

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, April 22, 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 and Todd Theodore

Board Members Absent: Tom Parker and Galen Smith

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Teri Lewis, LMO Official
Charles Cousins, Director of Community Development
Shawn Colin, Deputy Director of Community Development
Anne Cyran, Senior Planner
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 reported that two projects have been removed from the agenda because they did not receive their private ARB Notice of Action in time for today's meeting. The applications for Mediterranean Harbour Bar & Grill (DR140019) and Marley's Island Grill (DR140023) will need to be heard at a future meeting. The Board **approved** the agenda as revised by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the April 8, 2014 meeting as presented by general consent.

6. Staff Report

None

7. Board Business

None

8. Unfinished Business

A. Alteration/Addition

(Mr. Todd 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.)

1. **Shelter Cove Towne Centre, Building 121**- DR140004

Ms. Ray presented brief comments regarding the Board's previous review of this project. The

applicant has submitted a revised site plan indicating the changes that are required due to building modifications. Of special note, the compass rose has been replaced by the pavers that are used throughout the rest of the project.

The applicant's revised site plan shows that the palms will be retained and their location slightly adjusted. The footprint for Building 131 has been adjusted to make room for pedestrian flow and the free standing building's "grab & go" service.

Ms. Ray stated that the staff received the applicant's updated building elevations just today. Because the staff has not had an opportunity to review and comment on the submission, the staff cannot make a recommendation today. Ms. Ray stated that the color palette has already been approved by the Board. Following this introduction, Chairman Sodemann requested that the applicant make his presentation.

Mr. David Narramore, Architect, and Mr. Mark Senn, Blanchard & Calhoun, presented statements in support of the application. Mr. Narramore presented comments regarding the new single roof; shed roof with exposed rafters, stainless steel handrail with mesh grid and Ipe top rail.

The applicant has changed the railing at the seating area to a brick planter that will go between the column bases. The porte cochere is emphasized by doubling up on the columns up front.

The free standing walk-up building is 14-ft. square. The small building has a brick base with tabby and shutters. The building has a three-sided chimney that conceals the exhaust system. Building 121 has a 3-ft. overhang. Following the applicant's presentation, the Board discussed the project.

The Board stated that the applicant is on the right track. The Board is in a tough position because they have not had an opportunity to review the revised plans before today's meeting. The Board provided general comments on the revised plans and stated that they will need to see the complete package one more time. The Board stated that the revised proportions are a big improvement. The Board stated that they like the upper railing and the addition of landscaping is a nice improvement. The Board stated that they like the re-design of the walk-up building. The columns on the building are now the proper dimension. The Board encouraged as much overhang on the building as possible. The Board and the applicant discussed the column detail showing the brick work and pedestal.

The Board stated that they look forward to receiving the complete package before the next meeting, including final details on the exterior trim and the planters, including plant material. No action was taken by the Board today.

9. Old Business

A. Alteration/Addition

1. **Bluewater Resort & Marina (Facilities Building)** – DR140018

Ms. Ray stated that this project received approval from the Board on April 8, 2014 with the condition that the applicant provides photos of the existing landscaping including the landscaping along Squire Pope Road. The applicant was also to provide a landscaping plan for the new plantings at the new building. The applicant has submitted several photos showing the existing conditions and a landscaping plan.

Ms. Ray presented an in-depth overhead review of the submission including photos of the existing landscaping. The landscape plan includes some evergreen trees and shrubs, oak trees and ground cover. All existing landscape will remain. The staff recommends approval of the application as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant

make his presentation.

Mr. Charlie Haltermann, Bluewater Resort Construction Manager, presented statements in support of the application. The Board stated that they appreciate the applicant's photos and landscaping plan. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion to approve** the Bluewater Resort & Marina (Facilities Building) application, DR140018, as submitted. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 5-0-0.

10. New Business

A. Alteration/Addition

(Mr. Todd Theodore recused himself from review of the following application, Shelter Cove Towne Centre Building 104, DR 140020, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Theodore and attached to the record.)

1. Shelter Cove Towne Centre Building 104 - DR 140020

Ms. Ray introduced the project and stated its location in the Shelter Cove Towne Centre. Ms. Ray presented an in-depth overhead review of the application including the elevations.

Ms. Ray stated that the building was designed and approved as part of overall development to be a mate to one of the other "front" buildings. However, the applicant is proposing a new design. The floor plan has changed slightly to add doors on the end and sides versus the middle as the building is planned now for two tenants. Ms. Ray reviewed the original and revised site plans.

Building 104 has been designed with a flat roof/parapet system in order to provide a sense of "variety" within the Shelter Cove Towne Center. The exterior wall finishes, trim and canopies replicate similar design elements and colors as used on other buildings within the overall development.

The wall finishes of 'board & batten' and 'machine-cut shingles' are reminiscent of structures as can be seen throughout the South Carolina low-country. The walls are capped with a substantial cornice band reflecting a classic design motif which is also a common design element in the area.

Ms. Ray reviewed the color palette. Although used in a different design context, the applicant states that the elements and colors provide a sense of continuity between the various building designs of the project. Shadow lines created by varying materials, building setbacks, canopy overhangs and storefront variations provide visual stimulus for the overall building.

Ms. Ray reviewed the elevations. The staff recommends that the applicant reconsider the metal awning as it is too bright and shiny. The staff recommends that they be toned down a bit. Ms. Ray distributed the color board for the Board's review. All of the colors are on the approved color list. The Shelter Cove ARB has approved the building. The staff recommends approval of the project with conditions.

Ms. Ray stated that flat roofs are generally discouraged per the Design Guide. The staff would like to see cut sheets for the lighting. The staff would also like to see an updated site plan and landscaping plan. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. David Narramore, Architect, and Mr. Mark Senn, Blanchard & Calhoun, presented statements in support of the application. The applicants discussed the contemporary design of

Building 104. The applicants stated that they believe the design of Building 104 reflects the 'island vernacular' within a contemporary concept while preserving a traditional ambiance. Following the applicant's presentation, the Board discussed the project.

Board members stated that they like the overall design of the building. The roof pitch and the aluminum canopies are of concern to Board members (as they conflict with the Design Guide). Chairman Sodemann stated his concern with the building's totally flat roof. Some sloping roof elements are needed for at least part of the building. The Board stated their agreement with the staff's recommendation to tone down the color of the metal canopy a little. The other colors are subdued and are acceptable. The Board stated that they like the materials.

The Board discussed the proposed lighting plan. The Board stated that they would like to see cut sheets for light fixtures. The Board would also like to see an updated landscaping plan. The Board stated that the location of signage will be very important to the project.

Following final comments by the Board, Chairman Sodemann stated that no action will be taken by the Board at this time. The Board looks forward to seeing final details for this project at a future meeting.

2. The Green Thumb - DR140022

Ms. Ray introduced the application and stated its location, 35 Dillon Road. The applicant is proposing to erect a 30' x 60' shade structure on part of the existing paved area.

Ms. Ray presented an in-depth overhead review of the application including photos of existing site conditions including a black chain link fence. The shade structure consists of 1" galvanized pipe with a black nylon fabric that is attached to the pipe structure. Its purpose is to shade plant material that would otherwise perish in direct sun.

The site plan shows the proposed location of the shade structure on asphalt pad adjacent to the existing building, behind a chain link fence. The staff recommended approval of the application as submitted. At completion of the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. William Lynch, Hilton Head Landscapes & Hardscapes, presented statements in support of the application. Following the applicant's presentation, the Board discussed the application.

The Board discussed the project and stated some concern with the aesthetics of the project. Perhaps the applicant could consider a pergola, shade sails, or wood posts with long beams for an improved appearance. The applicant presented statements regarding their Bluffton location using the same black shade structure. The applicant stated that the appearance of the project is important to their business. The applicant stated that they would like to add a greenhouse to the site at some time in the future. The Board and the applicant discussed the location of the shade structure as well as the location of the black chain link fence. The Board and the applicant also discussed painting the posts and brackets black to match the fence. At the completion of the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion** to **approve** The Green Thumb, application, DR140022, with the condition that the applicant shall paint the posts and brackets black to match the chain link fence. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 5-0-0.

B. New Development – Conceptual

1. Palmetto Dunes Administration & Security Offices – DR140021

Ms. Ray stated that this is the second Conceptual review for this project. Ms. Ray presented an

in-depth overhead review of the project including the site plan, elevations and photos of existing conditions.

The project will be a demolition of the existing Fire Station # 6 located on Queens Folly Road and construction of a new 7,500 square foot Palmetto Dunes Administration and Security Office building. Palmetto Dunes ARB has approved the Conceptual submission. The staff recommended that the application be approved as submitted.

Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. James Atkins, Court Atkins Architects, presented statements in support of the application. Mr. Atkins presented brief comments regarding the history of the project. Mr. Atkins discussed the intent of the project, the proposed colors including the shade of blue accent color for the shutters, and the landscaping plan. Following the applicant's presentation, the Board discussed the Conceptual application.

The Board stated that they like the Conceptual submission. The Board discussed the color palette and the landscaping plan with the applicant. The Board also discussed the location of the trellis feature, the proposed shade of blue, detail of the shake shingles, and the addition of copper on the 2/12 roofs. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion to approve** the Palmetto Dunes Administration & Security Offices application, DR140021, with the following conditions: (1) the applicant should rethink the Polo Blue color for the shutters; (2) the applicant should consider a different roof finish on the 2/12 pitch on the corners; (3) the applicant should coordinate the landscaping with the corner of the building, specifically the trellis side north elevation. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

11. Appearance by Citizens

None

12. Adjournment

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

Submitted By:

Approved By:

May 13, 2014

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman