

The Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, July 27, 2009 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

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

Board Members Absent: Scott Sodemann

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
Heather Colin, Development 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

Mr. Roan reported that the First Presbyterian Church application, appearing under New Business, Alterations/Additions, is withdrawn from the agenda due to the lack of a quorum. A special DRB meeting is scheduled on Tuesday, August 3, 2010 at 9:00am in Council Chambers for the review of this application.

5) APPROVAL OF THE MINUTES

The minutes of the June 22, 2010 meeting were **approved** as presented.

6) STAFF REPORT

None

7) BOARD BUSINESS

None

8) UNFINISHED BUSINESS

South Island PSD – New Development, Final Review DR100022

Mr. Roan presented a brief history of the application. The Board's previous recommendations regarding the project's window rhythm and the roof color have been significantly addressed. The staff's previous comments regarding the service yard fence and the screening have also been addressed. The staff recommended that the chain link fence be vinyl coated in either dark green or black. And, while the aluminum finish of the windows has little precedence, the staff believes it

lends itself with the color palette of the roof. The landscape plan is very thorough and addresses all of the points outlined in the Design Guide. Mr. Roan stated that plant material for the retaining wall has not been specified; however, if the wall is split-faced CMU, every effort should be made by the applicant to soften its application.

Mr. Roan reviewed the color palette, the building materials, the hip roof forms, and the retaining wall. Mr. Roan also reviewed the landscape plan which included comments from the Natural Resources Division. Following the staff's presentation, Chairman Parker requested that the applicant make his presentation.

The applicant, Mr. Michael Brock, Ward Edwards, presented statements in support of the application. The Board reviewed the color palette, the retaining wall, and the landscape plan. Following the discussion and final comments by the Board, Chairman Parker requested that a motion be made.

Vice Chairman Theodore made a **motion to approve** the South Island PSD - New Development Final Review application as presented with the following conditions: (1) the plant material shall be revised in accordance with the staff's recommendations; (2) the perimeter chain link fence shall be vinyl clad coated in either dark green or black. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

9) **NEW BUSINESS**

a) **Fairfield Square** – Alteration/Addition DR100029

Mr. Roan introduced the application and stated its location. The applicant would like to add a new trellis feature to the building. They would also like to paint the building. The staff believes that the trellis addition will bring some consistency to the buildings. The applicant has stated that the building color will match the existing; however the proposed Benjamin Moore # 318 appears too yellow to match the existing. The applicant has also submitted Benjamin Moore Dark Teal #2053 for the trim. The proposed teal trim color is too vibrant and provides too dramatic a contrast. A detailed drawing from the applicant may be helpful for clarification. The staff recommended that proposed building color and trim color be resubmitted. The applicant for this project was not available for questions or comments from the Board.

The Board discussed the project, and following final comments, recommended that the application be withdrawn for additional study. The staff **withdrew** the application on behalf of the applicant.

b) **Tidal Bluff Townhomes Gate** – Alteration/Addition DR100031

Mr. Roan introduced the application and stated its location. The applicant is proposing to install Aircraft Aluminum entrance gates at Tidal Bluff Condominiums located just off of Dillon Road. The scope of the project will be to install two 12'- 6" x 6'-0" high black gates for the entrance and the exit. The applicant will install a phone entry system as well as a clicker system for entrance by the residents. The system will include the needed loops for safety as well as exit from the complex. A Click to Enter system and Knox key switch for emergency entrance into the complex will also be provided. The gates will be made of aircraft aluminum and will be painted black.

The staff stated that they would like to see a photo of the proposed pipe-mount as well as a cut sheet of the matching key pad system. The staff recommended approval of the application. The Board discussed the project. Following the staff's presentation, Chairman Parker requested that the

applicant make his presentation. Mr. Steve Miskelley, with Coastal Empire Fire & Security, presented statements in support of the application. Following final discussion by the Board, Chairman Parker requested that a motion be made.

Vice Chairman Theodore made a **motion to approve** the application as submitted. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 5-0-0.

Hilton Head Beach and Tennis - Admirals Row Repaint- Minor External Change DR100030

The applicant is proposing to paint the two Admiral Row buildings and replace the old wooden balcony railing with aluminum rails. The applicant believes that the new railing will be safer and more aesthetically pleasing to the complex.

The applicant is proposing two coats of Sherwin Williams, “Super paint” for the buildings and two coats of Sherwin Williams “Resilience paint” for the trim. The balcony railing paint will be Sherwin Williams direct to metal wash primer and Sherwin Williams “Acrolon” # 218 – 2 part epoxy as a top coat. The exterior window frames and the sliding glass door frames will be painted with Acrolon # 218. Mr. Roan reviewed several photographs of the buildings with the Board. The staff believes that long-term matching of railing color for the purposes of maintenance and replacement may be easier with a more traditional bronze color; however, the application does meet the conditions of the Design Guide.

The applicant, Mr. Ernie Ahr, Facility Director, Hilton Head Beach and Tennis, presented statements in support of the application. The Board and applicant discussed the color palette, the handrails and the handicap ramps and handrails. The Board discussed the proposed treatment of the handrails and the handicap ramps at length, specifically in regard to accent color. Following final comments by the Board, Chairman Parker requested that a motion be made.

Vice Chairman Theodore made a **motion to approve** the Hilton Head Beach and Tennis application as presented by staff with the following two conditions: (1) the stair handrails shall match the aluminum handrails for the balconies; (2) applicant shall return at a later date with the requested additional information regarding the handicap ramps and handrails. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 4-1-0.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 2:40pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman