



Town of Hilton Head Island
Design Review Board Meeting
May 11, 2021 at 1:15 p.m. Virtual Meeting
MEETING MINUTES

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

Absent from the Board: Vice Chair Cathy Foss

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; 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. There being none, Mr. McAllister moved to approve the agenda. Ms. Lippert seconded. By way of roll call, the motion pass by a vote of 6-0-0.

5. Approval of Minutes

a. Meeting of April 27, 2021

Chairman Gentemann asked for a motion to approve the minutes of the April 27, 2021 regular meeting. Mr. McAllister moved to approve. Mr. Moleski 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. Wei Food Hall Facades, DRB-001076-2021

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

1. Provide a dimensioned Site Plan.
2. Provide physical color samples for the awning structure.
3. Revise the landscape plan to add trees. (Staff received revised landscape plan May 7).

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 need for cut sheets and fabric samples for the retractable mechanism showing a visual on the façade; the intent of the glass fencing and the need for it; handrail and glass samples for the fencing; the height of the palms to be in the landscaping; a description of the housings on the shade structure; need for the overall lighting plan; details needed for the attachment of the trellis; signage location; function and finish of shade structure; the need for cut sheets for the fans and heaters and locations of such defined; transition at the corner of the sidewalk shown on LA-1.00; acknowledgement of receipt of the revised landscape plan and the improvements provided; inclusion of the revised landscape planting on LA-1.00; suggestions of trees to be added to the island off the drive area; and proposed lighting plans for the patio dining area.

Following discussion, the application was withdrawn at the applicant's request.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

8. Board Business

9. Staff Report

a. Minor Corridor Report – None

Mr. Darnell reminded the Board of the training requirements due by July 1 and reminded them to send their credit hour information to Teresa Haley for recording purposes.

10. Adjournment

The meeting was adjourned at 2:05 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: May 25, 2021