



Town of Hilton Head Island
Design Review Board Meeting
April 27, 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: Bill Harkins

Present from Town Staff: Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; 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. Chris Darnell explained the applicant for Item 7.a.ii Fat Baby's Courtyard, DRB-000947-2021 and 7.a.iv Deano's, DRB-000956-2021, has requested to be last on the agenda. It was the consensus of the Board to amend the agenda.

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

5. Approval of Minutes

a. Meeting of March 22, 2021

Chairman Gentemann asked for a motion to approve the minutes of the March 22, 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 6-0-0.

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. Lyons Repaint, DRB-000550-2021

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff recommends denial 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 the applicant discussed the application at length and the following concerns and recommendations were made regarding the project: consideration to re-evaluate color choices to keep with the Design Guide; clarification of what areas are to be painted the trim color and which areas are to be painted the body color; and a suggestion that the trim color be a step darker than the body color.

Following discussion, the application was withdrawn at the applicant's request.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

ii. Smokehouse, DRB-000952-2021

Mr. Darnell presented the application as described in the Board's agenda package. He 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 the applicant discussed the application at length and the following comments were made regarding the project: definition of the fence location and the connection to the surrounding area; color scheme blends more with nature; and electing not to paint the brick saves on maintenance.

Chairman Gentemann asked for a motion on the application. Vice Chair Foss moved to approve DRB-000952-2021 as submitted. Ms. Lippert seconded. By way of roll call, the motion passed by a vote of 6-0-0.

b. New Development – Conceptual

i. Benny Hudson Seafood, DRB-000949-2021

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff comments should be addressed for final approval and Staff recommends conceptual 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: land use zoning; clarification on no outdoor dining; landscaping and possibility of required fertilization treatment; bike rack location and possibility of moving it; if there is a dumpster and location of such;

continuation of hog fencing under porch area; consideration of details and trim to break up long wall; roof color concern and consideration of options; trim color concern; and confirm private residential driveway location and access.

Chairman Gentemann asked for a motion on the application. Vice Chair Foss moved to approve DRB-000949-2021 with the following conditions:

1. Address all of staff comments in the Design Team/DRB Comment Sheet.
2. Include all dumpster details.
3. Include details on whether the owner's existing driveway access will be eliminated.
4. Consideration for bike rack location to be closer to the outdoor seating entrance.
5. A planting area be placed between the gravel road and the adjacent residence, as well as a planted island on the eastern extreme side of the primary parking area.

Mr. McAllister seconded. By way of roll call, the motion passed by a vote of 6-0-0.

ii. Starbucks Pope Avenue, DRB-000951-2021

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff comments should be addressed for final approval and Staff recommends conceptual 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: details in the landscaping plan; options for the sidewalk on the south side; existing elevation of 9'8" and the Town requirement to make it 11'; consideration of a pervious paving system; the transition from the bike path to the area; location of the bike rack and customer safety; scale of signage; creating a lowcountry feel; service yard details; the need for cohesive architecture; parapet in conflict with the sloped roof; type of materials to be used on the parapet; service yard details; consideration of fiber cement or alternative material in place of stucco; location of meters; and the possible elimination of bollards in the drive thru area.

Chairman Gentemann asked for a motion on the application. Mr. Carstens moved to approve DRB-000951-2021 with the following conditions:

1. Address all of staff comments in the Design Team/DRB Comment Sheet.
2. Include a revision on the side oaks and feather grass as far as appropriateness.
3. Taking into account the permissible disturbance and impervious areas beneath the significant trees.
4. Provide service yard details.
5. A study of the roof line.
6. Removal of the bollards from sheet D301.
7. The study of pervious paving for any sidewalk access in and out of the site.
8. The additional study of an alternative bike parking location closer to the bike pathway along Pope Avenue.
9. All parapet elements shall be revised to a slope roof condition that still conceals the rooftop units.

10. A study of the material locations on the façade.
11. Ensure that the sign location along Pope Avenue is clearly indicated.
12. Ensure that the minimum flood elevation from the top of the slab is 11" and the plans and elevations should reflect such at submittal.

Ms. Lippert seconded. By way of roll call, the motion passed by a vote of 6-0-0.

c. New Development – Final

i. Palmetto Coastal Commercial, DRB-000950-2021

(Due to a potential conflict of interest, Mr. McAllister recused himself from discussion and voting regarding the Palmetto Coastal Commercial, DRB-000573-2021. The required Potential Conflict of Interest form has been completed and made part of the official record.)

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff recommends final approval with the following conditions:

1. Provide a lighting plan.
2. Provide bollards to protect the 29" and 26" Live Oaks in the service yard
3. Move the 7' fence out of the Dillon Road setback at the entrance drive.
4. Both gates will need to meet setback requirements for gates.

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 the applicant discussed the application at length and the following concerns and recommendations were made regarding the project: access easement restrictions, if any; the need of a summary of all buffers on site; if fence line is pulled back, the need for additional landscaping; confirmation the banding of the tabby look is to continue; consistency in shutter size; consistency in overhangs; service are details and trim on the overhead door.

Chairman Gentemann moved to approve DRB-000950-2021 with the following conditions:

1. Applicant to address Items 1-4 of Staff conditions- all to be reviewed by Staff.
2. Should Items 3 or 4 be necessary, there may be the need for additional screening. This will be at Staff's discretion.
3. On the front elevation, Sheet A300, the rake on the low roof to the right side of the building should be extended past the trim board to match the other condition as it appears in the rear elevation.
4. Provide the appropriate shutter size for the window.
5. Provide Trim around the large overhead door.

Ms. Lippert seconded. By way of roll call, the motion passed by 5-0-0. (Mr. McAllister recused.)

a. Alteration/Addition

i. Fat Baby's Courtyard, DRB-000947-2021

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff recommends denial 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 the applicant discussed the application at length and the following concerns and recommendations were made regarding the project: the lack of details; color and mounting of infrared heaters; spacing of lights or piers; centering of light fixtures, discrepancy in size of bays; more definition needed on conduit; designation of area of granite counter and tie in with building; the need for definition of the entrance due to handicapped parking space next to it; due to elimination of parking spaces, suggestions of confirmation of parking agreements; details regarding walls; critical movement of sign needs detailed; concern about drainage; spans and joist sizes need provided; trellis details; all details need included on site plans; and the live oak on the property needs defined in the plans, as well as the lowest limbs and canopy.

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

iv. Deano's, DRB-000956-2021

Mr. Darnell presented the application as described in the Board's agenda package. He stated Staff recommends denial 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 the applicant discussed the application at length and the following concerns and recommendations were made regarding the project: the lack of sufficient information; the need for more details in general; brick entry portals differ in size; explanation of canopy; brick details; with the elimination of the kitchen the roof overhang is eliminated; no details on columns, walls and beams; the need for a landscape plan; and clarification of what is being demolished and what is being added.

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

8. Board Business

Chairman Gentemann reported that he and Vice Chair Foss attended the recent LMO Committee Special Meeting and the recent Public Planning Committee meeting. He noted they presented the DRB's concerns regarding building massing and height, and setbacks and buffers. He stated their comments were well received and the item is moving forward for further study.

9. Staff Report

a. Minor Corridor Report

Mr. Darnell reported the following minor DRB approvals since the last meeting of the Board: 20 Ceasar Place; 5 Augusta Lane – antenna modification; 59 New Orleans Road – repaint that involved a fence; 96 Mathews Drive – addition to the building not visible from the corridor; 41 Power Alley – antenna modification; 1 North Forest Beach – Frosty Frog up-fit of an additional exterior window; and 106 Arrow Road, addition of screening fence for bike storage.

10. Adjournment

The meeting was adjourned at 4:26 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: May 11, 2021