



Town of Hilton Head Island
Design Review Board Meeting
February 23, 2021 at 1:15 p.m. Virtual Meeting
MEETING MINUTES

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

Absent from the Board: None

Present from Town Council: Tamara Becker

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

1. Call to Order

Chairman Gentemann called the meeting to order at 1:18 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 if staff had any changes to the agenda. There being none, Ms. Remke moved to approve. Ms. Lippert seconded. By way of roll call, the motion passed with a vote of 7-0-0.

5. Approval of Minutes

a. Meeting of February 9, 2021

Chairman Gentemann asked for a motion to approve the minutes of the February 9, 2021 regular meeting. Vice Chair Foss moved to approve. Mr. McAllister seconded. By way of roll call, the motion was approved by a vote of 7-0-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. All comments received were provided to the Board for review and made part of the official 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. New Business

a. *New Development – Conceptual*

i. The Quarterdeck, DRB-000212-2021

Mr. Darnell presented the application as described in the Board's agenda package noting this is a conceptual review and the final would have a more detailed landscape plan. He explained the tradition of waterfront architecture within the Sea Pines Resort is most recently best represented by the Beach Club. Noting, it aptly addresses its coastal setting with details like columned porches, tabby-finished stucco, shingle and clapboard siding, and eaves with exposed rafter tails. Mr. Darnell said the design of the new Quarterdeck carries this tradition forward, building on Sea Pines' original relaxed-classic architecture, comprised of cedar shake roofs and indigenous tawny brick. He added that the new design of Quarterdeck takes its cues from Harbour Town Links Clubhouse, especially at its south facade, where it provides a bookend for a round of golf with similar but complementary design elements to where you began. Mr. Darnell said Staff recommends Conceptual Approval 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 by the Board. The Board and applicant discussed the application at length and the following concerns and recommendations were discussed: setbacks; the need for a copy of the letter from the Sea Pines ARB stating final approval; the location of the Harbourmaster in a separate building; location of the fuel pump devices; the new plan eliminates a substantial amount of non-conformities in the existing building; location and use of the new boardwalk; plantings in the boardwalk area; use of oyster shell material for seating in the Bocce area; the type of lighting in the parking lot; railings in the dining area; location and use of string lights; the fabric of the guard rail and use of initials counting toward signage; review of acceptable colors to the DRB; the affect the Harbourmaster building location will have on the view from the building as well as the public view; and the location of the walkway to the service yard.

After lengthy discussion regarding many items, Ms. Lippert moved to approve The Quarterdeck, DRB-000212-2021 with the following conditions:

1. Address all of staff comments in the Design Team/DRB Comment Sheet.
2. The north side of the wood boardwalk to have plant beds added.
3. Detail 4 and 5 on L4.03, to review the color of the sign face; as black will not likely be approved.
4. Detail 6 to review the tabby seatback, with a recommendation of potentially introducing smaller tabby or honed edged tabby to make it more user friendly.
5. Provide light fixture cut sheets at final.
6. Provide Sea Pines ARB approval for final.
7. Limit string lights to dining room areas and not as directional.
8. Review the potential to use goose neck lamps for the directional type.
9. Review light levels where string lights will be used.
10. Provide mounting detail where string lights will be used.
11. Heavily plant around the utility area that houses the transformer.
12. Minimize the use of the standing seam roof, use a non-reflective surface with a recommendation to look at a pink finish for retained standing seam roof area.
13. Review of the consistency between the heavily simulated divided light and full light windows.

14. Potentially larger overhangs at the roofs.
15. Review circulation around the Harbourmaster and fueling pumps.
16. Review of whether it is indeed a bocce court of program or more friendly. (Corn hole being mentioned,)
17. Perimeter walkways to remain the crushed oyster shells.
18. Fire pit locations on the terraces to be identified; this will have to be checked with the Fire Marshal as to location.
19. Review of the extent of tabby.
20. Details of this project do not need to be a match to the clubhouse; consider more connection to the Portofino look.
21. Recommendation to minimize the variety of dormers, particularly on the west façade with two different size dormers; making them the same, if they are to be retained.
22. The back side of the outdoor bar surface that is facing the lower walkway be sufficiently screened.
23. All fabric canopies be shown on the drawings.
24. A separation between pedestrian and vehicular traffic at the vehicular drop-off be further identified with a recommendation of going to steel bollards.
25. Recommendation to review the service yard shape to create less of a pinch point and make it as friendly as possible.
26. Modification to detail R1 on Sheet L4.02 – to include a lower kick rail element in the detail.

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

b. *New Development – Final*

i. Mount Calvary Baptist Church, DRB-000329-2021

Mr. Darnell presented the application as described in the Board's agenda package stating the applicant is seeking to construct a new church building next to the existing church building and expand the associated parking lot. He said the existing church building will be converted to the parish's fellowship hall. He explained the new church building will be a premanufactured metal building with wood stud walls finished in stucco and cement board lap siding to match the existing church and the roof will be constructed of metal standing roofing panels. Mr. Darnell informed the Board the site will also serve as an overflow parking lot for the restaurants across the street during peak hours. He said the parking lot surface will be mostly constructed of pervious paving. Mr. Darnell reported Staff recommends approval with the following conditions:

1. For the LAO 22, OCH 14, LAO 31 adjacent to Squire Pope and the LOA 11, LO 26/17 and Specimen LO 24/25, 25/19/15 at the back of site:
 - a. Enlarge the tree protection to 15' min. where possible,
 - b. Provide 4" of composted wood chip mulch within the tree protection fence,
 - c. Specify on the Tree Removal and Protection Plan pre and post construction fertilization with a mycor treatment.

2. Shift catch basin #8 two parking stall widths away from LOA 11 to reduce disturbance close to the trunk.
3. Revise to grading plan to eliminate any disturbance within the tree protection fence around the Specimen LO 24/25, 25/19/15.

The applicant referenced Item 2 - shifting catch basin #8, noting the area has an 8 inch pine tree and that the 11 inch Laurel Oak is being removed. He added there were no problems addressing all items Staff recommended. Mr. Darnell eliminated the recommendation of shifting catch basin #8.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant stated he had nothing else to add to Staff's report and will implement the conditions requested. The Board and applicant discussed the application at length and the following concerns and recommendations were discussed: consideration of swapping out Southern Red Oak trees to evergreen for additional screening; window shutter explanations and locations; storm drains; and pedestrian connections.

Mr. McAllister moved to approve Mount Calvary Baptist Church, DRB000329-2020 with the following conditions:

1. Staff comments to include: For the LAO 22, OCH 14, LAO 31 adjacent to Squire Pope Road and the LOA 11, LO 26/17 and Specimen LO 24/25, 25/19/15 at the back of site.
 - a. Enlarge the tree protection to 15' min. where possible,
 - b. Provide 4" of composted wood chip mulch within the tree protection fence,
 - c. Specify on the Tree Removal and Protection Plan pre and post construction fertilization with a mycor treatment.
2. Revise to grading plan to eliminate any disturbance within the tree protection fence around the Specimen LO 24/25, 25/19/15.
3. Replace the Southern Red Oaks in the northern buffer with an evergreen tree.
4. Reevaluate the tree location, as it relates to the storm drain in the landscape island in the parking lot to the east of the new building.

Vice Chair Foss seconded. By way of roll call, the motion was approved by a vote of 7-0-0.

c. *Alteration/Addition*

i. Charlie's Outdoor Dining, DRB-000330-2021

Mr. Darnell presented the application as described in the Board's agenda package stating the project will provide an outdoor pavilion on the front patio of Charlie's restaurant. He said the concrete patio will be replaced with a new 450 SF outdoor wood-framed pavilion with a metal roof that is designed to match the existing restaurant design without detracting from it. Mr. Darnell noted the pavilion will include new fan mounted lighting and natural gas heaters. A small side stair will be added to the front porch for food service and a gutter will be added to the existing roof to divert rainwater in this area. He concluded his presentation and stated Staff recommends approval 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 by the Board. The Board and applicant discussed the application at length and the following concerns and recommendations were discussed: location of electrical outlets and conduit; noting on the plans how the conduit will be run and noting such on the plan; mounts for heaters; discussion of roof lines and color; consistency in detailing where screen is and how it terminates; gutters planned for the addition; size of overhangs; height of the structures; view from inside the building; matching existing light fixtures and fans; column size if roof is raised; and sidewalk usage.

After discussion, Chairman Gentemann moved to approve Charlie's Outdoor Dining, DRB0003300-2021 with the following conditions:

1. Raise the roof approximately 12 inches to get it up out of the adjacent windows to the interior.
2. All electrical conduit and gas piping is going to be hidden in the columns and may exit the columns up at the beams and the rafters and should be held tight to said beams and rafters.
3. The existing fan on the existing porch should match the new fans.

Vice Chair Foss seconded. By way of roll call, the motion was approved by a vote of 7-0-0.

8. Board Business

- a. Review and Approval of Letter to Town Council regarding Building Height Limits, Setback Standards and Buffer Requirements

The Board discussed the letter included in the packet and suggested a few minor changes. Chairman Gentemann stated he would work on the changes and have a second draft prepared for the next meeting.

9. Staff Report

- a. Minor Corridor Report - Mr. Darnell reported there was one minor DRB approval at 112 Arrow Road, which consisted of slightly enlarging an existing deck.

10. Adjournment

The meeting was adjourned at 4:15 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: March 9, 2021