

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, January 28, 2014 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers

APPROVED

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

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 January 14, 2014 meeting as presented by general consent.

6. Staff Report

None

7. Board Business

None

8. Unfinished Business

None

(Mr. Theodore recused himself from review of the following application, Harbour Town Golf Course Clubhouse, DR 130041, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Theodore and attached to the record).

9. New Business

A. New Development – Final Review

Harbour Town Golf Course Clubhouse – DR 130041

Ms. Ray stated that the project is located at 11 Lighthouse Lane. Ms. Ray presented an in-depth overhead review of the application including an aerial photo of the site and the site plan. This application received Conceptual approval by the Board in October 2013. Comments by the Board

at that time were supportive and complimentary of the architectural elements for Conceptual review.

The objective of the Sea Pines Resort is to create a world class clubhouse for golf patrons as well as resort guest and residents. The Harbour Town Golf Course is ranked the second highest by PGA players as their most favorite course behind Augusta National, and is consistently ranked in the top 25 courses in the country. A golf course of such high quality needs to be complemented with a clubhouse facility of equal quality and amenities.

The proposed new site plan creates a landscape enhanced entrance into the clubhouse and provides a formal drop-off zone and Gentlemen Golfer's Plaza. The Gentlemen Golfer's Plaza extends beyond the drop-off zone, opening up into Golf Plaza and cart staging area. The site plan also proposes an event lawn that can be viewed from the clubhouse and used during special events. Parking is being modified between the Clubhouse and the Inn and also replaces the two existing tennis courts for additional spaces.

Ms. Ray presented a thorough review of the site plan. The materials are similar or the same as those reviewed/approved by the Board for other recent Sea Pines projects. Ms. Ray discussed the proposed materials and their location including pervious pavers, brick plazas, blue stone plazas and oyster shell concrete walks.

The landscape plan is a mix of palms and evergreen shrubs with layers of color used as accents. Sod is limited and included at the entrance on Lighthouse Lane and the event lawn north of the Plaza. The service area is heavily screened.

The lighting plan includes a mix of light types including bollard lights, wall lights, up lights on the palm trees and flag poles, as well as pathway lights.

The proposed three story structure includes the golf cart garage and storage on the ground level; Pro Shop, women's locker room, restaurant, private dining, restrooms and kitchen/back of house on main level; men's/Pro's locker room, multi-function rooms, restrooms and back of house on upper floor. The new Clubhouse will merge with the existing Conference Center.

The architecture is intended to portray an understated richness and patina found in other classic golf clubhouses. Wide expanses of windows allow an abundance of natural light into the interior spaces while providing excellent views of the golf course. Covered porches on the main and upper floors allow patrons to enjoy being outside, while being protected from the elements.

The existing Conference Center roof will be removed and replaced with a new slate roof that better complements the new Clubhouse. The new roofscape will fully cover the existing partially covered porches that face the practice green. This new covered area will provide additional pre-function space and will be a great place to enjoy the tournament during Heritage week. The exterior stucco finish will be removed and replaced with materials to match the new Clubhouse.

The proposed new Clubhouse exterior materials are intended to complement the context of Harbour Town and the overall Sea Pines community as well as evoke a sense of timeless tradition. Cement based scored stucco will be used on the ground and main floors. The upper floor will be covered with a shell impregnated stucco with a cast stone band separating the upper and lower floors.

In addition to the band, cast stone will be used for the window and door trim, columns and bases. Wood windows will be clad in a color to match the cast stone trim. Exterior doors will be stained mahogany. The main roof material will be a Vermont slate and the accent roofs will be covered in copper with a verde finish. Ms. Ray reviewed several images with the Board. Sea Pines ARB has approved the project with conditions. The staff recommends that the project be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Cliff McMackin, Director of Report Development for Sea Pines, presented brief statements in support of the application. The Board and the applicant discussed the project. Each of the Board members complimented the quality of the project. Chairman Sodemann and the applicant briefly discussed the changes since the last submission. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Final application for the Harbour Town Golf Course Clubhouse, DR130041 as submitted. Vice Chairman Welch **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 1:30p.m.

Submitted By:

Approved By:

February 11, 2014

Kathleen Carlin
Administrative Assistance

Scott Sodemann
Chairman