

Town of Hilton Head Island
Minutes of the Design Review Board
Hilton Head Island Library, Small Meeting Room
November 8, 2016 at 1:15p.m.

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

Board Members Absent: Kyle Theodore (excused), Michael Gentemann (excused)

Town Council Present: None

Town Staff Present: Jennifer Ray, Planning & Special Projects Manager; Chris Darnell, Urban Designer; Teresa Haley, Secretary

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

1. Call to Order

Vice Chairman Strecker called to order the regular meeting of the Design Review Board at **1:22pm.**

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 by general consent.

5. Approval of Minutes

The Board reviewed the minutes of the **September 27, 2016** meeting and **approved** the minutes by general consent.

6. Staff Report

Ms. Ray announced that Mr. Chris Darnell is the new Urban Designer and Board Coordinator of the Design Review Board. The Board welcomed Mr. Darnell.

7. Board Business – None

8. New Business

(Chairman Gartner arrived at this time.)

A. New Development – Final

- Heritage Plaza Hotel, Building D & Overall Site Improvements, DRB-001838-2016

Ms. Ray introduced the project and stated its location: 81 Pope Avenue. This submittal is for final review of the proposed 2,400 sq. ft. commercial Building D fronting Pope Avenue, the proposed Marriott Courtyard hotel, and surrounding site improvements. Ms. Ray stated that this project received DRB conceptual approval in August 2016. The Forest Beach Owners' Association ARB reviewed and approved this project. The applicant provided a color board to staff and the DRB. Ms. Ray presented an in-depth description of the project as provided in the Board's packet. Staff recommends approval with the following conditions: 1) specify darker EIFS colors to coordinate more closely with the selected brick. During conceptual review, the Board suggested darker colors for the EIFS to be more nature blending and better coordinate with the selected brick. The proposed colors are unchanged from conceptual review submittal. 2) Specify a mortar color that contrasts less with the selected brick. During conceptual review, the Board asked that the brick mortar color be reevaluated. The proposed mortar color is unchanged from the conceptual review submittal.

Chairman Gartner asked the applicant if he would like to add anything to Ms. Ray's presentation. The architect for the hotel presented statements regarding the project changes since conceptual submittal and also answered questions by the Board.

Chairman Gartner requested comments from the Board. The Board complimented many features of the project including the landscape plan, site improvements, and building D. The Board inquired as to various aspects of the project, particularly the color board. Regarding the EIFS colors, the Board restated their concern from conceptual submittal that the colors need to be darker and more nature blending as in keeping with the Design Guide. The Board agreed that the colors are too light and will appear white in the sunlight. The Board expressed concern for the rear elevation facing Coligny Villas. Further detail is needed in the rear elevation to break up the mass of the building and a more sloped roof than submitted is called for in the Design Guide. The Board also expressed concern for having insufficient details for final approval of the hotel. The Board inquired as to the timeline of this project and its relation to the timeline for the project below, Heritage Plaza Renovation. The Board indicated that details, materials, colors, and cut sheets for the following items are needed for final DRB review: wall sections; roof elements, overhangs and bracketed supports; rooftop bar; cabanas; swimming pool tile colors; lighting; porte-cochere; substrate materials; and height measurement of the brick columns.

Chairman Gartner made a motion to **approve** DRB-001838-2016 with the following conditions: 1) the site plan, landscape plan, and building D are approved as submitted; 2) the hotel is to come back for DRB review and approval. Vice Chairman Strecker **seconded** the motion. The motion **passed** with a vote of 5-0-0.

B. Alteration/Addition

- Heritage Plaza Renovation, Buildings A, B & C Alternations, DRB-001839-2016

Ms. Ray introduced the project and stated its location: 81 Pope Avenue. This submittal is for review of the exterior improvements to buildings A, B, and C. The Forest Beach Owners' Association reviewed and approved this project. Ms. Ray presented an in-depth description of the project as provided in the Board's packet. Staff recommends approval with the

following condition: 1) provide a detail/specifications of the pots for the vines and specify the pots will be irrigated.

Chairman Gartner asked the applicant if he would like to add anything to Ms. Ray's presentation. The architect on the project thanked Ms. Ray for her presentation of the project. He addressed the Board concerns including working in conjunction with the above project, Heritage Plaza Hotel, Building D, to make sure the colors of the buildings and the hotel match.

Chairman Gartner requested comments from the Board. The Board complimented the project. The Board made inquiries regarding the existing gable ends being replaced with the board and batten; the timing of the two projects; the awnings; the trellis structure at the service yard fence. The Board expressed concern for the height of the outdoor coolers exceeding the height of the new fence and trellis structure.

Mr. Hoffman made a motion to **approve** DRB-001839-2016 with the following conditions: 1) the EIFS colors and the mortar color on buildings A, B, C, & D shall match the EIFS colors and the mortar color that is ultimately approved on the hotel building; 2) provide a detail/specifications of the pots for the vines and specify the pots will be irrigated for Staff review and approval. Mr. Witmer **seconded** the motion. The motion **passed** with a vote of 5-0-0.

9. Appearances by Citizens – None

10. Adjournment

Chairman Gartner adjourned the meeting at 2:36p.m.

Submitted by:

Approved by: December 13, 2016

Teresa Haley, Secretary

Jake Gartner, Chairman