

Town of Hilton Head Island
Design Review Board **APPROVED**
Minutes of the Tuesday, December 11, 2012
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: None

Town Staff Present: Jennifer Ray, Urban Designer; Teri Lewis, LMO Official
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 November 27, 2012 meeting as presented by general consent.
6. **Staff Report**
Ms. Ray reminded the Board that training on the Town's Development Review Process will be provided by the staff following today's meeting. The staff is also scheduled to provide training on the topic of Ethics following the regular 3:00p.m Planning Commission meeting on December 19, 2012. The next DRB meeting is scheduled to be held on Tuesday, January 8, 2013.
7. **Board Business**
None

8. Unfinished Business

Mr. Todd Theodore and Mr. Jake Gartner recused themselves from review of the Sonesta Resort application due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Theodore and Mr. Gartner and attached to the record.

A) Sonesta Resort Alteration & Addition DR120031

Ms. Ray stated that this application was first reviewed by the Board on November 13, 2012. The Board approved the application with the condition that the proposed use of stone on the fireplace be replaced with a more suitable material based on the Design Guide.

Ms. Ray presented a brief history of the application as well as an in-depth overhead review of today's submission. The applicant has submitted a revised elevation showing smooth fine sand stucco finish with half-inch stucco reveals. The proposed color for the fireplace is Quiver Tan, a darker bronze accent color that will compliment the approved building color (Rice Grain) and the approved color of the handrail (Enduring Bronze). Ms. Ray stated that the colors are compatible with one another and are consistent with the Design Guide. Staff recommended that the application be approved as submitted. Following 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 and the Board briefly discussed the materials and colors. The Board complimented the quality of the project and agreed with staff's recommendation that the application be approved. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Sonesta Resort application DR120031 as presented by the staff. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

B) The Westin Alteration & Addition DR120032

Ms. Ray stated that this application was first reviewed by the Board on November 13, 2012. The Board approved the application with conditions. Ms. Ray presented a brief history of the application as well as an in-depth overhead review of today's submission. Originally the applicant intended to expand the area of pavers at the entrance to match the existing pavers at the entrance and Porte Cochere. The applicant has now decided to install new pavers at both the entrance and the Porte Cochere, as well as the fountain area.

The Westin proposes to remove the existing mortared brick pavers and existing concrete header curb at the entrance and replace them with a field of Whitacre-Greer 6x9 pavers (mix of color 53 & 54) in a herringbone pattern with a border of Whitacre-Greer 6x9 pavers (color 44) in a soldier pattern with an 18" concrete header curb at each end.

The applicant also proposes to remove the existing mortared brick pavers and existing concrete header curb/dividers at the Porte Cochere and replace them with a field of Whitacre-Greer 2.5x9" pavers (mix of color 44, 53, & 54) in a herringbone pattern with an outside border of granite cobbles (3-row, grey) and no dividers. Ms. Ray distributed samples of the materials and colors for the Board's review.

Staff recommended that the application be approved as submitted with a couple of exceptions. The introduction of the granite cobble should be replaced with the rock-salt concrete curb to continue to tie in with the proposed concrete steps leading up to the fountain area. A divider should be used to break up the large expanse of pavers around the Porte Cochere. The staff's other concern is that there will be too wide of a variety of paver sizes and styles. One size and one style

of paver for all three areas, specifically the entrance and the Porte Cochere, may be a better option. At the completion of staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Rick Sotiropoulos, CLP, with Ocean Woods Landscaping, presented statements in support of the application. The applicant and the Board discussed the style and color of the existing pavers, the proposed new paver, and the existing concrete header curb/dividers. The Board and the applicant also discussed the granite cobbles.

Mr. Parker stated that the entrance pavers and the drop-off pavers should match each other in size, color and pattern. Mr. Parker also recommended that the concrete steps at the fountain be replaced with granite steps to match the granite cobbles.

Vice Chairman Welch agreed with the Mr. Parker's recommendations. Mr. Theodore stated that the proposed pattern may be a bit busy; however, it is an improvement over the existing conditions. Mr. Theodore stated that the pedestrian crosswalk area at the entrance may need to be designated for additional safety. Chairman Sodemann and the applicant discussed the pavers, especially the contrast in colors. Following final discussion by the Board, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion to approve** The Westin application DR120031 as submitted with the following conditions:

1. Paving at the entrance is to be reconsidered to allow for the pedestrian crossing;
2. The entrance pavers and the drop-off pavers are to match each other in size, color and pattern;
3. The concrete steps at the fountain are to be replaced with granite steps to match the granite cobbles.

Mr. Parker **seconded** the motion and the motion **passed** with a vote of 7-0-0.

9. **New Business**

Mr. Todd Theodore recused himself from review of the Palmetto Hall sign application due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Theodore and attached to the record.

Palmetto Hall Highway 278 Sign DR120034

Ms. Ray introduced the application and stated its location at the north east corner of William Hilton Parkway and Beach City Road. Ms. Ray presented an in-depth overhead review of the application. The Palmetto Hall Property Owners Association (POA) is proposing the construction of a free-standing community identification/directional sign on Town owned property.

Palmetto Hall has worked with the Town and the Hilton Head Island Land Trust on sign development and acquisition of a perpetual, non-exclusive easement for the installation and maintenance of the sign. The sign is intended to match the character of the community's existing main entrance sign. The sign is proposed to be constructed of two sign panels approximately 11'-6" x 5'-11" (including graphics) and oriented in a "V" configuration.

The three brick columns (the brick color and type will match the existing Palmetto Hall signage) will support the two sign panels. Sign panel construction will consist of sandblasted western red cedar with graphics to match the existing. Sign lighting is proposed to illuminate both sign panels. Lighting is bronze in color and will be shielded.

Proposed landscaping around the base of the sign includes juniper, cord grass, dwarf inkberry

shrubs and yaupon holly. The staff recommended that the application be approved as submitted. Following 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. The Board discussed the location of the sign and stated some concern with approving an off-premises sign. Ms. Ray stated that the Land Management Ordinance (LMO) does allow Planned Unit Developments (PUDs) to have off-premises directional signage. The Board and the applicant discussed details of the sign, landscaping details, and maintenance. Mr. Alex Sineath, with Designeath, presented additional comments regarding the proposed sign. At completion of the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to **approve** the Palmetto Hall sign application DR120034 with the condition that the dwarf inkberries are sized to provide full coverage of the area below the sign panels at the time of installation. Mr. Parker **seconded** the **motion** and the motion **passed** with a vote of 5-1-0.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 2:30p.m.

Submitted By:

Approved By:

January 8, 2013

Kathleen Carlin
Secretary

Scott Sodemann
Chairman