

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, October 9, 2012 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

APPROVED

Board Members Present: Chairman Scott Sodemann, Vice Chairman Deborah Welch,
Jake Gartner, Tom Parker, and Galen Smith

Board Members Absent: Todd Theodore and Jennifer Moffett, Excused

Council Members Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Teri Lewis, LMO Official
Richard Spruce, Plans Review Administrator
Kathleen Carlin, Secretary

1. Call to Order

Chairman Scott Sodemann called the meeting to order at 1:15p.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 September 11, 2012 meeting as presented by general consent.

6. Staff Report

Ms. Ray reported that the staff will provide Board training immediately following the DRB meeting on October 23rd. The training on Design Guidelines is expected to last approximately one hour.

7. Board Business

None

8. Unfinished Business

None

9. New Business

Marriott Harbour Point & Sunset Pointe Alteration & Addition DR120028

Ms. Ray introduced the application and stated its location, 4 Shelter Cove Lane. The proposed project consists of renovating the resort's adult pool area and grill area to create an updated and more attractive experience for guests of the resort.

Ms. Ray presented an in-depth overhead review of the application including aerial photographs of the site and photographs of the existing pool area and gazebo. The proposed pool modifications will remain in character with the project's surrounding materials and finishes. Ms. Ray presented the applicant's proposed materials and color palette. Modifications will be made to the pool deck, the pool finish, coping surround, and waterline tile. Minimal site disturbance is planned as the limits of the new pool and the new pool deck do not exceed the limits of the existing pool and pool deck footprints.

Ms. Ray described the location of the adult pool area, the existing gazebo, grill area and the stepping stone walkway. The renovated grilling area is located adjacent to the existing feature pool. Currently there are free standing grills and concrete stepping stones within the area. Alterations to the space include a new summer kitchen, permeable paver patio for tables and chairs, and a new concrete walk for ADA accessibility to the existing walks. The existing entrance walk will be reconfigured to have a more direct access. Permeable pavers with steel edge restraints will be used at the summer kitchen patio.

The grill area will be constructed of a brick veneer on the front and sides. The brick will match the existing fire pit on site. The back of the grill area will be stucco and the counter tops will be granite. The applicant is proposing to use the same pavers as existing which are an oyster shell tabby.

Ms. Ray stated that the location of the existing ornamental fence that runs along the property line will need to be adjusted slightly to accommodate the new summer kitchen. Ms. Ray reported that an approval letter for the project has been received from the Shelter Cove Harbour Point ARB. The staff recommended that the application be approved. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Trey Griffin, Landscape Architect with Wood + Partners, presented statements in support of the application. Mr. Griffin stated that the design of the project is intended to provide a more organized and useable space while maintaining the resort's existing character. Mr. Griffin and the Board discussed several issues including the brick color, the new shower, and details regarding the fence. Mr. Griffin presented a sample of the brick that will be used. The Board complimented the applicant on the quality of the project. Following the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** Marriott Harbour Point & Sunset Pointe application DR120028 as submitted. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 5-0-0.

10. Appearance by Citizens

None

11. Adjournment

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

Submitted By:

Approved By:

October 23, 2012

Kathleen Carlin
Secretary

Scott Sodemann
Chairman