

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, November 22, 2011 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Todd Theodore, Vice Chairman Scott Sodemann,
Tom Parker, and Jake Gartner

Board Members Absent: Jennifer Moffett, Galen Smith, and Deborah Welch, Excused

Council Members Present: None

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

1. CALL TO ORDER

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

2. ROLL CALL

3. FREEDOM OF INFORMATION ACT COMPLIANCE

4. SWEARING IN OF NEW BOARD MEMBER

Mr. Jason (Jake) Gartner was sworn in as the newest member of the Design Review Board by Mayor Pro Tem Ken Heitzke. Mayor Pro Tem Heitzke welcomed Mr. Gartner on behalf of Town Council and thanked him for his service to the Town.

5. APPROVAL OF THE AGENDA

The agenda was **approved** as presented by general consent.

6. APPROVAL OF THE MINUTES

Approval of the November 8th meeting minutes is deferred until the December 13th meeting. This is because a quorum of eligible voting members is not present at today's meeting.

7. STAFF REPORT

None

8. BOARD BUSINESS

None

9. UNFINISHED BUSINESS

Circle K Expansion and Rezoning - DR110032

Mr. Roan stated that this application was generally well received by the Board at its initial review on August 23rd. Mr. Roan presented a brief history of the application. The applicant has responded to the Board's request for additional study of the proposed removal of two large oak trees and two large

pine trees located in the front buffer area. The applicant has also submitted a full plant schedule as requested by the Board.

Mr. Roan presented an in-depth review of the application including details regarding the dumpster enclosure, two additional pump stations, and new pump canopy. The Board's major concern had been the proposed removal of the four large trees referenced above.

The applicant's revised plan accommodates the preservation of the two large oak trees. However, the two large pine trees cannot be saved. Mr. Roan presented a basic review of the applicant's mitigation and landscape plan. Staff recommended that the application be approved. The applicant was not present at today's meeting for comments or questions from the Board. At the completion of the Board's discussion, Chairman Theodore requested that a motion be made.

Vice Chairman Sodemann made a **motion to approve** the Circle K Expansion and Rezoning application as presented by staff with the condition that a composite board be used as specified on the drawing. The composite board shall be painted a dune color. Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Bi-Lo Repainting – DR110036

Mr. Roan presented a brief history of the application. The Circle Center has agreed to paint the remaining shopping center to match the Bi-Lo proposal. Staff recommended that this be done concurrently to ensure paint consistency. Mr. Roan reviewed the paint samples (colors remain the same.) The staff recommended that the application be approved. The applicant was not present at today's meeting for comments or questions from the Board. At the completion of the Board's discussion, Chairman Theodore requested that a motion be made.

Mr. Parker made a **motion to approve** the Bi-Lo Repainting application as presented by the staff. Vice Chairman Sodemann **seconded** the motion and the motion **passed** with a vote of 4-0-0.

2 Southwood Park Drive Renovations – DR110040

Mr. Roan presented a brief history of the application. The applicant had addressed the Board's previous comments relative to the structure. The roof forms have been added and given depth per the Board's recommendation. Wood elements have also been incorporated (but solely to the fascia elements on the entry features). The staff believes that more could be incorporated to honor the proportion of wood on the other elevations.

Mr. Roan stated that the parameters for signage have been identified, and a gooseneck fixture is inserted in the drawings. A cut sheet for these will still be needed. The sign system will need to be approved for the building separately. The palmettos appear to have been protected or mitigated (although it is not clear per the drawing labels). The landscaping, mitigation, and paving issues have not been addressed. The applicant is looking for feedback from the Board today relative to the structure; and if an approval can be reached, the ability to move forward on the elements involving the building.

Mr. Roan presented an overhead review of the site including the elevations, the colors, and roof details. A landscape plan is required. Following staff's presentation, Chairman Theodore requested that the applicant make his presentation.

The applicant, Mr. Tom Shimada, presented statements in support of the application. The Board and the applicant discussed the roof element and additional wood elements. The applicant presented hard samples of the stucco and canopy. The Board and the applicant discussed the wood siding, the

colors, the wattage of lighting (lighting is not part of today's approval), and the asphalt. At completion of the Board's discussion, Chairman Theodore requested that a motion be made.

Vice Chairman Sodemann made a **motion** to **approve** the 2 Southwood Park Drive Renovations application with the following conditions: (1) the lighting shall be re-studied. The applicant shall provide cut sheets of the selected fixtures; (2) a color board shall be provided that matches as closely as possible the current color rendering; (3) a color sample of the stamped asphalt shall be provided; (4) a landscape plan, including plant material, shall be provided. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 4-0-0.

10. NEW BUSINESS

Hilton Head Diner- Minor External Change – DR110041

Mr. Roan introduced the application and stated its location, 6 Marina Side Drive. The applicant is proposing to repaint the outside of the building. They are proposing to repaint the window trim a lighter green color than existing. They are also proposing to repaint the roof a darker green color than existing. All of the stucco and wood elements will be painted taupe. Mr. Roan presented an in-depth review of the application including the proposed colored tiles to be located on the lower front elevation. Use of the colored tiles is unique; however, staff believes that they may be appropriate to the setting. The applicant is requesting feedback from the Board today. Following staff's presentation, Chairman Theodore requested that the applicant make his presentation.

The applicant, Mr. Edward (unintelligible last time) presented statements in support of the application. The applicant discussed the proposed building colors, use of the colored tiles, and the wattage of the light fixtures (light fixtures will be low glow). The applicant also discussed the sign and lettering (stainless steel tube and the LED lighting located behind it). The Board agreed with the use of colored tile for the diner location. The Board stated that they would like to see actual samples of the 1" and 4" tile sizes. The Board will need to approve final colors. The Board would also like to see the color of the metal and the light fixtures. A light fixture detail for the columns and dimension drawing for the backlit elements of the sign are also required.

The applicants thanked the Board for their feedback on this application. The applicant will provide the requested items at a later meeting.

11. ADJOURNMENT

The meeting was adjourned at 2:10pm.

Submitted By:

Approved By:

December 13, 2011

Kathleen Carlin
Administrative Assistant

Todd Theodore
Chairman