

Town of Hilton Head Island
Minutes of the Design Review Board

Benjamin M. Racusin Council Chambers

May 10, 2016

1:15p.m.

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

Board Members Absent: Debbie Remke (excused)

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Richard Spruce, Plans Examiner
Heather Colin, Development Review Administrator
Teresa Haley, Secretary

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

1. Call to Order

Chairman Gartner 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 **April 26, 2016** meeting and **approved** the minutes by general consent.

6. Staff Report

Ms. Ray noted that Board Training regarding Design Guidelines will follow today's meeting.

7. Board Business – None

8. Old Business – None

9. Unfinished Business – None

10. New Business

A. *New Development – Final*

- Shelter Cove Apts. East 2, DRB-000800-2016

(Ms. Theodore recused herself from review of application DRB-000800-2016 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: 40 Shelter Cove Lane. Ms. Ray stated that this project received conceptual approval in December 2015 with conditions. Ms. Ray presented a review of the previous DRB conditions and described the changes made to the project since the last review. Ms. Ray further presented the colors, materials and design of the East 2 site and noted that all match the previously approved East 1 site. The Shelter Cove Company ARB approved the project, with the exception of a potential change to the on street parking and loading area. Staff recommends approval as submitted.

Chairman Gartner requested that the applicant make a presentation. The applicant expressed appreciation for Ms. Ray's presentation. The applicant answered questions by the Board.

Chairman Gartner requested comments from the Board. The Board complimented the project and noted the matching aspects of this project to the previously approved East 1 site. The Board asked for clarification on the dumpster location. The Board expressed concern as to the landscaping near the parking entrance.

Mr. Hoffman made a motion to **approve** DRB-000800-2016 as submitted. Mr. Gentemann **seconded** the motion. The motion **passed** with a vote of 5-0-0.

B. *Alteration/Addition*

- Coral Sands-North, DRB-000779-2016

Ms. Ray introduced the project and stated its location: 66 Pope Avenue. Ms. Ray stated that Coral Sands North was approved by the DRB previously with (5) 3-story residential buildings. Two residential buildings have been constructed. The applicant proposes to replace remaining approved three-story buildings with four-story buildings. The proposed colors and materials match the existing buildings. The primary change to the elevation is the addition of the fourth floor. Additionally the stair tower is more prominent in order to locate half of the ac condenser units on the roof minimizing the number of units on the ground and allowing for additional space for landscaping. The code requires that 60% of the building entrances be accessible. Additional ramps may be required to meet this. The Forest Beach ARB approved this project. Staff recommends approval with the following conditions: 1) consider sidewalk connection from parking to Building 6 (C602); 2) provide a detail for the retaining wall at Building 7; 3) add taller landscaping between parking and front of Building 6 (LS-102) similar to other two buildings to balance scale & mass of building; and 4) add landscaping at rear of Buildings 6 & 7 or indicate existing landscaping to remain (LS 101 & LS-102)

Chairman Gartner requested that the applicant make a presentation. The applicant addressed questions by the Board.

Chairman Gartner requested comments from the Board. The Board complimented the project. The Board discussed the following concerns: the landscaping surrounding each of the buildings and the need for taller trees to balance the size of the buildings; the possibility of extending the walkway in front of building 6; providing shielding between the buildings and the adjacent property; the material of the retaining wall; removal of a 28" laurel oak on the property; the height of the vinyl fencing to screen the ac units; and compliance with legal requirements regarding the ramps and the impact related to such ramps and landscaping.

Mr. Witmer made a motion to **approve** DRB-000779-2016 with the following conditions: 1) on Buildings 5 & 6, increase the magnolia size to 4" caliper; 2) on Building 7, increase the live oak size to 4" caliper; 3) behind Buildings 6 & 7, add landscaping at the foundations and study adding landscaping in the buffer if needed for privacy between adjacent property; 4) in front of Building 6, add taller landscape material including moving two red maples from across the street to in front the building; 5) at Building 6, extend the walkway to the edge of parking and study connecting it to the walk on the other side; 6) the retaining wall shall be stucco to match the buildings with detail to be approved by Staff; and 7) once ramps issue is resolved, landscape around the ramps is to be reviewed by DRB. Mr. Strecker **seconded** the motion. The motion **passed** with a vote of 6-0-0.

C. New Development - Conceptual

- Diamond/AT&T Tower, DRB-000791-2016

Ms. Ray introduced the project and stated its location: 92 Folly Field Road. Ms. Ray stated that the applicant proposes to install a 140' telecommunications tower (monopole) at the Islander's Beach Club. The facility will be located on a wooded track with equipment screened by a 12' tall wood fence stained 'Charleston Green'. The standard equipment shelter is a pebble-texture building, however this building is intended to be upgraded to complement the existing TOHH building. Evergreen landscaping will be added in the 15' buffer on all sides of the enclosure fence. Final submittal requires final elevations of proposed equipment shelter on elevated platform including colors/materials, a complete landscape plan with plant schedule. Staff recommends approval with the following conditions: 1) equipment building design should take cues from existing building; and 2) adequate evergreen landscaping should be provided between the existing parking and the 12' fence.

Chairman Gartner requested that the applicant make a presentation. The applicant expressed appreciated toward Ms. Ray's presentation. The applicant clarified concerns and answered questions by the Board.

Chairman Gartner requested comments from the Board. The Board complimented the applicant and Staff efforts. The Board raised concern as to the height of the monopole and the visual impact it presents. The Board asked the possibility of decreasing the height of the monopole. The applicant presented findings related to the necessary minimum height of the tower and adequate coverage to clients. The Board discussed the color of the fence and equipment building should

match. The Board also discussed the impact of heavy landscaping, including preserving existing trees onsite.

Mr. Strecker made a motion to **approve** DRB-000791-2016 with the following conditions: 1) the equipment building is to be ‘Charleston Green’ to match the fence; 2) the existing mature trees are to be retained to the extent possible; and 3) new landscaping around the property fence is to be dense and mature as well. Ms. Theodore **seconded** the motion. The motion **passed** with a vote of 6-0-0.

11. Appearances by Citizens – None

12. Adjournment

Chairman Gartner adjourned the meeting at 2:15p.m.

Submitted by:

Approved by: May 24, 2016

Teresa Haley, Secretary

Jake Gartner, Chairman