

**Town of Hilton Head Island
DESIGN REVIEW BOARD**
Minutes of the Tuesday, November 23, 2010 Meeting **APPROVED**
1:15p.m. - Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Tom Parker, Vice Chairman Todd Theodore, Jennifer Moffett,
Scott Sodemann, Galen Smith and Deborah Welch

Board Members Absent: Ted Behling

Town Staff Present: Mike Roan, Urban Design Administrator
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Chairman Parker called the meeting to order at 1:15p.m.

2. ROLL CALL

3. FREEDOM OF INFORMATION ACT COMPLIANCE

4. APPROVAL OF THE AGENDA

The agenda was approved as presented by general consent.

5. Approval of the Minutes

The minutes of the November 9, 2010 meeting were approved as amended by general consent.

6. STAFF REPORT

Mr. Roan stated that there will be a three-week break between today's meeting and the next DRB meeting on December 14th. There is only one Board meeting in the month of December.

7. BOARD BUSINESS

Ms. Deborah Welch was sworn in today as the newest member of the Design Review Board. Mayor Pro Tem Ken Heitzke performed the swearing in ceremony on behalf of the Town. Mr. Heitzke, fellow Board members, and the staff welcomed Ms. Welch to the Design Review Board.

8. UNFINISHED BUSINESS

(Vice Chairman Theodore and Ms. Moffett recused themselves from the review of the following application due to a potential conflict of interest. Conflict of Interest forms were completed, signed, and attached to the record).

Barony Beach Bar – DR100043

Mr. Roan presented the background information on the application. The previous conceptual review of this project was well received by the Board. The applicant has satisfactorily responded to the Board's request for additional information with regard to the roof details, ADA accessible seating, and details regarding the hood element.

Mr. Roan stated that the applicant has re-routed the sidewalk to eliminate any tree removal concerns. The applicant has submitted a very good landscaping plan, and the Natural Resources Department has no additional comments on the submission. The staff recommended approval of the application. At the completion of this presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Tom Crews, Architect, presented comments in support of the application. The Board and the applicant discussed the project; and the Board agreed with the staff's recommendation to approve the application. Following final comments, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion to approve** the Barony Beach – Bar application as presented. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

9. NEW BUSINESS

The Boardroom – DR100046 Additions/Alterations

Mr. Roan introduced the project and stated its location in Hilton Head Plaza. The applicant is proposing to further expand the outdoor seating at Reilley's Plaza. The material selection and detailing creates a humanly scaled space. Per Building and Fire Code regulations, the added exterior seating will have to be calculated into the existing occupant load to ensure that the plumbing fixtures are the proper number for the presumed loading. Any usable space created under the roof overhang will require a sprinkler system. A full landscape plan will be required for the areas designated on the plan.

Mr. Roan presented an in depth review of the project, including the entry doors, the proposed lighting, and signage details. Mr. Roan stated that there is a discrepancy in the applicant's narrative regarding the amount of pervious and impervious paving material. A pervious paver will be required. The staff believes that the project is a nice addition to the property.

Mr. Roan described the plans for the expanded seating, the new courtyard, and the three different types of pavers. The standard palette provided a nice variety of colors and contrast. The staff recommended approval of the application. Following this presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Don Baker, Architect, presented statements in support of the application. The applicant and Board discussed the types of pavers, the proposed lighting, the entry doors, and the final landscape plans. The Board agreed with the staff's recommendation to approve the application

pending receipt of an approved landscape plan. Following final comments, Chairman Parker requested that a motion be made.

Ms. Welch made a **motion** to **approve** The Boardroom application with the condition that the applicant shall submit a landscape plan that is commensurate with staff's recommendations. Mr. Sodemann **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Grant's Mini-Mart/Exxon – SIGN100175

Mr. Roan introduced the project and stated its location on William Hilton Parkway. This application seems to be primarily maintenance related. The applicant would like to re-paint the perimeter of the canopy a Dove Gray color. They would like to paint the underside of the canopy white. Mr. Roan reviewed a sample of the proposed Dove Gray color. The steel posts will be painted a dark gray to match; and the posts on the sign will be painted to match. The red Exxon banner sign (located between the posts) will be removed and will not be replaced. The staff recommended approval of the application.

The Board discussed the project and agreed with staff's recommendation to approve the application. Following final comments, Chairman Parker requested that a motion be made

Mr. Sodemann made a **motion** to **approve** the Grant's Mini-Mart/Exxon sign application as presented. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

The meeting was adjourned at 2:00p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman