



Town of Hilton Head Island
Design Review Board Meeting
September 22, 2020 at 1:15 p.m. Virtual Meeting
MEETING MINUTES

Present from the Board: Chairman Michael Gentemann, Vice Chair Cathy Foss, David McAllister, John Moleski, Annette Lippert, Judd Carstens

Absent from the Board: Debbie Remke (excused)

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 Gentemann called the meeting to order at 1:15 p.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. Roll Call – See as noted above.

4. Approval of Agenda

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

5. Approval of Minutes

a. Meeting of September 8, 2020

Chairman Gentemann asked for a motion to approve the minutes of the September 8, 2020 meeting. Mr. McAllister moved to approve. Mr. Moleski seconded. By way of roll call, the motion passed with a vote of 6-0-0.

6. 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.

7. Old Business

a. *New Development – Conceptual*

i. Mitchelville Lot 11, DRB-001801-2020

(Mr. McAllister recused himself from review of DRB-001801-2020 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 conceptual approval with the condition that the Design Team/DRB Comment Sheet are added to the Notice of Action as the conditions.

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 and the applicant discussed the application at length. Following the discussion, Chairman Gentemann asked for a motion.

Chairman Gentemann made a motion approve DRB-001801-2020 with the following conditions:

1. The comments described in the attached Exhibit "A" Design Team/DRB Comment Sheet shall be addressed in the final application.
2. Confirm all required wetland setbacks are met.
3. Provide a survey canopy of specimen and significant trees.
4. Consider additional ways to reduce the scale of the building, including:
 - a) Materials or design elements encapsulating the first two floors to break up the massing.
 - b) Reduce the height of the buildings to 4-story, instead of 5-story, in any areas possible.
 - c) Consider reducing the two detached buildings closest to the water by 1-story.
 - d) Eliminate parking spaces and thus reducing areas by 1-story.
5. Increase the size of the required buffer materials.
6. Overstory and understory trees shall be Evergreen species.
7. Preserve existing plant material as much as possible on all sides of the property.

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

8. New Business

a. Alteration/Addition

i. Shelter Cove Railings Replacement, DRB-001792-2020

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends denial as submitted for the following reasons:

1. The proposed bronze does not coordinate with the existing pergolas on the bridge and at the Disney resort.
2. The proposed bronze does not coordinate with existing benches, planters, trash receptacles, camera poles and stair rails on the boardwalk.
3. The proposed railing design is two-dimensional and lacks the detail found in the existing railing.
4. No dimensioned details were 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 generally agreed with Staff comments. The Board and the applicant discussed the application at length and recommendations were made to change the proposed color to gray instead of bronze; provide a scale drawing with dimensioned details and describe the phasing plan; the vertical rail spacing appears to be 4 ft and that spacing is appropriate in order to avoid cables from sagging and irregularly spaced bays; the wood cap is preferred; raise up the heavy middle rail to the top and replace that rail with a cable and paint it gray.

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

ii. Schooner Court 709, DRB-001793-2020

Mr. Darnell presented the application as described in the Board's agenda package. Mr. Darnell noted that the application is scheduled for review by the Sea Pines Architectural Review Board today. Pending the outcome of the Sea Pines ARB review, Staff recommends approval with the following conditions:

1. Specify on the drawings that the window frame color is to match the existing window frames.
2. Specify the shutter to match existing.
3. Specify the roof to match.
4. This will match the new regime approval.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant asked the Board to provide comments on the application today and he will come back with the results of the Sea Pines ARB review. The Board made comments regarding: general agreement with Staff comments; the blank wall facing Lighthouse Road needs articulation to break up the façade; the window on the right-side elevation needs to match the window below it; the third floor needs to have windows to fit the existing pattern; shutters need to fit the width of the window appropriately; fake shutters are not favorable. Following the discussion, Chairman Gentemann asked for a motion.

Ms. Lippert made a motion to table DRB-001793-2020 pending the applicant provide the outcome of the review by the Sea Pines Architectural Review Board. Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 6-0-0.

b. New Development – Conceptual

i. William Hilton Parkway Self Storage, DRB-001794-2020

(Mr. Carstens recused himself from review of DRB-001794-2020 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 has concerns about the direction of this development and 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 applicant indicated Staff comments will be addressed. The Board and the applicant discussed the application at length. The Board made comments and recommendations to: address Staff comments; appreciation to keep the buildings under the height maximum; both buildings need to have a roof in keeping with the Design Guide; the larger building needs to have slope roof; the front ramp needs to be more integrated into the building architecture; the building needs to include architectural detail on all sides and appear more pedestrian-friendly; the design of the gate off of US 278 needs improvement; any outdoor storage needs to be hidden completely from view per the LMO; foundation plantings are needed between pavement and buildings; identify any mechanical equipment, service yard, and proper screening; change parking stalls that appear too large or too small with landscape islands; eliminate pavement from certain places to save existing trees and screen the back of the building; provide more screening from US 278 and neighboring properties; provide a 5 ft buffer of plantings to soften the driveway right side of Phase 1; add more plantings internal to the site within the parking areas; provide details on the fencing and include a planting area by the fence; eliminate pavement where possible and provide more clearance for the three specimen trees in the back; cut out pavement in order to

save the Laurel Oak and Live Oak proposed to be removed. The Board recommended the applicant address the comments discussed and come back for another review. Following the discussion, Chairman Gentemann asked for a motion.

Vice Chair Foss made a motion to table DRB-001794-2020 pending the applicant provide the further changes discussed for review by the Design Review Board. Mr. McAllister seconded. By way of roll call, the motion passed with a vote of 5-0-0.

9. Board Business – None

10. Staff Report

- a. Minor Corridor Report – Mr. Darnell reported there were no Minor Corridor approvals to report.

11. Adjournment

The meeting was adjourned at 4:00 p.m.

Submitted by: Teresa Haley, Secretary

Approved: October 13, 2020