



Town of Hilton Head Island
Design Review Board Meeting
August 10, 2021 at 1:15 p.m.
Benjamin M. Racusin Council Chambers
MEETING MINUTES

Present from the Board: Chair Cathy Foss, Vice Chair John Moleski, David McAllister, Annette Lippert, Judd Carstens, Ryan Bassett, Ben Brown

Absent from the Board: None

Present from Town Council: Tamara Becker, Bill Harkins

Present from Town Staff: Chris Darnell, Urban Designer; Teri Lewis; Deputy Community Development Director; Nicole Dixon, Development Review Administrator; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

1. Call to Order

Chair Foss 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

Chair Foss asked if there were any changes to the agenda. There being none, Ms. Lippert moved to approve. Mr. Bassett seconded. By show of hands, the motion passed 7-0-0.

5. Approval of Minutes

a. Meeting of July 27, 2021

Chair Foss asked for a motion to approve the minutes of the July 27, 2021 regular meeting. Mr. McAllister moved to approve. Mr. Carstens seconded. By show of hands the motion passed 7-0-0.

6. Appearance by Citizens

Chair Foss asked if there were any requests for appearance by citizens regarding items not on the current agenda. There were none.

7. New Business

a. New Development – Final

i. The Charles, DRB-001776-2021

Chair Foss noted the applicant submitted a revised landscape plan subsequent to the posting of the agenda package. The Board unanimously accepted the revised landscape plan into review.

Mr. Darnell presented the application as described in the Board's agenda package with the addition of the revised landscape plan. He recommended the project be approved with the following conditions for Staff review and approval with the condition that the applicant provide a landscape plan of a scope, size and design in proportion to the scale of the development.

Chair Foss 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: consideration of rerouting the storm line; guardrail clarification; request that the single bracket over the piers be deleted; side elevation discrepancies; the addition of soffit under the mansards; balcony stair plan guardrail color to match roof color; difficulty in reading landscape plan; naturalization of plantings on the water's edge; need to label all plantings; review of the rear elevation and steps to the pool; consideration of louvers under the steps; consistency needed in grade of sidewalks to main walkway; detail for the circular wood platform in the back; the need for additional four inch live oak by the drive-down to mirror opposite corner; bike rack details needed and color to match roofing; and discussion regarding the deletion of the front gate at the entrance.

Following discussion, Ms. Lippert moved to approve DRB-001776-2021 with the following conditions:

1. Correct the guard rail note on the plan sheets to clarify that the guard rail exist at all floors.
2. Add a guard rail to the retaining wall and exterior stairs from parking level to match the porch guard rails, to be reviewed and approved by Staff.
3. Delete the brackets on the piers on the front elevation.
4. Verify the grading from the stair towers to the drop-off work.
5. Replace wood post at the rear unit stairs with masonry in a stucco tabby finish. Revisions to be reviewed and approved by Staff.
6. Provide a tree protection plan, especially around the 23" and 26" Live Oaks. Review the removal of the canopies on the 23" and 26" Live Oaks required for construction of the building. Revised plans to be reviewed and approved by Staff.
7. Confirm the balcony guard rails match the roof color.
8. Provide a bike rack specification (to match roof color) for review and approval by Staff.
9. Revise the landscape plan for legibility and to add a 4" caliper Live Oak at the left front corner of the building. Revisions to be reviewed and approved by Staff.
10. Provide details for the circular wood deck for review and approval by Staff.

Mr. Carstens seconded. By show of hands, the motion passed by a vote of 7-0.

ii. Tidal Wave Auto Spa, DRB-001782-2021

Mr. Darnell presented the application as described in the Board's agenda package. He recommended the project be approved with the following conditions to be reviewed and approved by Staff and one DRB member:

1. Study the rooflines to add interest.
2. Reduce the size of the windows on the Plaza Drive elevation to be in proportion with the building facade.
3. Revise the landscaping to provide a double staggered row of 12' tall Dahoon Holly to screen the end of the carwash tunnel from Hwy. 278.
4. Add plant heights to the plant schedule.
5. Provide a drawing that keys the proposed colors and finishes to the buildings
6. Specify material more in keeping with Island Character for the dumpster gates.

Chair Foss 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: consideration of corbels to create depth and add interest; concern for the visibility of light from the interior; clarification regarding the water table and bricking; the need for an exposed gable on the prep canopy; suggestion of staggering sabal palms with the holly in the landscaping; suggestion to continue the shutters along the west elevation; reduction of the overhang on smaller structures; conflicting plans; the need to see the section confirming glazing; the need to study roof lines; massing on roofs; clarification of brick manufacturer and style; overhead door color confirmation; the need for plant screening facing US-278; the need for fan specifications and the concern for the lack of details.

Following discussion, the application was withdrawn at the applicant's request. No action was taken by the Board on the application.

b. Alteration/Addition

i. HC Gray Storage Facility, DRB-001777-2021

(Due to a potential conflict of interest, Mr. Carstens recused himself from discussion and voting regarding HC Gray Storage Facility, DRB-001777-2021 and left the dais. The required Potential Conflict of Interest form has been completed and made part of the official record.)

Chair Foss noted the applicant submitted additional materials subsequent to the posting of the agenda package. The Board unanimously accepted the additional materials into review.

Mr. Darnell presented the application as described in the Board's agenda package as well as the additional materials. He recommended the project be approved with the condition that all new light fixtures are 3000K or less.

Chair Foss 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: clarification that all lighting fixtures are 3000K; clarification the fence in the back will be removed; the need for landscaping in the back of the building; the need for a store front door; observation that the tower element was out of scale; the need for submittal of the color of opaque film for windows; replacement of any planting impacted by work; and clarification that the stain on building needs to be bronze.

Following discussion, Mr. McAllister moved to approve DRB-001777-2021 with the following conditions:

1. Remove the fence enclosures on the Dunnage's Alley side (back of property).
2. The new door (on the William Hilton side) shall be a store front door (glass).
3. The glazing (where proposed) on the windows shall be bronze.
4. Add landscaping or clarify what (vegetation) is to remain at the rear of the property (Dunnage's Alley side), to be reviewed and approved by Staff.
5. Add a horizontal stucco ban (14-16" width) under the roof of the entry tower and lower the Bahama shutter to help visually reduce the vertical scale, to be reviewed and approved by Staff.
6. Change the proposed "Cedar Red" interior storage unit color to a bronze, to be reviewed and approved by Staff.
7. All new and replacement lights cannot exceed 3000K.
8. Add landscaping to screen the condensing units at the rear (Dunnage's Alley side) of the building, to be reviewed and approved by Staff.

Ms. Lippert seconded. By show of hands, the motion passed by a vote of 6-0-0.

At this time, Mr. Carstens returned to the dais.

8. Board Business - None

9. Staff Report

- a. Minor Corridor Report – None

10. Adjournment

The meeting adjourned at 3:09 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: August 24, 2021