

Town of Hilton Head Island
Minutes of the Design Review Board
Benjamin M. Racusin Council Chambers
January 12, 2016
1:15p.m.

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

Board Members Absent: None

Town Council Present: Bill Harkins

Town Staff Present: Jennifer Ray, Urban Designer
Richard Spruce, Plans Examiner
Nicole Dixon, Senior Planner
Eileen Wilson, Sr. Admin Assistant

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 **December 8, 2015** meeting and identified corrections needed to correct motion names. Minutes will be brought back to DRB for approval at January 26, 2016 meeting.

6. Staff Report

None.

7. Board Business

None

8. Old Business

A. Sign

- **Shipyard Plantation, DRB-002380-2015**

Ms. Ray introduced the project and stated its location: 10 Shipyard Drive – Monument signs at the entrance from William Hilton Parkway and Cordillo Parkway.

Ms. Ray presented an in-depth review of the project. The Board had previously approved this project on November 10, 2015 to modify existing monument signs. Based on DRB comments during that meeting, the applicant proposes changes to keep some original elements from the current monuments. Proposed changes include: 1) The halo lighting has been eliminated and the current lighting will remain. 2) The band with Shipyard will be in stucco as it is currently. 3) The teak has been lightened and the anchor will be patina, similar to the current monument. Staff recommends approval of the project as submitted.

Following the presentation, Chairman Gartner requested comments from the Board. The Board was in agreement and liked the proposed changes.

A **motion** was made by Ms. Theodore to **approve** Shipyard Plantation application DRB-002380-2015 as submitted.

Mr. Hoffman **seconded** the motion and the **motion passed** with a vote of 7-0-0.

9. Unfinished Business

A. New Development - Final

- **Sea Turtle Market Place, DRB-002364-2015**

(Ms. Theodore recused herself from review of application DRB-002364-2015 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: 430 William Hilton Parkway. This project was previously discussed at the December 8, 2015 meeting where no official action was taken.

Ms. Ray presented an in-depth review of the project, including changes to the submission since its last review and as described in the Board's packet. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Eric Walsnovich of Wood & Partners, Inc. and James Atkins of Court Atkins Architects presented statements regarding a few issues including removing the sea turtle icon from the façade since it counts toward the total number of façade signs allowed for each tenant space.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board discussed Building F outdoor dining surface material and the applicant stated the pattern and materials from the adjacent sidewalk will continue.

A **motion** was made by Mr. Strecker to **approve** application DRB-002364-2015 with the following conditions: 1) paving, hardscaping, and landscaping at parcels D& E are to be submitted and reviewed when buildings those parcels are submitted for review; 2) the sidewalk on the William Hilton Parkway side of Building F shall be pulled away from the building where there are no doors and landscaping be proved between the building and the sidewalk. New landscaping to be reviewed and approved by staff; 3) dumpster screen walls to be modified to include brick support columns at all corners; 4) 2" caliper Live Oaks at side of SteinMart building be upsized to 4" caliper; 5) finish on wood posts at Junior Anchor #1 to be painted trim color; 6) rail at back side of Junior Anchor #2 to be bronze in color; 7) single high louver at wall to right of entry at Junior Anchor #2 element that conflicts with sloped roof to be omitted and replaced with tabby stucco; 8) Louvers high at wall at right side elevation of Junior Anchor #2 to be coordinated with adjacent roof over retail tenant to avoid conflict; 9) parapet walls at ends of Junior Anchor #3 to be coordinated with mansard roof at Junior Anchor #2 to avoid conflict; 10) any roof penetrations at Building G to be treated similarly to Building F inside a chimney type element; 11) solid service doors to William Hilton Parkway side of Building F to match the building color; 12) signage be submitted under separate application; 13) Color at Building F end elements to be changed to 'Magnetic Grey'.

Ms. Remke **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. New Business

A. New Development - Conceptual

- **Park Lane Office Building, DRB-002368-2015**

(Mr. Witmer recused himself from review of application DRB-002368-2015 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: 430 William Hilton Parkway. The Applicant proposes to develop vacant property for an office compound.

Ms. Ray presented an in-depth review of the project including photographs showing the existing site condition. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Michael Kronimus of KRA and Wallace Milling of WJK presented statements to place the buildings in a rectangle with a natural gathering center in the middle which would consist of reflection pools and a natural courtyard. They wish to remove as little natural vegetation and trees as possible keeping the property wooded. Simple materials will be used such as tabby, cypress siding, decking, metal roofs and vertical panels. The colors proposed will be natural and "earthy" to blend into the surroundings.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board complimented the general concept, the entry way, the courtyard, and the buttressed walls. The Board was concerned with the institutionalized look, the flat roof not having enough pitch and character, a missing roof overhang, and the deepness of the pit in courtyard. The project does not meet the intent of the Design Guide or requirements of the LMO.

A **motion** was made by Chairman Gartner to **approve** the application for Park Lane Office Building, DRB-002368-2015 with the condition that this project comes back for a second conceptual review before final.

Vice Chairman Strecker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

- **HHI-IRC Additions and Renovations, DRB-002377-2015**

(Mr. Strecker recused himself from review of application DRB-002377-2015 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: 20 Wilborn Road. The project entails renovations to the existing Center and facility additions.

Ms. Ray presented an in-depth review of the project's additions and renovations as included in the Board's packet. Staff recommends approval of the project as submitted.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Barry Taylor of FWA Group presented statements regarding translucent wall panels and the use of louvered panels to reduce glare and heat build-up. The facility's front entry will feature a gathering space and pedestrian friendly features including bike racks, seating area and a combination of planting areas and green spaces.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board presented comments regarding shade structures for the playground, the need for airtight connections with the roof on the new dome; and the need for translucent panels to prevent glare and excessive heat.

A **motion** was made by Ms. Theodore to give **conceptual approval** for application HHI-IRC Additions and Renovations DRB-002377-2015 as submitted with the following conditions: 1) the pavement in the entrance area be softened; 2) the landscape treatment be further defined.

Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 6-0-0

B. Alteration/Addition

- **Up the Creek Bar & Grill, DRB-002381-2015**

Ms. Ray introduced the project and stated its location: 18 Simmons Road at Broad Creek Marina. The applicant proposes to cover and screen a portion of the existing porch.

Ms. Ray presented an in-depth review of the project. The structural framing will consist of aluminum beams in a bronze color and retaining the existing wood columns. Screen frames will be aluminum in a bronze color, and roofing material will be metal to match the existing roof. The existing site is not being modified in any way. Staff recommends approval of the project as submitted.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Eric Brehm of Tom Crews Architects, presented statements regarding the existing structure.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board agreed with the roof cover and screening of the existing porch.

A **motion** was made by Ms. Remke to **approve** the application for Up the Creek Bar & Grill DRB-002381-2015 as submitted. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 7-0-0.

11. Appearances by Citizens

None.

12. Adjournment

Chairman Gartner adjourned the meeting at 3:40pm.

Submitted by:

Approved by:

Eileen Wilson, Sr. Administrative Assistant

February 9, 2016
Jake Gartner, Chairman