



Town of Hilton Head Island
Design Review Board Special Meeting

Wednesday, May 27, 2020 at 9:00 a.m.

MEETING MINUTES

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

Absent from the Board: None

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

1. Call to Order

Chairman Strecker called the meeting to order at 9:00 a.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

Chairman Strecker asked for a motion to approve the agenda. Vice Chairman Gentemann moved to approve as submitted. Mr. McAllister seconded. By way of roll call, the motion was approved by a vote of 7-0-0.

5. Approval of Minutes – Meeting of March 10, 2020

Chairman Strecker asked for a motion to approve the minutes of March 10, 2020 meeting. Vice Chairman Gentemann moved to approve as submitted. Mr. McAllister seconded. By way of roll call, the motion was approved by a vote of 7-0-0.

6. Citizen Comments

Public comments concerning agenda items could be submitted electronically via the Town's Virtual Town Hall portal. Citizens could comment on agenda items by phone during the meeting, by signing up with the Board Secretary. The public comment period closed at Noon yesterday. There were no requests from citizens to participate by phone. All citizens' comments were provided to the Board members for review and made a part of the record.

7. Unfinished Business

a. Alteration/Addition

i. The Oaks Villas, DRB-000413-2020

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 had no additional comments to Staff's narrative. The Board asked brief questions of the applicant. Following the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-000413-2020 with the following conditions:

1. All existing tabby stucco surfaces shall be power washed.
2. The painting shall be completed in one phase.

Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 7-0-0.

8. New Business

a. Alteration/Addition

i. Executive Center, DRB-000224-2020

Mr. Darnell presented the project as provided in the Board's agenda package. Mr. Darnell noted the applicant provided a revised color scheme. Based on the new color scheme, Staff recommends approval with the condition that a plan is submitted illustrating the different main building colors or unit schedule with the main building color for that unit specified.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented brief remarks regarding the project. The Board agreed with the Staff condition for approval and further clarified the colors and their locations. Following the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-000224-2020 with the following conditions:

1. The approved color scheme shall be:
 - a. The gazebo, soffit, and trim are SW 7043 Worldly Gray.
 - b. The three rotating building colors are SW 7045 Intellectual Gray, SW 7047 Porpoise, and SW 7059 Unusual Gray.
 - c. The windows and railings are SW 7069 Iron Ore.
 - d. The downspouts are painted to match the building body color.
2. Submit a visual schedule and a site plan indicating the color scheme to Staff for review and approval.

Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 7-0-0.

ii. Charlie's Restaurant, DRB-000434-2020

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 had no additional comments to Staff's narrative. The Board asked brief questions of the applicant for further clarification. Following the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-000434-2020 with the following condition:

1. The brick shall be Old Carolina Georgetowne and continue down both skirt sides of the stairs.

Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 7-0-0.

iii. Darling Eye Center, DRB-000773-2020

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following condition:

1. The roof color shall be Preweathered Galvalume by McElroy Metal.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant had no comments to add to Staff's narrative. The Board agreed with the Staff condition and made brief comments on the application. Following the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-000773-2020 with the following condition:

1. The standing seam metal roof shall be Preweathered Galvalume by McElroy Metal.

Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 7-0-0.

iv. Scott's Fish Market, DRB-000784-2020

During review for a Certificate of Compliance, Staff discovered inconsistencies with the DRB approvals from October and December of 2019. The applicant is seeking approval from the DRB of those changes made to the structure without DRB approval. Staff recommends approval with the following conditions:

1. All lighting fixtures not approved by the DRB shall be removed.
2. All fans shall be replaced to meet DRB approved specifications.
3. Box fans are approved as installed.
4. Add a Bermuda shutter to the bar window. Submit color to Staff for review and approval.
5. Electrical conduits and sprinkler lines shall be concealed. Submit concept to conceal conduits and lines to Staff and one DRB member for review and approval.

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

The Board expressed concern that their previous decisions on the project were disregarded and rescinding them would create a bad precedent. The DRB Notice of Action was issued to the applicant and spoke directly to many of the issues brought forward. Most of the changes proposed after the fact are not in keeping with the Design Guide and therefore not approvable. The Board discussed the application at length with the applicant and how to remedy the violations. Following the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-000784-2020 with the following conditions:

1. All lighting fixtures not approved by the DRB shall be removed.

2. All fans shall be replaced to meet the DRB approved specifications in October 2019 and December 2019.
3. Box fans are approved as installed.
4. The window at the bar that was added without DRB approval shall be replaced with a window sized to match the originally approved shutters and match the head height of the adjacent roll up door.
5. Electrical conduits and sprinkler lines shall be concealed. Submit a concept to conceal conduits and lines to Staff and one DRB member for review and approval.

Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 7-0-0.

v. Sunset Pavilion at Skull Creek Boathouse, DRB-000959-2020

In anticipation of a Certificate of Compliance review, the applicant is requesting approval of changes made during construction of the Sunset Pavilion that were not approved by the DRB at Final. Staff recommends approval with the following conditions:

1. The elimination of the skylight and pole sconces are approved as installed.
2. Poles, trusses, and louvers shall be finished per the DRB approved plans.
3. The gutter and rain chain, the privacy wall adjacent to the restroom, the mounted TVs, and the arm mounted fans are approved as installed.
4. Applicant shall make suggestions to change, rework and/or otherwise obscure the galvalume conduit and sprinkler system for review by Staff and one DRB member.
5. Storage furniture shall be finished to match the structure.
6. Eliminate the chandeliers or reduce the light lumens on them to meet LMO requirements.

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

The Board expressed concern that their previous decisions on the project were not followed and rescinding them would create a bad precedent. The DRB Notice of Action was issued to the applicant and spoke directly to some of the issues brought forward. The Board discussed the application at length with the applicant and how to remedy the violations. Following the discussion, Chairman Strecker asked for a motion.

Vice Chairman Gentemann made a motion to approve DRB-000959-2020 with the following conditions:

1. The skylight was not installed as originally approved by DRB. The resulting bump out was not approved. Choose one of the two following options to correct this:
 - Option 1: Install the skylight as originally approved by the DRB.
 - Option 2: Remove the bump out and finish the roof as uninterrupted metal panel.
2. Poles, trusses, and louvers shall be finished per DRB approved plans.
3. The privacy wall, TVs, and arm mounted fans are approved as installed. The originally approved ceiling fans are not being required by DRB. If the originally approved fans are desired, then the owner shall submit a cut sheet for review and approval by Staff and one DRB member.
4. Paint the adjacent conduit at the trusses and the poles to match the adjacent color. Rerouting conduit is not required.
5. Storage furniture shall be finished to match the structure.
6. The chandeliers were not approved and shall be removed. The original DRB approved lighting design shall be implemented.

7. The temporary bar does not fit the pavilion. Submit plans for review and approval by Staff and one DRB member. The temporary bar shall match the approved design and finishes of the approved structure.
8. The rain chain shall be finished and buried in a dry well. Landscaping is required to surround it.
9. The chimney does not appear to be per the originally approved plans. Submit a close-up photograph of the chimney for further review and approval by Staff and one DRB member.

Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 7-0-0.

b. New Development – Conceptual

i. Parker's, DRB-000610-2020

(Mr. Witmer recused himself from review of DRB-000610-2020 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following conditions: Staff comments as described in the Design Team/DRB Comment Sheet shall be included in the NOA and adequately addressed by the applicant in the Final application.

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

Following the discussion, Vice Chairman Gentemann made a motion to approve DRB-000610-2020 with the following conditions:

1. The conditions described in the Design Team/DRB Comment Sheet shall be adequately addressed in the Final application.
2. Bollards and bike racks shall match those approved for Sea Turtle Marketplace.
3. Overstory trees shall be planted at the ends of the head in parking on the Mathews Drive side.
4. Landscaping shall be provided between the building and the sidewalk at the Mathews Drive side. DRB prefers 2' area of greenspace and plantings. Staff will review an alternate of lattice and ivy.
5. Relocate unappealing items, such as the tire pump station, roof ladders, transformers, to an inconspicuous place. These items shall be screened at their new locations with a structure and landscaping.
6. Increase the landscape buffer along the William Hilton Parkway side.
7. Provide more Evergreen species on the backside of the building.
8. Wheel stops are required per Town code.

Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 6-0-0.

9. Adjournment

The meeting was adjourned at 12:45 p.m.

Submitted by: Teresa Haley, Secretary

Approved: June 26, 2020