

Town of Hilton Head Island  
**THE DESIGN REVIEW BOARD**  
**Minutes of the Tuesday, June 23, 2009 Meeting**      **APPROVED**  
**1:15pm – Benjamin M. Racusin Council Chambers**

Board Members Present:      Chairman Marvin Caretsky, Ted Behling, Tom Parker and Terry Rosser

Board Members Absent:      Vice Chairman Steve Clark and Todd Theodore, Excused  
Jack Qualey

Council Members Present:      Bill Ferguson and George Williams

Town Staff Present:      Charles Cousins, Community Development Department Director  
Mike Roan, Urban Design Administrator  
Sally Krebs, Natural Resources 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**

Chairman Caretsky reported that the staff has requested a change in the review order of today's applications. The staff has requested that the Harris Teeter application, appearing under New Development: Final, be reviewed first. The staff requests that the Aunt Chiladas application, appearing under Minor External Change, be reviewed last. The Board agreed to the change in review order, and the revised agenda was **approved** as presented by general consent.

**V      APPROVAL OF THE MINUTES**

The minutes of the May 26, 2009 meeting were **approved** as presented by general consent.

**VI      PRESENTATION OF THE CRYSTAL AWARD TO OUTGOING BOARD MEMBERS**

Mr. Charles Cousins presented the Town's Crystal Award to outgoing Board member, Mr. Terry Rosser. Mr. Rosser has completed three years of excellent service to the Design Review Board. Today also marks the completion of Vice Chairman Steve Clark's service to the Board. Mr. Clark has completed six years of excellent service to the Design Review Board. Mr. Clark was not available today to receive his Crystal Award from the staff. Mr. Clark's and Mr. Rosser's dedicated service and professional contributions will be missed. Chairman Caretsky also expressed his appreciation to Mr. Rosser and to Mr. Clark for their excellent service to the Design Review Board.

## **VII BOARD BUSINESS**

Chairman Caretsky reported that the Board will welcome two new members on Tuesday, July 14, 2009. Mayor Pro Tem Ken Heitzke will perform the swearing in ceremony for the new members. The Board will also elect a Chairman and Vice Chairman for the 2009/2010 term on July 14<sup>th</sup>.

## **VIII UNFINISHED BUSINESS**

None

## **IX NEW BUSINESS**

### **Harris Teeter – New Development: Final**

Mr. Roan presented a brief review of the application. Today's application represents a complete site redesign over the previously reviewed submission. The redesign is a large improvement and it has solved many of the earlier concerns. The applicant has added additional architectural details to the project in response to the Board's recommendations.

The staff has only two comments in regard to today's submission: (1) the height of the lower canopy roof lines needs to be raised higher up on the wall to get a better proportion with the amount of parapet wall; and (2) the rear of the restaurant should have a service yard.

Mr. Roan reviewed the proposed elevations, the drive isle, the parking arrangements, and the landscape plan. The parking area has been reconfigured to accommodate the revised plan. The major objections to the original plan (from the neighboring parcel, Phase Two) have, hopefully, been addressed with this submission.

Given the criteria of the redevelopment program and comments from the board, the submitted site plan appears to be very successful. A human-scaled area is created in the core around the store entry and outbuilding which is reinforced by the extensive use of bollards. The staff feels that a well detailed bollard would further reinforce this, while a simple pipe bollard could make the area appear very ordinary. Furthermore, a specialty paving in the drive aisles in this core between the buildings might lend more importance to the area and provide additional detail at the pedestrian level, while also providing a means of way finding for drivers coming from the south who might not see the entry to the grocery, but could identify a level of detailing associated with a prioritized area.

The header curb/ribbon curb will not be allowed under the canopies of the two existing 36-inch specimen Live Oak trees. The applicant should use steel edging instead, placed no deeper than 3-inches into existing grade. Live Oak trees do not do well when their roots are wet for extended periods of time, but the applicant stated that their plan is to incline the grade at these trees. The lowland variety of Laurel Oak tree may do better in the proposed "rain garden" islands. Since sod needs nitrogen fertilizer and other chemicals to look good, it is not used in a water quality area such as a rain garden. The applicant should eliminate the sod bands from the rain gardens in the parking areas.

The element of a covered canopy as the main walkway was strongly encouraged in the first submission, and that has been utilized on all three dominant elevations of the building. It is well landscaped to the back.

Mr. Roan reviewed all of the elevations and described the parking and drive aisles. Mr. Roan also discussed the buffers, the board-on-board fencing located along the northern property line, and the automated gate at the Greenwood Drive entry to Sea Pines.

The staff also reviewed the elevations and the landscaping plan for the smaller building. Lastly, Mr. Roan reviewed the comments provided by the Natural Resources Division particularly related to the over story vegetation including the preservation of existing Live Oak trees. Ms. Sally Krebs presented statements on behalf of the Natural Resources Division. The staff recommends approval of the application. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Chris Darnell, Landscape Architect, with JK Tiller and Associates, presented statements in support of the application. The applicant discussed the construction materials (stucco, brick and siding) and other details (exposed rafters, pitched roofs, and brick water tables). The Board and the applicant discussed the covered walks, the wood columns, the entrance canopies, shutters and other architectural elements. The landscape plan will emphasize native plant materials. The new parking medians will feature trees and shrubs planted in a natural manner. The parking medians will be utilized as a bio retention or rain gardens for surface runoff from the parking lot. Planters in front of the buildings will help to soften and break up the mass of the buildings.

The applicant and the Board discussed the system for water drainage and the preservation of specimen trees. A second applicant, Mr. Rashid (unintelligible last name) Architect for the project, presented statements in support of the project's design. The applicant and the Board discussed the selection of materials, architectural elements, and the proposed slope of the canopies.

At the completion of the applicants' presentation and the discussion by the Board, Chairman Caretsky requested public statements. Statements from the following citizens were received: Mr. Dale Johnson, Mr. James Richardson and Mr. Don Kelly. All public comments were in general support of the revised application.

Lastly, the Board discussed a transitional space between Phase One and Phase Two. They also discussed the need for a suitable design for the proposed bollards. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Rosser made a **motion to approve** the Final Development application for Harris Teeter with the following conditions: (1) the bollards are to have a decorative design to be submitted to and approved by the staff; (2) the eve brackets and the overhang brackets are to be widened. This is also to be approved by the staff; (3) the slope of the canopy is to be consistent along the east elevation. The only change in canopy slope is to be on the south elevation. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 4-0-0.

**Harbour Town – Beach’s Boutique - Commercial Storefront Window** – Alteration/Addition

Mr. Roan introduced the project and stated its location. Beach’s Boutique is an existing Harbour Town shop presently located on the opposite side of the commercial building away from the harbor. The new location along the harbor provides an improved/enlarged retail space with better visibility. To create a new retail space on the harbor side, an existing solid portion of the façade is to be opened up. This requires removing a stucco clad exterior wall and also reconfiguring an incorporated structural steel cross brace. The replacement structural steel elements (2 columns and one beam) are sized and located to meet existing wind and shear load requirements.

Mr. Roan reviewed the current façade and the stucco wall. The applicant’s intent is to expand the commercial space frontage and to add some windows and doors. All of the materials will match the existing. The staff recommends approval of the application. The applicant was not available at the meeting for questions. The Board discussed the project and agreed with the staff’s recommendation for its approval. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Parker made a **motion to approve** the Beach’s Boutique application as submitted. Vice Chairman Caretsky **seconded** the motion and the motion **passed** with a vote of 4-0-0.

**Prana** – Alteration/Addition

Mr. Roan introduced the project and stated its location. This application is for an outdoor seating area. The project is already constructed and was done so without Town approval. The applicant has provided a site plan, but the plan does not show where the improvements are located. This type of project would require a landscape plan and one has not been provided by the applicant.

The staff feels that the level of detailing of outdoor amenities is not commensurate with the Town’s *Design Guide*. The paving material has little to nothing to do with the structure and while the idea has some merit, its execution could be improved. The staff recommends denial of today’s application.

Mr. Amir (unintelligible last name), representative for the project, presented statements in support of the application. The representative and the Board discussed the project. At the completion of the discussion, the Board agreed with the staff’s recommendation for denial. Chairman Caretsky requested that a motion be made.

Mr. Behling made a **motion to deny** the Prana application for outdoor seating. Mr. Rosser **seconded** the motion and the motion **passed** with a vote of 4-0-0.

**Shorewood Villas** – Alteration-Addition

Mr. Roan introduced the project and stated its location. An application for the expansion of the applicant’s deck was originally reviewed and approved with corresponding sidewalk and paver. The landscape plan was also approved with the condition that the applicant was to install six Live Oak trees in the area.

The staff recommends approval of today's application with the original condition still attached for the installation of six Live Oak trees. All of the architectural elements are the same and the pool house structure has not changed from the original submission (the pool and surrounding deck area has been reduced in size). At the completion of the staff's presentation and discussion by the Board, Chairman Caretsky requested that a motion be made.

Mr. Behling made a **motion** to **approve** the application with the original condition attached that the applicant is to install the six Live Oak trees. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 4-0-0.

### **T- Mobile – Equipment Upgrade**

Mr. Roan introduced the project and stated its location. This application is for another co-location of a new antenna on an existing cell tower (located on New Orleans Road). This equipment upgrade application is essentially the same as the ones already recently approved by the Board. The staff recommends approval with the condition that the dog-eared four-inch fence be replaced and painted. The Board discussed the application including the possible location of an Osprey nest on the tower. The applicant's work on this tower is to be performed after the Osprey nesting season is complete. The applicant was not available at today's meeting for questions. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Parker made a **motion** to **approve** the application with the following conditions: (1) the existing fence is to be replaced with a painted board-on-board type fence; (2) the applicant is to adhere to Observation 4.2 as stated in the engineering report concerning the Osprey nesting season. Chairman Caretsky **seconded** the motion and the motion **passed** with a vote of 4-0-0.

### **Aunt Chiladas – Minor External Change**

Mr. Roan introduced the project and stated its location. This application is for the addition of a decorative metal fence around the restaurant's existing outdoor seating area. The proposed fence is 4-ft., 6-inches high and has a rust colored finish. The staff believes that some sort of post detail may lend some heft to the proposed project; but given its scope, the application seems sufficient as submitted. The staff recommends approval.

Ms. Sally Krebs presented statements on behalf of the Natural Resources Division regarding the need to protect the root system of an existing specimen tree. The applicant, Mr. Ryan Crabtree, and Ms. Krebs discussed the need to preserve the tree. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Rosser made a **motion** that the Aunt Chiladas application be **approved** as submitted. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 4-0-0.

**X APPEARANCE BY CITIZENS**

None

**XI ADJOURNMENT**

The meeting was adjourned at 2:45pm.

Submitted By:

Approved By:

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Kathleen Carlin  
Administrative Assistant

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Marvin Caretsky  
Chairman