



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, November 12, 2024, 2:30 PM Minutes

1. Call to Order

This meeting was called to order at 2:30 p.m. All members were present.

2. Adoption of the Agenda

Ms. Lippert moved to change the order of the Agenda to review Board business first. Ms. Fitzpatrick seconded. The Motion was approved unanimously.

3. Approval of the Minutes

- a. Regular Meeting Minutes of October 22, 2024.

Ms. Lippert moved to approve the meeting minutes of October 22, 2024. Ms. Pastor seconded. The meeting minutes were approved unanimously.

4. Unfinished Business

- a. DRB-001466-2024 - 59 Pope Avenue - The Pavilion at The Bank - Final

Chair Carstens handed the gavel to Ms. Lippert, recused himself, and left the dais. Trey Lowe, Development Services Manager gave an update and answered questions from the Board. The discussion centered on the proposed pavilions designed to provide shelter from rain in the whiskey bar area. Staff recommended approval with the condition that the pavilion colors match the existing entry and that any additional information required by the Board be provided.

Sarah Kepple of Pearce Scott Architects presented updates to the original design. A key change involved reducing the number of sides of the pavilion from ten to eight. Board members discussed various aspects of the proposal. Ms. Fitzpatrick requested that cable boxes for the mounted televisions in the bar area be concealed and raised questions about lighting options. Ms. Pastor noted that the large-screen televisions were not approved during the previous meeting and emphasized that any approval today would not include them without further staff review. Additional discussions between Ms. Lippert and Mr. Theodore addressed the building's revised rotation and other design details, including the prohibition of neon signage.

Ms. Pastor made a Motion to approve the project with conditions: the approval does not include the large-screen televisions or neon lighting; the existing televisions should be relocated to interior posts; the pavilion should be rotated to align with the entry if feasible;

and all cable boxes and conduits must be concealed. Ms. Fitzpatrick seconded the Motion, which was approved unanimously.

b. DRB-001479-2024 - 40 Harriet Tubman Way - Archeology Research Facility - Final

Chair Carstens returned to the Dias. Mr. Lippert returned the gavel to Chair Carstens. Trey Lowe, Development Services Manager, introduced the proposal for a new archeology research facility, presenting it for final review. Staff recommended approval with conditions, including providing the case manager with the approved Design Review Board (DRB) plans and any additional information required by the Board. Following the initial concept presentation and the Board's recommendations, the applicant made several updates, including adding a mechanical roof screen at the rear flat roof, extending the bracket detail to the side porch columns, refining the site lighting, and providing a color front elevation. The applicant is also exploring a water collection system for the gutters. The exterior colors are shades inspired by Mitchelville's brand palette.

Sarah Kepple of Pearce Scott Architects presented the updated design. The Board members raised questions and concerns about several elements, including the color palette (particularly the bright blue), the parking lot, monument signage, roof and roof screen, irrigation and rain collection system, gutters, porch design, sidewalks and their lighting, porch lighting, landscaping plans, plant sizes, potential wing walls for the condensers, facade options, buffer materials, and the need for a physical material and color board. The Board also requested a full lighting cut sheet with details on lighting color, a material color board, a solution for exposed conduits, and specifics on the wall material and trim.

After an extensive discussion, the Board decided to table the application until the December 10th meeting, or until the applicant can provide additional details.

5. New Business

a. DRB-001465-2024 - 75 Dillon Road - Fire & Rescue Headquarters Classroom Building - Conceptual

Trey Lowe, Development Services Manager, introduced the conceptual proposal for a Fire Rescue Headquarters classroom building. The facility is designed to provide firefighters with a dedicated training space for firefighting, medical emergencies, and technical or hazardous materials training. The proposed structure is a pre-engineered building. Staff recommended approval of the conceptual submission with conditions, including providing dimensional details and sections, a utility plan with screened utilities shown on the site plan, an exterior lighting plan, an updated landscape plan to enhance the property, an 11x17 material and color board, and any additional information required by the Board.

During the meeting, applicant Dale Strecker responded to questions from the Board. The Board raised concerns about the building's color palette and the proposed landscape plan. Following the discussion, Ms. Lippert made a Motion to approve the project with

several conditions: the exterior lighting plan must be included, a study should determine if a tree can be added for screening from the recycling facility, the color palette should be revised (excluding white), perimeter landscaping is not required for this project, overhangs should be added above the main doors, and the north facade should be activated with potential windows. Mr. Parker seconded. The Motion was approved unanimously.

b. DRB-001481-2024 - 1014 William Hilton Parkway - Local Legend - Mural

Chair Carstens handed the gavel to Ms. Lippert before he and Mr. Parker recused themselves and left the dais. Trey Lowe, Development Services Manager, introduced the Local Legend Mural for final approval. Staff recommended approval on the condition that paint samples be provided along with any additional information required by the Board. Alan Wold from Serg Group, the applicant, presented the mural's historical, cultural, and local significance, highlighting changes made since the previous Design Review Board (DRB) meeting. He also shared examples of other murals and public art with text from around the island.

A lengthy discussion ensued between the Board and Mr. Wold regarding whether the text on the mural classified it as a sign rather than a mural. Using the Land Management Ordinance (LMO) as a reference, the Board concluded that the project fell into a "grey zone" due to the lack of a clear definition for murals within the LMO. While the Town had previously determined that the project was not a sign, the absence of a formal definition left the issue unresolved. The Board asked the applicant to consider shrinking or removing the text from the mural, but after further discussion, the applicant chose to withdraw the application to consult internally and with the Town.

The Board suggested that Town staff seek guidance from the Town Attorney to interpret and clarify the definition of a mural under the LMO.

6. Public Comment - Non Agenda Items

None.

7. Board Business

Ms. Lippert raised questions and concerns regarding quorum requirements when recusals are involved and the process for making a Motion. For a quorum, at least four out of the six Board members must be present and actively voting. If there is a tie in voting, the Motion is automatically disapproved. In cases where a tie is anticipated, the applicant has the option to either withdraw their application before the vote or return to present the application again after six months. However, the applicant may re-present their application sooner if there are significant changes to the project.

It was clarified that for any Motion to be approved, at least three Board members must vote in favor.

The Board requested clarification from staff on whether the Board member who initially makes

a Motion (with or without conditions) must vote to approve the Motion, or if they may make a Motion for denial. They also asked for clarification on whether a Board member's original Motion can be modified if new information arises during discussions about conditions in the final approval process.

8. Staff Reports

None.

9. Adjournment

The meeting was adjourned at 6:05 p.m.

Approved: November 26, 2024

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov