

Town of Hilton Head Island
Minutes of the Design Review Board

Benjamin M. Racusin Council Chambers

December 8, 2015

1:15p.m.

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker, Michael Gentemann, Kyle Theodore, Brian Witmer, and Ron Hoffman.

Board Members Absent: Debbie Remke

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Richard Spruce, Plans Examiner
Teri Lewis, LMO Official
Jill Foster, Deputy Director of Community Development
Chris Darnell, Landscape Associate
Heather Colin, DRZ Administrator

**As a Courtesy to Others Please Turn Off All Cell Phones and Pagers
during the Meeting**

1. Call to Order

Chairman Gartner called to order the regular meeting of the Design Review Board at **1:15pm**.

2. Roll Call

See as noted above.

3. Freedom of Information Act Compliance

The Town has met all Freedom of Information Act requirements for this meeting.

4. Approval of the Agenda

The Board **approved** the agenda as **amended** by general consent.

5. Approval of Minutes

The Board **approved** the minutes of the **November 10, 2015** meeting by general consent.

6. Staff Report

None.

7. Board Business

A. Purple Fountain

Mr. Chris Darnell presented a request on behalf of the Pancreatic Cancer Network. The request is to allow public and private fountains to have colored water for awareness to certain causes such as pancreatic or breast cancer, and celebrations such as St. Patrick's Day and Valentine's Day. He suggested the events should be tied to Town Proclamations and holidays only. Issues for the board to consider are requests that would be made by other groups with similar awareness needs, and requests by private fountain owners for various reasons. He indicated that Facilities Management staff would not support the Town fountains as participating due to possible damage from the dye or cleaning agents. Staff clarified that the board was being asked to determine if fountains within the Corridor could contain colored water if it is in conformance with the Design Guide.

Mr. Richard Boccabella, representing the Pancreatic Cancer Network, spoke in favor of the request and indicated that an MSDS Data Sheet on some dyes indicates no hazardous materials in the dyes.

The Board discussed the possibility of private fountain owners being allowed to do this even if the Town chooses not to participate with public fountains. Most board members indicated they were generally in favor of such a request for special occasions and holidays only, and questioned how to limit the occasions. They also expressed concern that colored water does not meet the Design Guide unless it would be done in a special manner. The Board requested staff to return at the next meeting with more information as to how this could be done procedurally.

8. Old Business

A. Alteration/Addition

- **Dairy Queen Renovation, DRB-002037-2015**

Ms. Ray introduced the project and stated its location: 1018 William Hilton Parkway. The applicant proposes to paint the EFIS frame around the windows in a lighter building color to match the main body color of the building and add a bronze metal strip to cover the existing wood frame.

Ms. Ray presented an in-depth review of the project. The Board had previously approved this project. However, during construction, changes were made that were not consistent to the approved plans. Ms. Ray outlined those changes as described in the packet. Staff recommends approval of the project as submitted.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Kaylynn Kim presented statements regarding the small size of the installed awning, the dark color of the EFIS, and possibly adding a bronze metal strip to cover the existing window frame.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board's discussions centered on the unapproved color of tile that had been installed (too bright of red), and those issues mentioned by the applicant.

A **motion** was made by Mr. Strecker to **approve** application DRB-002037-2015 with the following conditions: 1) window frames and stucco trim to remain as constructed; 2) awnings to be widened to extend 4 to 6 inches past the edge of the stucco trim; 3) red tile under the drive thru window be replaced or covered over with new tile more in keeping with the color scheme originally approved, and new tile product and detail to be reviewed and approved by staff.

Ms. Theodore **seconded** the motion and the **motion passed** with a vote of 6-0-0.

9. Unfinished Business

A. New Development - Final

- **Home 2 Home Suites by Hilton, DRB-002016-2015**

Ms. Ray introduced the project and stated its location: 1 Marina Side Drive. The project consists of construction of a new multi-story hotel. This project was previously discussed at the November 10th, 2015 meeting where no official action was taken.

Ms. Ray presented an in-depth review of the project, including changes to the submission since its last review and as described in the packet. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Tom Morgan and Mark Tate presented statements regarding a few issues including proposed changes to landscaping in islands, the lighting design, and the roof design.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board complimented the applicant on changes to the project since their last presentation. The Board presented comments regarding the proposed location of dormers and gables on the front elevation; design of two types of brackets in relation to each other; consideration of strengthening the ornamental fence for better durability; location and functionality of sidewalks; narrowness of the landscape bed between the driving lane and the smoking area; density and height of landscaping in relation to the scale of the building; brightness of the can lights in the canopy; the commercial look of the pool area lights; and those conditions raised by Ms. Ray.

A **motion** was made by Mr. Hoffman to **approve** application DRB-002016-2015 with the following conditions: 1) any exposed utility equipment be screened or painted dark green; 2) larger landscaping be placed in the front of the building; 3) shade trees under specimen trees be removed and pervious pavers be put around them; 4) lighting be toned down under the entrance

canopy and around the pool to bring it into compliance with LMO guidelines and be resubmitted to the Board for final review/approval; 5) crosswalk is going to be continuous; 6) brackets be consistent, not identical.

Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. New business

A. New Development - Final

- **Shelter Cove Apartments 1, DRB-002149-2015**

(Ms. Theodore recused herself from review of application DRB-002149-2015 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Ray introduced the project and stated its location: 40 Shelter Cove Lane. This project received Conceptual approval on December 9, 2014 with conditions. The project is a 4 story, multi-family building. The Shelter Cove ARB has approved the project.

Ms. Ray presented an in-depth review of the project including changes made since the Board's last review. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet. Ms. Ray pointed out that she received details on the bird watching pavilion since the packet was distributed to the Board, and that it may require Town Council approval if it is on Town-owned land.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Trey Griffin of Wood+Partners and John Lee of Blanchard Calhoun Commercial complimented Ms. Ray on her presentation and had nothing to add.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board complimented the applicant on changes since their last review, and presented comments regarding the proposed landscaping and the need to be mindful of installing trees that do not require heavy pruning due to the power easement; the large amount of gray on the building; the door color; small width of bath house elevations; and those conditions raised by Ms. Ray.

A **motion** was made by Mr. Strecker to **approve** application DRB-002149-2015 with the following conditions: 1) more of the 'Edamame' (SW 7729) color be incorporated into the building siding to the extent possible; 2) final color locations be reviewed and approved by staff, reducing the amount of 'Anew Gray' (SW 7030) used on the building; 3) more trees and landscaping added between the building and Shelter Cove Lane; 4) landscaping be added around the power pole at the intersection with Shelter Cove Lane; 5) almond vinyl windows be changed

to wood or aluminum; 6) vinyl railing be changed to wood or aluminum; 7) all doors be 'Edamame' (SW 7729) in color; 8) cupolas at the toilets and the pool buildings be increased in size such that the narrow dimension is more approximately the same as what is shown on the wider dimension; 9) add 6" caliper live oaks in predominant locations.

Chairman Gartner **seconded** the motion and the motion **passed** with a vote of 5-0-0.

- **Sea Turtle Marketplace, DRB-002201-2015**

(Ms. Theodore recused herself from review of application DRB-002201-2015 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Ray introduced the project and stated its location: 430 William Hilton Parkway. This project received Conceptual approval from the DRB on October 13, 2015 with conditions. The project consists of redevelopment of a shopping center.

Ms. Ray presented an in-depth review of the project, including changes since the Board's last review, and as included in the packet. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Eric Walsnovich of Wood+Partners and James Atkins of Court Atkins Architects presented statements regarding some issues that were changed as requested by the Board; and emphasized they went through an extensive planning process to save as many worthwhile trees as possible.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board presented comments regarding Ms. Ray's recommendations, and certain items they felt necessary to return for further review. They acknowledged that they wish to minimize delay to the scheduling of the project with additional reviews. In addition, they discussed concerns with the lack of enough variation with slopes of the anchor and retail store roofs; the height of some of the store roofs in relation to each other; the small width of the brick element at the center of building F and its lack of prominence in proportion to the adjacent columns. They also requested the need for shielding of HVAC units in service yards. The Board also suggested that the applicant bring all details to the January meeting, including hardscape; lighting; roof line from junior anchor 1 to 2; façade on buildings F & G; additional detail on rear façade of the buildings; and overall colors.

B. Alteration/Addition

- **Improvements at Simmons Fishing Camp, DRB-002184-2015**

(Mr. Witmer recused himself from review of application DRB-002184-2015 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Ray introduced the project and stated its location: 11 Simmons Road. The applicant proposes to repaint and expand the existing building and add a new fireplace and pavilion.

Ms. Ray presented an in-depth review of the project. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Don Baker of Square Feet Island Architects, Judd Carstens of Witmer Jones Keefer, and Brendan Riley, restaurant owner, presented statements regarding challenges with an 11.7 foot MSL; the 50% substantial improvement rule which entails keeping the building unchanged as much as possible; dealing with an existing roof color and proposed building colors; and the wish to keep the massive live oak trees.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board indicated their understanding in regard to the challenges mentioned by the applicants, and complimented the proposed improvements. They presented comments regarding the entry elevation, and the recommendations mentioned by staff. They emphasized that the color of the building will be important, and expressed concerns with the 'Grand Canal' (SW 6488) color as needing to be an accent color only and not as the building color. The Board expressed concern that it does not meet the Design Guide—the color must be more nature blending.

A **motion** was made by Chairman Gartner to **approve** application DRB-002184-2015 with the following conditions: 1) project will be resubmitted to the Board with specifying colors for shutters, service yard, building body, trim color, and column color; 2) submit a lighting plan, if any, for DRB approval; 3) submit a detail for the service yard which should be board and batten; 4) submit details for louvers, windows, doors, fireplace, columns; 5) consider additional natural looking landscape at the end of the fireplace and at service yard; 6) if the parking changes in DPR, that will be resubmitted to DRB for approval.

Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

- **Hilton Head Ward Addition – LDS Church, DRB-002188-2015**

(Mr. Witmer left the meeting at this point.)

Ms. Ray introduced the project and stated its location: 2800 Meeting Street. The applicant proposes a 3906 square foot addition in the same style as the existing building.

Ms. Ray presented an in-depth review of the project. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Mike McCloud of Michael R. McLeod Architects presented statements regarding the color of the storefront doors and windows. He indicated that the church prefers the proposed white color to the storefront doors and windows, as opposed to staff's recommendation of remaining bronze.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board agreed with Staff's recommendations regarding the color of existing and proposed windows and doors and expressed concern to impacts of parking on an existing tree.

A **motion** was made by Mr. Strecker to **approve** application DRB-002188-2015 with the following conditions: 1) the 18" oak tree at the parking area at the west side of building addition be retained and parking revised to accommodate it, and pervious pavers added if necessary for the life of the oak; 2) add trees in parking lot medians and other areas adjacent to parking lot; 3) upsize plant material to larger container size; 4) replace some proposed plant material with native species and more variety in sizes; 5) all revised planting to be reviewed and approved by staff; 6) existing bronze storefront doors and windows should remain bronze; 7) new aluminum storefront and windows should be bronze to match existing; 8) provide cut sheets for any exterior building lighting to be reviewed and approved by staff .

Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

C. New Development - Conceptual

- **Coligny District Redevelopment (Northwest Quadrant), DRB-002170-2015**

(Ms. Theodore recused herself from review of application DRB-002170-2015 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Ms. Ray introduced the project and stated its location: 90 Pope Avenue. The applicant proposes construction of a new public park.

Ms. Ray presented an in-depth review of the project. Staff recommends approval of the project with conditions as outlined in the Design Team/DRB Comment Sheet.

Following staff's presentation, Chairman Gartner requested that the applicant make a presentation. Trey Griffin of Wood+Partners and Gene Bell with Watson Tate Savory did not have anything to add and complimented Ms. Ray's presentation.

Following the applicant's presentation, Chairman Gartner requested comments from the Board. The Board complimented the proposed park design and elements and presented comments regarding the proposed gutters and downspouts in relation to where the water would go; the central monitor is out of scale at the restroom building; pedestrians and bikers must be accounted

for; and suggested oceanside Coligny Beach Park elements could be incorporated into this design.

A **motion** was made by Chairman Gartner to **approve** application DRB-002170-2015 with the following conditions: 1) restudy location of tree wells at restroom building drop-off to provide maintenance vehicle access to park; 2) change playground sails to non-white color; 3) restudy battered columns at restroom building and site elements to utilize Coligny Beach Park details; 4) restudy restroom building roof monitor central element; 5) restudy museum 1 ½/12 roof pitch.

Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 4-0-0.

11. Appearances by Citizens

None.

12. Adjournment

Chairman Gartner adjourned the meeting at 5:50pm.

Submitted by:

Approved by:

Eileen Wilson
Administrative Assistant

1/26/2016

Jake Gartner, Chairman

Note: A digital recording of this meeting is available at Town Hall for more information.