

The Town of Hilton Head Island  
**DESIGN REVIEW BOARD**  
Minutes of the Tuesday, April 13, 2010 Meeting  
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Marvin Caretsky, Ted Behling, Jennifer Moffett,  
Galen Smith, Scott Sodemann and Todd Theodore

Board Members Absent: Vice Chairman Tom Parker

Council Members Present: None

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

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**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 March 23, 2010 meeting were **approved** as presented by general consent.

**VI STAFF REPORT**

The unveiling ceremony for the statue of Charles Fraser with the Alligator is scheduled for Saturday, April 17, 2010 at Compass Rose Park. The ceremony will begin at 10:00am and all Design Review Board members are invited to attend.

**VII BOARD BUSINESS**

None

**VIII UNFINISHED BUSINESS**

None

**IX NEW BUSINESS**

**Asian Bistro** - Minor External Change

Mr. Roan introduced the application and stated its location on New Orleans Road. The applicant would like to add a series of black awnings located on the most visible part of the road. The awnings are actually a series of signs (because they contain text). The application is in conflict with

the Town's Sign Ordinance which prohibits any copy or text to be located on the roofline of any awning. The staff recommends denial of the application. Chairman Caretsky and the Board agreed with the staff's recommendation of denial. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a **motion** to **deny** the Asian Bistro application as presented by the staff. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

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

### **Edgewater Pool** – Alteration/Addition

Mr. Roan presented a brief history of the application including an overhead review of today's project. The Edgewater community is located on Marshland Road and is divided into two parcels consisting of 7.6 acres owned by the property owner's regime. The current property owners do not have access to the existing pool and are requesting approval to add a new swimming pool and deck behind the existing clubhouse and tennis facility.

The existing clubhouse and tennis facility is located near the Marshland Road entrance and is surrounded by wooded edges and a solid fenced perimeter. The proposed pool is located adjacent to the existing clubhouse, well within the existing property boundary. This location has the tennis courts to the north and existing parking to the south. A rear buffer backs up to an existing solid wood fence. The proposed pool area is currently covered with lawn on half of the site and small trees on the remaining portion. An existing landscape planter surrounding a large existing pine tree will remain and become integral to the pool landscaping. There are no wetlands within the proposed pool area and existing utilities/storm drainage will service the new facility.

The size of the proposed pool is approximately 1,151 square feet with 3,190 square feet of sunning deck. The pool will have a tiled perimeter edge with coping and concrete sunning deck with a stucco/synthetic cool surface finish treatment. The pool planter wall will match the existing planter walls around the clubhouse and pavement grades will meet flush with the existing clubhouse walkways.

The perimeter of the pool will include native landscaping and a 4' high black ornamental metal barrier fence to match the entrance gate. The pool will include underwater accent lighting and low level landscape lighting. Mr. Roan reviewed a sample of the proposed cobalt blue tile. The staff and the Board discussed the color of the cobalt blue tile versus the existing teal color of the clubhouse roof. The Board and staff also discussed the proposed deck finish. The stark shade of white may be too bright and may need to be toned down a bit.

Mr. Roan described the proposed landscape plan including comments from the Natural Resources Division. Mr. Roan also discussed the specifics of the planter wall and the equipment vault. The staff recommended the addition of appropriate landscaping to screen the equipment vault. The Board agreed with the staff's recommendation. The staff recommends approval of the application with consideration given to the staff's comments regarding the planter wall, the equipment vault, and

the finish of the pool. At the completion of the discussion, Chairman Caretsky requested that the applicant make his presentation.

Mr. Frank Fotia, with Year Round Pool Company, presented statements in support of the application. The Board and the applicant discussed the color of the equipment vault and the need for landscaping to screen the area. They also discussed details of the planter wall and the shade of white for the pool decking. The Board also discussed the existing and proposed colors and materials. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a **motion** to **approve** the Edgewood Pool application with the following conditions: (1) the color of the blue tile shall be changed to be complementary to the existing teal color of the clubhouse roof. A sample of the tile shall be submitted to the Board for approval at a later date; (2) the applicant shall properly screen the equipment vault with shrubbery as discussed today; (3) the color of the vault shall be changed to brown to match the surrounding pine straw; (3) the applicant shall make the pool deck a less bright white color as discussed today; (4) the color of the raised planter wall shall be made to match the color of the existing planter wall. 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 2:20pm.

Submitted By:

Approved By:

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Kathleen Carlin  
Administrative Assistant

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Marvin Caretsky  
Chairman