



Town of Hilton Head Island  
**Design Review Board**

Tuesday, September 24, 2019 at 1:15 p.m.  
Benjamin M. Racusin Council Chambers

## **MEETING MINUTES**

**Present from the Board:** Chairman Dale Strecker, Vice Chairman Michael Gentemann, Cathy Foss, David McAllister, John Moleski, Debbie Remke, Brian Witmer

**Absent from the Board:** None

**Present from Town Council:** Tamara Becker, Glenn Stanford

**Present from Town Staff:** Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

**1. Call to Order**

Chairman Strecker called the meeting to order at 1:15 p.m.

**2. FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

**3. Roll Call** – See as noted above.

**4. Approval of Agenda**

The Board approved the agenda by general consent.

**5. Approval of Minutes** – Meeting of September 10, 2019

Vice Chairman Gentemann moved to approve the minutes of the September 10, 2019 regular meeting. Ms. Foss seconded. The motion passed unanimously.

**6. New Business**

**a. Alteration/Addition**

**i. Northridge Plaza Site Improvements & Building Façade Upgrades, DRB-001415-2019**

*(Mr. Witmer recused himself from review of DRB-001415-2019 due to a professional conflict of interest. A Conflict of Interest form was completed, signed, and made a part of the record.)*

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends denial of the application as submitted.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant asked the Board to consider revisions that were made to the application. Mr. Darnell indicated that subsequent to the application and courtesy deadlines, the applicant sent revisions to Staff and it is the Board's discretion to consider them.

Ms. Foss moved to allow the revisions into consideration by the Board. Mr. Moleski seconded. The motion passed with a vote of 6-0-0.

Mr. Darnell then went through the revisions submitted by the applicant. The applicant presented statements regarding the project and answered the Board's questions. The applicant was generally amenable to Staff's comments, with the exception of the trees labeled as "poor condition". The applicant desires to do a blanket removal of the 140+ poor condition trees and follow the mitigation requirements.

The Board and the applicant discussed the proposed project at length, including the applicant's original submittal, the revisions, and the Staff's comment sheet. The Board stated that the proposed plans are conceptual and insufficient to receive DRB approval. The overall submittal lacks information and details that the Board generally reviews for a final approval.

The Board generally agreed with Staff's comments. The Board did not support a blanket removal of the poor condition trees. The applicant shall coordinate with Staff to conduct a site visit to inspect all trees and mark ones to be removed. A fertilization program should be provided for significant trees. Mycor treatment and/or fertilization should be completed prior to the Pre-Clear inspection to help fair and poor condition trees survive through the construction process.

Regarding the architecture, the Board expressed that the proposed canvas awning is not an acceptable substitute to replace the wood framed canopy. Eliminating the wood framed canopy takes away a major design element that makes the shopping center conform to the Design Guide.

The Board recommended the applicant provide appropriate documentation to address the items based on today's discussion. This includes, but is not limited to: elevations for all sides of the buildings; section details; how the existing canopy to remain at the movie theater will be handled; parking lot and sidewalk resurfacing details; proposed column details; proposed canopy details; locating the signs on the building under the canopy as opposed to above the canopy; sign program; color board and rendering illustrating where the colors will go; lighting; canopy trees in the parking medians.

The Board complimented the applicant for working to improve the shopping plaza. The Board agreed with the applicant that improvements need to be done, and furthermore, meet the Design Guide.

Following the discussion, the application was withdrawn at the applicant's request.

**7. Appearance by Citizens – None**

**8. Board Business**

**a. Review and Adoption of 2020 Meeting Schedule**

Vice Chairman Gentemann moved to approve the 2020 Meeting Schedule with the deletion of the April 14, November 24, and December 22 meetings. Mr. Witmer seconded. The motion passed with a vote of 7-0-0.

**9. Staff Report**

**a. Minor Corridor Report – Mr. Darnell reported the Minor Corridor approvals since the last meeting.**

**10. Adjournment**

The meeting was adjourned at 3:26 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** October 8, 2019