

The Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, September 14, 2010 Meeting
1:15pm – Benjamin M. Racusin Council Chambers

APPROVED

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

Board Members Absent: None

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
Richard Spruce, Plans Review Administrator
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

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

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 August 24, 2010 meeting were **approved** as presented by general consent.

6. STAFF REPORT

Mr. Roan stated that a special event is planned at Compass Rose Park on Friday, September 17th at 10:00am. The celebration is in honor of the late Edwin Drane, lead park designer, and in recognition of Carolina First Bank for its donation of a 1969 commemorative marker that shares the vision of early Hilton Head Island developers. Everyone is invited to attend.

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

Reilley's South – DR100035 - Alteration/Addition

Mr. Roan introduced the project and stated its location (7 Greenwood Drive, Hilton Head Plaza). The applicant is proposing to construct an outdoor bar to be located at the back of the building (through an existing wall). A new mahogany stained door will lead to the courtyard area.

Mr. Roan presented an in-depth review of the application. The proposed outdoor bar will have a granite counter top. The base of the bar replicates the paneling located at the main entryway. The materials and colors match the existing. A large TV will be placed in the bar area during business hours. The TV will be moved indoors after business hours. No trees or landscaping will be affected by the construction.

The staff recommended approval of the application with the condition that the lighting above the bar be recessed in the soffit or otherwise concealed. Following the staff's presentation, Chairman Parker requested that the applicant make his presentation.

The applicant, Mr. David Robertson, with Sigler Construction, Inc., presented statements in support of the application. The Board and the applicant discussed the new door, the elevations, the awnings, and the lighting. The Board also discussed the size and location of the TV during business hours. Following the Board's discussion, Chairman Parker requested that a motion be made.

Mr. Behling made a **motion** to **approve** the Reilley's South application as presented with the condition that the awning shall remain as existing. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Hilton Head Brewing Company - DR100036 – Alteration/Addition

Mr. Roan introduced the project and stated its location (7-C Greenwood Drive, Hilton Head Plaza). The applicant is proposing to add a new trellis to their existing outdoor seating (above large picnic tables). Mr. Roan presented an in-depth review of the application including details related to the trellis, the existing deck, and the picnic tables. All of the colors and materials will match the existing surfaces in the immediate area (using tan acrylic paint and a medium brown stain).

The staff believes that the proposed project is a nice overall addition to the site. The staff did recommend that the size of the posts be increased for added presence. Also, some form of detail at the ends of the horizontal elements might soften the overall feel of the structure. The staff stated that the edge of the pergola must not be close enough to an existing pine tree (that is located at the corner of the existing deck) to be hit by the pine when it sways in the wind. The pergola supports must be at least six-feet from the base of the pine tree. Following the staff's presentation, Chairman Parker requested that the applicant make his presentation.

The applicant, Mr. David Robertson, with Sigler Construction, Inc., presented statements in support of the application. The Board and the applicant discussed the size of the posts (with a recommendation that the size be increased to 6 x 6 rather than 4 x 4). The Board also recommended additional detail for both the posts and the ends of the beams.

Chairman Parker stated that wind calculations may be required for this project. This would necessitate additional bracing.

The Board stated concern that today's drawings seem to be incomplete. In addition to the above referenced concerns, the Board requested additional information from the applicant with regard to the placement of the outdoor TV. The Board would like to know that the area will look like when the TVs are not there.

The Board recommended that today's application be withdrawn for the following reasons:

- (1) The drawings need to be more complete with additional column and post details included;
- (2) Wind calculations may be needed with details regarding articulation of the braces required;
- (2) Size of the 4 x 4 posts should be increased to 6 x 6. Additional detail to the posts is needed;
- (3) Additional detail at the ends of the horizontal elements is needed;
- (4) The revised plans should show what it will look like when the TVs have been removed.
- (5) Additional detail is needed in regard to how the project is connected to the ground.

The applicant agreed to **withdraw** today's application for the recommended changes.

Beach Market Shops - DR100037 – Alteration/Addition

Mr. Roan introduced the project and stated its location (2 North Forest Beach Drive). The Beach Market is comprised of retail shops and restaurants. Today's application is related to the space currently occupied by Hinchey's Chicago Bar & Grill. This restaurant will be vacating the site over the winter; and it will be replaced with a new restaurant. The new restaurant owner would like to make several changes to the exterior of the building (they also plan extensive upgrades to the interior space).

Mr. Roan presented an in-depth review of today's application. The applicant's photos show the current window and door appearance in three elevations. The southeast and south elevation changes include the removal of the fixed glass and installation of sliding glass partitions. The southeast elevation also has the addition of a new custom door. The west elevation (facing the internal shopping plaza) will have the fixed glass and current double entry doors replaced with new custom doors and two 5 x 5 fixed windows. Both the doors and the windows will have awnings. The windows will be shuttered with board and batten style and finished in the same color as the custom doors (dark pewter).

Mr. Roan reviewed the elevations and colors for the windows, shutters, doors, and awnings. The staff and Board discussed the choice of color and the style of the entry door and shutters. The folding accordion style doors will be Anderson White. The Board reported the need for additional information with regard to the doors and the awnings. The Board stated that a different style of awning may be more appropriate as the project is a departure from the existing general architecture of the site.

The Board discussed the colors, the windows, the awnings, the shutters, and door style. The Board recommended that the west elevation be re-studied for additional aesthetics. The applicant for this project was not available at today's meeting for comments or questions. Based on today's discussion, Chairman Parker recommended that the application be withdrawn for additional study. The staff **withdrew** the application on behalf of the applicant.

(Chairman Parker and Vice Chairman Theodore recused themselves from review of the following application due to a potential conflict of interest. Conflict of Interest Forms were completed and signed for the record. Conflict of Interest Forms were completed and signed for the record. Mr. Sodemann agreed to Chair this portion of the meeting).

First Presbyterian Church – Sign - SIGN100146

Mr. Roan introduced the project and stated its location (540 William Hilton Parkway). The applicant would like to replace the existing monument sign with the proposed monument sign. Mr. Roan presented an in-depth review of the application including details related to proposed colors and materials. The double-faced sign has brick columns that match the building. Mr. Roan also reviewed the landscape plan. The staff recommended approval. At the completion of the staff's presentation, Acting Chairman Sodemann requested that the applicant make his presentation.

The applicant, Mr. Alex Sineath, presented statements in support of the application. Mr. Sineath and the Board discussed the sign's size, its location, the light fixtures, the colors and materials. At the completion of the Board's discussion, Mr. Sodemann requested that a motion be made.

Mr. Behling made a **motion** to **approve** the First Presbyterian Church sign application as presented. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 4-0-2.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

The meeting was adjourned at 2:25p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman