

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, January 22, 2013 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

APPROVED

Board Members Present: Chairman Scott Sodemann, Jake Gartner, Tom Parker,
Jennifer Moffett, Galen Smith and Todd Theodore

Board Members Absent: Vice Chairman Deborah Welch

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 January 8, 2013 meeting as presented by general consent.

6. Staff Report

Each Board member has received a copy of the 2013 Town of Hilton Head Island Town Council Adopted Goals/Policy Agenda booklet.

7. Board Business

None

8. New Business

(Mr. Parker and Mr. Theodore recused themselves from review of the following application due to professional conflicts of interest. A Conflict of Interest Form was completed and signed by Mr. Parker and Mr. Theodore and attached to the record.)

A. Shelter Cove Towne Center Phase 1B Final Review Architecture DR120030

Ms. Ray stated that the Board provided Conceptual approval of this project on November 13, 2012. At that meeting the Board complimented the quality of the project and provided the following design comments: (1) the north elevation of the Kroger store is in need of additional character and detail;

(2) the Board is concerned with the potential conflict between the vehicular traffic and the pedestrian traffic; (3) the entrances and facades of the existing Belk stores (including the backside service loading area) are in need of additional attention; (4) the east facade of the Kroger store may benefit from a different architectural character.

Ms. Ray presented an in-depth overhead review of today's application for Final review of architecture. Ms. Ray stated that the lease reference plan has changed very little since the Conceptual approval. The primary difference is that Section D, the spaces that are located in between Belk 1 and Belk 2 stores, has been filled in.

Ms. Ray reviewed the material and color finishes and details. Details include trellis and trim, wood siding, fascia, trellis, shutters, columns, guardrails, louvers, and brackets. The colors are mostly earth tone and are in keeping with the Design Guide. Some buildings contain more than 2 accent colors. Ms. Ray presented comments regarding the fabric awnings, shingle roofs and clay tile. An actual sample of the fabric awnings is required.

The project utilizes a variety of materials, textures and colors, including metal/powder-coated aluminum products. All of the elements work well together to achieve island character. The buildings pay close attention to massing, roof shape, roof type, textures, pedestrian scale and detailed accents. Historical influences are present in the buildings but the buildings also include a more contemporary design.

A lot of offsets are used in the facades. Along with roof overhangs, canopies and awnings, the offsets will create strong shadow lines and varied experiences along the pedestrian way. Outside facades are wrapped in brick and tabby-like stucco and roofs are clad in muted metal standing seam roof, shingle roof, or clay tile roofing (used in limited accent areas).

Most pedestrian spaces have equal design characteristics. However, staff recommends that more attention be given to Buildings 105, 106 and 109 due to the visibility from Shelter Cove Lane, the parking lot and pedestrian corridors.

Many of the elevations will have context from the pedestrian level and from the parking experience only. The roof pitch varies (9:12, 6:12, 2:12, and flat) with mostly appropriate variation (flat sections are small and located between pitched sections, etc.). Staff recommends that additional attention be given to Buildings 120 and 131 which are mostly flat with large, mostly flat roofs beyond (the Belk store).

Ms. Ray described the location of the chain link fence behind the Kroger store. Staff recommends that the solid wall be continued or a solid fence installed on top of the short wall that will be more in keeping with the character of the building.

Ms. Ray described the proposed location and the design of the public restrooms. Staff has security concerns with the location and design of the restrooms because they are somewhat hidden and not easily viewed from the street.

Ms. Ray presented a review of the proposed light fixtures including cut sheets. Staff is concerned that some of the light fixtures are too contemporary when compared to the more traditional light fixtures. Extremes in design should be avoided. Ms. Ray presented the location of the mural. Additional information regarding the mural will be required before it can be approved.

A sign system is being prepared and will be submitted and reviewed at a later date (all signage indicated on building elevations is a place holder only.) Ms. Ray stated that the project's site plans including landscaping and site lighting will be submitted and reviewed as a separate package.

Ms. Ray stated that this project is under the jurisdiction of the Shelter Cove Architecture Review Board. A written Notice of Action from the Shelter Cove ARB is required seven days in advance of

DRB approval of the application. The staff has not received the required Notice of Action yet. The Board may provide comments regarding the project today but no action may be taken today. At completion of the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Paul D'Arconte, with MSTSD Architects, presented statements in support of the application. The Board and the applicant discussed the application. Mr. Smith stated that Hilton Head Island already has a Main Street and the applicant will need to select another street name for Shelter Cove Centre. Mr. Smith also presented statements regarding the north elevation and the east elevation of the Kroger store. Additional attention to the design and character is needed in this location. The back sides of Buildings 106 and 109 will be visible from condominiums that will be built in the future so additional attention is needed in this area. Mr. Smith stated that the restrooms will need to be well lighted for security purposes.

Ms. Moffett stated that she agrees with Mr. Smith's comments. Ms. Moffett also stated that the chain link fence behind Kroger should be avoided as it conflicts with island character. The facades for Belk should be upgraded so that they match the quality of the rest of the project. The back area of the project should be well lighted for security purposes. Ms. Moffett restated Vice Chairman Welch's previous concerns regarding the roundabout and pedestrian access and safety.

Mr. Gartner complimented the quality of the project including the offsets and roof variety. Mr. Gartner stated that additional attention to the pedestrian elevation (on the side of Buildings 109 and 110) is needed. Mr. Gartner stated his opposition to the chain link fence. Mr. Gartner agreed with the need for the Belk store to upgrade their facades. The facades need to be updated and brought up to the quality of the rest of the project.

Chairman Sodemann complimented the architecture of the project and stated that he agrees with the comments already provided by staff and the Board. Chairman Sodemann stated that lighting in the restrooms will be very important. Chairman Sodemann stated that the strong contrast in the style of light fixtures should be avoided. Dealing with the corner of the Kroger store is a real challenge due to delivery trucks. However, additional enhancements to the area would be appreciated. Landscaping in the area is limited. Chairman Sodemann stated that there may be too many colors, especially in the different shades of green. These may need to be limited.

Ms. Kim Traylor, with the Kroger Company, requested clarification from the Board on the north wall of Kroger and the east wall of Kroger. These are the walls seen from the road. The Board stated that additional design character is needed in this area to break up the long walls. Landscaping may help soften the area. Dealing with the north wall is a challenge because of the loading dock. Chairman Sodemann agreed with concerns regarding the visibility of this area by the residents of future condominiums.

Mr. D'Arconte responded to the Board's comments regarding the colors, security of the restrooms, and the chain link fencing. The Board will be able to view an actual mock up of the colors and the brick. Fabric samples will be provided. Mr. D'Arconte presented comments regarding the buildings located between Belk 1 and Belk 2 (this will probably change and is a 'place holder' at this time.)

The Board stated that they are looking forward to receiving the rest of the application. No action was taken by the Board.

B. Emeritus at Hawthorne Inn Minor External Change DR130001

Ms. Ray introduced the application and stated its location at 15 Main Street. Ms. Ray presented an in-depth overhead review of the application including an aerial view of the site and existing site conditions. Ms. Ray stated that the applicant is proposing to change their color scheme.

Ms. Ray presented samples of the proposed color palette which is nature blending and in keeping with the Design Guide. The staff stated that the proposed color palette is an improvement over the existing colors. Staff recommended that the application be *approved*. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Paul Peeples presented statements in support of the application. The Board and the applicant discussed the existing color scheme and the new color scheme. The Board stated that they like the new color scheme and they agreed with staff's recommendation for approval. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion to approve** application DR130001 as submitted by staff. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

C. Floors to Go Alteration/Addition DR130002

Ms. Ray introduced the application and stated its location. The applicant is proposing to relocate their showrooms to 123 Matthews Drive. Ms. Ray presented an in-depth overhead review of the application including an aerial photo, a site survey, and photos of existing site conditions.

The applicant would like to install a 6-foot high galvanized chain link fence behind their warehouse with three rows of barbed wire. The applicant states that the fence is needed for security purposes. Ms. Ray discussed the applicant's 20-foot setback from both Thompson Street and the road in the rear. If the applicant would like to install the fence beyond the required location, the applicant will need to apply for a variance from the Board of Zoning Appeals. Staff recommends that the application be *approved* with the conditions that the fence be shifted back outside of the required setback, that the fence be green or black vinyl coated, that it have no barbed wire, and landscaping be added to screen the fence. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Steve Fisher, business owner, presented statements in support of the application. The applicant discussed his need for space and for security. The Board discussed the application with Mr. Fisher. The Board stated their concern with the aesthetics of a galvanized chain link fence. If the fence is approved, it should be brown vinyl coated. The Board agreed with the applicant that a six-foot fence should be permitted for security reasons. The Board discussed the LMO requirements for 20-foot setbacks. Ms. Ray stated that a six-foot fence is not permitted within the 20-foot setback per the LMO.

Mr. Theodore presented statements regarding the improvements that are being made in the area. Mr. Parker stated that the Board is concerned with the aesthetics of the fence and not the location. Barbed wire should be permitted in the location based on security concerns. The other Board members agreed. Mr. Gartner recommended that the vinyl coated chain link fence be brown so that it matches the Palmetto Electric fence. The applicant should pull the fence back in line with the setback requirements. Following the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion to approve** application DR130002 with the following conditions: (1) the fence shall be located outside the required setback per LMO requirements; (2) the fence shall be 6-foot high brown vinyl clad with 3 rows of barbed wire. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

9. Appearance by Citizens

None

10. Adjournment

The meeting was adjourned at 2:20p.m.

Submitted By:

Approved By:

February 12, 2013

Kathleen Carlin
Secretary

Scott Sodemann
Chairman