

Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, February 8, 2011 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

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

Board Members Absent: Jennifer Moffett

Council Members Present: None

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

Mr. Roan reported that the applicant for Marriott Sunset Pointe Adult Pool Renovation, appearing under Alterations/Additions, has requested a postponement of the application to a future date. The revised agenda was **approved** by general consent.

5. APPROVAL OF THE MINUTES

The minutes of the January 25, 2011 meeting were **approved** as **amended** by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

Hinchey's Chicago Bar & Grill (Metropolitan Hotel) Deck Addition - DR110007

Mr. Roan introduced the application and stated its location. This business has moved from Beach Market Shops to the Metropolitan Hotel located at 36 South Forest Beach Drive.

The applicant is proposing the addition of an outdoor patio deck to be used as a waiting area. The applicant proposes to improve the entryway by covering two sets of stairs that are slightly sloped. This will correct a potential safety issue. The applicant states that the existing shrubbery located next to the building will be moved outward between the new deck and the parking lot.

The applicant is proposing a picket railing with a 4-ft. stairway into the building. The staff recommended that a different railing detail be used. The railing detail should be made heavier and more contemporary. The staff also recommended that the width of the stairway be increased. Also, the Natural Resources Department is concerned with the preservation of two 14-inch live oak trees located out front. Every effort should be made to preserve these trees. At the completion of staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Bill Vitto presented statements in support of the application. The applicant stated that the purpose of the outdoor space is to provide heating and a smoking area for patrons of the restaurant. The applicant stated that the two live oak trees that are located out front will be preserved.

The Board and the applicant discussed several issues including the railing detail, the width of the stairs, and landscaping requirements. The Board agreed with the staff's recommendations regarding the railing detail and the width of the stairs. The Board and the applicant discussed the need to screen the base of the deck with adequate landscaping.

Based on today's recommendations, Chairman Parker stated that the applicant will need to return for a second review of the project. Today's review is approved on a conceptual basis only, and no official action was taken. The applicant thanked the Board for their consideration and design recommendations.

Verizon Antennae Co-Locate – 616 William Hilton Parkway - DR 110008 Alteration/ Addition

Mr. Roan introduced the application and stated its Folly Field location. This is an application for new antennae to an existing tower. The new antennae will be located lower than the existing. There is no new cabinetry on the ground. The staff recommended approval as submitted. The Board agreed with the staff's recommendation, and Chairman Parker requested that a motion be made.

Mr. Behling made a **motion** to **approve** the Verizon Antennae Co-Locate application at 616 William Hilton Parkway as submitted. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

Verizon Antennae Co-Locate - Paddocks Boulevard - DR110009 Alteration/Addition

Mr. Roan introduced the application and stated its location in Indigo Run. Like the previous application, this is an application for new antennae to an existing tower. The new antennae will be located lower than the existing. There is no new cabinetry on the ground. The staff recommended approval as submitted. The Board agreed with the staff's recommendation, and Chairman Parker requested that a motion be made.

Mr. Behling made a **motion** to **approve** the Verizon Antennae Co-Locate application for Indigo Run as submitted. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. APPEARANCE BY CITIZENS

None

11. ADJOURNMENT

The meeting was adjourned at 1:45p.m.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman