

***Town of Hilton Head Island***  
***Minutes of the Design Review Board Meeting***  
**October 23, 2018 at 1:15 p.m.**  
**Benjamin M. Racusin Council Chambers**

**Board Members Present:** Chairman Strecker, Vice Chairman Michael Gentemann, Cathy Foss, Debbie Remke, Brian Witmer, Kyle Theodore

**Board Members Excused:** Ron Hoffman

**Town Council Present:** None

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

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**1. Call to Order**

Chairman Strecker called the meeting to order at 1:20 p.m.

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

**3. Freedom of Information Act Compliance**

The Town has met all Freedom of Information Act requirements for this meeting.

**4. Approval of the Agenda**

The Board approved the agenda by general consent.

**5. Approval of Minutes – September 25, 2018**

Vice Chairman Gentemann moved to approve the minutes of the September 25, 2018 meeting. Ms. Theodore seconded. The motion passed with a vote of 5-0-1. Chairman Strecker abstained as he was absent from the subject meeting.

**6. New Business**

*A. New Development – Final*

- Vacation Homes of Hilton Head, DRB-002371-2018 (Conceptual Approval at June 26 meeting)

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends denial of the application.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements about the project and answered questions presented by the Board.

Chairman Strecker asked the Board for comments. The Board generally agreed with Staff comments. The Board complimented the building architecture and the colors. The Board made comments and inquiries regarding: relocate the silt fence on the landscape plan to protect the understory vegetation during construction; a variance was not required to obtain the proposed setback; the parking at the right side is allowed as proposed beyond the setback line and the drive

is allowed to encroach as proposed into the buffer because the concrete slab, a non-conformity, is being removed which brings this closer to conformity; the underground drainage will have to be addressed during the DPR process; the applicant has not applied for DPR at this time; the parking area will be pervious surfacing and the rest of the drive will be asphalt; the applicant stated there will be no dumpster on site; revise the site plan to show the landscaped area between the driveway and the building, as shown on the landscape plan; revise the landscape plan with legible labels and symbols, and include what is proposed for the understory; the Board does not support removing the vegetation in the buffer in order to install the underground storage; show final grading specifications on the site plan; provide the bicycle rack and the adjacent vertical wall details; submit a site lighting plan; consider replacing the last parking stall with additional landscaping; one plan noted a roof leader but none of the plans show gutters and downspouts; the applicant indicated there are no gutters and downspouts and the suggestion was made to consider those as the edge of the roof eave is directly over the stairs; and there is no bicycle/pedestrian connection as that would require an easement agreement between the neighboring property. There was brief discussion on approving the building and requiring the landscape plan to be revised and resubmitted for the Board's review. However, the Board generally did not want to set a precedent for this.

The application was withdrawn at the applicant's request.

**7. Appearance by Citizens – None**

**8. Board Business**

A. Review and Adoption of 2019 Meeting Schedule

Ms. Theodore moved to approve the 2019 Meeting Schedule as submitted. Ms. Foss seconded. The motion passed with a vote of 6-0-0.

**9. Staff Report**

Mr. Darnell reported the Minor Corridor approvals since the last Board meeting.

The next Board continuing education session will follow the November 13, 2018 DRB meeting.

The Board asked Mr. Darnell to report back on the "end of season" date in connection with temporary Open Air Sales, the Green Thumb construction trailer permit, and identification badges for site visits.

**10. Adjournment**

The meeting was adjourned at 2:08 p.m.

Submitted by: Teresa Haley, Secretary

Approved: November 13, 2018

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Dale Strecker, Chairman