

Town of Hilton Head Island
Design Review Board **APPROVED**
Minutes of the Tuesday, November 10, 2015
1:15p.m. – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker,
Michael Gentemann, Debbie Remke, Kyle Theodore, and
Brian Witmer

Board Members Absent: Ron Hoffman

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Richard Spruce, Plans Examiner
Charles Cousins, Director of Community Development
Jill Foster, Deputy Director of Community Development
Heather Colin, Development Review Administrator
Kathleen Carlin, Administrative Assistant

1. Call to Order

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

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda

The Board **approved** the agenda as submitted by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the October 27, 2015 meeting as amended by general consent.

6. Staff Report

None

7. Board Business

None

8. Old Business

A. *New Development – Final*

Golf Academy DRB-001268-2015

Ms. Ray introduced the project and stated its location: 128 Beach City Road. This project received Conceptual approval from the DRB on September 22, 2015 with conditions. Ms. Ray reviewed the Board's previous conditions and stated that they have been met by the applicant with a couple exceptions. Ms. Ray presented an in-depth overhead review of the Final application. The staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Following the staff's presentation, Chairman Gartner requested that the applicant make his presentation. Mr. Keith Bach stated that he did not have anything to add to the staff's presentation.

Chairman Gartner then requested comments from the Board. The Board complimented the quality of the project. The Board stated their agreement with the staff's recommendations regarding the landscaping and with the finish on the light fixture as presented.

Ms. Theodore made a **motion to approve** application DRB-001268-2015 with the following conditions: (1) the spacing of the shade trees shall be revised during the DPR process; (2) all viburnums shall be increased in size to 7-gallon at installation; and (3) all finished floor elevations on all buildings shall be the same. Mr. Gentemann **seconded** the motion and the motion **passed** with a vote of 6-0-0.

9. Unfinished Business

None

10. New Business

A. *Alteration/Addition*

Leamington Beach Club DRB-001954-2015

Ms. Ray introduced the application and stated its location: 100 South Shore Lane. The applicant proposes to relocate the existing pavilion closer to the beach and raise it on an elevated foundation to provide views of the beachfront along with golf cart parking below. The Leamington ARB has reviewed and approved the project as submitted.

Ms. Ray presented an in-depth overhead review of the project. The staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet. Ms. Ray stated that both conditions have been met by the applicant.

Following staff's presentation, Chairman Gartner requested that the applicant make his presentation. Mr. Tom Parker, Lee & Parker Architects, presented statements regarding a few issues including the color of the pipe handrail.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board complimented the quality of the project. The Board presented comments regarding the proposed light green color of the roof, the use of the same color for the trim and siding, and the use of LED lights.

Ms. Theodore made a **motion to approve** application DRB-001954-2015 with the following conditions: (1) the color of the pipe rail shall be bronze; and (2) the down lights in the trees shall be LED to match the rest of the lighting. Mr. Witmer **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Hilton Head Beach and Tennis Remodel DRB-001990-2015

Ms. Ray introduced the application and stated its location: 40 Folly Field Road. The applicant proposes to update the front entrance of the Convention Center and bring the existing handicap ramp up to Code.

Ms. Ray presented an in-depth overhead review of the application. The staff recommends approval of the application with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Chairman Gartner requested that the applicant make his presentation. Mr. Rick Bohrer presented comments regarding the intent of the project. The applicant stated that he agrees with the staff's recommendations regarding revising the colors (including roof color), and the need for a landscape plan. The applicant presented statements regarding the roof structure.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board complimented the improvements to the site. The Board discussed the color palette, the need for a landscape plan, the possible methods to raise the roof line, details regarding the ramp, and Building Code requirement to illuminate the ramp. The Board recommended that the applicant work with staff on the ramp illumination without having to come back to the DRB.

Vice Chairman Strecker made a **motion to approve** application DRB-001990-2015 with the following conditions: (1) "Navajo White" shall be changed to SW 6056 "Polite White"; (2) the roof color shall be changed to "Evergreen"; (3) the roof shall be raised at the entry portion over the steps in a symmetrical manner 2-ft. above the rest of the roof. The remainder of the roof shall be raised 1-ft. above as currently shown on the section; (4) a landscape plan shall be submitted for review and approval by the DRB; (5) a lighting plan, including manufacturer's cut sheets, shall be submitted for review and approval by DRB. Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Seaside Villas II (Re-roof) DRB-002009-2015

Ms. Ray introduced the application and stated its location: 23 South Forest Beach Road. The applicant proposes to re-roof the existing multi-family building and replace the existing wood shingle roof with a medium bronze standing seam metal roof.

Ms. Ray presented an in-depth overhead review of the application. Ms. Ray stated that the Forest Beach Owners Association ARB has reviewed and approved the submission. The staff recommends approval of the application as submitted.

Following staff's presentation, Chairman Gartner requested that the applicant make his presentation. Mr. Gary Fons, Vacation Time, presented brief comments regarding the project. The Board stated that they like the proposed improvements as presented.

Mr. Gentemann made a **motion to approve** application DRB-002009-2015 as submitted. Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

B. New Development – Conceptual

Heritage Plaza Hotel Redevelopment DRB-002000-2015

(Ms. Theodore recused herself from review of application DRB-002000-2015 due to a professional conflict of interest. A Conflict of Interest Form was completed, signed by Ms. Theodore and attached to the record.)

Ms. Ray introduced the application and stated its location: 81 Pope Avenue. The applicant proposes to renovate the existing Heritage Plaza Shopping Center and add a six-story hotel to the rear of the site with four existing buildings and businesses (+/- 16,500) to remain. Four existing structures (+/- 23,500 SF) and surrounding parking on the west (back) side of the site will be demolished to provide space for the new hotel.

Ms. Ray presented an in-depth overhead review of the application. The staff recommends approval of the application with conditions as outlined in the Design Team/DRB Comment Sheet.

Chairman Gartner requested that the applicant make his presentation. Mr. Todd Theodore, Wood and Partners, and Mr. Rob Ponder, architect, presented statements regarding the project including the stucco color, the fence, and the landscape plan. Mr. Mark Senn presented statements in support of the amount of brick on the project.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board discussed a possible darker shade for all EFIS colors; the color of the brick mortar; the amount of brick to be used; the need for substantial landscaping of size and scale to balance the building mass and to provide more visual separation at Coligny Villas; the east end elevation; and the cabana roof top trellises at the pool level. The Board also recommended the applicant consider making the recesses at the center of the front façade as stucco; and aligning the porte cochère with the pedestrian access.

** Mr. Gentemann excused himself from the remainder of the meeting at 2:45p.m.*

Vice Chairman Strecker made a **motion** to **approve** DRB-002000-2015 with the following conditions: (1) darker shades shall be chosen for all of the EFIS colors; (2) colors shall be chosen that better coordinate with the selected brick; (3) re-evaluate the amount of brick used on the building; (4) re-evaluate the brick mortar color; (5) include landscaping of size and scale to balance the mass of the building; (6) substantial new landscaping shall be incorporated throughout; (7) landscaped islands at the back parking lot side of the building shall be staggered; (8) special attention shall be given to the east end elevation as viewed from the entry drive off of Lagoon Road; and (9) re-evaluate the scale of the cabana roof top trellises at the pool. Ms. Remke **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Shelter Cove Apartments DRB-002019-2015

(Ms. Theodore recused herself from review of application DRB-002019-2015 due to a professional conflict of interest. A Conflict of Interest Form was completed, signed by Ms. Theodore and attached to the record.)

Ms. Ray introduced the application and stated its location: 40 Shelter Cove Lane. The applicant proposes to build 104 luxury flats in a four-story building with four-story wrapped parking deck.

Ms. Ray presented an in-depth overhead review of the application. Shelter Cove Company's ARB has reviewed and approved the Conceptual submission. Staff recommends approval of the Conceptual application with conditions as outlined in the Design Team/DRB Comment Sheet.

Chairman Gartner requested that the applicant make his presentation. Mr. Trey Griffin, Wood+Partners, and Ms. Ellen Garland, Architect, presented statements regarding the Conceptual application, including details of the location of the fire lane.

Chairman Gartner requested comments from the Board. The Board complimented the quality of the Conceptual submission and agreed with Staff's recommendation. The Board discussed the drive under entry to the parking garage and recommended that it be shielded, if possible. Staff also recommended that the railing shown on the top level should be modified as it does not meet Code as conceptually illustrated.

Mr. Witmer made a **motion** to **approve** application DRB-002019-2015 with the following conditions: (1) mature landscaping shall be added to balance the mass and scale of the building; and (2) take into consideration the visibility of the parking deck from Shelter Cove Lane. Chairman Gartner **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Premier Roofing DRB-002018-2015

Ms. Ray introduced the application and stated its location: 85 Arrow Road. The applicant proposes to add a handicap ramp, a new showroom entrance and canopy, a new ramp to the warehouse and add hardi-plank siding.

Ms. Ray presented an in-depth overhead review of the application. The staff recommends approval of the application with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Chairman Gartner requested that the applicant make his presentation. Mr. Mack Fraser, Southern Draw, presented statements regarding the project. The applicant discussed the proposed color palette to match the existing palette; the addition of shakes; and the proposed removal of trees.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board discussed colors and materials including the hardi-siding/trim products; the metal roof; and the shingle roof. Also discussed was the proposed transition from shakes to horizontal siding, and the louver at the top of the roof line. The Board stated their concern with the proposed removal of a large quantity of trees. The Board recommended that the horizontal screening under the ramp should be similar to recessed louvers or a shadow box, but not lattice; and that the color palette and banding around the building be painted a lighter color.

Ms. Theodore made a **motion to approve** application DRB-002018-2015 with the following conditions: (1) the ramp landings shall be restudied to be Code compliant; (2) a landscape plan shall be submitted for review and approval; (3) reconsider removal of the large quantity of trees; (4) the service yard shall be screened; (5) a lighting plan shall be submitted for review and approval; (6) guardrails shall be added at the rear service ramp; (7) restudy the transition from shakes to horizontal siding. Vice Chairman Strecker **seconded** the motion and **passed** with a vote of 5-0-0.

C. Sign

Shipyard Plantation DRB-002010-2015

Ms. Ray introduced the application and stated that the existing signs are located at both entrances to Shipyard at both William Hilton Parkway and Cordillo Parkway. The applicant proposes to update the look of the existing monument signs while still keeping some of its historic elements.

Ms. Ray presented an in-depth overhead review of the application. Shipyard ARB has approved the submittal, and the staff recommends approval as submitted.

Following the staff's presentation, Chairman Gartner requested that the applicant make his presentation. Mr. Jack Winarchick, Hilton Head Signs, presented statements regarding the design and the lighting plan for the sign. Ms. Sally Warren, Shipyard Plantation General Manager, presented brief comments regarding the historical aspects of the sign.

Following the applicant's presentation, Chairman Gartner invited comments from the Board. The Board discussed the dark brown teak and satin clear epoxy sealant, the brick cap, and the halo lighting. The Board also discussed the Shipyard logo which will be dark bronze and its location relative to the brick cap. They recommended the logo should be moved up higher than the existing location. The Board discussed the height of the sign, and recommended that the teak panels should be seamless.

At the completion of the discussion, Chairman Gartner made a **motion to approve** application DRB-002010-2015 as submitted. Mr. Witmer **seconded** the motion and the motion **passed** with a vote of 5-0-0.

D. New Development – Final

Home 2 Suites by Hilton DRB-002016-2015

Ms. Ray introduced the application and stated its location: 1 Marina Side Drive. The applicant proposes to develop a four-story hotel. The project received Conceptual approval from the Board in October with conditions.

Ms. Ray reviewed the applicant's revisions to the plan. The plan still has a number of items that need to be addressed before staff can recommend approval of the Final submission. Staff has concerns with the submission as outlined in the Design Team/DRB Comment Sheet.

Following the staff's presentation, Chairman Gartner requested that the applicant make his presentation. Mr. Tom Morgan and Mr. Mark Tate presented statements regarding the project, including a review of the proposed color boards; the change to shakes on the tower; and the elimination of the bright green color. The Board indicated they liked the color of the brick, redesign of the tower, and addition of shake shingles.

The Board stated the following concerns:

- additional details are needed regarding site elements including the pool area, seating area, and gates;
- dumpster enclosure looks too heavy in all brick, and recommended some brick on the enclosure be reduced;
- lighting plan should be updated to be clear as to what light goes where, and to have more consistency, including lights from the same family;
- 4/12 roof pitch will appear flat from the ground;
- front elevation should be restudied to address the windows (disjointed);
- location and detailing of the porte cochère (undersized);
- there should be a change in plane on the elevations and not just a change in material;
- façade changes should be greater than 5" and at least 12";
- consider color for the Bermuda shutter and reevaluate the sharp angle of the shutters;
- landscape plan needs more and bigger plant material including more variety.

The Board stated their appreciation to the applicant for changes that have been made to the project; however, the late submission of some of these changes has not provided the Board with sufficient time to adequately review the Final submission. The applicant will resubmit the Final submission to the Board at a later date.

11. Appearance by Citizens

None

12. Adjournment

The meeting was adjourned at 4:40p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

12/8/15
Jake Gartner
Chairman

Note: A digital recording of this meeting is available at Town Hall for more information.