

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
May 14, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

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

Board Members Excused: Vice Chairman Michael Gentemann

Town Council Present: Bill Harkins, Glenn Stanford

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

1. Call to Order

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

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

3. Roll Call – See as noted above.

4. Approval of the Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – Meeting of April 23, 2019

Ms. Theodore moved to approve the minutes of the April 23, 2019 regular meeting as submitted.

Ms. Foss seconded. The motion passed unanimously.

6. New Business

A. New Development – Conceptual

i. Bayshore Phase 2, DRB-000994-2019

(Ms. Theodore recused herself from review of DRB-000994-2019 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 the project as provided in the Board's agenda package. Staff recommends approval with the following condition:

1. The white trim shall be toned down to an off white color.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant answered the Board's questions.

Chairman Strecker asked for public comments and none were received.

The Board complimented the conceptual project. The Board agreed with the Staff comment that the white color for the trim needs to be toned to an off white color. The Board commented the roof appears to be black in color and the applicant indicated they are brown asphalt shingle. Some of the board members expressed false shutters are not favorable. However, some element needs to be implemented to help break up the façade. The Board provided additional comments for the final submittal: the shutters should be sized to match the window; metal shutters may appear unnatural, consider more natural looking material; identify all materials including brackets

and windows; and provide all details including dumpsters and screening, and wall sections for each building type.

Mr. Witmer made a motion to approve DRB-000994-2019 with the following condition:

1. The white trim shall be toned down to an off white color.

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

B. Sign

i. Airport Sign, DRB-000995-2019

(Ms. Theodore recused herself from review of DRB-000995-2019 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 the project as provided in the Board's agenda package. Staff recommends approval per the revised May 3, 2019 planting plan.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant answered the Board's questions.

The Board complimented the project and thanked the applicant for addressing their previous comments. The Board asked the applicant to clarify the light fixture finish for the art sculpture and the applicant indicated bronze. The Board suggested an LED bulb be considered for maintenance purposes. The rock mow edge is 3-4" diameter and generally large enough to avoid maintenance issues.

Ms. Remke made a motion to approve DRB-000995-2019 as submitted. Ms. Foss seconded. The motion passed with a vote of 4-0-0.

ii. St. Francis Sign, DRB-000616-2019

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 with the following condition:

1. Provide a landscape plan that illustrates existing landscaping to remain and proposed plantings to be installed for Staff review and approval.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant answered the Board's questions.

The Board and the applicant discussed: there is no plan to change all the existing smaller signs on site; the existing lighting will remain; the existing railroad ties will be removed and to fill in the existing landscaping voids; the sign color is off white; and the sign material is stucco and the color will match the existing church building.

Ms. Theodore made a motion to approve DRB-000616-2019 with the following condition:

1. Provide a landscape plan that illustrates existing landscaping to remain and proposed plantings to be installed for Staff review and approval.

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

7. Appearance by Citizens – None

8. Board Business – None

9. Staff Report

A. Discussion of Small Wireless Facility (SWF) Designs

Ms. Cyran presented background information on the item. The purpose of today's discussion is for the DRB to provide input on the designs. Staff recommends that the Board pre-approve several SWF designs that meet the Town's Design Guide standards.

Mr. Jack Mitchell with AT&T presented statements regarding the technology and answered the Board's questions.

The Board discussed the examples as provided in the agenda package of SWFs approved by other municipalities. The Board provided the following comments and preferences: the infrastructure shall be mounted on existing poles first, the second choice is for it to be its own pole; pole shape, size, and color shall match the existing poles; the designs should be simple; there should be no change in size going vertically; the color should be brown or bronze to match existing; the housing of equipment shall be minimal and fully concealed; set a maximum diameter to the base size; the base of the pole should not be fluted like the existing mast poles; and investigate whether equipment can be located underground.

Based on the Board's discussion, Staff will present proposed designs at a future meeting for DRB review.

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

10. Adjournment

The meeting was adjourned at 2:26 p.m.

Submitted by: Teresa Haley, Secretary

Approved: May 28, 2019

Dale Strecker, Chairman