



Town of Hilton Head Island
Design Review Board Meeting
November 10, 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 Council: Glenn Stanford

Present from Town Staff: Chris Darnell, Urban Designer; Shea Farrar, Landscape/Urban Design Associate; Jeff Buckalew, Town Engineer; Cindaia Ervin, Finance Assistant; Eileen Wilson, 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

Chairman Gentemann asked for a motion to approve the agenda. Mr. McAllister 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 27, 2020

Chairman Gentemann asked for a motion to approve the minutes of the October 27, 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 Open Town Hall HHI portal. All comments received were provided to the Board for review and made part of the official record. Citizens were provided the option to sign up for public comment participation during the meeting by phone. There were no requests to participate by phone.

7. Unfinished Business – None

8. New Business

a. *Alteration/Addition*

i. 28 Shelter Cove Lane, DRB-002198-2020

Mr. Darnell presented the application as described in the Board's agenda package. Staff recommends denial for the following reasons:

1. Given the narrow width of the proposed brick planter, Staff suggests the box planters, from the October 27th application be reconsidered.
2. The proposed bar covers the window that balances the building exterior. Staff suggests the bar be detailed to look more like shutters when closed eliminating any glass.
3. If the current sign is not going to be replaced in its location, the height / slope of the awning should be reconsidered to mitigate that void.
4. Staff recommends approval of the fans and light fixtures provided:
 - a. The light fixture will not exceed color temp and brightness allowed.
 - b. A note is added to the plan that no conduit will be visible on the columns to the light fixtures.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant stated he had nothing further to add. Following a lengthy discussion, Chairman Gentemann asked for a motion.

Ms. Lippert made a motion to approve DRB-002198-2020 with the following conditions:

- The louvers on the bar side are approved as submitted.
- The brick infill between brick piers shall include the following modifications to be reviewed and approved by two DRB members:
 - Provide detail of the brick wall (solid or pierced),
 - Detail should provide for drainage of the patio,
 - Provide a 16" wide planting area in ground between the wall and sidewalk.
- Light fixtures are approved with following conditions:
 - The two proposed light fixtures on each side of the bar shall be the proposed box fixture,
 - Three box fixtures are approved on the wall on the dining patio,
 - The fixtures at entrance doors shall be replaced with the box fixtures,
 - All box fixtures shall have frosted glazing.
- The proposed fans shall have the black finish.
- Provide drawings for review by two DRB members to:
 - Raise the awning above the transom,
 - Increase the pitch of the awning.
- Bar mill work is approved as submitted.

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

b. Sign

i. Harris Teeter Fuel Center Signs, DRB-002144-2020

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

1. Change the sign face material from aluminum with applied copy and graphics to sandblasted 1" Cedar panels with 1 ½ inch border in Nebulous White to match the adjacent Harris Teeter sign. Leave surface directly behind changeable copy and tracks smooth.
2. Change all copy to Sherwin Williams Iron Ore. Logo to remain as proposed.
3. Reconfigure the sign face to move the address to the top and add a 1 ½ inch vertical line between the business name/logo and the pricing information to create the look of separate

panels. Reduce copy size and adjust spacing on pricing side as needed. Address must be a minimum of 4" copy.

4. Change the up lighting to down lighting with recessed linear fixtures mounted underneath the roof element.
5. A landscape plan utilizing evergreen planting would be prepared by staff with the sign permit.

The proposal also includes a request for aluminum channel logos to be located on three sides of the kiosk, however, staff is not recommending approval for these. Should the DRB approve these, the size would need to be reduced to meet the sign ordinance at the time of the sign permit. The proposed pump numbers would be located on the canopy columns and match the colors on the freestanding sign also. Staff has already worked with the applicant to remove background logos and modify colors and does not have additional changes to request on these. Staff is recommending approval of the application with the previously mentioned modifications to the proposal.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant had nothing to add. The Board and the applicant discussed the application in depth.

Following the discussion, Chairman Gentemann made a motion to approve DRB-002144-2020 with the following conditions:

- Include Staff's comments and conditions;
- Down light preferred, no exposed conduit;
- Final permit coordinate with Staff;
- Brackets consistent in size and should not overhang from roof.

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

9. Board Business

a. Discussion of Overhead Lighting Installation at US 278/Yacht Cove Crosswalk

For the record, Mr. Darnell read the one public comment submitted to the Town's Open Town Hall portal: "We do not want any overhead lighting added anywhere on the island. One reason we chose to move here was because of the preservation of the night sky and the natural elements." Mr. Darnell and the Board discussed:

1. Have you seen the new lights on at night?
2. What is your general opinion of the new overhead street lights installed at the US 278 crosswalk at Yacht Cove Drive?
3. Do you think the lights are in keeping with the Island's character?
4. Do you think lighting additional intersections on Hwy 278, using the same parameters, is in keeping with Island Character?
5. What is your general opinion of the pole height?
6. Do you find the poles and fixtures visually acceptable?

At the conclusion of discussion, the Board agreed overhead lighting, the poles and fixtures are not in keeping with island character.

10. Staff Report

- a. Minor Corridor Report – Mr. Darnell read the Minor Corridor Report.

11. Adjournment

The meeting was adjourned at 3:40 p.m.

Submitted by: Eileen Wilson, Secretary

Approved: December 8, 2020