

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

Approved

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

Board Members Absent: Galen Smith

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 Ray stated that the application for Frankie Bones (awning) DR140017 is withdrawn from the agenda. The applicant would like to make a change to the project but was unable to receive ARB approval within the required timeframe. The application will most likely appear on a future agenda.

5. Approval of the Minutes

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

6. Staff Report

- a) Ms. Ray stated that due to problems with maintenance issues, theft and vandalism staff would like to replace the copper-colored plastic post caps on Town pathways. Ms. Ray presented a sample of the proposed wood cap. The cap will be glued on the posts and nailed through. The proposed wood cap is solid, sturdy and attractive. Over time the wood cap will weather just like the wood posts do. The Board discussed the proposed wood cap and agreed with staff's recommendation for approval.
- b) The Planning Commission will hold a special Community Workshop to review Coligny Area Improvements on Wednesday, April 2, 2014 at 4:00p.m in Council Chambers. Key elements to be discussed include a destination park and playground, surface parking, streetscape improvements, roadway and intersection improvements and pedestrian improvements. The Design Review Board is encouraged to attend the April 2nd Community Workshop.

7. Board Business

None

8. Unfinished Business

Mr. Theodore recused himself from review of the following application, Shelter Cove Towne Centre Building 121, DR140004, due to a professional conflict of interest. A Conflict of Interest Form was completed, signed by Mr. Theodore and attached to the record.

A. Alteration/Addition

1. **Shelter Cove Towne Centre** – Building 121 - DR 140004

Ms. Ray presented background details regarding the Board's previous review of this project in February 2014. At that time the Board provided several comments but no action was taken on the application.

Ms. Ray presented an in-depth overhead review of the project including the site plan, elevations, and mesh handrail. The staff's presentation included changes that have been made by the applicant in response to the Board's earlier comments: (a) the roof color has been changed from 'Colonial Red' to 'Teal'; (b) the main roof pitch has been lowered by 6-ft. and all dormers have been removed (the Design Guide references a typical minimum pitch of 6/12); (c) the color of all roofs (upper and lower) have been changed to 'Teal'; (d) Portico "craftsman style" columns have been replaced with standard box columns and re-sized. The staff feels these columns are fine on the north elevation but they appear thin on the west elevation relative to the cupola; (e) column support omitted at second level hip roof has been added back; (f) the applicant has provided a photo sample of the color and style of the proposed guard rail detail; (g) all store fronts have been changed to light aluminum (the same as Kroger); (h) Poseidon stucco logo has been removed from the east elevation; (i) re-sized second story porch column supports and bases.

Ms. Ray presented the applicant's changes in roof color and trim color. Ms. Ray presented the changes in elevations relative to adjacent buildings. The storefront is shorter and should be the same height as adjacent. The short section of elevation (zig zag with the roof) needs additional study.

Ms. Ray stated that the Shelter Cove ARB has reviewed and approved the applicant's changes. Staff recommends approval of the application with the following conditions: (1) the site plan and the landscape plan should be revised to show what is actually happening versus the marked up plan. The paving should be restudied and the zig zag in the roofline should be restudied. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Bill DeTorre, SERG Group, and Mr. Don Baker, Architect, presented statements in support of the application. Mr. DeTorre and the Board reviewed the originally approved elevations and the new elevations. The Board stated their concern with the 'jog' in the short section of the roofline. The Board agreed that the "Teal" roof color is much better than the 'Colonial Red'.

Mr. DeTorre presented comments regarding the proposed lighting which includes traditional up/down lighting as well as specialty sconces designed to look like horse shoe crabs. The Board and Mr. DeTorre discussed the second floor roof, the roof of the adjoining building, and a few comments regarding the landscape plan.

The Board stated that they approve the change in colors, particularly the change in roof color to 'Teal'. The Board stated that they are concerned with the columns, the different roof pitches, and the lack of detail on the 'sugar shack'. The roof does not seem to blend well with the roof of the adjacent building. Cable railing is preferred over the proposed stainless steel mesh railing.

The Board stated that the second floor roof seems very low -- it does not flow well and seems choppy. The proportion between the columns would be more pleasing if the roof line were improved. A double pitch roof would be a better solution. The Board inquired about the square tube column detail and how it interacts with the header. The Board will need to see additional details on all of the columns. The working drawings provided to the Board today do not provide sufficient information.

The Board stated that the 'sugar shack' building in the walkway lacks sufficient character and detail to be in such a prominent location. The skinny columns and cupola lack design quality. The loss of palm trees in front is unfortunate and needs to be mitigated. Vertical elements will be important to the design. More second floor porch should have a wrap around design. The Board stated that they will need to see additional details regarding the roof line, the columns, and the 'sugar shack'.

Mr. Richard Spruce presented statements regarding the permitting process on behalf of staff. Following the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion to approve** the Shelter Cove Towne Centre, Building 121, application DR 140004, on a structural basis only. The Board requested additional information on details including: (a) revisions to the landscape and hardscape; (b) west elevation roof line and storefront; (c) second floor porch roof; (d) column details; (e) north elevation cupola; (f) 'Sugar Shack' and (g) railing.

9. New Business

A. Alteration/Addition

1. One Hot Mama's – DR140015

This restaurant is located at 7 Greenwood Drive in Reilley's Plaza at the entrance to Sea Pines. Ms. Ray presented an in-depth overhead review of the application including the site plan, demolition plan, photos of existing site conditions and samples of colors and materials.

The applicant proposes to create covered outdoor dining on the north end of the existing Dining Room. The area will be converted to outdoor dining by the addition of a 619 square foot standing seam metal roof. Under the roof will be 8 or 9 tables for seating for about 35 customers. The roof will be supported by exposed wood roof trusses, which will be supported by wood posts with a brick skirt to match an existing condition at the Plaza. The perimeter of the dining area will be partially enclosed by a +/- 36" tall wall of a painted, expanded mesh metal material that is selected as it matches existing material on the interior. Ms. Ray reviewed the elevations, colors and material boards.

Ms. Ray discussed her concerns with the dark building color and location of inset brick pavers. Ms. Ray reviewed the proposed wood panels and metal panels. The applicant needs to provide a landscape plan and photo/cut sheet of the proposed perforated metal panels. Significant landscaping (somewhere within the Plaza) should be a condition of approval. The staff recommended approval of the application with the following conditions: (1) the applicant needs to rethink the proposed colors because they are too dark; (2) the paving should be replaced; (3) a landscape plan should be submitted and approved. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Don Baker, Square Feet Architects, presented statements in support of the application. The applicant will comply with staff's recommendations regarding the color and the brick.

The Board discussed the existing and the proposed roof color. The Board preferred the Evergreen over the red color. The Board recommended that the applicant replace the sidewalk and the applicant agreed. The Board and the applicant discussed the brackets and the rafters. Additional brackets going all around the building would be a good idea. The loss of a tree should be mitigated with another tree somewhere on the site. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion to approve** One Hot Mama's application, DR 140015, with the following conditions: (a) the brackets wrap the entire building; (b) the color will be re-studied with Town staff. Staff is to approve final selection of colors for the building and the perforated metal fence; (c) a new sidewalk shall be installed adjacent to the outdoor seating area; (d) Evergreen roof color shall be used instead of the red color on the overhang. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

B. Minor External Change

1. **Resort Source** (awning) – DR 140016

Ms. Ray introduced the application and stated its location at 20 Executive Park Road, Suite 100. The applicant proposes to install a new awning for Resort Source to match the existing awning on the other end of the building.

Ms. Ray presented an in-depth overhead review of the project including photos of existing site conditions. The color will be dark green to match existing. The style is dome and the staff recommends that it have the same scalloped valance as the existing. The signage on the awning will be approved under a separate application.

Following staff's presentation, Chairman Sodemann requested that the applicant make her presentation. The applicant, Ms. Heather Rath, stated that she has nothing to add to staff's presentation. Following the Board's discussion, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion to approve** Resort Source (awning), application DR 140016, with the following conditions: (1) the dark green color shall match the existing; (2) the dome awning shall have the same scalloped valance as the existing. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. Appearance by Citizens

None

11. Adjournment

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

Submitted By:

Approved By:

April 8, 2014

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman