

**TOWN OF HILTON HEAD ISLAND
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, January 27, 2009 Meeting
1:15pm – Benjamin M. Racusin Council Chambers**

APPROVED

Board Members Present: Chairman Marvin Caretsky, Vice Chairman Steve Clark,
Ted Behling, Tom Parker, Jack Qualey, Terry Rosser and Todd Theodore

Board Members Absent: None

Council Members Present: None

Town Staff Present: Mike Roan, Urban Design Administrator
Ed Drane, Urban Designer
Sally Krebs, Natural Resources Administrator
Kathleen Carlin, Administrative Assistant

I CALL TO ORDER

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

II ROLL CALL

III FREEDOM OF INFORMATION ACT COMPLIANCE

IV APPROVAL OF THE AGENDA

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

V APPROVAL OF THE MINUTES

The minutes of the January 13, 2009 meeting were **approved** as amended by general consent.

VI STAFF REPORT

None

VII BOARD BUSINESS

None

VIII UNFINISHED BUSINESS

None

IX NEW BUSINESS

Abbey Glen – 680 Spanish Wells Road - New Development – Final Review

Mr. Roan presented the background information on the project. The plan has received Conceptual approval of the architectural portion of the application with some conditions associated with the landscape portion. The plan is well composed and has addressed the board's previous comments. Additional information is still needed on the location of specific materials labeled as "shade trees", for example, with a subsequent menu to choose from. The same is true of the town home detail that provides categories of trees but no species of trees.

Mr. Roan stated that care should be taken in the field in the installation of all material that is planted in the proximity of existing trees. No sod or other plantings may be placed under the canopies of specimen trees (mulch is the only permitted material). Ms. Sally Krebs presented statements in support of this issue on behalf of the Natural Resources Division. The board agreed overall with the staff's comments. At the completion of the board's discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion** to **approve** the landscape plan application with the following conditions: (1) The Natural Resources Division is to approve on site any plantings shown to be planted within the canopies of existing specimen trees; (2) once the applicant has determined exactly where the various trees are to be located, that detail is to be provided to staff. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Hilton Head Beach Villas – 37 S. Forest Beach Drive - Alterations/Additions

Mr. Roan presented the background information on the project. At the application's previous review, the board recommended that the proposed fencing be staggered across the street frontage. This has been accomplished by the applicant.

The staff believes that the plan still has several graphic elements that need some translation by the applicant. The majority of the proposed material is located along the public pathway in the form of vines as recommended by the Natural Resources Division. Given the lack of any real room for plant material, this seems to be an acceptable solution. The lack of form or scaled graphics for the Viburnum at the entrances makes it somewhat hard to visualize, but given the plain nature of the material in the treed area, this also seems to be an acceptable solution.

The staff recommends that the applicant place some additional material on the opposite side of the drive on both access points to provide some additional balance and symmetry (landscaping exists on the western property line). The staff believes that the proposed Viburnum and Holly located adjacent to the beach might be more successful as Wax Myrtles and native grasses (i.e. Cord, Muhly, etc.)

The applicant, Mr. Dee Dee Graham, presented statements in support of the application. The board and the applicant discussed the selection of vegetative material. All material located in the strand block must be native vegetation. The board and the applicant also discussed the details of the swing gate. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion** to **approve** the landscape plan with the following conditions: (1) The Vibernum and Chinese Holly proposed to be located in the strand block are to be replaced with 15-gallon Wax Myrtle trees and supplemented with (40) 1-gallon native grasses; (2) The Wax Myrtle trees are to be planted in a staggered fashion. Mr. Qualey **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Boys and Girls Club – 151 Gumtree Road - Alterations/Additions

Mr. Roan introduced the project and stated its location. This small 645 square foot addition will be added to the existing facility. The project uses the same materials, colors and architectural character as the existing. There is no landscape architectural component to this application and the staff believes that one is warranted. The landscape plan should be consistent with the existing development in species, size and quantity. The applicant needs to provide supporting documentation that shows that the required wetland buffers will be met to the jurisdictional wetland to the north of the proposed addition.

The applicant, Mr. Michael Griffith, Architect, presented statements in support of the application. The applicant and the board discussed the existing architecture as well as the design and location of the sidewalk. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion** to **approve** the application with the condition that the foundation is mitigated by plantings that are appropriate and consistent with other buildings at this location. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Kinghorn Insurance – 50 Palmetto Bay Road - Alterations/Additions

Mr. Roan introduced the project and stated its location. A good deal of the proposed landscaping is located in the SCDOT right-of-way which requires an easement by the State. The Town is about to undertake a significant landscaping project on Palmetto Bay Road as the final element of the pathway installation. The Town will be happy to work with the property owner to devise a plan in front of the property that addresses his efforts while keeping it consistent with the new streetscape.

Mr. Roan stated that the staff is concerned with the proposed removal of an existing 18” pine tree. Perhaps the location of the sign can be moved somewhat in order to save the tree.

The applicant, Mr. Rick Sotiropoulos, with Ocean Woods Landscaping, presented statements in support of the application. The applicant and the board discussed the 18” pine tree, the possibility of relocating the sign, and the issue of the right-of-way. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Qualey made a **motion** to **approve** the portion of the application with regard to improvement located adjacent to the building. No approval is given to any proposed landscape improvements or relocation of the sign along the Palmetto Bay Road side of the property. Mr. Rosser **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Lingerie Outlet Store – 149 William Hilton Parkway - Alterations/Additions

Mr. Ed Drane presented the application and stated its location. The applicant has installed a number of open, high wattage fluorescent light fixtures (shielded by lumber) to the front of this building. The fixtures were installed without Town approval and are non-compliant. The Design Guide and Land Management Ordinance specify that only low-intensity lighting is allowed and that the lighting needs to be properly recessed. These fixtures are in violation of those requirements. The staff will be happy to work with the applicant to achieve the required compliance. The staff recommends denial of today’s application. The board agreed with the staff’s comments and at the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Qualey made a **motion** to **deny** the application. Mr. Rosser **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Caoba Construction – 144 Arrow Road – Signs

Mr. Roan introduced the application and stated the location of the building. The application is for a sandblasted wood sign 57” X 22” to be placed above the entry to the building. The proposed background color of the sign is Pantone 719U and the border and lettering color is Pantone 202U. The staff recommends that the background color be changed to match the building. The staff also recommends that the existing sign on the door be removed. The applicant has indicated that he may wish to add an awning at some time in the future (to be submitted separately). The board agreed with staff’s comments regarding the background color of the sign. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion** to **approve** the application with the following conditions: (1) the background color of the sign is to be the same color as the building; (2) the sign currently located on the door is to be removed; (3) the sign is to be centered on the door system as it exists today unless during a subsequent application the applicant submits for approval the relocation of the sign based on the addition of an awning or some other feature. Mr. Qualey **seconded** the motion and the motion **passed** with a vote of 7-0-0.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 2:45pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Marvin Caretsky
Chairman