



Town of Hilton Head Island
Design Review Board Special Meeting
Friday, August 21, 2020 at 9:00 a.m. Virtual Meeting
MEETING MINUTES

Present from the Board: Chairman Michael Gentemann, David McAllister, John Moleski, Debbie Remke, Annette Lippert, Judd Carstens

Absent from the Board: Vice Chair Cathy Foss (excused)

Present from Town Staff: Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Shea Farrar, Landscape Associate; Stephen Ryan, Staff Attorney; Eileen Wilson, Senior Administrative Assistant; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Gentemann called the meeting to order at 9:05 a.m.

2. FOIA 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.

3. Swearing in Ceremony for New Board Member Mr. Judd Carstens – Stephen Ryan, Staff Attorney, performed the swearing in ceremony for new member Judd Carstens.

4. Roll Call – See as noted above.

5. Approval of Agenda

Chairman Gentemann asked for a motion to approve the agenda. Ms. Lippert moved to approve. Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 6-0-0.

6. Approval of Minutes

a. Special Meeting of July 24, 2020

Chairman Gentemann asked for a motion to approve the minutes of the July 24, 2020 special meeting. Mr. McAllister moved to approve. Mr. Moleski seconded. By way of roll call, the motion passed with a vote of 6-0-0.

7. Citizen Comments

Public comments concerning agenda items were to be submitted electronically via the Town's Open Town Hall portal. The portal closed at noon yesterday and there were no comments of record. Citizens were provided the option to sign up for public comment participation by phone during the meeting. The public comment period closed at Noon yesterday and there were no requests from citizens to participate by phone.

8. New Business

a. *New Development - Conceptual*

i. Mount Calvary Baptist Church, DRB 001487-2020

Mr. Darnell presented the application as described in the Board's agenda package. The development appears to be moving in a direction compliant with the Design Guide with the

exception of issues described in the Design Team/Comment Sheet. Staff recommends conceptual approval with the condition that the Design Team/Comment Sheet be addressed and added to the Notice of Action.

Chairman Gentemann 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 with the applicant. Following the discussion, Chairman Gentemann asked for a motion.

Ms. Lippert made a motion approve DRB-001487-2020 with the following conditions:

1. The conditions described in the Design Team/DRB Comment Sheet shall be addressed in the final application, with the exception of the comment "overhangs appear narrow".
2. No grading shall occur in the buffers.
3. The pedestrian pathway circulation and how that is defined shall be studied.
4. The chain link fence around the current playground will be removed as part of the project.
5. No connector between the existing and the new building will exist.
6. The gravel parking will have concrete wheel stops.
7. Confirm the southern side will be a Type C buffer and provide a landscape plan to match.
8. Parking calculations appear to be in excess of LMO requirements. Reduce the number of parking stalls in order to preserve more existing trees.
9. The circulation to the covered drop off area be studied.
10. Landscape screening to and from the mobile home park shall be address in the landscape plan.
11. Add detailing to the minor entry columns.
12. Study the side yard compressor and location. Review the fencing height. The fence shall match the building color.

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

ii. Mitchelville Lot 11, DRB 001500-2020

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends conceptual approval with the condition that the Design Team/Comment Sheet be addressed and added to the Notice of Action.

Chairman Gentemann 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 had an in depth discussion of the application with the applicant.

Following the discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application.

b. New Development – Final

i. Parkers, DRB 001382-2020

(Mr. Carstens recused himself from review of DRB-001382-2020 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 application as described in the Board's agenda package. Staff recommends approval with the following conditions:

1. The exterior brick shall be reconsidered by the applicant and a façade with revised materials be resubmitted for review by Staff and one DRB member for approval.
2. The anodized silver roof shall be reconsidered by the applicant and a revised material finish or color shall be resubmitted for review by Staff and one DRB member for approval.
3. The applicant shall revise the reflected ceiling plan of the canopy to include more “beams and joist” detail and resubmit for review by Staff and one DRB member for approval.
4. The lighting plan shall meet LMO requirements.
5. The parking lot shoe box fixtures shall match Sea Turtle Market Place fixtures.
6. Bollards shall match Sea Turtle Marketplace bollards.

Chairman Gentemann 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 with the applicant. Following the discussion, Chairman Gentemann asked for a motion.

Mr. McAllister made a motion approve DRB-001382-2020 with the following conditions:

1. The grout color shall be a shade darker.
2. Add beams to the reflected ceiling plan of the canopy closer to 12’ on center.
3. Light fixtures and bollards shall match the Sea Turtle Marketplace shopping center.
4. Roof color material shall be reexamined and a revised material finish or color shall be resubmitted for review and approval by Staff and one DRB member.
5. The brick is approved as submitted.
6. The rooftop equipment shall be concealed by the parapet wall.
7. All conditions shall be reviewed and approved by Staff and one DRB member.

Ms. Remke seconded. By way of roll call, the motion passed with a vote of 5-0-0.

c. *Alteration / Addition*

i. Smokehouse, DRB 001533-2020

Mr. Darnell presented the application as described in the Board’s agenda package. Staff recommends denial as submitted.

Chairman Gentemann 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 with the applicant. Following the discussion, Chairman Gentemann asked for a motion.

Ms. Lippert made a motion approve DRB-001533-2020 with the following conditions:

1. The exterior stairway enclosure shall match the vertical siding and color of the entry element and have a trellis in the bronze color that extends only to the top of the handrail with the jasmine planting.
2. The jasmine planting shall be a minimum size of 3-gallon and minimum quantity of 4 plants.
3. All conditions shall be reviewed and approved by Staff and one DRB member.

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

d. *Sign*

i. Purplecow, DRB 001597-2020

Ms. Farrar presented the application as described in the Board's agenda package. Staff recommends approval with the following conditions:

1. The background color of the sign be SW 6198 Sensible Hue or SW 6199 Rare Gray.
2. Column caps and bases are painted to match the background color.
3. The color of the copy for the business name be SW 9565 Forged Steel.

Chairman Gentemann 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 with the applicant. Following the discussion, Chairman Gentemann asked for a motion.

Chairman Gentemann made a motion approve DRB-001597-2020 with the following conditions:

1. The background color of the sign be SW 6198 Sensible Hue or SW 6199 Rare Gray.
2. Column caps and bases are painted to match the background color.
3. The color of the copy for the business name "The Purple Cow" and the logo cow character body and apron may remain in SW 6982 African Violet.

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 12:22 p.m.

Submitted by: Teresa Haley, Secretary

Approved: September 8, 2020