

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, July 8, 2014 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

APPROVED

Board Members Present:	Chairman Scott Sodemann, Vice Chairman Jake Gartner, Dale Strecker, Kyle Theodore and Brian Witmer
Board Members Absent:	Galen Smith
Town Council Present:	None
Town Staff Present:	Jennifer Ray, Urban Designer Greg DeLoach, Esq., Assistant Town Manager Richard Spruce, Plans Examiner Teri Lewis, LMO Official 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. Swearing in Ceremony for New DRB Members

Greg DeLoach, Esq., performed the swearing in ceremony for new DRB members, Mr. Dale Strecker, Ms. Kyle Theodore, and Mr. Brian Witmer. Mr. DeLoach welcomed the new members on behalf of the Town and thanked them for their service.

5. Approval of the Agenda

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

6. Approval of the Minutes

The Board **approved** the minutes of the June 24, 2014 meeting as presented by general consent.

7. Staff Report

- a. Ms. Ray reported that there will be no DRB meeting on Tuesday, July 22, 2014. The next DRB meeting will be held on Tuesday, August 12, 2014.
- b. Chairman Sodemann is scheduled to present the DRB's semi-annual activity report to Town Council on Tuesday, July 15th at 4:00p.m.
- c. Ms. Ray reported that Board training opportunities will be provided by staff starting in August.

8. Board Business

A. Election of Officers for the term July 1, 2014 – June 30, 2015

Chairman Sodemann made a **motion** to **nominate** Mr. Jake Gartner to serve as Vice Chairman for the new term. Ms. Theodore **seconded** the motion. There were no additional nominations. Mr. Gartner accepted the nomination, and the motion **passed** with a vote of 4-0-0.

Mr. Gartner then made a **motion** to **nominate** Mr. Scott Sodemann to serve as Chairman for the new term. Ms. Theodore **seconded** the motion. There were no additional nominations. Mr. Sodemann accepted the nomination, and the motion **passed** with a vote of 4-0-0.

Chairman Sodemann **appointed** Ms. Kathleen Carlin to serve as **Secretary** to the Board for the new term.

9. Unfinished Business

None

10. Old Business

None

11. New Business

A. New Development – Final

1) Lot 13 Capital Business Park – DRB-000842-2014

Ms. Ray stated that this project is located at 25 Chastain Court. The project received Conceptual approval by the Board on May 13, 2014 with the following conditions: (1) the roof slope and eave overhang should be carefully looked at; (2) the buffer should be supplemented with additional landscaping; and (3) the vinyl coated chain link fencing should not have razor wire.

Ms. Ray presented an in-depth overhead presentation of the Final submission. The applicant proposes to construct a 10,240 square foot building with paved parking for A-1 Pool Service. The property is located in Capital Business Part off Chastain Court. The 1.58 acre site is currently wooded and undeveloped and zoned IL (Light Industrial.)

Ms. Ray presented several photos of the site itself and of neighboring architectural character. The site plan shows the proposed development including the 10,240 square foot building with approximately 30 paved parking spaces.

At the Conceptual review the Board recommended that the applicant shift the building forward 5-ft. to allow a foundation buffer along the rear of the building. The purpose of the rear foundation buffer was to provide an area for vegetation to be planted to help screen the building. The applicant decided against this idea because shifting the building forward would result in the loss of the front concrete sidewalk.

The building has overhead doors on each side to allow trucks to load and unload daily, so paving will be required up to the foundation on both sides of the building. There will not be any doors on the rear of the building. The site has limited frontage on Chastain Court and the access was placed in a location that allowed the least impacts to an existing 44” live oak tree on site, as well as two other live oak trees located along Chastain Court.

An existing stormwater lagoon and 45” live oak tree also factor in to how the site plan was developed. Ms. Ray also presented statements regarding the location of the proposed black vinyl clad chain link fence with two strands of barbed wire. as well as the location of the

dumpster pad. The staff recommended that the 6-ft. high board on board fence for the dumpster enclosure be stained or painted to match the predominant color of the building so that it recedes into the landscaping. A dark Charleston green color would also be acceptable.

Ms. Ray reviewed the applicant's lighting plan which shows three large shoebox fixtures on 19-foot wood poles. Ms. Ray reviewed the landscape plan which includes several common evergreen shrubs. The staff recommends that additional landscaping be added in a couple of locations including between Chastain Court and the chain link fence. Taller evergreen materials are also recommended to be placed in select locations to help fill in some gaps and to help buffer the rear elevation of the building. Based on staff's comments, the applicant has already made the recommended changes to the landscape plan. During the DPR process tree calculations and mitigation will be required. This may result in the need to add trees to the site. The staff recommended needed trees be added at the entrance, along gaps in property lines, and in the buffer adjacent to Leg O'Mutton Road.

The building floor plan shows the office and primary entrance on the front of the building with the roll up doors on the sides. Metal canopies with a 4 to 5 foot overhang have been added over most of the doors. The front elevation indicates the addition of brackets with the canopy to pick up on island character. The applicant has also added a faux grill to the rear elevation to match the front elevation. Ms. Ray described the addition of some faux trim on the rear elevation intended to break up the mass of the building.

Ms. Ray described the color palette and distributed the actual color board for the Board's review. The staff recommended that the application be approved with the condition that the applicant paint or stain the dumpster enclosure to match the predominant building color. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Michael Griffin, architect, and Mr. David Karlyk, Carolina Engineering Consultants, Inc., presented statements in support of the application. Mr. Griffin presented comments regarding the industrial site and the two-story building as it relates to landscaping and the low canopies of trees. Following the applicants' presentation, Chairman Sodemann invited comments from the Board.

The Board discussed the Final submission. The Board stated their concern with the low-slope roof pitch. The roof is rather plain and it lacks island character. The Board recommended that the applicant consider the addition of overhangs to help improve the aesthetics of the roof.

The Board also discussed the landscape plan including the number and installation size of the five new magnolia trees. The Board recommended that the installation size of the trees be increased from 15 gallons to 30 gallons. One magnolia tree should be planted to the south and one should be planted to the north. The Board agreed with the staff's recommendation for additional landscaping in select areas.

The Board also discussed their concern with the treatment of the rear elevation. The rear elevation should be enhanced. The Board agreed with the staff that the dumpster enclosure should be painted or stained to match the predominant building color. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion to approve** application DRB-000842-2014 with the following conditions: (1) the dumpster enclosure will be stained or painted the same color as the

predominant color of the building; (2) one of the five magnolia trees is to be placed to the north and one of the new magnolia trees is to be placed to the south. The installation size of these trees is to be increased from 15 gallon to 30 gallon; (3) the roof is to have an 18 - 24" overhang on all elevations. The staff can approve all conditions. Mr. Witmer **seconded** the motion and the motion **passed** with a vote of 5-0-0.

2) Salt Creek Landing – DRB-000968-2014

Ms. Ray stated that this project is located at 330 Spanish Wells Road. The project, previously known as The Reserve at Old House Creek, received Conceptual approval by the Board on June 24, 2014. The applicant proposes to develop a private residential single family subdivision. The project is anticipated to include approximately 38 single family lots.

Ms. Ray presented an in-depth overhead review of the Final submission including details regarding the entry walls, the gates, the landscaping, and signage. 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.

Ms. Ray reviewed the applicant's landscape plan. The trees that are being removed are related to the entrance statement; they are sweet gum trees from 6" to 12", a 10" pine tree and an 8" cherry tree. Any required tree mitigation will be addressed during the subdivision review process.

The planting plan will differ from that of Jarvis Creek Club in that the proposed landscaping will utilize a majority of native evergreen trees and shrub species. The staff recommended approval of the application with the condition that the lighting fixture be either a black or bronze finish. The signage for this project will be approved under a separate application.

Ms. Ray reviewed the color palette and materials. 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 light brown (buff/tan) stucco and the wall and column caps are to be darker brown stucco. The staff recommended that the application be approved with the condition that the lighting fixtures be either a black or bronze finish. 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. The applicant presented statements regarding a couple of issues including the walls. The Board stated that they like the project as submitted. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Ms. Theodore made a **motion** to **approve** application DRB-000-968-2014 with the condition that the lighting fixture be either a black or bronze finish as recommended by the staff. Mr. Strecker **seconded** the motion and the motion **passed** with a vote of 5-0-0.

B. Minor External Change

1) Indigo Run Plantation Regions Bank - DRB-000958-2014

Ms. Ray introduced the application and stated its location, 2 Lafayette Place. Ms. Ray presented an in-depth overhead review of the application including photos of the site and

photos of adjacent properties.

The applicant proposes to paint the exterior branch with colors that are visually harmonious and give a natural appearance. The new paint color is Macadamia for the main building and Moderate White has been selected for the trim and stucco ban. Ms. Ray presented actual samples of the proposed colors. The staff recommended that the application be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Fred Taylor, representing Regions Bank, presented statements in support of the proposed color palette. The Board discussed the color palette and stated that they like the color choices as submitted. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Witmer made a **motion** to **approve** application DRB-000958-2014 as submitted. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 5-0-0.

C. Alteration/Addition

Mr. Brian Witmer recused himself from review of application DRB-000976-2014 due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mr. Witmer and attached to the record.

1) New York City Pizza - Shelter Cove - DRB-000976-2014

Ms. Ray introduced the application and stated its location, 28 Shelter Cove Lane, Unit 119. Ms. Ray presented an in-depth overhead review of the application including the location of the project within Shelter Cove Towne Centre.

New York City Pizza is adding a fifth location at Shelter Cove Towne Centre. This location was chosen because of the views, main street theme, the landscaping, the weekly fireworks during the summer season, and especially views of Broad Creek.

Ms. Ray presented elevations showing the DRB approved building elevations as well as photos showing the completed exterior construction.

The applicant is proposing to add outdoor seating as well as an outdoor bar and roll up glass doors in place of the windows, while using existing design elements of the new Shelter Cove Towne Centre. The decking is the same oyster shell paving that matches the existing sidewalks. To fence in the dining area, the applicant will use the same brick that is used on the lower half of the building to make 16" x 16" columns that will have stainless steel cabling. That is the same as the cabling used on the island's bike paths capped with a 2-inch aluminum rail.

The applicant will be adding a 12-ft. x 16-ft. walk-in cooler, which will be hidden by an 8-ft. high brick wall wrapped on two sides, shielding it from the entrance to Belk's. The capping on this wall will match the capping that is used on the brick on the lower half of the building. The applicant also plans to replace the three front store front windows with glass roll up aluminum doors that will match the same color as the existing store front.

The face of the bar will be constructed out of oyster shells matching the oyster shell finish used on other areas of this complex while using a black stone top. To enhance the bar, the

applicant will be adding a wood trellis to soften the brick wall behind it and to add an architectural element to the area.

To soften the look of the outdoor dining area, awnings will installed, with three of the roll up doors to be retractable. The awnings over the two entrance doors are to be stationary. The awnings were approved on the original master plan for Shelter Cove Towne Centre.

Ms. Ray reviewed the landscaping plan including the specific locations of four landscaped areas. There will be landscaped areas on each side of the outdoor dining area where the brick lattice is located. The staff recommended that the application be approved with the following conditions: (1) the applicant should extend the landscaping located in front of Belk's; (2) additional landscaping should be installed at the 8-ft. wall (instead of just vines climbing up the wall); (3) the roll up doors should be painted the same color as the existing store front. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Paul Ludewig, PJ Construction, presented statements in support of the application. The applicant presented details regarding the size and color of the canvas awnings. The Board discussed their concerns with the scale and retractability of the awnings and requested additional information. The Board also discussed the fixed awnings. The Board requested additional details on the walls and the cable railing. The Board stated that they like the cable railing but the addition of an intermediate wood posts, wood post at the end, or a wood cap versus stainless steel cap, would help warm its appearance.

The Board also stated concern with the location, the height, and any potential visibility of the outdoor cooler. The Board discussed the brick wall that will be abutting the entrance to Belk.

The Board questioned additional details regarding the wood trellis and the bar. The height of the bar is 3-ft. The Board requested additional details regarding the bar because it seems to be hidden in the elevations at this time. The Board discussed the columns and the edge of the existing sidewalk vs. the new pavement that is being added. The Board stated that the addition of a small green strip in this area would help soften the pavement.

The Board stated that they like the project on a Conceptual basis, but additional details on several items are still needed. At the completion of the discussion, the Board decided to **withhold taking action** on the application today. The applicant will provide the Board with additional details regarding the awnings including size and color and photos of awning extended, and including ceiling fan and lights, and the walk-in cooler. The wall for the cooler should be higher than the cooler itself by at least six inches.

Cut sheets for the lights would also be appreciated by the Board. Additional landscaping between the project and the Belk's side is recommended. More substantial landscaping is recommended along the wall, rather than just a vine climbing the wall. The applicant will return to the Board at a later time with the requested information.

12. **Adjournment**

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

Submitted By:

Approved By:

August 12, 2014

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman