



Town of Hilton Head Island
Design Review Board Meeting

November 8, 2022, at 2:30 p.m.

MEETING MINUTES

Present from the Board: Cathy Foss, Chair; John Moleski, Annette Lippert, Ryan Bassett, Tom Parker

Absent from the Board: Judd Carstens, Vice-Chair; Todd Theodore

Present from Town Staff: Nicole Dixon, Development Review Program Manager; Chris Darnell, Urban Designer; Karen Knox, Senior Administrative Assistant; Brian Glover, Administrative Assistant

1. Call to Order

Chair Foss called the meeting to order at 2:30 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 –

As Noted Above.

4. Approval of Agenda

Chair Foss asked for a motion to approve the agenda. Ms. Lippert moved to approve. Mr. Bassett seconded. By show of hands, the agenda was approved by a vote of 5-0-0.

5. Approval of Minutes

a) Regular Meeting of November 8, 2022

Chair Foss asked for a Motion to approve the minutes of the November 8, 2022, Regular Meeting. Mr. Bassett moved to approve. Mr. Moleski seconded. By a show of hands, the motion passed with a vote of 5-0-0.

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 submitted.

7. Unfinished Business

a) *Alteration/Addition*

i) DRB 002303-2022, Nunzio Restaurant & Bar - Proposed addition of a roof over the existing deck.

Staff provided a presentation as included in the packet. Based on Staff comments and DRB comments from the earlier review, Staff recommended denial. Chair Foss asked about an image that was not included in the presentation and showed a different perspective. Staff pulled up the image and clarified that the image was outdated.

The applicant provided a presentation for the project. He explained many of the design decisions and intentions. Following his presentation, the applicant answered questions from the board.

The board expressed several concerns about the project including concerns about the board's previous comments, the heater locations, the staircase fence, landscaping, and roof elevations.

After discussion, Chair Foss asked for a motion. Mr. Parker moved to approve with the following conditions:

- (i) The conditions are addressed at a staff level with involvement from 2 members of the board
- (ii) The roof line will be one elevation
- (iii) Detail will be provided for the heaters and lights to be reviewed
- (iv) Detail will be provided for the landscape to be reviewed
- (v) The k-bracings of the trellis won't run into the cut ends of the beams
- (vi) The service yard will align with the windows

The Motion was amended to include the following:

- (i) The fence at the bottom of the ramp will be removed
- (ii) All of staff's included comments

Mr. Moleski seconded the motion. Motion approved with a vote of 5-0.

8. **New Business**

a) *Alteration/Addition*

- i) DRB 002661-2022, Kinnaird Warehouse – New Warehouse Building

Staff provided a presentation as included in the packet. Staff recommends approval with the following conditions:

(1) Add the following to the Tree Removal Plan:

- (a) Show tree protection fence the entire length of the street buffer,
- (b) Add silt fence to the Plan,
- (c) Add note to the buffer that "understory growth is to be preserved".

(2) Revise the dumpster enclosure detail to include:

- (a) A gate detail that matches the screen,
- (b) Specify the service yard screen to be painted SW 6153 Superior Bronze.

- (3) Add a shutter between each of the down spouts on the “Back Elevation” Detail 2/A3.1. (total 2 additional shutters)
- (4) Correct the asphalt on the Site Plan.
- (5) Revise the Landscape Plan to:
 - (a) Replace the dead Live Oak in front of the existing building on the site,
 - (b) Provide a continuous row of plants along that gable end facing the existing building on the site.
 - (c) Replace the Leland Cypress with Red Cedar or Pines,
 - (d) Position the Nellie Stevens Holly 8’ away from the building.

Following staff’s presentation, the applicant provided a presentation on the project. The applicant also stated that staff’s recommendations are acceptable, and they are willing to implement them.

The board moved to discussion. The board expressed concerns about the number of trees that are being cut down. Additionally, the board expressed concerns about the pre engineered front siding and the window façade. Last the board discussed the use of building siding, particularly the use of board and baton.

Mr. Parker made a motion to approve with the following conditions:

- (1) The front of the building will have at least 2 actual windows, and the gabled ends will have at least 3 windows or faux windows
- (2) The gabled end on arrow road will be stucco
- (3) The warehouse metal panel section will have a vertical profile
- (4) All staff comments
- (5) There will be at least a 6-inch offset between the metal building and the stucco
- (6) Approval will be provided at a staff level

Mr. Moleski seconded the motion. Motion carried with a vote of 5-0

9. **Board Business**

The board discussed using motions to table items to a future meeting.

2. **Staff Report**

a. **Minor Corridor Report**

There were no corridor reports since the last meeting.

3. **Adjournment**

The meeting adjourned at 3:59 p.m.

Submitted by: Brian Glover
Administrative Assistant

Approved: December 13, 2022