

Town of Hilton Head Island
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, March 24, 2009 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Marvin Caretsky, Vice Chairman Steve Clark,
Ted Behling (*1:30pm arrival*), Jack Qualey and Todd Theodore

Board Members Absent: Tom Parker and Terry Rosser, 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

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

II ROLL CALL

III FREEDOM OF INFORMATION ACT COMPLIANCE

IV APPROVAL OF THE AGENDA

V APPROVAL OF THE MINUTES

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

VI STAFF REPORT

None

VII BOARD BUSINESS

None

VIII UNFINISHED BUSINESS

None

IX NEW BUSINESS

Mariner's Point- Re-roof – Minor External Change

Mr. Roan introduced the project and stated its location. The proposed roof replacement for this building is a high definition architectural grade shingle in a weathered wood color. The staff believes that this is a much better solution than the artificial aluminum shingles that are currently installed on this building.

Any trees that could potentially be affected by this project should be protected with the assistance of the staff. The staff recommends approval. The board discussed the project and agreed with the staff's recommendation for approval. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion** to **approve** the application as presented. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Palmetto Bay Villas - Re-siding – Minor External Change

Mr. Roan introduced the project and stated its location. The staff believes that the hardi-plank is a much better selection over the original plywood. This addition will be an improvement to the existing development. The proposed color scheme is a good choice and it will bring a little life to the complex. The staff recommends approval. The board discussed the project and agreed with the staff's recommendation for approval. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion** to **approve** the application as presented. Mr. Qualey **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Sandcastle Plaza - Sign

Mr. Roan introduced the sign application and stated its location. The applicant wishes to present this sign application to the board in opposition to the staff's recommendation for its denial. The staff believes that the proposed modifications to the monument sign are warranted; however, the extra banding seems to clutter the newly configured sign. In addition, the use of stud-mounted letters within the existing sign panel appears inconsistent. The staff would approve the expansion of the monument sign with the installation of a new sign panel that is proportionate to the monument sign and that encompasses all three of the businesses. Following the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Richard Neste, property owner, presented statements in support of the application. The board and the applicant discussed the application and the staff's concerns with the aesthetics of the sign. Following their discussion the board stated that they did not have an objection to the application. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Qualey made a **motion** to approve the application as presented. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 4-0-0 (*Mr. Behling arrived following the vote on this application.*)

Cracker Barrel Redevelopment- New Development Final Review

Mr. Roan provided a brief history of the project and introduced today's application for final review. The staff believes that the applicant is making good progress with the application; however, the staff still remains concerned with two outstanding issues (the building is still all stucco and it still has too much of a flat roof design).

Mr. Roan stated that both of these issues are specifically addressed in the Town's *Design Guide* as not in keeping with Hilton Head Island character. Based on these concerns, the staff recommends denial of today's application.

Mr. Roan reviewed the proposed elevations (including the flat roof element) and the improvements to the project that have been made thus far. Regarding the landscape plan, the staff believes that the plant material on the water side of both buildings could be upsized by one or two container sizes. Replacing some of the proposed Palmetto trees in the centrally located internal medians would help mitigate the buildings from the parking lot. This addition would also provide more overhead canopy, some variety and some relief from the heat. The placement of an additional Palmetto tree in front of both of the buildings would help integrate the significant elevations. All non-native plants should be removed from the OCRM buffer and replaced with native materials.

The applicant, Mr. Michael Kronimus, with KRA Architects, presented statements in support of the application. The applicant and the board discussed the design of the buildings (specifically, the flat roof elements), the stucco material, the view from the waterside, the outside dining, the roof shingles, the color palette, and the staff's recommendation for additional shade trees.

The board discussed the intent of the *Design Guide* in relationship to their ability to approve this project. Chairman Caretsky stated that the record should show that no board member indicates a lack of understanding of the *Design Guide's* intent. Each board member has carefully considered this application and their action is an interpretation of the overall project. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Qualey made a **motion** to **approve** the application subject to the following conditions: (1) all non-native plants in the OCRM buffer are to be removed and replaced with native plant material; (2) shade trees are to be added to the landscape plan around the bank building as recommended by staff; (3) the Muhly grass is to be replaced with Spartina grass as recommended by staff; (4) the container plants on the water side and the William Hilton Parkway side are to be increased in size by one container size as recommended by staff. Mr. Behling **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 2:15pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Marvin Caretsky
Chairman