

TOWN OF HILTON HEAD ISLAND
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, February 24, 2009 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Marvin Caretsky, Vice Chairman Steve Clark,
 Ted Behling, Tom Parker, Jack Qualey, Terry Rosser and Todd Theodore

Board Members Absent: None

Council Members Present: None

Town Staff Present: Mike Roan, Urban Design Administrator
 Ed Drane, Urban Designer
 Sally Krebs, Natural Resources Administrator
 Kathleen Carlin, Administrative Assistant

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

Mr. Roan stated that the application for Honey Horn Osprey Nest, appearing under today's Alterations/Additions, has been withdrawn from the agenda. The revised agenda was **approved** by general consent.

V APPROVAL OF THE MINUTES

The minutes of the February 10, 2009 meeting were **approved** as amended by general consent.

VI STAFF REPORT

None

VII BOARD BUSINESS

None

VIII UNFINISHED BUSINESS

None

IX NEW BUSINESS

Sunset Bay Villas - New Development – Final

Mr. Mike Roan presented the history of the application. The applicant has satisfactorily met the recommendations that were previously made by the staff and the board including a reorientation of the stairs, the additions of balconies, and revisions to the roofline. Today's submission represents a large improvement over the original application.

Mr. Roan discussed the consolidation of the front and the side elevations, the parking arrangements, and revisions to the landscape plan. The staff recommends that the applicant refer to the Development Plan Review submission for assistance with the buffer calculations.

Mr. Roan stated that there are several significant Live Oak trees on this site. The staff recommends that all plant material that is inside the buffer be native and salt tolerant. The use of Viburnum and Ligustrum should probably be replaced with Wax Myrtle, Yaupon Holly, Saw Palm, etc., of equivalent size and quantity. Instead of the Vinca, the applicant might consider using Muhly grass, Cord grass, and Pennisetum. The design of these materials should avoid any monoculture. The staff further recommends the introduction of large native trees in the area adjacent to Broad Creek to help soften the height of the structure. The board discussed the applicant's new material and the staff's comments. Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Dale Johnson, Architect, presented statements in support of the application. The board and the applicant discussed the new material and the recommended changes. Mr. Theodore and the applicant discussed a couple of minor revisions to the site plan related to the sidewalk and pedestrian safety. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Clark made a **motion** to **approve** today's Final application subject to the following conditions: (1) The applicant will make the minor site plan revisions and landscape plan revisions that were discussed and recommended today; (2) the plant materials located inside the buffer are to be native and salt tolerant. These materials are to be approved by the Natural Resources Department. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 7-0-0.

Cracker Barrel Site Redevelopment

Mr. Roan presented the history of the application and the location of the project. The applicant has met with the staff since the board's last review of the application and has accomplished several of the revisions that were recommended by the board. Mr. Roan discussed the proposed plans for Building "A" and for Building "B". The staff believes that very little room currently exists between the parking area, the sidewalks and the buildings. Mr. Roan stated that the applicant has a couple of new designs that he would like to present to the board today.

Regarding the landscaping plan, the staff believes that it will be a challenge to provide landscape materials that will be tall enough to soften the heights of two very significant elevations. The staff believes that the use of Palmettos is a step in the right direction, but the applicant should consider the introduction of additional varieties of trees. The waterfront parcel is very distinct in its character; however, the plant palette has a very generic make-up. The waterfront character of the development could be enhanced with

a palette that is mostly native material associated with the marsh location. There is no vegetation indicated on the water side. Marsh plantings along the back of the buildings would help integrate the development into the site. The staff believes that the two Live Oak trees located along the curb cut will have a mutually negative effect on the specimen Live Oak tree located directly adjacent. The trees that are located in the wetland buffer are not to be removed. The site is environmentally sensitive due to its location on Broad Creek. The addition of more native, salt-tolerant vegetation in this area, such as Yaupon Holly and Wax Myrtle, should be considered.

Mr. Roan stated that the buildings' roof pitches are varied and they should all be 6/12 (there are still large areas of flat roof.) The buildings are all stucco; and the staff recommends the introduction of additional materials such as wood or wood-like siding in order to achieve less of a "box like" appearance. The handicap ramps need to be better detailed and better concealed. The applicant should also consider more consistency in the window forms. The supports for the lower deck also appear to be a bit weak. The staff believes that the applicant should consider using more masonry and better detailing. The staff approves the use of louvers in place of the lattice at the foundation level.

Mr. Roan stated that while today's application shows improvement and has addressed some of the board's previous concerns, the staff believes that there are still some issues that need to be resolved prior to approval of the application. The board agreed overall with the staff's recommendations. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Michael Kronimus, with KRA Architects, presented statements in support of the application. The board complimented the improvements that have been made to the project thus far. The applicant and the board discussed the revised elevations, the terra cotta tile, the color board, and the roof elements. The board stated that the design of Building "A" appears to be most successful. Building "B" has a large open area which may be a problem in the heat of summer. The applicant should consider providing the public with shielded outdoor seating based on the site's very pleasant setting. The architecture of the building may also need to be better balanced.

The board, the staff, and the applicant discussed the color palette and proposed use of stone. Since stone is not a native material on Hilton Head Island, its use is discouraged. The color palette may need to be revised as the shade of red is too vivid. The board also discussed the visibility of the project from the water side.

Due to the extent of today's recommended design revisions, Chairman Caretsky stated that the applicant may wish to hold his application in order to incorporate the design suggestions. The board could review the project again at a later date. The applicant agreed to this suggestion and no motion was made nor action taken on the application today.

Wise Guys Lounge – Alterations/Additions

Mr. Roan presented the history and the location of the project. The applicant would like to expand his existing business by adding an adjacent 600 square feet of building space. The proposed design constructs a roof between the existing portions of the building that are closer to the sidewalk. The roof material will match the existing and all existing building elements will be replicated by the addition. Mr. Roan stated

that the elevation below the roofline will not be changed; and the character of the building will remain the same. The only architectural change is the addition of a new lower roof form which actually adds to the scale of the building.

Ms. Sally Krebs presented statements regarding the location of an existing Live Oak tree (relative to the edge of the project's canopy). Mr. Roan stated that no landscape plan was provided with today's application. However, the staff believes that if the plant material that is depicted in the applicant's photograph is removed or damaged, it should be replaced with material of equal type and size. The staff recommends approval as submitted.

The applicant, Mr. Dale Johnson, presented statements in support of the application. The board and the applicant discussed the proposed project. Chairman Caretsky and a couple of other board members stated their concern with the board's ability to approve today's application. The submission is considered incomplete since detailed drawings depicting exactly how the project will look when completed are not available. Chairman Caretsky stated that the photograph is insufficient to determine an adequate outcome of the project. The staff and the board stated that this type of application is not required to have a Conceptual review (because it is an Alternations/Additions application).

Mr. Qualey disagreed with this concern and stated he believes that today's application can be approved as presented. The intention of the project seems clear and the staff has recommended that it be approved. After final comments, Mr. Qualey made a **motion** to **approve** the application as presented today. Mr. Clark **seconded** the motion and the motion **passed** with a vote of 4-3-0.

** Mr. Behling excused himself from the remainder of the meeting at this time. Vice Chairman Clark and Mr. Theodore recused themselves from the review of the following application due to a potential conflict of interest. Conflict of Interest forms were completed by both members and attached to the official record.**

Bluewater Pool Building – Alterations/Additions

Mr. Roan introduced the project and stated its location. The applicant is requesting the approval of a 15' X 15' pool equipment building to be located at the new outdoor pool adjacent to the activity center. The building will have a standing seam metal roof and stucco exterior finish with AZEK trim at the doors, fascia, and the hydrostatic vent. The soffit will be aluminum. All of the colors, roof panel, and soffit materials will match the existing. The staff recommends approval.

The board agreed with the staff's recommendation and at the completion of the discussion, Chairman Caretsky made a **motion** to **approve** the application as presented Mr. Qualey **seconded** the motion and the motion **passed** with a vote of 4-0-3.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 2:40pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Marvin Caretsky
Chairman