

**Town of Hilton Head Island**  
**Design Review Board**  
**Minutes of the Tuesday, December 10, 2013 Meeting**  
**1:15p.m – Benjamin M. Racusin Council Chambers**

**Approved**

Board Members Present:	Chairman Scott Sodemann, Vice Chairman Deborah Welch, Jake Gartner, Tom Parker, Todd Theodore, and Galen Smith
Board Members Absent:	Jennifer Moffett
Town Council Present:	None
Town Staff Present:	Jennifer Ray, Urban Designer Nicole Dixon, Senior Planner Richard Spruce, Floodplain Administrator Kathleen Carlin, Administrative Assistant

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- 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 revised by general consent.
- 5. Approval of the Minutes**  
The Board **approved** the minutes of the November 12, 2013 meeting as amended by general consent.
- 6. Staff Report**  
Ms. Ray stated that today's DRB meeting is the last meeting of the year. The next DRB meeting is scheduled on Tuesday, January 14, 2014 at 1:15p.m.
- 7. Board Business**  
None
- 8. Unfinished Business**
  - A. Alterations/Additions**
    - 1. Group 3/Pyramids – DR 130040**  
Ms. Ray presented a brief review of the first application that was previously presented to the Board on September 24, 2013. Group 3/Pyramids has installed a fence consisting of 6 x 6 posts with welded wire mesh, planted with confederate jasmine along their property line. Based on comments provided by the Board on September 24<sup>th</sup>, the applicant proposes a more decorative fence including 6 x 6 wood posts with a decorative cap, horizontal top and bottom rails, and pickets, all stained Charleston Green to match other wood posts on site. The staff recommended that the project be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Michael Ruegamer presented brief comments in support of the application. The Board discussed the application and each Board member complimented the improved submission. Mr. Theodore suggested that the applicant consider adding a center post to the fence for added reinforcement (to reduce span from 10' o. c.). Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion to approve** the Group 3/Pyramids application, DR 130040, as submitted. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

## 9. New Business

### A. New Development – Conceptual

#### 1. Palmetto Dunes POA Office - DR 130050

Ms. Ray introduced the application and stated its location, 16 Queens Folly Road. Ms. Ray presented an in-depth overhead review of the application including a site plan and site photos. The goal of the proposed POA office is to bring administrative, security and community pass services together in one centralized facility. The applicant would like to pursue the Redevelopment Floating Zone which would bring the project within budget with a more efficient building and site plan.

Ms. Ray reviewed the site analysis including shared parking arrangements. The applicant has submitted a Conceptual landscape plan and site plan which are required for the Redevelopment Floating Zone process. The applicant will next apply for approval of a Zoning Map Amendment (ZMA) for approval by the Planning Commission, Planning & Development Standards Committee, and Town Council and then the applicant will return to the DRB with the full application for Final review.

The applicant's plan eliminates concerns regarding the condition of the existing fire station's structure. Currently the existing building footprint is +/- 7,840 square feet. The proposed new footprint is +/- 7,001 square feet. The existing impervious area is +/- 24,900 square feet and the proposed impervious area is +/- 24,200 square feet. The new plan utilizes existing access and exit points and existing setbacks.

Ms. Ray reviewed the new building and associated parking. The areas surrounding the proposed redevelopment are compatible uses and the orientation of the building and associated drives and parking provides better safety and efficiency. The staff recommended that the Conceptual application be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Brian Witmer, Witmer, Jones, Keefer, presented statements in support of the application. The Board and the applicant discussed the project and each member of the Board complimented the quality of the Conceptual application. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion to approve** the Conceptual application for Palmetto Dunes POA Office, DR130050, as submitted. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 6-0-0.

## B. Alteration/Addition

### 1. Exchange Street ATM – DR 130049

Ms. Ray introduced the application and stated its location, 100 Exchange Street in the First Federal Building. SCBT is in the process of requesting the relocation of the ATM unit at the 100 Exchange Street from its current location to the proposed new location just in front of the Drive Thru teller lanes. The ATM move is based on increased customer transactions and the need for one additional teller tube lane to keep up with the customer demands of the banking center.

Ms. Ray presented an in-depth overhead review of the application including aerial photos and site photos showing the existing conditions. The relocation of the ATM will result in two Laurel Oak trees being removed and a very small addition to the asphalt area to improve the flow to the proposed ATM Drive Lane within a current parking stall area that is not used. The parking for the building will be reduced by five parking spaces in order to lessen the impact to the current site.

The staff recommended approval of the application with the condition that the structure should have a better relationship to the building in color (beige versus yellow), materials (asphalt shingle roof or metal roof in a color complimentary to the building, not green), and style (building accents are linear/angular versus the round columns on the proposed ATM structure). The applicant for the project was not available at the meeting for questions or comments from the Board. Following staff's presentation, the Board discussed the project.

All of the Board members stated that they agree with the staff's recommendations regarding a need for the structure to have a better relationship to the building including the size of the columns and color of the roof. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion to approve** the Exchange Street ATM application, DR 130049, as submitted with conditions based on staff's recommendations. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

### 2. South Beach Racquet Club – DR130051

Ms. Ray introduced the application and stated its location, 230 S. Sea Pines Drive. South Beach Racquet Club is applying to construct two structures on their property. The first structure is a +/- 806 square foot deck adjoining the existing pro shop and the second structure is a +/- 2,280 square foot bicycle storage facility. Ms. Ray presented an in-depth overhead review of the application including site photos of the existing conditions, the elevations, and the existing floor plan.

The purpose of the addition to the deck adjoining the building will be to provide a place for the players and their families to gather before and after their matches. This portion of land was chosen because, while being attached to the current building, it has a direct view onto the first and second clay court, and it also enjoys a direct view onto the lagoon opposite the courts. It is the owners' and the architect's intent that all new construction and materials match existing conditions. The new deck construction includes a total of +/- 806 square feet, of which +/- 480 square feet will be open air but under roof. Ms. Ray presented a thorough review of the materials and the color palette. Ms. Ray stated that the Sea Pines ARB has approved the plan. The staff recommended approval of the project with additional review of the landscape plan included. The staff believes that the landscape plan should be done relative to the building rather than just scooted over. Following the staff's presentation, Chairman Sodemann requested that the applicants make their presentation.

Mr. Don Baker, Square Feet Island Architects, and Mr. Don Sigmon, landscape architect, presented statements in support of the application. Following the applicants' presentation, the Board discussed the application.

The Board stated that they agree with the staff's recommendations for the project. The size of the columns should be increased. The Board also discussed the elevations, the colors for the bike barn, and the existing vegetation. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to split the approval of the South Beach Racquet Club application. The building portion of the application is approved today with the following conditions: (1) the columns on the porch are to be a minimum size of 6x6; (2) one additional column is to be placed on each of the quadrants; (3) approval of the landscape portion of the application is still required. The landscape plan is to be submitted to and approved by the Board. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

### 3. **Reilley's Grill & Bar (South HHI Location) – DR 130052**

Ms. Ray introduced the application and stated its location, 7 Greenwood Drive. The applicant proposes to make improvements for bar service that will affect comfort, equipment, seating, and product storage and selection. Ms. Ray presented an in-depth review of the application including several site photos, vicinity map, site plan and landscaping plan.

There are currently three canvas roofed structures in the outdoor service area. The largest one, located over the bar, is 508 square feet and supported by 15 columns and a maze of tubular steel. This is to be replaced by a roof system designed of the same materials and color as the mansard that encompasses all of Reilley's Plaza. It will be supported by only four columns which will be trimmed to be similar to the existing construction. An opaque wall facing towards the east will also be built and finished to resemble Reilley's front fascia which is stained wood with picture framing. The top bar will be a synthetic material such as corian finished dark to blend with the exterior materials.

Ms. Ray reviewed the area that will be demolished at the end of the building. The new building is to replace canvas 1 topped steel tube canopy. The floor plan shows the proposed outside edge of the new canopy with finish to match the existing. The exterior elevations indicate extension of mansard and parapet with the same colors and materials with hard panel stucco columns with 1 x 4 frame trim and flute inset. The Reilley's Plaza logo is considered a sign and would not be allowed based on other existing signage.

The staff recommended approval of the application with the condition that a landscape plan be prepared and submitted for review and approval by the Board that addresses the treatment around the edges of the bar area, specifically at the new wall. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Don Baker, Square Feet Architects, and Mr. Jamie Booth, co-owner of the business, presented statements in support of the application. Following the applicants' presentation, the Board discussed the project. The Board stated that the project is a creative challenge to work with. The Board stated some concern with expansion of the mansard roof and expansion of a non-conforming building. Appearance of the existing equipment on the roof is unsightly and screening of the equipment should be considered. The proposed solid wall should have an opening for better aesthetics. A good landscaping plan will be important to the project. Chairman Sodemann presented statements regarding the roof's compliance with the Design Guide and the Board's review of similar roofs in the past. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Reilley's Grill & Bar (South HHI Location), DR 130052, application with the following conditions: (1) the square protrusions out of the roof are to be eliminated; (2) the solid opaque wall across the end of the bar is to be restudied and resubmitted to the staff for review in an attempt to make it more open and blend in better with the rhythm of the existing architecture; (3) a tree mitigation plan along with a landscape plan is to be submitted to the DRB for review and approval. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 6-0-0.

*(Mr. Parker and Mr. Theodore recused themselves from review of the following application, Whole Foods Market at Shelter Cove, DR 130053 due to their professional conflicts of interest. Conflict of Interest Forms were completed and signed by Mr. Parker and Mr. Theodore and attached to the record).*

#### **4. Whole Foods Market at Shelter Cove - DR 130053**

Ms. Ray introduced the application and stated its location, 32 Shelter Cove Lane, The Plaza at Shelter Cove. The applicant proposes to renovate the former Piggly Wiggly store as a Whole Foods Market. Proposed improvements are limited to the façade and the interior of the building in this package. Ms. Ray presented an in-depth overhead review of the application including a vicinity map, site photos, and site plan. The site photos show existing site conditions of the shopping center which consists mostly of two tones of brick with stucco accents, mostly flat roof with pitched sections at two anchors and tile accents. The site plan shows the location of Whole Foods as the north anchor to the Plaza.

The Whole Food Market renovation will match the existing conditions. The Plaza at Shelter Cove Shopping Center emulates as well as all the beach community natural colors and tones with the beige and tan brickwork, the island stucco natural tan, Santiago rose Spanish tile at the overhanging canopy, classic bronze aluminum storefront prefinished, dark brown metal coping at the parapets, and painted steel channel gray accent bands of caviar and knitting needles which all come together in harmony with the existing site design theme while emulating the natural core values of Whole Foods Market. The design does blend into the existing plaza and conforms to a subtle visual impact while utilizing natural materials, textures, colors, and maintains the islands historical appearance and heritage. Whole Foods shows flowing form, minimal massing, personal scale, local materials, clean and simple details, and corresponding natural colors.

Ms. Ray reviewed the elevations and the entryway. The staff is concerned with the mostly flat roof as there is some disconnect with the newer roof and the older roof. The Shelter Cove ARB has approved the project with the condition that they get a sample of the proposed Douglas fir siding. The applicant decided to switch to IPE that will be more durable and easier to maintain. The staff recommends approval of the application with the condition that this section of elevation be reviewed to see if there are any changes that could be made to this or the remainder of the plaza for a better connection. Following the staff's presentation, Chairman Sodemann requested that the applicants make their presentation.

Mr. Don Patrick, Whole Foods Market, and Mr. Jason Kimball, architect, Greenberg Farrow, presented statements in support of the application. Mr. Kimball stated that the entry for this project is not a Whole Foods standard entryway. This design was selected strictly for Hilton Head Island. The applicant plans to remove the existing steps and grade the area to be handicap accessible. The stepping will not be necessary in the new design. Following the applicants' presentation, the Board discussed the project.

The Board presented statements regarding the proposed materials and colors. A couple of Board members felt that the colors should be toned down a bit. Other Board members stated

that the proposed materials and colors suit the Hilton Head Island community. The rest of the Plaza at Shelter Cove should keep up with the look. A couple of Board members presented comments in concern of the flat roofs. Chairman Sodemann presented comments regarding the history of preference for a more sloping roof element. Chairman Sodemann stated concern with the roof's compliance with the Design Guide and past submissions of other flat roofs. The trellis is important to the proposed flat roof design.

Mr. Tom Parker, architectural consultant for the owners of the Plaza at Shelter Cove, presented statements regarding the owners wishes to update certain dated elements. The scale of the flat roof elements has been allowed previously as long as there are also slopes. The overall scale of the building should be considered when looking at the flat element.

Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion** to **approve** the Whole Foods Market application, DR 130053, as presented. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 4-0-0.

### C. Minor External Change

*(Mr. Theodore recused himself from review of the following application, Jos. A. Bank, DR 130048 due to his professional conflict of interest. Conflict of Interest Form was completed and signed by Mr. Theodore and attached to the record).*

#### 1. **Jos. A. Bank Awning (Shelter Cove Town Center) - DR 130048**

Ms. Ray introduced the application and stated its location, Shelter Cove Town Center, Building # 102. The Jos. A. Bank Building was approved with a striped fabric awning. The applicant proposes to install their standard green awning in lieu of the stripe fabric. Ms. Ray presented an in-depth overhead review of the application including site photos showing the existing conditions and recent construction. Four fabrics, all striped, were originally approved by the DRB for the project. Ms. Ray reviewed samples of the stripe and the solid awning fabrics. The proposed fabric complements the stucco and brick and looks good with the green paint. The staff recommended approval of the project with condition that more stripes be added for a better mix of several stripes and several solids versus (1) solid and (4) stripes. . Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Matt Mills, Blanchard & Calhoun, presented statements in support of the applicant. Mr. Mills stated that they agree with staff's recommendation regarding the need for a better mix of stripes and solid awnings in other areas of Shelter Cove Town Center. Following the applicant's presentation, the Board discussed the application.

Most Board members stated that they agree with the staff's recommendation regarding the color. Mr. Gartner stated that he is concerned with the solid color as it does not seem compatible with Jos A. Banks colors. Mr. Parker stated that the Hunter Green color is in the family of acceptable colors. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Smith made a **motion** to **approve** Jos. A. Bank Awning application, DR130048, as submitted. Mr. Parker **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 3:00p.m.

Submitted By:

Approved By:

January 14, 2014

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Kathleen Carlin  
Administrative Assistance

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Scott Sodemann  
Chairman