



Town of Hilton Head Island
Design Review Board
March 10, 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, John Moleski, Debbie Remke, Brian Witmer

Absent from the Board: David McAllister (excused)

Present from Town Council: Glenn Stanford

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

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 February 25, 2020

Ms. Foss moved to approve the minutes of the February 25, 2020 regular meeting. Vice Chairman Gentemann seconded. The motion passed with a vote of 6-0-0.

6. Unfinished Business – None

7. New Business

a. Alteration/Addition

i. Wild Wing Café Exterior Renovations, DRB-002646-2019

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

1. Provide a clear specification of the lighting under the awning that meets LMO and DRB requirements for staff review and approval.
2. Submit a revised planting plan to staff and one DRB member for review and approval.

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: clarification on the existing and proposed colors and their locations; metal

panels were added without DRB approval and should be removed; awnings on the windows were removed without DRB approval; lighting at the wood awnings need to be 3000K or less and specified; the free standing posts serve no purpose and should be removed; fans that will be added back need to be reviewed; the underside of the soffit at the porches and overhangs should be painted to match the trim color; general agreement with the submitted colors and locations; the fence that runs along Pope Avenue is in disrepair exposing the dumpster; the color of the existing fence at Pope Avenue does not coordinate with the proposed colors; the service yard fence needs to be painted; the service yard columns needs to be painted and match the color of the split face CMU on the building; a bicycle rack is required to be added to the site; the area around the lifeguard chair needs to be cleaned up; steel edging should be added at the sand areas in order to contain the sand; landscaping around the dumpster fence on the Pope Avenue side needs to be added; a landscaped buffer between the pedestrian path and the sand picnic area needs to be provided; the foundation plantings need to be replaced entirely; the Sago Palms should be replaced with Saw Palmettos; approval from the Forest Beach Owners' Association is required.

Chairman Strecker asked for public comments and received the following: concern for the plantings next to the pathway being tall enough to provide a barrier between it and the picnic area; the Forest Beach Owners' Association will be reviewing the project.

Vice Chairman Gentemann made a motion to approve DRB-002646-2019 with the following conditions:

1. Remove the corrugated metal panels.
2. Provide a 5' landscaped buffer between the pedestrian path and the sand picnic area.
3. Remove the 6x6 free standing posts along the perimeter of the handrail.
4. Any and all fans to be added back shall be submitted to Staff for review and approval.
5. Repair and fill in the blank spots of the existing service yard fencing so that the dumpster is not visible.
6. Paint the service yard fence SW 6074 Spalding Gray.
7. Paint the service yard columns to match the split face CMU color on the building.
8. Provide landscaping around the dumpster fence on the Pope Avenue side for Staff review and approval. Plant material shall be Dahoon Holly or Carolina Cherry Laurel with a 6' minimum height and a double staggered row.
9. The soffit undersides at the various porches and overhangs shall be SW 9085 Touch of Sand.
10. A bicycle rack shall be added to the site and submitted for Staff review and approval.
11. The area around the lifeguard chair shall be cleaned, the parking edge shall be saw cut as part of the landscape plan.
12. Provide steel edging at the sand areas to contain the sand and prevent its migration.
13. The colors as submitted are approved and as follows:
 - a. SW 6079 Diverse Beige – parapet, exterior stucco, split face CMU.
 - b. SW 9085 Touch of Sand (option to select one shade darker on the stick) – soffits, window and door trim.
 - c. Dark Bronze – roof, awning, handrail.
 - d. SW 6074 Spalding Gray – building base.
14. Specify the under-light at the wood awnings are 3000K or less.
15. Replace the Sago Palms with Saw Palmettos.
16. The revised landscape plan shall be submitted for review and approval of Staff and one DRB member.
17. The DRB approval is pending final approval from the Forest Beach Owners' Association.

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

ii. The Oaks Villas Repaint, DRB-000413-2020

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 add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board.

Chairman Strecker asked for public comments and none were received.

The Board discussed the project in depth with the applicant. Following the discussion, the Board determined that more information is needed to make a favorable decision on the application.

Vice Chairman Gentemann made a motion to table the application to the next DRB meeting pending the applicant provide the following:

1. Photos of the rear balconies.
2. Photos of the clubhouse and pool area and indication of what elements are proposed to be painted. The pool fence was referenced during the discussion.
3. A physical example of the current balcony color for comparison to the proposed trim color.
4. A brief narrative explaining what will be painted as part of the POA's responsibility and what will be painted in a separate agreement with the owners.
5. A physical sample of the current roof shingle. Staff has the shingle sample provided by the applicant and will make it available for review by the DRB.
6. A physical sample of the proposed trim color. Staff has the sample provided by the applicant and will make it available for review by the DRB.

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

iii. T. Dalton Clothing, DRB-000452-2020

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends denial as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant was not in attendance.

Chairman Strecker asked for public comments and none were received.

The Board indicated that the submittal is insufficient as there is not enough information or an accurate representation of what is being requested. The Board decided to table the project in an effort not to deny it and prevent the applicant from coming back for a year.

Ms. Foss made a motion to table the application due to it being an insufficient submittal. Mr. Witmer seconded. The motion passed with a vote of 6-0-0.

8. Appearance by Citizens – None

9. Board Business

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

The Board discussed the LMO Committee's request for recommendations related to the RD and CR zoning district design standards. Upon the conclusion of the discussion, the Board recommended the following:

- Require foundation planting around the perimeter of the building.
- Eliminate the narrower buffer option for buildings over 35' in height.
- Require an additional buffer width for buildings over 50' in height.
- When a building is 35'-50' in height, require a minimum of 4-inch caliper trees in the buffer.
- When a building is over 50' in height, require a minimum of 6-inch caliper trees in the buffer.
- Require more conservative setback angles.
- Explore building height reduction in RD district and other zoning districts.
- Explore creating different RD districts based on surrounding community characteristics.

As requested by the LMO Committee, the Board identified projects of concern for the LMO Committee's consideration:

- 15 Wimbledon
- 55 Gardner Drive
- Bayshore
- Boathouse storage on Squire Pope Road
- Ocean Oak Resort by Hilton
- Shelter Cove Waterwalk Apartments

Chairman Strecker asked for public comments and received the following: an agreement was made to widen the sidewalk at the Courtyard Marriott in Coligny; reduce the maximum building height in the North and South Forest Beach areas; consider maximum building height be 70' above sea level; take into consideration the Comprehensive Plan rewrite basic principles; allow a maximum of 5 stories including parking; consider restrictions to address gross square footage; reduce density units allowed.

10. Staff Report

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

11. Adjournment

The meeting was adjourned at 3:47 p.m.

Submitted by: Teresa Haley, Secretary

Approved: May 27, 2020