Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Tuesday, December 12, 2023, 2:30 PM
Minutes

1. Call to Order

Chair Foss called the meeting to order at 2:30 PM. Board Members present were: Cathy Foss, Chairman; Judd Carsens, Vice-Chair; Annette Lippert; Todd Theodore; Tom Parker; and Ryan Bassett.

2. Adoption of the Agenda

There being no changes, Lippert moved to adopt the agenda as presented. Parker seconded and the Motion was passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of November 14, 2023

There being no changes, Parker moved to approve the minutes as presented. Bassett seconded and the Motion to approve the minutes of the November 14, 2023 meeting was passed unanimously.

4. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall HHI portal, and none were received. No one spoke at the meeting.

5. Unfinished Business

a. DRB-002013-2023 - Olive Shell Multi-Family Subdivision - Final Review

Board Member Carstens recused himself from the dias. Alexis Cook, Principal Planner, reported that the conceptual review was seen at the October meeting, and briefly outlined the changes made by applicant as suggested by the Board. Staff is recommending approval as submitted.

Dan Keefer and Tim Watson, on behalf of applicant, noted specific changes made to address the concerns voiced by the Board and answered additional questions. Applicant requested approval of the final review.

A motion for approval was made by Lippert with the following conditions and/or clarifications, as amended upon further clarification from applicant: siding exposure is 6", header trim at doors will be bigger than jamb trim, the faux shutters will be moved inboard to match the bigger spacing to the quarter trim, the trim band between the tabby stucco to the siding will be a slope 2x4 over a 5-1/4 x 11", the batten siding will be 5-1/4x 2 at 12" on center. The motion was seconded and passed by a vote of 5-0-0, with Carstens recused from voting.

6. New Business

a. DRB-002006-2023 - 11 Lemoyne Avenue - Best Western Rebranding - Alteration/Addition

Alexis Cook, Principal Planner, presented the application for alterations and additions, noting by aerial map the location of the project on the southend of the Island on Lemoyne Avenue, off Cordillo Parkwray and South Forest Beach. A narrative from applicant discussed repainting and a brand change to Spark by Hilton, with the unique purple color pattern and mural under the entryway being uniform with the Spark brand of Hilton. Staff after reviewing the application is recommending that purple shades be replaced with something more natural and in-line with Island character and coordination on the mural sign permit, which is not a part of the review by the Board.

Several speakers on behalf of applicant expanded upon the color selections with no alternatives offered than those uniform with the Spark brand of Hilton, the mural, and noted no modifications are included for exterior lighting or landscape changes.

Although excitement was expressed about improvements for this building, concerns were expressed by Board Members about the monolithic colors planned for the building and existing railings, the bold colors in the mural, clarification needed on colors for window frames and doors, and no plans being included for exterior lighting and landscaping changes. Chair Foss suggested to the applicant that the application be tabled, as it appears there is dissent among the members, which might result in denial and the inability to reapply for another year with a completely different design. She explained that tabling would result in the applicant choosing another date available for a Board meeting with changes to the application, or in the alternative, the applicant could withdraw the application with the flexibility to re-apply with a new application at a future date.

The applicant decided to withdrawal their application at this time.

b. DRB-0002110-2023 - Hilton Head High School Expansion - Conceptual

Alexis Cook, Principal Planner, presented the application for a conceptual phased approach to a new 3-story addition to the existing high school. She noted that Staff has no comments for the conceptual presentation and recommends approval.

Don Baus, principal architect, indicated that this is a multi-phase project with conceptual Phase 1 only being presented today, being construction of a classroom wing, with some renovation to what is currently the arts wing; with Phase 2 coming in approximately 2 years, consisting of a renovation of the existing gym and construction of a new cafeteria. He discussed details of the design and answered questions from the Board.

Bob Maerlender, landscape architect, described the colors, textures and finishes commonly found in the lowcountry of SC, such as natural tabby and oyster shell. Although the landscape is not fully developed at this point, he indicated it will consist of 100% native plant materials so that the impact on the environment can be reduced. He provided details of the plantings used as devices for capturing roof run-off, as well as offering educational opportunities for students. It was noted that student and community input drove many of the design elements.

Further questions from the Board were answered by the principal architect, landscape architect, and civil engineer, and numerous comments and suggestions from the Board were made. The issue of reduced parking resulting after Phase 1 was discussed and the various options being explored to compensate, with an increased parking being available after Phase 2 completion, and possible incorporation of tie-ins to pathways that are in planning by the Town in the Main Street area.

A Motion was made by Lippert to approve the conceptual expansion of the school, with the following conditions: chain-link fence cannot be galvanized; add or plan for a pathway system or bicycle paths; study a stronger base at the back elevation; provide all elevations for Phase 1 only; add tree at the right hand side of the road heading towards the back; provide a brick sample board with mortar selection; adjust the location of the bicycle racks to be closer to the front door; study the seating wall details to make it user-friendly; re-center the landscape island at the roundabout; study the bio-swales for low maintenance design to alleviate concerns about wash-outs from the downspouts; use of more evergreens; provide the light fixture cut sheets and layouts for the entire site; consider replacing the paving by the vestibule area; study the service yard as to whether it can be attached or pushed back; on the landscaping, study the use of 2 different languages of planting types; consider not using grasses as foundation plantings, but instead use of dwarf evergreens; add more detail at the entry to create warmth attention detail; and provide details on the brick undulation and add that same language onto the third returning wall by the entry; and study the area between the brick and metal panel where the metal peels off. The Motion was seconded by Theodore and was passed by unanimous vote.

7. Board Business

There was no further business of the Board.

8. Staff Reports

Cook reported only one application had been received this month for minor changes to a Crumbl Cookies coming into Shelter Cove, but they are currently awaiting Shelter Cove ARB approval. Two new long-range planners have been hired and two LMO rewrite consultants have been interviewed. She indicated a tentative schedule for 2024, including the design workshops, would be presented at the second meeting in January.

9. Adjournment

The meeting was declared adjourned at 4:11 PM.

Approved: Minutes approved at January 23, 2024 meeting.

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