

Town of Hilton Head Island
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, August 25, 2009 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

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

Board Members Absent: Jennifer Moffett

Council Members Present: Bill Harkins

Town Staff Present: Mike Roan, Urban Design 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

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

V APPROVAL OF THE MINUTES

The minutes of the August 11, 2009 meeting were **approved** as presented by general consent.

VI STAFF REPORT

Mr. Roan reported that the Town's overhead equipment is not working at this time due to last week's lightning strike. The equipment is in the process of being repaired.

VII BOARD BUSINESS

None

VIII UNFINISHED BUSINESS

Guiland Restaurant and Retail Complex – Wm. Hilton Parkway

Mr. Roan presented a brief review of the application. This project was previously approved by the board with minor conditions. The board had requested additional information from the applicant in regard to the design and the placement of the hood vent for the kitchen equipment (placed coming out of the roof). The applicant has submitted the requested additional plans for the 4x 4 square hood vent.

Mr. Roan described the revised plans and stated that the staff recommends approval. The board reviewed the drawings including the chimney element. The board stated concern with the plan's lack

of an adequate chimney element. The applicant was not present at the meeting for comments or questions from the board. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Vice Chairman Parker made a **motion** to **approve** the application with the following conditions: (1) the hood vent element is to more closely resemble a chimney; (2) it is to have a stucco chimney chase of 1' - 8" to 2' before you get to the metal vent established; (3) the drawing is to be submitted to the staff for approval. Chairman Caretsky **seconded** the motion and the motion **passed** with a vote of 6-0-0.

IX NEW BUSINESS

Shipyard Entrance – Landscape: Alteration/Addition

Mr. Roan introduced the project and stated its location on Wm. Hilton Parkway. The applicant's submission is very thorough and complete. The staff recommends approval with the condition that the applicant add some intermediate, mid-level plant material. The board reviewed the plan and complimented the quality of the submission. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Alex Sineath, presented statements in support of the application. The applicant stated that the primary goal of the project is to increase the view. The board discussed the selection of plant materials, specifically the use of Algerian Ivy. The board agreed with staff's recommendation to add some mid-level plantings to the landscape plan. At 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) At the left side entrance (as you are viewing the entrance from Hwy. 278 in) the bed line should be made somewhat similar to the bed line on the right hand side; (2) the sod should be extended to the bike path and thus the plant beds that are defined by the sod and bike path be filled with Algerian Ivy; (3) there should be a naturalized planting on either side of some mid-level understory native plants within that bed as well. An evergreen material should be used. Mr. Behling **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Capital Materials Storage Building – Alteration/Addition

Mr. Roan introduced the project and stated its location on Hunter Road. The applicant is proposing to convert an existing warehouse to a divided warehouse/storage building with entrance doors and 12' x 16' rollup doors. The existing structure has an open front at this time. The applicant would like to close the front wall with stucco finish and stucco bands and trim. The new divided spaces will not be adding any square footage to the structure. The structure has a 5' overhang in the front to provide good shadow line. The staff recommends approval with conditions. The staff had originally recommended an 18" dimension of band at the bottom of the front façade (to make it more proportionate with the enormity of the new elevation). No mention was made of painting Building # 2, although it should be painted to make it commensurate with the improvements to Building # 1. There was no landscape element included with this submission. All chain link fence visible from the road should be screened with 7-gal. Wax Myrtle trees planted 6'-0" on center.

Mr. Roan stated that right before the start of today's meeting, the applicant provided the staff with proposed elevations to enclose Building # 2. This proposal picks up on the same materials and the same doors. The submission shows a 30" stucco band on the bottom as opposed to the original 18" band. The proposed colors were presented by staff and reviewed by the board. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Paul Ludwig, with PJ Construction, presented statements in support of the application. The board and the applicant discussed the proposed colors, the doors and the roof. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the application with the following conditions: (1) the applicant should address the roof fascia conditions on both Building # 1 and Building # 2 to achieve some sort of closure along the fascia; (2) the applicant should address the existing roof conditions and paint the existing conditions that are not being changed; (3) the applicant should raise the bottom stucco band to 30". It should be consistent as recommended by the staff. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

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

Smokehouse Restaurant – Additions/Alterations

Mr. Roan stated that the board reviewed this project and presented comments to the applicant on August 11, 2009. The project was well received architecturally. The only recommended material change was the inclusion of a more formalized walkway from the parking lot to the new patio. The applicant will use a sand laid paver between the existing walkway and the new deck. Clarification of the landscape plan along the Palmetto Bay Road side has been addressed by the applicant. Mr. Roan presented details regarding the staff's recommendation for landscaping. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Tom Parker, Lee & Parker Architects, presented statements in support of the application. Mr. Parker and the board discussed the existing trees, the smoker's area, and the screening of the new deck. Mr. Parker provided a sample of the brick pavers for the board's review. 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 landscaping conditions: (1) the four Ligustrum should be replaced with 7-gallon Viburnum placed four-feet on center to run the length of the new railing; (2) the quantity of the African Iris to the east between the new paver walk and the parking lot should be increased in quantity from 8 to 10 in each area; (4) two additional Live Oak trees should be installed in the buffer area along the public right-of-way and the parking lot. Chairman Caretsky **seconded** the motion and the motion **passed** with a vote of 5-0-0.

RBC Centura Bank – Additions/Alterations

Mr. Roan introduced the project and stated its location. The application is for window replacement. Mr. Roan reviewed color samples of the storefront metal elements. The glass is to be clear. The staff

recommends approval as submitted. Mr. Roan stated that the applicant has provided samples of the material for the board's review. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

Mr. Heath Adams, Green Earth Contractors, presented statements in support of the application. The board discussed the samples of the glass and frame. The board complimented the applicant on the quality of his submission. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Behling made a **motion** to **approve** the application with the condition that the windows are to be clear and the panels are to be grey. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Hilton Head Suites

Mr. Roan introduced the project and stated its location on Wm. Hilton Parkway (the former Motel 6). The applicant is proposing to re-paint the door and the fascia colors of the building. Mr. Roan reviewed the history of the application. The staff recommends approval. At the completion of the staff's presentation, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Ed Flynn, presented statements in support of the application. The board and the applicant discussed the project and colors. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Smith made a **motion** to **approve** the application as submitted. Chairman Caretsky **seconded** the motion and the motion **passed** with a motion of 5-1-0. Mr. Behling was opposed to the motion.

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