



Town of Hilton Head Island
Design Review Board Special Meeting

Friday, May 29, 2020 at 9:00 a.m.

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

1. Call to Order

Chairman Strecker called the meeting to order at 9:12 a.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

Mr. Darnell noted that DRB-000876-2020 Fern Iams Restaurant was withdrawn from the agenda prior to the meeting. Chairman Strecker asked for a motion to approve the agenda as amended. Mr. Witmer moved to approve the agenda as amended. Vice Chairman Gentemann seconded. By way of roll call, the motion was approved by a vote of 7-0-0.

5. Citizen Comments

Public comments concerning agenda items could be submitted electronically via the Town's Virtual Town Hall portal. Citizens could comment on agenda items by phone during the meeting, by signing up with the Board Secretary. The public comment period closed at Noon yesterday. There were no requests from citizens to participate by phone. All citizens' comments were provided to the Board members for review and made a part of the record.

6. New Business

a. New Development – Final

i. Harris Teeter Fuel Station, DRB-000812-2020

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval provided the applicant addresses the questions regarding the material of the exterior vending covers described 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 from the Board. The Board discussed the application at length with the applicant. Following the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-000812-2020 with the following conditions:

1. The Phoenix Brick Enclosure located in front of the kiosk under the canopy shall match the other two vending enclosures in materials and finishes. Provide a detail of this enclosure for review and approval by Staff and one DRB member.
2. The applicant confirmed that the light poles will match the light poles in the Harris Teeter parking lot.
3. The U-shaped bollards are approved as submitted.
4. The flashing at the top of the dumpster shall match the green color of the roof material.
5. Provide a detail of the HVAC equipment at the top of the kiosk for review and approval by Staff and one DRB member.
6. Provide a detail of the retaining wall for review and approval by Staff and one DRB member.

Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 7-0-0.

ii. Northridge Plaza Site Improvements & Building Façade Upgrades, DRB-000903-2020

(Mr. Witmer recused himself from review of DRB-000903-2020 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 had recommended denial as submitted for the reasons described in the Design Team/DRB Comment Sheet. However, since the agenda package was published, the applicant provided supplemental materials. Based on the supplemental submission, Staff recommends approval with the following conditions:

1. Provide a lighting plan and manufacturers cut sheet that illustrates the canopy light levels meet LMO requirements.
2. Provide a conduit routing plan for the canopy for review and approval by Staff.
3. Revise the planting plan for Staff review and approval to:
 - a. Add canopy trees to western property line
 - b. Change Magnolia Little Gem to straight species Magnolia to be placed along the theater wall
4. Provide trenching plan for Staff review and approval.
5. Provide a hardscape plan for Staff review and approval illustrating where:
 - a. New walks will replace existing walks
 - b. Existing walks are 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 application at length with the applicant. The Board expressed concern that the applicant has not addressed substantial comments provided by the Board in their previous meetings. The Board advised the applicant to go back and address all previous DRB conditions of approval, address the big picture elements conveyed in the Board's comments, and continue improving the details of the project. The Board reiterated some of their comments to address the theater wall; address the privacy wall along the Mathews Drive side and the backside of the plaza; address the canopy so it more closely matches the existing canopy design and provide detail; consider increasing the height from sidewalk to bottom of fascia to 9-10 feet to help reduce the parapet height and make pedestrians feel less compressed; provide more details on the wall section; provide a lighting plan and manufacturers cut sheet; substitute the Caribbean Coral color with a nature blending color like the proposed Beach

House or Sierra Tan; the Nichiha Redwood Cement Paneling appears to be a stick-on element instead it being part of the architecture which would help the look of the parapet.

Following the discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application.

b. New Development – Conceptual

i. Palmetto Bay Lodges, DRB-000901-2020

(Mr. Witmer recused himself from review of DRB-000901-2020 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 denial for the reasons described in the Design Team/DRB Comment Sheet.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant thanked Staff for their detailed review of the project. The applicant indicated that due to the substantial comments from Staff that need to be addressed, the intent is to get the Board's input on the application and withdraw it prior to any action. The Board generally agreed with the Staff comments that need to be addressed. The Board provided comments on various aspects of the project, including: conceptually the architecture is in keeping with the Design Guide; determine if the building needs to be raised per flood requirements as it will impact the architecture; consider using the drive aisle option with less pavement and more area for greenspace; provide parking alternative if waiver not granted; determine the stacking distance required at the gate area; revise the colors to be more nature blending with lower contrast; provide details of dumpster enclosure, bike racks, windows, and HVAC with physical and landscape screenings all the way around; add more overstory trees; landscape buffer between building and pavement; add more plantings around the open lawn area; revise the gate to be more in proportion with the fence; concern the fencing appears like hog-wire fencing; consider saving trees in the buffer or provide sufficient reason for removal; consider a turn-around space for vehicles toward the back of the site.

Following the discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application.

ii. Cordillo Tennis Courts Phase 2, DRB-000991-2020

(Mr. Strecker recused himself from review of DRB-000991-2020 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 following conditions: Staff comments as described in the Design Team/DRB Comment Sheet shall be included in the NOA and adequately addressed by the applicant in the Final application.

Acting Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant had no comments to add to Staff's narrative. The Board agreed with the Staff recommendation and made brief comments on the application. Following the discussion, Acting Chairman Gentemann asked for a motion.

Mr. McAllister made a motion to approve DRB-000991-2020 with the following conditions:

1. The conditions described in the Design Team/DRB Comment Sheet shall be addressed in the Final application.

Ms. Foss seconded. By way of roll call, the motion passed with a vote of 6-0-0.

7. Adjournment

The meeting was adjourned at 12:09 p.m.

Submitted by: Teresa Haley, Secretary

Approved: June 26, 2020