

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, October 14, 2014 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers**

APPROVED

Board Members Present: Chairman Scott Sodemann, Vice Chairman Jake Gartner, Ron Hoffman, Galen Smith, Dale Strecker, Kyle Theodore and Brian Witmer

Board Members Absent: None

Town Council Present: Bill Harkins

Town Staff Present: Jennifer Ray, Urban Designer
Brian Hulbert, Staff Attorney
Nicole Dixon, Senior Planner
Bob Klein, Building Official
Rocky Browder, Environmental Planner
Richard Spruce, Plans Examiner
Charles Cousins, Director of Community Development
Kathleen Carlin, Administrative Assistant

1. Call to Order

Chairman Sodemann called the meeting to order at 1:15p.m.

2. Roll Call

3. Freedom of Information Act Compliance

4. Approval of the Agenda

5. Approval of the Minutes

The Board deferred the approval of the draft September 23, 2014 meeting minutes until the October 28, 2014 meeting.

6. Staff Report

Ms. Ray stated that the staff will provide Board training on Tuesday, October 28, 2014, immediately following the regular DRB meeting. Ms. Teri Lewis, LMO Official, will review the revisions made to the new LMO that will affect the Design Review Board. DRB members who attend the training will receive one credit hour toward state mandated training requirements.

Ms. Ray reminded the Board that the regular DRB meeting schedule will change in November. Due to the Veteran's Day holiday and the Thanksgiving Day holiday, the Board will meet on the first and third Tuesdays of the month instead of the second and fourth Tuesdays. November meeting dates are November 4th and November 18th.

7. Board Business

None

8. Unfinished Business

None

9. New Business

(Mrs. Kyle Theodore recused herself from review of the following application, DRB-001575-2014, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mrs. Theodore and attached to the record.)

A. Alteration/Addition

1) Boat Storage Shed – DRB-001575-2014

Ms. Ray introduced the project and stated its location, 133 Squire Pope Road. The applicant proposes to add a boat storage shed inside the existing fenced storage area at the Town's Rowing and Sailing Center at Squire Pope Community Park. Ms. Ray presented an in-depth overhead review of the application including the updated master plan showing the location of the proposed additional building.

The boat storage shed is intended to provide shelter for rowing shells, oars, small sailing vessels, and other equipment used in the development of competitive youth rowing and sailing. Existing plans show the approved restroom building and the open air picnic shelter. Both structures are under construction. The proposed structure has been designed to match the other buildings on site in style, color and materials. Ms. Ray reviewed the color board for the proposed structure

Elevations show treated 6 x 6 posts, exposed rafters, and a galvanized metal roof with a 4 and 12 pitch. The trusses and detailing are consistent with the details on the picnic shelter. The building section and detail shows the cut treated 3 x 6 racks as well as the wood posts. The trim is all treated wood in the natural finish.

Ms. Ray presented details regarding the lights proposed for under the canopy and also at the corners of the building. Staff recommended that the application be approved as submitted.

Ms. Ray stated that the applicant is currently going through the approval process to allow the storage shed to be located on Town property. The project will then undergo building plan review before the applicant can begin construction. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Tom Parker, Lee & Parker Architects, presented statements in support of the application. The Board and the applicant discussed a couple of issues including the location of the florescent lighting fixtures mounted on the bottom of the trusses. The Board recommended that the florescent lighting fixtures and the corner lighting fixtures be recessed as much as possible. The applicant agreed with this recommendation. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to **approve** application DRB-001575-2014 as submitted. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

B. Minor External Change

1) Metropolitan Hotel repaint – DRB-001633-2014

Ms. Ray introduced the project and stated the locations of the buildings, 36 South Forest Beach Road and 11 Lemoyne Avenue. Ms. Ray presented an in-depth overhead review of the application including photos showing the locations and the color schemes of adjacent properties.

The applicant proposes to repaint both buildings to be a consistent color. Over time the colors have faded out and have been in various levels of repair, repaint, and care. The applicant would like to have a fresh updated and consistent appearance for both buildings.

The applicant proposes Sherwin Williams 6142 “Macadamia” for the building body color and Sherwin Williams 6164 “Svelte Sage” for the railings. The applicant is also proposing an alternate railing siding color, Sherwin Williams Custom Color Formula “Metro Hotel Red”. The staff recommended that the red color not be used. Ms. Ray presented samples of the proposed paint colors for the Board’s review.

The staff is concerned that there is a lot of railing on the buildings and recommended that either a lighter color or a darker color be used on the railing instead of “Svelte Sage”. Ms. Ray distributed a color chart for the Board’s review.

The staff recommended that the application be approved with the Sherwin Williams 6142 “Macadamia” for the building color. A lighter or darker color is recommended for the railing. Ms. Ray stated that the Forest Beach Owners Association has reviewed and approved the project as submitted. Following the staff’s presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Bob Stavinski presented statements in support of the application. The applicant stated they are happy to comply with the staff’s recommendation regarding an alternate paint color for the railing.

The Board discussed the project and agreed with the staff that the red color should not be considered for the railing. The Board stated that they like “Macadamia” for the building. The Board agreed that a darker color for the railing is preferred. The Board stated that they like “Connected Gray” for the railings. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Strecker **made** a motion to **approve** DRB-001633-2014 with the condition that Sherwin Williams 6142 “Macadamia” is used for the building and Sherwin Williams 6165 “Connected Gray” is used for the railing. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10. Appearance by Citizens

None

11. Old Business

A. Alteration/Addition

1) Hilton Head Airport Tree Mitigation Plan – DR120014

Ms. Ray introduced the application and stated the locations along Beach City Road and Dillon Road. This project was reviewed and approved by the Design Review Board in May 2012. It involved re-planting buffer areas adjacent to the airport along Beach City Road and Dillon Road.

The approved plan includes approximately 1,300 trees, including Little Gem Magnolia, American Holly, Wax Myrtle, Yaupon Holly, and Southern Red Cedar. The Notice of Action included the requirement that the Design Review Board shall visit the site at the completion of the installation to determine if there are any voids in coverage. If voids in coverage are determined, additional plant material is required.

The applicant has installed 249 trees to date and has requested the evaluation by the Board take place at this time. The Town's Environmental Planner, Mr. Rocky Browder, has been working with the applicant and will present his thoughts on current conditions. After Mr. Browder's presentation is made, the staff and the Board will adjourn and reconvene the meeting on site to walk the sections along Beach City Road and Dillon Road. Following their site visit the Board can determine if there are any voids that need to be filled in.

Mr. Rocky Browder stated that he has been working with the airport and the applicant on the project. Mr. Browder stated that a surprising amount of emergent growth has come back to the site during the three years.

Mr. Browder stated that the applicant put trees in based on the contractual agreement. The staff worked with the applicant and received some clarification regarding the lack of mechanized equipment dealing with wetland areas and wetland buffer areas. The applicant has subsequently planted a lot more trees.

Mr. Browder stated that he has walked the site since that time and has not been able to identify any other areas where trees could go in where there could be a reasonable hope that they would survive because of the amount of trees and the amount of emergent growth.

The Board discussed the amount of time that the applicant had from the time of the cutting and the time when the landscape plan was actually approved. The Board presented comments regarding a mitigation plan as well as the unmet portion of the mitigation agreement. The Board discussed the purpose of the barrier both visual and sound.

Mr. Browder stated that a 2-inch irrigation system is in place at this time and will remain for a period of one to two years. Irrigation was part of the package that was approved. The warranty for trees is one year from date of installation.

The Board adjourned their meeting in Council Chambers at this time for the purpose of meeting on site. The Board stated that they hope to make a recommendation on site with regard to next steps.

At the conclusion of the site visit, the Board decided not to make a decision until additional information could be received regarding the contractual obligations. The Board adjourned their meeting on site.

12. Adjournment

The meeting was adjourned on site at 3:00p.m.

Submitted By:

Approved By:

October 28, 2014

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman