

The Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, November 9, 2010 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

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

Board Members Absent: None

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
Sally Krebs, Natural Resources Administrator
Richard Spruce, Plans Review Administrator
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

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

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 October 26, 2010 meeting were **approved** as amended by general consent.

6. STAFF REPORT

Mr. Roan stated that the staff will provide Board training in Council Chambers immediately after today's meeting. Attendance will apply toward State mandated training requirements for 2010.

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

A) **200 Central Avenue** – DR090013

Mr. Roan presented a brief history of the application. The original plans for this project were reviewed by the Board in 2009. Mr. Roan described the original plan and provided an in depth review of today's design revisions. Today's application is quite a bit different from the original plan.

There is currently a large stucco building on the site; and this building is adjacent to a smaller building. The applicant had originally planned to connect these two buildings (for development into a restaurant). The original plan, which included a good deal of glass in the front, was well received by the Board.

Mr. Roan discussed the vicinity map, the site plan, the elevations, and the location of the building. The staff also reviewed the dormers (which appear to have wood siding on one elevation and stucco on another). All new materials and colors will match the existing structure.

The staff recommended approval of the structure; however, there are some issues with the smaller building that should be resolved. A full landscape plan (relative to the new structure) is also required before final approval can be given.

Ms. Sally Krebs, Natural Resources Division, presented statements in regard to two red oak trees on site. One of these trees is 24" in size and, therefore, not of specimen tree size. The second tree is of specimen size (28"). However, the staff has inspected this tree and has found it to be rotten. The Natural Resources Department has given permission to the applicant to remove both of these trees. The applicant has agreed to plant five new southern red oak trees in mitigation for the removal of these two trees. The applicant for this project was not present at today's meeting for comments or questions from the Board.

The Board discussed several issues regarding today's submission including the elevations and the parking. The Board stated that some details seem to be missing or drawn incorrectly on the plan. The Board also stated concern with a couple of aesthetic issues. The Board stated that today's review should be considered Conceptual, due to the vast changes from the original plan. The composition has not been given enough thought. Today's submission, although headed in the right direction, has not successfully addressed the smaller building. The smaller building needs to blend in more successfully with the plan instead of simply mimicking the larger building. Following final comments, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the 200 Central Avenue application on a Conceptual basis with the condition that the applicant shall re-study the new architectural elements of the smaller building in order to create a more unique looking building versus a copy of the existing larger building. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-0.

B) Holy Family Church – DR100010

Mr. Roan presented a brief review of the application. Mr. Roan discussed the site plan including the existing entry, the gabled roof structure, the elevations, and the rooflines. Mr. Roan also reviewed the updated floor plan, the materials, and the colors.

Mr. Roan stated that today's plan shows the removal of a 26" specimen red oak tree. Unless this tree is hazardous, the LMO requires that a variance be obtained for the removal of specimen trees. The addition's front walkway may need to be realigned to better protect a 28" specimen red oak tree located adjacent to it. Following the staff's presentation, Chairman Parker requested that the applicant make her presentation.

The applicant, Mrs. Mary Jo Riley, Architect, presented statements in support of the application. The Board discussed several issues including the depth of the overhang and the landscape plan. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Smith made a **motion** to **approve** the Holy Family Church application as submitted. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-0.

9. NEW BUSINESS

Ocean Dunes Villas Re-Roof – DR100045 Minor External Change

Mr. Roan introduced the project and stated its location, 43 South Forest Beach Road. This villa complex has a cedar shingled roof which is in need of replacement. The applicant would like to replace the cedar shingle with a bronze standing seam metal roof.

The staff recommended approval with the condition that the shingle roof on the sign be changed to match the new bronze roof material. The Board discussed the project and agreed with the staff's recommendation. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the Ocean Dunes Villas Re-Roof application with the condition that the applicant shall change the roof material on the sign to match the new bronze roof material. Mr. Behling **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 2:10pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman