

Town of Hilton Head Island
Minutes of the Design Review Board

Benjamin M. Racusin Council Chambers

March 8, 2016

1:15p.m.

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

Board Members Absent: Kyle Theodore (excused)

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Jill Foster, Deputy Director of Community Development
Richard Spruce, Plans Examiner
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 **February 23, 2016** 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

- Improvements to Simmons Fish Camp, DRB-002184-2015

(Mr. Witmer recused himself from review of application DRB-002184-2015 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: 11 Simmons Road. Ms. Ray stated that the DRB approved the project in December 2015 with the following conditions: 1) project will be resubmitted to the Board specifying colors for shutters, service yard, building body, trim color, and column color; 2) submit a lighting plan, if any, for DRB approval; 3) submit a detail for the service yard which should be board-and-batten; 4) submit details for louvers, windows, doors, fireplace, and columns; 5) consider additional natural looking landscape at the end of the fireplace and at service yard; and 6) if the parking changes in the DPR, that will be resubmitted to DRB for approval. The applicant has made revisions and addressed items 1, 2, and 4. The colors have been toned down from the original submittal and are in keeping the Design Guide. Wall mounted light fixtures (oil rubbed bronze) are proposed at front and rear entrances. Staff recommends approval with the following condition: 1) provide lighting plan and clarify proposed light locations; elevations indicate four wall lights, and 2) the additional plants be added to the landscaping at the existing service yard as needed to accommodate the expansion of the service yard.

Chairman Gartner requested that the applicant make a presentation. The applicant expressed appreciation toward Ms. Ray's presentation. The applicant briefly reiterated the revisions that were made to conditions 1, 2, and 4. There was no public comment.

Chairman Gartner requested comments from the Board. The Board complimented the overall project. The Board discussed several concerns including the construction of the pavilion; the Staff recommended planting at the service yard; the locations and number of lighting fixtures; and the matching of the wood window color to the trim color.

Mr. Gentemann made a motion to **approve** DRB-002184-2015 with the following conditions: 1) additional plantings at the service yard per the Staff recommendation be submitted to Staff for approval; and 2) a light plan be provided for record purposes. Please note this approval is for the pavilion, the exterior revisions including the colors, trim, and lights, and the extended service yard. This approval does not include the fireplace and the dumpster area which should be submitted at a later date. Mr. Hoffman **seconded** the motion. The motion **passed** with a vote of 5-0-0.

10. New Business

A. *New Development - Conceptual*

- Spinnaker Welcome Center, DRB-000330-2016

Ms. Ray introduced the project and stated its location: 30 Waterside Drive. Ms. Ray presented that the applicant proposes to construct a new 7,500 sq. ft. welcome center on an existing vacant site, which is located closer to the existing Spinnaker Resort properties. Ms. Ray presented an in-depth review of the project as included in the Board's packet. Staff noted that as the plan moves from conceptual to final, the amount of lawn and plantings under the canopy of specimen trees should be evaluated. The applicant brought color samples to demonstrate the proposed roof, shutters, siding, stucco and wood trim will match existing. Staff recommends approval as submitted.

Chairman Gartner requested that the applicant come forward and add anything further to Ms. Ray's presentation. The applicant expressed appreciation toward Ms. Ray's presentation and handling of the project. The applicant listened to the Board's comments and addressed the Board's concerns. There was no public comment.

Chairman Gartner requested comments from the Board. The Board complimented the architectural style of the building as fitting within its context and with the Design Guide. The Board discussed several concerns including the size and angle of the roof pitch; the use of bright white for trim and the need to soften the color; the addition of a roof element to the elevation facing Aunt Chilada's to break up the monolithic appearance of the roof; the review and approval for window and column details; and the landscaping, particularly on the Pope Avenue side of the building.

Mr. Gentemann made a motion to **approve** DRB-000330-2016 with the following conditions: 1) the foundation on the elevation should be graphically correct and include the adjacent steps on the sides of the building where pertinent; 2) mute the bright white trim color; 3) at the owner's discretion, investigate adding a dormer or something similar to interrupt the roof on the Aunt Chilada side; 4) add break trim at the floor line to break up the upper part of the elevation from the foundation; 5) for final submittal, include all details for windows, columns, etc.; 6) confirm that the canopy fascia will be continuous with the main roof; 7) ensure sod isn't underneath the canopies of the trees; and 8) match the roof pitch of the entry element with the pitch of the main body roof. Ms. Remke **seconded** the motion. The motion **passed** with a vote of 6-0-0.

- Springhill Suites by Marriott, DRB-000337-2016

Ms. Ray introduced the project and stated its location: 836 William Hilton Parkway. Ms. Ray presented that the applicant proposes to construct a 95 room 4-story hotel on the same property

site as the recently approved Home 2 Suites. The site plan as shown is over density with two hotels on the restaurant building, which the applicant stated that the restaurant would be removed. Ms. Ray further presented an in-depth description of the proposed project details.

Staff recommends approval with the following conditions: 1) consider how to utilize space where restaurant was proposed to loosen up site and provide more green space between building and parking; 2) restudy entrance & location of porte cochere (adjacent to solid brick wall, not attached to building, not centered on elevation); 3) reconsider use of stone on pool walls. Stucco, wood, or brick (or combination) would be more appropriate and in keeping with the Design Guide; and 4) restudy tower element in front & rear elevation.

Chairman Gartner requested that the applicant come forward to make a presentation. The applicant expressed cooperation with following the Design Guide and the DRB's comments. The applicant listened to the Board's comments and addressed the Board's concerns. There was no public comment.

Chairman Gartner requested comments from the Board. The Board complimented the project and the appearance of the building conforming to the Design Guide. The Board discussed at length the following concerns: the refinement of the porte cochere in relation to the alignment of the entrance and adjacent surroundings; the addition of resort-like landscaping near the pool and parking areas; the use of 4-6" caliper trees in the parking lot; the material suitable for the pool; the agreement with Staff regarding relocation of the tower elements; the impact of the removal of the restaurant; and the comparison of this proposed project to the previously approved Home 2 Suites project.

Mr. Strecker made a motion to **approve** DRB-000337-2016 with the following conditions: 1) consider relocating the main entry drive towards where the restaurant had previously been proposed to open up the site for more greenspace; 2) restudy the entrance and location of the porte cochere, aligning the porte cochere with the building entry and balancing with the building elevation beyond; 3) provide more appropriate material than stone at the pool walls; 4) revise the parking layout to locate planting medians at areas of existing trees and in turn saving more of the existing trees where possible; 5) provide landscape screening between the pool and the parking areas; 6) revise the sidewalk and landscaping at the east corner of the building to incorporate a larger landscaped area; 7) reconsider the location of the tower elements, possibly relocating them to the front side of the building; 8) landscaping should be of size and scale to match the building; and 9) include the Home 2 Suites images in the final submittal for comparison of scale. Mr. Gentemann **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 2:35 p.m.

Submitted by:

Approved by: March 22, 2016

Teresa Haley, Secretary

Jake Gartner, Chairman