

Town of Hilton Head Island
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, July 28, 2009 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Marvin Caretsky, Vice Chairman Tom Parker,
Ted Behling, Galen Smith, Scott Sodemann and Todd Theodore

Board Members Absent: None

Council Members Present: Bill Ferguson

Town Staff Present: Ed Drane, Urban Designer
Mike Roan, Urban Design Administrator
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

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

V APPROVAL OF THE MINUTES

The minutes of the June 23, 2009 meeting were **approved** as amended by the board members who were present at that meeting.

VI STAFF REPORT

Mr. Drane presented an update on State mandated training requirements for all board members. Each board member is required to have three State mandated educational credits per year. The staff will provide an hour of (optional) training following today's meeting.

VII SWEARING IN CEREMONY FOR NEW AND RETURNING BOARD MEMBERS

Mayor Pro Tem Ken Heitzke performed the swearing in ceremony for returning board member, Mr. Ted Behling, and new board members, Mr. Scott Sodemann and Mr. Galen Smith. Mayor Pro Tem Heitzke welcomed the members and thanked them for their service to the community.

VIII BOARD BUSINESS

Chairman Caretsky reported that the board is scheduled to elect a Chairman and Vice Chairman for the new 2009/2010 term. Following a secret ballot, the board members re-elected Mr. Marvin

Caretsky to serve as board Chairman. The board elected Mr. Tom Parker to serve as board Vice Chairman for 2009/2010.

IX UNFINISHED BUSINESS

(Mr. Todd Theodore recused himself from review of the following application due to a potential conflict of interest. A Conflict of Interest form was signed and attached to the record.)

Bluewater Marina – Alterations/Additions

Mr. Drane presented a brief review of the application. The project was previously approved by the board some time ago under New Development – Final. Mr. Drane presented a review of the originally approved site plans for Buildings “A”, “B” and “C”.

The design of the three buildings remains essentially the same; however, the configuration has changed. The buildings now have a different orientation around the central pool complex. Mr. Drane stated that the applicant would like to present a slight change to the design (other than the material provided in today’s meeting packet).

The major departure from the previously approved site plan relates to Buildings “B” and “C”. The buildings have gone to a more stacked design in these locations. The originally approved buildings were three and four stories over parking. These buildings are five stories on grade (with no underground parking). This has necessitated adding additional parking along the driveway to accommodate the parking for those units. Mr. Drane reported that this is the major change in the architecture; and is not before the board for approval today.

The staff presented a review of the elevations as they were originally approved. A higher roof form had been created with a cupola on top which has added some interest to the roof. A good deal of detailing has been added to the gable ends. The facades are nicely broken up and not repetitive.

The applicant has constructed Building “A” since the original approval. Mr. Drane presented an aerial shot which showed the location and the configuration of each building. Since the applicant has changed the configuration for Buildings “B” and “C”, the elevations have changed significantly.

The staff is concerned with the lack of design compatibility with the existing building. The roof form does not meet the intent of the Design Guide which discusses the need for varied roof forms to help break up the mass of the building. The quality of the architecture is not the same as was originally approved. The mass and the scale of the building is not what it should be. The board and the staff discussed concerns with the monotonous roof forms and the scale and mass of the buildings.

Mr. Drane stated that the applicant is not looking for a vote today on the architecture portion of the application (they would appreciate receiving board comments regarding the architecture). The applicant is looking for a vote today on the site plan and the landscaping portion of the application.

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

Applicant, Ms. Jennifer Ray, with Wood + Partners, presented statements in support of the application. The board and the applicant discussed the amount of total parking and surface parking, the elevations and the roof line. They also discussed the footprint which is not expected to change significantly.

The board stated that the architecture for Buildings "B" and "C" should be more related to the existing Building "A" (within the same family). The massing of the roof also needs to be broken up. The board and the applicant discussed the landscape plan.

Ms. Sally Krebs presented statements regarding the existing wetlands and the preservation of specimen trees. Ms. Krebs recommended that the applicant remove the plants that are located under the 36" and 40" Live Oak trees. The applicant and the staff also discussed the wetlands.

The applicant stated that she would like to receive conceptual approval today of the site plan and the landscape plan (taking Ms. Krebs' comments regarding the specimen trees and wetlands into consideration). Mr. Roan reported that the landscape plan meets the intent of the applicant's original submission. The staff believes that the application can be conceptually approved with today's comments included. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Parker made a **motion** to **approve** conceptually the Bluewater Marina revised site plan and landscape plan for Buildings "B" and "C". The comments provided by the Natural Resources Department are to be included. The vertical construction was not reviewed and is not approved. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-1.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 2:00pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Marvin Caretsky
Chairman