



Town of Hilton Head Island  
**Design Review Board**

February 11, 2020 at 1:15 p.m. Regular Meeting  
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:** None

**Present from Town Staff:** Chris Darnell, Urban Designer; Nicole Dixon, Development Review Administrator; Teresa Haley, Senior Administrative Assistant

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**1. Call to Order**

Chairman Strecker called the meeting to order at 1:16 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 January 28, 2020

Mr. McAllister moved to approve the minutes of the January 28, 2020 regular meeting. Ms. Foss seconded. The motion passed with a vote of 6-0-0.

**6. New Business**

**a. Alteration/Addition**

**i. Boathouse Storage, DRB-000203-2020**

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

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant had no additional comments and answered questions from the Board.

The Board discussed the project in depth with the applicant. One Board member expressed concerns regarding: the height and mass of the metal building extending so close to Squire Pope Road, a high traffic road; not enough landscape buffer between building and parking; the 15' buffer does not appear wide enough to screen the building which is approximately 60' in height; trying to fit too much on the property; previous plans showed no setback and buffer lines; the existing building color appears too light and painting the addition to match will exacerbate the "white box" building; there is too much of a color contrast between the proposed building color with the dark bronze storefront. The Board discussed options to help with the

concerns expressed, including: increase plant sizes such as the Live Oaks, Magnolias, and Palms; change the colors of the stucco and the lap siding to slightly darker versions of the proposed colors. The Board inquired about the lighting plan and the applicant indicated there will be can lights at the soffit at the front entrance of the sales office. Following the discussion, Chairman Strecker asked for a motion on the application.

Mr. Witmer made a motion to approve DRB-000203-2020 with the following conditions:

1. Increase the Oaks to 4" caliper size.
2. Increase the Magnolias to 4" caliper size.
3. Increase the Palms to 16-20' in height, vary the height, and refoliate them.
4. Change the stucco color to SW 7017 Dorian Gray.
5. Change the lap siding color to SW 7018 Dovetail.
6. Submit lighting to Town Staff for review and approval.

Ms. Foss seconded. The motion passed with a vote of 5-1-0. Chairman Strecker opposed.

**ii. Beach Villas Palmetto Dunes, DRB-000204-2020**

Mr. Darnell presented the project as provided in the Board's agenda package. Staff recommends denial as submitted.

Chairman Strecker 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 discussed the project with the applicant, including: the original proposed shingle color is too dark and not in keeping with the Design Guide; the Board preferred the alternative shingle color submitted Peppermill Gray; the light fixtures are proposed as black in color and should be changed to a dark bronze or gray; the windows and doors are dark bronze; the color palette should have a consistent color tone; the weathered wood would help bring everything together. Following the discussion, Chairman Strecker asked for a motion on the application.

Vice Chairman Gentemann made a motion to approve DRB-000204-2020 with the following conditions:

1. The shingle color shall be Peppermill Gray.
2. Light fixtures shall be a dark gray or bronze finish.

Mr. McAllister seconded. The motion passed with a vote of 6-0-0.

**7. Appearance by Citizens – None**

**8. Board Business – None**

**9. Staff Report**

- a. Minor Corridor Report – Mr. Darnell reported the Minor Corridor approvals since the previous meeting.

**10. Adjournment**

The meeting was adjourned at 2:28 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** February 25, 2020