

***Town of Hilton Head Island***  
***Minutes of the Design Review Board***

**Benjamin M. Racusin Council Chambers**

**April 26, 2016**

**1:15p.m.**

**Board Members Present:** Vice Chairman Dale Strecker, Ron Hoffman, Michael Gentemann, Brian Witmer, Kyle Theodore

**Board Members Absent:** Debbie Remke (excused), Chairman Jake Gartner (excused)

**Town Council Present:** None

**Town Staff Present:** Jennifer Ray, Urban Designer  
Richard Spruce, Plans Examiner  
Teresa Haley, Secretary

**As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting**

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**1. Call to Order**

Vice Chairman Strecker called to order the regular meeting of the Design Review Board at **1:15pm.**

**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**

The Board reviewed the minutes of the **March 22, 2016** meeting and **approved** the minutes by general consent.

**6. Staff Report**

Ms. Ray stated that Board training will be scheduled in the upcoming weeks.

**7. Board Business – None**

**8. Old Business – None**

## 9. Unfinished Business

### A. New Development – Final

- Park Lane Office Building, DRB-000442-2016

*(Mr. Witmer recused himself from review of application DRB-000442-2016 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)*

Ms. Ray introduced the project and stated its location: 10 Park Lane. Ms. Ray stated that the applicant proposes to build an office complex with four buildings located around a central courtyard. Ms. Ray presented an in-depth review of the previous DRB comments and further described the changes made since the last DRB review. The site plan now clarifies the area of the pavers for the parking outside of the building and concrete parking under the building; a dumpster detail engineering plan shows the dumpster enclosure added to a corner location onsite. The landscape and courtyard plans have been modified as well. Ms. Ray presented a sample of the foundation gray color and expressed concern that it appears to have a purple tone. A plan has been provided for the building lighting and Staff's comment is to verify the lighting meets certain LMO requirements.

Staff recommends approval with the following conditions: 1) additional detail be provided for the dumpster screen; 2) verify that exterior light fixtures meet requirements of LMO Section 16-5-108-C.1-2 regarding fixture and light source; and 3) a less purple shade of gray be considered for the foundation of the building.

Vice Chairman Strecker requested that the applicant make a presentation. The applicant further described the most recent updates to the project. The applicant stated he will work with Ms. Ray regarding the purple tone of the gray color for the foundation of the building and that the dumpster and enclosure will be removed from the project.

Vice Chairman Strecker requested comments from the Board. The Board complimented the project development and the applicant's response to previous Board recommendations. The Board discussed the concern for the brightness of the white color presented for the top element of the building. The Board further discussed the material samples provided, including the metal panels.

Mr. Hoffman made a motion to **approve** DRB-000442-2016 with the following conditions: 1) the applicant work with Staff on the purple/gray color (SW 6277 "Special Gray") and the white color (310 "China White"); and 2) that the lighting meet requirements of the LMO. Ms. Theodore **seconded** the motion. The motion **passed** with a vote of 4-0-0.

## 10. New Business

### A. Alteration/Addition

- Storage Building (Southern Services), DRB-000675-2016

Ms. Ray introduced the project and stated its location: 10 Capital Drive. Ms. Ray presented an in-depth review of the previous DRB comments and further described the changes made to address the Board's concerns. The metal building has been replaced by a building with board-and-batten wood siding and a shingle roof. A landscape plan including a hedgerow of ligustrum and wax myrtle has been submitted. The building has been shifted +/- 6' away from the parking lot to allow for landscaping between the building and the parking lot. The roof pitch has been revised and roof

overhangs have been added. Shutters have been added to the rear and side elevations. A decorative light fixture has been added at the pedestrian entrance. Colors are intended to match those on the existing building. Staff recommends approval as submitted.

Vice Chairman Strecker requested that the applicant make a presentation. The applicant clarified the locations of the light fixtures and the color of the hand rail as matching the body of the building.

Vice Chairman Strecker requested comments from the Board. The Board complimented the applicant for revising project plans according to the Board's previous comments. The Board expressed concern for the choice of ligustrum plantings. The Board asked for clarification of the hand rail color.

Mr. Witmer made a motion to **approve** DRB-000675-2016 with the following condition: 1) replace the ligustrum with a more native or naturalized species for Staff approval. Ms. Theodore **seconded** the motion. The motion **passed** with a vote of 5-0-0.

- Verizon Walmart Store #728, DRB-000664-2016

Ms. Ray introduced the project and stated its location: 25 Pembroke Drive. Ms. Ray stated that the applicant proposes to add a small cell antennae at the existing Walmart of Pembroke Drive. The antennae will be located on the front/parking lot side of the building and the cabinet/equipment will be located on the rear/service side of the building adjacent to the electrical room. The small cell antennae and conduit will be painted to match the building. Staff recommends approval as submitted.

Vice Chairman Strecker requested that the applicant make a presentation. The applicant expressed thanks to Ms. Ray for her presentation and had no further comments.

Vice Chairman Strecker requested comments from the Board. The Board asked for clarification as to the size of equipment box. The Board inquired as to the location of the equipment – front vs. back of the building. The applicant explained that service is needed where people are, which is in the front of the building and the parking lot area.

Mr. Gentemann made a motion to **approve** DRB-000664-2016 as submitted. Mr. Hoffman **seconded** the motion. The motion **passed** with a vote of 5-0-0.

- Improvements at Simmons Fish Camp, DRB-002184-2015

*(Mr. Witmer recused himself from review of application DRB-002184-2015 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)*

Ms. Ray introduced the project and stated its location: 11 Simmons Road. Ms. Ray stated that the applicant has proposed changes to the existing Simmons Fish Camp and has received approval with conditions from the DRB on two separate occasions. Ms. Ray presented an in-depth description of the latest submittal which includes changes and clarifications on submitted plans. The latest changes are consistent with previously approved changes and are consistent with the Design Guide. Staff recommends approval, with the understanding that the site plan will need to be modified to meet the requirements of the DPR.

Vice Chairman Strecker requested that the applicant make a presentation. The applicant expressed thanks to Ms. Ray's efforts. The applicant further described the latest submittal and answered questions by the Board.

Vice Chairman Strecker requested comments from the Board. The Board complimented the project. The Board asked for clarification as to the material used for the dumpster enclosure. The Board expressed concern that such material as hurricane fence would be transparent and the dumpster would be viewable.

Ms. Theodore made a motion to **approve** DRB-002184-2015 with the following condition: 1) the service yard/dumpster enclosure gating be further studied and designed as a non-transparent solution for Staff approval. Mr. Gentemann **seconded** the motion. The motion **passed** with a vote of 4-0-0.

#### B. *Sign*

- Adventure Cove, DRB-000544-2016

Ms. Ray introduced the project and stated its location: 18 Folly Field Road. Ms. Ray stated that the applicant proposes to construct a new freestanding "v" formation sign on property recently acquired from the Town of Hilton Head. The "v" formation sign is proposed in order to improve visibility from traffic merging onto William Hilton Parkway from Mathews Drive as well as north and south bound traffic on William Hilton Parkway. The style of sign as well as accompanying landscaping is consistent with the LMO and Design Guide. Staff recommends approval with the following condition: 1) specify that sign will be finished on "back side" per the Design Guide.

Vice Chairman Strecker requested that the applicant make a presentation. The applicant was amenable to working with Staff comments. The applicant answered questions by the Board.

Vice Chairman Strecker requested comments from the Board. The Board complimented the project. The Board asked for clarification of the existing building color. The Board expressed concern for the brightness of the lightest color in comparison to the color of the existing building.

Ms. Theodore made a motion to **approve** DRB-000544-2016 with the following conditions: 1) specify that sign will be finished on "back side" per the Design Guide; 2) sign be located 10 feet from bike path easement; and 3) SW6140 "Moderate White" be altered to one shade darker. Mr. Hoffman **seconded** the motion. The motion **passed** with a vote of 5-0-0.

#### C. *New Development – Final*

- Springhill Suites by Marriott, DRB-000723-2016

Ms. Ray introduced the project and stated its location: 1 Marina Side Drive. Ms. Ray presented an in-depth review of the previous DRB approval with conditions and further described the changes made since the last DRB review. Staff recommends approval with the following conditions remaining from conceptual submittal (per DRB NOA): 1) consider relocating the main entry drive towards where the restaurant had previously been proposed to open up the site for more green space; 2) revise the parking layout to locate planting medians at areas of existing trees and

in turn saving more of the existing trees where possible; and 3) provide landscape screening between the pool and the parking areas.

Staff recommends approval with the following conditions based on final submittal: 1) add landscaping at relocated dumpster enclosure. Consider expanding median to provide adequate space for enclosure, screening, and specimen tree; and 2) provide additional screening at transformer beyond ground cover.

Vice Chairman Strecker requested that the applicant make a presentation. The applicant reiterated the changes made since the last DRB review.

Vice Chairman Strecker requested comments from the Board. The Board complimented the efforts of the applicant and progress of the project. The Board expressed concern for adequate access to the dumpster enclosure and discussed a relocation area for such enclosure. The Board further discussed the following concerns: the need for more green screen and less brick at the pool area; jasmine plantings as a better substitute to ivy due to climate conditions; the need for taller trees in certain areas of the site; the impact of the parking easement in connection with the adjacent property; and the appropriate lighting as required by the LMO.

Ms. Theodore made a motion to **approve** DRB-000723-2016 with the following conditions: 1) add landscaping at relocated dumpster enclosure and consider additional relocation as discussed with DRB; 2) provide additional screening at transformer and generator beyond ground cover; 3) taller plant material, specifically, palmetto trees or similar be provided between the parking and the building in the front, and if possible, in the back; 4) confederate jasmine be utilized for the green screen plant material; 5) the parking easement implications shall incorporate a landscape buffer between this project and the adjacent property to be approved by Staff; 6) adjustment of parking stalls be incorporated to salvage existing trees; and 7) change the green screen locations to five or more along the pool elevation. Mr. Gentemann **seconded** the motion. The motion **passed** with a vote of 5-0-0.

#### **11. Appearances by Citizens – None**

#### **12. Adjournment**

Vice Chairman Strecker adjourned the meeting at 3:03p.m.

Submitted by:

Approved by: May 10, 2016

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Teresa Haley, Secretary

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Dale Strecker, Vice Chairman