

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
March 13, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker, Brian Witmer, Kyle Theodore, Michael Gentemann

Board Members Excused: Debbie Remke, Ron Hoffman

Town Council Present: David Ames

Town Staff Present: Brian Hulbert, Staff Attorney; 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 – February 27, 2018

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

6. New Business

A. Alteration/Addition

- Marsh Point, DRB-000455-2018

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 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.

Chairman Gartner requested comments from the Board. The Board complimented the proposed colors blending with the existing neighborhoods and surrounds. The front doors will be the Urbane Bronze. The stairs, rails, pickets, ceilings and soffit will be the trim color.

Ms. Theodore made a motion to approve DRB-000455-2018 as submitted. Mr. Gentemann seconded. The motion passed with a vote of 5-0-0.

- The Grand, DRB-000535-2018 (Denied February 13, 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. Pruning to accommodate the awning must be done by a licensed arborist to ISA standards and only 30% of the tree canopies can be removed.
2. A Pre-Pruning Meeting must be scheduled with the Town's Environmental Planner to determine if the awning can be installed without harming the trees and before any work can be started.
3. Provide a physical sample of the awning canvas in the proposed color.

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 proposed replacing SW 7068 Grizzle Gray with SW 7674 Peppercorn.

Chairman Gartner requested comments from the Board. The Board complimented the project. The Board was in agreement with Staff comments and confirmed the applicant was amenable to them. The Board favored Grizzle Gray, as the Peppercorn appears too dark. There are no modifications proposed to the landscaping. The chain link fence is to remain. Currently, the garbage area, kitchen propane tanks, and kitchen grease area are visible. The applicant indicated there have been discussions to address the landscaping, fencing, and screening through a future application. There was concern for using the two different types of railings in the complex – glass at the front and aluminum pickets at the back. Then there was discussion on the drawing that shows the handrail modules, connections, materials, frame and color are the same and consistent per side. The only change is a section of pickets versus a glass panel. The Board was generally acceptable of this. The Board shared Staff's concern regarding the tree canopies with the awning addition. The Board indicated a sample of the awning needs to be provided for approval.

Chairman Gartner asked for public comments and none were received. Chairman Gartner asked for a motion.

Vice Chairman Strecker made a motion to approve DRB-000535-2018 with the following conditions:

1. Pruning to accommodate the awning must be done by a licensed arborist to ISA standards and only 30% of the tree canopies can be removed.
2. A Pre-Pruning Meeting must be scheduled with the Town's Environmental Planner to determine if the awning can be installed without harming the trees and before any work can be started.
3. Provide a physical sample of the awning canvas in the proposed color for Staff review and approval.
4. SW 7068 Grizzle Gray is the darkest color permitted.
5. Recommendation for consideration of a future submission with modifications to the landscaping, screening the propane tanks, trash containers, kitchen can wash, and grease containers.

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

- Fish Patio, DRB-000543-2018 (Withdrawn February 13, 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. Specify a wood preservative for the structure.
2. Add a note to the plans that no electrical conduit will be added to the structure.
3. Add a plant schedule for review and approval by Staff.
4. Add physical protection from foot traffic for the landscaping between the walk and patio for review and approval by Staff.

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.

Chairman Gartner requested comments from the Board. The Board complimented project. The applicant confirmed there is not a plan for electric under the trellis, ceiling fans or heaters. The Board agreed with Staff's comments. The structure is a better solution than previously proposed. The Board prefers a stain color, as the structure will appear unfinished if only a clear stain is applied. The suggestion was made to consider changing the brick rosette to a square, as it is generally a difficult detail to achieve. The columns of the larger structure over the bar are slightly off with the band. If it is shifted over it will interfere with the roof line. The Board expressed concern for the landscaping between the walk and patio area, and the area where the columns and bar seating meet. Individuals will cut through those areas if no sizeable barrier exists. There was discussion on what would work best for that location, a large planter or most preferably a mature hedge row at the time of planting. The Board indicated the proposed plantings are generally small in size and should be increased. A revised landscape plan needs to be submitted for review.

Chairman Gartner asked for public comments and none were received. Chairman Gartner asked for a motion.

Mr. Witmer made a motion to approve DRB-000543-2018 with the following conditions:

1. Specify a wood stain for the structure.
2. Add a note to the plans that no electrical conduit will be added to the structure.
3. Resubmit a landscape plan for Design Review Board review and approval.

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

B. New Development – Conceptual

- Wimbledon Court, DRB-000505-2018

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 is in receipt of two e-mails in opposition to an onsite laundry facility. Staff recommends approval with the following conditions:

1. Staff comments as described in the Comment Sheet in the Board's packet shall be considered when preparing the final submittal.

Chairman Gartner asked for public comments. Public comments received related to the following: concerns for a laundry facility in the proposed location; the emergency access lane; access to homes; Wimbledon Court existing; traffic and access through Folly Field Road; concerns for traffic, safety, and parking; beach accessibility; disturbance of the lagoon; proposed colors of the buildings; and securing the perimeter of the property.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and addressed the public concerns.

Chairman Gartner requested comments from the Board. The Board discussed and made inquiries regarding the following:

- Provide an improved site plan for review
- Consider rotating the maintenance building to lessen the impact to neighboring properties
- Revise the color palette to reflect Island Character; limit white color, if any
- Combination of underground stormwater detention and small area of detention ponds
- The landscaping between the two four-story buildings needs attention and to be brought to pedestrian scale
- The three-story building architecture is in character
- The four-story building looks urban and needs to be revisited
- The fourth floor of the four-story building is not in character with the neighboring properties and Design Guide
- Review roof slope and pitch minimum in the Design Guide
- Review the Design Guide for general guidance regarding architecture
- Most surrounding buildings are three-story and not over parking, therefore, strong consideration needs to be given to breaking down building mass
- Concerns for the four-story buildings flanking the entry drive with the one-story clubhouse at the end; revisit the site in general and with heavy landscaping and more mature plantings
- Where two three-story buildings are adjacent, consider one drive aisle to serve both buildings and add landscaping to help soften the buildings
- Add as much landscape buffer as possible between the buildings and in the corridor areas
- Regarding the building elevations, when there is a change in materials there needs to be a change in plane
- Provide detail and more connectivity to the Wimbledon Court side
- Roofs would need to be standing seam metal
- Provide additional information for final submittal, including, but not limited to: site plan; retention pond information; landscape plan; tree and topographic survey; wall sections; roof plan; location and screening of utilities and mechanical equipment; provide lighting packages; details on materials, brick, hardware, stucco, fencing, common areas
- Consider incorporating pedestrian walks and provide specifics (paver walks, asphalt)
- Provide clubhouse detail, substrates, lighting package
- Consider all of Staff's comments

Upon the conclusion of the discussion, the applicant withdrew the application.

C. *Sign*

- BOA Sign, DRB-000503-2018 (Denied January 9, 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. "Greek Villa" will appear white in the sunlight. Staff recommends replacing SW "Greek Villa" with SW 6126 "Navajo White" on sign structure and sign panel.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant indicated they will change "Greek Villa" to "Navajo White".

Chairman Gartner requested comments from the Board. The Board confirmed the existing lighting is to remain and no additional lighting is being proposed. The bronze color proposed for the letters were fine with the Board. Some members of the Board expressed preference to the muted shades of the logo colors.

Ms. Theodore made a motion to approve DRB-000503-2018 with the SW 6126 "Navajo White". Vice Chairman Strecker seconded. The motion passed with a vote of 5-0-0.

7. Board Business

A. Review of draft letter to Planning Commission / Town Council regarding lighting

Vice Chairman Strecker made a motion to approve the letter as written. Mr. Gentemann seconded. The motion passed with a vote of 5-0-0.

8. Staff Report

Board training will begin immediately following this meeting.

9. Appearance by Citizens

Frank Babel presented statements regarding the 2nd Annual Southeast Biking Symposium scheduled for March 22-24 and invited the Board to attend.

10. Adjournment

The meeting was adjourned at 3:39 p.m.

Submitted by: Teresa Haley, Secretary

Approved: March 27, 2018

Dale Strecker, Vice Chairman