



Town of Hilton Head Island  
**Design Review Board**  
Tuesday, May 28, 2019 at 1:15 p.m.  
Benjamin M. Racusin Council Chambers

## **MEETING MINUTES**

**Present from the Board:** Chairman Dale Strecker, Vice Chairman Michael Gentemann, Brian Witmer, Kyle Theodore, Cathy Foss

**Absent from the Board:** Debbie Remke (excused)

**Present from Town Council:** Bill Harkins

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

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**1. Call to Order**

Chairman Strecker called the meeting to order at 1:18 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 May 14, 2019

Ms. Theodore moved to approve the minutes of the May 14, 2019 regular meeting as submitted. Ms. Foss seconded. The motion passed unanimously.

**6. New Business**

**a. Alteration/Addition**

**i. Heffner Pergola, DRB-001107-2019**

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following condition:

1. The pergola shall be painted to match the existing color of the building trim.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant was not in attendance.

Chairman Strecker asked the Board for comments. The Board discussed the color of the existing building elements, the current color of the elements that comprise the pergola, and the color that the pergola elements should be. The Board agreed the roof color shall remain the existing color; the entire underside of the pergola shall be painted to match the body color of

the existing building; and the underside includes everything from the fascia and to the ends of the rafter tails. The Board noted that any gutters added as recommended by Mr. Stephen E. Mitchell, P.E. in his letter dated April 4, 2018, shall be painted to match the body color of the existing building.

Vice Chairman Gentemann made a motion to approve DRB-001107-2019 with the following conditions:

1. The entire underside shall be painted to match the body color of the existing building.
2. Any gutters and downspouts that are added per the narrative shall be painted to match the body color of the existing building.
3. The roof shall remain the existing brown color.

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

ii. Nunzio's, DRB-001085-2019

Mr. Darnell introduced the project and described its location. Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends approval with the following condition:

1. The light fixture at the front gable shall be properly permitted
2. Upon obtaining the proper permit, the foot-candle or brightness of the light source at the top of the front gable shall be reduced and the light color or temperature shall match the balance of the building.

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

Chairman Strecker asked the Board for comments. The Board generally agreed with the applicant's request to eliminate the long canopy over the windows and to keep the double doors as constructed. The Board generally agreed with Staff's comments regarding the lighting, but expressed additional concerns. Part of the prior conditional approval required all lighting to be submitted to Staff for review and approval. The building and sign lighting were not provided to Staff. The Board expressed the lighting is excessive and does not meet the Design Guide. The Board and applicant discussed options to achieve the required lighting and resolve safety concerns. The step lights are a code requirement. The wall sconces adjacent to the doors and above the windows shall be removed. Flush mounted can lights shall be added in the awnings above the doors. Low voltage lighting shall be added at the building side of the post railing at the deck and the ramp. All of the lighting fixtures shall be submitted to Staff for review and approval prior to installation.

Mr. Witmer made a motion to approve DRB-001085-2019 with the following conditions as amended:

1. Remove the sconces above the windows and adjacent to the doors.
2. Add flush mounted can lights in the awnings above the doors.
3. Add low voltage lighting at the building side of the post railing at the deck and ramp.
4. Submit the lighting fixtures to Staff for review and approval.
5. The double doors are approved as constructed.
6. Omission of the canopy over the ramp is approved.

Ms. Foss seconded the motion as amended. 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 there were no Minor Corridor approvals since the last Board meeting.

**10. Adjournment**

The meeting was adjourned at 2:04 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved: June 11, 2019**