

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
June 12, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

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

Board Members Excused: Kyle Theodore

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 1:19 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 – May 22, 2018

The Board approved the minutes of the May 22, 2018 meeting by general consent.

6. New Business

A. Alteration/Addition

- Mullet’s, DRB-001325-2018 (Approved 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 denial of the application as submitted and the following comments were provided:

1. Shade sails or cloth shade structures have typically not been approved by the Design Review Board.
2. The structure appears temporary and haphazard. There is no approval of a “temporary” structure, only approval of a structure.
3. There is no way by Code to require the removal of this structure, if approved.

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 agreed with staff that shade sails and cloth shade structures are not in keeping with island character. The Board asked if this

project was in lieu of the previous approval. Staff noted the DRB approval given January 9, 2018 is still in effect. This shade structure is already in place and proposed to be temporary. If approved, there is no limitation on the structure and it can become permanent. The applicant indicated he still plans to build what was previously approved. However, once the new flood maps are adopted, the flood elevation will change and in turn reduce construction costs. The adoption of the new flood maps is anticipated for July 2019. The applicant does not have to build the structure previously approved by the DRB. Food trucks are now considered 'open air sales' and allowed in this area. An enclosure is not required. Portalets are not required either.

The Board noted if this shade structure was submitted prior to construction, it would have not been approved or at a minimum there would have been comments to revise it. The structure is visible and located on a main corridor. The Board expressed they would be open to reviewing something different, temporary or permanent.

The Board shared additional concerns with regard to the Town asking the DRB for input on the aesthetics of food trucks. While understanding the change in the LMO regarding food trucks, the Board indicated the shade structure is not in keeping with island character. It was noted that umbrellas are not regulated by the Board and would be the quickest solution. Staff noted that there's a screening program already in place per the previous DRB approval.

Mr. Gentemann made a motion to deny DRB-001325-2018 as submitted. Mr. Hoffman seconded. The motion passed with a vote of 6-0-0.

- Shelter Cove Plaza, DRB-001335-2018

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. Remove the tree uprights. If the uprights are installed, they would cut critical surface tree roots.
2. The fascia at Whole Foods is painted to match the adjacent fascia.

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 agreed with the staff comments to eliminate the tree uprights to not cause harm to tree roots and also change the fascia at Whole Foods to more of a beige color. The Board asked if the subject fascia was approved as the white color. Staff will have to look into that. The applicant expressed amenability to change the fascia at Whole Foods if conditioned by the Board.

The rear modifications to the shopping center were discussed. The Board complimented the proposed improvements. The Board expressed preference to the conceptual image of the screen fencing with approximately one inch gaps, and also with no lighting.

The Board discussed the TJ Maxx façade modifications. There was discussion about the similar height proportion of the TJ Maxx and Whole Foods, but different widths. There was some concern voiced about the pedestrian scale. One board member expressed desire for the TJ Maxx columns to be all stucco to match Whole Foods. Several board members expressed desire for the TJ Maxx columns as brick are preferred. The Board discussed the elevation sheet and the section of TJ Maxx showing the brick piers and the eyebrow to match Whole Foods. The section does not look correct. The Board will need to review the revisions and also side elevations or sections that shows the side. More information is needed to determine if it's acceptable. The louvers on the side at Giuseppi's may be difficult to access due to the trellis, but they are still visible. If the louvers on the front elevation are changed, then louvers throughout the shopping center should be changed for consistency. The Board agreed upon Ipe wood louvers. The square elements that stick out located under the small gable elements should be removed.

The Board complimented the Whole Foods design, but believes it went away from the Design Guide. Most board members agreed with incorporating some design elements of Whole Foods with TJ Maxx, but not the roof element. One board member preferred the proposed flat roof similar to Whole Foods. A majority of the members indicated the Design Guide calls for pitched roof elements and the proposed does not meet that.

The Board indicated the sidewalk in front of TJ Maxx doesn't lead to anywhere. It would be ideal to replace that with landscaping to add a buffer between building and parking.

The Board and applicant agreed to split up the project so that the approved portion can move forward, and other portions can be revised and resubmitted as discussed.

Vice Chairman Strecker made a motion to approve DRB-001335-2018 with the following conditions:

1. The rear modifications to the parapet are approved as submitted;
2. The fencing at the rear is approved with the modification that the board spacing and sizes more resemble the inspiration image;
3. The Whole Foods fascia that is currently white in color shall be modified to more resemble the building color;
4. The small gable elements at the front elevation that are proposed to be changed with the louvers to be Ipe are approved and those louvers shall be Ipe;
5. The louvers at the side elevation at Giuseppi's shall be modified to match the front;
6. The projecting square elements in stucco currently under the small gable elements shall be removed;
7. Remove the tree uplights;
8. The TJ Maxx façade modifications are not included in this approval. They shall be revised and resubmitted for DRB review and approval. The resubmittal package shall include elevations of the sides and the front. The revisions suggested include adding more sloped roof elements, incorporate more Ipe to relate with Whole Foods, and remove the sidewalk directly in front of TJ Maxx and replace that with landscaping.

Mr. Witmer seconded. The motion passed with a vote of 6-0-0.

B. *New Development – Conceptual*

- Wimbledon, DRB-001339-2018 (Withdrawn March 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. Mr. Darnell noted Staff received two letters from surrounding property owners related to this project and provided copies to the Board. Staff recommends approval with the following conditions:

1. Light sources shall not exceed 3000K.
2. The light plan exceeds the average foot candle requirement.
3. Provide a color board for review at the Final submittal.
4. The top of the elevator tower seems out of place on the structures. Consider alternatives to better incorporate it into the mass of the building.
5. Increase the 4/12 roof slope to increase the visibility of the roof.
6. Delete all the gingerbread millwork.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant did not have anything additional to add to Staff's presentation.

Chairman Gartner then opened the meeting for public comments. Five members of the public representing the areas of Folly Field, The Lyons, Fiddlers Cove, and Island Club made comments and inquiries related to concerns for: traffic; public safety; the main entrance/exit location; the proposed secondary entrance; adequate parking; private and public beach access; the laundry room – location, size and number of washers and dryers, dryer decibel levels, hours of operation; short term rentals; adding fencing behind Building 4 to keep bicycle/pedestrian path separate from the fire access road; colors; roof slope; appropriate buffers; address of the property; community input on the project; dumpster area screening; and proper road infrastructure.

Chairman Gartner asked the applicant if he would address the public comment and the applicant obliged. The applicant stated that access to Wimbledon Court is restricted by a recorded covenant with the sale of the property. The applicant confirmed these are timeshare units. The main entrance location was settled upon as it allowed for more amenities and smooth vehicular and pedestrian flow. The laundry facility will have a few non-commercial washers and dryers for the maintenance staff to wash things like cleaning towels and uniforms. The laundry equipment will not be for a laundry service or the residents use. No fence is proposed behind Building 4 in an effort to maintain a sense of community between developments. The secondary entrance would be labeled accordingly. The official address will be assigned in the DPR process, but the belief is it will be assigned 77 Folly Field Road. The sidewalk is proposed on the north side as it is located closer to the public beach access. The applicant clarified the proposed residential structures will consist of (3) four-story and (4) three-story buildings over parking.

Chairman Gartner requested comments from the Board. The Board made inquiries regarding the base flood elevation (BFE) and finished grade of the maintenance building, laundry facility, and clubhouse. Too much fill will be detrimental to the trees near the clubhouse. The applicant is working with an arborist on this concern. The elevations will need to be accurate for final submittal. The clubhouse architecture was generally acceptable to the Board.

The Board agreed with staff's comment to provide a color board for final submittal. One board member expressed the colors appear to be nature blending. Some board members commented to choose nature blending colors like earth tones and muted shades, stick to two colors, and avoid yellow and white shades. Some members suggested consideration for a bronze roof instead of silver, as to avoid shiny materials and to blend better with nature. The Board inquired about the roof material and the color used on surrounding properties. The applicant indicated that he received samples of light gray and not the silver as proposed. The Board expressed the need to see sample materials. One board member indicated the proposed reclaimed wood material is not in island character in this location.

The Board expressed preference to staff's comments regarding the roof pitch especially on the three-story buildings over parking. However, there was concern for adding a pitched roof to the proposed four-story buildings over parking. The Board inquired about the density and the height. The maximum density and height is determined by the LMO and will be reviewed in the DPR process. The Board asked the applicant to consider scaling down the four-story buildings over parking. The three-story buildings over parking are preferred and more in keeping with the character of the neighborhood. The Board asked the applicant to reduce the clearance for parking if possible. The applicant indicated the height is 12 feet and can be reduced to 7 feet. The Board complimented the locations of Buildings 1, 2, and 3. There's a gentle curve in the road and landscaping opportunities for these buildings. Landscaping will help, but not hide the four-story buildings fronting Folly Field. The Board discussed the relationships of the buildings with the landscaping and adjacent properties, and asked for a streetscape drawing to demonstrate these.

The Board expressed the desire to increase plant material size to 6" caliper especially at the four-story buildings, and along the perimeter and buffers. The understory material was recommended at 5-6ft. The Board complimented the proposed plant selections. The quantities proposed are sufficient, however, if existing plants are lost due the grading plan changes, then more vegetation should be added back. The Board asked that planters be incorporated at the outer corners of the buildings to help visually reduce their height. The suggestion was made to reduce the size of the columns with the piers at the building base.

The Board complimented the relocation of the maintenance building from the north to the south in an effort to address concerns of The Lyons. The Board discussed the beach access points. The proposed sidewalk at the center of the site that leads across to Island Club was recommended to be removed in an effort to address concerns of Island Club. The recommendation was made to widen the other two sidewalks to the beach, add site furnishings, and bike racks in an effort to deter vehicular traffic to the beach and promote pedestrian/bicyclists access.

The Board inquired about the dumpster placement. The applicant indicated the dumpster will be completely enclosed and landscaped. The Board agreed with staff to eliminate the gingerbread millwork in order to simplify the design. The Board agreed with staff comments regarding revisions to the light plan to meet the average foot candle requirement and the light sources shall not exceed 3000K.

Chairman Gartner complimented the applicant for the conceptual submission package and noted that additional items are required for final.

Mr. Gentemann made a motion to approve DRB-001339-2018 with the following conditions:

1. Light sources shall not exceed 3000K.
2. The light plan exceeds the average foot candle requirement and revisions need to be made.
3. Provide a color board for review at the final submittal.
4. Eliminate the walk between Buildings 6 and 7 to keep out of the Island Club corridor.
5. Submit an alternate color to the white color paint.
6. Consider wider pedestrian paths for the beach access paths provided.
7. Submit all final samples including sample of the roof materials.
8. Show accurate foundations, fill heights, etc. on the maintenance building, the clubhouse, and laundry facility with regard to finish grade.
9. Include all ramps and changes in grade that will affect the finished floor height in relationship to grade.
10. Consider a lower scale for the buildings. For instance, three stories in lieu of four stories on the four story buildings.
11. Provide a streetscape elevation along Folly Field Road that shows all buildings in relationship to each other.
12. Eliminate all the gingerbread millwork.
13. Increase plant material size in the buffers.
14. Any and all other submittal requirements are met.

Vice Chairman Strecker seconded. The motion passed with a vote of 6-0-0.

7. Board Business

The Board inquired i) whether the wood trellis at Fish restaurant was required to be painted and ii) if the fence at The Lyons has been painted. Staff will follow up on these items.

8. Staff Report

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

Mr. Darnell indicated the Board's recent LMO concerns have been assigned to the LMO Committee. The LMO Committee expects to schedule a meeting in mid to late July once their membership for the new term is assigned.

Mr. Darnell noted the last board training opportunity will immediately follow the next DRB meeting on June 26th.

9. Appearance by Citizens – None

10. Adjournment – The meeting was adjourned at 3:50 p.m.

Submitted by: Teresa Haley, Secretary

Approved: June 26, 2018

Jake Gartner, Chairman