Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Tuesday, April 9, 2024, 3:00 PM
Minutes

1. Call to Order

The meeting was called to order at 3:02 PM. Present were: Cathy Foss, Chairman; Judd Carstens, Vice-Chairman; Ryan Bassett; Tom Parker; and Todd Theodore. Absent were: Annette Lippert and John Moleski.

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. Parker. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of March 26, 2024

There being no changes, a motion was made by Mr. Parker to approve the Minutes of the March 26, 2024, meeting and seconded by Mr. Theodore. The motion passed unanimously.

4. Appearance by Citizens

Public comments concerning unrelated 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-000510-2024 - 1521 Main Street - Alteration

Alexis Cook, Principal Planner, presented the application, which was seen at a previous meeting, for awnings and trellises, and she noted that quite a few improvements have been made. The comments and suggestions made at the previous meeting have been addressed, including a cast iron bench added in front of the building to promote more interest to the front entrance. Staff recommends approval as submitted.

The applicant and architect pointed out the changes made, taking into consideration the comments previously made by the Board, and answered questions posed by the Board members. After suggestions made by the Board members, a motion to approve was made by Mr. Carstens with the following conditions: that 3'x3' beams be used for the trellises, with the color to be 50% iron ore, plant material to be specified in quantity with the final plans, along with final awning color to match the trellises. Mr. Theodore seconded the motion, and the motion was passed unanimously.

6. New Business

a. DRB-000549-2024 - 232 South Sea Pines Drive - Conceptual

Vice-Chairman Carstens recused himself from the dais.

Ms. Cook presented the application for a conceptual review of a proposal by Sea Pines South Beach Marina to renovate the northern half of the marina and expand their coastal aesthetic and outdoor space, with changes to buildings, outdoor space, and other extensive changes. She noted the design plans included with the application are detailed, but staff's only comments at this point for conceptual review are concerning the color board. Staff recommends approval of conceptual, with conditions of color changes.

The applicant, James Adkins, with Court Adkins Group, appeared on behalf of applicant, and explained the project which will decrease density with the removal of several buildings and increase outdoor space, which may be the beginning of a multi-phase project, with a timeline to begin shortly after the summer season. Renderings included in the application were shown and explained in detail as to the extensive changes being proposed for a restaurant, retail space, pavilions, offices and employee lounge area, and outdoor space. Questions were posed by board members and addressed by Mr. Adkins. After discussion, a motion was made by Mr. Parker to approve the conceptual as submitted, with the following conditions: the buffer continued to be studied, and white trim to be approved as this is a unique area, with future parking plans to be investigated. The motion was seconded by Mr. Theodore, and the motion passed by a vote of 4-1, with Mr. Carstens having recused himself.

7. Board Business

Mr. Carstens returned to the dais.

It was noted that the next meeting is scheduled for May 14 at 3:00 PM. Chairman Foss reported on a courtesy meeting attended by herself, Vice-Chairman Carstens, and Mr. Parker for the development that will take over the Chimney Cove project. A discussion ensued with Ms. Cook concerning plans with Deep Well and the Church next door to Chimney Cove to provide assistance either financially or with housing and child care searches, and the type housing that will be developed. Further discussion followed concerning the courtesy review conducted with Circle Center, a possible courtesy review of the Sam's redevelopment, and buffer issues with the ALDI project.

8. Staff Reports

None.

9. Adjournment

The meeting was declared adjourned at 4:05 PM.

Approved: May 14, 2024

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