

**Town of Hilton Head Island**  
**Design Review Board**  
**Minutes of the Tuesday, February 14, 2012 Meeting**      **APPROVED**  
**1:15pm – Benjamin M. Racusin Council Chambers**

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

Board Members Absent:      Debra Welch

Council Members Present:      Bill Ferguson

Town Staff Present:      Mike Roan, Urban Design Administrator  
   Richard Spruce, Plans Administrator  
   Rocky Browder, Environmental Planner  
   Heather Colin, Development Review Administrator  
   Nicole Dixon, Senior Planner  
   Kathleen Carlin, Administrative Assistant

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**1. CALL TO ORDER**

Chairman 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 24, 2012 meeting were **approved** as presented by general consent.

**6. STAFF REPORT**

Mr. Roan distributed copies of a staff handout on Island Sign Code Revisions. Ms. Anne Cyran, Senior Planner in the Community Development Department is available to answer questions.

**7. BOARD BUSINESS**

None

**8. UNFINISHED BUSINESS**

**Southwood Park Drive - Renovations** – DR110040

Mr. Roan presented a brief history of the application. The Board has already reviewed and provided comments on this project a couple of times. Today's submission concerns the applicant's tree mitigation plan and landscape plan. Mr. Roan reviewed the proposed mitigation plan. The staff recommended that the applicant substitute the American Hollies (which do little to address the Board's direction relative to the trees in the parking median) with either four pine trees, or two

Category I trees, or two Category II trees (overstory species). The staff recommended mitigating with Live Oak trees at opposite ends of the island to provide a future canopy and ultimately frame views into the building without obstructing visibility. The applicant was not present for comments or questions from the Board.

The Board discussed the mitigation plan with staff; and the Board agreed with the staff's recommendations. Chairman Theodore recommended that the applicant install Sabal Palms in place of the proposed Coconut Palms. The planted trees should be evenly spaced out. 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 Southwood Park Drive Renovations application with the condition that the applicant shall submit a landscape plan as recommended by staff. The landscape plan shall include Sabal Palms instead of Coconut Palms. The trees shall be spaced out evenly when planted out front. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

## 9. NEW BUSINESS

### **Hilton Head Christian Academy Practice Gym** – New Development Conceptual DR120004

Mr. Roan presented an in-depth review of the application including the site plan, the large pre-fabricated metal building, the elevations, and photographs of the existing structures on site. The proposed project removes two modular classrooms and develops a new practice gym/ stage/ classroom building on the site of the existing outdoor basketball court. The proposed building is a permanent pre-fabricated metal building.

Mr. Roan stated that if the review were solely in the context of “does the enormous new metal building do all that it can to integrate into the existing campus”, this would be an approvable project. Replacements of modular classrooms are not without precedent on the island. However, these are generally temporary in nature. The scope of this project carries a sense of permanence and will also serve as a precedent.

The building location is fairly invisible but does interface with the residential neighborhood to the rear. Mr. Roan compared the project to a couple of similar projects located elsewhere. Even the remote metal warehouse at the redeveloped Palmetto Electric campus was made to enhance the design of the metal building; and it receives much less exposure than the proposed structure. The Fraser Field house at Hilton Head Island Prep is a comparable project with a good deal of architectural integrity commensurate with its visibility and use.

Staff believes that the development of the building is approvable, and the location of the site is very effective; however, an improvement of this size and nature needs to be more consistent with the Design Guide. The building should reflect a higher level of design and architectural detail. The Board discussed the project and agreed with the staff's concerns.

With regard to the landscaping plan, staff believes that any landscape material on the elevations facing the residential neighborhood should receive larger broadleaf evergreen material upon installation. Based on the above stated concerns, the staff recommended that the application be *denied*. Chairman Theodore then requested that the applicant make his presentation.

Mr. Greg Beste, Architect for the project, presented statements in support of the application. The applicant and the Board discussed the size and appearance of the large metal building. The Board stated their concerns with the low roof pitch and the need for additional architectural details. The Board stated that breaking up the appearance of the metal building will be critical to having the project approved. The applicant should restudy the architectural details, the low roof pitch, the facades, and materials.

The Board stated that since this will be a permanent building, the size of the landscape material should be increased to be more in line with the scale of the building. The size of the landscape material should be increased to 7-gallon and 15-gallon. At the completion of the Board's discussion, Chairman Theodore requested that a motion be made.

Mr. Parker made a **motion to approve** the New Development Conceptual application for Hilton Head Christian Academy with the following conditions: (1) the land plan, the location of the structures, is approved; (2) the architecture is not approvable as submitted today. The Board recommends additional architectural detail. The applicant shall restudy the roof pitch; the facades, and the materials; (3) a revised landscape plan is required that increases the size of plant materials to 7-gallon and 15-gallon to be more in scale with the size of the building. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 6-0-0.

#### **Frankie Bones - Awning** – DR120005

Mr. Roan introduced the application and stated its location. The applicant is proposing to extend the existing waterfall awning out over the outside seating area. The posts will be encased and finished to match the previously approved detail at the adjacent Wise Guys Lounge outdoor seating area. Colors and finishes will match the existing. The staff recommended approval. Chairman Theodore then requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. The Board and the applicant discussed the project. The Board recommended that the awning be made more consistent, it should have as much curvature as possible. At completion of the Board's comments, Chairman Theodore requested that a motion be made.

Mr. Gardner made a **motion to approve** the Frankie Bones Awning application as submitted. Mr. Parker **seconded** and the motion **passed** with a vote of 5-1-0.

#### **Hilton Head Brew Pub** – DR120006

Mr. Roan introduced the application and stated its location in Hilton Head Plaza. The Brew Pub tenant wishes to create a new storefront on the rear elevation to take advantage of the newly created access. The existing deck will be removed and replaced with a concrete patio. The pergola is to remain. Mr. Roan stated that the staff likes the newer doors better than the original submittal.

The applicant is proposing to pull a roof feature out over the handicap parking area to provide some rain coverage and to identify the storefront. The owner wishes to provide some additional parking and access to the rear of the development. The parking plan has been approved by the Community Development Department.

Mr. Roan stated that the entry feature is another thematic element in an already thematic development, and is reflective of its tenant. The materials and colors take what is a unique element and makes it applicable to the Design Guide. Extending the railing detail across the windows helps

shield diners from headlights, and integrates the patio and restaurant. The applicant should provide some detail showing how the existing pergola is finished once the existing deck is removed. Perhaps the ogee end cuts on the trellis pieces should be revisited to reflect the style of the new theme.

As part of the parking expansion, the applicant is required to provide a landscape plan which illustrates how the buffers are maintained and reinforced. Some landscaping at the storefront should also be included. At the completion of the staff's presentation, Chairman Theodore requested that the applicant make his presentation.

Mr. Don Baker, Architect, presented statements in support of the application. The Board and the applicant discussed the intent of the project. The Board and the applicant discussed the newer doors, the patio, the pergola, the new parking area, and lighting. The Board stated that they would like to see the landscaping plan. 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 architectural portion of the Hilton Head Brew Pub application with the following conditions: (1) the newer door style shall be used; (2) the applicant shall take into account the staff's comments regarding treatment of the pergola; (3) the applicant shall submit a separate landscape plan for approval at a later time. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

#### **Jenkins Island - Cell Tower** – DR120007

Mr. Roan stated that this application is for a new cell tower to be located on Town-owned land at Jenkins Island. Mr. Roan presented an in-depth review of the application. The height of the tower, including the lightning rod, should not exceed 150-feet or it will require a strobe light. The design of the tower is commensurate or identical to others on the island.

The applicant has agreed to construct an aluminum picket fence identical to that on the adjacent pump station. The applicant has also agreed to plant 7-gallon Wax Myrtle trees 6'-0" on center. Staff recommended that the application be approved with the condition regarding the height of tower. The applicant was not present for questions or comments from the Board. At completion of the Board's discussion, Chairman Theodore requested that a motion be made.

Mr. Smith made a **motion** to **approve** the Jenkins Island cell tower application with the condition that the height of the tower shall not exceed 150-feet including the lighting rod. Chairman Theodore **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 2:30p.m.

Submitted By:

Approved By:

February 28, 2012

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Kathleen Carlin  
Administrative Assistant

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Todd Theodore  
Chairman