



Town of Hilton Head Island  
**Design Review Board**  
Tuesday, January 14, 2020 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, John Moleski, Debbie Remke, Brian Witmer

**Absent from the Board:** None

**Present from Town Council:** Tamara Becker

**Present from Town Staff:** Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

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### **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** – Meeting of December 10, 2019

Vice Chairman Gentemann moved to approve the minutes of the December 10, 2019 regular meeting. Ms. Foss seconded. The motion passed with a vote of 7-0-0.

### **6. New Business**

#### **a. Alteration/Addition**

##### **i. Burkes Outlet, DRB-000027-2020**

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

1. Expand the planter to the left and right of the entrance façade to the extent possible and plant a large street tree in each.

The Board combined their comments and inquiries regarding this project Burkes Outlet DRB-000027-2020 and the next project Port Royal Plaza Renovations DRB-002636-2019.

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

The Board complimented the applicant for addressing their comments from the previous meeting. The Board discussed the projects in depth with the applicant, including: the revised façade balances out better than the previous proposal; both the charcoal gray color proposed for the fascia trim and the dark bronze color proposed for the storefront appear to be too dark; medium bronze was approved for the remainder of the shopping center and is the preferred color for the standing seam metal roofing and awnings, the storefront, and coping; replace the lap siding on the columns at Burke's with the fiber cement being used on the columns at the anchor tenants; the depth of the roof element on the two anchor stores is preferred; the roof element at Burkes needs to be deeper and at least match the depth of the anchor stores; the lower awnings over the doorways should be the same color as the standing seam metal roof; several landscaping options were discussed for the areas between the building and parking; the street trees should be at least a 4-inch minimum; the lighting fixtures at the existing canopy walkway are worn and the applicant agreed to change those out; the underside of the metal deck at the roof at the existing walkway needs to be repainted and the applicant agreed to repaint it white as it is intended to be currently.

Following the discussion, Chairman Strecker asked for a motion on this application.

Vice Chairman Gentemann made a motion to approve DRB-000027-2020 with the following conditions:

1. Medium Bronze color shall be used for the standing seam metal roofing and awnings, the storefront, and coping.
2. Extend the depth of the roof element back to the wall of the main entry doors.
3. Replace the lap siding on the columns with fiber cement siding.
4. Expand the planter to the left and right of the entrance façade to the extent possible and plant a minimum four inch caliper street tree in each, and submit to Staff for review and approval.

Ms. Foss seconded. The motion passed with a vote of 7-0-0.

ii. Port Royal Plaza Renovations, DRB-002636-2019

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

1. Provide a landscape plan of the new planter and existing parking lot landscape islands for review and approval by Staff.

The Board made comments and inquiries regarding this application as noted above. Following the above discussion, Chairman Strecker asked for a motion on this application.

Vice Chairman Gentemann made a motion to approve DRB-002636-2019 with the following conditions:

1. Medium Bronze color shall be used for the standing seam metal roofing and awnings, the storefront, and coping.
2. Paint the underside of the existing colonnade area.
3. Replace the existing fluorescent fixtures with new ones and submit to Staff for review and approval.
4. The two planters shown at the Burke's entrance façade shall be extended. The planter on the left shall be extended to the first column of the left tenant. The planter on the right shall be extended to the first column of the right tenant. This condition is contingent upon Fire Marshal and Staff review and approval.

5. Provide a landscape plan for the existing parking lot landscape islands for review and approval by Staff.

Ms. Foss seconded. The motion passed with a vote of 7-0-0.

**b. New Development – Final**

**i. HHI Go Kart Facility, DRB-002663-2019**

*(Mr. McAllister recused himself from review of DRB-002663-2019 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. Staff recommends denial as submitted. However, Staff would support approval with the following conditions:

1. The lighting poles are 20 ft. in height.
2. The light is 4000K or less.
3. Track light levels shall not exceed 12 foot candle average and 20 foot candle maximum.
4. Submit a revised landscape plan to address the comments outlined in the Design Team/DRB Comment Sheet.
5. Address the Natural Resource Protection comments.
6. All conditions need to be reviewed and approved by Staff.

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.

Chairman Strecker asked for public comments and none were received.

The Board discussed the project in depth with the applicant, including: the Board generally agreed with Staff comments regarding landscaping; the entry landscaping should look more natural and organic; add some plantings between the path and the cart fence; northern side of the property and the western buffer should include more mature plant materials; the Board preferred to review the revised landscape plan as there are substantial changes; the Board generally agreed with Staff comments regarding lighting that 20' poles are preferred, with an average of 12 foot candles and maximum of 20 foot candles, and lighting maximum of 4000K; the decorative painted wood with welded wire fence was preferred to continue all the way around instead of changing over to the chain link fence; the decorative painted wood with welded wire fence needs to be the same size throughout; the chain link fence should blend in with nature to the extent possible; there was concern for low grass on the infield as not in keeping with the Design Guide, however, for safety measures are acceptable; compliments on the cart barn building; the cart barn is approximately 23' in height; the DPR determines the lighting pole height; the existing portable toilet and fence around it will be removed and the new bathroom installed; the HVAC equipment is screened by landscaping.

Following the discussion, Chairman Strecker asking for a motion.

Mr. Witmer made a motion to approve DRB-002663-2019 with the following conditions:

1. The detailing of the decorative painted wood with welded wire fence shall match the detailing on the landscape fence detail.
2. Lighting poles shall be a maximum of 25' height, lighting levels shall not exceed an average of 12 foot candles and maximum of 20 foot candles, and the lighting maximum 4000K.

3. Submit a revised landscape plan for Staff and one DRB member review and approval to address the following:
  - a. The landscape is not in proportion to the development.
  - b. The landscape is minimal and does not relate to the existing wooded environment.
  - c. Indicate on the planting plans areas of existing understory vegetation that is to remain. The Design Guide page 6, "Two of the most important site features that need to be identified are existing vegetation including understory and significant trees."
  - d. The location of plants do not take into account the natural environment:
    - i. There is a double staggered row of palms along Marshland in the middle of a lawn.
    - ii. There is a double staggered row of saw palmettos along the detention basin.
    - iii. Provide a planting strip at the fence between the cart track and the gravel sidewalk.
  - e. There are significant trees and wooded area on this site. The landscape plan does not meet the intent of the Design Guide page 18, "landscaping, planting of new vegetation is to be used to supplement the existing vegetation". The layout and species selection of the planting contrast the existing vegetation on the site.
  - f. Replace the Asiatic Jasmine in areas of sun and/or where it may receive foot traffic.
  - g. Reduce and/or eliminate the amount of sod.
  - h. On this site the use of palms and Little Gem Magnolia (a dwarf cultivar) does not meet the Design Guide page 19, "preserving the tree canopy". These should be replaced with large canopy tree species already present on this site.
  - i. The tree protection fence does not protect enough of the root zone.
  - j. A tree protection program – pre and post constructions fertilization, root stimulant, mycorrhizae treatment and mulching – by an arborist referenced in the conceptual comments is not specified.
  - k. Grading is shown within the drip line of specimen trees.
  - l. Increase buffer planting sizes on the western side of the property.
  - m. Increase plant material size on the northern side of the property.

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

**c. *New Development – Conceptual***

- i. Harris Teeter Fuel Station, DRB-001967-2019

Mr. Darnell presented the project as provided in the Board's agenda package. Given this is a conceptual review and the comments and recommendations are with regards to details, Staff recommends approval with the conditions outlined in the Design Team/DRB Comment Sheet.

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 generally agreed with Staff comments and particularly regarding architectural design elements. The Board made comments and inquiries regarding: the canopy roof should mimic the gabled roof on the adjacent Harris Teeter; the color of the materials should match the existing material colors of the adjacent Harris Teeter; the brick on the vending machine enclosures should be extended all the way up; there are no road improvements required as part of this project; utilize some of the same plant materials in the existing shopping center for consistency; concern for the galvanized metal roof decking proposed for the dumpster gate; some options were discussed for the dumpster gate; the Hartford Green color is the color of the existing Harris Teeter roof; review the ceiling of the canopy as large expanses of white are not in keeping with the Design Guide.

Following the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-001967-2019 with the following conditions:

1. The color of the materials such as the metal roof, brick, stucco, etc. shall match the existing colors of the adjacent Harris Teeter store.
2. The brick on the vending enclosures shall be brought up to the soffit height to match the brick bases for the canopy.
3. Revise the dumpster gate detail.
4. The Design Review Board approved the conditions described in the Design Team/DRB Comment Sheet and as follows:
  - Provide dimensioned architectural sections.
  - A color board shall be provided at Final DRB review.
  - The canopy roof should be a true gabled roof in keeping with the Design Guide and to mimic the roof of the corner tower on Harris Teeter and not a mansard roof.
  - Since the ceiling of the canopy is a large part of this site, provide a reflected ceiling plan for the canopy. The applicant should refer to the ceiling of the Kroger fuel station as a good example of the ceiling detail of a fuel station canopy.
  - Blue Rhino cages should be screened. Staff suggests the applicant consider locating cages adjacent to dumpster enclosure.
  - A lighting plan showing foot candles, light temperature and fixture specifications/cut sheet shall be provided at Final DRB review.
  - Bollards should match other bollards in the shopping center.
  - Only two glass door merchandising units are shown on the elevation and four on the Fixture Plan (sheet C2-3, items E & F).
  - Specify waste receptacle color.
  - Stainless steel "U" bollard is not in keeping with the Design Guide. Specify a nature blending color.
  - Replace Cordgrass with Fakahatchee Grass, it is used elsewhere around Park Plaza.
  - Replace Short Leaf Pine (non-native) with Slash Pine (*Pinus elliotti*) or Long Leaf Pine (*Pinus palustris*).
  - Replace Saw Palmetto with Needle Palm (*Rhapidophyllum hystrix*).
  - How will the ground surface under existing trees be treated? Consider specifying mulch and showing the mulch line. Landscape plan should extend to the back of curb on the parking lot side.
  - Wild Ginger is not a viable groundcover in a commercial setting. Staff suggests low shrubs or ornamental grasses.
  - Specify on the Tree Protection Plan which trees will receive Pre and Post construction fertilization. Pre- construction fertilization must be completed prior to the pre-clear inspection. Staff suggests the following trees should be included: 29 Live Oak (west corner), 17" Gum and tree cluster (south corner), tree cluster at Office Park entrance, 17" and 21" Pine (adjacent to Office Park).
  - Specify height (10' minimum) and caliper (varies) to meet the LMO requirements.
  - The proposed sign location conflicts with existing vegetation to remain. Sign and sign location are approved under a separate permit.
  - The tree protection fence shall be wood post with wood rails.

Ms. Foss seconded. The motion passed with a vote of 7-0-0.

## **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 previous meeting.

**10. Adjournment**

The meeting was adjourned at 3:42 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** January 28, 2020