

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, April 23, 2013 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

APPROVED

Board Members Present:	Chairman Scott Sodemann, Jake Gartner, Jennifer Moffett, Parker, Todd Theodore and Galen Smith
Board Members Absent:	Vice Chairman Deborah Welch
Council Members Present:	George Williams
Planning Commissioners Present:	Vice Chairman Tom Lennox, Jack Docherty
Town Staff Present:	Jennifer Ray, Urban Designer; Teri Lewis, LMO Official Nicole Dixon, Senior Planner; Anne Cyran, Senior Planner Jill Foster, Deputy Director, Community Development 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 April 9, 2013 meeting as presented by general consent.

6. Staff Report

None

7. Board Business

None

8. New Business

(Mr. Tom Parker recused himself from review of the following application, New Gatehouse at Palmetto Dunes, DR 120035, due to a professional conflict of interest. A Conflict of Interest form was completed and signed by Mr. Parker and attached to the record.)

A. New Development – Final Review

1. **New Gatehouse at Palmetto Dunes** – DR 120035

Ms. Ray stated that the New Gatehouse at Palmetto Dunes is located on Queen’s Folly Road between the future Pass Office (existing Fire Station # 6) and St. Andrew’s. The project received

Conceptual approval from the Board on March 12, 2013.

Ms. Ray presented an in-depth overhead review of the Final application including a review of the site plan. The site plan indicates the location of the proposed gatehouse showing the existing fire station/future Pass Office, driveway access to Fire Station # 6, and the entry to St. Andrews. Proposed improvements include a one-story, 180-square foot building, two-parking spaces, a traffic calming table across Queen's Folly Road, and a pedestrian walk between the gatehouse and parking.

Paving details show the proposed 8' wide traffic calming table. Materials are a two-piece cobble Low Country Paver in the Sydney Rain color, in a herringbone pattern, to match the pavers at the Queens Folly round-a-bout with an 8" wide concrete band on each side of the pavers, set with a 1" lip over the existing adjacent asphalt for traffic calming.

The pedestrian paving detail is associated with the pathway between the gatehouse and the parking and the gatehouse entry. It has the same Low Country Paver, Sydney Rain color, on sand setting bed, in a herringbone pattern. Ms. Ray presented a photo showing the existing pavers at the Queen's Folly round-a-bout.

The gatehouse enlargement indicates that the proposed plantings are kept to a minimum as appropriate to the site and include a natural planting of Saw Palmetto and a planter with annuals for seasonal color.

The enlargement also addresses a question from the last Board meeting regarding the placement of the building relative to the roadway. The closest face of the building is approximately 4-ft. from the edge of pavement. Lighting is limited to wall lights on the building and up and down lights on the Oak trees. Cut sheets show the up and down lights and the wall lights in a rubbed bronze finish.

Architectural plans indicate that the proposed gatehouse, a 180-square foot building that will be staffed from 11:00p.m - 7:00a.m for security, is a replica of Palmetto Dunes north and south gatehouses. Elevations indicate that the materials are a standing seam copper roof with copper gutters and downspouts, cement stucco with a sand finish, hardie cement board panels, Charleston shutters, a Savannah Moss Queen Court brick water table and planter, and wood louvered service yard screen. The color palette shows the windows in a Sandstone color, the wood trim in Tony Taupe and stucco. Ms. Ray distributed hard samples of the color palette for the Board's review.

The applicant has submitted photos showing one of the existing gatehouses that is the model for the new gatehouse. Ms. Ray stated that the Palmetto Dunes ARB has reviewed and approved the plans for the new gatehouse. Staff recommends approval of the project as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicants made their presentation.

Mr. Tom Parker, Lee and Parker Architects, and Mr. Brett Krudener, Witmer-Jones-Keefer, Ltd., presented statements in support of the application. The Board reviewed the project with the applicants. Each of the Board members complimented the quality of the project. Mr. Theodore cautioned the applicant on the overhang on the building as it relates to the distance off of the curb line. 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 Review application for the New Gatehouse at Palmetto Dunes, DR120035, as submitted. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

(Mr. Todd Theodore recused himself from review of the following application, The Beach Club at Sea Pines Resort, DR 130012, due to a professional conflict of interest. A Conflict of Interest form was completed and signed by Mr. Theodore and attached to the record.)

B. New Development – Conceptual

1. **The Beach Club at Sea Pines Resort** – DR 130012

Ms. Ray introduced the application and stated its location, 87 N. Sea Pines Drive. The applicant is proposing to construct a new, casual beach club facility and community beach access that replaces the existing aging facility located on North Sea Pines Drive, adjacent to Marriott's Monarch Resort. The proposed beach club improvements aim to maintain the relaxed, beachside atmosphere of the current facility while updating existing amenities and providing new conveniences for patrons.

Ms. Ray presented an in-depth review of the Conceptual application including an aerial photo of the site. The 5.2 acre site is located between North Sea Pin Drive, the Monarch Hotel, the Atlantic Ocean, and a beach access corridor and single-family residential. An as-built survey of the existing conditions shows the 5.2 acre site with access from North Sea Pines Drive. The existing property has 178 parking spaces with asphalt drive aisles with crushed shell parking stalls and pavers in the drop off areas, four existing buildings of varying sizes and heights (totaling +/- 6,000 SF) and a series of outdoor decks including an open air bar and awning covered dining areas.

The context photos show neighboring uses and architectural styles. The site analysis indicates landscape buffers; 15-ft. minimum on east between beach access corridor and single-family residential, and 10-ft. minimum on south west adjacent to the Monarch Hotel. Significant trees are highlighted in green on the plan and are mostly located in or adjacent to the 50-ft. beach access corridor. Vehicular and pedestrian access and circulation routes are shown coming from North Sea Pines Drive. The site analysis shows the existing buildings in red and the outdoor gathering spaces in yellow.

The Conceptual site plan shows the proposed improvements which utilize the existing access and parking closest to North Sea Pines Drive and impact the area closest to the ocean. Some plan features include replacing the existing beach pathway with an 8-ft. wide salt-finish concrete walkway, additional bike parking, and public beach showers adjacent to the existing public beach access. The design concept was to create a 'casual destination' for families with great views of the ocean, providing open vistas and shaded areas for visitors to enjoy. Access is through open breeze ways and covered corridors, connecting visitors to the ocean. The various open outdoor dining areas and terraces provide comfortable spaces for relaxation, dining, and social gatherings. The utilitarian service areas are carefully screened from the public area.

The beach club at Sea Pines is designed as a 2-story building composed of three structures connected by open walkways and terraces overlooking the ocean that create a sense of arrival and a sense of place. Functions within the beach club will include a casual ocean grill with outdoor dining space, outdoor oceanfront bar, an upper level event space, retail shop and sales offices, public restrooms, fast casual concessions and an upper level ocean view bar and terrace. Ms. Ray presented photos of the hardscape and finishes under consideration for the Board's review.

Building elevations indicate the retail shop and event space, concessions and ocean view terrace. Ocean side elevations show the public beach access, decks and plaza, and the covered gateway. The applicant has done several studies to show the massing of the proposed building from several views including birds-eye views from the front and the rear. The architecture of the beach club will be a relaxed Low Country aesthetic with traditional cedar siding, wood brackets, wood columns, wood shutters and louvers, and the regional Savannah grey brick used for durable base and pier detailing. The roof lines and details are inspired from the architecture found at Sea Pines. The color palette for the beach club will be a 'drift wood concept' color palette with light cream trim in harmony with the design standards of Sea Pines.

The Conceptual application and submittal also included a Parking Summary and Covenant Adherence. This information has been provided to the Board as a courtesy but the detail does not factor into the Board's review and approval of the submission. The applicant and Sea Pines Resort recognize that the proposed development impacts 20 existing parking spaces so they have submitted data to the Board to show how they plan to deal with the parking issue. Parking counts and required parking are reviewed during the Development Plan Review process, which this project will have to go through. However, the number of parking spaces and how they are used is a concern of the Development Plan Review and not the Design Review Board. If the Board does have a concern with the location of the parking on the site plan or the proposed materials, the Board should voice those concerns since they do fall under the Design Review Board's purview.

The project has received preliminary approval from the Sea Pines ARB with the comment that wood shake shingles be used instead of fiberglass shingles. The staff recommends approval of the application as submitted. At the completion of the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Steve Birdwell, President of Sea Pines Resort, and Mr. Cliff McMackin, Director of Resort Development at the Sea Pines Resort, presented statements in support of the application. Mr. Birdwell introduced the architect for the project, Mr. Manny Dominguez, Cooper Carry Architects, to the Board. The Board and the architect discussed the Conceptual review of the project.

Ms. Moffett complimented the design of the project and stated that it is harmonious with Sea Pines. Mr. Parker stated that the Conceptual plan looks very good. Details are still needed related to the tower. The front elevation tower will be very important. Mr. Parker questioned the base and middle which should not be made equal. The skinny rectangular windows seem out of place. The left and right windows on the second floor do not seem to be in scale. The ribbon glass and shingles may not be a good match. The applicant should pay as much attention to the sides of the structure as they did to the front of the structure. Breaking up the scale may be important. The brackets should be brought around front. The scale of the board and batten siding looks a little over scaled.

Mr. Gartner stated that he likes the project including the brick column bases and rafter tails. The brackets should be brought to the front side as suggested by Mr. Parker. The project meets the intent of the Design Guide and is a nice addition to Sea Pines. The wood clad windows will be a maintenance issue; aluminum clad windows may be a better idea.

Chairman Sodemann stated that he agrees with many of the comments already presented, particularly with regard to Mr. Parker's comment regarding the element to the left of the tower;

the windows are not in proportion. All metal roofing may be a better choice over the shake shingles due to weather related maintenance problems. The primary entrance from the beach should be as inviting as possible. The ribbon windows may need to be made more inviting to the public. This completed the Board's comments on the project.

Ms. Ray stated that this project has drawn a lot of interest from the public. Public comment received before the meeting was included in the posted packet. Letters received since posting were distributed to the Board members (*attached*). There are individuals present at today's meeting that would like to address the Board. Ms. Ray reminded the Board and the public that comments need to focus on the design of the conceptual application relative to aesthetics, design and compatibility with the Design Guide. If someone from the public has a specific question for staff, it should be forwarded to the staff in writing for response.

Ms. Ray stated that Vice Chairman Welch, who is absent from today's meeting, has reviewed the Conceptual plan at the Sea Pines Architectural Review Board office and she supports the project. Vice Chairman Welch requested that the Board support the Conceptual Review application. Chairman Sodemann then requested public comments and the following citizens presented statements for the record: (1) Mr. Charles Strauelt; (2) Dr. Karl Engelman; (3) Mr. Rich Stear; (4) Mr. Scott Richardson; (5) Mr. Tom Kimeny; (6) Mr. Rex Gale; and (7) Mr. Randy Smith.

Chairman Sodemann thanked the public for their comments and stated that the Board is looking forward to receiving the Final Review submission for this project. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Conceptual Review application for The Beach Club at Sea Pines Resort, DR 130012, as submitted with all of the comments provided by the Board to the Design Team taken into consideration. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 5-0-0.

9. Appearance by Citizens

None

10. Adjournment

The meeting was adjourned at 1:45p.m.

Submitted By:

Approved By:

May 14, 2013

Kathleen Carlin
Secretary

Scott Sodemann
Chairman