

Town of Hilton Head Island
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, April 14, 2009 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Marvin Caretsky, Vice Chairman Steve Clark, Ted Behling
Jack Qualey, Tom Parker, 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

V APPROVAL OF THE MINUTES

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

VI STAFF REPORT

None

VII BOARD BUSINESS

None

VIII UNFINISHED BUSINESS

Verizon Wireless – Color alteration – Minor External Change

Mr. Roan presented the background information on the application. This project is back before the Board because the previously approved building color has been changed from beige to concrete grey. The staff noticed the change in color during a recent field review. The staff arranged to meet with two DRB members for an on-site evaluation. The Board members agreed with the staff that the grey color had not been previously approved. The existing grey color is overwhelming for the entire building.

Mr. Roan recalled that the staff had received two separate submissions from the applicant. The first was a request to change the awning color from the previously approved Charleston Green to Bronze. The staff agreed to this request. The second submission was a request to change the color of the banding to a darker shade. The staff also agreed to that request. At that time, however, the applicant changed the color of the entire building from the approved beige color to grey (Portland Cement Stucco "B"). This change was not approved by the staff or the Board and is not acceptable. The Board agreed with the staff that the building color needs to be changed back to the previously approved beige color from the joint line down to the water line.

Mr. Roan presented photographs of the existing building. The staff and the Board stated for the record that Stucco "B" had been approved for the front of the building only and not for the entire building as shown. At the completion of the discussion, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Brian Snyder, Managing Partner with Verizon Wireless, presented statements in support of the application. Mr. Snyder reviewed the history of the grey color selection for the entire building from the applicant's perspective. Mr. Snyder stated that he believed that the grey color had been approved by the Board and that the color should be allowed to remain. The applicant and the Board discussed the issue at length. The Board disagreed with the applicant's interpretation.

The Board, the staff and the applicant also discussed the building elevation facing Marina Side Drive. The Board reported the need for the adjacent concrete pad to be either removed or covered to screen it from view. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Qualey made a **motion to require** that the applicant do the following: (1) the building's unauthorized grey color is to be changed to the previously approved beige color from the score joint down to the water line. The flat roofed portion of the building is to all be painted the same beige; (2) the building elevation along Marina Side Drive is to be landscaped, and the existing concrete pad is to be removed or covered to screen it from view. Chairman Caretsky **seconded** the motion and the motion **passed** with a vote of 7-0-0.

IX NEW BUSINESS

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

Coastal States Bank- Solar Panel Installation - Minor External Change

Mr. Roan stated that the applicant is proposing to install solar panels along the front of the building. The solar panels are to be located on the existing trellis and skylight section of the building. The applicant plans to install eight bi-facial photovoltaic panels on the sections that previously held several plexi-glass panels. A rack system will be installed on top of the rafters to accommodate the solar panels. The proposed addition is unobtrusive and the staff recommends approval.

The applicant, Mr. Andrew Fishkind, with May River Contracting, presented statements in support of the application. The applicant and the Board discussed the intent and the design of the solar panels. The

Board 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. Chairman Caretsky **seconded** the motion and the motion **passed** with a vote of 6-0-1 (*Mr. Qualey abstained from the vote*).

Village at Wexford Elevator- Resubmittal – Alternation and Additions

Mr. Roan presented the history of the application. The Board has already approved the installation of this elevator (designed to serve the second floor of Building "F"). However, the location of the elevator has since become an issue and the applicant would like to propose a new location for it at this time. Mr. Roan reviewed the previous and the proposed location. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. Mr. Johnson stated that the location of the elevator is being changed based on visual interference. The design of the elevator is the same; only the location is changed. The Village at Wexford Owners Association has approved the new location.

Mr. Roan reported that there is no landscape element associated with this application. However, the staff would require that any existing plant material that is damaged or removed by construction of the project be replaced with plant material of equal size and characteristics. The Board discussed the banding on the building. Mr. Jerry Caldwell, one of the building's owners, presented statements in clarification of its location. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Qualey made a **motion** that the application for relocation of the elevator be approved subject to the following conditions: (1) a green band is to be added around the building that will match the existing band; (2) mullions are to be added to the windows that will match the existing mullions on the windows of the dormers located behind the elevator shaft. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 7-0-0.

200 & 210 Central Avenue

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

Mr. Roan introduced the application for the restaurant and retail complex and stated its location. The architectural portion of this application consists of placing an addition between the two existing structures in order to form one building. The addition is designed to look like the existing buildings (using the same materials and colors.) The roof of the new addition is a mansard design that will align with the existing roof lines. Dormers have been added to the new and existing buildings that will match those on the adjacent bank building. The finished product should appear as if built at the same time.

Mr. Roan reviewed the proposed elevations and landscape plan. The staff and Board discussed the rendering, the outdoor seating arrangements, the materials, the colors, and the landscape plan. Ms. Sally Krebs stated that she is working with the applicant on several issues including the need to preserve a

specimen tree. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Ned Gilleland, property owner, presented statements in support of the application. The applicant and the Board discussed the architectural elements including the dormers, the outdoor seating arrangements, and location of the dumpster. The applicant stated that he is working with the Natural Resources Department to resolve several issues including the preservation of the specimen tree. Mr. Jeff Cramer, Architect, presented comments regarding the architecture of the building. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion to approve** the application subject to the following conditions: (1) this approval is subject to the amended application and is based on the applicant's conversations with the Natural Resources Department; (2) this project is approved with the exception of the need to see a resubmission of the elevation showing the venting for the kitchen and the enclosure for the air conditioning equipment. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-1 (*Mr. Qualey abstained from the vote.*)

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

Airport Self-Storage – Sign

Mr. Roan introduced the monument sign application and stated its location. The size of the sign is quite large; however, the application meets all of the requirements of the LMO and it seems to fit well with the large building. The staff recommends approval. The Board discussed the size, the design, the materials, and the colors. Mr. Qualey stated that he felt that the font type was too plain. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Alex Sineath, Designeath, Inc., presented statements in support of the application. The Board and the applicant discussed the size of the lettering, the intent of the design, the materials and the colors. Mr. Rosser complimented the applicant on the high-quality presentation and materials. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a **motion to approve** the sign application as presented. Vice Chairman Clark **seconded** the motion and the motion **passed** with a vote of 5-1-1 (*Mr. Qualey was opposed to the motion and Mr. Parker abstained from the vote.*)

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