

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
April 9, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Debbie Remke, Brian Witmer, Kyle Theodore, Cathy Foss

Board Members Absent: None

Town Council Present: Glenn Stanford

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

1. Call to Order

Chairman Strecker called the meeting to order at 1:17 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 March 26, 2019

Ms. Theodore moved to approve the minutes of the March 26, 2019 regular meeting. Ms. Foss seconded. The motion passed unanimously.

6. Old Business

A. Alteration/Addition

- Sunset Pavilion, DRB-000731-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth review of the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. The roofing material shall be a standing seam metal in a bronze color.
2. Note on the plans that the podocarpus will be irrigated or provide alternative for Staff approval.

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

The Board complimented the project and thanked the applicant for addressing their previous comments. Most of the Board members were in favor of the proposed galvanized roof. One member was opposed and agreed with Staff's comment that the roof should be a bronze color. There was brief discussion on whether the proposed skylight color should match the roof color.

There was discussion on how the building will be constructed to avoid further tree trimming. Minimal clearance exists between the elevation of a tree branch and the proposed eave line. The Board expressed relying on Staff to determine whether construction can occur without trimming the tree.

The Board confirmed with the applicant that planters are not proposed. The plantings will be in grade and irrigated as noted on the drawing. There was discussion on moving the plantings under the tree canopy further away from the tree trunks.

There were concerns that the proposed lighting is too bright, the light fixtures on the aluminum posts are too much light, and the bulbs can be easily changed to a higher wattage.

Mr. Witmer made a motion to approve DRB-000731-2019 with the following condition:

1. To field locate the Muhly Grass and the Saw Palmettos away from the base of the trees and to avoid tree roots.

Vice Chairman Gentemann seconded. The motion passed with a vote of 5-1-0.

- McDonald's Remodel, DRB-000740-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth review of the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. Eliminate the yellow on the building canopy, the drive-thru canopy, and the drive-thru gateway.
2. All lettering on the drive-thru gateway and canopy should be off-white.
3. Provide specification for the lights on the building canopy and drive-thru canopy that do not exceed 3000K.
4. Add evergreen groundcover at the drive-thru.
5. Change Big Blue Liriope to an evergreen species.
6. Provide a lighting plan that: i) coordinates with proposed tree locations, ii) eliminates light trespass, and iii) is compliant with LMO allowed lighting levels.

The Board complimented the resubmittal and discussed the project with the applicant. The Board generally agreed with Staff comments. Eliminate the yellow on the building canopy, the drive-thru canopy, and the drive-thru gateway. All lettering on the drive-thru gateway and canopy should be off-white. Submit a lighting plan that meets applicable LMO requirements and provide light fixture cut sheets.

The applicant indicated the proposed stucco color will match the existing stucco color. The new shutters will be painted a dark brown to match the trim color. The trim color will match the existing dark brown trim color. The storefront will match the existing dark bronze storefront, not black anodized as noted on the elevation. The dumpster enclosure will be redone and with a brick base. The site signs will be replaced. The Board expressed needing to review these types of modifications.

The Board requested steps be taken to save the 18” and 25” oak trees at the drive-thru. In order to save the trees and construct an ADA-compliant pathway, the Board recommended adding a pervious paver section of sidewalk, using a root barrier at the sidewalk, and consult with an arborist to cut any tree roots, if necessary. The Board indicated that the brick paver for the replacement sidewalks will need to be submitted for review. The Board also requested that the 8” oak tree at the front of the building to William Hilton Parkway be saved. It appears there is plenty of space to construct an ADA compliant sidewalk.

The Board preferred eliminating or at least minimizing the trim board at the parapet wall, as it does not appear to connect to anything above or below it. The Board suggested extending the eyebrow roof over the service door at the rear elevation. The Board asked the applicant to review the access door and false louver at the back right side as the access door may impact the façade.

The applicant indicated the client prefers the Oak brand wall option and there was no objection from the Board. There was an in depth discussion regarding the two brand walls, which are located at the front elevation and entry elevation. The proposal indicates the mansard will be cut out and the brand wall will project out a few inches from the fascia. One board member suggested the brand wall return to the parapet and stand out beyond the face of the fascia. The board member also suggested regarding the entry side brand wall, leave the storefront door where it is, extend the columns out to the sidewalk, and make that an unobstructed covered element.

One Board member made suggestions to achieve more of a sloped roof and a reduction of the parapet wall. One Board member disagreed with the previous comments noting an architectural imbalance with having the parapet sit back from the wall that is supposed to be supporting it. The Board asked the applicant to provide a roof plan and details on how these elements will be integrated and finished.

The application was withdrawn at the applicant’s request.

7. New Business

A. Alteration/Addition

- Brookdale Reroof, DRB-000734-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as provided in the Board’s agenda package. Staff recommends approval as submitted.

Chairman Strecker asked if the applicant would like to approach. The applicant was not present.

The Board was in general agreement of the Hearthstone Gray shingles as proposed.

Mr. Witmer made a motion to approve DRB-000734-2019 as submitted. Ms. Theodore seconded. The motion passed with a vote of 6-0-0.

B. Sign

- Airport, DRB-000744-2019

(Ms. Theodore recused herself from review of DRB-000744-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth review of the project as provided in the Board's agenda package. Staff recommends approval with the following conditions:

1. Drastically reduce the amount of lawn proposed.
2. Revise the side swales to be more organic in their structure.
3. Revise the mow strip to be a darker color material that recedes from view.
4. Provide manufacturer analysis of the foot candle light levels on the sign to meet LMO requirements.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant thanked Staff for their work and presented statements regarding the project. The applicant indicated some trees will be removed to provide better sightlines for safety purposes. Tree mitigation will occur on site. The buffer will be planted and understory trees will be added.

A majority of the Board agreed that the amount of lawn proposed should be reduced. Suggestions were made to reduce the lawn area with low growing ground covers and native palms to reflect the art sculpture. The Board noted that Switch Grass can grow up to 6 feet in height and to consider whether it is appropriate around the sculpture. The Board generally agreed the mow strip needs to be darker and blend better. Due to maintenance concerns, consider replacing the Egg Rock, possibly with a stained concrete. The Board made general inquiries regarding the side swales.

The Board expressed concerns with the proposed lighting and recommended a channel lighting system be explored. One Board member suggested the sign relate more to the art sculpture and ways to do that. One Board member indicated using the same material is sufficient connection.

The application was withdrawn at the applicant's request.

8. Appearance by Citizens – None

9. Staff Report

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

10. Adjournment

The meeting was adjourned at 3:17 p.m.

Submitted by: Teresa Haley, Secretary

Approved: April 23, 2019

Dale Strecker, Chairman