



Town of Hilton Head Island
Design Review Board Meeting

January 24, 2023, at 2:30 p.m.

MEETING MINUTES

Present from the Board: Judd Carstens, Vice-Chair; Annette Lippert; Todd Theodore; Ryan Bassett; John Moleski; Tom Parker

Absent from the Board: Cathy Foss

Present from Town Staff: Brian Eber, Interim Development Services Manager; Chris Darnell, Urban Designer; Trey Lowe, Senior Planner; Karen Knox, Senior Administrative Assistant

1. Call to Order

Vice Chair Carstens called the meeting to order at 2:30 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 –

Cathy Foss was excused.

4. Approval of Agenda

Vice Chair Carstens asked for a motion to approve the agenda. Mr. Bassett moved to approve. Ms. Lippert seconded. By a show of hands, the motion passed with a vote of 6-0-0.

5. Approval of Minutes

a) Regular Meeting of January 10, 2023

Vice Chair Carstens asked for a motion to approve the Minutes of January 10, 2023. Mr. Theodore moved to approve. Mr. Bassett seconded. By a show of hands, the motion passed with 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 several comments received on the Open Town Hall Portal. Those comments were sent to the Board and made part of the official record. No citizens spoke at the meeting.

7. Unfinished Business

a. Alteration/Addition

- **DRB 0003027-2023 Dunes House** – This application proposes exterior color and material changes to the existing building.

Mr. Theodore recused himself and left the dais.

Mr. Darnell provided the staff's presentation as included in the packet. He reminded the Board that this item was tabled to this meeting to allow for additional information and clarification from the applicant. Another application with different changes to this building will be presented at the next DRB meeting. Staff recommended approval as submitted. With no other comments from the applicant, the Board moved to discussion.

The Board expressed concerns about the lack of architectural drawings to reference. The Board asked for clarification on the plan for shingle siding.

After discussion, Ms. Lippert moved to approve with the following conditions:

1. All the staff's recommendations.
2. Clarification that all existing trim is to remain or be replaced in kind.
3. All the soffits and brackets will be the trim color, and the ceiling between the two buildings will be the siding color.

Ms. Lippert amended her motion to include all current cedar shake siding be replaced one-to-one with the lap siding.

Mr. Parker seconded. The motion carried with a vote of 5-0-0.

8. New Business

a) Alteration/Addition

- **DRB 000051-2023 The Bank** – This application is requesting the addition of arbors and a color change to the existing building.

Vice-Chair Carstens recused himself, handed the gavel to Ms. Lippert to act as Chair, and left the dais.

Mr. Darnell provided the staff's presentation as included in the packet. Staff recommended approval as submitted. With no additional comments from the applicant, the Board moved to discussion.

The Board questioned whether there would be any improvements to the landscaping. The applicant stated that there is a complete landscape plan being designed that was approved previously as a minor review.

The Board also discussed at great length the color of the building, and many thought that the Agreeable Gray color was too light considering the size of the building.

Ms. Lippert asked if the applicant was willing to change their submission to SW7030 A New Gray or whether they would like the Board to continue discussing the Agreeable Gray. The applicant asked how to proceed if the owner disagreed with the change in color. Mr. Darnell stated that the Applicant could come back

with a proposed change. The Applicant agreed to the color, SW7030 A New Gray. The applicant asked about changing the floor stain to match the color change. Ms. Lippert stated that the color change could be done at a staff level.

Mr. Parker moved to approve with the following conditions:

1. Modify the brick paint to a darker shade, SW7030 A New Gray.

Ms. Lippert asked for an amendment to the motion to include that a slight change to the stain could be approved by staff.

Mr. Parker accepted the amendment.

Mr. Moleski seconded. The motion carried with a vote of 5-0-0.

9. Board Business

None

10. Staff Report

- a. Minor Corridor Report

None

11. Adjournment

The meeting adjourned at 3:28 p.m.

Submitted By: _____

**Karen D. Knox
Senior Administrative Assistant**

Date: February 28, 2023