

Town of Hilton Head Island
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, November 10, 2009 Meeting **APPROVED**
1:15pm – Conference Room # 3

Board Members Present: Chairman Marvin Caretsky, Ted Behling, Galen Smith, Scott Sodemann and Todd Theodore

Board Members Absent: Vice Chairman Tom Parker and Jennifer Moffett, Excused

Council Members Present: Bill Ferguson and Bill Harkins

Town Staff Present: Mike Roan, Urban Design Administrator
Sally Krebs, Natural Resources Administrator
Richard Spruce, Plans Review Administrator
Lavarn Lucas, Fire Chief
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 October 13, 2009 meeting were **approved** as amended by general consent.

VI STAFF REPORT

None

VII BOARD BUSINESS

None

VIII UNFINISHED BUSINESS

(Mr. Theodore recused himself from review of the following application due to a professional conflict of interest. A Conflict of Interest form was completed and signed for the record).

Bluewater Resort

Mr. Roan presented a brief review of the project. Bluewater Resort is located at the intersection of Squire Pope Road and Gumtree Road. At this time the applicant is requesting the approval of Phase 5, Building B.

Mr. Roan described the two narrow stucco elements on the front elevation of the project. The staff believes these elements might meet the intent of the *Design Guide* more successfully if the shutter/railing elements were brought to the lowest level. The end elevation matches the previously constructed phase. The colors and the materials remain the same.

The staff believes that the previously submitted footprint conveys depth much better than the elevations submitted today. The applicant has lowered the roofline on both ends of the building which meets the condition set forth by the board at the previous submission. Only the entry feature has a significant overhang. The staff feels that the facades lack the scale achieved by the existing building. The windows are generally in proportion to the façade.

The applicant is proposing to re-configure two of the buildings shown on the site plan. There was no landscape plan submitted with today's application. However, the applicant has indicated their willingness to comply with the landscaping conditions set forth by the board as part of the previous submission. As part of these conditions, all foundation plantings shall be at a height that covers 50% of the uninterrupted first floor elevation. This is generally the case; however, some installation sizes on the podocarpus may be too small. Some additional overstory plantings may benefit the area between the parking and the front elevation. There is little to no overstory to the rear of the buildings most likely for views to the pool; however, some limited introduction of an overstory variety might make the plan more nature blending and less regimented. The Natural Resources Department has stated that the applicant should remove the azaleas under the canopy of the existing 40" Live Oak tree.

Mr. Roan reviewed the site photos and discussed the intent of the project including parking arrangements. Any changes made to the approved site plan will need to be re-submitted to the Planning Department for review prior to the beginning of construction.

The board briefly reviewed the history of the development and the intent of today's application. The board presented comments regarding the elevations, the stucco elements, the shadow lines, and the windows. At the completion of the discussion, Chairman Caretsky requested that the applicant make her presentation.

Ms. Caroline Oliver, with Spinnaker Resorts, presented statements in support of today's application. The board and the applicant discussed the application and the board's recommended revisions. Following final comments, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** today's application with the following conditions: (1) the applicant shall add the railing detail to the center element of the front elevation as discussed at today's meeting; (2) The applicant shall add the railing detail of the fourth and fifth floor to the third floor level; (3) The applicant shall increase the metal roofing area at the center core of the building between the two lower end elements to enhance the roofing structure to provide better proportion to the area. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 4-0-1.

Fire Station #1 – Shipyard Plantation

Mr. Roan presented the project and stated its location. This project has already been approved by the board. Today's application represents a re-configuration of the original site plan. Mr. Roan discussed the original as well as the reconfigured site plan. The staff and the board discussed several items including the walkway and the parking arrangements.

Ms. Sally Krebs presented statements on behalf of the Natural Resources Department with regard to the preservation of existing Live Oak trees. The Natural Resources Department recommends that, to help prevent root and mower damage, no sod should be placed up to the trunks of existing or planted trees.

Fire Chief Lavarn Lucas presented statements in support of the application with regard to walkway and parking arrangements. The board discussed the intent of today's application. Following final comments, Chairman Caretsky requested that a motion be made.

Mr. Theodore made a **motion** to **approve** the application with the following conditions: (1) the applicant shall make sure that the rear entrance of the project conforms with the requirements of the Natural Resources Department; (2) the applicant shall include a walkway to the front of the building that goes across and connects to the bike path on Cordillo Parkway; (3) the applicant shall give careful consideration to landscaping the median area with regard to aesthetics and the pedestrian refuge. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 5-0-0.

IX NEW BUSINESS

1. Artisan Tile – 23 Mathews Drive - Addition/Alteration

Mr. Roan introduced the project and stated its location. The applicant is requesting the board's approval of several planters that have already been constructed. The applicant is also requesting approval of already installed green glass tile. The Town interprets the planters as site furnishings. The planters run perpendicular to the street and display the product and service of the tenant.

The staff would like to see the installation of some type of permanent evergreen vine instead of the existing sweet potato vine. The staff recommends vinca, jasmine, or a similar plant to help soften the appearance of the planters. Following the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. John Frederick, property owner, presented statements in support of the application. The board and the applicant discussed the board's concerns with drainage problems associated with the existing planters. A more substantial planter is recommended. The existing sweet potato vine should be replaced with a more permanent evergreen material. Several board members reported concern with the use of the green tile as it may not be a compatible product. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a **motion** to **deny** today's application as presented. Chairman Caretsky **seconded** the motion and the motion **passed** 4-1-0. The applicant is to remove the planters in favor of a more substantial product. A more substantial evergreen plant material is also recommended.

2. 45 New Orleans Road

Mr. Roan introduced the project and stated its location. The applicant is proposing to update the exterior appearance of the building. This will include a gabled parapet, which will be stucco, with a standing seam metal roof which will replace the existing cedar shake roof. The existing stucco columns are proposed to have a base and top trim with brackets. The board-on-board front wall will be removed and will be replaced with stucco. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Charles Romano, presented statements in support of the application. The board and the applicant discussed the building's roof pitch, the column size, the elevations, and the color palette. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a **motion to approve** today's application with the following conditions: (1) the applicant shall increase the gable roof pitch to 4 : 12 with a reveal along the rake; (2) the applicant shall refine the details and base trim on the building; (3) the applicant shall provide clarification on the details shown on the columns and side elevations; (4) the owner shall give additional consideration to the landscaping plan as discussed today; (5) the applicant shall provide detail on the side elevations of the building as discussed; (6) the applicant shall provide working drawings for the board's review prior to final approval. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

3. AT&T Antennae Co-Locate

Mr. Roan introduced the application for the four individual locations. There are no height or light considerations involved with this application. At the completion of the staff's presentation and discussion by the board, Chairman Caretsky requested that a motion be made.

Mr. Behling made a motion to **approve** today's application as presented. Chairman Caretsky **seconded** the motion and the motion **passed** with a vote of 5-0-0.

4. Surf Court Villas – Minor External Change

Mr. Roan introduced the project and stated its location. This is a re-paint application and any associated reconstruction will match the existing conditions. The railing is being modified to bring the detail in line with the Town's Building Code. The color palette is compatible. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Gary Harrison, presented statements in support of the application. The board and the applicant discussed the proposed color palette. Ms. Sally Krebs presented statements regarding the location and the need to preserve existing trees. Any existing plant material that is removed due to the construction or re-painting will need to be identified by the applicant for specified replacement. The Natural Resources Department will need to approve any reconstruction performed within 25-feet of any protected tree.

The staff and the board discussed updating the building's existing numbers. The applicant will update the building numbers as discussed today. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a motion to **approve** today's application as submitted. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 5-0-0.

5. Town of Hilton Head Island - Site Amenities

Mr. Roan introduced the Town's application for site amenities and stated the four individual locations. The locations are: The Coligny Beach Park; Mathews Drive; Compass Rose Park; and the Breakers. The board discussed the intent of the application and the features of the amenities.

Chairman Caretsky reported that the board has previously reviewed and stated their approval of the Town's amenities. At completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a motion to **approve** today's application as presented. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 3:15pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Marvin Caretsky
Chairman