

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
April 23, 2019 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

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

Board Members Absent: None

Town Council Present: None

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

1. Call to Order

Chairman Strecker called the meeting to order at 1:15 p.m.

2. Roll Call – See as noted above.

3. Freedom of Information Act Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

4. Approval of the Agenda

The Board approved the agenda by general consent.

5. Approval of Minutes – Meeting of April 9, 2019

Ms. Theodore moved to approve the minutes of the April 9, 2019 regular meeting as corrected. Ms. Foss seconded. The motion passed unanimously.

6. Old Business

A. Alteration/Addition

- Shelter Cove Plaza Exterior Façade Renovation, DRB-000867-2019

(Ms. Theodore recused herself from review of DRB-000867-2019 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 the project as provided in the Board's agenda package. Staff recommends approval as submitted.

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

The Board complimented the project and thanked the applicant for addressing their previous comments. The Board asked the applicant to clarify the overhang dimension on the awning. The Board asked additional questions and the applicant confirmed: no new exterior lighting is proposed as part of this submittal; no new material is proposed and all material will match existing; the new color Dryvit Toast 461 will be used next to the storefront and piers; the existing brick piers will remain and modified to be bigger; the white stripe at the Whole Foods will be changed as part of a previous DRB approval.

Vice Chairman Gentemann made a motion to approve DRB-000867-2019 with the following condition:

1. Metal awning shall be scaled per the drawing scale and dimension set as scaled within the drawings.

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

7. New Business

A. New Development - Conceptual

- HH Presbyterian Ministry Building, DRB-000850-2019

(Mr. Witmer recused himself from review of DRB-000850-2019 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 the project as provided in the Board's agenda package. Staff recommends approval as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant answered the Board's questions.

The Board complimented the conceptual submittal. The Board made comments and asked the applicant to provide in the next submittal: site landscaping; site lighting; concrete paver walkway; samples of all materials; renderings demonstrating the deep roof overhangs; the new building should relate to the existing building; detail on mechanical equipment screening; detail on gutters and downspout; include room for plantings between the pavement and the building; and detail of any courtyard enclosure.

Ms. Theodore made a motion to approve DRB-000850-2019 as submitted. Ms. Remke seconded. The motion passed with a vote of 5-0-0.

B. Sign

- HH Community Church Sign, DRB-000866-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the conditions:

1. Provide the location and the cut sheets for the sign lights for Staff review and approval.
2. Replace Big Blue Liriope with Super Blue Liriope.

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

The Board generally agreed with Staff comments. The Board complimented the font style and color selections. Although the size of the sign meets LMO size requirements, some board members expressed concern the sign is too large. The Board made comments pertaining to: reduce the sign base to 24 inches in height, resulting in a reduction of the overall sign height by 1 foot; and reduce the size of the logo and lettering, and create adequate separation from both ends of the sign. The Board discussed the sign materials expressing preference for tabby to be used for the base and the cap, and stucco for the remainder of the sign.

The Board discussed the proposed landscaping and made the following comments: eliminate the Dwarf Yaupon Holly planting due to ongoing maintenance concerns; Asiatic Jasmine may cause maintenance issues as well particularly if mixed with other plantings, therefore, choose one foreground planting, either Asiatic Jasmine or Super Blue Liriope. The Board also noted the palms surrounding the sign shall be retained and only relocated if necessary. The applicant indicated working with the architects on the project to make sure the removal of the palms does not occur.

Mr. Witmer made a motion to approve DRB-000866-2019 with the following conditions:

1. Reduce the base to 24 inches in height and reduce the overall height of the sign by 1 foot.
2. Eliminate the Dwarf Yaupon Holly planting, and select either Asiatic Jasmine or Super Blue Liriope as the foreground planting.
3. Adjust the logo and the sign lettering so that there is a minimum of 8" separation from both ends of the sign.
4. Tabby shall be used at the base and the cap, and the remainder of the sign shall be stucco.
5. Provide cut sheet for sign lights for Staff review and approval.

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

8. Appearance by Citizens – None

9. Board Business – None

10. Staff Report

Mr. Darnell reported there were no Minor Corridor approvals since the last Board meeting.

11. Adjournment

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

Submitted by: Teresa Haley, Secretary

Approved: May 14, 2019

Dale Strecker, Chairman