

**Town of Hilton Head Island**  
**THE DESIGN REVIEW BOARD**  
**Minutes of the Tuesday, April 28, 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:      Bill Ferguson

Town Staff Present:      Mike Roan, Urban Design Administrator  
Ed Drane, Urban Designer  
Sally Krebs, Natural Resources Administrator  
Kathleen Carlin, Administrative Assistant

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**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**

An application from Coligny Plaza - Piggly Wiggly has been added to today's agenda under Minor External Change. The Board approved the revised agenda by general consent.

**V     APPROVAL OF THE MINUTES**

The minutes of the April 14, 2009 meeting were **approved** as presented by general consent.

**VI    STAFF REPORT**

None

**VII   BOARD BUSINESS**

Chairman Caretsky and Vice Chairman Clark will be absent from the Board meeting on Tuesday, May 12<sup>th</sup>. Mr. Qualey will serve as the chairman on that date.

**VIII UNFINISHED BUSINESS**

None

## **IX NEW BUSINESS**

### **Port Royal - Goodwill Industries: Windows** – Minor External Change

Mr. Roan presented the application and provided an overview of the building's elevations. The applicant would like to install internal shelving and racks around the perimeter of the building. They would like to film the windows to shield the view and maximize the available space. The staff recommends approval. The Board reviewed 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. Rosser **seconded** the motion and the motion **passed** with a vote of 7-0-0.

### **Coligny Plaza - Piggly Wiggly: Windows** – Alteration/Addition

Mr. Roan presented the application and stated its location. The Town has been enforcing the removal of business windows signs throughout the Island in compliance with its LMO requirements. The applicant has stated that he will remove the temporary window signs. The applicant will address the issue of frosting or tinting the windows (to shield the view of shelving) at a later date. The staff recommends approval.

The applicant, Mr. David Martin, business owner, presented statements regarding the history of the window signs. The Board and the applicant discussed potential improvements to the exterior of the building such as the addition of shutter elements. The applicant stated that the owner of the property is not interested in this type of improvement at this time.

After discussing the issue, the Board stated that the interior of the business is not within the Board's purview. The applicant has stated that he will remove the window signs in compliance with the LMO. No action by the Board is required on this application.

### **Hilton Head Airport Hangar** - Addition

Mr. Roan presented the application and stated its location. Mr. Roan described the airport's existing hangers and the hanger addition which will be located on the western property line. An existing retention pond will need to be relocated. The colors will match the existing.

Mr. Roan reported that the landscaping was an important issue when the last application was reviewed by the Board. The staff recommends that additional landscaping be required to shield the view of the hangers from Dillon Road. Mr. Roan also reviewed Natural Resource Department requirements regarding the need for wetland plants to be added to the retention pond.

Vice Chairman Clark stated concern that the Board's previous condition regarding the need for adequate landscaping to shield the view of the hangers from Dillon Road has not been met by Beaufort County. Mr. Clark stated that he will not vote for approval of this project without the review and approval of a full landscaping plan first.

The Board discussed the issue at length. The Board also discussed the size and location of the retention pond. At the completion of the discussion, Chairman Caretsky requested that the applicant make his presentation.

Mr. David Karlyk, with Carolina Engineering Consultants, Inc., presented statements in support of the application. The Board and the applicant discussed plans for relocating the retention pond. They also discussed the issue of the landscaping at length.

Vice Chairman Clark stated that the Board had previously been assured by Beaufort County that the buffer area between Dillon Road and the hangers would be properly landscaped. Beaufort County has not met this commitment and it should be met before today's application is approved.

The contractor for the project, Mr. Kevin Arnold, with Arnold Building Systems, stated that the owners are leasing the property from Beaufort County. Mr. Ed Drane presented statements regarding the history of this project in relationship to the earlier project. Mr. Drane stated that Beaufort County can and should be held accountable for fulfilling their agreement to properly screen the hangers from view.

Chairman Caretsky requested public comments and the following were received: Mr. Will Dopp, Beaufort County Airport Board member, presented statements regarding the project.

At the completion of the discussion, Mr. Qualey stated that perhaps the best approach in solving this problem would be for the staff to research the terms of the Town's original Notice of Action. Chairman Clark stated that the applicant was taken at their word that the landscaping would be properly taken care of. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion** to **table** the application subject to the receipt of a landscape plan for this hanger as well as increasing the landscape plan for the buffer area between Dillon Road and the hangers which were built several years ago. Mr. Theodore **seconded** the motion.

Before the vote was taken, Mr. Qualey suggested that rather than tabling today's application, the same goal can be accomplished by approving today's application subject to the condition that a landscape plan is to be approved by either a couple of Board members and/or the Natural Resources Department at a later time.

The Board discussed the issue and Chairman Caretsky requested a vote on the original motion. The motion **failed** by a vote of 5-2-0. Chairman Caretsky then requested that another motion be made.

Mr. Qualey made a **motion** to **approve** today's application subject to the condition that the applicant will provide an adequate landscape plan for this project. This landscaping condition must be met before Final approval will be made. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 5-2-0.

**Palmetto Dunes Monument** – Sign

Mr. Roan introduced the application and stated its location. The sign application is for replacement of the existing panels on the monument sign. The structure itself will remain the same. There are some minor differences in the mounting. The applicant would like to change the green PMS color to back. All of the copy and the graphics are to be aluminum with a baked on enamel finish. The lettering is to be 1". The logo sun is to be 3/8", and the palm frond is to be 1". The colors are the same as previously approved for the check-in building. The existing landscaping will remain the same.

The staff's recommendation is as follows: create an offset proportionate to the offset from the top so that it is a little cleaner and provides another level of depth as opposed to what would be a section of sign at the end; (2) rather than using aluminum lettering, the applicant might considering using another type of finish rather than painting over the lettering. Mr. Roan stated that a legal situation currently exists regarding the use of the logos.

The applicant, Mr. Cal Ellington, owner of Graphics Corporation, presented statements in support of the application. The applicant stated that they are using the same footprint and same monument. The stucco finish has a "wormy" type finish. The applicant presented a sample of the color and finish for the Board's review. The applicant stated that this is the same material that is used at the north security gate of Palmetto Dunes. The green panel will also be stucco. It will project off the wall approximately 1/2". The proposed lettering is high quality, 1" thick custom cast aluminum. It will have a factory baked on enamel finish in an off-white color.

Mr. Bob Sharp, General Manager of Palmetto Dunes, also presented statements in support of the application. Mr. Ed Drane presented statements on behalf of staff regarding the history of the 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 condition: the existing Palmetto Dunes logo may be used if the submitted logo is not allowed to be used on the sign. Chairman Caretsky **seconded** the motion and the motion **passed** with a vote of 7-0-0. This action concluded today's regular business.

The Board then returned to the earlier discussion of the Conceptual Review application for Beaufort County Hanger Addition. The Board reviewed the history of the previous application. The Board reported their displeasure with the County's lack of effort in providing proper screening from Dillon Road as promised at the time of this approval. At the completion of their discussion, the Board stated that a motion should be made on this issue.

Vice Chairman Clark made a **motion** to request that the staff investigate the previous application and to notify Beaufort County in writing of any deficiencies in the buffer area along Dillon Road. Chairman Caretsky **seconded** the motion and the motion **passed** with a vote of 7-0-0.

**X APPEARANCE BY CITIZENS**

None

**XI ADJOURNMENT**

The meeting was adjourned at 2:45pm.

Submitted By:

Approved By:

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Kathleen Carlin  
Administrative Assistant

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Marvin Caretsky  
Chairman