Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Tuesday, September 10, 2024, 2:30 PM
Minutes

1. Call to Order

Chair Judd Carstens called the meeting to order at 2:35 p.m.

2. Adoption of the Agenda

Ms. Fitzpatrick made a Motion to approve the agenda with the modification of moving agenda item DRB-001202-2024 1014 William Hilton Parkway - Alteration - Mural to the last item on the agenda. Mr. Theodore seconded. The Motion was approved unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of August 27, 2024

Mr. Theodore made a Motion to approve the meeting minutes of August 27th. Ms. Lippert seconded. The Motion passed unanimously.

4. Unfinished Business

None.

5. New Business

a. DRB-001202-2024 - 1014 William Hilton Parkway - Alteration - Mural

Mr. Carstens passed the gavel to Ms. Lippert, recused himself, and left the dias. As a result, the Board lacked a quorum, and no vote was taken. The vote will be postponed until the next meeting on September 24th.

Melissa Paul-Leto, Principal Planner, presented the proposed mural for the Local Legend Brewery and car storage facility at 1014 William Hilton Parkway. The applicant, Alan Wolf from SERG Group, submitted two mural options for the Board's review. Staff recommended the submission of a material and color board, with colors chosen to blend naturally with the architecture and landscaping. They also requested lighting specifications for any exterior lighting used to enhance the mural, along with any additional information required by the Board. Brian Larson, director of PDG Architects, discussed the mural and responded to questions.

Mr. Theodore expressed concern that the mural might be considered a sign rather than artwork. He preferred muted colors and suggested distressing the design to create a weathered appearance. Ms. Fitzpatrick agreed with Mr. Theodore's color preferences and shared the concern about the mural being classified as a sign. She requested a scaled design that includes the food court oak trees to better visualize the mural in its setting and asked for clarification on the amount of square footage being used for other signage on the property.

Mr. Larson inquired whether the Design Guide contained specific guidelines for murals. Ms. Lippert sought clarification on whether the artwork was a sign or a mural, noting the inclusion of text and the company name. She referred to the Design Guide and LMO, suggesting that removing the text could make the mural less like a sign. The Board requested further clarification on whether the artwork should be considered a sign or a commercial advertisement and recommended that the issue be referred back to Staff for review.

b. DRB-001203-2024 - 100 South Forest Beach Drive Unit:Church - Addition - Conceptual

Mr. Carstens returned to the dais, and Ms. Lippert passed the gavel back to him. Ms. Paul-Leto presented the proposed additions to the First Baptist Church sanctuary, which include a restroom with ADA-compliant handicap facilities. Staff recommended approval with conditions, including the submission of a physical material and color board on an 11x17" board, the addition of dimensions on plans, elevations, and sections, and the provision of lighting specifications for any exterior use, along with a full lighting plan if applicable. A landscape plan for any proposed exterior work, a boundary survey, and any additional information required by the Board were also requested.

Ms. Paul-Leto addressed questions and recorded Board recommendations on behalf of the applicant, Architect Neil Gorden, who was not present. Ms. Fitzpatrick and Ms. Lippert expressed support for the staff's recommendations. Mr. Theodore raised concerns about the impact on site access, specifically regarding sidewalks and ramps. Mr. Carstens discussed potential landscape improvements.

Ms. Lippert made a motion for conceptual approval with the condition that staff recommendations be integrated. She also noted that any tinting of glazing should match existing materials, that any damaged landscaping should be replaced in kind, and that building access should be reviewed as needed. Ms. Fitzpatrick seconded the motion. Motion passed unanimously.

c. DRB-001207-2024 - 1 Brams Point - Spanish Wells Entry - Final

Mr. Theodore recused himself and left the dais. As a result, the Board lacked a quorum, and no vote was taken. The vote will be postponed until the next meeting on September 24th.

Ms. Paul-Leto presented the final plan for the Spanish Wells Entry for review. The applicant, David McAllister from Wood + Partners, addressed plan revisions and answered questions. Ms. Lippert proposed a condition clarifying that security cameras are not included in the project's current scope. Should cameras be added later, they will be mounted within the landscaping. Ms. Fitzpatrick praised the use of native plants and the landscaping improvements. Mr. Carstens raised concerns about the safety of the existing turnaround sections once the entrance road is widened.

6. Public Comment - Non Agenda Items

None.

7. Board Business

None.

8. Staff Reports

None.

9. Adjournment

The meeting was adjourned at 3:32 p.m.

APPROVED: September 24th, 2024.

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