



Town of Hilton Head Island
Design Review Board
Tuesday, August 27, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, David McAllister, John Moleski, Debbie Remke, Brian Witmer

Absent from the Board: None

Present from Town Council: None

Present from Town Staff: Chris Darnell, Urban Designer; Shea Farrar, Landscape Associate; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called the meeting to order at 1:15 p.m.

2. FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Roll Call – See as noted above.

4. Approval of Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – Meeting of July 30, 2019

Vice Chairman Gentemann moved to approve the minutes of July 30, 2019 regular meeting. Ms. Foss seconded. The motion passed unanimously.

6. New Business

a. Alteration/Addition

i. Omni Pool Bar, DRB-001657-2019

Mr. Darnell presented the project as provided in the Board's agenda package. There is no Staff recommendation because this was a part of a DRB approved plan.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant answered the Board's questions.

The Board made comments and inquiries regarding: the Staff suggestion that the new fence be pulled back 5' from the boardwalk and that area be irrigated and planted; the Staff suggestion that the new planting should extend around the corner of the service yard where the existing fence is as well; the height of the new fence appears out of place and should be lowered to the extent possible; the old fences will be painted to match the new one; and the applicant's request to keep the cupola as is on the cabana is acceptable.

Upon the conclusion of the discussion, Chairman Strecker asked for a motion.

Ms. Foss made a motion to approve DRB-001657-2019 with the following conditions:

1. The new fence shall be moved back 5' or as much as allowable for landscaping and maintenance for Staff review and approval.
2. Paint the existing pool fence to match the new fence color.
3. The existing cupola on the cabana is approved to remain.
4. Lower the height of the new fence as is possible.

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

ii. Slapfish Awning, DRB-001747-2019

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends denial of the application as submitted. However, subsequent to the packet, the applicant provided revised plans. Staff supports the revised awning with the condition that the awning extend to the bottom of the eave and up to the top of the roof structure.

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

The Board made comments and inquiries regarding: the material for the awning and the sign are canvas and the color is Road Gray; the structure for the awning is powder coated aluminum; the columns are powder coated aluminum and will be stained SW 3025 Caribou to match the previously approved fence below; one light is proposed per sign; currently no lighting is proposed for the outdoor dining area; the Board was in general agreement of the proposed colors; the Board recommended the awning over the double doors shall be widened to be more balanced; the awning on the side elevation looks proportionate and does not need to be widened; the mansard and soffit will be closed off and flush; and the Board generally preferred the sign with the curved top initially submitted.

Upon the conclusion of the discussion, Chairman Strecker asked for a motion.

Ms. Foss made a motion to approve DRB-001747-2019 with the following conditions:

1. The sign canopy with the curved top is approved.
2. The sign canopy over the double doors shall be widened.
3. The canopy over the dining area is approved as submitted.
4. The bottom of the sign canopies shall be lined up with the soffit of the roof.

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

b. *New Development – Conceptual*

i. Palmetto Business Park Office Building, DRB-001710-2019

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval of the application as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant answered the Board's questions.

The Board complimented the overall conceptual submittal. The Board made general comments and inquiries regarding the architecture and landscaping. The building is architecturally appealing and blends in well with the surrounding structures. The Board recommended including taller landscape material in the final submittal to help soften the height of the building. The Board also noted the additional plans that are required for final submittal.

Upon the conclusion of the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-001710-2019 as submitted. Mr. Moleski seconded. The motion passed with a vote of 7-0-0.

c. New Development – Final

i. Bayshore Phase 2, DRB-001720-2019

(Mr. McAllister recused himself from review of DRB-001720-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell presented the project as provided in the Board's agenda package. Staff indicated that all mitigation trees must be 10' tall minimum. The applicant updated the plans to reflect this requirement. Staff recommends approval with the following condition:

1. Revise the trim color to be more nature blending or off white.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant provided a color board sample and answered the Board's questions.

The Board complimented the project. The Board made comments and inquiries regarding various aspects of the project, including: increasing the size of some of the tree species to add height variation; coordinating the colors of the various materials in each scheme; the soffits are hardie panels; the windows are to mimic the windows in Bayshore Phase 1 which is a PVC window is an off-white color; gutters and downspouts will be the same color; the HVAC compressors will be screened with landscaping; there was concern that one of the colors of the doors and shutters on the fake dormers appear too dark in color; there was general consensus the proposed trim and garage door colors were too light and close to white; the applicant proposed alternative colors for the trim and garage doors and the Board generally preferred SW 7568 Neutral Ground.

Upon the conclusion of the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-001720-2019 with the following conditions:

1. The trim and garage door color shall be SW 7568 Neutral Ground.
2. The applicant may submit a second color to go with the other color scheme, but it shall not exceed a LRV rating of 70 and shall be along the same tone as the Neutral Ground.
3. Submit the above colors for Staff review and approval.
4. Submit a color swatch of the proposed window color for Staff review and approval.

5. Add a variety of size for the larger caliper trees in the landscape plan for Staff review and approval.

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

d. Sign

i. Bayshore Phase 2 Sign, DRB-001719-2019

(Mr. McAllister recused himself from review of DRB-001719-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval as submitted.

The applicant indicated this sign is matching to the sign for Bayshore Phase 1, with the exception of the address. The Town has required the address to be located on top of the development name.

Chairman Strecker asked the Board for any comments and there were none.

Mr. Witmer made a motion to approve DRB-001719-2019 as submitted. Vice Chairman Gentemann seconded. The motion passed with a vote of 6-0-0.

7. Appearance by Citizens – None

8. Board Business – The Board briefly inquired about and commented on a Minor Development Plan approved project.

9. Staff Report

a. Minor Corridor Report – None

10. Adjournment

The meeting was adjourned at 2:40 p.m.

Submitted by: Teresa Haley, Secretary

Approved: September 10, 2019