

***Town of Hilton Head Island***  
***Minutes of the Design Review Board Meeting***  
**November 13, 2018 at 12:00 p.m. Noon**  
**Benjamin M. Racusin Council Chambers**

**Board Members Present:** Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, Brian Witmer, Ron Hoffman

**Board Members Excused:** Debbie Remke, Kyle Theodore

**Town Council Present:** None

**Town Staff Present:** Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

---

**1. Call to Order**

Chairman Strecker called the meeting to order at 12:02 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 – Meeting of October 23, 2018**

The Board approved the minutes of the October 23, 2018 regular meeting.

**6. New Business**

*A. Alteration/Addition*

- French Bakery, DRB-002456-2018

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 of the application as submitted.

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

Chairman Strecker asked for public comments and none were received.

Chairman Strecker asked the Board for comments. The Board inquired about the dumpster and trash at the back side of the building. Staff will follow up with the site owners regarding the existing dumpster that is required to be screened as part of a previous project. The Board preferred the shingle wall over the handrail element. The Board indicated the columns should remain behind the sprinkler riser room. The suggestion was made to continue the shingled wall around the upper level landing to screen the hand rail from view and to extend the landing out to where the column is located.

Ms. Foss made a motion to approve DRB-002456-2018 with the following conditions:

1. Remove the visible handrail and extend the shingle wall all the way up and around the landing.
2. The landing shall extend out to meet the new column and that column shall be concealed behind the sprinkler riser room.
3. All changes shall be submitted to Staff for review and approval.

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

- Schooner Court, DRB-002516-2018

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 of the application as submitted.

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

Chairman Strecker asked the Board for comments. The Board complimented the project. The first and second floors are to remain. The only change is to add the third floor. The third floor is to match the first and second floors entirely including materials, windows, colors, etc. This project proposes a double window which exists on other units in the complex. The proposed external columns on the deck were discussed. The applicant confirmed there is no new lighting proposed and the existing lighting will remain.

Mr. Hoffman made a motion to approve DRB-002516-2018 as submitted. Ms. Foss seconded. The motion passed with a vote of 4-0-0.

- Marriott Grande Ocean Stealth Chimney, DRB-002546-2018

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 of the application as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant complimented Mr. Darnell's presentation and answered questions presented by the Board.

Chairman Strecker asked the Board for comments. The Board complimented the proposal to disguise the antennas. The existing chimney is surrounded by the proposed structure. The equipment and platform sits entirely within the well and only the chimney is in view. The materials and colors are to match the existing.

Mr. Witmer made a motion to approve DRB-002546-2018 as submitted. Ms. Foss seconded. The motion passed with a vote of 4-0-0.

- Hargray Bldg., DRB-002572-2018 (withdrawn prior to Aug. 28<sup>th</sup> meeting)

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. The Nichiha sample was provided. Staff recommends approval.

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

Chairman Strecker asked the Board for comments. The Elephant Ear color is proposed to be the body of the building. The Nichiha fiber cement in the Sun Dried Tomato color is proposed to be added in certain places. The new roofing is proposed to be standing seam metal. The Board preferred the red panels to be replaced with stucco. The Board inquired about the roof color, portico, lighting, and purpose of the fiber board panel. The applicant indicated signage is not being addressed at this time because the framing on the portal will determine the signage options. The suggestion was made to use the red panel at the main entry to emphasize its location and agreed to the suggestion to use stucco at the other entries. Gutters and downspouts are not proposed. The suggestion was made that the low sloped roof match the existing green roof color. Exterior lighting was discussed and determined to be provided to Staff for approval. Modifications at the corner entry shall include removing and replacing the sidewalk entirely.

Ms. Foss made a motion to approve DRB-002572-2018 with the following conditions:

1. Replace the red panels with stucco on the non-visitor entrances.
2. Reduce the height of the face on the side porticos to match what comes off the front entrance.
3. Make those porticos stucco to match the building.
4. The standing seam metal roof shall be green to match the existing lower roof.
5. Replace the visitor entrance sidewalk to a complementary element.
6. Provide an exterior lighting plan.
7. All conditions shall be submitted to Staff for review and approval.

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

#### *B. New Development – Final*

*Vice Chairman Gentemann entered the meeting at this time.*

- Vacation Homes of HHI, DRB-002555-2018 (Conceptual Approval at June 26<sup>th</sup> meeting, withdrawn during Oct. 23<sup>rd</sup> meeting)

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. Existing understory growth in the Hwy 278 and Burkes Beach Buffer shall be identified to remain with limited removal of vines and exotic invasive species. Any view corridors shall be identified and approved prior to removal of vegetation.
2. Triple the number of shrubs (Anise or Wax Myrtle) between the parking lot and the adjacent driveway on the northern property line.

3. Increase by 50% (6) the shrubs in the buffer on the southern property line.

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

Chairman Strecker asked the Board for comments. The Board made comments and inquiries regarding: the parking space requirements; coordinating the understory on site with Town Staff; noting on the appropriate plan that the existing understory shall be preserved and any removal within the buffer shall be coordinated with the Town prior to doing so; compliments to the building architecture, colors, and the vegetation to remain; agreement with Town Staff comments; maintaining the height of the Red Maple and the Oaks on the plant list to 12-16' and 12-14' respectively; removal of the concrete pad to the extent it is on the subject property, unless an agreement is made with the neighboring property owner to remove the concrete on their property; the oyster shell and tabby elements; removing the bicycle connector on the site utility plan; submit the bicycle rack detail to Town Staff for approval; the only fixtures being proposed are at the entry door; revise the lighting plan and submit to Town Staff for approval; agreement with Town Staff regarding plantings and locations; the turf was pulled out of the buffer; review proper code regarding rise/height of steps for the entry and revise plan accordingly; review proper code to determine if lower rail is required at the landing level of the steps immediately adjacent to the parking; submit cut sheets on the ceiling fans to Town Staff for approval; continue the tongue and groove decking all the way around for consistency; make sure the fasteners in the plywood are not visible; revise the side elevation to show the privacy wall going all the way up to the roof and the appropriate trim work, and the roof extended to the edge of the balcony.

Mr. Witmer made a motion to approve DRB-002555-2018 with the following conditions:

1. Existing understory growth in the Hwy 278 and Burkes Beach Buffer shall be identified to remain with limited removal of existing vines and invasive species. Any view corridors shall be identified and approved by Town Staff prior to removal of vegetation. Any selective thinning and under brushing shall be approved by Town Staff.
2. Triple the number of shrubs (Anise or Wax Myrtle) between the parking lot and the adjacent driveway on the northern property line.
3. Increase by 50% (6) the shrubs in the buffer on the southern property line.
4. Red Maples and Oaks shall meet the minimum heights as stated on the plants list.
5. Submit a bicycle rack detail for Staff review and approval.
6. Submit an exterior lighting plan for Staff review and approval.
7. Exterior lighting on building to follow the elevations shown on sheet A2.1, remove four lights from office level floor plan.
8. Provide a cut sheet for ceiling fans for Staff review and approval.
9. Modify the detail to show any visible roof overhang decking shall be tongue and groove.

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

**7. Appearance by Citizens – None**

**8. Staff Report**

Mr. Darnell reported the Minor Corridor approvals since the last Board meeting.

**9. Adjournment**

The meeting was adjourned at 1:48 p.m.

Submitted by: Teresa Haley, Secretary

Approved: December 11, 2018

---

Dale Strecker, Chairman