

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, February 11, 2014 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

APPROVED

Board Members Present:	Chairman Scott Sodemann, Vice Chairman Deborah Welch, Jake Gartner, Galen Smith and Todd Theodore
Board Members Absent:	Jennifer Moffett and Tom Parker
Town Council Present:	None
Town Staff Present:	Jennifer Ray, Urban Designer Heather Colin, Development Review Administrator 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

Ms. Ray stated that the application for New York City Pizza (DR140003) was withdrawn at the applicant's request. The Board **approved** the agenda as revised by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the January 28, 2014 meeting as **presented** by general consent.

6. Staff Report

None

7. Board Business

None

8. Unfinished Business

None

9. New Business

A. New Development – Conceptual Review

1. Chaplin Linear Park – DR 140001

Ms. Ray stated the Town of Hilton Head Island proposes to create a greenway linking the existing Veterans Memorial Park and the future Shelter Cove Community Park on Broad Creek to Chaplin Park and Burkes Beach on the Atlantic Ocean. There are numerous opportunities on this trail for environmental, historical, and cultural education and observation. Ms. Ray presented an in-depth overhead review of the project including the location of the Town owned parcels starting at the existing Veterans Memorial, crossing Broad Creek inlet, crossing

Highway 278 at Singleton Beach, and into the existing Chaplin Park. Ms. Ray also presented photos of existing site conditions.

Ms. Ray reviewed details of the neighboring architectural character including the restroom buildings between the existing Shelter Cove Community Park and the Veteran's Memorial; the kiosk at the Veterans Memorial; and the picnic shelters and restrooms at Chaplin Park. A very thorough site analysis was prepared for the project that identified some key nodes for recreational, environmental and historical improvements along the trail. There is an analysis regarding the land use and circulation analysis and an analysis of existing utilities.

The schematic trail master plan includes multiple phases of work. Phase I will be developed further and brought back to the Board for final review and approval. Phase I focuses on construction of the paved trail, the parking, dock and restroom buildings adjacent to the former Cracker Barrel site, the pedestrian bridge, the boardwalk behind the two out parcels, trail connections within existing Chaplin Park and turn around and parking at the end of Burke's Beach Road.

Ms. Ray reviewed the parking plan between the Veterans Memorial and the former Cracker Barrel site, including the approximate 50-space parking lot that will be used for trail users, overflow from the Share Center and the Sheriff's Office, as well as potential overflow from these future restaurants that anticipate the need for some shared parking there. Ms. Ray reviewed plans for a restroom building that will be placed in that location if the budget allows.

Ms. Ray also reviewed plans for a new dock for fishing, a pedestrian bridge, trail, boardwalk, pedestrian crossing at Highway 278, existing trail, new trail behind the tennis courts, turnaround and parking, and improved access to Burkes Beach.

Ms. Ray reviewed the concept of a tree house structure including a canopy walk. This will be in a future phase of the project. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Design Team Members, Chris Darnell, J. K. Tiller & Associates, and James Atkins, Court Atkins, presented statements in support of the application. The Board and the Design Team discussed several issues including the location of the fishing pier and potential plans for an elevated pedestrian structure over Highway 278. Phase I does not include plans for the elevated structure but relies on a pedestrian crossing at the existing signalized intersection. The Board complimented the quality of the Conceptual project and stated that they look forward to seeing the finished project. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion to approve** the New Development Conceptual Review of Chaplin Linear Park, DR 140001, as submitted. Mr. Gardner **seconded** the motion and the motion **passed** with a vote of 5-0-0.

B. Alteration/Addition

1. Boat Port – DR 140002

Ms. Ray introduced the application and stated its location at 171 Squire Pope Road. Ms. Ray presented an in-depth overhead review of the project by Marine Tech Services including several photos of the existing site conditions.

The applicant proposes to install a boat port at this location to be used as protection for their employees from the weather as well as protection for the vessels being serviced in the yard. The proposed location is shown within the existing fenced yard (chain link fence with black privacy screen.) The dimensions of the galvanized steel structure are 20-ft wide x 12-ft high (13-ft. at the peak) x 50-ft. long. Ms. Ray presented details of the location to be aligned with the existing rolling gate.

The applicant proposes to install the structure with a roof in beige or brown to match the building exterior and the wooded background. The applicant is flexible and will defer to the Board if they have an alternate color preference. The staff believes that “earth brown” is probably the best color choice and believes the project is appropriate for this use and this location. Staff recommends approval of the application as submitted.

Following staff’s presentation, Chairman Sodemann requested that the applicant make her presentation.

Ms. Kristy Carr, Marine Tech Services, presented statements in support of the application. The Board and the applicant discussed several issues including the height of the existing fence. The applicant stated that the structure will be concrete anchored into the ground. The Board stated that they had no objections to the project. The Board stated that the color should be complementary to the existing roof. Staff should approve the color. Following final comments, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion** to **approve** the Boat Port application, DR 140002, as submitted with the staff to approve the color. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

(Mr. Theodore recused himself from review of the following application, Shelter Cove Towne Centre Building 121, DR 140004, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Theodore and attached to the record).

2. Shelter Cove Towne Centre Building 121- DR 140004

Ms. Ray introduced the application and stated its location, 24 Shelter Cove Lane. Ms. Ray presented an in-depth overhead review of the previous plans for this project that were reviewed and approved by the Board in early 2013. Ms. Ray also presented an in-depth overhead review of the proposed new plans for this building.

The applicant has re-designed this building to harmonize with island character as well as the Shelter Cove Towne Centre. They have proposed a two story, hipped roof structure that has been broken up into several masses with varying roof pitches, extensive balconies, and compound materials. The materials are still in keeping with what was approved previously and with island character, including tabby stucco and brick as well as standing seam metal roofing.

The second floor has an additional roof structure versus a more open trellis as previously approved. Another change to the first floor is the addition of a small structure for walk up service and an extension of the roof structure to the drop off. The staff noted the column supports on the second floor appear a little thin in the elevations and need to be beefed up a bit. The structure at the end of the drop off is a little foreign in style compared to the rest of the building (battered versus square). The result is some disconnect with the rhythm that was previously established for this building.

Ms. Ray stated that the handrail is different than what was originally proposed for this building. The original cable design for the handrail is preferred over the proposed black mesh handrail with white trident symbols included. Ms. Ray also reviewed the staff’s concern with the side elevation with regard to “signage”. The signage would have to be reduced from 50 to 40-square feet per the LMO.

Based on comments from the Shelter Cove Harbour ARB, the applicant has decided to tone down the proposed bright red roof to a darker red. A change to “Colonial Red” has been reviewed and approved by the Shelter Cove Harbour ARB.

The staff recommended that the project be approved with the following conditions: (1) the column supports should be restudied as well as the overhang feature at the drop off; (2) the signage should be reduced to 40 square feet; (3) the mesh railing should be re-studied and an alternate color proposed; (4) the “Colonial Red” color should be used for the roof versus the “Brite Red”. Following staff’s presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Bill DeTorre presented statements in support of the application. The Board and the applicant discussed several issues including concerns with the size of columns on the second floor. The applicant stated that they have tried to establish a free standing, two-story appearance for the building. The applicant and the Board discussed the changes that have been made to the project since its original review and approval by the Board.

The applicant stated that the new restaurant is to be named ‘Poseidon’ (hence the use of the trident symbols). The applicant and the Board discussed a couple of architectural elements including the “sugar shack” and the cupolas.

The Board stated that the columns on the first level need to be beefed up. The Board and the applicant discussed the size of the columns on both levels. The applicant stated that the columns are 12 x 12 both up story and down story. The columns at the drop off area are to be changed from a craftsman style to square in keeping with other columns. The Board stated that they are concerned with the mesh railing. A cabled railing is preferred. The Board stated that they would like to see cut sheets or photographs of the railing.

The Board stated that they would like to receive additional information regarding the tridents including the size and number. Color samples will also be required by the Board for review and approval. Cut sheets on the columns will also be required. The revised building appears taller, more massive than the original building and looks top heavy with the dormers. The Board stated that the building needs to have a better more cohesive relationship with the entire Shelter Cove Towne Centre.

The applicant stated his concern with the timeline for completion of the project and the need to move forward. The applicant and Ms. Ray discussed a potential approval of the shell of the building for purposes of moving forward. The Board stated that they have never approved a shell of a building before and there are many elements that need to be resolved before they can give their approval. The applicant and Mr. Sodemann discussed the north elevation and the west elevation. There seems to be something missing from the main roof structure when looking at the north elevation. The applicant agreed that there is a disconnect in this location.

Following final discussion by the Board, it was decided to **postpone action on this application until the February 25, 2024** meeting in order to allow the applicant to bring the requested information back to the Board for review. Photos, cut sheets of railings, colors, materials, etc., will be provided.

3. The Beach House – DR 140005

Ms. Ray introduced the application and stated its location, 1 South Forest Beach Drive. The original plans for alteration/addition for this project were approved by the Board in November 2013. The applicant is proposing some changes to those originally approved plans.

Ms. Ray presented an overhead review of the original plans and the proposed changes to the

plans including the fire pit and plant bed. Details regarding the installation of pavers and a curved plant bed were presented. New wood gates to the fence were discussed.

Ms. Ray reviewed the proposed changes to the frontage landscape plan and proposed changes to the rear landscape plan. Ms. Ray presented a brief review of the plant materials. Staff recommended approval of the application with comments regarding the need for an increased evergreen foundation. At the completion of the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Rick Sotiropoulos, Ocean Woods Landscaping, presented statements in support of the application. The applicant and the Board discussed the changes to the plant palette including the evergreen foundation and introduction of color. The Board agreed the staff's recommendations. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion to approve** the Beach House application, DR 140005, as submitted with consideration to staff's comments regarding increased evergreen foundation plantings. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

(Mr. Theodore recused himself from review of the following application, San Miguel's Restaurant, DR 140006, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Theodore and attached to the record).

4. San Miguel's Restaurant – DR 140006

Ms. Ray introduced the application and stated its location, 8 Harbourside Lane in Shelter Cove. Ms. Ray presented an in-depth overhead review of the application including an aerial site photo and photos of the existing site conditions.

The applicant proposes to renovate their outdoor space including the existing planter and retired water feature on the rear side of the existing outdoor bar and seating area to increase functionality and improve the appearance of the outdoor space.

Ms. Ray reviewed the covered dining, steps, paver plaza, outdoor bar, planter and retired fountain. The site plan shows new access to new seating area. Previous pavers will match the existing pavers. Landscape planters are proposed on the edge of the seating area. The steps will match the existing concrete steps on the back side of the bar.

The lighting plan includes bullet uplights on existing crape myrtle and new magnolia, path lights, (china) hat on edge of seating area, and step lights in block wall at new access and in new steps. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Rick Sotiropoulos, Ocean Woods Landscaping, presented statements in support of the application. The Board and the applicant discussed several issues including the concrete coping. Following final discussion by the Board, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to approve the application for San Miguel's Restaurant, DR 140006, as submitted. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 4-0-0.

10. **Appearance by Citizens**

None

11. Adjournment

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

Submitted By:

Approved By:

February 25, 2014

Kathleen Carlin
Administrative Assistance

Scott Sodemann
Chairman