

Town of Hilton Head Island
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, September 22, 2009 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Acting Chairman Tom Parker, Ted Behling, Jennifer Moffett,
 Galen Smith, Scott Sodemann and Todd Theodore

Board Members Absent: Chairman Marvin Caretsky

Council Members Present: None

Town Staff Present: Mike Roan, Urban Design Administrator
 Heather Colin, Development Review Administrator
 Kathleen Carlin, Administrative Assistant

I CALL TO ORDER

Chairman Parker 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 September 8, 2009 meeting were **approved** as presented by general consent.

VI STAFF REPORT

Mr. Roan presented an update on the board's State mandated training requirements. The staff will provide opportunities for the board to complete these training requirements between now and the end of the year. The one-hour sessions will be scheduled immediately following one or more of the board's regular business meetings.

VII BOARD BUSINESS

None

VIII UNFINISHED BUSINESS

Paulie's Pizza - (Mall at Shelter Cove)

Mr. Roan presented the history of the application. The board reviewed the applicant's original submission on September 8, 2009. At that time the board made several design recommendations including developing a better relationship between the proposed and the existing columns and adding more prominence and depth to the entry feature. The board also recommended that the proposed horizontal improvements be changed to tie more successfully into the existing sidewalk. The proposed green metal roof should be changed to the same shade of red as the building's existing red metal roof.

At today's meeting the staff and the board discussed the covered seating area, the shed roof and the hip roof detail. Mr. Roan stated that the shed roof detail shown on the original plan has been changed to a hip roof. The hip roof has been pulled across the front to tie in nicely with the entry feature. A brick foundation water table element has been placed along the front of the columns.

The applicant has added some false windows along the front which adds some scale and helps to break up the brick façade that previously existed. The stucco and the brick colors have not changed. The applicant has added some fans, some lights, and some additional landscaping. The staff still believes that the entry feature and the hip roof seem to be competing with each other a bit. The entry area also seems to be hiding the seating area. Mr. Roan discussed the applicant's revised color board.

The board discussed several issues including the curb line, the entry feature, the color scheme, the amount of stucco, and the level of detail. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the application with the following conditions: (1) the entry element should be pulled out past the new red metal roof so that it terminates into the side of the entry element; (2) the metal framed false windows should be eliminated and the applicant should instead utilize framed stucco to simulate the presence of windows or openings; (3) all proposed colors should match the existing related building materials. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-0.

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

The Children's Center

Mr. Roan presented the history of the application. The board approved this final new development application last winter, and the applicant has already broken ground on the project. Based on financial constraints, the applicant is proposing to take some of the transom elements out of the classroom building. The applicant would like to keep the transom elements in the shared common area of the building.

Mr. Roan reviewed the applicant's plans including the front and rear elevations, the main entry, the common space, and the classroom building. The staff recommends approval. The board discussed the project and agreed with the staff's recommendation to approve the application. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Behling made a motion to **approve** the application as submitted. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-1.

IX NEW BUSINESS

Wexford Harbour House Renovation – Alteration/Addition

Mr. Roan reported that the applicant, Mr. Dan Ogden, D.L. Ogden Architecture, has just requested that this application be withdrawn from today's review. The board agreed to the applicant's request.

Wexford Clubhouse – Alteration/Addition

Mr. Roan introduced the project and stated its location. The applicant is proposing an exterior renovation and expansion of the existing clubhouse building. The existing facility is approximately 8, 800 square feet. The proposal is to add an addition of approximately 2,483 square feet to three sides of the facility for an approximate total size of 11,363 square feet. The proposed design and proposed materials will match the existing building. The applicant has provided a letter of approval from the Wexford Plantation Architectural Standards Committee. The staff recommends approval.

The applicant, Mr. Dan Ogden, D. L. Ogden Architecture, presented statements in support of the application. The board and the applicant discussed the elevations, the bay windows, and proposed color scheme. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Theodore made a motion to **approve** the application as presented. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-0.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 2:10pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Acting Chairman