

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

Board Members Present: Chairman Tom Parker, Vice Chairman Todd Theodore,
Deborah Welch, Ted Behling, and Scott Sodemann

Board Members Absent: Jennifer Moffett and Galen Smith

Council Members Present: Bill Ferguson

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

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

Ocean Walk Condominiums - Phasing Plan - DR070089

Mr. Roan presented a brief review of the application. Since its previous review, the applicant has logically re-phased the project and addressed the Board's concerns. The applicant has submitted two different paint schedules incorporating the existing color and accents. The main difference is in the application of finish # 2 relative to the water table. Mr. Roan reviewed both options which included today's alternate version. Both meet the criteria of the Design Guide and both are acceptable. Following staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Dan Ogden, Architect, presented statements in support of the application. The applicant provided a hard sample of the proposed 'Flattering Peach' paint color for the Board's review. The Board reviewed the two painting options and agreed with the staff that both versions are acceptable. Following final comments, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the Ocean Walk Condominiums application with the condition that the alternate version presented today shall be used. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

1400 Main Street - Minor External Change - DR110014

Mr. Roan presented a brief review of the application. At the March 8th meeting the Board requested additional information from the applicant on the following items: (1) the colors on the walls that wrap around the end units; (2) the amount, the frequency, and the rhythm of the awnings themselves; (3) how the awnings resolve themselves with the pop-out trim around the vents at the rear; and (4) a need for some understory planting in the beds underneath the canopy of the pines to break up the back elevation.

Mr. Roan stated that the applicant would like to install four Saw Palmettos across the back elevation. The paint color at the end units remains as exists. The new colors will be placed in the units in the middle. The applicant has consolidated some of the awnings. The detail remains the same. Mr. Roan stated that the staff will require a paint schedule from the applicant. Following staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. The applicant and the Board discussed the number and the placement of the awnings, the placement of the Palmetto Palm trees, and the color scheme. At the completion of the Board's discussion, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the 1400 Main Street application with the following conditions: (1) the service walls shall be a consistent uniform color; (2) the applicant shall provide the Town with updated drawings or information indicating the exact color locations of the individual sections of the building; (3) the applicant shall provide the Town with updated awning layouts showing a rhythm in the awning width rather than an individual consistent awning width; (4) applicant's plans for the installation of the palm trees is approved. Vice Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

1301 Main Street - Minor External Change - DR110015

Mr. Roan presented a brief review of the application. The applicant would like to modify the windows on two locations (replace three single windows with a large bay window.) This application was denied by the Board on March 8th because the Board felt that the existing window system is much more in keeping with the scale and symmetry of this building.

Mr. Roan stated that since the previous review, the applicant has widened one bay to keep in proportion to the dormers on the left. The applicant does not specify bay roof materials. Staff believes that the single panes are discordant with the existing windows and recommends that the application be denied. The applicant is present at today's meeting, and he would like to present statements to the Board in support of the application.

Mr. Dale Johnson, Architect, presented statements in support of the bay window system for this building. The Board stated concern with the removal of the shutters and the existing window system. This will negatively impact the character of the building. The bay window lacks integration and is a step in the wrong direction. The Board stated that the proposed clam shell awnings are also inappropriate.

At the completion of the discussion, Mr. Johnson stated that he would like to **withdraw** today's submission. The Board accepted the request and no action was taken.

Bomboras Grille (Coligny Plaza) - Addition Alteration - DR110017

Mr. Roan presented a brief review of the application. This application was withdrawn by the staff on behalf of the applicant on March 8th. At that time the Board stated that they needed to see an accurate site plan, a complete landscape plan, the outdoor table arrangement, details regarding the pavers, the colors, the materials, and details regarding the parking for bikes.

Mr. Roan stated that the applicant wishes to break from the existing walkway to allow for controlled hostess access. Non-linear geometry of access points is in keeping with that same function. The applicant has expanded the pad. The expansion is not to encroach into the 12.5-ft. buffer allowed for outdoor seating. The landscape plan also needs to be updated and resubmitted. The staff recommends approval with conditions based on the validity of the proposed use. The application materials, however, leave too many questions to be answered, relative to the Board's earlier comments. The applicant is present at today's meeting for questions and comments from the Board.

Mr. Dale Johnson, Architect, reviewed the project with the Board. The applicant discussed the right hand 'jog' shown on the site plan, the entryways, the landscaping, and the paver details. The Board stated that while the concept is good, they still need to see an accurate site plan, a complete landscaping plan, and complete details regarding the colors and the materials. The Board and the staff discussed the buffer requirements for Coligny Plaza. The right hand 'jog' shown on the site plan may be a problem and may need to be eliminated from the plan.

Following this discussion, Mr. Pat (unintelligible last name) and Mr. Gary Whitehead, business co-owner, presented statements in support of the project. Mr. Whitehead presented details regarding the pavers, the landscaping, the pathway, and a bike rack. The business owners are requesting the Board's approval to begin the construction phase as soon as possible (due to the busy tourist season just ahead.) Vice Chairman Theodore stated that he is satisfied with the landscape plan as presented today.

Following final comments, and in an effort to assist the applicant, Chairman Parker stated that if the Board decides to approve the application, the following conditions should be attached:

1. The applicant is to remove the right hand most 'jog' from the site plan;
2. The patio area is to be 12-1/2 feet from the property line;
3. The 2-1/2" pavers are to be a gray color, sand laid, with a mortared exterior border, to be half size of the paver brick;
4. The landscaping is approved as submitted;
5. Final drawings to be submitted to staff for the record.

Mr. Behling made a **motion** for **approval** of the Bomboras Grille application with conditions attached as stated. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

9. NEW BUSINESS

Verizon Antennae Co-locate – Hidden Trail DR110018

Mr. Roan introduced the application and stated its location, 22 Hidden Trail. This application is for the co-location of three (3) new antennae on an existing halo on an existing tower. The staff recommended approval of the application with the condition that no activity shall occur during the Osprey nesting season.

The Board briefly discussed the application with the staff and Chairman Parker requested that a motion be made.

Mr. Behling made a **motion** to **approve** the Verizon Antennae Co-locate application for the Hidden Trail location with the condition that no activity shall occur during the Osprey nesting season. Vice Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

The meeting was adjourned at 2:15pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman