Town of Hilton Head Island
Regular Design Review Board Meeting

Tuesday, November 27, 2012
1:15 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

1. **Call to Order**
2. **Roll Call**
3. **Freedom of Information Act Compliance**
   Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements
4. **Approval of Agenda**
5. **Approval of Minutes –** Meeting of November 13, 2012
6. **Staff Report**
7. **Board Business**
8. **Unfinished Business**
9. **New Business**
   A. Minor External Change
      1) DR 120033 – Sands Village Repaint
10. **Appearance by Citizens**
11. **Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.

Town of Hilton Head Island
Design Review Board **DRAFT**
Minutes of the Tuesday, November 13, 2012 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers

Board Members Present:	Chairman Scott Sodemann, Vice Chairman Deborah Welch, Jake Gartner, Tom Parker, Jennifer Moffett, Galen Smith and Todd Theodore
Board Members Absent:	None
Council Members Present:	Bill Ferguson
Town Staff Present:	Jennifer Ray, Urban Designer; Teri Lewis, LMO Official Nicole Dixon, Senior Planner; Anne Cyran, Senior Planner Heather Colin, Development Review Administrator Shawn Colin, Manager, Comprehensive Planning Kathleen Carlin, Secretary

1. Call to Order
Chairman Scott Sodemann called the meeting to order at 1:15 p.m.

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda
The Board **approved** the agenda as presented by general consent.

5. Approval of the Minutes
The Board **approved** the minutes of the October 23, 2012 meeting as amended by general consent.

6. Staff Report
None

7. Board Business
None

8. Unfinished Business
None

9. New Business

A. New Development

**Mr. Tom Parker and Mr. Todd Theodore recused themselves from review of the following Shelter Cove Towne Centre Phase 1B Conceptual application DR120030 due to professional conflict of interest. Conflict of Interest Forms were completed and signed by both Mr. Parker and Mr. Theodore and attached to the record.*

Shelter Cove Towne Centre Phase 1B Conceptual Review DR120030

Ms. Jennifer Ray introduced the Conceptual application and stated its location, 24 Shelter Cove Lane. Revitalization of the Shelter Cove Mall property represents a rare and unique opportunity to create a mid-island mixed use destination with commercial and residential land uses that are oriented to Broad Creek.

Ms. Ray presented background information along with several site photos of the existing mall and adjacent properties. Following staff's introduction, Ms. Ray invited Mr. Mark Baker, Landscape Architect, with Wood + Partners, to make his presentation.

Mr. Baker presented an in-depth overhead review of the site analysis and the Conceptual Master Plan. The mall property is approximately 42 acres in size and is located within the Palmetto Dunes planned development district. The mall includes an existing 328,200 square feet single-story stucco and brick building. The site includes approximately 1,192 asphalt parking spaces.

The proposed Conceptual Master Plan is organized around a relocated Shelter Cove Lane creating a new Waterfront Drive paralleling Broad Creek and a new central main street connecting William Hilton Parkway to the waterfront. Moving Shelter Cove Lane landward allows for the creation of a new waterfront park between the marshes of Broad Creek and redeveloped commercial and residential land uses. The new waterfront park and street provide the back drop for mixed-use commercial and residential properties. The park will be the host site for many civic functions and special events. The new waterfront park will be extended through a greenway trail corridor system interconnecting waterfront open space with potential linkages along Broad Creek to Chaplin Park, Shelter Cove Marina and Palmetto Dunes.

The proposed re-alignment of Shelter Cove Lane will include on-street parking for convenient access to the park and for adjacent proposed shares uses. A proposed central road with enhanced streetscaping and parking will extend from Highway 278 to the realigned waterfront drive. Shelter Cove Lane is proposed to connect directly through the commercial village front Highway 278 with an enhanced streetscape and pedestrian walkways. An existing 100' power line easement is proposed to be relocated from the marsh edge and rerouted through the parking lot front Highway 278.

The applicant has worked to preserve specimen trees within the redevelopment area. Only one specimen tree is currently being impacted by the relocation of Santee Cooper's power line. Landscape buffers will be located in areas immediately adjacent to the Newport Community and to buffer views toward the proposed fuel center. Several of the existing Crape Myrtles will be transplanted within the proposed redevelopment.

A proposed network of sidewalks and pathways will be integrated into the mixed-use commercial area, residential properties and adjacent land uses. The proposed pathway along Highway 278 frontage will eventually be connected to the Town's pathway corridor system and will have multiple connections into the property from Highway 278 and along Shelter Cove Lane.

Following Mr. Baker's presentation, he invited Mr. Paul D'Arconte to present the architectural portion of the application.

Mr. Paul D'Arconte, Architect, with MSTSD, stated that the developer, Blanchard and Calhoun, asked his firm to design the retail buildings for this project. Mr. D'Arconte presented an in-depth overhead review of the elevations for each of the buildings. The materials for the buildings include brick base, tabby/stucco, standing seam metal roof, painted louvers, clear glass, painted metal and painted wood trellises with fixed awnings. The materials and the color palette are compatible with the Design Guide.

Following Mr. D'Arconte's presentation, Ms. Ray presented statements on behalf of staff regarding the scale of the development, the proposed materials and the color palette. Staff recommended that the Conceptual application be *approved* as submitted.

Chairman Sodemann thanked the staff and the applicants for their presentations and requested comments from the public. Mr. Mark Senn, with Blanchard and Calhoun, the developer for the project, presented statements in support of the application including comments regarding the lowcountry style of architecture. Mr. Senn thanked local architects, Mr. Tom Crews and Mr. Tom Parker, for their guidance and assistance with achieving the lowcountry style. Following these public comments, the Board discussed the application.

Each member of the Board complimented the quality of the project. Mr. Smith questioned the north elevation of the Kroger store and the need for additional character. Mr. Baker stated that substantial landscaping will be added to this area with more trees to help break up and soften the scale of the buildings. Vice Chairman Welch stated her concern with the amount of parking and the potential conflict between the vehicular traffic and pedestrian traffic. Vice Chairman Welch recommended that the consultant make this as safe and user friendly as possible including the consideration of a signalized walkway for pedestrian safety.

Vice Chairman Welch and Mr. Baker also discussed the locations for deliveries. Vice Chairman Welch stated that the Belk's facades look dated and out of place with the new project. Mr. Senn stated that this is unlikely to happen because Belk is happy with their existing entrances. The DRB encourage Belk to change their entrances to be more consistent with the new architecture. Chairman Welch agreed with previous comments regarding the need for additional architectural character for the north façade of Kroger's including the potential addition of windows facing Broad Creek for a nice view of the water.

Mr. Gartner and Chairman Sodemann also agreed with the comments regarding the north elevation of Kroger. Chairman Sodemann stated that landscaping will be a critical element of the plan. The east façade may benefit from a different architectural element. The Fuel Center will need to be heavily screened. Chairman Sodemann also commented on the backside elevation of Belk's including the service/loading area and the need for improvements in this area. At the completion of the Board's discussion, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion** to **approve** the Shelter Cove Towne Centre Phase 1B New Development Conceptual Review application DR120030 as submitted. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 5-0-0.

B. Alteration & Addition

** Mr. Jake Gartner and Mr. Todd Theodore recused themselves from review of the Sonesta Resort application DR120031 due to professional conflicts of interest. Conflict of Interest Forms were completed and signed by Mr. Gartner and Mr. Theodore and attached to the record.*

1. **<u>Sonesta Resort</u>** Alteration & Addition DR120031

Ms. Ray introduced the application and stated its location, 130 Shipyard Drive. The Sonesta Resort is proposing to make resort renovations to enhance the property. Renovations include both interior and exterior improvements.

Ms. Ray presented an in-depth review of the application including the existing site plan and photographs of the existing site. Ms. Ray also presented an in-depth review of the proposed site plan. Minor exterior renovations will include a new paint scheme and modifications to guestroom balcony guardrails and some door replacements. Existing guardrail systems on middle floors will be replaced with new aluminum railing systems with pickets while upper and lower floor

guardrails will receive new aluminum cap rails.

Exterior site and amenity improvements are also planned. Existing amenities include an informal pool, kiddie pool, single story outdoor bar, single story cabana and bike tent, raised concrete terrace, water feature with small pond and extensive landscaping. Redevelopment plans call for a partial renovation of the existing pool as well as the removal of the kiddie pool. Plans also call for the renovation of the existing raised concrete terrace accessing the resort lobby and removal of the existing landscape water feature. The beachside pavilion will receive improvements that include a new nanawall window wall system which will allow protection from elements as well as a new bar for entertaining.

The existing concrete terrace at the building will be revised to extend a breakout space along the edge of the building. The new terrace will consist of colored concrete with banding as well as a new stucco terrace wall. A new wood deck is also proposed adjacent to the dining room to allow for indoor/outdoor dining. Within this deck area is an outdoor fireplace that is being constructed as part of the new deck. The proposed fireplace material is stone, which is not in keeping with the Design Guide. The outdoor pool will be renovated by expanding the existing pool deck to allow for additional chairs. The existing deck is worn and it will be replaced with a new colored concrete deck. In areas near large trees, permeable pavers will be used to minimize disturbance to tree roots.

The existing pool will be renovated to add a zero entry feature to comply with new ADA regulations. New waterline tile and concrete pool coping will be added. The pool area will be surrounded by a new pool fence enclosure system. An extensive landscape plan is proposed to maintain the existing resort feel. Tree mitigation requirements have been addressed with Live Oaks and Sabal Palmettos. Understory material consists of a variety of shrubs, ornamental grasses and groundcovers. The site plan was designed to minimize the amount of disturbance to existing trees. No specimen trees will be removed; the majority of tree removal will be palms.

Site lighting will consist of relocating existing bollard light fixtures for lighting of new sidewalks. Tree accent up-lights have been added in key locations. Step lights have been added to the low seat wall along the new terrace for safety reasons. The use of pervious pavers has kept the increase of impervious site work to a minimum and has reduced storm water requirements for the site. The proposed improvements will have no negative effect on adjacent properties and have limited visibility from the beach.

Ms. Ray presented photographs of the proposed materials and color palette. Ms. Ray presented photos of the permeable pavers in Fossil Beige color. The pool deck finish is Rock Salt in Scofield Mesa Beige color. The pool tile color is Tondela Blue. The pool fence is a 3-rail aluminum fence in a bronze finish with 6x6 wood posts.

The staff recommended that the application be *approved* as submitted with a recommendation that the applicant select a more suitable material for the fireplace instead of the stone. At the completion of the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Trey Griffin, with Wood + Partners, presented statements in support of the application including details regarding the outdoor fireplace. The Board discussed several issues with the applicant including the use of stone at the fireplace. The Board recommended that a more suitable material be used instead of the stone. The Board also discussed the lighting and the accent bronze color for the fence. At the completion of the Board's discussion, Chairman Sodemann requested that a motion be made.

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Mr. Parker made a **motion** to **approve** the Sonesta Resort Alteration & Addition application DR1200301 as submitted with the condition that the stone material be replaced with a more appropriate material based on the Design Guide. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 5-0-0.

2. **<u>The Westin</u>** Alteration & Addition DR120032

Ms. Ray introduced the application and stated its location, 2 Grasslawn Avenue. The application is for a new hardscape plan and new landscape plan. The over-arching design philosophy is to enhance the natural beauty of the existing landscape and to introduce fresh landscape and site elements in keeping with the Westin Brand and reflecting Hilton Head Island's natural surroundings in an up to date and appropriate manner.

Ms. Ray presented an in-depth review of the application including several photos of the existing site, a description of the existing site, and the proposed new site plan. The applicant proposes to make renovations to the entrance drive and the gazebo. Some modifications are planned to the existing fountain.

The applicant is proposing an extensive landscape plan. The existing landscaping is overgrown and out dated. The proposed plan includes a good mix of evergreen shrubs, some color, and resort-type plants. The applicant proposes to replace existing asphalt at the entrance road with brick pavers to match the existing pavers. The applicant proposes to add a new 4' fence that will visually tie the main entry road to the hotel. The propose fence is powder coated aluminum and will be heavily planted between the existing curb and the fence itself.

The applicant proposes to renovate the Security Gazebo. The gazebo will have the same roof with new columns. The applicant proposes to remove and improve the existing landscape along the entire entrance median leading up to the open fountain area. They would like to remove the original site lighting fixtures and introduce new amber LED site fixtures. They propose to improve the central visual focus of the fountain element by adding pedestrian access to the fountain area which includes replacing the steps and adding a new paver walk and seating around the fountains.

Ms. Ray described the location and style of the proposed new concrete planters. The applicant is proposing to remove the white chain and bollard in the parking lot and add planting at both the upper and lower level of the existing wall (and eliminate the need for the chain). Landscaping will be added to both sides of the wall. The proposed cabana is still in the process of being approved. A more subdued color and style is recommended.

Ms. Ray reviewed the existing Koi pond in the back of the resort. The applicant is proposing to clean the pond and add a floating gazebo. The staff stated that the floating gazebo is not in keeping with the resort style or the Design Guidelines. The style of the gazebo is Victorian and out of place with its surroundings. The existing flagstone pathway will be removed and replaced with a colored concrete walk. Ms. Ray distributed an actual sample of the proposed artificial turf which will be placed underneath the trees.

The applicant plans to renovate the existing Children's Pool and to remove the existing water feature. Ms. Ray described the location and style of the existing dolphin fountain and a sculpture bird fountain. A new stone copping is planned for the dolphin fountain. Ms. Ray described the proposed expansion of the existing wood deck and the location of the fire pit. The existing pool will be painted and will have new copping. The staff recommends that the applicant make needed

improvements to the existing dolphin fountain to tie in better with other existing fountains.

Ms. Ray described the proposed lighting and fence system. The staff recommended that a less ornate fence be used. The staff reviewed the proposed color and material samples. The darker pool deck color may be a problem due to concerns with heat. The staff recommended that the application be approved with the following recommended conditions: (1) the floating gazebo should be modified to be a style more in keeping with the style of the resort; (2) the Children's Pool elements be reconsidered; (3) that a less ornate post light fixture be considered; and (4) the dolphin fountain should be renovated to match the other fountain. At the completion of the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Rick Sotiropoulos, with Ocean Woods Landscaping, presented statements in support of the application. The applicant stated that the owner of the property has decided not to install an interactive feature in the Children's Pool. The applicant discussed the intent of the proposed fence along the road. The applicant discussed the removal of some existing trees and the new extensive landscaping plan. The applicant also discussed the existing outdated lighting and the new LED lighting. The Board discussed several issues with the applicant including changes to the arrival area, the dolphin fountain, and paving around the pool. The Board agreed with staff that the floating gazebo style is not appropriate. Mr. Theodore recommended that the dolphin fountain cap be made thicker (3" is preferred).

At the completion of the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion** to **approve** the Westin Alteration & Addition application DR120032 with the following conditions: (1) The dolphin fountain cap should be thicker; 3" is preferred (this condition can be approved by staff); (2) The fence color should be darker (this condition can be approved by staff; (3) The light pole should be more simple and less Victorian in style (this condition must return to the DRB for approval); (4) The gazebo should be less ornate and more in character with the previously approved alterations to existing architecture (this condition must return to the DRB for approval); Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 3:30p.m.

Submitted By:	Approved By:
_____	_____
Kathleen Carlin Secretary	Scott Sodemann Chairman

DRAFT

Town of Hilton Head Island

Community Development Department
One Town Center Court
Hilton Head Island, SC 29928
Phone: 843-341-4757 Fax: 843-842-8908
www.hiltonheadislandsc.gov

FOR OFFICIAL USE ONLY
Date Received: 11·13·12
Accepted by: SCH
App. #: DR 12033
Meeting Date:

Applicant/Agent Name: JOE HIGHSMITH Company: HIGHSMITH CONSTRUCTION
Mailing Address: 4 ELEC. PARK RD City: HHI State: S.C. Zip: 29928
Telephone: 785-2743 Fax: 785-2575 E-mail: JOE@HIGHSMITHCONSTRUCTIONINC.COM
Project Name: SANDS VILLAGE REPAINT Project Address: 21 LAGOON ROAD
Parcel Number [PIN]: R___ ___ ___ ___ ___
Zoning District: _____ Overlay District(s): _____

DESIGN REVIEW BOARD (DR) SUBMITTAL REQUIREMENTS

Digital Submissions may be accepted via e-mail by calling 843-341-4757.

Project Category:

____ New Development – Conceptual
____ New Development – Final, indicate Project Number
____ Alteration/Addition
X Minor External Change

Submittal Requirements for ***All*** projects:

____ Private Architectural Review Board (ARB) Notice of Action (if applicable): When a project is within the jurisdiction of an ARB, the applicant shall submit such ARB's written notice of action per LMO Section 16-3-1004. Submitting an application to the ARB to meet this requirement is the responsibility of the applicant.

✓ Filing Fee, New Development $175, Alterations/Additions $100, Minor External $50 cash or check made payable to the Town of Hilton Head Island.

Additional Submittal Requirements:

New Development – Conceptual Approval

____ A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 16-3-405, and if applicable, location of bordering streets, marshes and beaches.

____ A site analysis study to include specimen trees, access, significant topography, wetlands, buffers, setbacks, views, orientation and other site features that may influence design.

____ A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis results.

____ Context photographs of neighboring uses and architectural styles.

____ Conceptual site plan (to scale) showing proposed location of new structures, parking areas and landscaping.

____ Conceptual sketches of primary exterior elevations showing architectural character of the proposed development, materials, colors, shadow lines and landscaping.

Additional Submittal Requirements:

New Development – Final Approval

_____ A final written narrative describing how the project conforms with the conceptual approval and design review guidelines of Sec. 16-4-503.

_____ Final site development plan meeting the requirements of Sec. 16-3-303.F.

_____ Final site lighting and landscaping plans meeting the requirements of Sec. 16-3-304 and Sec. 16-3-305.

_____ Final floor plans and elevation drawings (1/8"=1'-0" minimum scale) showing exterior building materials and colors with architectural sections and details to adequately describe the project.

_____ A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

_____ Any additional information requested by the Design Review Board at the time of concept approval, such as scale model or color renderings, that the Board finds necessary in order to act on a final application.

Additional Submittal Requirements:

Alterations/Additions *and* Minor External Changes

✓ A written narrative describing how project conforms to design guidelines of Section 16-4-503.

✓ Photographs and/or drawings of existing development.

_____ Drawings of the proposed development – 11"x 17".

✓ Material/color samples of existing and proposed changes - 8 ½"X 14" *Maximum*; Stating manufacturer and material name

Note: All application items must be received by the deadline date in order to be reviewed by the DRB per LMO Section 16-3-106.

A representative for each agenda item is strongly encouraged to attend the meeting.

Are there recorded private covenants and/or restrictions that are contrary to, conflict with, or prohibit the proposed request? If yes, a copy of the private covenants and/or restrictions must be submitted with this application. ☐YES ☒NO

To the best of my knowledge, the information on this application and all additional documentation is true, factual, and complete. I hereby agree to abide by all conditions of any approvals granted by the Town of Hilton Head Island. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

I further understand that in the event of a State of Emergency due to a Disaster, the review and approval times set forth in the Land Management Ordinance may be suspended.

SIGNATURE _____ DATE 11/13/12

HIGHSMITH
CONSTRUCTION

November 13, 2012

Project narrative:

Sands Village condominiums requests a change in their primary color scheme from the taupe's shown in the submittal photographs, to the revised colors shown on the accompanying color sheet.

The colors are as follows:

Body:	Shermann Williams SW6163 (Grassland)
Mansard:	Shermann Williams SW6148 (Wool Skein)

Highsmith Construction, Inc.
4 Pope Avenue Executive Park Road
Hilton Head Island, SC 29928

843-785-2743
FAX 843-785-2575
e-mail: highcon@hargray.com

SANDS VILLAGE REPAINT COLORS

BODY COLOR

MANSARD COLOR

BUILDING
PRIVATE PROPERTY
CARS WITHOUT PARKING PERMITS WILL BE TOWED

DESIGN TEAM/DRB COMMENT SHEET

The comments below are staff recommendations to the Design Review Board (DRB) and do NOT constitute DRB approval or denial.

PROJECT NAME: Sands Village Repaint – MINOR EXTERNAL CHANGE DRB#: DR 120033

DATE: November 27, 2012

RECOMMENDATION: Approval ☐ Approval with Conditions ☒ Denial ☐

The Sands Village proposes to change their primary color scheme from taupe to light green. Two different shades of brown trim & railings are to remain. Based on the existing trim colors (brown) as well as the colors of surrounding buildings (brown, tan, beige, etc), staff recommends an alternate color scheme be used to repaint the building that will be in keeping with the colors to remain and the colors of the neighborhood.