



Town of Hilton Head Island  
**Design Review Board**  
Tuesday, November 26, 2019 at 1:15 p.m.  
Benjamin M. Racusin Council Chambers

## **MEETING MINUTES**

**Present from the Board:** Chairman Dale Strecker, Cathy Foss, David McAllister, John Moleski, Brian Witmer

**Absent from the Board:** Vice Chairman Michael Gentemann (excused), Debbie Remke (excused)

**Present from Town Council:** Tamara Becker

**Present from Town Staff:** Anne Cyran, Senior Planner; Chris Darnell, Urban Designer; Taylor Ladd, Senior Planner; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

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### **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 November 12, 2019

Ms. Foss moved to approve the minutes of the November 12, 2019 regular meeting. Mr. Witmer seconded. The motion passed with a vote of 5-0-0.

### **6. New Business**

#### **a. New Development – Final**

##### **i. Palmetto Business, DRB-002359-2019**

Mr. Darnell presented the project as provided in the Board's agenda package including Staff's comments. Since the agenda package was posted, the applicant addressed two of Staff's conditions to replace the Crepe Myrtle in the parking lot island with a canopy tree and replace Sweet Viburnum and Philodendron with native species. Staff recommends approval with the following conditions:

1. Provide the necessary tree mitigation per the LMO.
2. Provide a plan or plans that illustrate any site lighting and exterior building lights.

Chairman Strecker 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 complimented the architecture and colors. The Board expressed concerns that the tree mitigation requirement has not been met and therefore the landscape plan will most likely alter from the proposed plan. The Board expressed areas of concern regarding landscaping including more landscape material between the parking area and the adjacent property. Although the live oaks do not appear to be in conflict with the roof line, consider putting smaller trees against the building and moving the live oaks farther out. A revised landscape plan to include the mitigation requirements will need to be submitted for the Board's review. The Board discussed shifting parking lot lights in conflict with a live oak.

The proposed fence has slats on all sides except for the back side which is proposed to be chain link. Most of the Board members were amenable to the portion of the fence being chain link as it will be located at the back side of the building, powder coated a nature blending color, and covered with Confederate Jasmine. One Board member was not in favor of the chain link fence as the Design Guide calls for all four sides of the building to be considered. The fence will need to be relocated out of the setback and meet height regulations per the LMO. The Board made additional comments and inquiries regarding materials, finishes, and HVAC compressor screening.

Ms. Foss moved to approve DRB-002359-2019 with the following conditions:

1. The landscape plan shall return for DRB review and approval after mitigation requirements are met per the LMO.
2. The lighting plan shall be revised and submitted with the landscape plan for DRB review and approval.
3. The fencing location shall be revised as required by the LMO and submitted for DRB review and approval.
4. The chain link fence at the service yard shall be powder coated dark brown.

Mr. McAllister seconded. The motion passed with a vote of 4-1-0. Chairman Strecker opposed.

**7. Appearance by Citizens – None**

**8. Board Business – None**

**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 1:58 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** December 10, 2019