



The Town of Hilton Head Island Regular Design Review Board Meeting

Tuesday, October 25, 2011

1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Roll Call**
- 3. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements
- 4. Approval of Agenda**
- 5. Approval of Minutes –**
 - A) Meeting of September 27, 2011
- 6. Staff Report**
- 7. Board Business**
- 8. Unfinished Business**
- 9. New Business**
 - A) DR110038- Shorewood Villas- Fence Replacement/ Minor External Change
- 10. Appearance by Citizens**
- 11. Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, September 27, 2011 Meeting **DRAFT**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Todd Theodore, Vice Chairman Scott Sodemann,
Jennifer Moffett, Galen Smith and Deborah Welch

Board Members Absent: Tom Parker, Excused

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
Richard Spruce, Plans Administrator
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Chairman Todd Theodore called the meeting to order at 1:15pm.

2. ROLL CALL

3. FREEDOM OF INFORMATION ACT COMPLIANCE

4. APPROVAL OF THE AGENDA

The agenda was **approved** as presented by general consent.

5. APPROVAL OF THE MINUTES

The minutes of the September 13, 2011 meeting were **approved** as presented by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

Cell Tower - 15 Cooperative Way – Alteration/Addition – DR110035

Mr. Roan introduced the application. AT&T would like to collocate on an existing 100-ft. Palmetto Electric tower at this location. The applicant proposes to install the panel antennas at the 85-ft. rad center on the tower (the height of the tower will not be increased). The intent of the application is to improve AT&T infill coverage to the Island. Staff recommended that the application be approved as submitted. Following the staff's presentation and brief comments by the Board, Chairman Theodore requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the Cell Tower, 15 Cooperative Way, application as presented by the staff. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

Bi-Lo Painting – Port Royal Plaza/Circle Center – Minor External Change DR110036

Mr. Roan introduced the application and stated the locations of the two Bi-Lo stores. The proposed color palette is essentially the same for both locations. Mr. Roan circulated hard samples of the proposed colors for the Board's review. The staff began with proposed plans for the Port Royal location. Staff reviewed the color palette, the existing site conditions, the elevations, and the location of a gazebo. Staff recommended that no changes be made to the gazebo. Following this presentation, the staff recommended that the proposed painting for the Port Royal location be approved.

The staff then reviewed painting plans for the Circle Center location. Staff commented on the differences in the Bi-Lo stores. With regard to the Circle Center location, staff is concerned with the applicant's plan to paint only the Bi-Lo store (rather than including the contiguous shopping center). The contiguous shopping center should be included in order to meet the intent of the *Design Guide*. The Board agreed with the staff's concern. The applicant was not present for comments or questions from the Board.

Following final comments, the Board recommended that the Circle Center portion of the application be withdrawn from today's motion. The staff agreed and withdrew the Circle Center portion on behalf of the applicant. Chairman Theodore then requested that a motion be made on the Port Royal portion.

Ms. Welch made a **motion to approve** the painting of the Bi-Lo at the Port Royal Shopping Center with the condition that the applicant will paint all four sides of the building including the back service area. Vice Chairman Sodemann **seconded** the motion and the motion **passed** with a vote of 4-1-0.

Fresh Market Shoppes – DR110037

Mr. Roan introduced the application and stated its location on William Hilton Parkway. This application is for the removal of 48 wax myrtle trees and it includes the applicant's tree mitigation plan. Over the years these trees have grown too large for the site and many of them interfere with parking. Mr. Roan stated that tree removal of this scope merits the Board's review.

Mr. Roan presented an in-depth review of the application including the applicant's tree mitigation plan. Mr. Roan commented on Santee Cooper's requirements for overhead power easements and pruning of trees. Mr. Roan reviewed the staff's recommended changes to the mitigation plan. Following the staff's presentation, Chairman Theodore requested that the applicant make his presentation.

Mr. Tim Wilkes presented statements in support of the application. The applicant, the staff, and the Board discussed the tree mitigation plan as well as the staff's proposed changes. Following final comments, Chairman Theodore made a **motion to approve** the Fresh Market Shoppes' plant mitigation plan based on the staff's comments presented today. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

9. NEW BUSINESS

None

10. ADJOURNMENT

The meeting was adjourned at 1:50pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Todd Theodore
Chairman

DRAFT

DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: Shorewood Villas- Fence Replacement- Minor External Change
DATE: October 25, 2011

DRB#: DR110038

RECOMMENDATION: Approval Approval with Conditions Denial

ARCHITECTURAL DESIGN

Application is to Dryvit the existing stucco columns in a color to match the building palette, and replace the wood fence panels with an aluminum fence.

In 2000, the applicant replaced a section of fence and created entry gates with a picket style aluminum fence. One of the photos shows this element sharing a column with the fence proposed for removal. This application proposes an aluminum fence consisting of 1/8" x 4" panels in a shadow-box pattern, more in keeping with a board on board fence. Staff would recommend that the new fence installation match that of the 2000 update in style, dimensions and finish. Staff would also recommend that any fully exposed areas of fence be landscaped in the nature of the existing landscaping, as the solid fence panels are the lone buffer between the parking lot and surrounding areas along some lengths.

All proposed colors are in keeping with the Design Guide, and hard samples will be provided at the meeting. Staff will also provide some of the 2000 application materials for your reference.

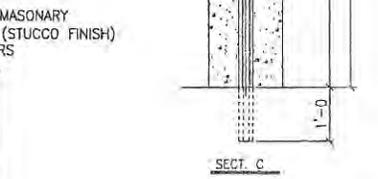
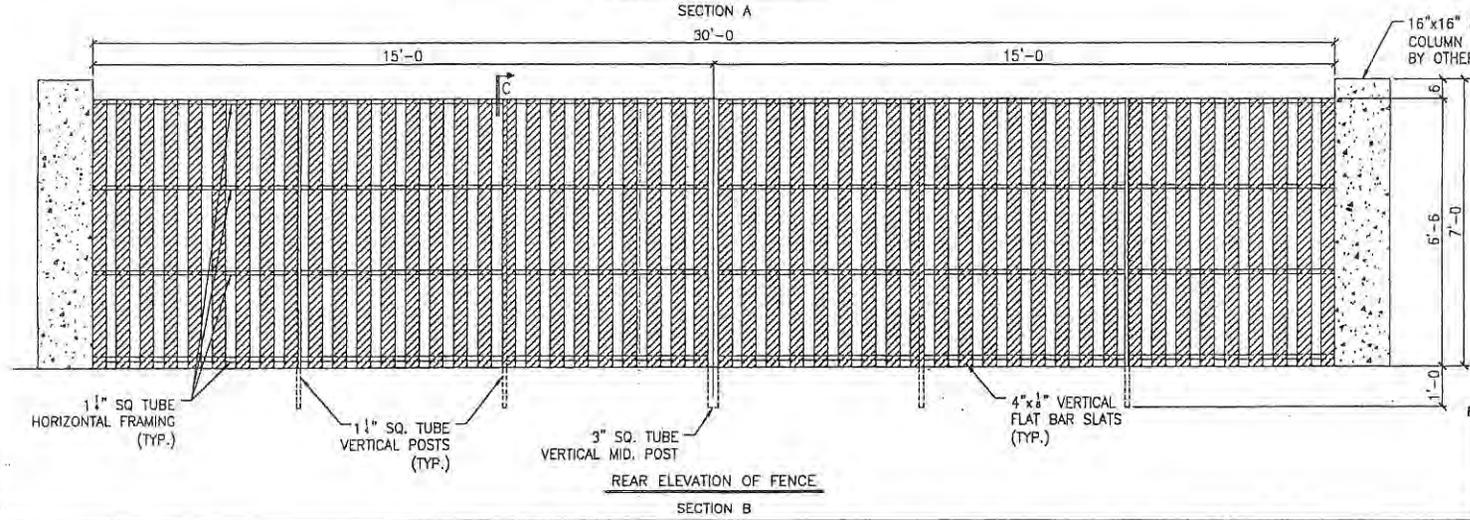
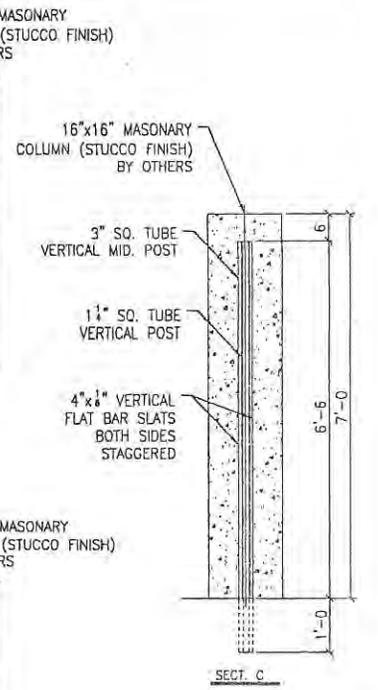
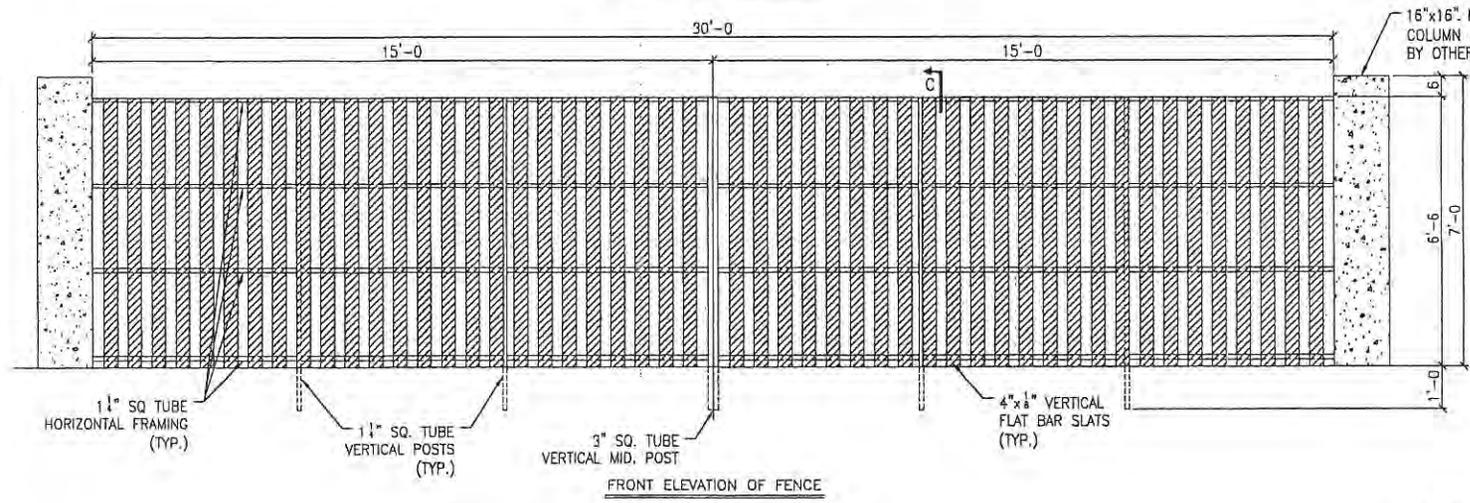
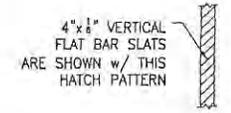
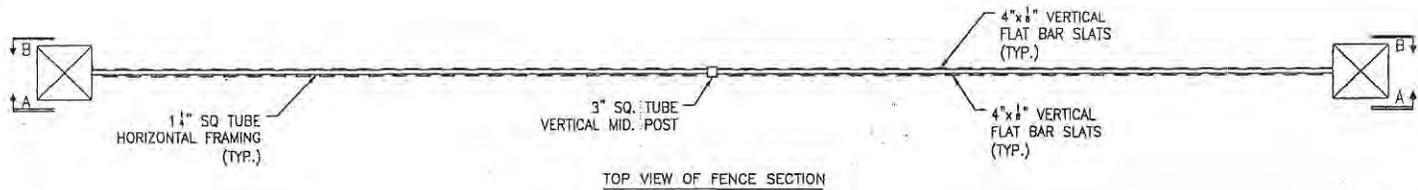
<i>LANDSCAPE DESIGN</i>				
Landscaping should be increased in areas of fully exposed fence to buffer the property				

<i>NATURAL RESOURCE PROTECTION</i>				
NA				

<i>MISC COMMENTS/QUESTIONS</i>				







SHAW MANUFACTURING'S
WROUGHT IRON WORKS, INC.
FOR APPROVAL

BY: _____
DATE: _____

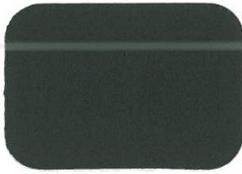
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FOR APPROVAL - 02/11/11

Shaw Manufacturing's
Wrought Iron Works, Inc.
Decorative Rails Fence Group
Structural Dept.
240 Stewart Rd.
Clerks, S.C. 29534
843.379.8460

ASSOCIATION SERVICES	REV
SHOREWOOD	-
DATE: 02/11/11	REV: 1 OF 1

SCALE SHOWN SHE: 02/10/11



C241-BK303
Black Fine Texture Low-Gloss



C081-BK176
Black Wrinkle Semi-Gloss



E311-BK04
Black Hammer Low-Gloss**



T013-BK62
Black Hammer Semi-Gloss



T032-BR62
Brown Fine Texture Semi-Gloss



P004-BR23
Bronze 40% Gloss



P004-GR09
ANSI #49 Gray 40% Gloss



P004-GR16
ANSI #61 Gray 40% Gloss



H305-GR10
Light Gunmetal Gray 50% Gloss**



P003-GR01
Gray #26307 30% Gloss



H303-WH16
Antique White 30% Gloss**



P005-WH01
White #27875 50% Gloss



T002-WH08
White 20% Gloss



T008-GR736
Gray ANSI 61 80% Gloss



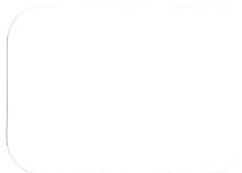
P008-GR21
RAL 7042 Gray 80% Gloss



T009-GR230
RAL 7035 Gray 90% Gloss



T009-WH13
White 90% Gloss



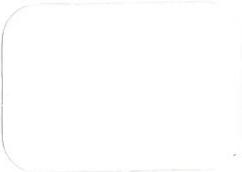
P009-WH14
White 90% Gloss



H309-WH27
Frost White 90% Gloss**



T032-BG03
Beige Texture Semi-Gloss



T032-WH15
White Texture Semi-Gloss



C031-WH120
White Texture Semi-Gloss



T009-BG16
Designer Beige 90% Gloss



P009-BG02
Beige 90% Gloss



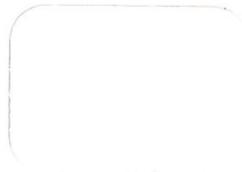
T009-BG01
Almond 90% Gloss



H308-WH25
White 80% Gloss**



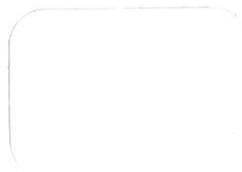
P009-WH04
White 90% Gloss



T009-WH11
White 90% Gloss



T009-WH12
Hi-Reflective White 90% Gloss



T007-WH121
White 70% Gloss



E305-GR533
Gray Primer 50% Gloss**



E305-WH243
White Primer 50% Gloss**



H304-GR312
Anti-Gassing Primer 40% Gloss**

If a clear topcoat finish is preferred

- T209-CL01 90% Gloss Clear TGIC Polyester
- T002-CL02 20% Gloss Clear TGIC Polyester
- T032-CL11 Semi-Gloss Texture Clear TGIC Polyester
- P001-CL15 Low-Gloss Smooth Clear Polyurethane

The samples on this card are representative only and vary slightly from actual gloss, color and texture.

102 Brite White	592A Sky Violet	378B Popcorn	331A Baby Pink	404B Shrimp	369B Basketweave	396 Alabaster	101 Super White
103 Natural White	114 Mauve	301A Serenity	342 Serenade	312B Dusty Pink	405B Georgia Peach	368A Parchment	341A Praline
110 Van Dyke	370B Villa Tan	376 Coppertone	333 Tan Rob	332B Kay's Blush	406B Peachy Dee	311B Creamy Pink	455A Pearl
113 Amarillo White	139 Adobe Accent	371 Ginger	340 Malibu	353A Madison Way	413B Apricot	321B Afterglow	463A Steph's Mood
111 Prairie Clay	375 Spice Tan	339A Caribou	350B Tropic Way	359A Mole	415B Baked Meringue	300 Lite Serenity	473A Sand
106 Pearl Ash	390 Toasted Marshmallow	338 Bisque	319A Indian Corn	358A Mission Brown	412B Phoenix	442 Cotton	310 China White
105 Suede	372 Toasted Almond	374B Fudge	344B Briane	355A Mucky Duck	416B Sanibel Sun	414C Porcelain	472A Captain
142 Spectrum Brown	364B Totem Pole	336 Coffee Bean	326 Dried Rose	345 Acorn	417B Indian Apple	385A Sandpiper	107 Sunset Yellow
616 King's Gray	391B Burnt Oak	337 Stucco Brown	328 Spiced Beet	356 Red Clay	408B Moccasin	403 Doeskin	456 Oyster Shell
617A Winter Eve	373B Rich Brown	327 Mocha	318 Brown Flair	346 Patchwood	418B Fall Foliage	395 Fawn	386A Pure Cream
618 Antique Gray	402A Brown Derby	306 Swiss Mocha	324 Cranberry Cream	347A Winter Brown	409B Peach Seed	388B Arcade	443A Canvas
615A Tattletale	392B Coconut Shell	305 Plum	314 Misty Mauve	316A Rusty	410B Indian Clay	431 Honey Beige	379B Whisper
614 Smoke Signal	382 Tamale	307 Imperial	329A Currant	348A Wassail	419A Bronze Tan	399 Coffee Milk	474A Pastel Green
133 Driftwood	393 Chocolate Fizz	317 Pine Cone	320B Pink Pearls	365A Irish Coffee	420A Tropic Tan	116 Victorian Lace	449 Buckskin
132 Mountain Fog	394 Earthware	304 Fieldstone	313 Raspberry Ice	357A Sand Dollar	421B Sweet Potato Pie	389 Southern Tan	444A Caramel
627A Twilight Gray	380 Chocolate Mousse	308 Mink	330 Coral Buff	335A Siesta	367A Maple Sugar	398B Powder Tan	387A Pancake
104 Dover Sky	384 Caramel Apple	309 Autumn Sky	322 Allie's Mauve	363A Allspice	397B Pebble Stone	377B Malt	462 Almond
612 Moonlight	302 Beth	613B Overcast	323 Crown Jewel	334 Stable Brown	115 Beach	108 Manor White	112 Sandlewood Beige