

**Town of Hilton Head Island  
Design Review Board  
Minutes of the Tuesday, August 26, 2014 Meeting  
1:15p.m – Benjamin M. Racusin Council Chambers**

**APPROVED**

Board Members Present: Chairman Scott Sodemann, Vice Chairman Jake Gartner,  
Ron Hoffman, Galen Smith, Dale Strecker, and Brian Witmer

Board Members Absent: Kyle Theodore

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer  
Richard Spruce, Plans Examiner  
Kathleen Carlin, Administrative Assistant

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**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**

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

**5. Approval of the Minutes**

The Board **approved** the minutes of the August 12, 2014 meeting as presented by general consent.

**6. Staff Report**

Ms. Ray stated that the staff will present Board training on FOIA/Ethics on Wednesday, September 17, 2014 immediately following the 3:00 p.m. Planning Commission meeting. Ms. Ray encouraged the DRB to attend the training on FOIA/Ethics in order to receive credit toward state mandated training requirements.

**7. Board Business**

None

**8. Unfinished Business**

A. Alteration/Addition

*(Mr. Brian Witmer recused himself from review of the following application, DRB-000976-2014, based on 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 that the project is located at 28 Shelter Cove Lane, Unit 119. The applicant proposes to add outdoor seating and an outdoor bar to support the existing building within the shopping center. The original submission was reviewed by the DRB on July 8, 2014. At that meeting the Board stated that they liked the project on a Conceptual basis, but additional details on a few items was requested.

The applicant's second submittal included details on the bar, the awnings, and additional landscaping. Ms. Ray stated that the applicant was not able to get landlord or Shelter Cove ARB approval in time for the Board to take action on this project today. While action cannot be taken today, the staff and the landlord have identified some potential issues and recommend that the applicant and the Board discuss the project today in advance of taking action at the September 9<sup>th</sup> meeting. Board action on September 9<sup>th</sup> will depend on the applicant receiving the approvals by the landlord and Shelter Cove ARB.

Based on the comments provided in the staff's report and comments from the landlord's representatives, the applicant has provided a revised submittal and that is the one that will be reviewed and discussed today. Some of the Board's previous comments have been addressed in the revised submittal. The staff is requesting the Board's feedback on today's submittal so that the Board will feel comfortable approving the project at the September 9<sup>th</sup> meeting.

Ms. Ray presented an in-depth overhead review of the Final application including the slight modifications made in today's submittal. Ms. Ray reviewed the existing elevation that was originally approved by the DRB as well as several photos of the existing building. The Board has already approved a solid color awning instead of the striped awning shown in the elevation.

The proposed outdoor seating will take place in the landscape area on either side of the front door as well as partially extending into the existing sidewalk. There will not be roll-up doors as shown in the original submittal. The applicant has decided to keep the fixed windows and they have added a pedestrian door on either side of the front door to access the outdoor seating from the interior of the restaurant.

Ms. Ray presented a photo that shows the direction of the existing sidewalk and the landscaping that will be taken up by the outdoor seating. The plan that was submitted encroached into the sidewalk and the staff was concerned that there would not be a sidewalk left when the outdoor seating was in place. Mr. Ray stated that the brick strip adjacent to the parking cannot serve as a sidewalk because of the street trees, the street lights, and the bike racks. There needs to be a sidewalk continuation along Shelter Cove Lane.

Ms. Ray stated that the landlord has agreed with the staff's concern and the plan was updated to accurately reflect the location of the brick strip and to maintain a 5'-0" minimum sidewalk between the outdoor seating and the brick strip adjacent to the parking. Other photos show the reclaimed wainscoting that will be used on the outdoor bar, the stone bar top, and the ceiling fans that will be placed over the bar and the outdoor seating. The submittal also includes a photo of string lights that are not shown on the

plan. When the applicant makes his presentation to the Board, he will identify the location where the string lights will be used.

The updated “outdoor seating floor plan” shows the proposed outdoor seating with oyster shell paving to match the existing sidewalk with an enclosure constructed of brick columns and cable rail. This is the same brick that is used on the building. The cable rail is very similar to the cable railing used elsewhere on other projects on the island.

In lieu of the retractable awnings, the submittal now shows fixed roof sections. A flat roof and a pitched roof section have been added. The awnings will remain at the front door and at the side door. The cooler size has been reduced and has been relocated away from the entrance to Belk. The walk in cooler is screened behind the wall that has a brick base with siding and trim to match the existing building. The bar has been moved over in front of the windows. The area between the cooler, the sidewalk, and the entrance to Belk will remain landscaped.

The “concrete plan” shows the limits of the existing sidewalk. The staff’s comments included concern that the seating area was encroaching into the sidewalk. The applicant met with the landlord’s representatives and the staff and has revised the plan to allow a 5’- 0” minimum sidewalk between the enclosure and the brick pavers adjacent to the sidewalk.

The front elevation shows the view from Shelter Cove Lane. It includes the brick fence section that transitions to brick columns with cable rail, as previously reviewed. There are pedestrian gates on either side of the seating area that lead to the new doors that have been added on either side of the front door. The approved fixed awnings (shown in red) were shown on the original submittal. New doors have been added on each side and a flat and pitched roof on either side with columns painted to match the existing trim and brick bases match the existing brick on the building.

Ms. Ray reviewed the height of the bar relative to the height of the cable handrail. The height of the bar is 3’-6” and the top of the cable handrail measures 3’-1” so the top edge of the bar will be visible. The right and the left elevations have been changed slightly and show a flat roof section on either side of the entrance with a 4/12 pitched roof section.

Based on previous comments provided by the Board, the curved trellis section on the end has been straightened out. The staff feels that the connection for the flat roof and the added 4/12 pitch metal roof seems a bit awkward. The left elevation shows the trellis section which is also seen in front elevation. The applicant was concerned with extending the roof to the end of the building due to an extension over the adjacent paver/sidewalk. Elevations have been provided for the cooler’s privacy wall to match existing color and materials. Ms. Ray reviewed the brick lattice fence and cable railing. The applicant has added a gate detail with aluminum cap and latch so that it looks continuous. The wood columns are painted to match the trim and the brick is the same brick used on the building.

The landscape plan has been revised since the Board’s last meeting. The applicant has added a strip of landscaping, or “green edge”, between the sidewalk and the outdoor

seating area enclosure. This strip will be wide enough to hold mondo grass. This 'green edge' will be located between the paving for the outdoor seating and the paving for the sidewalk. Additional landscaping has been added on either side of the front door. Some existing landscaping will be relocated due to the addition of the cooler. The applicant has also added four 'blue point' junipers to help screen the cooler from the Belk entrance.

The staff anticipates that the required approvals will be received in time for the project to be voted on at the next Board meeting. At completion of the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Paul Ludewig, P.J. Construction, presented brief statements in support of the application. Regarding the question about the string lights, the applicant stated that the string lights will wrap on the inside perimeter of the roof overhang and will not be visible from the street. The applicant plans to use the existing wall lights. Following the applicant's presentation, Chairman Sodemann requested comments from the Board.

The Board discussed several issues including the width of the sidewalk. The Board agreed that the 5' sidewalk is sufficient for two-way pedestrian traffic. The Board discussed the front elevation roof line, details regarding the cooler, and the landscaping between Belk and the fencing.

The Board also discussed the front entry left side front elevation, the fixed metal awning, and the fascia. The Board agreed with the staff's concern with the flat roof's connection to the pitched roof. They Board agreed that the landscaping should not impact the brick pavers. The Board agreed that the end elevation with the pitched roof connecting with the flat roof seems awkward, particularly by the circle. The Board discussed the difference between the roof on the right and the left elevations as well as the curve of the fascia.

The Board discussed the width of the brick columns. The 16 x 16 brick columns may be too skinny for the area. Perhaps the brick bases could be increased to 24 x 24. The Board stated that the 8 x 8 wood columns are fine. The Board cautioned the applicant to be careful with the flat roofs as they should not be visible. The applicant should study the fascia element to minimize any visual impact. No action was taken by the Board today.

## **9. Old Business**

None

## **10. New Business**

### **A. New Development – Final**

#### **1) Silver Moss Subdivision - DRB-001248-2014**

Ms. Ray stated that this project is located at 660 Spanish Wells Road. The project received Conceptual approval on August 12, 2014 with a few conditions: (1) the cultured stone should be replaced with an alternate material; (2) handrails are required on both sides of the stairs; (3) taller plant material should be added to the back of the mail center to screen the view; and (3) additional details are needed related to the entry columns and metal roof.

Ms. Ray presented an in-depth overhead review of the Final submittal including the

revised plans. Based on the Board's previous comments, the applicant has revised their plans and is showing a brick base on the entry columns to replace the cultured stone.

The applicant has switched out the Loropetalum located at the mail center and replaced it with a sweet Viburnum to screen the back of the mail center from view of the entrance drive.

The applicant has revised their plans for the gazebo in the community park. In an effort to simplify the project, the stairs and handrails have been eliminated from the plan in favor of a pavilion-style structure with a slab. The cultured stone base at the gazebo columns has also been replaced with brick.

Ms. Ray reviewed the colors and the materials. The hardi-shingle for the siding of the columns is shown in "Artic White". Staff recommends that a warmer color be used such as "Sail Cloth" or "Navajo Beige" to complement the warm bronze being used for the fence and gates. "Antique Bronze" is proposed for the metal roof for the entry columns, the mail center, and the gazebo. A seamless metal roof material is proposed for the entry columns. Savannah Grey brick will be used at the base of all columns. A simple stone cap is proposed for the entry columns that do not have the roof. The mail center will be in the "Sand Stone" color.

The lighting plan indicates seven Hagerstown light fixtures on 14' poles. The Hagerstown fixtures are part of a pre-approved Palmetto Electric lighting plan. Ms. Ray reviewed the applicant's mitigation plan that includes live oak trees in front of each lot. Ms. Ray stated that some buffer plants will also be placed throughout the project.

The staff recommends approval of the application with the condition that the "Artic White" for the siding on the columns be replaced with "Sail Cloth" or "Navajo Beige". A color sample should be provided to staff for review and approval. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Kevin Farruggio, landscape architect, presented statements in support of the application. The applicant discussed the change in plans for the gazebo. The applicant stated that the brick profile has been taken down a bit with the change in gazebo in mind. The applicant stated that he agrees with the staff's recommendation of a warmer color for the siding of the columns ("Sail Cloth" or "Navajo Beige" vs. "Artic White"). Following the applicant's presentation, Chairman Sodemann requested comments from the Board.

The Board stated that they like the project. The Board presented comments regarding the fence and the brick columns. The Board stated that the brick water table looks fairly consistent. The Board stated that they agree with staff's recommendation regarding the change in color for the siding of the columns. "Artic White" is too light and should be replaced with "Sail Cloth" or "Navajo Beige". At completion of the discussion, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion to approve** application DRB-001248-2014 with the condition that the "Artic White" color for the siding on the columns be replaced with either "Sail Cloth" or "Navajo Beige" as recommended by staff. A color sample should be provided to the staff for review and approval. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

## B. Minor External Change

### 1) Springwood Villas HPR - DRB-001245-2014

Ms. Ray introduced the project and stated its location, 36 Deallyon Drive. Ms. Ray presented an in-depth overhead review of the application. The applicant proposes to replace all of the front doors and storage room doors with new fiberglass doors and “look-alike” hardware. The applicant plans to completely repaint all of the wood surfaces. The photos show the existing building. The light colored stucco will remain and will be cleaned. The applicant proposes to paint the wood panel that is around the storage room doors, the windows, and of the wood trim.

The applicant prefers a color scheme similar to Coral Sands, a neighboring property. The proposed color scheme is green, brown and light beige. Ms. Ray presented a review of the proposed color palette (brown “Plateau Grey” for the body and green “Island Breeze” for the trim.) The staff is concerned with the high contrast colors against the existing pale stucco. The staff recommends consideration of lighter colors, i.e. “Dry Goods” in lieu of “Plateau Grey” and “Pillar” or “Secret Garden” in lieu of “Island Breeze.”

Ms. Ray stated that this project is under the purview of the Forest Beach ARB. Their approval of the project is required before the Board can take action. The agent for the project, Mr. Ron Fenstermaker, looks forward to receiving feedback from the DRB today. The applicant will take the DRB’s comments to the Forest Beach ARB Board and plans to have ARB approval in time for the project to be voted on at the September 9<sup>th</sup> meeting. Following staff’s presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Ron Fenstermaker, IMC Resort Services, agent for the project, presented statements in support of the application. Mr. Fenstermaker stated that while the applicant is amiable to the staff’s recommendations for a different color scheme, they prefer to have a little more color definition between the body and the trim. The agent reviewed the applicant’s preferred colors with the Board. Following the applicant’s presentation, Chairman Sodemann invited comments by the Board.

The Board discussed the proposed color palette and recommended that the applicant narrow their selection of colors. There is too much contrast in the colors. After a lengthy discussion on the colors, the applicant agreed to eliminate the green color from the color scheme.

The Board and the applicant reviewed the location of the trim and the amount of trim. The Board recommended that “Potters Clay” or “Dry Goods” be used for the building and that “Pillar” be used for the trim. The agent stated that he will forward the DRB’s recommendations to the Forest Beach ARB Board. No action was taken by the Board today.

### 11. **Appearance by Citizens**

None

### 12. **Adjournment**

The meeting was adjourned at 2:30p.m.

Submitted By:

Approved By:

September 9, 2014

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Kathleen Carlin

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Scott Sodemann

Administrative Assistant

Chairman