



Town of Hilton Head Island
Design Review Board
Tuesday, November 12, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, David McAllister, Debbie Remke

Absent from the Board: John Moleski (excused), Brian Witmer (excused)

Present from Town Council: Tamara Becker

Present from Town Staff: Chris Darnell, Urban Designer; Shea Farrar, Landscape Associate; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called the meeting to order at 1:15 p.m.

2. FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Roll Call – See as noted above.

4. Approval of Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes

a. Meeting of October 8, 2019

Ms. Remke moved to approve the minutes of the October 8, 2019 regular meeting. Ms. Foss seconded. The motion passed with a vote of 5-0-0.

b. Meeting of October 22, 2019

Ms. Foss moved to approve the minutes of the October 22, 2019 regular meeting. Mr. McAllister seconded. The motion passed with a vote of 5-0-0.

6. New Business

a. Alteration/Addition

i. Christ Lutheran Church, DRB-002244-2019

Mr. Darnell presented the project as provided in the Board's agenda package including Staff's comments. Staff recommends approval with the following conditions:

1. Specify the stucco finish and color to match existing stucco.
2. Ligustrum is an invasive species, specify a different plant.

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

The Board discussed the project with the applicant, including: agreement with Staff comment to specify the stucco finish and color to match the existing stucco; agreement with Staff comment to specify an alternative to Ligustrum as it is an invasive species; specify the materials of the hardscaping; the part of the fence surrounding the playground that will be replaced should match the existing fence height; the square columns of the covered porch extend to the edge of the walkway and the canopy extends slightly over that area for covered drop offs; the two squares shown on each side of the entrance are stepped down areas made of concrete to aid in drainage.

Ms. Foss moved to approve DRB-002244-2019 with the following conditions:

1. Specify the stucco finish and color to match existing stucco.
2. Ligustrum is an invasive species, specify an alternative plant material.
3. Specify the materials of the hardscaping.
4. All conditions shall be reviewed and approved by Town Staff.

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

b. New Development – Final

- i. 55 Gardner Drive, DRB-002262-2019 (Conceptual Approval October 22, 2019)

(Mr. McAllister recused himself from review of DRB-002262-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell presented the project as provided in the Board's agenda package including Staff's comments. Staff recommends approval with the following conditions:

1. Revise site lighting for staff review and approval as follows:
 - a. On the plans, revise the "Uplight" and pickle ball court lights specification to 3000K of less.
 - b. Shield the back parking lot lights on the southern property line.
 - c. Note on the plans there are no lights on the buildings at the garage doors.
2. Revise the color specification of the truncated domes to brown.
3. Revise the color specification of the pickle ball court fence to brown.
4. Provide a tree preservation plan for staff review and approval that:
 - a. Provides for pre-construction cambistat or equal treatment of key existing trees and pines treated for beetles (Gardner – 22 G, 14 WO, 15 WO, 28 P, 23 P; Southern – 24 LA, 21 WO, 19 WO, 26 P, 20 P, 26 P, 25 P, 24 P, 19 P).
 - b. Reroute electrical lines or specify directional bore to accommodate the existing trees to be preserved at Gardner Drive that includes the two pines and the sweetgum.
5. Revise the planting plans for Staff review and approval as follows:
 - a. Replace the proposed palms on the southern border with pine trees.

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

The Board complimented the applicant for addressing their comments from the previous meeting. The Board generally agreed with the Staff comments. The Board discussed the project with the applicant, including: the distance of Building 1 from the curb on Gardner Drive and edge of asphalt; lighting on the buildings; one roof type is being proposed; concern that a

color and material board was not provided; SW 7666 Fleur de Sel was not favorable as it may look white; white color railings and mortar are not in keeping with the Design Guide, provide a different color in light gray; the perimeter opaque fence will be painted Charleston Green to match the fence at Indigo Run; the window color shall be nature blending color and provided for review; the garage door color needs to be specified; a lighting plan needs to be provided for review; other than palms, increase the height of trees to 4" caliper at the garage door locations. The Board discussed at length the portion of the four-story building closest to Gardner Drive. The Board generally desired a three-story element be considered for that portion of the building, however, recognized the LMO permits four-story.

Vice Chairman Gentemann moved to approve DRB-002262-2019 with the following conditions:

1. Revise site lighting for Town Staff review and approval as follows:
 - a. On the plans, revise the building "Uplight" and pickle ball court lights specification to 3000K or less.
 - b. Shield the back parking lot lights on the southern property line as on the northern part of the site.
2. Revise the color specification of the truncated domes to brown.
3. Revise the color specification of the pickle ball court fence to brown.
4. Provide a tree preservation plan for Town Staff review and approval that:
 - a. Provides for pre-construction cambistat or equal treatment of key existing trees and treat pines for beetles (Gardner – 22 G, 14 WO, 15 WO, 28 P, 23 P; Southern – 24 LA, 21 WO, 19 WO, 26 P, 20 P, 26 P, 25 P, 24 P, 19 P).
 - b. Reroute electrical lines or specify directional bore to accommodate the existing trees to be preserved along Gardner Drive.
 - c. Revise the planting plans for Town Staff to replace the proposed palms with pines along the southern property line.
5. Submit a color and material board for Design Review Board (DRB) review and approval:
 - a. Light gray mortar and railings in lieu of white.
 - b. Color P1 shall be a light gray and could also be the railing color.
 - c. Vinyl window color.
 - d. Garage door color.
6. Add 4" caliper trees at the planting areas on the garage doors.
7. Submit a lighting plan for exterior building light fixtures with cut sheets for the associated light fixtures for DRB review and approval.
8. The DRB recommends, but does not require, a three-story element be considered for that part of the apartment building closest to Gardner Drive.

Ms. Remke seconded. The motion passed with a vote of 3-1-0. Ms. Foss opposed.

c. Sign

- i. Courtyard Marriott Heritage Plaza Signs, DRB-002086-2019

(Mr. McAllister recused himself from review of DRB-002086-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Ms. Farrar presented the project as provided in the Board's agenda package including Staff's comments. Staff recommends approval with the following conditions:

1. The color of the façade channel letters and text on the freestanding signs match the Roman Bronze color of the roof elements on the building and signs.
2. UL Stickers on façade signs be placed on the top of the letters.

3. The background color is changed from the SW 6140 Moderate White to SW 6141 Softer Tan, which is also a building color. The color on the renderings does not represent Moderate White accurately.
4. If the signs are illuminated, the brick base should be extended across the bottom of the sign to prevent the light from being visible underneath the sign to oncoming traffic.
5. Fixtures are a maximum of 3000K or consistent with other lighting approved for the site.
6. Wind load calculations are included with the sign permit application.
7. Prior to any other sign approvals, a sign system must be approved for the other buildings.

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

The Board discussed the project with the applicant, including: the locations of the proposed colors; lighting will be hidden under the roof eave; SW 6141 Softer Tan background color is preferred; the signs should relate to the building with Softer Tan background color and bronze lettering; concern the proposed bronze color for the lettering may read as black; the landscaping is existing low level plant materials; concern with locations of signs in relation to the businesses; one Board member expressed concern with the proportion of the sign being too tall with too much blank space and suggested it be reduced 18 inches in height; overall there were concerns with the spacing on the Courtyard by Marriott sign as the letters "C" and "D" in Courtyard are too close to the brick columns.

Vice Chairman Gentemann moved to approve DRB-002086-2019 with the following conditions:

1. The color of the façade channel letters and text on the freestanding signs shall be Urbane Bronze or the color of the roof elements on the building and signs which is Roman Bronze.
2. UL Stickers on the façade signs shall be placed on the top of the letters.
3. The background color is changed from the SW 6140 Moderate White to SW 6141 Softer Tan, which is also a building color.
4. The sign will be lit from underneath the eave of the roof element.
5. Fixtures are a maximum of 3000K or consistent with other lighting approved for the site.
6. Wind load calculations are included with the sign permit application.
7. Prior to any other sign approvals, a sign system must be approved for the other buildings.
8. On the Courtyard by Marriott sign, the spacing to the left of the "C" and to the right of the "D" shall be at minimum equal to the width of a letter, for example the size of the letter "T".

Ms. Foss seconded. The motion passed with a vote of 3-1-0. Chairman Strecker opposed.

7. Appearance by Citizens – None

8. Board Business – None

9. Staff Report

- a. Minor Corridor Report – Mr. Darnell reported there were no Minor Corridor approvals since the last meeting.

10. Adjournment

The meeting was adjourned at 3:21 p.m.

Submitted by: Teresa Haley, Secretary

Approved: November 26, 2019