



Town of Hilton Head Island
Design Review Board
Tuesday, October 22, 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, Brian Witmer

Absent from the Board: Debbie Remke (excused)

Present from Town Council: David Ames, Tamara Becker, Glenn Stanford

Present from Town Staff: Chris Darnell, Urban Designer; Teri Lewis, Deputy Director of Community Development; 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 – None

6. New Business

a. New Development – Conceptual

i. 55 Gardner Drive, DRB-002099-2019

(Mr. McAllister recused himself from review of DRB-002099-2019 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 including Staff's comments. Staff recommends conceptual approval.

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

The Board complimented the applicant's level of detail provided for a conceptual review. The Board discussed the project with the applicant, including: a fence will be placed along the northern and southern property lines and will match the Indigo Run perimeter fence; increase the caliper trees beyond the requirement especially in the southern buffer and along the streets in order to help soften the height of the buildings; heavily plant the buffers and include plantings

in the landscape plan that will offer height to help soften the buildings; add trees in the dry detention areas to the extent possible; study saving additional trees by shifting the clubhouse and drop-off toward Gardner Drive to save 28" pine currently in the drive aisle; study saving additional trees by shifting the clubhouse and drop-off toward Gardner Drive to save 23" pine and other trees left of the front door; study saving additional trees in the southern buffer; be sure to include in all plans the planted islands between garage doors; most of the Board members agreed with the Staff's recommendation to consider a second roof material to break up the extensive roof; provide a streetscape to scale on Gardner Drive to show how the various building heights blend; to help lower the scale at the entry drive, provide an alternate to the L-shaped appendage to Building 1 reducing it to three-story; consider relocating a section of entry Building 1's L-shaped fourth floor units to the southern property line Building 4 making a portion of the three-story into a four-story; pervious pavers will be included in the parking areas; the drives will be asphalt and loose gravel will be used along the outer perimeter; screen transformers to the extent possible.

Chairman Strecker asked for public comments and none were received.

Vice Chairman Gentemann moved to approve DRB-002099-2019 with the following conditions:

1. Consider a second roofing material to break up the extensive roof coverage.
2. Study saving additional trees by shifting clubhouse and drop-off toward Gardner Drive to save 28" pine currently in drive aisle.
3. Study saving additional trees by shifting clubhouse and drop-off toward Gardner Drive to save 23" pine and other trees left of the front door.
4. Study saving additional trees in the southern buffer.
5. The conceptual planting plan shall include trees in the dry stormwater detention basin and/or on the basin banks adjacent to the parking lot to help screen the buildings from the single family residences.
6. Provide larger caliper trees than required due to the height of the buildings and specify in planting plan.
7. Provide planted islands between garage doors, but not necessarily every garage door, to help soften the building side.
8. Provide a Gardner Drive streetscape illustration to scale for review by the DRB at Final.
9. Provide an alternate to the L-shaped appendage of Building 1 reducing that part of the building at Gardner Drive to three-story to help lower the scale from Gardner Drive for review by the DRB at Final.

Ms. Foss seconded. The motion passed with a vote of 5-0-0.

7. Appearance by Citizens – None

8. Board Business – None

9. Staff Report

- a. Minor Corridor Report – Mr. Darnell reported the Minor Corridor approvals since September 24, 2019.

10. Adjournment

The meeting was adjourned at 1:58 p.m.

Submitted by: Teresa Haley, Secretary

Approved: November 12, 2019