

**TOWN OF HILTON HEAD ISLAND
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, February 10, 2009 Meeting
1:15pm – Benjamin M. Racusin Council Chambers**

APPROVED

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

Board Members Absent: Chairman Marvin Caretsky, Excused

Council Members Present: Bill Ferguson

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

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

II ROLL CALL

III FREEDOM OF INFORMATION ACT COMPLIANCE

IV APPROVAL OF THE AGENDA

Mr. Roan stated that the application for Palmetto Dunes Main ID sign has been withdrawn from the agenda. The revised agenda was **approved** as presented by general consent.

V APPROVAL OF THE MINUTES

The minutes of the January 27, 2009 meeting were **approved** as presented by general consent.

VI STAFF REPORT

None

VII BOARD BUSINESS

None

VIII UNFINISHED BUSINESS

None

IX NEW BUSINESS

Airport Rescue & Fire Facility - New Development – Final Review

Mr. Roan reviewed the history of this Final application. The project's previous Conceptual review was well received by staff and the board and today's Final submission shows no significant change from the Conceptual review.

Mr. Roan distributed a color board for the board's review. The staff is concerned with the proposed pure white color submitted for the trim detail. The color palette should more closely resemble the color scheme that was previously approved by the board for similar projects. Ms. Sally Krebs provided comments regarding the existing trees and the grading plan. The staff recommends approval of the Final submission with a landscaping caveat and condition that the color palette is revised as discussed.

The applicant, Mr. Chris Eversmann, with Wilbur Smith Associates, presented statements in support of the application. The board and the applicant discussed the visibility of the fenced-in area, the color palette, and the design of the plate glass windows. The board shared the staff's concern regarding the pure white color for the trim detail. At the completion of the discussion, Vice Chairman Clark requested that a motion be made.

Mr. Parker made a **motion to approve** the Final application with the following conditions: (1) the "watch-room" plate glass windows are to have a compatible muntin pattern introduced to them; (2) the color scheme is to be reviewed with the staff keeping in mind the board's desire for it to be compatible with the airport terminal. The pure white trim color is to be eliminated. The two structures (the existing terminal and this project) are to be aesthetically compatible with one another. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-0.

(Mr. Theodore recused himself from the following review due to a potential conflict of interest)

The Children's Center - New Development – Final Review

Mr. Roan reviewed the history of the application. This project has previously been provided with both a Conceptual and an Intermediate review. The applicant has successfully addressed the board's specific comment related to the building. Mr. Roan reviewed details of the elevation and the roofline. The colors were approved at the Conceptual review.

The staff has approved the dormers located on both sides of the building. The applicant has successfully broken up the roofline as recommended and the landscape plan has been updated. The staff had recommended that the applicant mitigate the vertical nature of the building and the applicant has successfully responded to that request.

Mr. Roan reviewed the specimen Oak trees located on site as well as details of the existing overstory and understory vegetation. Mr. Roan also discussed details of the chain link fence. The staff finds the resubmitted landscape plan to be acceptable with the possible suggestion of providing additional landscaping on the Nature's Way elevation. The applicant is proposing to use artificial "tot lot" grass which will not be visible from William Hilton Parkway. Ms. Sally Krebs stated that the Natural Resources Department would like to meet with the applicant on site to discuss the placement of this

product around existing trees. At the completion of the discussion, Vice Chairman Clark requested that a motion be made.

Mr. Behling made a **motion to approve** the Final application as submitted. Mr. Qualey **seconded** the motion and the motion **passed** with a vote of 5-0-1.

(Mr. Qualey recused himself from the following review due to a potential conflict of interest)

Hilton Head Christian Academy - Alterations/Additions

Mr. Roan introduced the project and stated its location. The board has already reviewed and approved the architecture for this building. The landscape plan has been revised somewhat with the addition of a Live Oak tree as well as additional Wax Myrtle trees and Crepe Myrtle trees. The applicant has also added a couple of Water Oak trees. Ms. Sally Krebs provided statements regarding the preservation of native plant materials located on site. The board's request for additional landscaping materials has been successfully met by the applicant.

The applicant, Mr. Barry Taylor, Architect, presented statements in support of the application. The board and the applicant discussed the existing vegetation and the selection of trees. At the completion of the discussion, Vice Chairman Clark requested that a motion be made.

Mr. Parker made a **motion to approve** the application with the condition that the compressor yard is to be screened visually. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 5-0-1.

Lands End HPR (Lands End Tavern, Harbor Master's Office)

Mr. Roan introduced the application and stated its location. The applicant would like to provide an elevated walkway that will connect the Lands End Tavern second floor with the second floor of the Harbormaster building retail space. The applicant believes that this will provide easier customer access to the second floors of both buildings. The existing stair on the end of the Harbormaster building will be removed and relocated at the turning platform. There is an existing kiosk that will be removed since it falls under the new turning platform.

Mr. Roan stated that the proposed materials, design and colors will match the existing. The project has been reviewed by the Sea Pines ARB and it has received their approval. The staff is concerned with the loss of open space associated with this project. This loss of open space seems to outweigh the benefit of the project. There may also be Building and Fire Code issues associated with this project that will need to be dealt with.

The applicant, Mr. Paul Miller, presented statements in support of the application. The board and the applicant discussed the functionality of the project as well as the concern with loss of open space. The board discussed several concerns with the aesthetics of the project. Several members reported concern with the loss of "sense of place". The architectural effect negatively impacts the ambiance of the site due to unnecessary clutter (i.e. the addition of the staircase and the railings). The remaining board members felt that the project may be acceptable. At the completion of the discussion, Vice Chairman Clark requested that a motion be made.

Mr. Qualey made a **motion** to **deny** the application as submitted. Vice Chairman Clark **seconded** the motion and the motion **failed** with a vote of 3-3-0. Vice Chairman Clark requested that another motion be made.

Mr. Behling made a **motion** to **approve** the application as submitted. Mr. Parker **seconded** the motion and this motion **failed** with a vote of 3-3-0.

Due to failed vote, a final decision could not be reached on this project. The applicant has the opportunity to return before the board at a later date when full board attendance is available for the vote.

Harbour Town - Bathrooms Re-roofing

Mr. Roan introduced the project and stated its location. The total site is 0.29 acres with an existing public restroom facility. The applicant is proposing to update the existing facility and to provide handicap accessibility for the restrooms located at the Harbour Town Shoppes. In addition, the existing wood shake roof has deteriorated and needs to be replaced. A new standing seam metal roof is proposed to be installed in its place.

The project footprint and design integrity are preserved and the impact on the current site is minimal. No trees will be removed and the trees in the immediate construction area will be protected. Ms. Sally Krebs presented statements in regard to the existing Live Oak trees on site. The staff recommends approval as submitted.

The board agreed with the staff's recommendation for approval of the project. At the completion of the discussion, Vice Chairman Clark requested that a motion be made.

Mr. Rosser made a **motion** to **approve** the application as submitted. Mr. 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 2:30 pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Steve Clark
Vice Chairman