



Town of Hilton Head Island
Design Review Board Meeting
March 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, Debbie Remke, John Moleski

Absent from the Board: None

Present from Town Council: Tom Lennox

Present from Town Staff: Chris Darnell, Urban Designer; Teri Lewis, Deputy Community Development Director; Nicole Dixon, Development Review Administrator; Shea Farrar, Landscape/Urban Design Associate; 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 1:15 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 10 Capital Drive DRB 00408-2021 be added to the agenda for discussion only. Ms. Lippert moved to approve adding 10 Capital Drive to the agenda specifically for discussion purposes. Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 7-0-0.

Chairman Gentemann asked for a motion to approve the amended agenda. Ms. Lippert moved to approve the agenda as amended. Ms. Remke seconded. By way of roll call, the motion passed with a vote of 7-0-0.

5. Approval of Minutes

a. Meeting of February 23, 2021

Chairman Gentemann asked for a motion to approve the minutes of the February 23, 2021 regular meeting. Ms. Remke moved to approve. Vice Chair Foss 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. There were no comments of record for this meeting. 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. Capital Drive Storage Building, DRB-000408-2021 - *Discussion Only. No action to be taken on this item.*

Mr. Darnell presented the application. He explained this application is for alteration to DRB approved permit 2039-2015. He pointed out that these plans were approved prior to hurricane Matthew with construction delayed due to clean-up/repairs from the two hurricanes. He explained that because the building is not visible behind the Marshland Road buffer the applicant is requesting that the stucco finished water table on the building be waived and the cinder blocks be painted the same color as the siding or trim of the building.

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. She explained the cost to place stucco on the block would cost \$6,000. The Board and applicant discussed the application at length and the following concerns and recommendations were discussed: the possibility of altering the finish of the cinder blocks to a smooth finish; use of plant material for cover; alternatives to stucco; and the need to support the previous board decision.

Chairman Gentemann tabled the item until the meeting of March 23, 2021.

b. New Development – Final

- i. Fern Iams Restaurant, DRB-000423-2021

Mr. Darnell presented the application as described in the Board's agenda package. Mr. Darnell stated this project received conceptual approval on Oct. 8, 2019 and was withdrawn during the Jan. 12th meeting for final approval. He said the applicant is again seeking final approval of the building that will be an Amish style restaurant. Mr. Darnell stated the existing building on the site will be demolished and replaced with a new 4,881 sq.ft. restaurant. He explained the building/restaurant will have a residential feel with a screened dining porch on the front and outdoor dining patio on the side. There will be a "To Go" window opposite side of the new building. He stated the proposed roof is Galvalume Plus, similar to USCB Building across Greenwood Drive. Mr. Darnell noted the exterior walls of the structure will be flood proofed to 15 feet mean sea level (MSL) to meet Flood requirements and there is a shared parking agreement that accommodates the LMO requirements. He said the dumpster will be located in front of the building.

Mr. Darnell explained that landscape comment within Staff's Comments was an oversight on Staff's part and not appropriate. He said the landscape plan is the same plan reviewed earlier with the suggested changes from the DRB. Based on the DRB's conceptual approval, Staff recommends final approval.

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: the addition of path level lighting and spacing; entry detail, color and trim details; updated elevation; dumpster location alternatives; need for variance to relocate the dumpster; the use of white translucent shades for the outdoor hanging light to keep it similar to other lighting; condensers hidden in the service area and height of service yard walls; scale of doors; roof color; lowering of

water table; consideration of transoms over doors for alignment; and confirmation that the bar top material is a subtle gray cast concrete.

After discussion, Chairman Gentemann moved to approve Fern Iams Restaurant, DRB-000423-2021 with the following conditions:

1. Confirmation that the applicant used the previous landscape plan with suggestions by the DRB.
2. That the applicant confirm the number of path light fixtures and verify the spacing and number and to try to reduce the number closer to 40 fixtures. Submit confirmed lighting layout to Staff for approval.
3. Applicant to investigate pushing the dumpster back at least a few feet from its current condition or relocate it to another area of the property which would be reviewed at staff level.
4. Applicant to confirm that the condensers will not be visible above the service yard fence. This may be affected by the pending flood plain revisions. If units are on a platform, the fence may need to be higher.
5. Lower the water table to sill level from its current level if the flood maps at the time of submission allow.
6. Applicant to confirm that all doors are 8 feet tall, except for the overhead doors.
7. It should be noted that the countertop that is not labeled is a light gray cast concrete.

Mr. McAllister seconded. By way of roll call the motion passed by a vote of 6-1-0. (Vice Chair Foss was opposed.)

ii. Quarterdeck Restaurant, DRB-000435-2021

Mr. Darnell presented the application as described in the Board's agenda package. He said this project received conceptual approval at the last DRB meeting and is seeking Final Approval today. Mr. Darnell stated the architecture of the proposed building aptly addresses its coastal setting with details like columned porches, tabby-finished stucco, shingle and clapboard siding, and eaves with exposed rafter tails. He noted the new design of Quarterdeck also 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 stated Staff recommends approval with the following conditions:

1. Provide Sea Pines ARB Final Approval. The remaining Sea Pines approval is for colors and any differences with the DRB approval will need to be rectified.
2. Detail 4 and 5 on L4.03, review the color of the sign face to change black to a more nature blending bronze.
3. Per DRB comments, perimeter walkways to remain the crushed oyster shells.
4. Per Fire Marshal, fire pit locations on the terraces must be 10' from the structure and any adjacent overhang must be sprinkled.
5. Label and detail screen wall behind the outdoor bar to be submitted for Staff review and approval.
6. String light polls shall be wood.
7. Color of metal standing seam roof to be reviewed with color board submittal.
8. Screening plants around utility areas shall be evergreen shrubs.
9. Add planting areas at the building foundation on the market elevation.
10. Avoid planting within 5' of the trunk of existing trees to protect their roots.

11. Provide a tree protection plan that includes pre and post construction fertilization and mycor treatment.
12. Light levels cannot exceed 8 foot-candles and must have an average of .75 foot-candles. New lighting plan to be submitted for review by Staff.
13. String Lights are only allowed in dining areas.

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: the use of string lights; the boardwalk component; relocation of the kiosks; the lack of detail on some spec sheets; the use of varied tabby elements and definition of where; base colors; type of brick and need for more defined drawing; type of canopy, framing, shapes and materials; purpose of canopy at entrance; confusion regarding Sea Pines ARB approval timeline; traffic flow on boardwalk; the use of different railing on the Harbourmaster; addition of plant materials in many locations; the need to match existing light posts in the area; the difficulty in reading the landscape plan and materials to be used; the need for more specifics on the barn doors and their purpose; and the lack of needed details on individual sheets.

Following discussion, the application Quarterdeck Restaurant, DRB-000435-2021 was withdrawn at the applicant's request. No action was taken by the Board on the application.

c. Sign

i. Hemp Extraction Sign, DRB-000396-2021

(Due to a potential conflict of interest, Ms. Lippert recused herself from discussion and voting regarding the Hemp Extraction Sign, DRB-000396-2021. 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. She explained the applicant is applying for a façade sign at 5 Enterprise Lane. Enterprise Lane is located off of Mathews Drive North near the intersection with Beach City Road. Ms. Farrar said the applicant is requesting a 59 square foot sign because there is not a freestanding on the site and the LMO allows a 50% increase in the size of the façade sign if the applicant does not have a freestanding sign. She further explained the proposed sign would be mounted to the facade of the building and made of $\frac{3}{4}$ " PVC with an inlay of letters and logo. Letters will be raised $\frac{1}{2}$ " above the backer panel. Ms. Farrar noted the proposed colors include a backer that will be painted to match the building color, SW Naturel, with the copy and logo comprised of SW Iron Ore and SW Roycroft Pewter and added that staff is recommending approval of the sign 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: confirmation there would not be lighting on the sign; the size of the sign in comparison to surrounding buildings; location of the building and visibility to the public; color choices; location of the sign on the building; and the type of mounting for the sign and preference for cleat mounting as opposed to screws.

After discussion, Chairman Gentemann moved to approve Hemp Extraction Sign, DRB-000396-2021 with the following condition:

1. The use of cleat mounting for a hidden connection in lieu of screws and painting.

Vice Chair Foss seconded. By way of roll call, the motion was approved by a vote of 6-0-0. (Ms. Lippert recused.)

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 staff noted a few minor changes in the addressing. Chairman Gentemann pointed out the incorporation of the changes suggested by the board. After discussion, Chairman Gentemann moved to approve the letter. Ms. Lippert seconded. By way of roll call, the motion was approved by a vote of 7-0-0.

9. Staff Report

- a. Minor Corridor Report - None

10. Adjournment

The meeting was adjourned at 4:46 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: March 23, 2021