



Town of Hilton Head Island
Design Review Board Meeting
December 14, 2021, at 1:15 p.m. Virtual Meeting
MEETING MINUTES

Present from the Board: Chair Cathy Foss, Vice Chairman John Moleski, David McAllister, Annette Lippert, Judd Carstens, Ryan Bassett, Ben Brown

Absent from the Board: None

Present from Town Council: Glenn Stanford, David Ames

Present from Town Staff: Chris Yates, Interim Community Development Director; Teri Lewis, Deputy Community Development Director; Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

1. Call to Order

Chair Foss 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

Chair Foss asked if there were any changes to the agenda. There being none, Mr. McAllister moved to approve. Vice Chairman Moleski seconded. By show of hands, the motion passed 7-0-0.

5. Approval of Minutes

a. Meeting of November 9, 2021

Chair Foss asked for a motion to approve the minutes of the November 9, 2021, regular meeting. Mr. Bassett moved to approve. Mr. Carstens seconded. By show of hands, the motion passed 7-0-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments of record. Citizens were provided the option to sign up for public comment participation during the meeting by phone. There were no requests to participate by phone.

7. Unfinished Business - None

8. New Business

a. *New Development – Final*

i. Waterfront Restaurant, DRB-002657-2021

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends final approval with the following conditions:

1. Reduce the amount of lawn area on the site.
2. Specify that the utility line under the 53 LO shown on the "Site Improvements Plan" is to be abandoned in place.
3. Provide a tree protection plan showing tree protection fence and specifying pre / post construction fertilization and mycor treatment for the 53" LO.
4. Provide tree lighting details that do not damage the tree.

Chair Foss 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. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: confirmation the majority of the Board had concern over the amount of turf in the parking aisles; the need to clarify all lighting is to be 3000 lumens; discussion concerning the white light fixture and clarification they would not be on the exterior; discussion regarding the left elevation; location/distancing of shutters; suggestions of higher plantings on the back of the building; clarification that parking stalls would be gravel; the lack of boardwalk detail; and the need to install bollards or substantial plantings in the stall ending with the 50" live oak tree.

Following discussion, Mr. McAllister moved to approve DRB-002657-2021 with the following conditions:

1. All of Staff Comments.
2. Clarification that the 53" live oak is actually a 52" live oak.
3. Any new furnishings should be consistent throughout the site to be reviewed by staff.
4. Boardwalk detail to be provided and reviewed by staff.
5. Provide bollards at end of drive aisle to protect the 50" live oak tree.
6. Revisit the plantings at the rear of the building and consider dwarf shrubs reaching two feet in height.
7. Pavement materials to be called out on the plans.

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

ii. Heritage Academy Pavilion, DRB-002658-2021

(Due to a potential conflict of interest, Mr. Carstens recused himself from discussion and voting regarding Heritage Academy Pavilion, DRB-002658-2021. The required Potential Conflict of Interest form has been completed and made part of the official record.)

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends final approval with the following conditions:

1. Shift the building to preserve the 28" Pine.

2. Revise the location of the tree protection fence to run the entire length of the New Orleans buffer and preserve the 11" Gum and 7" Water Oak.
3. Coordinate view corridors in the rear buffer with the Natural Resource Planner.

Chair Foss 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. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: clarification of the location of construction access; verification there is no light pollution to neighboring homes; concern regarding replanting post construction and the need to replant a strong buffer; inquiry as to fencing around perimeter; storm line locations; and concern over debris accumulating in lagoon.

Following discussion, Chair Foss moved to approve DRB-002658-2021 with the following conditions:

1. All of staff comments.
2. In the shifting of the building to save the 28" pine, be cautious of light pollution from floodlights.
3. Removal of "Add alternate to roof" on submitted plans.

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

b. Alteration/Addition

i. Bistro 17, DRB-002573-2021

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval as submitted.

Chair Foss 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. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: clarification on roofing color of terra cotta and gutters; downspouts are to be a dark bronze; and discussion regarding the treatment for the base of the posts.

Following discussion, Mr. Brown moved to approve DRB-002573-2021 with the following conditions:

1. Roofing is to be terra cotta.
2. Gutters and downspouts are to be dark bronze.

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

ii. Lucky Rooster, DRB-002646-2021

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval with the condition that a planting plan is submitted.

Chair Foss 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. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: the purpose of the planters located

in front of the building; questions regarding the copper roof selection; the lack of a cut sheet for the gooseneck lighting; the mounting of the gooseneck lighting and the need to lower it; the number of lights and the need to be consistent; and the consideration of raising the awning above the terrace.

Following discussion, Ms. Lippert moved to approve DRB-002646-2021 with the following conditions:

1. Staff's comment.
2. Reconvene with staff if the vines do not survive the repainting of the area.
3. Work with staff to review if there is a revision to the planter boxes.
4. Include a stainless-steel wire system in the areas over the lap siding and the window so the existing vines might continue to grow.
5. To lower the goosenecks or revise the bracket types so they do not project above the parapet wall and obtain staff approval.
6. To revise the elevation tag to mark the south elevation.
7. To modify the awning at the terrace to be an open detailing with brackets.

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

c. New Development – Conceptual

i. Spanish Wells Office/Warehouse, DRB-002659-2021

(Due to a potential conflict of interest, Ms. Lippert recused herself from discussion and voting regarding Spanish Wells Office/Warehouse, DRB-002659-2021. The required Potential Conflict of Interest form has been completed and made part of the official record.)

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends conceptual approval with the following conditions:

1. Revise the "Rear Elevation" to include more architectural detail.
2. Revise the landscape plan to include more evergreen species in the street buffer.

Chair Foss 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. The Board and the applicant discussed the application, and the following concerns and recommendations were made regarding the project: the need to make sure the awning does not protrude into the setback; clarification on the roof overhang; the treatment for proposed rain gardens; clarification of connecting sidewalk to the pathway; dumpster location and screening; suggestion of plantings at the back of the building and concern of obscuring view with palmetto trees and color scheme concerns.

Following discussion, Mr. McAllister moved to approve DRB-002659-2021 with the following conditions:

1. Revise the rear elevation to include more architectural detail.
2. Revise the landscape plan to include more evergreen species in the street buffer.
3. Clarify the dumpster location and screening on the site plan.
4. At final, clarify how the rain garden will be treated.
5. Connect the sidewalk in front of the building to the bike path.
6. Restudy the roof overhangs.

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

9. Board Business

None.

10. Staff Report

a. Minor Corridor Report

Mr. Darnell reported the following approvals:

- 90 Folly Field – Islander Guard House Station
- 23 South Forest Beach – Omni courtyard revisions
- 91 Lighthouse Road – Telecommunication antenna modification
- 437 William Hilton parkway – Subway Building alteration to windows
- 70 Pope Avenue – Circle Center landscaping modification
- Palmetto Business Park - Telecommunication antenna modification
- 16 Finch – Small building expansion not visible from Beach City Road
- 92 Folly - Telecommunication antenna modification
- 1 South Forest Beach - Telecommunication antenna modification
- 5 Augusta Lane - Telecommunication antenna modification

11. Adjournment

The meeting adjourned at 3:41p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: January 12, 2022