



Town of Hilton Head Island
Design Review Board Special Meeting
October 4, 2023, at 3:30 p.m.
MEETING MINUTES

Present from the Board: Cathy Foss, Chair; Annette Lippert; Ryan Bassett; John Moleski; Todd Theodore

Absent from the Board: Judd Carstens; Tom Parker

Present from Town Staff: Brian Eber, *Development Services Manager*; Alexis Cook, *Principal Planner*; Michael Connolly, *Senior Planner, Project Manager*

1. Call to Order

Chair Foss called the meeting to order at 3:30 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

As Noted Above.

4. Approval of Agenda

Chair Foss asked if staff had any changes to the Agenda. Ms. Cook replied no. Chair Foss asked for a Motion to approve the Agenda. Ms. Lippert moved to approve. Mr. Moleski seconded. By a show of hands, the Motion passed with a vote of 5-0.

5. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. No comments were received on the Open Town Hall Portal.

6. Unfinished Business

None

7. New Business

- a. **Conceptual Review – DRB-001706-2023 – 1014 WHP Serg Brewery and Car Storage**

Ms. Cook provided staff's presentation as included in the packet and advised that staff recommends approval with the following conditions. The conditions were to have the applicant consider adjusting the locations of the bike racks on the plan, to consider updating the planting/screening in the front of the property, to confirm that finishes on proposed bollards were a different finish than black and that the left elevation of the building be revisited for a break up in the façade design. The applicant then provided an additional presentation. The Board asked several questions of the Applicant, a majority of the questions were centered around lighting, pedestrian flow on the site, the beer garden area, the silo maintenance requirements, signage on the site and the overall landscaping plan.

After discussion, Chair Foss asked for a Motion. Ms. Lippert moved to approve with the following conditions: to indicate on the plan where the monument signage will be, to add details for the service yard, to add wheel stops to the US-278 side of the plan, to ensure the bike rack and bollard details are in a bronze finish, to update the landscaping plan and to coordinate with the Town on possible plantings on Dunnagans alley, to correct the left and right detail labels on the elevation sheet, to add beer garden details and to add wall sections where appropriate. Mr. Theodore seconded. The Motion passed with a vote of 5-0.

8. Board Business

None

9. Staff Report

None

10. Adjournment

The meeting adjourned at 4:07 p.m.

Submitted By: _____

**Karen Knox
Board Secretary**

Date: October 10, 2023