

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
January 9, 2018 at 12:00 p.m.
Benjamin M. Racusin Council Chambers

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

Board Members Absent: None

Town Council Present: David Ames

Town Staff Present: Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Gartner called to order the regular meeting of the Design Review Board at 12:00 p.m.

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 – December 12, 2017

The Board approved the minutes of the December 12, 2017 meeting by general consent.

6. Board Business – None

7. Old Business

A. Alteration/Addition

- Broad Creek Marina, DRB-002869-2017 (withdrawn May 23, 2017)

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends denial of the application as submitted.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Gartner requested comments from the Board. The Board expressed appreciation for addressing some of their previous concerns. The Board discussed and made inquiries regarding: The drawing is inaccurate and out of scale. The height will be the top of the blue/gray trim. The proposal includes four boats high. No windows are included on the structure due to window and wind load sizing requirements. There was discussion on leaving the wall panels as proposed or removing them to see just the boat rack. Some Board members preferred removing all of the

panels. There were concerns for adding siding to try to make the boat rack look like something that it's not. If the panels are to remain then they need to be shorter in height and function as intended. One member expressed this project would be categorized under Architecture in the Design Guide. The panels as proposed do not meet the criteria for a structure nor achieve the intent of the Design Guide. All sides of a structure need to be considered. Landscaping can be used to augment the structure, but the structure has to stand on its own. There was discussion on replacing the Loropetalums and increasing the size of the landscaping. The Board was still concerned for the height of the structure at 45 feet plus a boat on top adding 10 feet more. The visibility of the structure from all sides was discussed with the most concern for the pedestrian and vehicular traffic coming from Simmons Road. The Board cannot support the structure at its current height. The Board discussed the size of the boat racks at Skull Creek, which has three boat racks totaling 28 feet tall. The current proposal is for three racks approximately 45 feet tall plus a boat on top totaling approximately 55 feet and would accommodate 80 boats. The Board made inquiries regarding moving the footprint of the building away from the pedestrian side of Simmons Road and downsizing the structure to accommodate less boats. The applicant indicated the footprint cannot be moved. Downsizing the project would not work financially, and that more tenants/boats are needed to help offset project costs. The Board appreciated the financial considerations to make the project work. One member suggested to decrease the height on the Simmons Road side to better scale the pedestrian view. Most of the Board was in agreement with this suggestion. The applicant agreed to 70 boats. One member expressed decreasing the height helps, but the structure remains massive at 127 feet long and more needs to be done architecturally to meet the Design Guide.

Mr. Witmer made a motion to approve DRB-002869-2017 with the following conditions:

- 1) Remove the panels from the southern end of the boat racks;
- 2) Reduce the height of the boat rack closest to Simmons Road to thirty (30) feet.
- 3) Replace the Loropetalums with Sabal Palms.

Ms. Remke seconded. The motion passed with a vote of 6-1-0.

B. *New Development – Final*

- Port Royal Investments, DRB-002873-2017 (Conceptual Approval Nov. 28, 2017)

(Ms. Theodore recused herself from review of application DRB-002873-2017 due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with the following condition:

- 1) Revise the Landscape Plan buffer note on the existing vegetation to narrow the scope and protect the understory and submit for Staff approval.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board. Samples of the colors were provided to the Board. The applicant indicated Option 1 biofertile feature should have been removed from the original submittal.

Chairman Gartner requested comments from the Board. The Board complimented project. The Board indicated the color temperate must be specified at 3000K or less. The service yard gate detail indicates the chain link will be on the inside of the fence and boards will be on the outside. The Board complimented the solar panels on the elevation and asked whether a photo or panel will be submitted. The solar panel comes in an all black panel or aluminum, and the applicant is leaning toward the aluminum panels. There was discussion on the impressions in the concrete sidewalks. Three patterns were submitted and one will be selected.

Vice Chairman Strecker made a motion to approve DRB-002873-2017 with the following conditions:

- 1) Revise the landscape plan buffer note on the existing vegetation to narrow the scope and protect the understory, and submit to Staff for review and approval;
- 2) Detail and information on the solar panels shall be submitted to Staff for review and approval.

Mr. Gentemann seconded. The motion passed with a vote of 6-0-0.

- Mullet's, DRB-002785-2017 (Conceptual Approval Nov. 28, 2017)

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with the following conditions:

- 1) Specify the height dimension on the porta potty screen detail.
- 2) Eliminate uplighting at base of large existing Live Oak.
- 3) Specify on the drawings that all light sources shall be 3000K or less.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding Staff comments and answered questions presented by the Board.

Chairman Gartner requested comments from the Board. The Board complimented the project. The Board conveyed preference for the porta potty in the conceptual submittal. The current proposal is sufficient so long as the screen wall is specified at least six inches above the porta potty. The amount of pavement in front of the porta potty is compliant with ADA requirements. Regarding landscaping, the Ligustrum need to be replaced with a more native species. The Board discussed protecting the specimen trees from vehicular traffic by putting up posts and rope.

Ms. Theodore made a motion to approve DRB-002785-2017 with the following conditions:

- 1) Specify the porta potty screen wall height and submit to Staff for review and approval;
- 2) Eliminate the Oak uplights;
- 3) Replace Ligustrum with a more native material and submit to Staff for review and approval;
- 4) Add a post and rope segment on the South property line to protect the existing Live Oaks.

Mr. Witmer seconded. The motion passed with a vote of 7-0-0.

8. Unfinished Business – None

9. New Business

A. Alteration/Addition

- Lucky Rooster, DRB-002881-2017

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval with conditions:

- 1) Provide a Lighting Plan for Staff review and approval.
- 2) Provide a Planting Plan for Staff review and approval.

Chairman Gartner asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Gartner requested comments from the Board. The Board asked for clarification on the colors and their locations. The red and gray will match the existing building. The Board asked how this proposal works with the existing tree hanging into the terrace. The applicant indicated this would be cut at a certain point to address this. The Board had safety concerns about the arrangement of the furniture at the sidewalk that may cause people to walk into the parking area. The Board asked whether the plantings will be irrigated and the applicant indicated they would be watered. The Board asked for a sample of the gutter and downspout, it will be the same gray tone. There were concerns about the location of the building signage as it will have to be moved. The sign relocation will go through a separate approval process. There were questions about the underside of the structure – exposed steel and painted façade on the ceiling and lights underneath the beams. The bottom of the beams will be 10'4" at its lowest point. The Board agreed with the Staff comments for lighting and planting plans.

Mr. Gentemann made a motion to approve DRB-002881-2017 with the following conditions:

- 1) The gutter water collection to match the gray trim color;
- 2) Submit Lighting Plan and Planting Plan to Staff for review and approval.

Ms. Theodore seconded. The motion passed with a vote of 7-0-0.

- Pool Bar Jim's, DRB-002882-2017

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends denial of the application as submitted. Mr. Darnell noted that Staff comments were provided to the applicant in adequate time prior to the meeting in order for the applicant to have time to respond, and no response was received.

Chairman Gartner asked if the applicant was present. The applicant was not in attendance.

Chairman Gartner requested comments from the Board. There were questions and concerns related to: whether this is a portable structure, the elevations and drawings, the roof plan, roof material, how drainage would be handled, casters, lighting plan, etc. There is conflicting information on the elevations and drawings, and neither coordinate with the existing structure. The general consensus among the Board was that there is sufficient reason to deny this project as a major change would be expected upon resubmittal.

Chairman Gartner made a motion to *deny* DRB-002882-2017 as submitted, based on the following:

- 1) The project's lack of reference to the existing buildings;
- 2) Construction, materials, and finishes are unclear;
- 3) The lighting plan and vegetation plan are insufficient.

Mr. Hoffman seconded. The motion passed with a vote of 7-0-0.

Staff noted the recording of this meeting is public information and can be made available to the applicant.

B. *Sign*

- Bank of America, DRB-002887-2017

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends denial of the application as submitted. Per the Fire Department, the business address is required to be on the sign. Staff needs clarification on push through letters.

Chairman Gartner asked if the applicant was present. The applicant was not in attendance.

Chairman Gartner requested comments from the Board. The Board had concerns for the appearance of the proposed vinyl sign panel and that it may appear shiny or plastic-like. A vinyl material is out of character for the surrounding area. There were concerns with the proposed blue and red colors as they need to be more nature blending shades. There were questions about the background texture of the sign and the white outline appearing around the lettering. The Board expressed the desire to not increase the sign size. The Board expressed not being able to support an approval with so many unanswered questions and discussed options for proceeding.

Ms. Theodore made a motion to *deny* DRB-002887-2017 as submitted, based on the following concerns:

- 1) The use of a vinyl sign panel versus materials used within the area, such as a sandblasted wood;
- 2) The vivid red and blue used for sign;
- 3) Lack of information incorporating the street address;
- 4) Lack of understanding of raised push through copy;
- 5) Clarification of proposed sign lighting or lighting to remain.

Vice Chairman Strecker seconded. The motion passed with a vote of 7-0-0.

For the record, materials and samples were not provided and the applicant was not present to answer questions and concerns of the Board. Staff noted the recording of this meeting is public information and can be made available to the applicant.

10. Staff Report

Mr. Darnell reported on the Minor Corridor approvals since the last Board meeting.

11. Appearance by Citizens

Eleanor Lightsey expressed her appreciation for the Board’s hard work. She suggested public comment be taken on each project rather than solely under “Appearance by Citizens”. She inquired about DHEC approvals, and the Cordillo Courts and Pool Bar Jim’s projects.

12. Adjournment

The meeting was adjourned at 2:19 p.m.

Submitted by: Teresa Haley, Secretary

Approved: February 13, 2018

Jake Gartner, Chairman