

Town of Hilton Head Island
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, May 12, 2009 Meeting
1:15pm – Benjamin M. Racusin Council Chambers

APPROVED

Board Members Present: Temporary Chairman Jack Qualey, Tom Parker,
Terry Rosser and Todd Theodore

Board Members Absent: Chairman Marvin Caretsky,
Vice Chairman Steve Clark and Ted Behling – All Excused

Council Members Present: Bill Ferguson

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

I CALL TO ORDER

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

II ROLL CALL

III FREEDOM OF INFORMATION ACT COMPLIANCE

IV APPROVAL OF THE AGENDA

The revised agenda was **approved** as presented by general consent.

V APPROVAL OF THE MINUTES

The minutes of the April 28, 2009 meeting were **approved** as presented by general consent.

VI STAFF REPORT

None

VII BOARD BUSINESS

None

VIII UNFINISHED BUSINESS

Coligny Plaza - Piggly Wiggly Windows

Mr. Roan presented a brief history of the application. The applicant had previously been asked to remove the window signs from this business to be compliant with the Land Management Ordinance. Following the removal of these signs, the applicant is proposing to fill in the window panes with ¼” plywood to be set flush with the inner band of the window trim. The plywood will be painted to match

the trim. The proposal has been approved by the Coligny Plaza property owner. The staff recommends approval.

The Board and the staff discussed the proposed project. Business owner, Mr. David Martin, presented statements in support of the application. At the completion of the discussion Chairman Qualey requested that a motion be made.

Mr. Parker made a **motion to approve** the application subject to the following conditions: (1) following removal of the window signs the glass windows are to be in-filled with a smooth panel wrapped in a 1 by 4 to create a reveal; (2) the paint color is to match the trim. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 4-0-0.

IX NEW BUSINESS

Bicycle Billy's – Heritage Plaza

Mr. Roan introduced the project and stated its location. The applicant would like to construct a 17' x 50' screened storage area. The existing fence that separates Heritage Plaza from the adjoining condominium development will serve as the back of the storage area. There is currently a solid 6' fence constructed of 4" x 6' dog eared wood pickets painted gray.

The applicant proposes to construct the sides, the front, and the gates of this storage area with a 4' solid fence constructed of 4" x 4' dog eared wood pickets painted to match the back fence. The front of the enclosure would consist of two 12' 6" long permanently installed sections of this fence on each side with two 12' 6" gates in the middle. 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 Qualey requested that a motion be made.

Mr. Rosser made a **motion to approve** the application as presented. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Palmetto Bay Marina – Roof

Mr. Roan introduced the project and stated its location. The applicant would like to change the color of a metal roof on a building at Palmetto Bay Marina. The existing dark brown color will be changed to a dark red similar to another building in the area. 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 Qualey requested that a motion be made.

Mr. Rosser made a **motion to approve** the application as presented. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 4-0-0.

T-Mobile South LLC - Antennae

Mr. Roan introduced the application for the installation of equipment upgrades to the following existing tower locations: (1) Squire Pope – 10 Riding Trail Lane; (2) Muirfield Road and Plantation – 91 Lighthouse Road; (3) Union Cemetery – 91 Union Cemetery; (4) North Wendy’s – 5 August Wireless Road;(5) Point Comfort - Delander Wireless Court.

The application is for equipment upgrades only with no changes to the height or the lighting of the towers. Ms. Heather Colin, Case Manager, for the application also presented comments on behalf of staff. The staff recommends approval. The Board and the staff discussed the existing towers and the proposed installation of equipment upgrades. At the completion of the discussion, Chairman Qualey requested that a motion be made.

Mr. Theodore made a **motion to approve** the T-Mobile applications as presented by staff subject to the following conditions: (1) no lighting is permitted; (2) the tower height is limited to 150-ft. as described by the staff. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Crown Castle - Antennae Addition: 60 Shipyard Drive & 38 Lawton Canal Road

Mr. Roan introduced the application for the installation of equipment upgrades to the following existing tower locations: (1) 60 Shipyard Road and (2) 38 Lawton Canal Road. The application is for equipment upgrades only with no changes to the height or the lighting of the towers. The staff recommends approval. At the completion of the presentation and discussion by the Board, Chairman Qualey requested that a motion be made.

Mr. Theodore made a **motion to approve** the Crown Castle antennae application subject to the condition that height of the projects stay below the threshold that requires nighttime lighting. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Captain’s Quarters – Entrance Security Gate

Mr. Roan introduced the application and stated its location. This application is to install decorative metal gates at an ocean-front multi-unit residential building located on the ocean in Palmetto Dunes. The gates will tie into existing stucco walls at the entry. They will be black powder coated and a simple picket design. The staff recommends approval.

The applicant (who did not identify himself for the record) presented statements in support of the application. The Board and the applicant discussed the design and the intent of the swing-gates. The Board expressed concern with the transition of the iron post and the stucco (the gap between the two elements is of aesthetic concern). The Board discussed the need for additional landscaping and structural element. At the completion of the discussion, Chairman Qualey requested that a motion be made.

Mr. Theodore made a **motion to approve** the application subject to the following conditions: (1) the end post of the gate is to be connected to the wall with the accent metal sections; (2) the applicant is to add landscaping as required especially around the metal connectors to the stucco columns. Mr. Rosser **seconded** the motion and the motion **passed** with a vote of 4-0-0.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 1:45pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Jack Qualey
Temporary Chairman