



Town of Hilton Head Island  
**Design Review Board**

January 28, 2020 at 1:15 p.m. Regular Meeting  
Benjamin M. Racusin Council Chambers

## **MEETING MINUTES**

**Present from the Board:** Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, David McAllister, Debbie Remke, Brian Witmer

**Absent from the Board:** John Moleski (unexcused)

**Present from Town Council:** Glenn Stanford, Tamara Becker

**Present from Town Staff:** Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

---

### **1. Call to Order**

Chairman Strecker called the meeting to order at 1:17 p.m.

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

**3. Roll Call** – See as noted above.

### **4. Approval of Agenda**

Mr. Darnell stated that the application for Vacation Homes Buffer DRB-000094-2020 with withdrawn prior to the meeting. Ms. Foss moved to approve the agenda as amended. Vice Chairman Gentemann seconded. The motion passed with a vote of 6-0-0.

### **5. Approval of Minutes** – Meeting of January 14, 2020

Ms. Remke moved to approve the minutes of the January 14, 2020 regular meeting as corrected. Mr. Witmer seconded. The motion passed with a vote of 6-0-0.

### **6. Unfinished Business**

#### **a. Alteration/Addition**

##### **i. Palmetto Business Park, DRB-000106-2020**

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. There were no additional comments made by the applicant.

The Board complimented the project. The Board noted a previous comment to add more landscaping between the parking of this property and the adjacent property. The fence will be located one foot off the property line as reflected in the site plan. The landscape plan needs to be updated to show the correct fence location.

Following the discussion, Chairman Strecker asked for a motion on the application.

Ms. Foss made a motion to approve DRB-000106-2020 as submitted. Vice Chairman Gentemann seconded. The motion passed with a vote of 6-0-0.

## **7. New Business**

### **a. Alteration/Addition**

#### **i. Marriott Harbour Point Roof, DRB-000076-2020**

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 questions by the Board.

Some Board members indicated that since the roof color was previously approved by the DRB then it would be acceptable. However, the color should not be approved in the future as it is not a nature blending color. One Board member indicated that although the color was previously approved for this location does not mean it is appropriate for every development.

Following the discussion, Chairman Strecker asked for a motion on the application.

Ms. Remke made a motion to approve DRB-000076-2020 as submitted. Mr. Witmer seconded. The motion passed with a vote of 6-0-0.

### **b. New Development – Final**

#### **i. Smokehouse, DRB-000084-2020**

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends denial as submitted.

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

The Board discussed the project in depth with the applicant, including: compliments on the building architecture; preference to the Sierra Pacific Bronze 024 color; the landscape island at the front entry should include a canopy tree to help soften the building; the planter box at the southeast side is acceptable as it is permanently attached to slab with plans for irrigation; the proposed roof color is not in keeping with the Design Guide; submit an alternate roof color that is more muted with less red and more brown tones; the 5-V Crimp roof material is appropriate for the building character; a sample of the stained vertical siding will need to be submitted for review and approval; the tree protection plan needs to be updated per the DRB conceptual approval conditions; make modifications to increase the width of the front plant bed to create more of a landscape buffer between the sidewalk and bar deck; the cable rail at the roof will be stainless steel and bronze post. The Board members had varied opinions on the proposed roof color and the metal wall panels at the service area. One Board member noted the proposed roof color and the metal wall panels are not in keeping with the Design Guide

and that all sides of the building should be treated equally. After further discussion, the Board generally agreed that an alternate roof color needs to be submitted for review and approval.

Following the discussion, Chairman Strecker asked for a motion on the application.

Ms. Foss made a motion to approve DRB-000084-2020 with the following conditions:

1. Submit an alternative roof color for Design Review Board (DRB) review and approval.
2. The landscape island at the front right of the building shall include a canopy tree.
3. Submit a sample of the stained vertical siding for DRB review and approval.
4. Increase the planting bed at the front to be a minimum width of 30 inches.
5. Update the Tree Protection & Removal Plan to specify pre and post construction fertilization, root stimulant, and protective mulching of the 26" live oak per the DRB conceptual approval conditions.
6. Replace the Black Fox color with Sierra Pacific Bronze 024 as submitted.

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

**8. Appearance by Citizens** – None

**9. Board Business** – None

**10. Staff Report**

- a. Minor Corridor Report – Mr. Darnell reported the Minor Corridor approvals since the previous meeting.

**11. Adjournment**

The meeting was adjourned at 2:44 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** February 11, 2020