



Town of Hilton Head Island  
**Design Review Board Meeting**  
February 9, 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, John Moleski

**Absent from the Board:** Debbie Remke (excused)

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

**Present from Town Staff:** Chris Darnell, Urban Designer; Teri Lewis, Deputy Community Development Director; Nicole Dixon, Development Review Administrator; Diane Busch, Staff Attorney; Shea Farrar, Landscape/Urban Design Associate; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

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**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 if staff had any changes to the agenda. Mr. Darnell requested that *Item 7.a.i. Airport Sign Revisited, DRB-000159-2021* be removed from the agenda as the applicant withdrew the application.

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

**5. Approval of Minutes**

**a. Meeting of January 12, 2021**

Chairman Gentemann asked for a motion to approve the minutes of the January 12, 2021 regular meeting. Vice Chair Foss moved to approve. Mr. Moleski seconded. By way of roll call, the motion was approved by a vote of 6-0.

**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. *Alteration/Addition*

#### i. St. Andrews Church Entry, DRB-000097-2021

Mr. Darnell presented the application as described in the Board's agenda package. He explained this is an Alteration / Addition and only one review is required by the DRB. Mr. Darnell stated that it is Staff opinion that there is not enough detail or specification of materials and colors provided in the drawings for DRB approval. He said staff is not opposed to the concept but the number of missing specifications in the drawings requires the recommendation of "Denial".

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 noted: elevator versus lift; lack of details in many areas; colors, materials and finishes need specified; the finish on the stucco; visual appearance of the window; designation of hardscape and landscaping; handicap curb cuts; color of light fixture; additional detail regarding door replacements; elevator shaft location and aesthetics; additional detail where bushes are being removed and extent of paving needed; consideration of proposed artwork for the wall of the elevator shaft; delineation of exit from the elevator; placement of railings and compliance; height limits for vehicles under the overhang and concern with the height of the cross on the front of the overhang; and Fire Rescue access to the building.

Following discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application. Chairman Gentemann noted along with detailed specifics discussed, the following items need to be included in the application coming forward:

- Ensure the path lighting is covered and on the drawings;
- show and delineate the walkways, (i.e. what's new);
- include on drawings what matches what;
- show planned landscaping with a few notes regarding replacement items;
- details on stucco treatment;
- define where and what artwork, if any, is proposed;
- define fixture color;
- provide at least one good wall section;
- structural drawings;
- add railing where needed;
- finish stucco on all sides between elevator base and structure;
- show curb cut and all the new paving; and
- ensure that the height of the bottom of the cross on the wall of the elevator shaft meets what is required to avoid limitations and redesign.

ii. Hargray Building F, DRB-000145-2021

Mr. Darnell presented the application as described in the Board's agenda package. He stated the application is for a color change to the Main Central Office for Hargray Communications. Mr. Darnell reminded the Board a similar application that included changes to the exterior façade was withdrawn during the January 12<sup>th</sup> meeting. He noted this application does not include any changes to the façade and the applicant is requesting approval to paint the building Functional Grey SW 7024. Mr. Darnell said staff recommends approval with the condition that the shingles not be painted.

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 noted: confirmation that all doors would be painted the same as the building; confirmation that the service yard and gate colors would be the same as the building; discussion of landscaping and tree trimming; no plans for lighting around the building; cedar shingles to remain the same; coping is to remain the same.

Mr. Gentemann made a motion to approve Hargray Building F, DRB-000145-2021 with the following conditions:

1. Functional Grey SW 7024 is approved. It was noted for the record the Board did not review a physical sample of the Functional Grey SW 7024, but it is a color that has been approved in the past and has been approved specifically for Hargray.
2. Painting is to include all vertical surfaces of stucco and wood, including the service yard and the service doors.
3. The shingles and the coping are to remain as is.

Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 6-0-0.

**b. Sign**

i. Sandbox Sign, DRB-000118-2021

*(Due to a potential conflict of interest, Vice Chair Foss recused herself from discussion and voting regarding the Sandbox Sign DRB-000118-2021. The required Potential Conflict of Interest form has been completed and made part of the official record.)*

Ms. Farrar presented the application as described in the Board's agenda package with the following comments: The Sandbox Children's Museum has applied for signage to be located on the new building in Lowcountry Celebration Park. Because there will not be a freestanding sign for the museum, the LMO allows for the size of the façade sign to be increased by 50%. This will allow for façade sign with a maximum size of 60 square feet. The proposed sign is 57 square feet and made of 1.5" HDU. The proposed colors will utilize the building trim color for the background of the sign, the building siding color for the border, logo and tag line copy. Luxurious Red (SW 6314) was selected for "the sandbox" copy to relate to the adjacent Circle Center colors. Loyal Blue is proposed for the color of the flag on the logo. The sign will be flush stud mounted to the façade of the building. Ms. Farrar concluded that staff is recommending approval of the application 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. After discussion regarding the following items: grade of paint; color palate; number of signs; and placement of the signage, Chairman Gentemann moved to approve the Sandbox Sign, DRB-000118-2021 as submitted. Mr. McAllister seconded. By way of roll call, the motion passed by a vote of 5-0-0. (Vice Chair Foss recused.)

## **8. Board Business**

Vice Chair Foss inquired as to what was taking place at Northridge Plaza. Mr. Darnell explained the owners are resurfacing the parking lot, replacing curbing and conducting landscaping improvements.

Before discussion of the item below, Ms. Lippert recused herself noting a potential conflict of interest.

Chairman Gentemann referenced a letter the Board received from a concerned citizen regarding the colors used to repaint Schooner Court; a project the DRB reviewed and approved last year. After discussion it was noted: the Schooner Court regime selected the colors; the Sea Pines ARB approved them; and the DRB approved them. It was the consensus of the Board the issue is between the residents of Schooner Court, the Schooner Court regime and the Sea Pines ARB, resulting in no need to place it on a future DRB agenda.

## **9. Staff Report**

- a. Minor Corridor Report – Mr. Darnell reported the following minor DRB approvals since the last meeting of the Board. He stated one was for the repainting of Birdie James in Shelter Cove Towne Center. He noted the color that was approved was slightly different so it was handled at a staff level. He stated the other one was Sea Pines Villas relocation of their beach shower which was handled as a minor DRB.

## **10. Adjournment**

The meeting was adjourned at 2:40 p.m.

**Submitted by:** Vicki Pfannenschmidt, Secretary

**Approved:** February 23, 2021