

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
December 11, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Acting Chairman Michael Gentemann, Cathy Foss, Debbie Remke, Brian Witmer, Ron Hoffman

Board Members Excused: Chairman Dale Strecker, Kyle Theodore

Town Council Present: None

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

1. Call to Order

Acting Chairman Gentemann called the meeting to order at 1:15 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 – Meeting of November 13, 2018

The Board approved the minutes of the November 13, 2018 regular meeting by general consent.

6. New Business

A. Alteration/Addition

- Omni Bar, DRB-002714-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as described in the Board's packet. Mr. Darnell further noted that Staff revised condition number one of the recommendation. Staff recommends approval with the following conditions:

1. Replant a total of 4" caliper of Live Oaks to meet a prior mitigation requirement.
2. Retain the 4" mitigation oak between the proposed bar and the restrooms in its current location.

Acting Chairman Gentemann asked the applicant to come forward. The applicant thanked Mr. Darnell for his presentation.

Acting Chairman Gentemann asked the Board for comments. The Board complimented the project and agreed with the Staff comments as revised.

Mr. Witmer made a motion to approve DRB-002714-2018 with the following conditions:

1. Replant a total of 4” caliper of Live Oaks that were required under a previous mitigation.
2. Retain the 4” mitigation oak between the proposed bar and the restrooms in its current location.

Ms. Foss seconded. The motion passed with a vote of 5-0-0.

- Fishcamp Addition, DRB-002731-2018

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.

Acting Chairman Gentemann asked if the applicant would like to add to Staff’s narrative. The applicant thanked Mr. Darnell for his presentation. The applicant indicated that based on Staff’s recommendation of denial, the flat roof was changed to a shed roof with a larger footprint. The applicant asked the Board to consider the new proposal today.

Acting Chairman Gentemann expressed the Board generally does not accept a same-day proposal, unless the Board requests it. However, there is only one DRB meeting in December and the Board is sympathetic to the applicant wanting to move forward with the project. Acting Chairman Gentemann asked if any Board member would like to make a motion to consider the new proposal.

Mr. Hoffman moved to review the new proposal related to the roof. Mr. Witmer seconded. The motion passed with a vote of 4-0-1. Acting Chairman Gentemann abstained.

The applicant then described the new proposal related to the roof. Acting Chairman Gentemann indicated the Board does not have enough information to vote in favor of this today, however, he will allow the Board to offer comments.

The Board made comments and inquiries regarding: preference for a sloped roof; the new proposal includes expanding the patio; concern for the low roof obstructing the view for patrons inside the restaurant; the possibility of shortening the patio so the roof could be higher; details on the underside of the roof, lighting, ceiling fans, etc.; due diligence regarding certain constraints such as the OCRM and wetland buffer lines; and using the same material on the building to match.

Acting Chairman Gentemann then suggested to mirror the roof truss as shown on the rear elevation and install a roof cricket. The architecture is already established and it would keep the view for the patrons from the inside. The Board asked the applicant to submit the appropriate elevations and details for their review on this project.

The application was withdrawn at the applicant’s request.

- Java Burrito, DRB-002732-2018 (existing exterior addition)

(Mr. Witmer recused himself from review of project DRB-002732-2018 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of 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 denial of the application as submitted. Mr. Darnell went through the reasons for denial as described on the Staff comment sheet.

The fence was previously approved in a Minor DPR as a 7' fence around the utility yard. At the time it was approved, landscaping was not enforced. The applicant installed the fence as approved. Today, the DRB is being asked to review the roof structure. Town Staff will review the structure to make sure it meets the appropriate Building Code requirements.

Acting Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the application and answered questions presented by the Board. The applicant indicated adding landscaping in the appropriate areas, addressing pervious and impervious coverage requirements, and documenting the Code requirements.

Acting Chairman Gentemann asked the Board for comments. The Board generally agreed with adding landscaping to help soften the large structure and pervious pavers as required. The Board emphasized the proper Code documentation will need to be provided. In general, the Board members present agreed the structure is acceptable because it's the proper color and materials, and appears to be well constructed. Building Code requirements will be reviewed at the Staff level. Landscaping items can be reviewed at the Staff level. Staff suggested that if the Board decides to approve the application, then to approve it with conditions for Staff review as appropriate in order to keep the project moving forward.

Mr. Hoffman made a motion to approve DRB-002732-2018 with the following conditions:

1. Significant landscaping shall be added along the road way (Dunnagans Alley) side and the side with the HVAC unit and shall be reviewed and approved by Town Staff.
2. Pervious materials shall be added to the side with the HVAC unit. The amount of pervious materials shall be equal to or greater than the amount lost due to the roof structure.
3. The existing structure shall meet the applicable LMO, building, and wind code requirements and be reviewed by Town Staff.

Ms. Remke seconded. The motion passed with a vote of 4-0-0.

7. Appearance by Citizens – None

8. Staff Report

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

9. Adjournment

The meeting was adjourned at 2:29 p.m.

Submitted by: Teresa Haley, Secretary

Approved: January 8, 2019

Michael Gentemann, Acting Chairman