



Town of Hilton Head Island
Design Review Board Meeting
October 27, 2020 at 1:15 p.m. Virtual Meeting
MEETING MINUTES

Present from the Board: Chairman Michael Gentemann, Vice Chair Cathy Foss, David McAllister, Judd Carstens, Annette Lippert, John Moleski, Debbie Remke

Absent from the Board: None

Present from Town Staff: Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Shea Farrar, Landscape/Urban Design Associate; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Gentemann called the meeting to order at 1:15 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 – See as noted above.

4. Approval of Agenda

Mr. Darnell noted that DRB-000452-2020 T. Dalton Clothing was withdrawn prior to the meeting. Chairman Gentemann asked for a motion to approve the agenda as amended. Ms. Lippert moved to approve. Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 7-0-0.

5. Approval of Minutes

a. Meeting of October 13, 2020

Chairman Gentemann asked for a motion to approve the minutes of the October 13, 2020 meeting. Ms. Remke moved to approve. Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 7-0-0.

6. Citizen Comments

Public comments concerning agenda items were to be submitted electronically via the Town's Open Town Hall portal. The portal closed 2 hours before the meeting and there were no comments of record. Citizens were provided the option to sign up for public comment participation during the meeting by phone. There were no requests from citizens to participate by phone.

7. Unfinished Business – None

8. New Business

a. *Alteration/Addition*

i. 18 Lighthouse Lane, DRB-001948-2020

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends approval as submitted.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The mansard color is medium bronze. The current fascia color matches the trim color throughout the property. The fascia will not be repainted at this time. Following the brief discussion, Chairman Gentemann asked for a motion.

Mr. McAllister made a motion approve DRB-001948-2020 as submitted. Mr. Moleski seconded. By way of roll call, the motion passed with a vote of 7-0-0.

ii. Shelter Cove Railings Replacement, DRB-001966-2020

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends approval as submitted.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The Board and the applicant discussed the application in depth. Following the discussion, Chairman Gentemann asked for a motion.

Ms. Lippert made a motion to approve DRB-001966-2020 with the following conditions:

1. Construction to be a 4 by 4 post with a flat 2 by 4 on top to be screwed down into the post on top of which will be a 3 by 6 which will get screwed in from underneath.
2. There will be a 6 by 12 rim board that will project up 3 inches from the sidewalk. Said rim board should be stained or painted a version of gray to which the IPE will weather. Confirm the height will be measured as of the 3-inch curve.
3. Remove all existing intermediate joists.
4. The IPE shall not be conditioned and be allowed to weather to gray.
5. The gate to the docks will remain as-is.
6. Clarify the number of wires and location of cables.
7. Submit a final engineered drawing.
8. The cable runs shall not exceed a maximum of 40 ft.
9. Submit the detail on the recessed plate connection to the rim board.
10. All conditions to be reviewed and approved by Town Staff and two DRB members.

Vice Chair Foss seconded. By way of roll call, the motion passed with a vote of 7-0-0.

iii. 28 Shelter Cove Lane, DRB-002098-2020

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends approval with the following condition:

1. The planting in the planter be submitted for Staff review and approval.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The Board and the applicant discussed the application at length and recommendations were made to change the color of the louvers and planters to Universal Khaki; the plant material in the planters should not be artificial; the plant material in the planters needs to be a dwarf Evergreen shrub; provide specifications on the planters and irrigation; specify any changes to outdoor lighting, fans, heaters; paint the pieces of trim that are the body color to be consistent with the majority

of the trim which is white in color; the black awning color is acceptable because it has been accepted previously in that area; provide details of the awning and any changes to the entrance in relation to the new proposed sign; if the sign is going to be removed from its existing location and be put on the awning, then awning height needs to be modified; Shelter Cove ARB approval is needed for the sign changes; any sign lighting will need to be provided; the Board was generally not in favor of the louvers installed without approval; the detail on the louver infill panels appears to be busy; the louvers should be recessed back from the brick columns to create visual interest; the vertical component of the louvers should go away and the brick caps be proud of the louvers; ideally the louvers should be centered on the column and the top rail be just below the brick ledge, or about 4 inches back from the face of the louver; the new louvers should be painted Universal Khaki to match the planters; the granite or marble top that was added between the columns and the brick was not part of the original approval; the granite countertop at the bar area and the granite top that was added near the columns and the brick are mismatched; these elements are architecturally incorrect; restudy the design and submit a drawing including colors and materials.

Following the discussion, the applicant requested to withdraw the application. No action was taken by the Board on the application.

b. Sign

i. Circle K Signs Mathews Drive, DRB-002006-2020

Ms. Farrar presented the application as described in the Board's agenda package. Staff recommends approval with the following condition:

1. Upsize plantings around signs.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions from the Board. The Board and the applicant discussed the application in depth. Following the discussion, Chairman Gentemann asked for a motion.

Mr. McAllister made a motion to approve DRB-002006-2020 with the following conditions:

1. The sign on Mathews Drive shall have 4-inch letters for the addressing and the sign height will increase by 1-inch to accommodate this.
2. SW 9178 In The Navy and SW 0041 Dard Hunter Green shall be eliminated and replaced with SW 7044 Amazing Gray.
3. The copy color shall be changed to a darker color to be reviewed and approved by Town Staff.
4. The US-278 sign shall be shrunk in width by 1-foot to be in compliance with LMO requirements.
5. Replace the Lantanas with an Evergreen ground cover plant material to be reviewed and approved by Town Staff.
6. Submit a spec for the upright to be reviewed and approved by Town Staff.

Ms. Lippert seconded. By way of roll call, the motion passed with a vote of 7-0-0.

9. Board Business

a. Discussion of Building Height Limits and Setback Standards

Mr. Darnell and the Board discussed building height limits and setback standards as they relate to design standards. Following the discussion, the Board agreed that Chairman Gentemann will draft a letter to Town Council about the concerns as discussed for review at the DRB meeting in December.

10. Staff Report

- a. Minor Corridor Report – Mr. Darnell reported that there were no Minor Corridor approvals since the last meeting.

11. Adjournment

The meeting was adjourned at 4:31 p.m.

Submitted by: Teresa Haley, Secretary

Approved: November 10, 2020