



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

Tuesday, December 10, 2019 at 1:15 p.m.  
Benjamin M. Racusin Council Chambers

## **MEETING MINUTES**

**Present from the Board:** Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, David McAllister, John Moleski, Debbie Remke, Brian Witmer

**Absent from the Board:** None

**Present from Town Council:** David Ames, Tamara Becker, Glenn Stanford

**Present from Town Staff:** Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

### **1. Call to Order**

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

**2. FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

**3. Roll Call** – See as noted above.

### **4. Approval of Agenda**

The Board approved the agenda by general consent.

**5. Approval of Minutes** – Meeting of November 26, 2019

Ms. Remke moved to approve the minutes of the November 26, 2019 regular meeting. Ms. Foss seconded. The motion passed with a vote of 7-0-0.

### **6. Unfinished Business**

#### **a. Alteration/Addition**

##### **i. 55 Gardner Drive, DRB-002447-2019**

*(Mr. McAllister recused himself from review of DRB-002447-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)*

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. Clarify the brightness of the uplights on the soffit.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board.

The Board discussed the uplights on the soffit should not exceed 10 watts LED and can be approved by Staff. All light fixtures should be finished with the same bronze color. The Board

complimented the colors submitted and were amenable to the applicant's preference of the Urban Putty mortar color.

Vice Chairman Gentemann moved to approve DRB-002447-2019 with the following conditions:

1. The upright fixtures shall not exceed 10 watts LED and shall be approved by Town Staff.
2. All light fixtures shall be a bronze finish.
3. The approved mortar color option is Urban Putty.

Ms. Foss seconded. The motion passed with a vote of 6-0-0.

## **7. New Business**

### **a. Alteration/Addition**

#### **i. Burkes Outlet, DRB-002333-2019**

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. Clarify the exterior light fixtures do not exceed 3000K or change the specification.
2. Provide a landscape plan for Staff approval for the landscape island to include overstory trees.

The Board combined their comments and inquiries regarding this project Burkes Outlet DRB-002333-2019 and the next project Port Royal Plaza Renovations DRB-002433-2019.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the projects and answered questions by the Board.

The Board complimented the applicant for proposing improvements to the shopping center. The Board discussed the projects in depth with the applicant, including: the height of the gable element at Burkes and the two tenants; the gable element appears thin and should connect back to the building line; break up the façade to alleviate the mass of the gable element proposed at Burkes; a sloped roof element at the front entry of Burkes or at the side tenants is preferred to help breakdown the building mass; the front element looks like an awning, make it look like part of the structure instead of a faux element; the colonnade columns should be in keeping with the columns in the shopping center; the brick columns appear too dark and heavy and need to be deemphasized; the eave detail at the top of Burkes looks out of place; provide a landscape plan for landscape island to include overstory trees; consider creating planting islands or adding planters next to the building to help soften the area between building and pavement; the exterior light fixtures are 2700K and will be specified accordingly; the colors should coordinate with the colors previously approved for the shopping center. Following the discussion, the Board and applicant agreed more information and revisions are needed for both projects.

The applicant requested to withdraw both applications Burkes Outlet DRB-002333-2019 and Port Royal Plaza Renovations DRB-002433-2019.

#### **ii. Port Royal Plaza Renovations, DRB-002433-2019**

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. Provide section detail of the proposed entrance façade additions for approval by two DRB members.
2. SW 7077 Original White and SW 7000 Ibis White are not nature blending colors. Submit alternatives for approval by two DRB members.
3. Provide a landscape plan to include overstory trees to be approved by Staff.

The Board made comments and inquiries regarding this application as noted above. Following the above discussion, the applicant requested to withdraw both applications Burkes Outlet DRB-002333-2019 and Port Royal Plaza Renovations DRB-002433-2019.

**iii. Fishcamp, DRB-002450-2019**

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. For Staff approval, specify on the plans that the exterior wall under the proposed roof will match the wall under the existing patio roof.
2. For Staff approval, revise the plans (shorten or narrow) so the roof does not overhang into the wetland buffer.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The applicant provided a revised plan demonstrating the columns are adequately moved back so that the roof does not overhang into the wetland buffer.

The Board expressed support of the revised plan and complimented the design to mirror the existing covered porch.

Vice Chairman Gentemann moved to approve DRB-002450-2019 with the following conditions:

1. Specify on the plans that the exterior wall under the proposed roof will match the wall under the existing patio roof, such that the triangular space at the existing wall continues and matches.
2. The revised shortened plan submitted at the meeting demonstrating the columns are cut back approximately 18 inches so the roof does not overhang into the wetland buffer is approved.

Ms. Foss seconded. The motion passed with a vote of 7-0-0.

**iv. Scott's Patio Roof Extension, DRB-002452-2019**

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends denial of the application as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board.

The Board had in depth discussion about details of the roof structure. The Board was generally amenable to the angle on the roof matching the angle of the retaining wall below it. The beam slope is a quarter inch and will be as shown on the elevation. The Board discussed ways to make the bar appear more as a permanent structure. The Board generally agreed the rear wall of the bar should be painted to match the building color. Also, the metal roll down doors, louvers and wood columns should be stained to match the roof.

Ms. Foss moved to approve DRB-002452-2019 with the following conditions:

1. The rear wall of the bar shall be painted to match the stucco color of the building and said color shall be submitted to Staff for review and approval.
2. In order to make the bar appear more permanent, include wood columns at the bar, and stain them and the louvers to match the roof.

Vice Chairman Gentemann seconded. The motion passed with a vote of 7-0-0.

**v. Coastal States Bank, DRB-002459-2019**

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. Submit a revised color scheme that replaces SW 7011 Natural Choice with a more nature blending/less white color.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant submitted a replacement to SW 7011 Natural Choice with SW 7531 Canvas Tan. Further, the applicant presented statements regarding the project and answered questions by the Board.

The Board was generally in favor of the revised color SW 7531 Canvas Tan. There was concern that the Canvas Tan may read a little light, however, most of it will be in shadow because of the deep roof overhang. The Board expressed concern about landscaping that may be damaged or removed during construction. The Board expressed appreciation for keeping the building style generally as-is and just updating the materials.

Mr. Witmer moved to approve DRB-002459-2019 with the following conditions:

1. Replace SW 7011 Natural Choice with SW 7531 Canvas Tan.
2. Any landscaping that is damaged or removed during construction shall be replaced. A replacement landscape plan shall be submitted to Staff for review and approval.

Ms. Remke seconded. The motion passed with a vote of 7-0-0.

**b. New Development – Conceptual**

**i. HHI Go Kart Facility, DRB-002454-2019**

*(Mr. McAllister recused himself from review of DRB-002454-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)*

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

The site plan for Final DRB approval shall address the following:

1. The location and screening of the dumpster.
2. Provide a tree protection plan with special consideration of those trees identified by Staff.
3. Relocate the stormwater lagoon to open areas on the site.
4. Revise the parking lot to accommodate the existing trees identified by Staff and meet parking lot design requirements of the LMO.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board.

Chairman Strecker asked for public comments related to the project and received the following: encourage Town management and elected officials to have a master land plan for the Island; and concerns regarding noise, lighting, and landscaping.

The Board discussed the project with the applicant, including: vehicular circulation into and around the site; a dumpster enclosure is not being proposed; consider relating the fence aesthetic to the proposed barn building; revise any barn building elements to scale and provide details for final; existing trees identified by Staff no longer need to be removed; the proposed wet pond is no longer needed; more mature landscaping is appropriate; provide sufficient screening between the road and track; provide two options for the overhead lights as it relates to different heights and number of poles; provide full photometric plans for each lighting plan; and concerns regarding the existing tents onsite and staff will provide related information at the next meeting.

Mr. Witmer moved to approve DRB-002454-2019 with the following conditions:

1. Consider tying the fence aesthetic back to the proposed barn building.
2. Provide a landscape plan for final approval showing the new entry areas and roadway.
3. Provide a buffer planting plan for final approval with plants above and beyond the minimum size requirements.
4. Provide a lighting plan, preferably two options, for the overhead lights with full photometric plans of each for final approval.
5. Provide a tree protection plan with special consideration of those trees identified by Staff.
6. Revise the parking lot to accommodate the existing trees identified by Staff and meet parking lot design requirements of the LMO.

Ms. Foss seconded. The motion passed with a vote of 6-0-0.

ii. Smokehouse, DRB-002461-2019

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. Remove the building from the setback off the northern property line.
2. The northern façade is revised to replace the proposed metal siding and add architectural detail.
3. The site plan should be revised to accommodate planting between the building or fence and sidewalks or parking lot.
4. The site plan shall be revised to include three landscape islands in the front parking lot and one landscape island in the back parking lot adjacent to the drive aisle.
5. The site plan shall be revised to accommodate screening on both sides of the dumpster enclosure.
6. Provide a tree protection plan that:
  - a. Shows tree protection fence
  - b. Shows the canopy of the 26" live oak on the northern property line
  - c. Specifies pre and post construction fertilization with a root stimulant and protective mulching (3-4" aged hardwood mulch) under the 26" live oak on the northern property line.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board.

The Board complimented the architecture of the building. The Board had differing opinions on the metal panels at the service area. One viewpoint being metal siding is not in keeping with the Design Guide. Another viewpoint being the metal panel would be approvable if painted the appropriate color. The applicant will provide more information in the next submittal for the Board's review. The applicant has addressed the issues concerning the setback requirements and will provide updated information in the next submittal. The Board made comments regarding provide tree protection as identified by Staff, add landscaping between the building and hard surfaces and within the parking lot islands, and provide screening of the existing dumpster.

Vice Chairman Gentemann moved to approve DRB-002461-2019 with the following conditions:

1. Continue the service area fence along the property line to screen that side from view.
2. It has been noted the freezer and walk in cooler are on existing foundation and therefore allowed by the LMO.
3. Modify the stairs towards the freezer in order to reconcile the encroachment into the setback.
4. Consider landscaping between the building and hard surfaces (sidewalks, parking lots) particularly on the south side near the former entrance.
5. No recommendation is made at this time on the metal panels at the service area and will be further discussed at final review.
6. Add softscape around the dumpster to screen it at least on the two sides visible from the parking lot.
7. Provide a tree protection plan that:
  - a. Shows tree protection fence;
  - b. Shows the canopy of the 26" live oak on the northern property line;
  - c. Specifies pre and post construction fertilization with a root stimulant and protective mulching (3-4" aged hardwood mulch) under the 26" live oak on the northern property line.
8. The site plan shall be revised to include three landscape islands in the front parking lot and one landscape island in the back parking lot adjacent to the drive aisle.

Ms. Foss seconded. The motion passed with a vote of 7-0-0.

**8. Appearance by Citizens** – None

**9. Board Business** – None

**10. Staff Report**

- a. Minor Corridor Report – Mr. Darnell reported the Minor Corridor approvals since the last meeting.

**11. Adjournment**

The meeting was adjourned at 4:37 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** January 14, 2020