



Town of Hilton Head Island
Design Review Board Meeting
March 22, 2022, at 1:15 p.m. Virtual Meeting
MEETING MINUTES

Present from the Board: Chair Cathy Foss, Vice Chairman John Moleski, Annette Lippert, Judd Carstens, Ryan Bassett

Absent from the Board: Ben Brown (excused)

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

Present from Town Staff: Chris Yates, Building Official; Chris Darnell, Urban Designer; Nicole Dixon, Development Review Program Manager; Teresa Haley, Community Development Coordinator; 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. Approval of Agenda

Chair Foss asked if there were any changes to the agenda. There being none, Ms. Lippert moved to approve. Mr. Bassett seconded. By show of hands, the motion passed with a vote of 5-0-0.

5. Approval of Minutes

a. Regular Meeting of March 8, 2022

Chair Foss asked for a motion to approve the minutes of the March 8, 2022, regular meeting. Mr. Bassett moved to approve. Vice Chairman Moleski seconded. By show of hands, the motion passed with a vote of 5-0-0.

6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. Those comments were provided to the Board for review and made part of the official record. In addition, citizens were provided the option to sign up for public comment participation during the meeting by phone. There were no requests.

7. Unfinished Business - None

8. New Business

a. New Development – Conceptual

i. Chimney Cove Multifamily Development, DRB-000635-2022

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval as submitted.

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: the diversity of the plan; concern over braces used as opposed to brackets on the clubhouse; the coordination of the braces with the windows on the back elevation; the extent of the low pitched roof at the porches; suggestion of the use of additional columns; suggestion the spacing and roofline needs raised both on the front and back; concern regarding the blank facades for division on the back elevation; comments regarding the scale of the garage doors; discussion regarding the pavers for the driveways; confirmation it is not a controlled access community; encouragement for a landscape plan and treatment on the US278 side; the need to delineate proportions on the gables; suggestions of using tabby as opposed to brick; the need for trim around the windows; the need for consistency in all facades; the need to enhance the windows on the second floor of the clubhouse; confirmation on the number of buildings and types; concern over the lack of information/drawings for additional buildings; confirmation that white trim is not in keeping with the Design Guide; and the need to identify locations of service yards and dumpsters.

Following discussion, Ms. Lippert moved to approve DRB-000635-2022 with the following conditions:

1. Staff comments about the HVAC units and screening.
2. Staff comments about studying the parking to save more trees.
3. Study the blank facades.
4. Study the Clubhouse gable.
5. Study the detailing of brackets, trim, including window trim, shed roofs, Bermuda shutters.
6. The need for more columns on the rear façade.
7. Submittal of the increased roof pitch.
8. All facades need to be treated equally.
9. Presenting all elevations at final.

Mr. Carstens seconded. By way of roll call, the motion passed by a vote of 5-0-0.

b. Alteration/Addition

i. Belly Goat Burgers, DRB-000636-2022

Mr. Darnell presented the application as described in the Board's agenda package and stated Staff recommends approval as submitted.

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: inquiry as to how the façade will match up with Bullies façade; the need to make sure the bike rack designates where bikes should be placed; suggestion of moving the bike racks to the buffer; suggestion the siding

color be changed from Indigo to another color; and suggestion of a designated path from bike racks to entrance.

Following discussion, Mr. Carstens moved to approve DRB-000636-2022 with the following conditions:

1. All of Staff comments.
2. Substitution of four-inch live oaks for the two live oaks adjacent to Regency Parkway.
3. Substitution of four-inch live oak for the crepe myrtle in the northern corner of the property to establish a streetscape for the property.

Mr. Bassett seconded. By way of roll call, the motion passed by a vote of 3-2-0 (For the motion – Bassett, Carstens, Moleski; Against the motion – Foss, Lippert).

9. Board Business

Chair Foss inquired as to whether Northridge Plaza submitted to staff what the DRB approved at the last meeting since the applicant indicated he had scheduled construction to begin quickly. Mr. Darnell stated nothing had been submitted to date.

10. Staff Report

- a. Minor Corridor Report - None

11. Adjournment

The meeting adjourned at 2:40 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: April 26, 2022