of the proposed additions, and plans for the landscape, roof, and lighting.

The applicant presented statements regarding the project, described the demolition plan and colors, and shared material samples. The applicant stated that no new finishes are being proposed and all finishes are to match what is existing in the plaza. The applicant indicated that work has not started on the previously approved portion of the project. The applicant confirmed that the white band at the Whole Foods will be changed. The Board agreed with the Staff comment that dimensioned details of the proposed additions need to be provided. The Board expressed concern about colors 3 and 4 on the elevation appearing too white especially in the quantity shown and asked that color samples be provided. The applicant confirmed the brick pilaster will consist of standard running bonds and match the existing.

Some of the Board members were not in favor of the standing seam shed roof. The metal is a new design element and foreign to anything existing in the plaza. Some of the Board members did not object to the standing seam shed roof. The Board asked the applicant to provide the detail on the underside of the standing seam shed roof.

The Board indicated the proposed black color for the storefront is not in keeping with Island Character. The Board also indicated the proposed charcoal gray color for the eyebrows and the metal awning is too close to black. Therefore, the Board preferred the colors be changed to the dark bronze color as proposed for the coping. The Board indicated the new metal eyebrow should extend to the end of the new parapet wall.

The Board discussed coordinating site and landscape plans to find a balance between meeting sidewalk standards and maximizing landscaping opportunities. The Board generally supported a minimum 5' continuous sidewalk, leaving 6' to the main body, and 4' to the columns. However, the Board emphasized needing to see a landscape plan which demonstrates how that would work and identifies the plant materials. The Board made suggestions to introduce a vertical element like a Podocarpus at the columns, bushes under the windows, and layering plant materials where possible. The Board preferred landscaping against the building and the sidewalk closer to the drive aisle.

The Board inquired about the lighting plan and noted that generally façade lighting should be subdued. The Board noted that the architecture is an improvement from the previous submittal. The Board generally agreed with the Staff comments that the overall project is going in the right direction, however, the submittal lacks detail as discussed.

The application was withdrawn at the applicant's request.

7. Appearance by Citizens – None

8. Staff Report

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

9. Adjournment

The meeting was adjourned at 2:05 p.m.

Submitted by: Teresa Haley, Secretary

Approved: April 9, 2019

Dale Strecker, Chairman