

Town of Hilton Head Island  
**THE DESIGN REVIEW BOARD**  
Minutes of the Tuesday, October 13, 2009 Meeting      **APPROVED**  
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present:      Chairman Marvin Caretsky, Vice Chairman Tom Parker,  
Ted Behling, Jennifer Moffett, Galen Smith, Scott Sodemann  
and Todd Theodore

Board Members Absent:      None

Council Members Present:      Bill Ferguson and Bill Harkins

Town Staff Present:      Mike Roan, Urban Design Administrator  
Kathleen Carlin, Administrative Assistant

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**I      CALL TO ORDER**

Chairman Caretsky called the meeting to order at 1:15pm.

**II      ROLL CALL**

**III      FREEDOM OF INFORMATION ACT COMPLIANCE**

**IV      APPROVAL OF THE AGENDA**

The agenda was **approved** as presented by general consent.

**V      APPROVAL OF THE MINUTES**

The minutes of the September 22, 2009 meeting were **approved** as presented by general consent.

**VI      STAFF REPORT**

None

**VII      BOARD BUSINESS**

The Design Review Board's 2010 Schedule of Meetings was **approved** as presented by general consent.

**VIII UNFINISHED BUSINESS**

*(Vice Chairman Parker recused himself from review of the following application due to a professional conflict of interest. A Conflict of Interest form was completed and attached to the record.)*

**The Smokehouse Restaurant**

Mr. Roan presented the history of the application and stated that this project has already been approved by the Board. The applicant is proposing to replace the roof form on the street elevation with a trellis over the new deck area. The details will match the feature at the front door. The applicant's gutter graphic indicates an unspecified roof material. The use of copper has been specified for the entry, but the new gutter is specified to match the roof. The staff requests that this issue be clarified by the applicant.

The Board and staff discussed the project including the color of the metal roofing and the color of the gutter. At the completion of staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Tom Parker, Lee & Parker Architects, presented statements in support of the application. The Board and the applicant discussed the project, and Mr. Parker stated that all of the new metal roofing (including the gutters and downspouts) will match the existing roof. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a **motion** to approve the application as **presented**. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 6-0-1.

## IX NEW BUSINESS

### Alzheimer's Respite and Resource – Alteration/Addition

Mr. Roan introduced the project and stated its location. The applicant would like to incorporate a courtyard garden with a 7-foot stucco wall configured in a semi-circle design. Pervious pavers will be used inside the courtyard.

The proposed curvilinear wall provides some interest, but it might benefit from the introduction of some intermediate columns to create some additional detail and rhythm. The applicant did not include any detail for the wooden fence located at either end of the wall. It would seem to operate as a gate at the end closest to the parking lot; however, no justification has been given for the change in materials at the opposite end. In either case, it seems like a discordant termination of the wall, and it should be revisited to bring some visual consistency and uniform quality to the construction.

If the height of the proposed stucco wall is approved, it will be important that plant materials be required to cover 50% of the wall's height at installation. The proposed use of bamboo (as the sole foundation planting) appears monotonous. The staff recommends that two or more broadleaf evergreen materials be used in place of the bamboo. This will achieve the same effect and will provide more interest with less long-term maintenance issues.

The staff is concerned that the buffer on William Hilton Parkway is virtually non-existent. The introduction of one or two Live Oak trees might retroactively bring the property more in line with development and design criteria. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Mark Woodruff, with Carolina Landscaping Company, presented statements in support of the application. The applicant reported that the color of the stucco will match the building color. Mr. Doug Church, landscape architect, also presented statements regarding the issue of the wood fence and landscaping. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Theodore made a **motion** to **approve** the application with the following conditions: (1) the size of the canopy of the trees shall be increased; (2) two more Oak trees shall be added to the front; (3) two more additional columns shall be added to the wall; (4) the wall's stucco finish shall match the

building; (5) the fence shall match the building; (6) the exterior height of the wall shall be no higher than seven ft.; (7) the applicant shall replace some of the bamboo on the outside wall with an evergreen material as recommended by the staff; (8) 50% of the wall height shall be concealed with plant material at installation. Vice Chairman Parker **seconded** the motion and the motion **passed** with a vote of 7-0-0.

**USA Mobility (Cell Tower)** – Minor External Change

Mr. Roan presented the project and stated its location. The applicant would like to remove an existing antenna located at 160-ft. and replace it with a new antenna located at 290-ft. The staff recommends approval as presented. The applicant was not available for questions or comments from the Board. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a motion to **approve** the application as presented. Mr. Sodemann **seconded** the motion and the motion **passed** with a vote of 7-0-0.

**Hilton Head Terrace** – Minor External Change

Mr. Roan introduced the project and stated its location. The applicant would like to repaint this villa complex. The applicant offers two color palette options and has stated a preference for option # 1. The staff feels that both color palettes are acceptable under the criteria of the *Design Guide*. The applicant's narrative speaks of the body and the fascia, but does not specify the color for the trim elements, the brackets, brick molding, doors, etc. These issues need to be clarified by the applicant. The Board and the staff discussed the two color options. Following the discussion, Chairman Caretsky requested that the applicant make his presentation.

Mr. John Dunn, painting contractor for the project, presented statements in support of the application. The applicant and the Board discussed the two color palette options. They also discussed the question of the doors, brackets and trim elements. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Smith made a **motion** to **approve** the application with the condition that color palette option # 1 shall be used and that the brackets shall be painted the same color as the building. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 7-0-0.

**X APPEARANCE BY CITIZENS**

None

**XI ADJOURNMENT**

The meeting was adjourned at 2:00pm.

Submitted By:

Approved By:

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Kathleen Carlin  
Administrative Assistant

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Marvin Caretsky  
Chairman