

**Town of Hilton Head Island**  
**Design Review Board**  
**Minutes of the Tuesday, January 24, 2012 Meeting      APPROVED**  
**1:15pm – Benjamin M. Racusin Council Chambers**

Board Members Present:      Chairman Todd Theodore, Vice Chairman Scott Sodemann,  
Jake Gartner, Jennifer Moffett, Galen Smith and Deborah Welch

Board Members Absent:      Tom Parker, Excused

Council Members Present:      Bill Ferguson

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

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**1.    CALL TO ORDER**

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

**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 January 10, 2012 meeting were **approved** as presented by general consent.

**6.    STAFF REPORT**

None

**7.    BOARD BUSINESS**

None

**8.    UNFINISHED BUSINESS**

None

**9.    NEW BUSINESS**

**71 Pope Avenue** – Alteration/Addition – DR120002

Mr. Roan introduced the application and stated its location. The applicant is proposing to change the existing courtyard at this location to 2” concrete pavers. A portion of the courtyard will remain a landscape buffer from the parking lot to the newly proposed hardscape courtyard. The proposed pavers are Perma Flow, Daufuskie Blend, Low Country Pavers. The applicant is also proposing to install a seat-wall (21” tall, 28’9” long). Mr. Roan presented an in-depth review of the application

including overhead photographs of the elevations and the site. The staff feels that the finish of the new seat-wall should match the stucco finish and color of the building and existing wall at parking structure. If the Board approves the paver wall cap, staff believes that it should have a clean edge free of spacer nibs. No dimension is given on the depth of the wall, but there should be at least a 1” overhang for the cap on each side.

While staff feels that the Dwarf Yaupon holly meets the minimum requirements for softening the wall (they should be 7’ gallon minimum, 30”o.c.), perhaps a more ambitious landscape plan should be subsequently submitted to address what is otherwise a neglected courtyard. A plan that fully addresses the courtyard with pavers should be considered. Staff recommends approval of the application with conditions.

The Board discussed the project with the staff; Chairman Theodore then requested that the applicant make her presentation. Ms. Tricia Salley, with Sunshine Hardscape, presented statements in support of the application. The Board and the applicant discussed details regarding the concrete pavers, the seat-wall, and the landscaping. At the completion of the discussion, Chairman Theodore requested that a motion be made.

Vice Chairman Sodemann made a **motion** to **approve** the application for alteration/addition for 71 Pope Avenue with the condition that the applicant shall provide the Town with an approved landscape drawing. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 6-0-0.

#### **5 Park Lane** - Alteration/Addition – DR120003

Mr. Roan introduced the application and stated its location. Mr. Roan stated that this plan will also receive an Expedited Development Plan Review (XDPR) by the Community Development Staff to ensure compliance. Mr. Roan presented an in-depth review of the application including overhead photographs of the site.

With removal of the existing walls and pilasters at the corners, and the introduction of the new columns and shed element, the exterior corners of the existing gables seem to “float” with what might be considered an excessive overhang. If the gables were re-worked along with the removal of the walls, and were more in keeping with the existing overhang of the roofline overall, it might feel like a more successfully integrated alteration. The existing window of the “center pair” that is left recessed might serve the elevation better if it were brought in line with the new drive through, should function allow it.

While the proposed landscape plan is of a quantity and nature suitable for approval, it is difficult to tell what is existing and what is proposed. It looks as if plant material is proposed in the new drive aisles and handicap parking. There should be at least one broadleaf evergreen tree installed for every tree removed for the driveway, and a commensurate amount planted to replace the lower foundation planting on the William Hilton Parkway elevation.

The applicant will need to better clarify the landscape proposed for the area where the asphalt is to be removed. Staff recommends that the application be approved with conditions. Following the

staff's presentation, Chairman Theodore requested that the applicants make their presentation.

Mr. Don Guscio, Landscape Architect, and Mr. Kevin Grenier, Architect, with KRA Architects, presented statements in support of the application. The Board and the applicants discussed the proposed plan including details regarding the gable roof line and overhangs. The Board also reviewed the mitigation plan. Following the Board's discussion, Chairman Theodore requested that a motion be made.

Ms. Welch made a **motion** to **approve** the alteration/addition application for 5 Park Lane with the following conditions: (1) the applicant shall submit an approved mitigation plan to the staff; (2) the applicant shall move the gable roof line back on the building as discussed. Vice Chairman Sodemann **seconded** the motion and the motion **passed** with a vote of 6-0-0.

**10. APPEARANCE BY CITIZENS**

None

**11. ADJOURNMENT**

The meeting was adjourned at 1:50p.m.

Submitted By:

Approved By:

February 14, 2012

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Kathleen Carlin  
Administrative Assistant

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Todd Theodore  
Chairman