

The Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, June 14, 2011 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

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

Board Members Absent: None

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
Richard Spruce, Plans Review Administrator
Nicole Dixon, Senior Planner
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 May 24, 2011 meeting were **approved** as presented by general consent.

6. STAFF REPORT

Mr. Roan reported that Mr. Ted Behling is resigning from the Board effective June 30, 2011. Mr. Behling has served on the DRB since September 2008. Mr. Roan thanked Mr. Behling for his service to the Town.

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

A) **DR110002- Wal-Mart Expansion- New Development- Final**

Mr. Roan presented a brief history of the project. The proposed site lighting and landscape package is quite extensive. Mr. Roan provided a review the landscape plan. Wax myrtles are proposed to soften the area, but they are located under the drip line of a specimen oak. Care should be taken to protect this specimen oak tree.

Mr. Roan stated that no architectural conditions were placed on the Conceptual review of this project. The dry detention pond at the rear is labeled for a chain link fence at the perimeter. The chain link fence should be vinyl clad black or Charleston Green. This area is also close to the bike path easement and should be similarly buffered to soften the utilitarian nature of the element (and to improve water quality.)

Staff recommended that the wax myrtles under the 40” oak canopy be moved eastward out of the drip line. The applicant should be sure to coordinate the location of the new light poles and any new wiring with Natural Resources in order to protect the existing trees on site. The Board reviewed the application and stated concern with the lack of landscape plan details.

At the completion of staff’s presentation, Chairman Parker requested that the applicant make his presentation. Mr. Larry Barthamew, Civil Engineer, with ABC Engineering, presented statements in support of the application. The board and the applicant discussed landscaping details including plant material and understory planting. The Board agreed with the need to protect the specimen oak tree. The board and the applicant discussed the retention pond and the screen wall. At the completion of the applicant’s presentation and discussion by the Board, Chairman Parker requested that a motion be made.

Vice Chairman Theodore made a **motion** to **approve** the Wal-Mart Expansion - New Development - Final application with the following conditions: (1) the landscaping along Highway 278 is to be field verified (empty spots are to be filled in); (2) wax myrtles at the corner of the building are to be brought forward from underneath the canopy of the live oak tree; (3) the screening of the detention basin on the roadside is to be an extension of the existing opaque wall system already in place (it is to match); (4) remaining chain link fence perimeter is to be a black vinyl clad fence. Mr. Sodemann **seconded** the motion and the motion **passed** with a vote of 7-0-0.

b) DR110022- 1005 Marshland Road- New Cell Tower Installation- Final

Mr. Roan reviewed the history of the project. Mr. Roan reviewed the site plan and the tower elevations. The directives from the Board’s previous review were: (1) to pave the new drive aisle between the existing parking lot and the gates; (2) to stain the fence a dark color so that it blends into its surroundings and complements the building; (3) to bring the proposed artificial canopy of the antenna down in order to meet the top of the existing canopy in the field. The applicant has complied with these directives, and the staff recommended approval. Following the staff’s presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Jay Sanders, with American Towers, presented statements in support of the application. The Board thanked the applicant for his assistance with this project. The Board and the applicant discussed several issues including the canopy and options for artificial branches. Following the Board’s discussion, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the 1005 Marshland Road – New Cell Tower Installation Final application as submitted. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 7-0-0.

9. New Business

a) DR110010- LeeWood’s Grille - Patio- Minor External Change

Mr. Roan introduced the project and stated its location. Mr. Roan presented an in-depth review of the application. The staff is concerned that the deck does not specify finished elevation relative to grade. If the applicant raises it to accommodate the roots of specimen water burch

tree, per the recommendation of Natural Resources, there should be some accommodation for ADA. Additional detail regarding the deck is still needed.

The staff stated that, in theory, this consolidates and formalizes the materials in what appears to be a heavily utilized area. When properly detailed, this could be a real addition to the plaza. However, there are several unapproved elements and some other landscape deficiencies on the site that should be remedied as a condition of approval.

The applicant for this project was not present at today's meeting for questions or comments from the Board. The Board agreed with the staff's concerns particularly with regard to landscaping issues. A landscaping commitment from the owner will be needed. The Board also discussed concerns with the need for additional details regarding the decking. It's a simple project, but important information is missing.

The Board stated that additional information is needed with regard to the site plan, the drawings, and other details. Following the discussion, the staff withdrew the application on behalf of the applicant. The staff will discuss the Board's concerns with the applicant.

c) **DR110026- Park Plaza II - Kanaley's Restaurant- Outdoor Bar- Alteration Addition**

Mr. Roan introduced the application and stated its Park Plaza location. The applicant is proposing to construct an outdoor bar addition to the existing restaurant. The 20 ft. square roof is proposed to fit into a planted area with minimum damage to the existing trees. All proposed materials will match the existing. Mr. Roan stated that the dropped fascia enables incorporation of overhead glassware storage and hinged closure panels.

The plan does not specify how significant existing landscaping is affected or remedied. Given the plan drawing, the staff assumes the roofline and the concrete pad are the same dimension. The applicant did match the unique rafter detail of the existing center. Also, the drop on the fascia seems heavy and might be remedied by lessening the dimension, or beefing up the proposed column (commensurate with the existing columns of the walkway.)

The staff feels that this is a good amenity for the center; however, there are some detailing questions and resolutions that should be resolved prior to approval of the application. Following the staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. The Board and the applicant discussed the project at length. The Board expressed concern with several issues including vertical scale and the fascia (which seems to be top heavy.) The Board expressed concern with the project being able to tie into the existing. The Board stated that they need to see more information regarding architectural dimensional drawings and the relationship to the existing elements. The Board requires accurate, detailed information, with better integration.

Bases on today's discussion, the applicant decided to **withdraw** today's application for needed revisions.

d) **DR110027- Circle Center Repaint**

Mr. Roan introduced the application and stated its location. The applicant is proposing is repaint the metal, iron and wood section of the Circle Center Shopping Center. All natural stone elements of the existing center will remain as exists. Mr. Roan presented existing photos of the shopping center along with a color rendering of proposed colors. The applicant is not removing the medallions around the plaza. The medallions are being painted. The staff recommends that

the proposed banana cream color be replaced with something more consistent. The applicant was not present at today's meeting for questions or comments from the Board. The Board agreed with the staff's concerns regarding the proposed color.

At the completion of the staff's presentation and discussion by the board, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the Circle Center Repaint application with the following conditions: (1) the banana cream color is to be eliminated; (2) the fascias and signage fascias are to be repainted to match existing fascias are to be repainted to match the existing fascia color; (3) the support beams are to be repainted to match existing fascia. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10. ADJOURNMENT

The meeting was adjourned at 2:30pm.

Submitted By:

Approved By:

Date: June 28, 2011

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman