

Town of Hilton Head Island
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, December 8, 2009 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Marvin Caretsky, Vice Chairman Tom Parker,
Ted Behling, Jennifer Moffett, Galen Smith, Scott Sodemann and
Todd Theodore

Board Members Absent: None

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
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 November 10, 2009 meeting were **approved** as presented by general consent.
The minutes of the November 24, 2009 minutes were **approved** as amended by general consent.

VI STAFF REPORT

The staff will provide an hour of (*optional*) State training immediately following today's business meeting.

VII BOARD BUSINESS

None

VIII UNFINISHED BUSINESS

Ocean Walk Villas

Mr. Roan presented a brief history of the project. Today's application is a pared-back submission of a previously approved renovation project. This application uses the same details and color palette as previously approved. The applicant is proposing to repair the exterior assemblies of this villa

complex including repairs to the exterior stucco and outer wall window elements. The complex is to receive a new exterior stucco veneer and sheathing substrate over its current framed assembly. All of the outer wall windows will be replaced.

Mr. Roan reviewed the site plan with the board. The landscape plan was previously approved as part of the original submission. The staff and the board complimented the quality of the project. The staff recommended approval. Following the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Dan Ogden, D.L. Ogden Architecture, presented statements in support of the application. The board and the applicant discussed the intent of the project. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Theodore made a motion to **approve** today's application for the Oceanwalk Villas complex as presented. Vice Chairman Parker **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Coral Sands North - Pope Avenue

Mr. Roan introduced the project and stated its location. The applicant is proposing to reconfigure the project's amenity area from the previous submission. Regarding today's submission, the staff believes that placing the building on site where the rear elevation is not on Pope Avenue and seen upon arrival to the property would make the project more successful. All of the colors, the materials, and the roof forms have already been approved.

The staff is concerned that the trees that are proposed to be removed for construction of the pool are not clearly stated on the site plan. The applicant needs to provide this information. In addition, the pool fence should be realigned to better protect the root systems of existing trees. The proposed sidewalk under an existing 42-inch Live Oak tree needs to be realigned in order to protect the tree. The applicant should also reconfigure the pool deck in order to preserve the Palm trees located behind the clubhouse. Based on these concerns, the staff recommended that today's application be *denied*.

The board discussed the project and the staff's concerns. Chairman Caretsky then requested that the applicant make their presentation.

Mr. Michael Brock, Land Planner, with Ward Edwards, Inc., and Mr. Robert Ussery, Architect for the project, presented statements in support of the application. The applicants and the board briefly reviewed the history of the project as well as the intent of today's application. The board stated their agreement with the staff's concerns regarding the architecture and Natural Resources issues. Chairman Caretsky also reported concern with the applicant's use of cultured (coral) stone as this product is not a natural material found on Hilton Head Island.

Following completion of the discussion, the board stated the need for additional information from the staff in regard to past DRB approvals for this development (the original approvals are over six years old).

A decision on today's application is, therefore, **postponed** until the board has had an opportunity to review the requested materials. The board will review this application again at their next meeting on January 12, 2010.

IX NEW BUSINESS

Palmetto Electric – Alteration/Addition

Mr. Roan introduced the project and stated its location. Today's application is solely for the Administration Building. Mr. Roan reviewed the site plans. The "Slate Grey" roof and "Coffee Bean" stucco seem to lie at opposing ends of the "Cool/ Warm" spectrum. Individually, both are successful, but together (as the two primary colors on the building) they seem to compete with one another. The columns at the entry porch might give the project more "warmth" at a human scale if they were primarily constructed of heavy timber and painted to match the proposed palette.

All landscape material should be kept outside the dripline of specimen trees, to the extent possible. Over the years the specimen and near-specimen trees around the building have had many impacts to their roots systems. Consequently, they are currently left with a very small percentage of their root mass undisturbed. This is especially true of the Live Oak trees. The proposed plantings disturb still more of their root systems; and, therefore, cannot be approved by the Natural Resources Department.

The drive to the new drive-up window is acceptable as long as it is pervious and built on top of existing grade. The staff recommends approval of today's application with the above referenced comments. At the completion of the staff's presentation, Chairman Caretsky requested that the applicants make their presentation.

Mr. Pat Rooney, Land Planner, and Mr. Sam McClesky, Architect, both presented statements in support of the application. The applicants and the board reviewed the site plan and the landscaping plan. The board complimented the quality of the project. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a motion to **approve** today's Palmetto Electric application with the following condition: the applicant shall work with the Natural Resources Department to resolve any outstanding landscaping issues including the need to protect existing trees. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

** Ms. Moffett was excused from the remainder of today's meeting at this time.*

AT+T Antennae

Mr. Roan introduced the application and stated the four individual locations: Hilton Head Plantation, Union Cemetery, Pembroke Road, and Broad Creek. Mr. Roan reviewed the plans. The staff recommended approval pending the receipt of required ARB approval letters from the applicant. Ms. Sally Krebs reported that the applicant must schedule this work at a time which will not interfere with the Osprey's nesting season. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a **motion** to **approve** the AT&T Antennae application with the following conditions: (1) the applicant shall provide the staff with the required ARB approval letters; (2) the applicant shall schedule this work at a time which will not interfere with the Osprey's nesting season. Vice Chairman Parker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 3:00pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Marvin Caretsky
Chairman