

Town of Hilton Head Island
Design Review Board **Approved**
Minutes of the Tuesday, September 22, 2015 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Jake Gartner, Vice Chairman Dale Strecker,
Ron Hoffman, Debbie Remke, Kyle Theodore, and Brian Witmer

Board Members Absent: Michael Gentemann

Town Council Present: Mayor Pro Tem Bill Harkins and John McCann

Town Staff Present: Jennifer Ray, Urban Designer
Teri Lewis, LMO Official
Heather Colin, Development Review Administrator
Richard Spruce, Plans Examiner
Charles Cousins, Director, Community Development
Shawn Colin, Deputy Director, Community Development
Anne Cyran, Senior Planner
Don Kirkman, Director, Economic Development
Kathleen Carlin, Administrative Assistant

1. Call to Order

2. Roll Call

3. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

4. Approval of Agenda

Ms. Ray reported that application DRB-001678-2015, Outdoor Dining Patio (SCTC-Wren), has been withdrawn at the applicant's request. The agenda was **approved** as amended by general consent.

5. Approval of Minutes

The minutes of the September 8, 2015 meeting were **approved** as amended by general consent.

6. Staff Report

Ms. Ray reported that staff has modified the draft DRB Minutes to focus more on the applicants' presentations and the Board's comments, recommendations and directives. The Board stated that they like the new format for the draft minutes.

Ms. Ray reported that Town Council has approved first reading of the Ordinance to adopt the updated Design Guide. The second reading by Town Council is scheduled on October 6, 2015.

7. Board Business

None

8. Old Business

A. Gullah Geechee Catering LLC – DRB-001583-2015 *Request to rescind previous DRB motion*
Ms. Ray stated that this project is located at 15 Marshland Road and was reviewed by the Board on September 8, 2015. The Board approved the application with the following conditions: (1) the orange color on the lattice, the fence, and the building is to be muted to bring it into compliance with the Design Guide; (2) the roof on the enclosed structure and the covered porch shall be the same color to be consistent with the Design Guide; (3) basic landscaping shall be placed consistent with the LMO along the fence and the picnic area as recommended by the staff.

Ms. Ray stated that the applicant is here today to request that the Board rescind their motion based on additional information that he would like to present today. The Board's Rules of Procedure allow the Board to rescind a previously approved motion. A member would have to make a motion to rescind and that motion would have to be seconded. Approval of the motion requires a two-thirds vote. If the Board approves rescinding the motion, the Board will then need to take action on the submittal that was reviewed at the September 8, 2015 meeting with a new vote, a second, and a majority vote.

Ms. Ray stated that following the September 8th meeting the staff met with Mr. Scott on site to discuss color options. Following this discussion, the applicant stated that he had additional information that he would like to present to the Board today. This resulted in the applicant's request to rescind the previous motion for this project. If the Board does not approve the applicant's request to rescind their previous motion, and the applicant wishes to pursue the matter further, the next step in the process would be an appeal to the Circuit Court. Following these statements, Chairman Gartner requested that the applicant make his presentation.

Mr. Taiwan Scott requested that the Board rescind their previous motion on this project regarding the Board's condition to mute the orange color. Mr. Scott stated that he does not agree with this condition. Mr. Scott stated that the orange color is actually a cedar toned stain and that the use of orange is already established on several projects throughout the island. Mr. Scott presented an actual sample of the cedar toned stained lattice for the Board's review.

Mr. Scott also presented an overhead review of several photos of projects located throughout the island that contain an element of orange. Mr. Scott stated that he believes the cedar tone stain is already muted when compared to the previously approved orange used on projects elsewhere on the island.

Mr. Scott also presented comments with regard to the town's R/UDAT Study's Vision Statement. Mr. Scott encouraged the DRB to support the Native Islander's culture when reviewing these types of projects. Native Islander colors are often more vibrant than the nature blending color palette that dominates the island. Mr. Scott stated that he has complied with the Board's condition regarding a uniform color for the roofs. Following his presentation, Mr. Scott requested that the Board allow public comments.

Before inviting public comments on this project, Chairman Gartner stated that the Design Review Board is tasked with reviewing design criteria based on the town's Design Review Guidelines. Public comments should relate to design criteria only. Chairman Gartner then requested public comments and the following were received:

(1) Mr. Don Brashears presented statements in support of the project including the cedar tone stained color; (2) Ms. Dot Law, Chairman of the Marshland POA, presented statements in support of the project including the cedar tone stained color. Ms. Law encouraged the Board to consider the Native Island culture when reviewing Native Islander projects; (3) Mr. Joe Buckingham presented statements in support of the project including the cedar tone stained color; (4) Mr. David Arnal presented statements in support of the project including the cedar tone stained color. Following public comments, Chairman Gartner requested discussion by the Board. The Board discussed their previous motion and the new information presented to them today.

A majority of the Board members stated that while they support the applicant's business idea, the Design Review Board is tasked with interpreting and complying with the town's Design Guidelines. The cedar tone stain does not appear in the Design Guide and presents as orange when viewed on site in the sun. The Board stated that the color should be muted to comply with the Design Guide. Mr. Scott stated his objection to the Board's comments since he believes the color orange is already well established on previously approved projects.

The Board stated that the problem is the dominant amount of orange on this project. The amount of orange makes it the dominant color and incompliant with the Design Guide. The color orange shown in the photographs is used as an accessory color rather than a dominant color.

One Board member stated that, based on the new information presented today by the applicant, she believes that a precedent has already been set for the use of orange. The majority of Board members stated that the orange color does not comply with the Design Guide.

The Board stated that while they appreciate the Native Islander community and culture, they are nonetheless tasked with judging properties according to the Design Guide. The Board has one set of guidelines that apply to the entire island. Perhaps the idea of a Native Islander Corridor should be explored at some point but this is not under the DRB's jurisdiction. The Board stated that the uniform roof color is a big improvement. Additional landscaping is needed to be compliant with the LMO. At the completion of final comments by the Board, Chairman Gartner asked if there was a motion to rescind the previous motion regarding application DRB-001583-2015. No motion to rescind the previous motion was received from the Board. Based on the lack of a motion, Chairman Gartner stated that the Board's original motion stands. The Board stated that the color needs to be toned down and basic landscaping is required per the LMO. The applicant is to work with the staff on these two conditions.

9. Unfinished Business

A. Alteration/Addition

Engel + Volkers – DRB-001501-2015

Ms. Ray stated that this project is located at 800 Main Street. The Board first reviewed this application on August 25, 2015 but no action was taken. At the time the Board's comments focused on modifications to the ramps and handrails, the addition of the white awnings, and the addition of the storefront on the rear of the building. Changes were made to the site plan based on the Board's comments as well as code requirements.

Ms. Ray presented an in-depth overhead review of the revised plans. The staff recommends approval with the condition that consideration be given on how to make the lift better match the architecture of the building. A landscape plan is also required with extensive landscaping to screen the end of the building. Following staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Michael Kronimus, KRA architecture + design, presented statement in support of the application. The applicant stated that they are looking for a very simple white lift and it does not have to be the glass enclosure presented today. The applicant stated that the display of real estate listings is still an issue. Ms. Ray stated that the listings have to meet the requirements for window signs and this issue falls under Code Enforcement rather than the DRB. The applicant stated that they will submit the required landscaping plan. The applicant stated that they would like to paint all of the doors black. The awnings are all black.

The Board discussed the application and stated that the applicant did a good job addressing their issues. The Board stated that they like the black awnings and the black doors. The Board recommended that the handrails be painted white. The Board discussed the glass lift and stated concern that the glass does not really fit in with the architecture of the building. Several Board

members recommended that the material be changed to the same stucco material as the building so that the elevator shaft blends in better. The Board stated that landscaping should be required along the ramp with some taller plant material around the elevator shaft for screening purposes. The plant material should be a minimum of 6-ft. tall at installation. The Board stated that they look forward to receiving the landscape plan. At the completion of the Board's discussion, Chairman Gartner requested that a motion be made.

Ms. Theodore made a **motion to approve** application DRB-001501-2015 with the following conditions: (1) a landscape plan shall be provided at a later date for the Board's review and approval; (2) the handrail shall be painted white. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. New Development – Final

1. Golf Academy - DRB-001268-2015

Ms. Ray stated that this project is located at 128 Beach City Road and was reviewed by the DRB on July 14, 2015 but no action was taken. At the time the Board stated that they like the project overall. In order to approve the project, however, a complete package with adequate details to describe the project still needed to be submitted to the Board for review and approval. The staff complimented the direction of the project.

Ms. Ray presented an in-depth overhead review of the revised submission including the updated landscape plan. The staff recommends changes to the landscape plan including using natural sod in lieu of artificial turf, adding shade trees, adding plants around the dumpster, and relocating some of the palm trees in the courtyard. Staff noted that no architectural details were provided for the Board's review and approval which is expected at Final approval. Following staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Keith Bach, JPGA representative, presented statements in support of the application. The applicant stated that artificial turf is preferred due to the heavy anticipated use at the designated locations.

The Board complimented the applicant on the direction of the project. The Board discussed the project and stated the need to break up the monotony of the back elevation of the Fitness Center. The Board stated that the rear façade should have additional trim and perhaps more shutters or banding to provide additional detail on the backside underneath the dormers. The addition of louvers or shutters in the closed position should be considered.

The Board stated that they prefer a bronze finish for the lighting. The Board agreed with staff's recommendations for additional landscaping.

Most members of the Board stated that they did not have an issue with the artificial turf based on the project's unique location. A couple of Board members described the environmental benefits of using the artificial turf. Some Board members stated that they are not so sure about using the artificial turf on the area facing Beach City Road.

The Board discussed the roof plan and the elevations. The three buildings tie together nicely. The roofs have a 1-1/2 and 12 roof pitch. The board stated that they would like to see additional details regarding the roof.

The size of the viburnum plants should be increased to 7-gallon. Several Board members recommended the use of tabby for the concrete sidewalks instead of the broom finish because it ties in better with a lowcountry feeling.

The Board stated that they like the colors including the Cobblestone gray roof color. The trim color may still be too white; consider "Devine White" versus "Dover White." The Board

recommended the addition of overstory trees for shade and larger viburnum at the dumpster location.

The Board stated concern that they are lacking some wall details and cut sheets. The applicant stated that these items will be provided to the Board at a later date. Following final discussion by the Board, Chairman Gartner requested that a motion be made.

Vice Chairman Strecker made a **motion to approve** application DRB-001268-2015 with the following conditions: (1) The 3:12 roof at the corners shall be resolved; (2) additional detailing shall be added at the rear façade of the fitness center, suggest shutters in the closed position; (3) more shade trees shall be incorporated, particularly in the parking area and within the buffers; (4) additional landscaping shall be added to the Finch Street side of the dumpster enclosure; (5) the building light fixtures shall be bronze; (6) the size of the viburnum shall be increased to 7-gallon at installation; (7) suggest tabby concrete to be used in lieu of broom finish concrete, (8) building details shall be brought back to the Board for review and approval. Ms. Remke **seconded** the motion and the motion **passed** with a vote of 6-0-0.

11. New Business

A. New Development – Final

1. Sea Pines Trolley Stops - DRB-001732-2015

Ms. Ray stated that this project is located in Sea Pines and received Conceptual on September 8, 2015. The applicant is seeking approval of the shelter frame today so that they can place the order. When the Board reviewed this project on September 8th, their comments focused on the addition and location of the solar panels as well as the landscaping. The frame and structure of the bench remain the same. Signage and lighting is not included in this submission. The Sea Pines ARB has given final approval for the frame. The staff recommends approval of the frame as submitted. Following staff's presentation, Chairman Gartner requested that the applicant make his presentation.

Mr. Mack Fraser presented statements on behalf of the project. All Board members complimented the project. Following final comments by the Board, Chairman Gartner requested that a motion be made.

Mr. Witmer made a **motion to approve** DRB-001732-2015 as submitted. Vice Chairman Strecker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

12. Appearance by Citizens

None

13. Adjournment

The meeting was adjourned at 3:15p.m.

Submitted By:

Approved By:

October 13, 2015

Kathleen Carlin
Secretary

Jake Gartner
Chairman