

Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, February 22, 2011 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

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

Board Members Absent: Ted Behling, Jennifer Moffett and Deborah Welch

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design 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 February 8, 2011 meeting were **approved** as amended by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

Ocean Walk Villas Phasing Plan – DR070089

Mr. Roan stated that this application was originally submitted in 2007. The project has been pared back significantly since that time. Today's submission is a further attempt to move forward with the improvements that were originally approved by the Board.

Today's submission is more a function of value engineering. Based on the applicant's financial constraints, they are proposing to replace all of the windows and all of the railings that are not encompassed by the balconies. In general, this work will entail the removal of all of the existing

outward wall windows and the adjacent stucco. Details and the color scheme are in keeping with the original approval.

In addition, and based on financial issues, the applicant is proposing to complete the work over a period of three to four years. The first phase (to the front of the building facing Lemoyne Avenue) is proposed to take place spring/summer 2011; the second phase (to the South side facing Xanadu Villas and South Forest Beach Road) is proposed to take place spring 2012; the third and fourth phases (to the rear and the far side of the project) are proposed to take place fall 2012 through winter/spring 2013.

The staff is concerned that given the aggressive change in the approved color palette, and the historical value-engineering of this project, there is the potential for only partial completion of this project. And, even on the proposed schedule, there will be a noticeable disconnect between completed and future phases for an extended period of time. Based on these concerns, staff recommends denial of today's submission. Following the staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Russell Gallagher, resident, and member of the Ocean Walk Villas Property Owners Association, presented statements in support of the project and the proposed phasing schedule. Mr. Bruce Barstow, board president, also presented statements in support of the proposed phasing schedule. The Board and the applicants briefly reviewed the physical problems associated with this project versus the cosmetic issues.

The Board agreed with staff's concerns regarding the proposed four-phased schedule. This is not an appropriate solution for the completion of this work. The Board recommended that the applicant concentrate first on making necessary repairs to the project. The applicant can maintain the existing color scheme and deal with the cosmetic issues (painting the new color palette) at a later time. The Board also recommended a reduction in the phasing schedule from four phases to two phases for the completion of this work. The Board requested that the applicant return when additional information on this project is available for review.

The applicants agreed and thanked the Board for their guidance. No action taken was taken on today's submission.

The Flatbread Grill – Minor External Change – DR110011

Mr. Roan introduced the application and stated its location, Beach Market Center. The applicant is proposing to install an overhead awning to an existing eve structure on the southern elevation of the building.

The proposed awning will be black canvas to match the existing awnings in the plaza elevation. The purpose will be to provide covered outdoor dining over an existing deck. The awning will have an aluminum frame and aluminum posts.

Mr. Roan presented an in-depth review of the application. The staff recommended that all details match between the proposed awning and the existing awnings. The staff also recommended that the new awning have an end canvas to hide the tubing and the framing. The applicant has not specified a finish on the aluminum. The staff stated that the posts should be painted.

Separately, the applicant has stated that they would like to remove an existing pine tree located 5-ft. from the building. This request will need to be approved by the Natural Resources Department. If the Natural Resources Department denies this request, the applicant will need to preserve this tree by wrapping the awning around the base of the tree. 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 Parker requested that a motion on the application be made.

Mr. Sodemann made a **motion** to **approve** the Flatbread Grill application with the following conditions: (1) the awning details shall match the previously approved awnings in the area; (2) the vertical tube posts shall be painted white to match the existing railing; (3) any lighting that may be installed shall be concealed from view. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Broad Creek Marina Eco-Tourism Park Zip Line – Conceptual New Dev. – DR110012

Mr. Roan introduced the application and stated its location. The Broad Creek Eco-Tourism Park is intended to create a low impact waterfront park offering several adventure and recreational activities that will be new to Hilton Head Island.

Today's proposed conceptual application is an expansion of the existing waterfront mixed-use activities at Broad Creek Marina. A zip line canopy tour is planned for the initial activity. The zip line canopy tour is designed for a participant to enjoy the aerial beauty of the site's trees and views of the Broad Creek area. The participant is attached by harness to a pulley and propelled by gravity to traverse from the top to the bottom of various tower stations on a suspended cable. If the zip line concept is successful, other activities may be added including outdoor dining and an entertainment pavilion.

Mr. Roan provided an in-depth review of the application including specifics regarding the site and details regarding the towers. The applicant will need to work closely with the Natural Resources Department on the project. A landscaping plan and construction drawings of the towers will need to be approved at a later time. The staff recommends approval of the conceptual submission with the condition that the Natural Resources issues are resolved. Following the staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Truitt Rabun, Truitt Rabun Associates, presented statements in support of the application. The applicant and the Board discussed the site, details regarding the towers, and next steps for the project. The Board stated that the project should be treated carefully so that the towers blend well with their surrounding. At the completion of the discussion, Chairman Parker requested that a motion be made on the conceptual application.

Vice Chairman Theodore made a **motion** to **approve** the Conceptual Broad Creek Marina Eco-Tourism Park Zip Line application with the following recommendations: (1) the applicant shall look at the finish of the structures to make sure that they blend well with the tree canopies; (2) the applicant shall give careful consideration to the issues of circulation and traffic; (3) the applicant shall return with working drawings. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 4-0-0.

Remy's Outdoor Service Areas – DR110013

Mr. Roan introduced the application and stated its location. The staff presented an in-depth review of the project including the site plan. The applicant is proposing to add a couple of service yards. Mr. Roan described the location of the dumpster(s), the parking spaces, and the pad for the walk in cooler. Mr. Roan reviewed several photos of the site and described the parking area and the walk-in cooler. The applicant would like to do a basic five quarter louver

dumpster enclosure on all four sides, with 6 x 6 posts, with a gate to match. The walk-in cooler and the landscaping were discussed. The staff recommends approval with the condition that the dumpster location shall be painted Charleston Green; and the landscape should be 15-gallon or higher broad leaf evergreen material on all exposed sides; and that the dumpster fence should be painted to match the building with the same planting requirement.

The applicant was not present at today's meeting for questions or comments from the Board. The Board discussed the project and at the completion of the discussion, Chairman Parker requested that a motion be made.

Vice Chairman Theodore made a **motion** to **approve** the Remy's Outdoor Service Area application with the following conditions: (1) the dumpster screen shall be painted Charleston Green; (2) the excess asphalt to the right of the dumpster screened area shall be removed; (3) additional landscaping shall be added to all three sides of the dumpster with 15-gallon or greater wax myrtles or Ligustrum shrub; (4) the applicant shall make sure that the front of the dumpster has screen gates on them; (5) the walk-in cooler shall also be screened with a similar type fence and finished to match the building; (6) the outside shall be buffered with 15-gallon or greater wax myrtles or Ligustrum shrub; (7) the applicant shall make sure that if there is any outdoor storage area adjacent to the walk-in cooler, it is to be incorporated into the screen fence as well; (8) the height of the screen fence shall be at least as high as the walk-in cooler. Mr. Sodemann **seconded** the motion and the motion **passed** with a vote of 4-0-0.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

The meeting was adjourned at 1:45p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Vice Chairman Todd Theodore
on behalf of Chairman Tom Parker