

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, June 24, 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, Tom Parker, Todd Theodore and Galen Smith

Board Members Absent: None

Town Council Present: Mayor Drew Laughlin

Town Staff Present: Jennifer Ray, Urban Designer
Jill Foster, Deputy Director, Community Development
Heather Colin, Development Review Administrator
Richard Spruce, Plans Examiner
Kathleen Carlin, Administrative Assistant

1. Call to Order

2. Roll Call

3. Freedom of Information Act Compliance

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements

4. Presentation of Crystal Awards to outgoing DRB members, Ms. Jennifer Moffett, Mr. Tom Parker, Mr. Todd Theodore, and Ms. Deborah Welch

Mayor Drew Laughlin presented the Town's Crystal Award to outgoing DRB members, Ms. Jennifer Moffett, Mr. Tom Parker, Mr. Todd Theodore, and Ms. Deborah Welch. Mayor Laughlin expressed his appreciation to the DRB's outgoing members for their excellent service to the Design Review Board and the Town of Hilton Head Island.

5. Approval of Agenda

The Board **approved** the agenda as presented by general consent.

6. Approval of Minutes

The Board **approved** the minutes of the June 10, 2014 meeting as presented.

7. Staff Report

Ms. Ray invited everyone to stay for the Farewell Reception planned in appreciation of the Board's outgoing members. Board training on the Town's 'Citizen Access Portal' will be provided by staff in Council Chambers immediately following the Farewell Reception.

8. Board Business

Chairman Sodemann also expressed his appreciation to the Board's outgoing members for their dedicated service to the DRB and to Town of Hilton Head Island.

9. Unfinished Business

A. New Development – Final

(Mr. Tom Parker recused himself from review of the following application, DR140007, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Parker and attached to the record.)

1. Shelter Cove Community Park - DR140007

Ms. Ray presented brief background statements regarding this project located at 39 Shelter Cove Lane. The Board approved the landscape and the hardscape portions of the application on April 8, 2014.

Ms. Ray presented an in-depth overhead review of the Final submission including the elevations and proposed colors. In response to the Shelter Cove ARB's concerns with the structures being too contemporary, the applicant has made changes to the Sunset Pavilion and to the Performance Pavilion to make them more traditional.

For the Performance Pavilion, four more columns and benches have been added to allow seating for everyday use. This detail is carried over to the new Sunset Pavilion. The roof has been changed from a single pitched roof to a more traditional hip roof with exposed rafters. This change allows for a more useable pavilion for everyday use rather than just for performances. The depth stayed the same but the overall width has changed from 51-ft. to 46-ft.

Ms. Ray presented the proposed color key. The Performance Pavilion is to have a medium bronze metal roof and flashing. The wood beams and ceiling will have a new cedar semi-solid stain. The paint will match the Corten Steel, ipe benches and back with tabby stucco.

The Sunset Pavilion also has additional columns. The bench has been moved away from the wall to allow for seating for everyday use. There is also a more direct path to the bathrooms from the playground. The roof was changed from an inverted roof to a traditional style hip roof with exposed rafters. The siding was changed from ipe to nickel joint cypress siding and louvers were added to allow for more airflow into the bathrooms.

The metal roof for the Sunset Pavilion will match the Performance Pavilion's metal roof. The shade structure stays the same as originally included in the submission. The project has been approved by the Shelter Cove Harbour Company ARB with the comment that the roof colors be more in line with the colors of existing structures in the current park and suggested using 'Nantucket Red'. The applicant has submitted an alternate sample in 'Aged Copper' that has been approved by the Shelter Cove Harbour Company ARB. The staff recommended that the Final application be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Tim Probst, Lee & Parker Architects, presented brief comments in support of the application. The applicant and the Board discussed a couple of issues including the width of

the corridor walkway and the color of the roof. All Board members stated that they like the Final submission. Following these comments, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion** to **approve** application DR140007 as submitted. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. Old Business

None

11. New Business

A. New Development – Conceptual

1. The Reserve at Olde House Creek - DRB-000807-2014

Ms. Ray introduced the project and stated its location, 330 Spanish Wells Road. Ms. Ray presented an in-depth overhead review of the application including the site survey, site analysis, aerial photos and photos of the adjacent property.

The applicant proposes to develop a private residential single family subdivision located approximately 1.3 miles south of the intersection of Spanish Wells Road and Highway 278. The project is anticipated to include approximately 38 single family lots. The development is currently referred to as The Reserve at Olde House Creek. Anticipated site improvements include a gated entry feature along Spanish Wells Road. Site photos show the adjacent use neighborhood's architectural style.

The property is currently undeveloped and consists of wooded areas with pines and scattered hardwoods. A tree and topographic survey of the property has been completed and is included in the submission. With the exception of three significant trees (one live oak and two sweet gums), the remainder of trees within the entrance area are small to medium sized sweet gums and water oaks. The trees specifically being removed related to the entrance statement are sweet gums from 6" to 12", a 10" pine and an 8" cherry tree.

Ms. Ray stated that there is an existing sanitary sewer lift station on the eastern side of the proposed entrance that will be screened with the proposed entry signage wall and landscaping. The proposed wall has been pulled off the fencing around the lift station allowing enough distance for the planting of some upright evergreen plantings to buffer the view from Spanish Wells Road. The entrance walls and gates will be similar to Jarvis Creek Club subdivision, also located on Spanish Wells Road.

The concept for the entry signage and associated walls is to use low stucco walls and columns with accent/screening plantings. The wall panels and columns will be a light brown (buff/tan) stucco and the wall and column caps are to be a darker brown stucco.

The planting plan will differ from that of Jarvis Creek Club in that the proposed landscaping will utilize a majority native evergreens tree and shrub species with a main focus of providing a visual backdrop for the signage, as well as screening of the adjacent uses and existing lift station. There will be low shielded, sign lights to illuminate each of the sign panels.

Staff recommended approval with a condition regarding the size of the sign. The size of the

sign needs to be reduced to be within 40-square feet in size. The size of the lettering will need to be reduced. The sign application will be reviewed separately. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Ryan Thompson, Thomas & Hutton, presented statements in support of the application. Mr. Thompson stated that the final name selection will be significantly shorter than the proposed name. This will help in reducing the size of the lettering for the sign.

The applicant and the Board discussed a couple of issues including the sign's size and details regarding the black aluminum gate. The Board stated that they like the project. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion to approve** application DRB-000807-2014 with the condition that the applicant complies with staff's recommendation regarding the size of the sign. Mr. Theodore **seconded** the motion and the motion passed with a vote of 7-0-0.

B. New Development – Final

(Mr. Todd Theodore and Ms. Jennifer Moffett recused themselves from review of the following application, DRB-000841-2014, due to a professional conflict of interest. Conflict of Interest Forms were completed and signed by Mr. Theodore and Ms. Moffett and attached to the record.)

1. Marriott Grande Ocean Sales Center - DRB-000841-2014

Ms. Ray presented brief statements regarding the history of the application, located at 4 Woodward Avenue. This application received Conceptual approval on May 27, 2014. The Board's comments at the time included screening of the parking area and requesting color samples. Ms. Ray presented an in-depth overhead review of the application including the site plan.

Marriott Vacations Worldwide Corporation is proposing to construct a new resort sales center to be located across South Forest Beach Road from Marriott's Grand Ocean Resort. The proposed development includes a three level structure (over parking), +/- 24,400 square feet sales and marketing center building, 153 onsite parking spaces, 13 added parking spaces to Grande Ocean Resort, 4 existing tennis courts, a new tennis restroom facility and pedestrian circulation. In addition to the 153 onsite parking spaces, there is a proposed option for an additional 20 spaces to be located at the north end of the Woodward Parcel parking lot. Site materials include permeable brick pavers for parking and entry plazas with colored concrete with rock salt finish sidewalks.

Ms. Ray reviewed the landscape plan which includes a good selection of native plan material. The plan shows a layered appearance for visual interest and depth including screening at the parking area including oleander, camellia, sweet olive, amise, etc. Ms. Ray also reviewed details regarding the lighting plan including the Palmetto electric shoebox style lights and the pedestrian pathway lights.

The design intent of the proposed building is to manipulate building massing, architectural detailing, and color palette in order to harmonize the architecture with the natural features of the site and protect the existing specimen oak tree. Building massing is reduced by varying roof forms and breaking the ridgeline of the roof with dormers adding additional detail. Material changes further break down the building mass.

The tennis building is required to have flood openings for each enclosure. If the tennis building is the only facility for the tennis courts, both male and female restrooms are required and both must be accessible. If there are separate toilet facilities within 500 feet and on the same property, these facilities can act as those required for this area per IBC Sections 290.2 and 2902.3.2. If the plan is changed to accommodate two restrooms, the buildings shall still remain under the 300 square foot maximum requirement per title 15 of the Town.

Ms. Ray reviewed the color board. A neutral color scheme is proposed to further reduce the visual impact of the building and harmonize with the natural features of the site. A darker base color contrasts with a light field color on the façade and lighter trim, brackets and rails.

The Forest Beach ARB has approved the application as submitted. The staff recommended approval of the application as submitted. Following staff's presentation, Chairman Sodemann requested that the applicants make their presentation.

Mr. Jim Carson, architect, and Ms. Kristen Mansfield, Wood + Partners, presented statements in support of the application. The Board and the applicant discussed several issues including the selection of colors. The Board stated some concern with the vibrant shade of red for the pavers. The applicant stated that they will rethink the shade of pavers. All Board members complimented the quality of the project. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion to approve** application DRB-000841-2014 as submitted. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

C. Alteration/Addition

(Mr. Todd Theodore recused himself from review of the following application DRB-00843-2014 due to a professional conflict of interest. A Conflict of Interest Form by completed and signed by Mr. Theodore and attached to the record.)

1. Shelter Cove Towne Centre Building 101- DRB-000843-2014

Ms. Ray introduced the application and stated its location. Ms. Ray presented an in-depth overhead review of the application including the proposed tenant specific changes. The primary and secondary entrances are being changed and an updated site and landscape plan is needed. A sign permit application will be required for the logo signs. Ms. Ray reviewed the changes that have been made to each elevation including the addition of awnings. Ms. Ray presented a hardsample of the Tuscan color for the awning. The staff recommended that the application be approved. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

The applicant, Mr. Mark Senn, presented statements in support of the application. The applicant and the Board discussed the colors including the copper brown colored roof, which has a plum tint, and Tuscan colored awnings. A couple of Board members stated concern with the bright shade of Tuscan color for the awnings. Chairman Sodemann recommended that the Tuscan color be muted as much as possible. Mr. Parker made comments regarding the color of the spandrel glass (it should match Jos. A. Bank) and the need for a horizontal

line in the new storefront to break up the glass. Vice Chairman Welch stated a preference for the symmetry of the elevation with the door in the middle of the building. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to approve application DRB-000843-2014 with the following conditions:

- 1) The new storefront spandrel glass is to be submitted to and approved by staff.
- 2) The new storefront needs to pick up the horizontal line of the existing water table.
- 3) The door location on the north elevation needs to stay in the middle of the façade as originally designed.

Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 6-0-0.

12. Appearance by Citizens

None

13. Adjournment

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

Submitted By:

Approved By:

July 8, 2014

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman