



Town of Hilton Head Island
Design Review Board Special Meeting
Friday, July 24, 2020 at 9:00 a.m. Virtual Meeting
MEETING MINUTES

Present from the Board: Chairman Michael Gentemann, Vice Chair Cathy Foss, Annette Lippert, David McAllister, John Moleski, Debbie Remke

Absent from the Board: None

Present from Town Staff: Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Shea Farrar, Landscape Associate; Josh Gruber, Assistant Town Manager; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Gentemann called the meeting to order at 9:00 a.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 for Reappointed Member Mr. David McAllister and New Member Ms. Annette Lippert – Josh Gruber, Assistant Town Manager, performed the swearing in ceremony for reappointed member David McAllister and new member Annette Lippert.

5. Approval of Agenda

Chairman Gentemann asked for a motion to approve the agenda. Mr. McAllister moved to approve. Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 6-0-0.

6. Approval of Minutes

a. Special Meeting of June 26, 2020

Chairman Gentemann asked for a motion to approve the minutes of the June 26, 2020 special meeting. Vice Chair Foss moved to approve. Mr. Moleski seconded. By way of roll call, the motion passed with a vote of 6-0-0.

7. Citizen Comments

Public comments concerning agenda items were to be submitted electronically via the Town's Open Town Hall portal. The portal closed at noon yesterday and there were no comments of record. Citizens were provided the option to sign up for public comment participation by phone during the meeting. The public comment period closed at Noon yesterday and there were no requests from citizens to participate by phone.

8. Old Business

a. New Development – Conceptual

i. Palmetto Bay Lodges, DRB-001368-2020

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends conceptual approval with the Design Team/DRB Comment Sheet attached to the Notice of Action as conditions of the approval.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented brief statements regarding the project and answered questions from the Board. The Board discussed the application with the applicant. Following the brief discussion, Chairman Gentemann asked for a motion.

Vice Chair Foss made a motion to approve DRB-001368-2020 with the following conditions:

1. The conditions described in the Design Team/DRB Comment Sheet shall be addressed in the final application.
2. The shingle color is Weathered Wood.
3. The metal roof is Slate Gray.
4. The mortar color is gray.
5. Restudy the pedestrian circulation and how the path serves the lift at the clubhouse.
6. Reconsider the bike rack location.
7. The gutters and downspouts are to match the Slate Gray metal roof.
8. Restudy the width of brick piers.
9. Provide sufficient turn-around space for large passenger vans.
10. Include landscaping between the sidewalk and edge of pavement.

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

9. New Business

a. Alteration/Addition

i. Jane Bistro, DRB-001199-2020

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends approval with the condition that the columns and the ceiling beams are repainted the original color SW 7075 Web Gray.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented brief statements regarding the project and answered questions from the Board. The Board discussed the application with the applicant. Following the brief discussion, Chairman Gentemann asked for a motion.

A motion by Vice Chair Foss to approve DRB-001199-2020 with the conditions that the columns and ceiling beams be repainted Sherwin Williams 7075 Web Gray, and the ceiling remain white, died for lack of a second.

Ms. Remke made a motion to approve DRB-001199-2020 as submitted. Mr. Moleski seconded. By way of roll call, the motion passed with a vote of 4-2-0. (Roll: McAllister, Moleski, Remke, Gentemann – for the motion; Foss, Lippert – against the motion.)

ii. Schooner Court, DRB-001283-2020

Mr. Darnell presented the application as described in the Board's agenda package. 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 from the Board. The Board discussed the application with the applicant. Following the discussion, Chairman Gentemann asked for a motion.

Ms. Lippert made a motion to table the application DRB-001283-2020 pending the applicant submit the following:

1. Revised shutter colors to be a darker shade of each building color, but not a high contrast.
2. A color for the service yard and the balcony railings.
3. A color for the roofs that are different and identified to be replaced.
4. Detailed information about colors for gutters, downspouts, soffit, fascia, metal roof over the back door.
5. Location of paint swatches on site for DRB to review.

Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 6-0-0.

b. Sign

i. Ocean Oaks, DRB-001288-2020

Ms. Farrar presented the project as described in the Board's agenda package. Staff recommends approval with the condition that the logo color not change.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented brief statements regarding the project and answered questions from the Board. The Board discussed the application with the applicant. Following the brief discussion, Chairman Gentemann asked for a motion.

Mr. Moleski made a motion to approve DRB-001288-2020 as submitted. Ms. Remke seconded. By way of roll call, the motion passed with a vote of 6-0-0.

ii. MDVIP, DRB-001289-2020

Ms. Farrar presented the project as described in the Board's agenda package. Staff recommends approval with the following conditions:

1. The proposed color for "MD" is not approved and the text shall be one color.
2. The color for all the copy shall be SW7034 Status Bronze.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented brief statements regarding the project and answered questions from the Board. The Board discussed the application with the applicant. Following the brief discussion, Chairman Gentemann asked for a motion.

Mr. McAllister made a motion to approve DRB-001289-2020 as submitted. Mr. Moleski seconded. By way of roll call, the motion passed with a vote of 5-1-0. (Roll: Lippert, McAllister, Moleski, Remke, Gentemann – for the motion; Foss – against the motion.)

10. Adjournment

The meeting was adjourned at 11:45 a.m.

Submitted by: Teresa Haley, Secretary

Approved: August 21, 2020