



Town of Hilton Head Island
Design Review Board

February 25, 2020 at 1:15 p.m. Regular Meeting
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: David Ames, Tamara Becker, Tom Lennox, Glenn Stanford

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 1:17 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 February 11, 2020

Ms. Foss moved to approve the minutes of the February 11, 2020 regular meeting. Vice Chairman Gentemann seconded. The motion passed with a vote of 7-0-0.

6. Unfinished Business

a. New Development – Final

i. Smokehouse, DRB-000294-2020

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

1. Submit a physical sample of the stained wood vertical siding for DRB review and approval.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant provided a sample of the dark bronze roof color and noted that the application was incorrectly labeled charcoal. The applicant also provided a sample of the stained wood vertical siding.

The Board complimented the applicant on the project and for addressing their previous comments. With no further discussion, Chairman Strecker asked for a motion on the application.

Vice Chairman Gentemann made a motion to approve DRB-000294-2020 with the following conditions:

1. The roof color shall be Dark Bronze as presented at the DRB meeting.
2. The stained vertical siding was reviewed at the DRB meeting and approved.

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

7. New Business

a. Alteration/Addition

i. Northridge Plaza Site Improvements & Building Façade Upgrades, DRB-000317-2020

(Mr. Witmer recused himself from review of DRB-000317-2020 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 approval with the conditions that the final submittal should satisfactorily address the comments described in the Design Team/DRB Comment Sheet that shall be attached to the Notice of Action (NOA).

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

The Board and the applicant discussed the project at length. The Board was in general agreement with Staff's comments and reviewed them with the applicant. The Board's comments, concerns, and inquiries included: the color scheme appears to be too red/coral which is not nature blending; red and shades of red are generally not approvable colors, consider alternative colors that are in keeping with the Design Guide; provide a color board with physical samples for final; restudy the lawn area that replaces the building to be demolished; plant trees along the theater wall to break it up visually; the Asiatic Jasmine is an invasive species and should be replaced with a more native species; the end landscape islands at HomeGoods should include two canopy trees; the landscape island on the right of the entry drive should include overstory trees; the treatment to the concrete needs to be consistent throughout the plaza; bring the tenant signs down to the façade underneath the existing canopy to help with pedestrian scale; wrapping the canopy around the corners is preferred; the colonnade is minimized exposing a large parapet wall and no longer providing a sloped roof as called for in the Design Guide; the canopy needs to be a minimum depth of 8'; the overhang on the canopy needs to be a minimum depth of 2'; a deeper canopy and overhang will help with a sloped roof element and break up the large parapet; the existing canopy is in disrepair however its design is in keeping with the Design Guide; the new canopy design needs more thought to meet the Design Guide; consider replacing the existing canopy with a new canopy that more closely matches the existing design; replace column for column, roof slope for roof slope, and wood shingles for standing seam; address the small area to be painted at the Dollar Tree wall and canopy; consider adding a directory sign to the plaza to help tenant visibility; provide all elevations of the plaza including the movie theater wall and HomeGoods side elevation; show how the transition of materials, CMU and stucco, will occur; provide a more aesthetically appealing light fixture at the canopy; concern for the amount of concrete being proposed; continuous concrete footings may be required; provide a sidewalk detail to demonstrate how the sidewalk will be replaced. The Board requested the applicant to provide the information discussed to Staff by the submittal deadline so that the Board may review it in

advance of the meeting. Following the discussion, Chairman Strecker asked for a motion on the application.

Mr. Moleski made a motion to approve DRB-000317-2020 with the following conditions:

1. The Design Review Board approved all of the conditions as described in the Design Team/DRB Comment Sheet and as follows:
 - Without a color board it is difficult to evaluate the colors together but it appears the color scheme leans too red/coral. Staff is concerned that in the sunlight these colors will pull more coral.
 - The color of the Home Goods entrance is not nature blending and therefore not approvable per the Design Guide (page 16).
 - Reduction of the canopy height exposes large areas of the building wall that have little difference in their treatment. Monotonous planes are to be avoided per the Design Guide (page 13).
 - The breaks in the canopy at the corners of the buildings create the ends in the shed roof that clutter the roof line. The Design Guide encourages uncluttered architectural detail (page 15).
 - The overhang is too narrow and needs to be deeper per the Design Guide (page 13).
 - Reduction of the canopy height exposes large areas of the building wall effectively increasing the mass of the building.
 - It appears the 36 lumens of the canopy lights will exceed the LMO allowed light levels.
 - Multiple trees were removed from the landscape island along the main drive at the western property line. Additional trees should be planted in this area to mitigate these removals.
 - The lawn that replaces the building that was removed seem like an afterthought. Staff suggest trees be planted along the theater wall to break it up visually.
 - There appear to be conflicts with proposed parking lot lights including trenching for power connections and existing trees. Tree locations should be added to the lighting plan as well new trench locations for the power supply.
 - Provide a color board with physical samples at the final review.
 - Show how the sidewalk will be repaired.
 - Given there are only a few islands separating parking bays, the landscape islands at the ends of parking bays are more critical. End landscape islands should include two canopy trees in front of Home Goods.
 - It is staff's understanding that all timber curbs will be replaced with concrete curbs.
 - It is staff's understanding that all existing parking lot light fixtures will be replaced.
 - The place holders for tenant façade signs appear to be larger than what is allowed by the LMO. A new sign system will need to be submitted before any tenant signs can be permitted. Consider having a more realistic and LMO compliant placeholder for the signs as part of the final application.
2. Address the canopy so it more closely matches the existing canopy design and dimensions.
3. Make improvements to the movie theater wall once the adjacent building is demolished.
4. Replace the Asiatic Jasmine in the buffer with a more native plant species.

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

ii. Vacation Homes Buffer, DRB-000094-2020

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following condition: 1. The trees in the William Hilton Parkway ROW shall not be removed.

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

The Board discussed the project in depth with the applicant. The Board expressed concern that the landscape plan is significantly different from the plan that was previously approved by the Board. Staff noted that while the balance of the landscape changed it still meets LMO requirements. The Board has the authority to require additional or different plantings. The Board made additional comments and inquiries regarding: the overstory trees need to be increased to 4-inch caliper; the Redbuds should be replaced with Dahoon Hollies; the pressure treated fence is 6' and the detail was provided; the Fakahatchee grass around the sign will create maintenance concerns; replace the Fakahatchee grass with Liriope; agreement with Staff comment that the trees in the William Hilton ROW shall not be removed. Following the discussion, Chairman Strecker asked for a motion on the application.

Mr. McAllister made a motion to approve DRB-000094-2020 with the following conditions:

1. Replace the Redbuds in the buffer with Dahoon Hollies.
2. Increase the size of the Live Oaks and Magnolias in the buffer to 4 inch caliper.
3. Replace the Fakahatchee grass around the sign with Liriope.
4. The trees in the William Hilton ROW shall be retained.

Mr. Witmer seconded. The motion passed with a vote of 7-0-0.

b. Sign

i. Vacation Homes Sign, DRB-000202-2020

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

1. The request a sign location of 2 feet from property line is not approved. Location must be staked out for staff approval prior to installing. The sign location cannot block the sight distance from Burkes Beach or the driveway to the adjacent property. The sign location cannot impede the drainage of the ditch along William Hilton Parkway.
2. Approval from Beaufort Jasper Water and Sewer Authority to locate sign and landscaping in 10' water line easement along William Hilton Parkway.
3. Sign lighting is limited to 20 foot candles on the sign face and 3000 Kelvin in temperature.
4. Wind load calculations stamped and signed by a certified engineer stating the sign can withstand winds of up to 130 miles per hour to be submitted with sign permit.

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

The Board discussed the project in depth with the applicant. The Board made comments and inquiries regarding: general agreement with Staff comments; the location of the address; the William Hilton Parkway sign is too large for the size of the building; the Burkes Beach Road sign is too small considering it will display the address; the design of the sign and the colors are in keeping with the Design Guide; preference to see the William Hilton Parkway sign slightly smaller, however, its circular shape is less concerning that if it were rectangular; planting Liriope around the sign is the correct choice. Following the discussion, Chairman Strecker asked for a motion on the application.

Vice Chairman Gentemann made a motion to approve DRB-000202-2020 with the following conditions:

1. The request a sign location of “2 feet from property line” is not approved. Location must be staked out for staff approval prior to installing. The sign location cannot block the sight distance from Burkes Beach or the driveway to the adjacent property. The sign location cannot impede the drainage of the ditch along William Hilton Parkway.
2. Approval from Beaufort Jasper Water and Sewer Authority to locate sign and landscaping in 10’ water line easement along William Hilton Parkway.
3. Sign lighting is limited to 20 foot candles on the sign face and 3000 Kelvin in temperature.
4. Wind load calculations stamped and signed by a certified engineer stating the sign can withstand winds of up to 130 miles per hour to be submitted with sign permit.

Mr. McAllister seconded. The motion passed with a vote of 6-1-0. Ms. Foss opposed.

8. Appearance by Citizens

Eleanor Lightsey asked for clarification regarding hazardous trees and the Town’s approval process.

9. Board Business

- a. Discussion related to the RD and CR zoning district design standards

Chairman Strecker and Mr. Darnell provided background on the item. The Board discussed their concerns including: building height; building mass; building setback angles; require a landscape break/planting islands between parking, building, and road; these design standards need to be applied beyond the RD and CR zoning districts; review all major corridors to apply these standards; concern for requiring what is beyond the LMO requirements; types of buffers; providing conditions for buffer options; requiring these standards in high density zones; recent projects that have been of concern to the DRB. For the next meeting, the Board agreed to come up with examples of projects to discuss, such as 15 Wimbledon Court and 55 Gardner Drive.

10. Staff Report

- a. Minor Corridor Report – Mr. Darnell reported the Minor Corridor approvals since the previous meeting.

11. Adjournment

The meeting was adjourned at 4:00 p.m.

Submitted by: Teresa Haley, Secretary

Approved: March 10, 2020