

Town of Hilton Head Island
Minutes of the Design Review Board

Benjamin M. Racusin Council Chambers

January 26, 2016

1:15p.m.

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

Board Members Absent: Kyle Theodore, Chairman Jake Gartner

Town Council Present: none

Town Staff Present: Jennifer Ray, Urban Designer
Richard Spruce, Plans Examiner
Anne Cyran, 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

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 **December 8, 2015** meeting and approved the minutes by general consent.

6. Staff Report - None

7. Board Business - None

8. Old Business - None

9. Unfinished Business

A. *Alteration/Addition*

- **World of Beer, DRB-002197-2015**

Ms. Ray introduced the project and stated its location: 30 Shelter Cove Lane #140. The applicant submitted revised patio plans in December 2015 but withdrew the application before the meeting.

Ms. Ray presented an in-depth review of the project stating that the applicant proposes a black railing system in keeping with World of Beer alternate patio railing design and creates a contrasting element for landscaping around the rails to stand out as a landscape element. Additionally signage at World of Beer will be black and ‘muslin’. Staff recommends approval as submitted.

Following the Ms. Ray’s presentation, Vice Chairman Strecker requested comments from the Board. The Board was in agreement with staff’s recommendation for approval.

A **motion** was made by Mr. Gentemann to **approve** the World of Beer application DRB-002197-2015 as submitted. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 5-0-0.

10. New Business

A. *Sign*

- **Marriott Vacation Club/Surf Watch, DRB-000043-2016**

Ms. Ray introduced the project and stated its location: 605 William Hilton Parkway. Ms. Ray stated that the existing monument sign providing direction to Surf Watch is nestled in a mature landscape and serves better as a visual screen than as a sign. Many guests have complained through the years about not noticing the sign and experiencing difficulty locating the property.

Ms. Ray presented an in-depth review of the project including photographs showing the existing sign and site condition. The Applicant proposes to eliminate the copy on the existing sign by blanking out the panels and leaving the fig vine to grow onto the panels as it has the columns, thus maintaining the screening effect of the structure. A new structure will be built closer to the road projecting forward from the existing low retaining wall. The new sign is double-faced and perpendicular to the road. The sign will be illuminated by two wash lights on either side and positioned to eliminate glare from the passerby. The existing large rose bushes are to be relocated in front of the existing sign structure. The proposed new sign brings the “brand” into

conformity with Marriott's Vacation Club and will be more effective in directing guests to the property. Staff recommends approval of the project with two conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Vice Chairman Strecker requested that the applicant make a presentation. Mr. Alex Sineath stated he was in agreement with changing the color of the existing panel to Charleston Green and revising the background to an earth tone color.

Following the applicant's presentation, Vice Chairman Strecker requested comments from the Board. The Board was in agreement with the new colors and the only concern was the proximity of the new sign to the pathway and to the road. Ms. Ray stated that the sign will have to apply for a sign permit and conform to the requirements of the LMO.

A **motion** was made by Ms. Remke to **approve** the application for Marriott Vacation Club/Surf Watch, DRB-000043-2016 with the following conditions: 1) revise the sign colors to SW 6064 'Reticence' for the sign face and the columns are to be SW 6065 'Bona Fide Beige'; 2) the new sign be located within the required setback; 3) the existing panel be painted 'Charleston Green'. Mr. Gentemann **seconded** the motion and the motion **passed** with a vote of 5-0-0.

B. Alteration/Addition

- **90 Dillon Road Apartments, DRB-000048-2016**

Ms. Ray introduced the project and stated its location: 90 Dillon Road adjacent to the Legends on the left, Port Royal Golf Club on the right then wetlands and some single family residents on the rear of the property. The project entails renovations to the existing apartment buildings and existing community building.

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 with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Vice Chairman Strecker requested that the applicant make a presentation. Mr. Scott Macke stated that the dumpster enclosure and the condenser unit enclosure would consist of the cement board siding with the cedar wood pattern so they would tie in with the buildings. Mr. Macke stated that the railings, lattice and windows would be vinyl and the decking would consist of a dark brown composite material. Mr. Macke also stated that the funding for this project is coming through the South Carolina State Finance Agency and one of their requirements is that the exterior should not have any exposed wood.

Following the applicant's presentation, Vice Chairman Strecker requested comments from the Board. The Board complimented the project and agreed that it fits with island character and with nature. Listed below are some concerns:

- Prefer the lattice on the vertical/horizontal versus diagonal
- Closed-cell vinyl a better product; would rather see aluminum than open-cell vinyl
- Re-evaluate landscape plan for appropriate material
- Dumpsters seem very visible, should be concealed more
- Bring to staff a cut sheet for the composite decking and color
- Changing materials on the exterior corner of the buildings looks out of place – it does not seem natural.

A **motion** was made by Mr. Gentemann to **approval** the application for 90 Dillon Road Apartments, DRB-000048-2016 with the following conditions: 1) wood should be considered for lattice and wood, or an alternate such as aluminum, should be considered for the railings; 2) the dumpster enclosure and the condenser units enclosures will not have vinyl on them; 3) reevaluate the landscape plan for appropriate material; 4) lattice should be in a vertical/horizontal configuration if used; 5) side elevation (shown on sheet A13) should be all stucco so the materials turn the outside corner consistently at all conditions applicable, not just that building; 6) front elevation (of same sheet) recessed area should be the Hardie cement siding; 7) provide cut sheet and color for composite decking for approval by staff; 8) dumpster surrounds be extended to enclose dumpster so they are not visible. Mr. Witmer **seconded** the motion and the motion **passed** with a vote of 5-0-0.

11. Appearances by Citizens

None.

12. Adjournment

Vice Chairman Strecker adjourned the meeting at 2:20pm.

Submitted by:

Eileen Wilson
Sr. Administrative Assistant

Approved by:

February 9, 2016

Dale Strecker, Vice Chairman