



Town of Hilton Head Island
Regular Design Review Board Meeting
Tuesday, May 8, 2018 – 1:15 p.m.
Benjamin M. Racusin Council Chambers
AGENDA

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 4. Approval of Agenda**
- 5. Approval of Minutes – Meeting of April 24, 2018**
- 6. New Business**
 - A. *Alteration/Addition*
 - Shops at Port Royal, DRB-001057-2018
- 7. Board Business**
- 8. Staff Report**
 - A. LMO Updates
 - B. Minor Corridor Approvals
- 9. Appearance by Citizens**
- 10. Adjournment**

Please note that a quorum of Town Council may result if four or more of their members attend this meeting.

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
April 24, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

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

Board Members Excused: Michael Gentemann, Debbie Remke

Town Council Present: None

Town Staff Present: Taylor Ladd, Senior Planner; Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Gartner called to order the regular meeting of the Design Review Board at 1:15 p.m.

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 – March 27, 2018

The Board approved the minutes of the March 27, 2018 meeting by general consent.

6. New Business

A. New Development – Conceptual

- Circle K, DRB-000948-2018

(Vice Chairman Strecker recused himself from review of DRB-000948-2018 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with the following conditions:

1. The building shall include a pitched roof. Utility wells on the back of the roof are acceptable.
2. Revise the planting plan per Staff comments and to meet the LMO requirements.
3. Revise the lighting plan per Staff comments and to meet the LMO requirements.
4. Provide a Tree Removal and Preservation Plan. Include the location of existing trees to remain on the Grading Plan.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant thanked Mr. Darnell for his presentation. The applicant presented statements regarding the project and answered questions presented by the Board. In an effort to address some of Staff comments,

the applicant described the revisions submitted post-packet. The applicant is amenable to Staff comments except for the comment pertaining to the roof, as certain mechanical equipment is planned to be stored under it. The palm trees were removed and Cathedral Live Oaks are being considered to flank the building entrance. Tree sizes have been increased in the front.

Chairman Gartner requested comments from the Board. The Board generally agreed with Staff comments. The Board complimented the project and welcomed the improvement to the area. The Board emphasized it is especially critical this project meets the Design Guide. This is a predominant location on the island that can be seen from many angles. Additionally, it is diagonal from a new development (Sea Turtle Marketplace) that the Board reviewed over the course of several months.

The Board provided the following comments regarding the roof: on the left side elevation, the metal roof at the side entrance looks unnatural; the pronounced entry feature looks unnatural from the side elevations; flat roofs are generally not favored; a parapet roof all around may exacerbate the issue; relocate the mechanical equipment on the ground to achieve the pitched roof; address all four sides of the building; a creative parapet wall that has the façade of a finished roof may be an option to consider; pull back the front entry feature; provide the aesthetics of a pitched roof and allow for mechanical equipment.

The Board agreed with Staff comments regarding landscaping. Since this property is located in an Airport Overlay zone, there needs to be consideration for vegetation height. The bald cypress may be a height that needs to be avoided. A live oak provides a more suitable height and a lower canopy. The wax myrtle at the front of the property would require severe pruning, therefore, a different species should be considered.

The Board agreed with Staff comments regarding lighting. Specify on the plans that all lights will not exceed 3000K. Specify the color of the light fixtures and poles. All lighting is required to meet LMO standards.

The Board was not in favor of using the Split Face CMU material and preferred the brick water table. The Board agreed the sidewalk north of the property line should be extended to support foot traffic along Mathews Drive. Additional information will need to be provided for final submittal, including, but not limited to: a reflected ceiling plan for the gas pump area; lighting package; colors; and details of the bollards and dumpster.

Ms. Theodore made a motion to approve DRB-000948-2018 with the following conditions:

1. The building roof shall be restudied to include a pitch.
2. The planting plan shall be revised per Staff comments.
3. The lighting shall be revised per Staff comments.
4. A Tree Removal and Preservation Plan shall be submitted.
5. The water table shall be converted to a brick water table.
6. The walk shall be extended north to the property line along Mathews drive.

Mr. Hoffman seconded. The motion passed with a vote of 4-0-0.

B. Alteration/Addition

- Hilton Head Brewing Company, DRB-000834-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with the following condition:

1. Revise the planting plan per Staff comments and submit for Staff approval.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board. The applicant noted changes made since the Board received the meeting packet materials.

Chairman Gartner requested comments from the Board. The Board agreed with Staff comments to mass similar plantings together. The plant material proposed is acceptable. The stepping stones have been removed and will be replaced with plant material, English Boxwood. The trellis structure has been shifted to the right. The deck abuts to the pavement. The Board was concerned for adequate landscaping, as multiple large trees have been removed from the site. The suggestion was made to have landscaping on all sides of the covered porch which would also provide a buffer at the parking area. The deck stain will need to be solid and identified. The standing seam metal roof and wood trim will be bronze to match the existing doors and window frames. Regarding the heaters and fans, there will be a routed out channel for the conduit and trim to cover the exposed conduit. The applicant confirmed that conduit will not hang down from the column. The height of the header on all the doors and windows are required to match. There was discussion on the underside of the ceiling of the covered porch. Where there's not a roof rafter or purlin, there will be factory finish metal, which is typically white. The purlins will be painted to match the columns. The Board recommended that the railroad ties at the parking area are pulled back and aligned as one continuous straight line.

VC Strecker made a motion to approve DRB-000834-2018 with the following conditions:

1. Revise the planting plan per Staff comments, and submit the revised plan for Staff approval.
2. The size of the replacement tree at the planted median by the building shall be increased to a minimum 4" caliper.
3. The deck shall be a solid stain.
4. The purlins at the roof shall be painted to match the columns.
5. The electrical conduits that are routed into the backside of the columns shall be covered with trim, and submit detail for Staff approval.
6. Cut sheets for the ceiling fans and heaters shall be submitted for Staff approval.
7. The height of the header at the sliding glass door shall match the header height at the existing doors and windows.

Ms. Theodore seconded. The motion passed with a vote of 5-0-0.

- The Omni, DRB-000946-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with the following conditions:

1. The shade sail is eliminated from the proposed project.
2. No additional trees are removed.

3. No additional brick pavers are added beyond existing.
4. The proposed shed is compliant with the LMO Transition Zone requirements or receives a waiver from those requirements.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board. The applicant indicated one existing shade sail is in a tree, therefore, it will be pulled back.

Chairman Gartner requested comments from the Board. The Board generally agreed with Staff comments. The Board discussed the shade sail. Some of the Board members expressed the shade sail may be fitting if it were a nature blending color in the beige/sand family. However, the Board has turned those down in the past, as they are not in keeping with Island Character. The Board would prefer to see something more integral to the architecture. The Board confirmed with the applicant that the proposed tile will match the existing tile below the bar area; no additional paving is being proposed; no trees are proposed to be removed; the mechanical equipment will remain as existing; and the maintenance double doors will be of exterior grade. The new storage building generally matches the pool building, with the exception of the base band that is white on the pool building.

Chairman Gartner made a motion to approve DRB-000946-2018 with the following conditions:

1. The shade sail is eliminated from the proposed project.
2. No additional trees are removed.
3. No additional brick pavers are added beyond existing.
4. The proposed shed is compliant with the LMO Transition Zone requirements or receives a waiver from those requirements.

Mr. Witmer seconded. The motion passed with a vote of 5-0-0.

7. Board Business

The Board asked for an update on its letters sent to Town Council regarding sign size and interior neon lighting. Staff will look into this and update the Board.

8. Staff Report – None

9. Appearance by Citizens – None

10. Adjournment

The meeting was adjourned at 2:50 p.m.

Submitted by: Teresa Haley, Secretary

Approved:

Jake Gartner, Chairman

Rec'd 4:30 PM



Town of Hilton Head Island
Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY	
Date Received:	4-24-18
Accepted by:	Sarah W.
DRB #:	001057-2018
Meeting Date:	

Applicant/Agent Name: SVC, LLC Company: _____
Mailing Address: PO Box 8, Hilton Head Island City: _____ State: SC Zip: 29928
Telephone: (843) 681-4200 Fax: _____ E-mail: _____
Project Name: shops at Port Royal Plaza Project Address: 95 Matthews Dr
Parcel Number [PIN]: R 511 008 000 01 92 0000
Zoning District: CC Overlay District(s): Corridor

**CORRIDOR REVIEW, MAJOR
DESIGN REVIEW BOARD (DRB) SUBMITTAL REQUIREMENTS**

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:
 Concept Approval – Proposed Development
 Final Approval – Proposed Development
 Alteration/Addition
 Sign

Submittal Requirements for **All** projects:

NA Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-2-103.I.4.b.iii.01. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

Filing Fee: Concept Approval-Proposed Development \$175, Final Approval – Proposed Development, Alterations/Additions \$100, Signs \$25; cash or check made payable to the Town of Hilton Head Island.

- Additional Submittal Requirements:
- Concept Approval – Proposed Development**
- _____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-6-104.C.2, and if applicable, location of bordering streets, marshes and beaches.
 - _____ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.
 - _____ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.
 - _____ Context photographs of neighboring uses and architectural styles.
 - _____ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.
 - _____ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Glidden

Trim

Field
Band

Grey Mountain
Specify #40YY 25/074

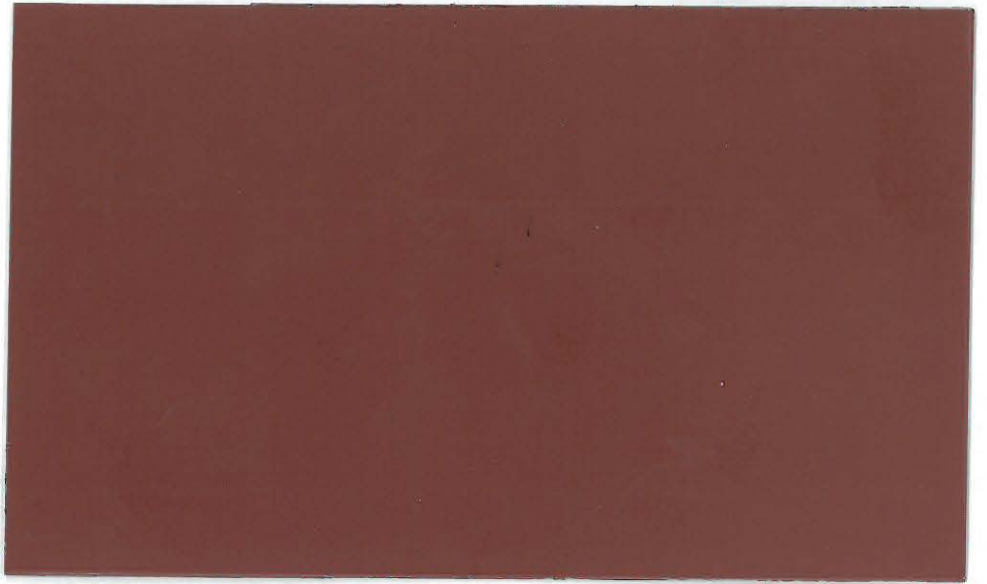
Order #A1860

*The
Master
Palette*

Designer Grey
50YY 63/041

DN042







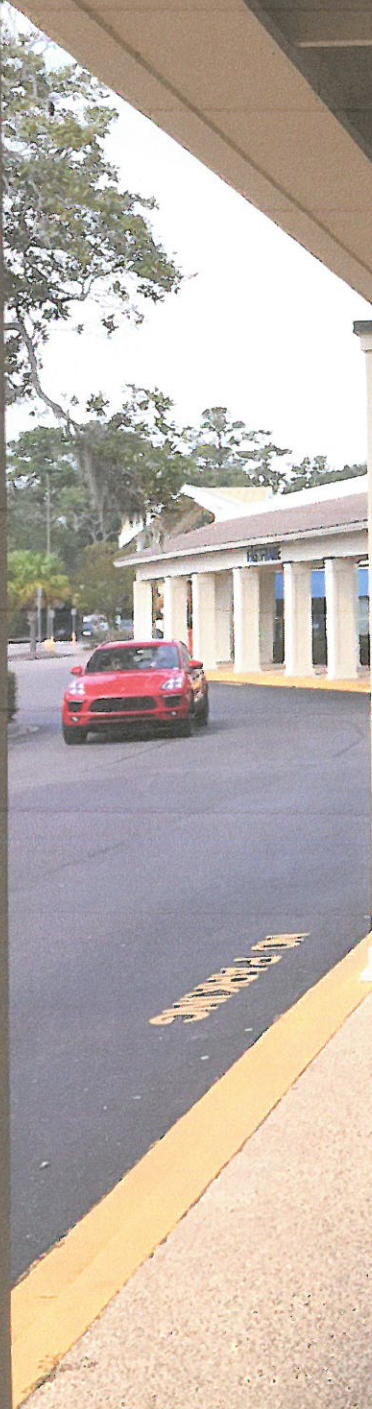

The Purple Cow

AURORA
Beauty Salon

CONFECTIONS

COCKTAILS

ISLAND TRAVEL



Island Club

ISLAND

Buck
ESCORTED TRAVEL



♣ Bridge Club ♠





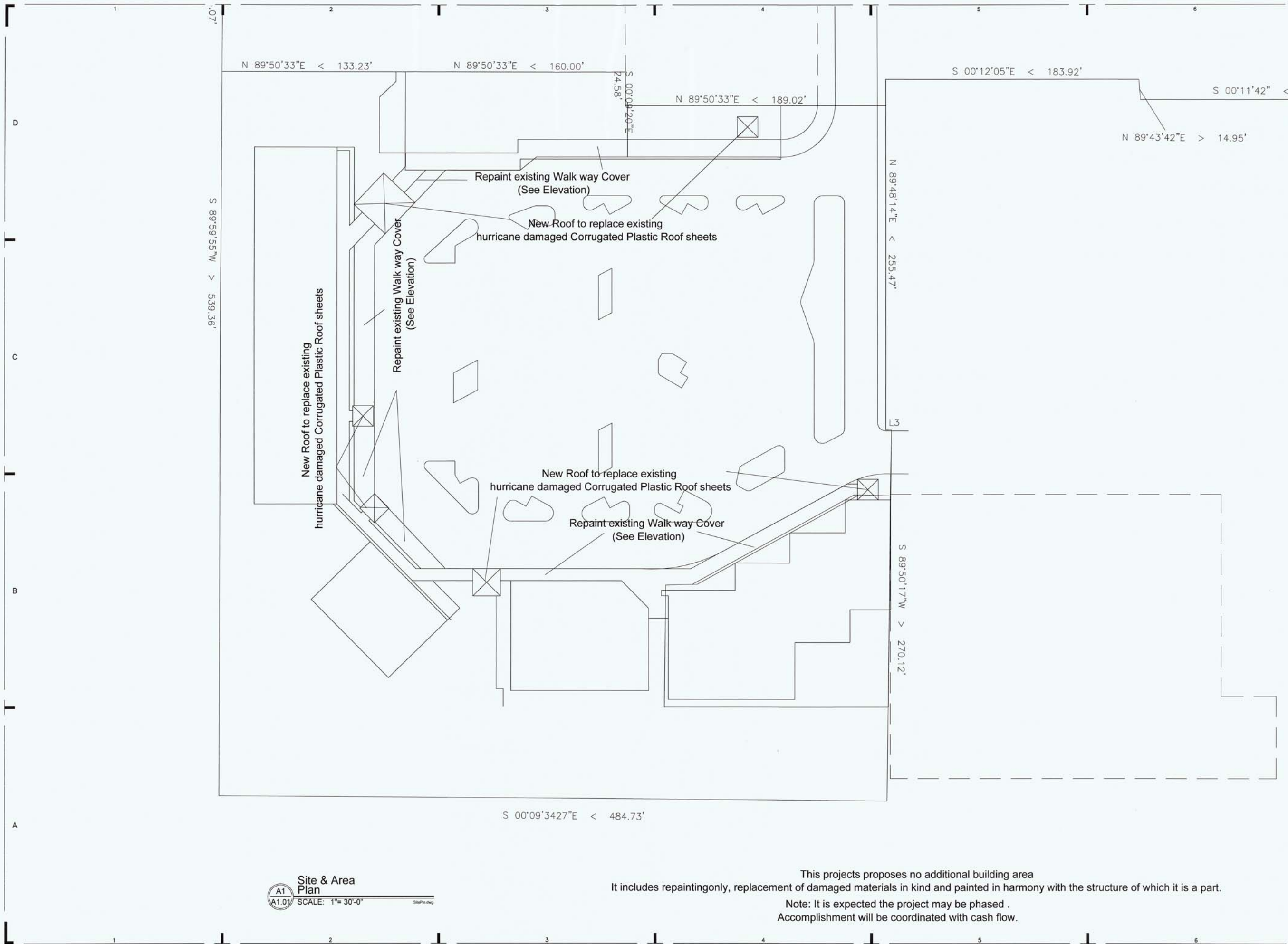


Replace

Replace







Site Plan
4-24-18

RELEASE FOR CONSTRUCTION DATE:
June 25, 2018
RELEASE FOR PERMIT DATE:
June 15, 2018
Feb 20, 2018

JYRArchitect
ARCHITECTURE, PLANNING & ENTITLEMENT
20 Willow Oak W, Hilton Head Island, SC 29928
(843) 368-5641
E-Mail : jyraarchitect@gmail.com

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NO.	DATE	REVISION

Repainting & Refurbishing
Port Royal Plaza
Lot 3 Port Royal Plaza
Hilton Head Island, SC
PREPARED FOR:
The Bradshaw Group

PROJECT NO: JYR-3073-JYR
DRAWN BY: #
CHECKED BY: JYR

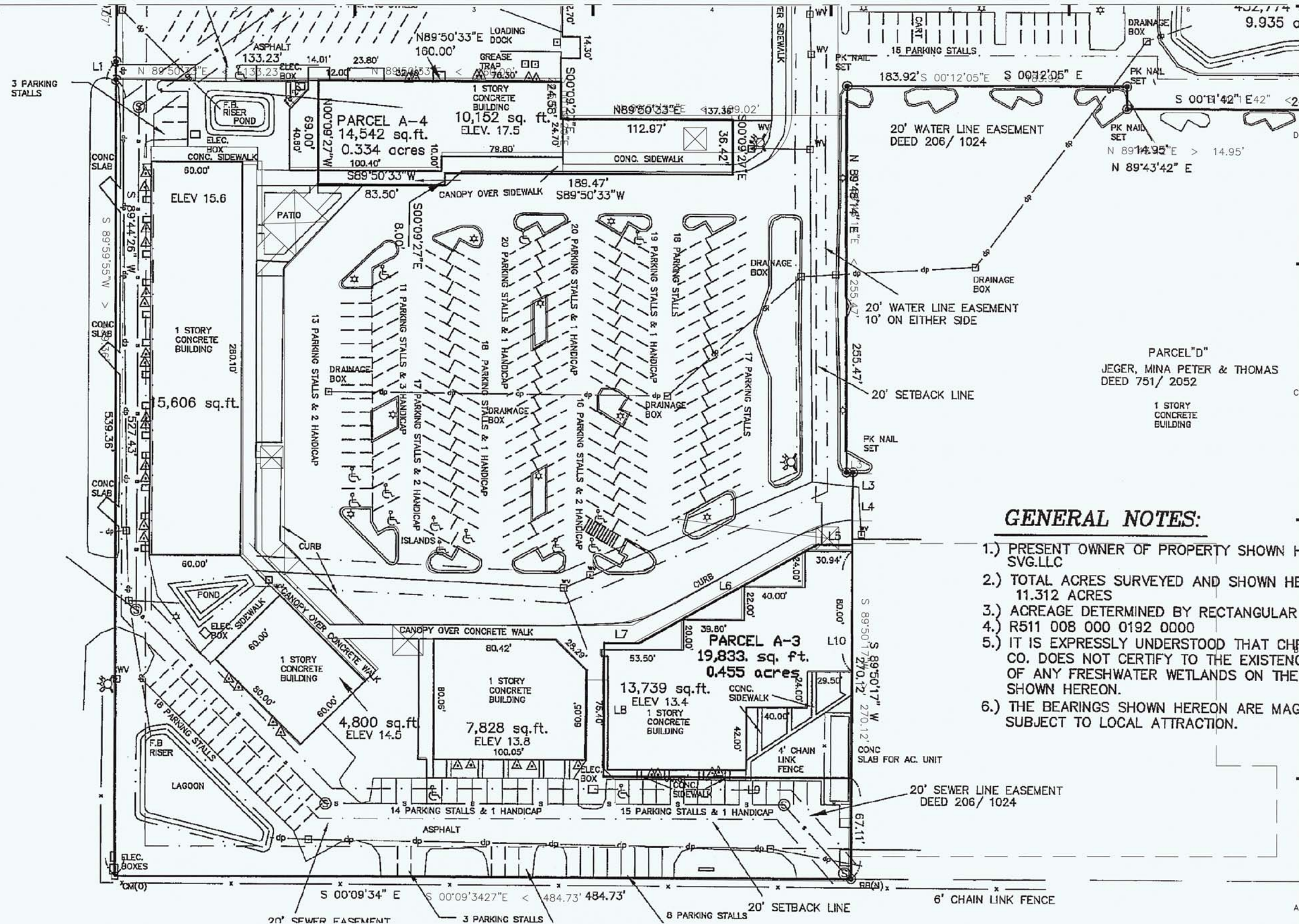
SITE PLAN

SHEET NO.
A1.02

A1
A1.01 Site & Area Plan
SCALE: 1"= 30'-0"
SitePlan.dwg

This projects proposes no additional building area
It includes repainting only, replacement of damaged materials in kind and painted in harmony with the structure of which it is a part.
Note: It is expected the project may be phased .
Accomplishment will be coordinated with cash flow.

DRIVE 50' R/W



GENERAL NOTES:

- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREIN IS SVG.LLC
- 2.) TOTAL ACRES SURVEYED AND SHOWN HEREIN IS 11.312 ACRES
- 3.) ACREAGE DETERMINED BY RECTANGULAR SURVEY
- 4.) R511 008 000 0192 0000
- 5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRYSLER FINANCIAL CORP. DOES NOT CERTIFY TO THE EXISTENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
- 6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND ARE SUBJECT TO LOCAL ATTRACTION.

A1
A1.03
Site As-built Survey
SCALE: 1" = 30'-0"

This projects proposes no additional building area
It includes repainting, relighting and additional building elements such as columns, screen walls, gutters, and downspouts
Note: It is expected the project may be phased.
Accomplishment will be coordinated with cash flow.

Site Plan
4-24-18

RELEASE FOR CONSTRUCTION DATE:
June 25, 2018
RELEASE FOR PERMIT DATE:
June 15, 2018
Feb 20, 2018

JYRArchitect
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NO.	DATE	REVISION

Repainting & Refurbishing
Port Royal Plaza
Lot 3 Port Royal Plaza
Hilton Head Island, SC
PREPARED FOR:
The Bradshaw Group

PROJECT NO: JYR-3073-JYR
DRAWN BY: R
CHECKED BY: JYR

SITE PLAN

SHEET NO.
A1.03

Final
4-24-18

STAMP:

STAMP:

RELEASE FOR CONSTRUCTION DATE:

June 25, 2018

RELEASE FOR PERMIT DATE:

June 15, 2018

Feb 20, 2018

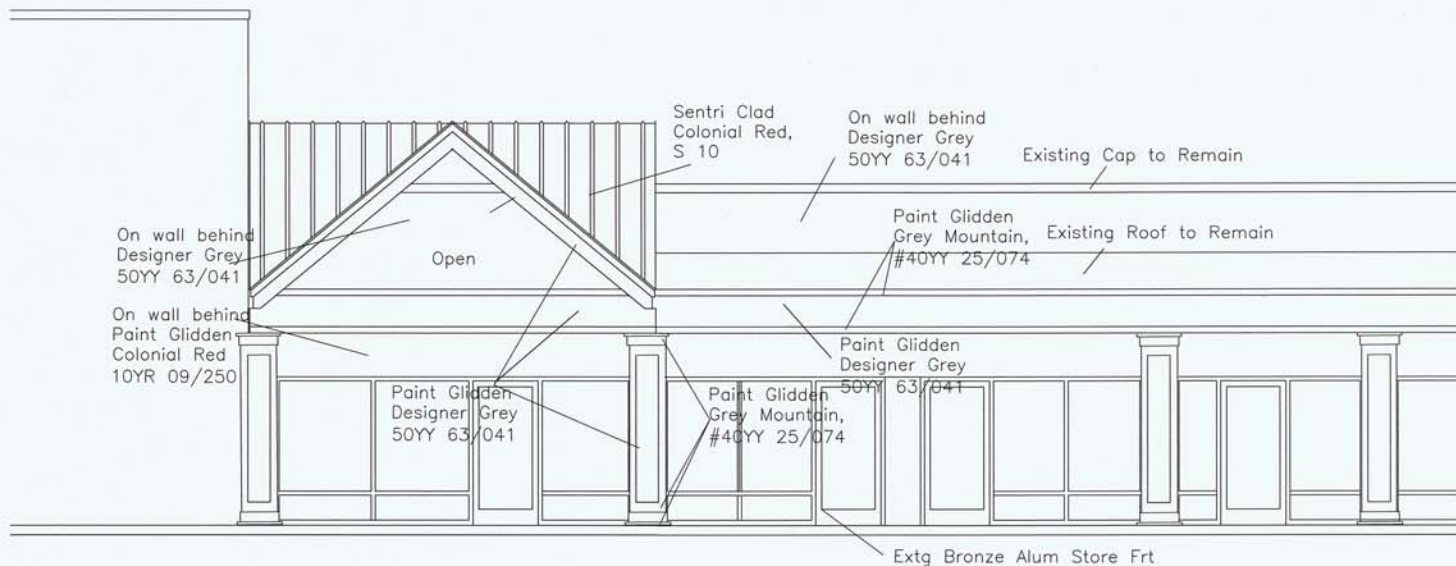
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NO. DATE REVISION



**Partial Front
Elevation - Large Scale**
SCALE: 1/4"=1'-0"
F/Elev.dwg

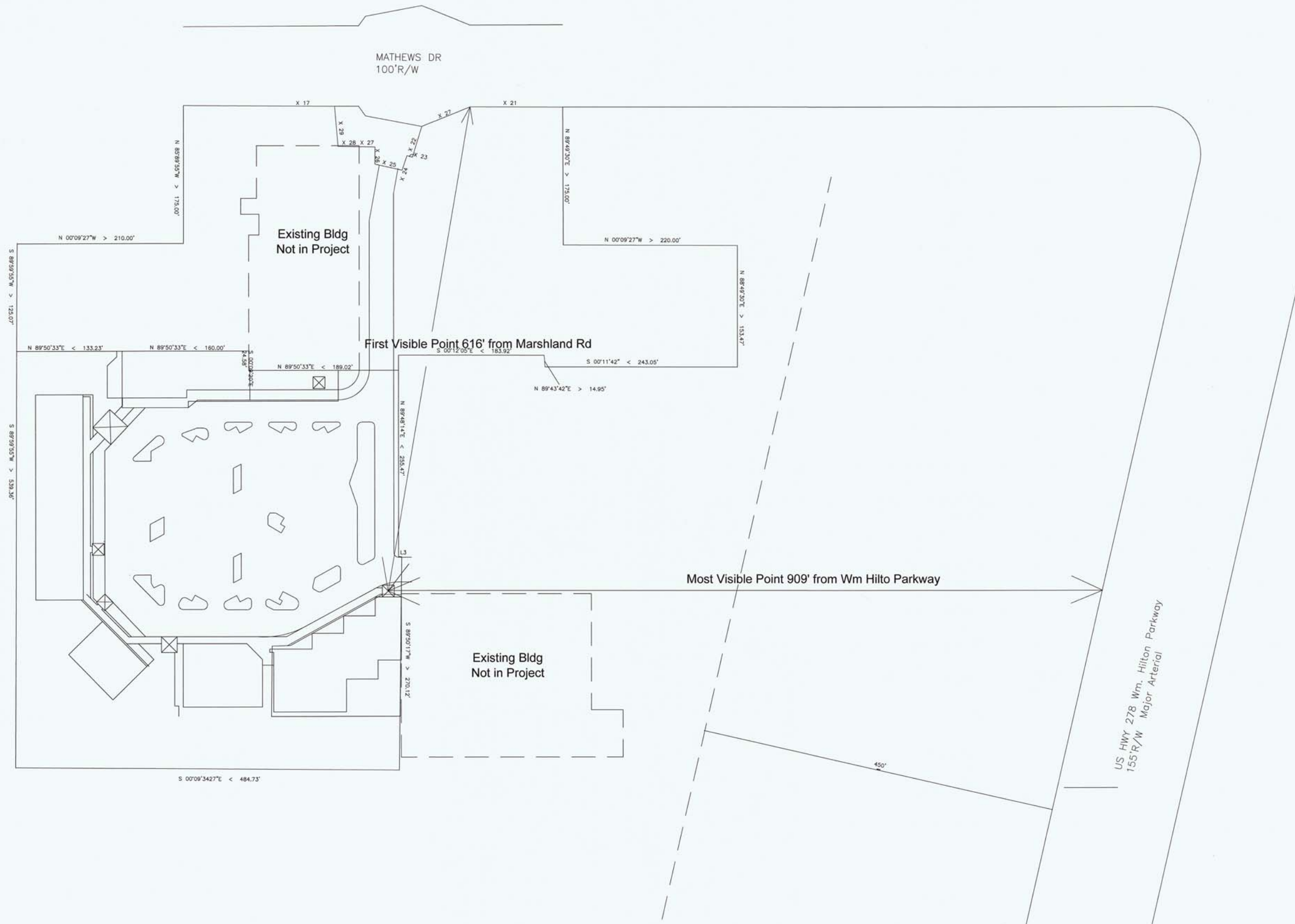
Note: It is expected the project may be phased .
Accomplishment will be coordinated with cash flow.

Note: All stucco is existing and should be power washed, and where necessary repointed or patched prior to re-painting.
Existing stucco texture is sand finish.

PROJECT NO: JYR-3073- JYR
DRAWN BY: R
CHECKED BY: JYR

Elevations
Opt A

SHEET NO.
A3.01



Site & Area Plan
 A1.01 SCALE: 1" = 60'-0"
 SitePlan.dwg

This projects proposes no additional building area
 It includes repainting only, replacement of damaged materials in kind and painted in harmony with the structure of which it is a part.
 Note: It is expected the project may be phased .
 Accomplishment will be coordinated with cash flow.

Site Plan
 4-24-18

STAMP:

RELEASE FOR CONSTRUCTION DATE:
 June 25, 2018
 RELEASE FOR PERMIT DATE:
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Repainting & Refurbishing
 Port Royal Plaza
 Lot 3 Port Royal Plaza
 Hilton Head Island, SC
 PREPARED FOR
The Bradshaw Group

PROJECT NO: JYR-3073- JYR
 DRAWN BY: R
 CHECKED BY: JYR

SITE PLAN

SHEET NO.
A1.01

DRB-00157-2-018

DESIGN TEAM/DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB)
and do NOT constitute DRB approval or denial.*

PROJECT NAME: Shops at Port Royal

DRB#: DRB-1057-2018

DATE: 04/25/2018

RECOMMENDATION: Approval Approval with Conditions Denial
RECOMMENDED CONDITIONS:

MISC COMMENTS/QUESTIONS

1. Specify the roof material being proposed (i.e., standing seam or 5V crimp).
2. It appears the proposed red will highlight / pull the red / pink / salmon in the current shingles of the promenade roof. Staff suggest the red be reconsidered in context with those shingles.
3. The proposed red roof and red ban above the storefront would be excessive. Use of the red should be as an accent color on a more limited basis.
4. Given the extend phasing proposed by the applicant, staff suggest a different color scheme be considered that would coordinate with the existing building colors in an effort to reduce the contrast between the two.