

**THE TOWN OF HILTON HEAD ISLAND  
REGULAR DESIGN REVIEW BOARD MEETING  
Benjamin M. Racusin Council Chambers**

**APPROVED**

**Date:** May 25, 2010

**Time:** 1:15pm

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

**Board Members Absent:** None

**Council Members Present:** Bill Ferguson

**Present from Town Staff:** Mike Roan, Urban Design Administrator  
Sally Krebs, Natural Resources Division Administrator  
Richard Spruce, Plans Review Administrator  
Heather Colin, Development Review Administrator  
Kathleen Carlin, Administrative Assistant

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**1) CALL TO ORDER**

Chairman Caretsky 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 May 11, 2010 meeting were **approved** as **amended** by a vote of 6-0-1. Mr. Behling abstained from the vote due to his absence from the meeting.

**6) STAFF REPORT**

None

**7) BOARD BUSINESS**

None

**8) UNFINISHED BUSINESS**

**Sylby Tub Apartments** – DR100019

Mr. Roan presented a brief review of the application. The applicant is resubmitting color samples that were favorably reviewed by the Board on May 11, 2010. The Board was unable to vote on the application at the previous meeting due to insufficient FOIA compliance. The staff recommended approval. The Board briefly reviewed the application and at the completion of the discussion, Chairman Caretsky requested that a motion be made. Vice Chairman Parker made a

**motion to approve** the Sylby Tub Apartments application for vinyl siding and white window trim as submitted today. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

### **Giuseppi's Pizza – DR100020**

Mr. Roan presented a brief review of the application. At the May 11, 2010 meeting, the Board reviewed the application and reported that the project needed better architectural integration with the building. The Board recommended that the awning color should be in the burgundy family. The Board further stated that the spikes should be removed from the top of the fence detail.

In today's submission, the column details appear massive relative to the metal posts. In an effort to align the new columns with those on the building, the panel accents on the building become partially obscured, exaggerating the canopy's lack of integration (resulting in an "add on" appearance). The site plan details are still lacking, as are any definitive dimensions to the canopy itself.

Mr. Roan reviewed the dimension drawing, the elevations, and the pedestrian circulation. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Shawn Custer, Southern Sign & Awning Company, presented statements in support of the application. The Board reviewed the height of the project as well as the dimension of the columns (16" square). At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Parker made a **motion to approve** the revised Giuseppi's Pizza awning application with the following conditions: (1) the 16" square column that was submitted today shall be implemented; (2) the face of the brick column shall be no closer than 5-feet to the parking lot; (3) the valance height shall be adjusted to a minimum of 7-feet from the ground; (4) the awning integration into the building shall be such that it will not cover up any of the square accent detailing on the fascia. Mr. Sodemann **seconded** the motion and the motion **passed** with a vote of 7-0-0.

### **Wise Guys Canopy - DR100024**

Mr. Roan presented a brief review of the application. Mr. Roan presented details of the latest revision including the extension of the awning. Mr. Roan stated that the applicant has met the Board's previous recommendations. The staff recommended approval. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. The applicant discussed the extension of the awning as well as the treatment of the wood. The applicant stated that the wood is to be untreated. The Board recommended enhanced treatment of the four-sided columns including color. The untreated wood appears foreign to the setting. The applicant stated that the trim color is white and the awning color is burgundy. At the completion of the Board's discussion, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a **motion to approve** the Wise Guys Canopy application with the following conditions: (1) the applicant shall wrap the metal posts in their entirety as discussed today; (2) the applicant shall paint the column wood in a color that is complementary to the trim. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

## **10) NEW BUSINESS**

### **Hilton Head Pizza** - Final New Development – DR101112

Mr. Roan reviewed the application including the Board's previous conditions for conceptual approval. Mr. Roan stated that the applicant has addressed the Board's concerns overall.

The increased detailing at the dining porch and the introduction of windows at the dining room has alleviated some of the concerns with the lack of detail on the rear elevation. The rhythm and balance created by the false windows on the front elevation might benefit the rear elevation as well. The projection of the office at the rear elevation doesn't translate well on the elevation drawing, but it does break up the façade.

The 5/12 roof pitch is appropriate to the building. Dining porch and roof on left elevation have a very low pitch, and propose a waterproof membrane for the roofing material. This very well could be an invisible detail behind the flashing and gutters, but the exploration of an alternative was previously discussed by the Board. The landscape plan is fairly limited, but the lack of material actually preserves the natural character of the site. After putting windows in the dining room, the landscape plan contemplates blocking them with material upon maturity. Conversely, the long, unadorned rear elevation beyond the dining room receives 7-gallon material that will do little to soften the immediate impact of development. The adjacent property buffer is addressed well. Character of landscape at drive aisle between lots should carry across the property line. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Rick Clayton presented statements in support of the application. The Board and the applicant discussed the blank wall of the restroom (facing the street side), the low slope of the roof, and the mechanical ventilation of the building. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Theodore made a **motion to approve** the Hilton Head Pizza - New Development Final Application with the following conditions: (1) the blank wall of the restroom facing the street shall have ivy or a similar plant material on the wall; (2) the low slope roof membrane shall have the same color as the metal flashing of the building; (3) the mechanical ventilation of the building shall be what is shown in the architectural elevations; (4) the applicant shall review the oyster shell path connection to the porch area; (5) the applicant shall substitute the Japanese boxwood with dwarf yaupon holly or similar evergreen material. Vice Chairman Parker **seconded** the motion and the motion **passed** with a vote of 7-0-0.

**11) APPEARANCE BY CITIZENS**

None

**12) ADJOURNMENT**

The meeting was adjourned at 2:30pm.

Submitted By:

Approved By:

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Kathleen Carlin  
Administrative Assistant

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Marvin Caretsky  
Chairman