

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
July 24, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, Debbie Remke, Ron Hoffman, Kyle Theodore

Board Members Excused: Brian Witmer

Town Council Present: Kim Likins

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

1. Call to Order

Chairman Strecker called to order the regular meeting of the Design Review Board at 1:17 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. Swearing in Ceremony for Debbie Remke and Michael Gentemann

Kim Likins, Mayor Pro Tempore, performed the swearing in ceremony for reappointed Board members Debbie Remke and Michael Gentemann.

5. Approval of the Agenda

The Board approved the agenda by general consent.

6. Approval of Minutes – July 10, 2018

The Board approved the minutes of the July 10, 2018 meeting by general consent.

7. Board Business

Chairman Strecker presented statements and concerns regarding meeting attendance and the related Rules of Procedure. Chairman Strecker asked that when a member is unable to attend a meeting, the member provide notice to the Board Secretary no later than Noon the day prior or earlier when possible. Chairman Strecker suggested the Board consider modifying the applicable Rules of Procedure to address this. Chairman Strecker requested Staff send the Rules of Procedure to the Board for review and consideration at a future meeting.

8. New Business

A. Alteration/Addition

- Jamaica Joes, DRB-001651-2018

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 approval with the following conditions:

1. Replace the proposed black on the hog board and columns with a darker version of the building color and submit for approval by staff.
2. Shift the Sabal palm to the pool end of the cooler and add a Sabal palm to the back right corner of the addition to screen the cooler from swimmers.
3. Increase the width of the planting area to 6' and anchor timber curb stops to protect the planting.

Chairman Strecker 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 Strecker requested comments from the Board. The Board generally agreed with Staff's recommendations. The Board discussed and made inquiries regarding: screening the propane tanks on site; applying hog pen fencing versus a solid wall; considerations and concerns to use shake shingles to match the existing building; using two different shingles with the intent to match the height of each horizontal board to align with the existing; the foundation for the walk-in cooler will be designed appropriately and fall within the confines of the cooler; the stairs will remain; the railing will be replaced; the access panel will be replaced to blend in with the vertical element; consideration for adding more visual texture to the horizontal boards and keeping in step with the Design Guide; there needs to be a two inch clearance between all walls and the cooler; the applicant indicated the cooler comes in galvanized and the idea is to paint the sides of the cooler and the hog pen fencing black in color to allow the structure to recede; the Board preferred a dark gray or weathered gray to replace the black color in order to be more in keeping with the Design Guide; the shadow play created by the two inch spacing between the horizontal boards will provide additional visual texture; leaving the existing Sabal palm to provide screening for the Sea Cloisters side; widening the planting area to six feet; and adding vertical plantings to provide additional screening.

The Board complimented the applicant for their efforts to break up the vertical mass and blend in this addition with the existing building.

Ms. Theodore made a motion to approve DRB-001651-2018 with the following conditions:

1. The black color as applied to the hog pen fence shall be replaced with a weathered gray or gray color.
2. The Sabal palms shall be shifted and added as described by Staff, and approved by Staff.
3. The planting bed shall be increased to six feet and the curb stops shall be anchored for protection.
4. A medium to large size Evergreen shrub shall be added to the plant bed for screening purposes and approved by Staff.
5. The propane tanks shall be screened and the detailing of the screen shall be approved by Staff.
6. The quantity of the Sabal palms shall be three.

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

9. Appearance by Citizens – None

10. Staff Report

A. Mullet's

Mr. Darnell reported the existing bar at Mullet's has been approved as a temporary structure and permitted under open air sales in the LMO. Open air sales includes food trucks. This is a gray area in the LMO currently. The Town plans to bring forward revisions to that LMO section to better address open air sales. The Board raised concerns about this being considered "temporary". Mr. Darnell noted the bar has to come down in October 2018. Mr. Darnell indicated Teri Lewis, LMO Official, will come to a future DRB meeting to explain open air sales and address their questions. The Board asked Staff to follow up on their concerns regarding signage and green lattice on and near the Mullet's site.

B. Green Thumb

Mr. Darnell indicated previously the Green Thumb's construction trailer was to be removed by the end of June. However, that deadline was for the Building Department to inspect the trailer. The trailer is permitted as a temporary structure through the completion of the Green Thumb's current building permit. Once the Certificate of Occupancy is issued, the temporary permit for the trailer expires and it must be removed. Staff anticipates this to occur sometime in December 2018.

C. Minor Corridor Approvals

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

The Board made inquiries regarding any long term maintenance policy in connection with DRB landscaping requirements. Mr. Darnell indicated there is no maintenance ordinance or requirements on Hilton Head. For new developments, if trees are not alive in two years, the Town can require replacements for those trees. Staff will look into if that requirement extends to the shrub layer and report back.

11. Adjournment – The meeting was adjourned at 2:13 p.m.

Submitted by: Teresa Haley, Secretary

Approved: August 14, 2018

Dale Strecker, Chairman