



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

1. Call to Order

Vice Chairman Carstens called the meeting to order at 2:33 PM. Those present were: Judd Carstens, Vice-Chairman; Todd Theodore; John Moleski; and Ryan Bassett; Absent were: Cathy Foss, Chairman; Annette Lippert; and Tom Parker.

2. Adoption of the Agenda

There being no changes, a Motion to adopt the Agenda as presented was made by Mr. Theodore and seconded by Mr. Bassett. The Motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of February 27, 2024

Changes to the Minutes of the February 27, 2024 meeting were suggested as follows: Vice-Chairman Carstens recused himself before New Business was reviewed. Mr. Parker recused himself prior to the presentation of New Business, Item 6(b.); and in Item 6(b.) the architect's name should be shown as Tim Probst. A Motion to approve the Minutes of the February 27, 2024 meeting, with the stated corrections, was made by Mr. Theodore and seconded by Mr. Bassett. 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

6. New Business

a. DRB-000265-2024 - Port Royal Maintenance Facility - Conceptual

Mr. Carstens recused himself from the dais.

Alexis Cook, Principal Planner, presented the application for conceptual review for the Port Royal Association of Landowners maintenance facility. The project is located at 81 Union Cemetery Road, which is a more industrial area on the Island. She noted this will be a new metal building structure, with the main use to be an operational and storage area for their maintenance equipment and facilities. Staff recommends approval with standard conditions that they provide a material and color board, they bring specifications

for lighting, landscaping plans, and anything else that goes along with final review.

Scott Sodemann of Sodemann Architects and Lance Pyle, General Manager for Port Royal Plantation, added more details about the proposed metal building and colors, answered questions, and received comments from Board members.

A Motion was made for approval of the conceptual application by Mr. Theodore with the following conditions: recommend a screen gate cover; add screening to western side to hide containers from roadway; make sure any penetrations through existing buffer are closed off, especially on the residential side; provide a cutsheet on the light fixture selection; provide detailed colors of all building components with dark colors on the garage doors. The Motion was seconded by Mr. Moleski, and the Motion was passed unanimously.

b. DRB-000318-2024 - 70 Marshland Awning - Addition

Ms. Cook presented the application for an awning addition to the building at 70 Marshland Road, which project came before the Board a few weeks ago to discuss the entire addition to the site with the new seating area, enhancements to the fire pit area, and enhancements to the existing deck. This application specifically focuses on the existing deck area that will be improved to add a pavilion/awning structure for protection from trees, rain, and weather. No material sample was provided, but it is proposed to be a gray, neutral color. Staff is recommending approval as submitted, with conditions that a building permit be obtained and a color scheme submitted for approval by Staff prior to construction.

James Page and Murray Christopher answered questions from Board members about colors to be used, fans, column dimensions, and lighting. A motion was made by Mr. Carstens to approve the application with the following conditions: that Staff and two Board members review lighting and fan cutsheets, as well as the end elevation for the building to confirm completeness. The Motion was seconded by Mr. Bassett and passed unanimously.

c. DRB-000360-2024 - 8 Executive Park - Zunzibar - Alteration

Ms. Cook presented the application for Zunzibar at 8 Executive Park, which is a redevelopment from another type business to a restaurant, which is located in a very commercial area with businesses, restaurants, and hotels. The alteration includes changes to exterior colors and exterior lighting, with all sign changes to be reviewed and approved by the Staff sign reviewer. Staff recommends approval as submitted with the conditions that the applicant will submit any relevant building permits as required.

The applicant explained that Zunzibar is a casual restaurant currently located in Savannah and Tybee, and this is a 3-Phase project, with Phase 1 being interior renovations, Phase 2 being changes to the colors of the building and the opening of the restaurant, and a potential Phase 3 with possible extra improvements. This phase will be

a refresher of the exterior colors for an updated look. The applicant responded to questions and suggestions from the Board members.

A motion was made by Mr. Bassett to approve the application with the following conditions: recommendation that mechanicals be screened or painted in a future revision to match where appropriate, colors to be changed to a slightly darker shade, and landscape to be cleaned up and possible changes made in a future revision, all with Staff review. The motion was seconded by Mr. Theodore and passed unanimously.

d. DRB-000410-2024 - 36 South Forest Beach Sign System

Ms. Cook presented the application for a sign system at 36 South Forest Beach Drive, with one sign being large enough to require review. She noted there is currently a large sign that will be replaced by a new DoubleTree by Hilton located off South Forest Beach Drive. Staff has concerns about halo lighting on smaller signs and a more natural looking sign than the current white painted sign. Staff recommends approval with conditions that the light specifications are provided, an alternate color to the brick is proposed, and material color samples for the blue and green are provided.

The applicant, Sam Johal, explained the property was currently affiliated with Choice and is being upgraded to a Hilton DoubleTree, requiring the signs to be changed, and a restaurant will be added as required by the brand. The colors blue and green are typical of Hilton, and because of the trees and vegetation, the main sign is hard to see. Mr. Johal answered questions and discussed comments with the Board members.

A Motion to approve was made by Mr. Theodore with the following conditions: 1) to update the brick to match the color of existing building; OR if applicant changes to tabby stucco, to provide a sample with review; 2) provide the light specifications or lumens, at a minimum, of existing lighting; 3) any backlit lighting needs to meet LMO requirements; and 4) update to the drawings to clarify color scheme. Mr. Bassett seconded the Motion, and it was passed unanimously.

7. Board Business

8. Staff Reports

Ms. Cook provided the Minor Corridor Report to the Board and discussed with the Board whether they would like to formally review the application submitted for 1521 Main Street. The Board members requested that the applicant appear before them at a future meeting.

9. Adjournment

The meeting was declared adjourned at 3:57 PM.

Approved: March 26, 2024

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