



Town of Hilton Head Island
Design Review Board Meeting

July 13, 2021 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

MEETING MINUTES

Present from the Board: Chair Cathy Foss, Vice Chair John Moleski, David McAllister, Annette Lippert, Ben Brown, Ryan Bassett

Absent from the Board: Judd Carstens (Excused)

Present from Town Council: Tamara Becker

Present from Town Staff: Teri Lewis, Deputy Community Development Director; Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Tyler Newman, Senior Planner; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

1. Call to Order

Chair Foss 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. Swearing in Ceremony of New and Reappointed Design Review Board Members

Diane Busch administered the oath of office to Chair Foss, Mr. Bassett and Mr. Brown.

5. Approval of Agenda

Chair Foss explained the order of the agenda would need to be rearranged due to technical problems and asked for a motion to approve the change. Mr. McAllister moved to approve a change in the presentation order of the agenda. Ms. Lippert seconded. By show of hands, the motion passed by a vote of 6-0-0.

6. Approval of Minutes

a. Meeting of June 22, 2021

Chair Foss asked for a motion to approve the minutes of the June 22, 2021 meeting. Mr. McAllister moved to approve as submitted. Ms. Lippert seconded. By show of hands, the motion passed by a vote of 4-0-2. (Mr. Bassett and Mr. Brown abstained as they were not present at the subject meeting.)

7. Appearance by Citizens

None.

8. New Business

a. New Development – Conceptual

i. The Charles, DRB-001588-2021

Mr. Darnell presented the application as described in the Board's agenda package. He recommended the project be approved with the following conditions:

1. Provide a Demolition Plan
2. Provide a Tree Protection Plan specifying:
 - a. Preconstruction 4 – 6" mulch under canopy,
 - b. Pre and post fertilization and mycor treatments.
3. Revision of the Landscape Plan more in keeping with the scale of the development.
4. Provide an LMO compliant Lighting Plan.

Chair Foss 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 and the following concerns and recommendations were made regarding the project: elevations around the detention pond; the need for tree protection; landscaping materials around the detention pond; confirmation of support of the Hilton Head Plantation ARB; suggestion of plantings between the pathway and the pool; consideration of alternative materials in upper elevation of building; an improvement in the scale of the building; confirmation of the size of the mansard roof and encouragement to further study the proportions; the need for gables on the side view; lack of detail where the mansard roof comes into the tower; increase the scale of the brackets; stucco colors; consideration of use of tabby stucco; location of ADA ramp; elimination of the switchback ramp; use of tabby for planters; coordination of colors with tabby; discussion of plantings in planters near the pool; improvement in the rear elevation; access to the pool; screening the landing area in the rear elevation; and the need for overstory trees in the parking lot.

Following the discussion, Ms. Lippert moved to approve DRB-001588-2021 with the following conditions:

1. All of Staff recommended conditions.
2. Review the utility layout to further protect existing trees.
3. Review the landscaping at the detention pond to have a more naturalized look and account for the winter months.
4. Study the proportions of the mansard roof (less soffit, more height).
5. Upscale the live oaks in the parking lot to 4 inches.
6. Provide overstory trees in the parking lot.
7. Study the infill at the parking level to potentially eliminate the lattice and consider either tabby stucco or horizontal louvers.
8. Study the gate detailing at the portico to potentially match the guardrail detailing.
9. Making the meandering sidewalks have more nature blending materials .
10. Darken the lightest gray color of stucco.
11. Integrate tabby stucco.
12. No pinkish hue on stucco.
13. Delete the three gables on the side view.
14. Review bracket scale.
15. Provide a detail of the mansard roof as it comes past the tower.

Mr. McAllister seconded. By show of hands, the motion passed by a vote of 6-0-0.

Mr. Darnell requested a recess to handle the technical difficulties. Chair Foss recessed the meeting at 2:06 p.m. The meeting reconvened at 2:16 p.m.

ii. Tidal Wave Auto Spa, DRB-001589-2021

Mr. Darnell presented the application as described in the Board's agenda package. He recommended the project be approved with the following conditions:

1. Revise the window size to be more in proportion to the façade on the Plaza Drive side of the "Carwash Building".
2. Increase the roof overhang to be more in keeping with Island Character.
3. Reconsider the cantilever canopies in favor of a structural system more in keeping with Island Character.
4. Increase the landscape and or add a structure to screen the entrance to the "Carwash Building" and the "Prep Canopy" from William Hilton Pkwy.
5. Provide a tree protection plan.

Chair Foss 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 and the following concerns and recommendations were made regarding the project: suggestion of softening the gable at the end of the roof line; clarification of the prep area; increase of landscaping at the northwest side of the property for screening; the finished grade relating to the height of the existing road and main building; clarification of garage door and color; consistence of canopies; discussion and clarification of the vacuum canopy; window proportions; canopy materials and concern for fading; consideration of different materials; the scale of the windows and the size of the columns.

Following the discussion, Mr. Brown moved to approve DRB-001589-2021 with the Staff recommended conditions 1 through 5 listed above. Vice Chair Moleski seconded. By show of hands, the motion passed by a vote of 6-0-0.

b. New Development – Final

i. 85 Capital Drive, DRB-001600-2021

Mr. Darnell presented the application as described in the Board's agenda package. He recommended the project be approved with the following conditions:

1. Revise the Landscape Plan to:
 - a. Plant in a more natural layout.
 - b. Add more groundcovers to the landscape islands.
 - c. Eliminate the lawn in favor of evergreen groundcovers.
 - d. Specify height and caliper of Live Oak and Dahoon Holly to be a minimum of 10' tall and 2" caliper.
2. Provide a tree protection plan. Provide tree protection for all trees to be preserved.

Chair Foss 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 and the following concerns and recommendations were made regarding the project: clarification of the color of the garage doors; the color selection white tail needs to be darker; clarification of the grout color for the

tile; clarification of the screening proposed for dumpster area; consideration of darkening trim color; inconsistency in windows; the need to upsize the live oak trees; switching out palm trees in parking lot island to overstory trees; and the need for protection of the buffer near Leg O Mutton Road.

Following the discussion, Mr. McAllister moved to approve DRB-001600-2021 with the following conditions:

1. All of Staff recommended conditions.
2. Provide a dumpster detail.
3. Change the color of the garage door.
4. SW7103 White Tail color should be re-evaluated to a darker shade
5. The Silver Saw Palmettos in the Leg O Mutton buffer should be swapped out to provide more variety in native plant material.
6. Jack Frost Ligustrum is to be replaced with an evergreen shrub.
7. Provide four inch caliper live oaks in the two parking lot islands in the front of the building.
8. Protect all existing vegetation in the Leg O Mutton buffer.
9. Provide grout color for the tile.
10. All of the above are for Staff review and approval.

Vice Chair Moleski seconded. By show of hands, the motion passed by a vote of 6-0-0.

c. Alteration/Addition

i. Wei Food Hall, DRB-001598-2021

Mr. Darnell presented the application as described in the Board's agenda package. He recommended the project be approved with the following conditions:

1. Specify the exterior color of the proposed coolers at the back of the building or provide a plan and detail to screen them.
2. Provide a lighting plan compliant with LMO requirements.
3. Specify the location of the proposed Gooseneck fixture. Given the number of fixtures per sign, please provide lighting levels on the sign that meet LMO requirements and confirm these fixtures do not exceed 3000K.
4. Specify on the drawings:
 - a. The color of the awning material.
5. Provide physical color samples for approval at the meeting.
6. Provide a detail or plan on how the patio surface will be drained.

Chair Foss 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 and the following concerns and recommendations were made regarding the project: confirmation that roofing on deck area are louvered and not retractable; suggestion that the canvas sunscreen should be darker; clarification of fire pit material; clarification of the size of caulking; the need for clarification of the termination point of the aluminum panel; the need for clarification of corner above the mansard mater in the east elevation; and the inconsistency between the north elevation and east sections.

Following the discussion, Ms. Lippert moved to approve DRB-001598-2021 with the following conditions:

1. Coolers are to be painted the same color as the shopping center per the applicants' response.
2. Applicant shall provide a lighting plan that meets LMO conditions and said lighting plan shall also confirm that the goosenecks to not exceed the 3000K light temperature.
3. The color of the awning material shall be submitted.
4. The material of the patio shall be provided.
5. Items 1-4 can be submitted for Staff approval.

Ms. Lippert added that the aluminum panels and parapet height need to come back to the Design Review Board for approval with the recommendation to come back with the current cream panel and the dark brown wood panel and details relating to the reveal; whether caulk or reveal material and the parapet detailing. Mr. Brown seconded. By show of hands the motion passed by a vote of 6-0-0.

9. Board Business

Chair Foss welcomed the new members and asked if all Board members would identify themselves and give brief comments regarding their background.

10. Staff Report

- a. Minor Corridor Report - None

11. Adjournment

The meeting was adjourned at 4:22 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: July 27, 2021