

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
September 25, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Acting Chairman Michael Gentemann, Cathy Foss, Debbie Remke, Brian Witmer, Ron Hoffman, Kyle Theodore

Board Members Excused: Chairman Dale Strecker

Town Council Present: None

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

1. Call to Order

Acting Chairman Gentemann called the meeting to order 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 – August 28, 2018

The Board approved the minutes of the August 28, 2018 meeting by general consent.

6. New Business

A. Alteration/Addition

- 6 Lagoon, DRB-001931-2018 (withdrawn prior to August 28 meeting)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. Provide dimension of new planted area along East elevation, parking stall depth and drive aisle behind parking stalls to be review by Staff as part of the Minor DPR.
2. Revise the Landscape Plan to specify that all existing gravel mulch shall be removed and replaced with topsoil mixture and all planting beds shall be mulched with shredded hardwood mulch. Submit for Staff review and approval.

Acting Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant thanked staff and answered questions presented by the Board.

Acting Chairman Gentemann asked the Board for comments. The Board complimented the project. The Board discussed and made inquiries regarding: the parking requirements and the

impacted trees and adding a parking stop to help the trees; the awnings are not part of this submittal but possibly a future application; the trash enclosure will be handled by a separate company; the wood on the stairway and railings will be replaced; the window frames will be painted; the stucco will be repaired; the suggestion was made to align the left and right side decks on the south elevation and to remove the floor on the left side deck; the landlord and tenant are in negotiations to relocate the vending and ice machines, and landscaping will be installed in their place as proposed.

Ms. Theodore made a motion to approve DRB-001931-2018 with the following conditions:

1. Provide the dimensions of the plant beds on the East elevation, and the parking and drive aisle depths.
2. The plant bed soil mixture shall be improved with topsoil, the gravel shall be removed, and the plant beds shall be re-mulched.
3. The beach side elevation shall be adjusted to align the two decks and to continue to include the handrail as part of the elevation.
4. If a second landing is desired, then that could be reviewed and approved by Staff with the intent that both the right and left sides look identical.

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

- Village House, DRB-002030-2018 (withdrawn during August 14 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 as submitted.

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

Acting Chairman Gentemann asked the Board for comments. The Board complimented the project and thanked the applicant for addressing their comments on the previous submittal. The Board made comments and inquiries regarding: how the canvas roof and the porte-cochere will be connected and weatherproofed; the canopy will wrap over the existing structure and the existing underside will be painted "Amazing Gray"; the blocking will match the roof; if lighting underneath the porte-cochere is possible, then one exterior lantern will be placed in the middle portion; the columns appear overly detailed and the suggestion was made to remove the cross pattern out of the middle and to trim the edges.

Mr. Witmer made a motion to approve DRB-002030-2018 with the following condition:

1. The underside of the porte-cochere rafters and tongue and groove decking shall be painted Sherwin Williams "Amazing Gray" to match the body of the building.

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

B. *New Development – Final*

- 15 Wimbledon Court, DRB-002029-2018 (Conceptual Approval at June 12 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. Provide a conduit installation detail for well lights and tree lights that will not impact tree roots for Staff review and approval.
2. Provide mounting detail/specifications for the tree down lights that will not penetrate the tree bark for Staff review and approval.
3. Revise the street lighting plan to meet the LMO requirements for Staff review and approval.
4. Submit a color board for DRB review and approval.
5. Provide color specifications (including manufacturer) on the drawings.
6. Specify directional bore installation of electrical conduit under trees or provide an alternate route that impacts fewer trees at Folly Field buffer, and submit for Staff review and approval.

Acting Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant provided the color board for the Board's review.

Acting Chairman Gentemann asked for public comments and none were received.

Acting Chairman Gentemann asked the Board for comments. The Board complimented the site details and the color board. The Board noted certain section details were not provided in the submittal and therefore asked the applicant to speak to certain details such as the railings, the soffits, and the trim around the windows and doors. The railings will be aluminum powder coated in silver color with vertical pickets and the double top rail going across the top as shown on the elevations. The soffits will be hardie perforated soffits as long as the net ventilation requirements are met. There are some exposed rafters in accent areas, like the front porches, but generally a painted, flat hardie board soffit. The window trim and details will be a flat stock with the slope sill more to the Lowcountry style with a header piece that extends past the vertical trim pieces. Typically there is a little reveal shadow line with another small trim piece on top of that. There are no window awnings, just aluminum hurricane shutters in the silver color. The overhang dimensions vary from 2-4 feet.

The Board further discussed and made inquiries regarding: the colors on the color board appear sufficient, however, the shadowing in the colored elevation pertaining to the three buildings on the Folly Field side appear inadequate; the side elevation and roof plan look good; concerns for height and density; the distance between buildings, particularly buildings 3 and 4; the suggestion was made to reduce the building height and density, and adding more greenspace between the buildings; increasing tree caliper; the Sabal palms on the Folly Field side should be the tallest size; putting the buffer of Folly Field on a fertilizer program; the applicant's by right use, maximum height and density as per the LMO; reduction of the roof slope from 8/12 to 6/12 in order to reduce some of the building height; and the suggestion was made to replace the reclaimed wood of the trash compactor enclosure with a different material.

Mr. Witmer made a motion to approve DRB-002029-2018 with the following conditions:

1. The maximum roof pitch for the main roof shall be 6/12.
2. That half of the Live Oaks in the buffer along Folly Field Road shall be 8" caliper size.
3. The Magnolias in the buffer along Folly Field Road shall be 6" caliper size and shall not be a dwarf variety.
4. The plantings in the buffer along Folly Field Road shall be on a fertilization program.
5. Provide a conduit installation detail for well lights and tree lights that will not impact tree roots, for Staff review and approval.
6. Provide mounting details/specifications for the tree down lights that will not penetrate the tree bark, for Staff review and approval.
7. Revise the street lighting plan to meet the LMO requirements, for Staff review and approval.
8. Specify directional bore installation of electrical conduit under trees at the Folly Field buffer.
9. The Sabal Palmettos in the Folly Field buffer shall be the SP-H 14'-18' height.

Ms. Theodore seconded. The motion passed with a vote of 4-2-0.

7. Appearance by Citizens – None

8. Staff Report

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

The Board asked staff to make sure applicants submit certain items that the Board would typically need to review. The Board also asked staff to provide the Board with some type of identification to use on site visits.

9. Adjournment

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

Submitted by: Teresa Haley, Secretary

Approved: October 23, 2018

Michael Gentemann, Acting Chairman