



Town of Hilton Head Island  
**Design Review Board Meeting**  
January 12, 2021 at 1:15 p.m. Virtual Meeting  
**MEETING MINUTES**

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

**Absent from the Board:** None

**Present from Town Council:** Tamara Becker, Glenn Stanford

**Present from Town Staff:** Chris Darnell, Urban Designer; Teri Lewis, Deputy Community Development Director; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chair 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**

Ms. Lippert moved to approve. Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 6-0-1. (Ms. Remke abstained due to technical difficulties.)

**5. Approval of Minutes**

a. Meeting of December 8, 2020

Chair Gentemann asked for a motion to approve the minutes of the December 8, 2020 meeting. Mr. McAllister moved to approve. Vice Chair Foss seconded. By way of roll call, the motion was approved by a vote of 5-0-2. (Chair Gentemann abstained because he was not present at the subject meeting. Ms. Remke abstained due to technical difficulties.)

**6. Citizen Comments**

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 – Final*

i. Fern Iams Restaurant, DRB-000876-2020

Mr. Darnell stated the project received conceptual approval on October 8, 2019 and presented the application as described in the Board's agenda package. Staff recommends final approval.

Chair 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 applicant confirmed that at this time there is no intent to connect to the building on the other side via the sidewalk that is headed in that direction but ends abruptly. The Board and applicant discussed the application at length and the following concerns and recommendations were noted: concern with the grade from the dining patio and customer safety noting hedges and path level lighting may help on that side; lack of needed information on the drawings; dimensions of brackets, overhangs and gutter drainage, window and door trim colors, materials and colors for the underside of the entrance overhang; service yard on the back elevation is lower than the detached one and only a 6 foot dimension; downspout identification; drawings do not show elevation; color of roof does not fit the area; clarification of awnings versus overhangs; and the screened in area needs more information provided; confusion with the cut sheets and the lack of detailed information provided.

Mr. McAllister made a motion to approve DRB-000876-2020 with the following conditions:

1. Additional details be provided that shows wall connections and bracket details with dimensions that can be reviewed and approved by two DRB Board members.
2. Additional landscape be provided along the planned north patio area.
3. Provide clarification on the color of the doors, windows and trim.

After Board discussion, Mr. McAllister withdrew his motion.

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

**b. Alteration/Addition**

**i. Hargray Building Repaint, DRB-002611-2020**

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

Chair 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 the applicant discussed the application at length and the following concerns and recommendations were made regarding the project: concern of the use of hardy plank siding for roofing and how it would be terminated at the top; reevaluation of the eyebrow and material; use of shingle or shake rather than siding; provide color swatches for samples and define the scope of the project.

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

**ii. Grayco Addition, DRB-002627-2020**

Mr. Darnell stated the application was previously presented on December 8, 2020 and withdrawn by the applicant prior to a vote. He presented the application as described in the Board's agenda package. Staff recommends approval as submitted.

Chair 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 applicant noted they pushed the structure 5 feet further back from the road to hide it behind the building even more. The Board and the applicant discussed the application at length and the board was of the consensus the applicant addressed their comments and concerns. It was suggested additional plantings of two 12 foot cedar B trees at the section near Palmetto Bay Road.

Chair Gentemann asked for a motion on the application. Mr. Carstens moved to approve DRB-002627-2020 with the following condition:

1. That two additional 12 foot Southern Red Cedars (Key: Plant B) be added to the western frontage of the lumber racks along Archer Road to be placed in field with the rest of the materials for optimal coverage.

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

**iii. Holy Family Catholic Church Reroof, DRB-002629-2020**

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

Chair 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 the applicant discussed the application in depth. It was confirmed by the applicant there is no change to the parapet or the addition of coping.

Chair Gentemann asked for a motion on the application. Chair Gentemann moved to approve DRB-002629-2020 as submitted. Mr. Moleski seconded. By way of roll call, the motion was passed by a vote of 7-0-0.

**c. *New Development – Conceptual***

**i. 85 Capital Drive Lot 10, DRB-002636-2020**

Mr. Darnell stated the application was previously presented on December 8, 2020 and withdrawn by the applicant prior to a vote. He presented the application as described in the Board's agenda package. Staff recommends conceptual approval as submitted.

Chair Gentemann asked if the applicant would like to add to Staff's narrative. The applicant did not have anything further to add to Staff's presentation. The Board and the applicant discussed the application at length and the following recommendations were made: address sidewalk connections that seem to be out of alignment with the door; address the door on the right side where there is no hardscape access; be sure to retain as much buffer as possible on the Leg O Mutton side; make sure to show how awnings are being supported; include designation of downspouts on rear elevation; scale of light fixtures on the front elevation along with designation of lighting location; suggestion that the overhangs above the overhead doors be similar to the front elevation; reminder that a plan for landscaping needs to be submitted in the final submittal.

Chair Gentemann asked for a motion on the application. Mr. McAllister moved to approve DRB-002636-2020 with the following conditions:

1. An effort is made to retain as much vegetation in the Leg O Mutton buffer as is possible.
2. All sidewalk connections should align with the doors.
3. To study the scale of the light fixtures.

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

8. **Board Business** – Chair Gentemann is in the process of drafting a letter to Town Council regarding building heights, setbacks, buffers, etc., which will be ready for discussion at the next meeting.

9. **Staff Report**

- a. Minor Corridor Report – Mr. Darnell stated there was no report at this time.

10. **Adjournment**

The meeting was adjourned at 3:16 p.m.

**Submitted by:** Vicki Pfannenschmidt, Secretary

**Approved:** February 9, 2021