

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, March 26, 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, Excused

Council Members Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Bryan McIlwee, Assistant Town Engineer
Rocky Browder, Environmental Planner
Anne Cyran, Senior Planner; Nicole Dixon, Senior Planner
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 March 12, 2013 meeting as presented by general consent.

6. Staff Report

None

7. Board Business

None

8. New Business

(Mr. Tom Parker and Mr. Todd Theodore recused themselves from review of the following application, Town of Hilton Head Island Rowing & Sailing Center, New Development Final Review, due to professional conflicts of interest. Conflict of Interest forms were completed and signed by Mr. Parker and Mr. Theodore and attached to the record.)

A. New Development

1) **Town of Hilton Head Island Rowing & Sailing Center** - Final Review DR 130009

Ms. Ray stated that this project, located on Squire Pope Road, received Conceptual approval on February 28, 2013. The plan has changed very little since its Conceptual approval. Ms. Ray presented an in-depth overhead review of the Final application.

Access to the site is from an existing curb cut off of Squire Pope Road. The entrance to the site will include a metal vehicular swing-arm gate that can be secured when the park is closed and a standard Town mast arm sign will be utilized to mark the park's entrance. Minimal site lighting, for safety purposes only, will be provided as the park will close at sunset.

The proposed site plan consists of a paved access drive with both pervious and grassed parking. The handicap parking will be asphalt. The park has two amenity areas one of which is dedicated to public use and the other is more utilitarian in nature containing open-air rowing and sailing boat storage as well as canoe and kayak storage. The storage areas will have black vinyl coated chain link fencing with black wind screens to limit sight into the storage areas.

The public use area is anchored by two buildings. The first building is a bath house and storage building. Ms. Ray reviewed the floor plans and the elevations for the bath house. Proposed materials for the bath house are stucco, accent brick, and wood trim with a galvanized metal roof. The bath house will contain restrooms and flexible storage space.

The second structure is a roofed, open air picnic pavilion. The picnic pavilion will match the character of the bath house building in appearance and materials. The design of the picnic pavilion takes its cues from the riggers and oars of the crew shells. The picnic pavilion is located under the canopy of several significant trees. Staff has met with the applicant to determine an appropriate location for this building. The staff recommends that the building be shifted somewhat in order to preserve the trees. This shifting will not interfere with the site plan. There is a fixed pier with access out to a crabbing and fishing dock as well as a floating dock and two boat and trailer storage areas. The applicant has submitted details including standard concrete sidewalks as well as pervious walks with fines and crushed oyster shell.

There is a fire pit located adjacent to the pavilion. The fire pit is stucco that matches the building with a brick cap that matches the Town of Hilton Head Island standard sign. The sign is stucco with a brick cap. The park information kiosk, also a Town of Hilton Head Island standard, will be slightly modified to make it consistent with the design of the project. The kiosk will have a galvanized metal roof with the same trim color as the building trim. The built-in wood bench located around the fire pit will be painted or stained the same color as the green trim color. Additional elements include two charcoal grills, a tire swing, and waterside trellis swings to provide users with views of the water.

Other site furnishings include catalog manufactured furnishings in black; metal benches will be along the marsh with picnic tables provided in the open air structure, standard bike racks, charcoal grills, metal bollards located at the end of the drive for the boat turnaround, a pet waste station, and trash receptacles.

Ms. Ray reviewed the color board showing galvanized metal roofing, galvanized gutters, tabby shell cement stucco, and wood trim in olive green. This is the same color that will be used on the wood trellis swing, the built in wood bench and the kiosk for consistency throughout the park.

One of the main features of the site is the proposed access pier, fishing pier and floating dock. The proposed structure provides a separate space for neighborhood fishermen on the fixed pier while allowing safe and easy access for crew shells and sail boats into and out of the water on the floating dock. The floating dock is accessed by an aluminum gangway designed to meet ADA requirements. The fixed pier will be constructed of Southern Yellow Pine framing and decking with marine grade pilings. The proposed floating dock will be low profile and constructed of Southern Yellow Pine decking and framing. The handrail will be a wood and stainless steel cable railing system, similar in design to handrails used elsewhere on Town boardwalk projects.

The staff has been asked to consider an alternative material for the floating dock instead of the Southern Yellow Pine. The alternative material is a modular polyethylene system (i.e. connect-a-dock/ accu-dock systems). The staff does not believe that the alternative materials, particular the white color, are suitable as they do not meet the intent of the Design Guide and they are not in keeping with island character. The connect-a-dock materials appear plastic floating in the water. The staff would prefer a standard wood dock; however, members of the public have requested that the staff and the Board consider the alternative materials that are presented today.

Mr. Ray also reviewed the landscape plan which includes native plants and plants historically used on the island. Plants materials include crepe myrtles, live oaks, loblolly pine, and wax myrtles and saw palms.

Ms. Ray stated that the lighting plan is from Palmetto Electric. Lighting will be limited to that required for security purposes. Four shoe box fixtures on wood poles are proposed. Ms. Ray reviewed the locations of the lighting.

The staff recommends *approval* of the application as reviewed today. At the completion of the staff's presentation, Chairman Sodemann requested that the applicant make her presentation.

Ms. Kyle Theodore, Wood + Partners, presented statements in support of the project. The applicant and the Board discussed the appearance and function of the dock material. Ms. Theodore presented details regarding the handrail at the pier. This handrail will have a rope light with LED lighting placed directly underneath the handrail to illuminate the deck for safety purposes. The Board discussed the application with the applicant.

Mr. Smith complimented the design of the project. Mr. Smith stated that he believes the alternative material for the floating dock is a better choice than a standard wood dock. Wood docks can become slick and slippery. Long-term maintenance of a wood dock can also be a safety problem.

Mr. Gartner also complimented the design of the project and presented comments regarding the colors and materials. For aesthetic reasons, a wood dock for this location is preferred because the alternative materials are not in keeping with island character. Vice Chairman Welch also complimented the quality of the project.

Chairman Sodemann stated that from an aesthetic standpoint, the original wood dock design is preferable over the alternative materials that are presented today. Chairman Sodemann also complimented the design of the project. Following the Board's discussion, Chairman Sodemann requested public comments and the following were received:

Mr. Lou Strayer, representative of the Sailing & Rowing Center, encouraged the Board to consider use of the alternative materials for the floating dock. The Board stated that they like the darker colored materials shown in the photos that Mr. Strayer presented. If the Board approves use of the alternative materials, they will require that a darker color be used. Chairman Sodemann stated that the Board's motion should include a condition that the dock should have a better, more wood-like appearance. The proposal needs to be upgraded to be in island character. At the completion of the discussion, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion to approve** the Town of Hilton Head Island Rowing & Sailing Center New Development Final Review application with the condition that any alternate materials for the floating dock beyond Standard Yellow Pine decking must return to the DRB for additional approval. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 4-0-0.

B. Alteration/Addition

1) Graves Warehouse Redevelopment - DR130010

Ms. Ray introduced the application and stated its location, 19 Dunnagan's Alley. Ms. Ray presented an overhead review of the project including an aerial photo of the site, several site photos, and site plan. The applicant proposes to redevelop the existing warehouse and office space into a restaurant with outdoor dining.

The staff has met several times with the applicant regarding the project and opportunity for redevelopment in the area. This would be one of the first projects in the area to be redeveloped under the LMO's DCW special district. The purpose of this district is to provide for commercial and mixed use development which provides for enhanced pedestrian movement between properties.

The elevation implies a metal roof, brick fireplace, and stucco building, as well as glass and wood. Based on the building's assessed value and the value of the proposed renovations, major structural changes may be required to dry flood-proof the building.

Proposed relocation of a curb cut will have negative impacts on an existing tree; impacts include those to the roots as well as the amount of trimming that might be needed to allow proper clearance for vehicles. Relocation of curb cut will require Town Council approval. A complete submittal, including but not limited to building elevations, landscape plan, material selections, etc., will be required before the project can be approved. Limited information is available for comment by the Board, and no action can be taken today.

The applicant requests that the Board review the project and provide general comments. The applicant was not present at the meeting for comments or questions from the Board.

The Board stated that the Conceptual plan is an improvement over the existing site. Additional information is needed from the applicant including complete drawings and landscaping details. The Board complimented the overall intent of the project. Vice Chairman Welch suggested that a different entrance may be a better solution for the project. Mr. Parker stated that he is encouraged to see staff work with a private owner; there are a lot of possibilities for the site. The Board stated that they look forward to receiving additional information regarding the project in the near future. No action was taken by the Board today.

9. Appearance by Citizens

None

10. Adjournment

The meeting was adjourned at 2:05p.m.

Submitted By:

Approved By:

April 9, 2013

Kathleen Carlin
Secretary

Scott Sodemann
Chairman