

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, February 28, 2012 Meeting APPROVED
1:15p.m. – Benjamin M. Racusin Council Chambers

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

Board Members Absent: None

Council Members Present: Bill Ferguson

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

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 February 14, 2012 meeting were **approved** as presented by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

Hilton Head Christian Academy – Practice Gym - DR120004

Mr. Roan presented a brief history of the application. The Board approved the conceptual application for this project on February 14th with conditions attached. The architectural portion, for the large metal pre-fabricated building, was not approved by the Board based on the need for additional architectural detail.

At the February 14th meeting the Board recommended that the applicant re-study the building's roof pitch, the facades, and the materials. Mr. Roan reported that today's submission is moving closer to

what the Board requested at their previous meeting. The applicant has introduced stucco to two sides of the building; however, staff believes that the stucco should be wrapped around all four sides of the building to be consistent with the Design Guide. The notion of entertaining a building of this size and material composition, lacking good fenestration or roof forms as well, shows a good deal of flexibility by the Board. The same flexibility should be shown by the applicant in making the project more compliant with the Design Guide. A building of this size has permanence and will take some investment; value engineering to this extent will be glaring for some time.

Mr. Roan then reviewed the applicant's landscape plan. The quantities and materials are appropriate; however, all shrubs and larger plant materials along the building should be upsized by one measureable size, be it container or caliper inches. Natural Resources has reviewed and approved the proposed tree removal and mitigation plan. All replacement trees will be field located and approved by Town staff. At the completion of staff's presentation, Chairman Theodore requested that the applicant make his presentation.

Mr. Greg Beste, Architect, presented statements in support of the application. The applicant and the Board discussed today's submission. The Board agreed with staff that the stucco should be wrapped around all four sides of the building. The Board stated that the project is heading in the right direction; however, it remains short of where it needs to be for approval. The Board also recommended that the applicant create a roof fascia overhang. The Board and the applicant reviewed the landscape plan and courtyard area. Following final comments, the applicant chose to **withdraw** today's submission for recommended design improvements. The applicant will resubmit the project on March 13th.

Hilton Head Brewing Company – DR120006

Mr. Roan provided a brief history of the application. This project provides an outdoor bar element to the previously approved expansion. The materials, forms, details and finishes are all consistent with the rest of the design. Mr. Roan reviewed the elevations and the colors and presented several overhead photographs of the site. The staff recommended that the applicant provide some form of finish sample for the concrete bar's stain. All wood stain finishes should match the previously approved finishes. The plywood call-out should be Hardi-board, or equivalent, per the project's last approval. Some form of through section should be submitted to clarify how the new bar back interfaces with all of the electric equipment currently coming through the exterior wall.

Mr. Roan stated that Natural Resources' concerns have already been addressed through the Expedited Development Review Process. Following staff's presentation, Chairman Theodore requested that the applicant make his presentation.

Mr. Don Baker, Architect, presented statements in support of the application. The applicant and the Board reviewed the proposed plans including the walls, the twin rails, the board and battens, the colors, and the glazed concrete bar top. Following final comments, Chairman Theodore requested that a motion be made.

Ms. Welch made a **motion to approve** the Hilton Head Brewing Company application as submitted. Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

9. NEW BUSINESS

Stacks Pancakes – DR120009

Mr. Roan introduced the application and stated its location. The applicant would like to replace an existing system of faded green awnings with navy blue canvas, in keeping with the restaurant's blue

logo. Existing frames will remain. The deep navy has precedence on the island; and staff recommends approval. The Board reviewed the application with the staff and agreed with the staff's recommendation. Following final comments, Chairman Theodore requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Stacks Pancakes application for awning replacement as submitted. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Paulie's Pizza – DR120010

Mr. Roan introduced the application and stated its location. The project utilizes some of the existing covered outdoor patio as an enclosed space for carry-out pickup and then reclaims the lost space with an expansion of the patio with uncovered seating. The materials, details, and the finishes all match the existing redevelopment effort. The through section would indicate the current column-turned pilaster would have no depth relative to the wall, and maybe the overall integration and geometry of the two existing columns should be addressed. The expansion might be better served, externally speaking, by expanding the existing entry element and refining its existing roof form.

The proposed bump out creates an altogether separate, flat-roofed element and sort of a disconnected expansion of the outdoor seating, rather than two distinct and cohesive elements. This would take the carryout further from the kitchen, but might serve the main elevation better. Staff recommends that the applicant saw-cut the asphalt.

Mr. Roan stated that the project is an approvable expansion; however, staff's comments should be addressed. Natural Resources' concerns have been addressed through the Expedited Development Review Process. The Board discussed the project and agreed with staff's recommendations. The applicant was not present at the meeting for comments or questions from the Board. At completion of the discussion, Chairman Theodore requested that a motion be made.

Mr. Gartner made a **motion** to **approve** the Paulie's Pizza application with the following conditions: (1) the applicant shall extend the trellis over and above the new dining area; (2) the applicant shall saw-cut the asphalt as per the staff's recommendation; and (3) the applicant shall add landscaping as per the staff's recommendation. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Alligator Park - DR120011

Mr. Roan introduced the application and stated its location in Shelter Cove Harbour. The applicant is proposing to turn the existing playground into a new passive park to be enjoyed by guests of all ages. Mr. Roan reviewed the paver detail, the bench and aggregate detail, the alligator accent detail, and landscaping plan. Staff recommended that the application be approved as submitted. Following staff's presentation, Chairman Theodore requested that the applicant make his presentation.

Mr. Rick Sotriopoulos, with Ocean Woods Landscaping, presented statements in support of the application. The Board discussed the applicant's plans for the passive park including the landscape plan and the location of the existing mermaid fountain. The Board agreed with the staff's recommendation to approve the application. At completion of final comments, Chairman Theodore requested that a motion be made.

Vice Chairman Sodemann made a **motion** to **approve** the Alligator Park application as submitted. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10. APPEARANCE BY CITIZENS

None

11. APPEARANCE BY CITIZENS

None

12. ADJOURNMENT

The meeting was adjourned at 2:20p.m.

Submitted By:

Approved By:

March 13, 2012

Kathleen Carlin
Administrative Assistant

Todd Theodore
Chairman