

**Town of Hilton Head Island**  
**Design Review Board** **APPROVED**  
**Minutes of the Tuesday, July 24, 2012 Meeting**  
**1:15p.m – Benjamin M. Racusin Council Chambers**

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

Board Members Absent: Jake Gartner, Excused

Council Members Present: Bill Ferguson

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

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**1. CALL TO ORDER**

Chairman 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 July 10, 2012 meeting as presented by general consent.

**6. STAFF REPORT**

None

**7. BOARD BUSINESS**

None

**8. UNFINISHED BUSINESS**

*(Mr. Theodore recused himself from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed, signed, and attached to the record.)*

**DR120017 Building Innovations – New Development Final Review**

Ms. Ray presented a brief summary of the Conceptual New Development application for the proposed project located at 36 New Orleans Road. The Board approved the Conceptual application for this new design center on June 12, 2012. The two-story building is approximately 3,500 square feet in size. The building fronts New Orleans Road with the rear elevation facing William Hilton Parkway. The new building is adjacent to commercial property on both the east

and the west. Ms. Ray presented an overhead review of the parking area, the elevations, the color palette and the materials, the pervious pavers, the lighting, and the landscaping plan. Access to the site is through a central drive aisle with parking stalls located on each side. Pervious vehicular pavers will be used in the parking area. Decorative pervious pavers will be used at the entrance to the building.

Ms. Ray stated that the building floor plan has not changed from the Conceptual submission. The front and the rear elevations have also not changed since the Conceptual review. Ms. Ray presented the changes to the right elevation and to left elevation. Ms. Ray presented samples of the building's colors and materials all of which are nature blending and appropriate to the Design Guide. Palmetto Electric shoebox light fixtures on a wood pole are proposed to provide lighting from the parking lot to the building during evening hours. Aluminum floodlights for signage have a bronze finish. More plantings are indicated for the entrance and for the building. The landscape plan is appropriate for the site.

The applicant has applied to the Board of Zoning Appeals for a variance to encroach into the buffers. If the Board of Zoning Appeals does not approve the variance request, the applicant may be required to modify the building footprint and or the site plan. The staff recommended that the application be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicants make their presentation.

Mr. Rick Clanton, Architect, and Mr. Trey Griffin, Land Planner, with Wood + Partners, presented statements in support of the application. Mr. Clanton and Mr. Parker discussed the rear elevation. Mr. Parker recommended that the applicant consider adding control joints to the rear elevation to visually help break up the mass a bit. Mr. Parker stated that detail for the trellis is missing from the application. The applicant should submit details for the trellis to the staff for their approval.

The applicants and the Board discussed several issues including the side elevations, the top of the chimney area, and the possible need for additional landscaping at the rear elevation. Additional understory plantings are recommended to help screen the rear elevation. At the completion of the discussion, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a motion to **approve** the Final New Development application for Building Innovations as presented. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 5-0-0.

*(Mr. Parker recused himself from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed, signed, and attached to the record.)*

### **DR 120016 – Sea Tower Beach Park – New Development Final Review**

Ms. Ray presented a brief summary of the Conceptual New Development application for the proposed project located at 99 South Sea Pines Drive. The Board approved the Conceptual application for the Tower Beach Park on June 12, 2012. The Sea Pines ARB has also provided preliminary approval. The site plan includes a security shelter, some improved parking, an entry shelter, the beach pavilion, a new system of boardwalks, and minor renovations to the existing restroom building.

As recommended by the Board, the applicant has extended the sidewalk and connected it to the bike trail. The applicant has also added some bike racks for additional bike parking. The applicant has submitted a landscape plan that is appropriate for the area. Site lighting is limited to

two Palmetto Electric shoe box fixtures on wood poles in the parking lot. The applicant has provided details of the trellis swings located along the boardwalk. The trellis swings blend well with the elevations of the building. As recommended by the Board, the architect has added some bracketing to the security station. The footprint and entry shelter have remained largely the same. Some bracketing and detail has been added to the roof elevation. The beach pavilion has stayed the same.

Ms. Ray presented samples of the materials and the colors for the shingles, the guard rails, the windows and doors, and the stucco finish. All colors and materials are nature blending and appropriate to the Design Guide. The staff recommended that the application be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicants make their presentation.

Mr. Jake Lee, Architect, and Mr. Chris Darnell, Land Planner, with JK Tiller & Associates, presented statements in support of the Final application. Mr. Lee presented comments regarding design improvements to the security shelter. Mr. Lee also presented comments regarding the Main Pavilion. In consideration of turtle protection, the facility will not be used after dark, and no lighting will be provided after dark except for some emergency-type lighting that will have no exterior impact. The Board complimented the quality of the project. The Board stated that the additional brackets and the attached bike path are nice additions to the plan. At the completion of the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a motion to **approve** the Final New Development application for Tower Beach Park as presented. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

## 9. NEW BUSINESS

### DR120020 – Big Chill Ice - Minor External Change

Ms. Ray introduced the application and stated its location. The applicant is proposing to place a 200 square foot ice vending machine at 123 Mathews Drive. The machine is 9' high x 8'-4" wide x 24' long. The corporate colors for the ice vending machine are bright white with a blue canvas awning.

Ms. Ray presented an overhead visual review of the proposed project, the site, and location of adjacent commercial property. The proposed location for the ice vending machine is highly visible from Mathews Drive. The scale of the machine, the colors, and the materials do not meet the intent of the Design Guide and are foreign to the surrounding architecture and landscaping. If approved, the staff recommends that the color of the machine be changed to match the adjacent building. The ice vending machine should be screened from view. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Applicants, Mr. Bubba Gillis and Mr. Patrick Mason, presented statements in support of the application. The applicants and the Board discussed the need to change the white color to match the color of the adjacent building. The Board recommended that the blue awning be changed to green. The machine should be screened from view.

The Board further recommended that the machine be pulled back further from the parking area. The applicant stated his concern with potential damage to the root system of an existing live oak tree. Ms. Ray recommended that staff meet the applicant on site to determine if moving the machine back will cause a problem to the root system of the tree.

The Board stated that they would like to see samples of the proposed colors and materials. The Board would like to see how the awning will look. A revised site plan will also be needed. After conferring with the staff, the applicant decided to **withdraw** today's submission for recommended changes. The applicant will resubmit his application at a later time.

**10. APPEARANCE BY CITIZENS**

None

**11. ADJOURNMENT**

The meeting was adjourned at 1:55p.m.

Submitted By:

Approved By:

August 14, 2012

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Kathleen Carlin  
Secretary

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Scott Sodemann  
Chairman