



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, February 27, 2024, 2:30 PM Minutes

1. Call to Order

Chairman Foss called the meeting to order at 2:30 PM. Present were: Cathy Foss, Chairman; Judd Carstens, Vice-Chairman; Ryan Bassett; Annette Lippert; John Moleski; Todd Theodore and Tom Parker.

2. Adoption of the Agenda

A motion to approve the Agenda as presented was made by Ms. Lippert and seconded by Mr. Moleski. The motion passed unanimously.

3. Approval of the Minutes

- a. Regular Meeting Minutes of February 13, 2024.

A motion to approve the Minutes from the February 13, 2024, meeting as presented as made by Mr. Theodore and seconded by Mr. Carstens. The motion passed unanimously.

4. Appearance by Citizens

Public Comments concerning Agenda Items were to be submitted electronically via the Open Town Hall Portal. None were received and no one spoke at the meeting.

5. Unfinished Business

- a. DRB-000275-2024 - 70 Wilborn - Hilton Head Island High School Renovations - Final Review

Alexis Cook, Principal Planner, reported the conceptual review was seen at the December 12, 2023, meeting, and briefly noted the changes made by the applicant as suggested by the board. Staff recommends approval with minor conditions.

Several speakers on behalf of the applicant, Little Construction, presented multiple renderings reflecting the changes suggested by the Board from the December meeting. A lengthy discussion was had by the Board members regarding a few different items.

A motion was made by Ms. Lippert to approve with the following conditions: review of the plant selection on the North Facade, addition of a filter fabric on top of the number 57 stone above sand, confirmation that light fixtures are in the color Dark Bronze, fiber cement panels be revised to a gray rather than the submitted black, conduit be brought to the roundabout, cedars at the separate mechanical building be shifted to the other side

and the viburnums be larger, mechanical building location be explored to see whether it can be shifted further South and confirmation of bench selection be reviewed by staff and Board as well as the brick color selection be closer to brown than red. The motion was seconded by Mr. Moleski and the motion passed unanimously.

6. New Business

a. DRB-002136-2023 - 27 New Orleans Road - Alljoy Donut and Bike Rental - Conceptual Review

Vice-Chairman Carstens recused himself from the dais.

Alexis Cook, Principal Planner, presented the application for a conceptual development on New Orleans Road as a second location for the existing business Alljoy Donut Co with the addition of a bike rental service at this potential location. Ms. Cook noted a few items on the conceptual review that will change before the final and the applicant may make use of a courtesy review. Staff recommended a more muted color scheme for the proposed structure to match the existing buildings along this road. Signage options were presented and noted as being in the beginning stages with the request for Board member input before being submitted for approval at a later date. Ms. Cook mentioned the potential for a shared parking agreement with the surrounding businesses. Staff recommends approval on the condition that the requirements for final application are included by the applicant.

The owner of Alljoy Donut Co and the Landscape Designer on the project spoke on behalf of the application and presented several items related to the proposal. Various questions from the Board were addressed by the applicant.

A motion was made by Mr. Parker for approval with the following conditions: a Living Fence be installed at the back of the property, the color scheme be a more muted tone, the proper adjustments be made on the building itself including utility and service yard items and it was noted that a courtesy review is available for the applicant before they return for final. The motion was seconded by Mr. Bassett and passed unanimously.

Vice-Chairman Carstens returned to the dais.

b. DRB-000276-2024 - 148 Beach City Road - New Car Barn Building - Conceptual Review

Mr. Parker recused himself and left the dais.

Alexis Cook, Principal Planner, presented the application for the conceptual review of a new development which will be used for high-end vehicle storage. Staff recommends the applicant study the logistics of the pedestrian sidewalk in relation to the existing sidewalk. Staff noted that the contour may dive into the wetland. Staff also recommends that the relationship between the proposed and existing building be studied and suggested a

courtesy review.

Tim Probst, PDG Architects, spoke on behalf of the applicant and indicated that their intent was not to have the two buildings read as one as they are two separate concepts. The Board had various questions regarding the contrast of the two buildings as well as other related items and how the concept pertains to the Design Guide.

Ms. Foss stated there was not enough clarity in order to make a motion and asked the applicant to return at a later date with the necessary revisions.

Mr. Parker returned to the dais.

7. Board Business

8. Staff Reports

Ms. Cook reported on two minor corridors for AT&T and Verizon regarding upgrades to antennas and other related items. Ms. Cook also introduced Regan Westwood, Assistant Planner, to the Board.

9. Adjournment

The meeting was declared adjourned at 4:43 PM.

Approved: March 12, 2024

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