

**Town of Hilton Head Island**  
**Design Review Board** **APPROVED**  
**Minutes of the Tuesday, June 11, 2013 Meeting**  
**1:15p.m – Benjamin M. Racusin Council Chambers**

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

Board Members Absent: None

Council Members Present: George Williams

Town Staff Present: Jennifer Ray, Urban Designer  
Rocky Browder, Environmental Planner  
Brian Hulbert, Town Attorney  
Nicole Dixon, Senior Planner  
Teri Lewis, LMO Official  
Charles Cousins, Director, Community Development  
Heather Colin, Development Review Administrator  
Kathleen Carlin, Secretary

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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 presented by general consent.

**5. Approval of the Minutes**

The Board **approved** the minutes of the May 28, 2013 meeting as presented by general consent.

**6. Staff Report**

Ms. Ray stated that the following Board training opportunities are available this month:

- a) Floodplain Training – Presented by Mr. Richard Spruce, and an overview of the CRS program, presented by Ms. Nicole Dixon on Monday, June 24<sup>th</sup> immediately following the 2:30p.m. BZA meeting.
- b) Training on Economic Development – Presented by Mr. Shawn Colin on Tuesday, June 25<sup>th</sup> immediately following the 1:15p.m. Design Review Board meeting.

## 7. Board Business

Chairman Sodemann reported that the nominations and elections for Chairman, Vice Chairman and Secretary for the new term, July 1, 2013 – June 30, 2014, is postponed to the July 9, 2013 meeting.

## 8. Unfinished Business

None

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

## 9. New Business

### A. New Development - Final

#### **The Beach Club at Sea Pines Resort** – DR 130012

Ms. Ray stated that this project is located at 87 North Sea Pines Drive. The project received approval for the Conceptual submittal from the Board on April 23, 2013. At that time the Board's comments were complimentary in general. Specific comments were made relative to the skinny rectangular windows, the amount of detail or lack of detail on the sides of the structure, breaking up the scale of the structure, and concerns regarding the ribbon windows on the side of the structure.

Ms. Ray presented an in-depth overhead review of the Final application including the site analysis and the site plan. Ms. Ray reviewed an aerial photo of the 5.2 acre site showing access from North Sea Pines Drive, bordered by the Marriott's Pines Monarch Resort, the Atlantic Ocean, a beach access corridor, and single-family residential.

The applicant is proposing to construct a new, casual beach club facility and community beach access to replace the existing aging facility. The site plan shows the proposed changes which include a two-story building composed of three structures connected by open walkways and terraces overlooking the ocean.

The plan results in 158 parking spaces, relocates the existing handicap spaces, and includes a drop off zone and pedestrian entrance through open breezeways and covered corridors. The existing community beach access corridor will be enhanced with a wider pathway system to accommodate both bike and pedestrian traffic, improved and organized bike parking, and group and family showers.

The plan also proposes additional covered outdoor eating and seating areas, a central terrace with raised planters, and a series of wood decks and boardwalks overlooking the dunes and providing two access points to the beach.

The landscape plan includes additional buffer materials along the beach access corridor including live oaks, loblolly pine, and wax myrtle to supplement the existing materials, and then transitions to saw palms and split-leaf philodendron at the main bike parking and oleander approaching the beach. Landscape at the building includes a foundation of oleander, bottlebrush and hollies and transitions down to flowering shrubs and layers of ground cover. Palmettos are used throughout the site. Landscape on the ocean side of the building includes plants that transition to the dunes, such as spartina, and other grasses, and ground covers including blanket flower, guara, and dune sunflower.

Detailing for the accessory structures complements the architecture through both color and material, as well as the details, and include shower cabanas with cedar shake siding and metal roofing.

Ms. Ray described the cable handrail system with wood decking, brick entry columns using the Savannah Grey Brick and gas lanterns, and a service yard screen fence that has a brick base and wood fence. There are two types of dune cross overs, one has a low kick rail and one has a wood handrail.

Ms. Ray reviewed the vehicular hardscape materials which include re-using the existing pavers in a herringbone pattern with single header border. Primary drive aisles are shell stamped asphalt with shell borders and permeable parking stalls. Primary pedestrian hardscape materials include oyster shell concrete with single brick border. The brick is Savannah grey in a single header row. The beach access walk is rock salt finish concrete in natural color. Ms. Ray distributed hard samples of the materials for the Board's review.

Ms. Ray reviewed the lighting plan which includes bollard style site lighting in amber, housed in cast aluminum in rust color, surface mounted. The deck lighting is amber (LED), solid bronze, natural finish, surface mounted. The wall lights are beachside lighting, in amber, solid brass faceplate. The beachside/turtle friendly accent lighting is amber, all brass components, in ground. The building front accent lighting is in ground, LED, in brass.

The beach club is designed as a two-story building composed of three structures. Functions within the beach club's first floor include fast casual concessions, restrooms, a retail shop, a casual ocean grill with outdoor dining space, and an outdoor oceanfront bar. The second floor functions include an ocean view bar/terrace, offices, restrooms, and event space.

The architecture of the beach club is a relaxed low country aesthetic with traditional cedar siding, wood bracket, wood columns, shutters and louvers, and regional Savannah Grey brick for durable base and pier detailing. The roof lines and details are inspired from architecture found at Sea Pines.

The east elevation, adjacent to the community beach access corridor, shows exposed rafter tails, louvered windows to replace the ribbon window in the previous version, Ipe decking with cable rails, and wood louvers in a wood frame. The north (approach) elevation shows the advancement in the design of the tower feature, a clerestory window, and service area. The west elevation, adjacent to the Monarch Resort, shows the service area, and the ocean front bar with wood trellis. The south elevation shows all of the pedestrian terraces.

The color palette is a 'driftwood concept' with light cream trim in harmony with the design standards of Sea Pines. The materials include cedar shake shingles and metal roofing, copper gutters and downspouts, cedar shake siding and board and batten siding, Ipe wood, and Savannah grey brick. Ms. Ray distributed hard samples of the materials for the Board's review.

Ms. Ray stated that the project has been approved by the Sea Pines ARB with two conditions: the board and batten siding should match the photo rather than the graphic representation on the plans. The ARB is also concerned that the colors may be too light; particularly, the trim color. The applicant has stated that they will provide a mock up of the colors on site for a more accurate representation of the colors. The staff recommended *approval* of the application as submitted.

At completion of the staff's presentation, Ms. Ray reminded the Board and the public that today's project is being reviewed for aesthetics and design of the project. Other issues such as parking will be reviewed as part of the Development Plan Review process. Questions on other issues such as parking should be directed to Ms. Nicole Dixon, case manager, for the

project. At the completion of these remarks, Chairman Sodemann requested that the applicant make his presentation.

Mr. Steve Birdwell, President of Sea Pines Resort, presented statements in support of the application. Mr. Birdwell also introduced the architect and the design team for the project. At the completion of these statements, Chairman Sodemann invited comments from the Board.

Mr. Smith complimented the project and the improvements to the plans that have been made. Mr. Smith and the architect, Mr. Manny Dominguez, Cooper Carey, discussed the colors. Ms. Moffett and Vice Chairman Welch both complimented the quality of the project. Mr. Parker and applicant, Ms. Kristen Mansfield, Wood + Partners, discussed the selection of paving in the court yard. Mr. Parker complimented the accessory buildings. Mr. Parker recommended leaving approval of the trim color to the Sea Pines ARB. Mr. Parker complimented the siding and the roofing. Mr. Parker recommended that the small windows be changed because they still do not feel right. Mr. Parker and Mr. Dominguez discussed the picture frame trim around the windows.

Mr. Parker and Mr. Dominguez discussed the final railing on the front elevation, the windows, the trim around the windows, and details for the porch. They also discussed preferred use of a historic Charleston shutter.

Mr. Gartner stated that he agrees with Mr. Parker's comments. Mr. Gartner also presented statements regarding the gas lanterns, the hardscape, the columns, and the size of the windows at the rear elevation.

Chairman Sodemann stated that he agrees with many of the comments already presented. Chairman Sodemann complimented the quality of the project and the landscaping and stated that he will defer to Sea Pines ARB on approval of colors. Finally, Chairman Sodemann presented statements regarding the front entrance handicap ramp and the trim around the windows.

At the completion of the Board's discussion, Chairman Sodemann requested public comments and the following were received:

(1) Ms. Susan Ehmke, resident, presented comments with regard to the size of the property, the building design and parking requirements; (2) Mr. John McLauchlin, resident, complimented the high quality and the intent of the project; (3) Mr. Bob Mang, President of the Sea Pines Community Services Association, presented statements in support of the project.

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

Mr. Gartner made a **motion** to **approve** the Beach Club at Sea Pines Resort application DR 130012 as submitted. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

## B. Alteration/Addition

### 1) Holiday Inn Beachfront Grill – DR 130022

Ms. Ray reported that this application has been *withdrawn* by the applicant.

2) **Kurama Outdoor Seating** - DR 130023

Ms. Ray introduced the application and stated its location, 9 Palmetto Bay Road. Ms. Ray presented an in-depth overhead review of the application including an aerial view of the site. The applicant proposes to enhance its customers' dining experience by offering an outdoor dining area.

Ms. Ray reviewed the existing conditions including a low stucco wall adjacent to the sidewalk (adjacent to the parking lot) planted mostly with juniper and crape myrtles. The site plan shows the proposed demolition and proposed first floor plan. The existing low stucco wall will remain. The majority of the landscaping will be removed.

Composite decking will be used to create an outdoor dining area and a new handrail will be added to enclose the space. Access will be from the existing area at the top of the stairs and through a new door added at the end of the existing storefront. The new rail along the edge of the deck includes pickets painted to match the existing rail, as well as decorative railing section that repeat as shown in the elevation. The applicant's material board indicates a teak composite decking and paint in "Elk Horn" to match the existing railing.

Of special interest is a wood frame with plants located on the other side of the building. This is a "goya curtain" and was installed last summer. It is used to grow goya, a Japanese bitter melon, used in the restaurant. It also creates a "goya curtain" which provides some protection from sun and reduces energy consumption. The staff has recommended that the applicant paint the frame to match the wood railing and trim. The plants and netting will be removed after the summer as the goya is a seasonal plant.

Ms. Ray reviewed the demolition plan. Staff is concerned about reducing the amount of landscaping. The plan shows the existing landscaping area, predominately crape myrtle and juniper with shrubs in corner. A yaupon holly is not shown on the plan. The crape myrtle is labeled to be relocated. The proposed first floor plan indicates reduction of landscaping to about 2-feet of ground cover adjacent to the wall and relocated crape myrtles.

The staff believes the yaupon holly should remain where it is rather than be replaced. Additional landscaping should be provided to compensate for the loss in landscaping. Staff recommends approval of the application with the condition that additional landscape material be installed to compensate for the reduction in landscape material either in existing unplanted islands or between the parking and Palmetto Bay Road. In addition, the yaupon holly should be retained instead of being replaced with crape myrtle.

The applicant was not available at today's meeting for comments or questions from the Board. The Board discussed the project and Chairman Sodemann invited comments from the Board.

Mr. Smith presented comments regarding the 12-ft. wide deck. Additional

landscaping is needed to soften the project. Ms. Moffett stated that she agrees with the staff's recommendations regarding the landscaping. Mr. Theodore recommended that taller plant material be used in the ground cover bed that will add a little height to the project. Mr. Theodore asked staff about the outdoor lighting plan. The outdoor lighting plan will be part of the Development Plan Review process.

Vice Chairman Welch recommended that the height of the door match the height of the window. Mr. Parker and Mr. Gartner agreed with comments already presented by the Board particularly with regard to height of the door. Chairman Sodemann agreed with these comments as well. At completion of the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion to approve** the Kurama Outdoor Seating application DR 130023 as submitted with the following conditions: (1) the lighting plan is to be approved as part of the DPR process; (2) the door should be made the same height as the window; (3) the applicant is to comply with the staff's recommendations on landscaping. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

**10. Appearance by Citizens**  
None

**11. Adjournment**  
The meeting was adjourned at 2:20p.m.

Submitted By:

Approved By:

June 25, 2013

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Kathleen Carlin  
Secretary

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Deborah Welch,  
Acting Chairman