

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, February 25, 2014 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers

Approved

Board Members Present:	Chairman Scott Sodemann, Jake Gartner, Tom Parker and Galen Smith
Board Members Absent:	Vice Chairman Deborah Welch, Todd Theodore and Jennifer Moffett
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 recommended a change be made in the review order of today's New Business items. The New Development Review application for Shelter Cove Community Park, DR140007, will be reviewed last. The Board **approved** the agenda as revised by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the February 11, 2014 meeting as **amended** by general consent.

6. Staff Report

- 1) Ms. Ray reported that the DRB meeting scheduled on Tuesday, July 22, 2014 is canceled due to a scheduling conflict in Council Chambers. There will be only one DRB meeting in the month of July.
- 2) Ms. Ray stated that in November 2013 the Board approved DR130046, Zip Line Hilton Head, for the aerial tree challenge course. Per the application, the entry tower was proposed to be painted to match the zip line towers with platforms and challenges constructed of treated wood to weather to match telephone poles. The installation is complete and the applicant has requested that the tower be unpainted like the platforms. The staff agrees with the applicant's proposal. The Board discussed the proposal and agreed with the staff's recommendation to leave the tower platforms untreated.

7. Board Business

None

8. Unfinished Business

None

9. New Business

A. New Development – Conceptual Review

1. Hilton Head Presbyterian Church Additions – DR140008

Ms. Ray introduced the application and stated its location, 235 William Hilton Parkway. Ms. Ray presented an in-depth overhead review of the project including a site analysis and photos of the existing conditions.

The applicant proposes to expand and renovate the existing building and construct a new free standing administration building. The church is located on William Hilton Parkway between Highway 278 and Bus Drive between the intersection of Gumtree Road and Wilborn Road. The site photos show the existing conditions and surrounding architecture.

The site analysis shows a 150 foot wide utility right-of-way on the property along the north property line (Bus Drive); no trees of any significance are located in this area. The south property line (Highway 278) is heavily wooded. The largest tree on the property is a 26-inch Pine which is located in the buffer along Highway 278. The majority of the property lies between 13 and 14 feet above sea level.

The site has an existing right turn only entrance and exit on Highway 278. The site has an existing primary entrance and exit on Bus Drive. A survey dated 09-12-12 shows defined wetland areas on the Northwest, Northeast and Southeast sides of the property. The Northwest and Southeast wetlands and their associated buffers will not be disturbed. Per the applicant, the Northeast wetlands are no longer classified as wetlands because of work that has occurred downstream by others. This has been documented by a wetlands consultant and submitted to the Army Corps for approval. The existing wetlands will not be impacted by this project.

The applicant has stated that because of continued growth and the need for more up-to-date facilities for preschool, children and youth, the church is planning to renovate their existing building and attach approximately 6,753 square feet of heated space to the facility. This new space will be used for meeting rooms, a youth room and an enlarged lobby. The project also features a large covered porch on the south side of the proposed building (facing Highway 278) with landscaping, trellis swings, and a fire pit.

The church also plans to construct a 2,520 square foot free-standing administration building on the western side of the site across the access driveway from Highway 278. The applicant proposes to increase the number of parking spaces from 61 to 142 spaces. The paving legend includes tabby finish concrete, pavers, reinforced turf, plantation mix with steel edging, playground mulch, and aggregate paving throughout the site.

The landscape opportunities are limited due to the power line easement; however, the Conceptual landscape plan does show heavily planted medians and buffers as well as foundation plantings at all of the buildings. The free-standing building will use the same colors and materials as planned for the existing building. Both buildings will receive new paint and new roofs. The staff recommends that the Conceptual application be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. David McAbee, Architect, presented statements in support of the application. The Board and the applicant discussed several issues including the proposed change in color and trim. A couple of Board members stated concern with the light color as it appears a little stark. The Board and the applicant also discussed details related to the new administration building. The applicant presented hard samples of the proposed colors which indicated a more acceptable color choice than the rendering. The Board and the applicant also discussed the façade and the wall of clear glass. The Board also discussed the existing building detail including dormers. The roof structure at the new entry seems a little plain. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to **approve** the Hilton Head Presbyterian Church Additions New Development Conceptual application, DR 140008, as submitted with the applicant's consideration of the Board's comments. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 4-0-0.

B. Minor External Change

1. North Service Yard – DR140009

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

Marine Tech proposes to add a new service yard for the purpose of servicing and repairing boats. Ms. Ray reviewed the location of Marine Tech's Boat Port that was approved by the DRB on February 11, 2014.

The size of the new service yard is approximately 50 feet x 175 feet. The area is completely fenced with chain link fencing (the same as the existing yard) and will include privacy screening on the end facing the road. The enclosure will also consist of 20 feet rolling gates to match the existing yard.

The applicant will install a rolled out Marina Mat (Dalco 1080) within the fenced area, which can be driven over. According to the manufacture, this is a superior quality, nonwoven geo textile fabric that will allow for rain water drainage but will not pass particulate.

The applicant plans to relocate two existing crepe myrtle trees elsewhere on the site. Ms. Ray reviewed brief details regarding the Town of Hilton Head Island's agreement with the landowner, Mrs. Barbara Hudson. The agreement is related to development rights and it limits what the applicant can do on the property. A vegetative screening of all service areas is one of the conditions of the agreement. The applicant has offered to install Confederate Jasmine for additional screening for visual enhancement. The staff believes the proposed use is appropriate for the site. The staff recommended approval of the application with the condition that the Confederate Jasmine be planted 8 to 10 foot on center along the length of the fence on the sides that are exposed. The applicant was not present at the meeting for questions or comments from the Board.

The Board discussed the project including the location of the driveway, the Boat Port, and the existing fence. Following their discussion, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** the North Service Yard application, DR 140009, as submitted including the staff's recommendations regarding landscaping. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 4-0-0.

C. New Development – Conceptual Review Shelter Cove Community Park – DR 140007

Ms. Ray stated that Mr. Parker will recuse himself from review of this application due to his professional conflict of interest. This will leave the Board without a quorum of available members to review the application. Therefore, we will need to defer this application until the DRB meeting on March 11, 2014.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 2:00p.m.

Submitted By:

Approved By:

March 11, 2014

Kathleen Carlin
Administrative Assistance

Scott Sodemann
Chairman