

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

**Benjamin M. Racusin Council Chambers**

**February 9, 2016**

**1:15p.m.**

**Board Members Present:** Vice Chairman Dale Strecker, Ron Hoffman, Debbie Remke, Kyle Theodore, Chairman Jake Gartner

**Board Members Absent:** Michael Gentenmann, Brian Witmer

**Town Council Present:** none

**Town Staff Present:** Jennifer Ray, Urban Designer  
Richard Spruce, Plans Examiner  
Eileen Wilson, Sr. Admin Assistant

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

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**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**

Ms. Ray stated that item 10.B should read: *New Development Conceptual*. The Board approved the **amended** agenda by general consent.

**5. Approval of Minutes**

The Board reviewed the minutes of the **January 12 and January 26, 2016** meetings and approved the minutes by general consent.

**6. Staff Report** – Ms. Ray announced that a new Administrative Assistant has been hired and will be at the next DRB meeting on February 23, 2016.

**7. Board Business - None**

**8. Old Business - None**

**9. Unfinished Business - None**

## 10. New Business

### A. *New Development Final*

- **Sea Pines Trolley Stop, DRB-000146-2016**

Ms. Ray introduced the project and stated its location: 224 South Sea Pines Drive. Ms. Ray stated that the location of the trolley stop has been moved; the new location will be on South Sea Pines Drive at the site of an existing trolley stop with no shelter. The applicant submitted a conceptual application for a prototype shelter at two locations and received approval for the shelter as well as the frame in September 2015.

Ms. Ray presented an in-depth review of the project including photographs showing existing conditions, detailed architectural drawings and a new site plan. A brass plaque will be applied to the back of the bench seat and a Compass Rose will be in the gable end. The Sea Pines Plantation ARB has reviewed and approved the plans. Staff recommends approval with the condition that consideration be given to connecting the proposed shelter to existing pedestrian pathway.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Mr. Mack Fraser, Southern Draw design + build, stated that the existing landscaping will be utilized, no new landscaping will be added.

Following the presentation, Chairman Gartner requested comments from the Board. Responding to questions from the Board, Mr. Fraser stated that the Compass Rose at the gable end is suspended in that space so it is open end on both sides of the iron framework. The Sconces are mounted and pointed toward each gable end. The electrical conduit is housed inside the post so the wires are not visible. The Board stated that the two existing trees with equal spacing are too close to the roof and the limbs are very low. It was suggested that in lieu of liming the trees, it would be preferable to relocate one of the trees. The Board was in favor of using permanent pavers to connect the shelter to the existing pathway.

A motion was made by Ms. Theodore to **approve** the Sea Pines Trolley Stop, DRB-000146-2016 with the following conditions: 1) The trolley stop be connected to the existing pathway utilizing a hard surface material. 2) The trolley stop be staked in the field prior to construction starting or liming up of the trees to be reviewed and approved by staff. Ms. Remke **seconded** the motion. The motion passed with a vote of 5-0-0.

### B. *New Development Conceptual*

- **Westin Hotel – Pavilion Redevelopment, DRB-000163-2016**

Ms. Ray introduced the project and stated its location: 2 Grasslawn at the Westin Resort. The applicant proposes to renovate an existing event pavilion adjacent to the beach.

Ms. Ray presented an in-depth review of the project's conceptual plan as included in the Board's packet. The intended use for the building is for a four-season gathering space. It will be designed to be maintained as open for 80% of the time. The renovated pavilion will increase the functionality of the event space. The new pavilion will be designed with a raised pier foundation to bring the floor area above flood and match the level of the hotel. 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. Mr. Judd Carstens with Witmer, Jones, Keefer, and David Sklar, Sklar Design Ecotechture, stated that this proposed pavilion will complement the existing structure of the Westin. The existing structure does not function well; anytime there is any wind or storm, debris gets pushed into the beach and dunes area. A Nanawall system or similar system will be used. The glass panels will remain open the majority of the time and will be pocket doors so that they will not be visible. The same footprint will be used and brought into compliance.

Following the presentation, Chairman Gartner requested comments from the Board. The Board agreed that this pavilion will be an improvement and look forward to seeing more detail as the process moves forward. The Board discussed the roof slope and questioned whether it meets the Hilton Head Design Guidelines. Ms. Ray read from the Design Guide and assured the Board that this roof slope at 4/12 was not in conflict with the Design Guide. The Board agreed with staff's recommendation that the trellis is too thin in elevation and needs to be in proportion with the structure.

A **motion** was made by Ms. Remke to **approve** the application for the Westin Hotel - Pavilion Redevelopment, **DRB-000163-2016**, with the condition that the trellis be revisited and be beefed up (consider larger wood members that are in proportion with the structure). Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

- **Park Lane Office Building, DRB-000150-2016**

Ms. Ray introduced the project and stated its location: 10 Park Lane. Applicant proposes to develop the property for a personal office location. Applicant would like to design the property into a compound style layout.

Ms. Ray presented an in-depth review of the project's conceptual plan including a survey, proposed site plan, site analysis, color renderings, elevations and floor plan. This project was reviewed at the January 12, 2016 DRB meeting. At that meeting, 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. The Board requested that this project come back for a second conceptual review before final.

Ms. Ray stated that the applicant has submitted a revised site plan and building elevation. The applicant did listen to the Board's comments and addressed the Board's concerns. Staff recommends approval with the following conditions: 1) Significant landscaping (large scale materials) should be planted to balance mass of building over parking. 2) Specimen trees at entrance appear to be heavily under-planted. Refer to LMO requirements regarding impact under canopy of specimen trees. 3) Reconsider use of ferns under building with little to no sunlight.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Mr. Michael Kronimus, KRA, Inc. and Mr. Judd Carstens, Witmer, Jones, Keefer stated that the back of the building that faces the woods will have metal panels. The big ramps have been eliminated and an elevator and pervious parking has been added in the front.

The project will be elevated 10' above grade to allow for parking under the building. This will reduce the parking footprint in the front of the building keeping more natural vegetation and allow for the planting of more foliage. The applicant is working with DHEC on stormwater filtration through the rear of the property to the golf course. The applicant has also provided an area for underground retention in the parking area if the option with DHEC does not work out. All sloped roofs will be in compliance with the Hilton Head Island Design Guidelines.

Following the presentation, Chairman Gartner requested comments from the Board. All Board members expressed appreciation to the applicant and owner for making the changes based on Board comments. The Board agreed that the east and west side elevations and south seems monotonous; need to break it up so it is not so repetitive, add variety. Make some openings bigger openings and remove some louvers. Compromise between lattice and openings.

A motion was made by Vice Chairman Strecker to **approve** Park Lane Office Building, **DRB-000150-2016** with the following conditions: 1) significant landscaping should be planted to balance mass of building over parking. 2) Specimen trees at entrances appear to be heavily under-planted. Refer to LMO requirements regarding impact under canopy of specimen trees. 3) Reconsider use of ferns under building or open the foundation wall to allow ferns sunlight to grow. 4) Consider the proximity of trees near building that are to remain. 5) Break up the massing of the side and back elevation at the foundation wall. Ms. Theodore **seconded** the motion. The motion passed with a vote of 5-0-0.

**11. Appearances by Citizens - None**

**12. Adjournment**

Chairman Gartner adjourned the meeting at 2:25 p.m.

Submitted by:

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Eileen Wilson, Sr. Administrative Assistant

Approved by:

Approved 02/23/2016  
Jake Gartner, Chairman