



Town of Hilton Head Island  
**Design Review Board Meeting**  
May 25, 2021 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,

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

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

**Present from Town Staff:** Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary 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 if staff had any changes to the agenda. There being none, Mr. McAllister moved to approve the agenda. Mr. Carstens seconded. By way of roll call, the motion pass by a vote of 6-0-0.

### 5. Approval of Minutes

a. Meeting of May 11, 2021

Chairman Gentemann asked for a motion to approve the minutes of the May 11, 2021 regular meeting. Ms. Lippert moved to approve. Mr. Moleski seconded. By way of roll call, the motion was approved by a vote of 5-0-1. (Vice Chair Foss abstained as she was not present at the subject meeting.)

### 6. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal. There were no comments of record for this meeting. 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. New Business

a. *Alteration/Addition*

i. McDonald's Renovation at 2 Plaza Drive, DRB-001061-2021

Mr. Darnell presented the application as described in the Board's agenda package. He stated staff recommends approval with the following conditions:

1. Correct the landscape plan and schedule.
2. Revise the lighting plan to eliminate light pollution beyond the property line.
3. Specify a color for the interior wall face of the dumpster enclosure.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application at length and the following concerns and recommendations were made regarding the project: the need to define the color of the inside of the dumpster; consider changing the color Cityscape to Charcoal gray; existing wood trim to remain above the brick; suggestion to remove shutters; consideration of a one way entrance and exit due to proximity to US278; sight line concerns; define light fixture temperature as 3000K; planting schedule does not match landscape plan; landscaping suggestions to upsize live oaks; discussion of future plans to update signage directions and the need for confirmation that Iron Mountain is not part of the color scheme.

Following the discussion, Ms. Lippert moved to approve DRB-001061-2021 with the following conditions:

1. All of Staff comments.
2. Update the Landscape schedule to match the Landscape Plan.
3. Include removal of existing screening material at the dumpster enclosure and upon completion of construction replace the screening material with seven gallon Walter's Viburnum to match those on the plaza drive frontage.
4. Create a continuous hedge of the Walter's Viburnum across all parking areas and outside of sight triangles.
5. Upsize the three live oaks located along Plaza Drive and the parking area to 4 inch caliper and 14-16 foot height at install.
6. Dumpster inside face wall to be painted the stucco color of Fairview Taupe.
7. The storefront to be dark bronze anodized.
8. The metal fascia and coping color to be revised to charcoal gray.
9. The shutters to be eliminated
10. Utilized wood trim to create the panelized look.
11. The break-up of the drive-thru elevation with similar panelized trim to break up the long stucco wall.
12. Confirm 3000K for light fixture discussed.
13. Confirm that Iron Mountain is not part of the color scheme.
14. All of the noted conditions can be reviewed by staff for approval.

Vice Chair Foss seconded. By way of roll call, the motion passed by a vote of 6-0-0.

ii. Lyons Repaint, DRB-001096-2021

Mr. Darnell presented the application as described in the Board's agenda package. He stated 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 by the Board. The Board and the applicant discussed the application and the following concerns and recommendations were made regarding the project: confirmation that the columns are not being painted; comment that color selection is in line with the design guidelines; comment regarding opinion that blue is not a nature blending color; and the need for a second color to break down the volume of the building.

Following discussion Mr. Gentemann moved to approve DRB-001096-2021 as submitted. Vice Chair Foss seconded. By way of roll call, the motion passed by a vote of 5-1-0. Ms. Lippert opposed.

iii. Deano's Italian Restaurant, DRB-001183-2021

Mr. Darnell presented the application as described in the Board's agenda package. He stated staff recommends approval with the following conditions:

1. Add note to the Electrical Plan that the proposed light source will not exceed 3000K.
2. Revise the landscape plan with more site appropriate plants and spacing for Staff review and approval.
3. Specify on the drawings that window and door frames to match existing.

Chairman Gentemann asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions by the Board. The Board and the applicant discussed the application at length and the following concerns and recommendations were made regarding the project: clarification of the new planting plans; plans to preserve the existing plans; coordination of new plantings with what exists on site; the need for a better demo and planting plan for landscaping; the need for a treatment at the post base connector; confirmation that the trellis is not connected to the building; suggestion placement of an urn rather than a recessed planter on top of the column that does not have a post; the need for more accurate drawings of the existing structure; clarification of height change; coping color needs to be provided; clarification of conduit location, installation, and to be concealed; and discussion regarding location of instant water heater.

Following discussion Ms. Lippert moved to approve DRB-001183-2021 with the following conditions:

1. All of Staff comments.
2. The need for an updated planting plan to clarify what is there, what is to be removed and what is to be new. This is to be reviewed by Staff and one landscape architect Design Review Board member.
3. A review of detail 301.3 either to clarify what plant will go in the recessed planter or whether it gets revised for an urn on top.
4. A note to clarify that the two vertical wall porticos are capped on all sides with brick and no other modifications to them and include a coping cap with coping color submitted for staff approval.
5. Confirmation of location of instant water heater in the service yard area where the fence is being removed for the new door leading to the bathrooms and, if so, the need to relocate it to the interior of the building. Acceptable for the electric panel to remain in that location.
6. The new glazing panel on the rear elevation shall have the same horizontal mullion as the existing panels and an opaque panel to match the existing below the horizontal mullion.
7. It shall be reviewed whether the railing and stucco walls in between the brick piers at the courtyard shall be dis-aligned further beyond what it currently shown in the details.
8. The detail notes on the brick cap shall be corrected.
9. It shall be noted that no conduit shall be visible in its routing to the trellis.
10. The trellis will not connect to the existing mansard roof.

11. The post base anchors are visible and shall be wrapped in 1X stock to hide the mounting elements.

Mr. McAllister seconded. By way of roll call, the motion passed by a vote of 6-0.

**iv. Islanders Beach Park Overlook, DRB-001184-2021**

Mr. Darnell presented the application as described in the Board's agenda package. He stated 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 by the Board. The Board and the applicant discussed the application and the following concerns and recommendations were made regarding the project: confirmation that colors are to match picnic shelter; clarified the structure will be stained; and confirmation that any disturbance to the area will be remediated.

Following discussion Chairman Gentemann moved to approve DRB-001184-2021 with the following comments and conditions:

1. Structure colors will match the picnic pavilion.
2. Any disturbance around the structure due to construction will be remediated.
3. Correct the detail reference on C4 on sheet AE-101.

Vice Chair Foss seconded. By way of roll call, the motion passed by a vote of 6-0.

**8. Board Business - None**

**9. Staff Report**

**a. Minor Corridor Report**

Mr. Darnell reported the following minor DRB approvals since the last meeting of the Board: a total of six cell upgrades at the following addresses – 91 Lighthouse; 92 Folly Field; 7 Palmetto Business Park; 99 South Sea Pines Drive; 105 Wildhorse; and 11 South Forest Beach. He stated there were path upgrades and additions at 133 Arrow Road and a fire pit and patio approved at 11 South Forest Beach.

Mr. Darnell reminded the Board of the training requirements needed by June 30. He added that election of officers for the DRB will take place the last meeting in June. He concluded with informing the Board that Shari Mendrick, Floodplain Administrator, will be making a presentation at a future meeting of the DRB regarding the Flood Zone LMO Amendments.

**10. Adjournment**

The meeting was adjourned at 3:11 p.m.

**Submitted by:** Vicki Pfannenschmidt, Secretary

**Approved:** June 8, 2021