

**Town of Hilton Head Island**  
**Design Review Board**  
**Minutes of the Tuesday, September 9, 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, Kyle Theodore and Brian Witmer
Board Members Absent:	None
Town Council Present:	None
Town Staff Present:	Jennifer Ray, Urban Designer Richard Spruce, Plans Examiner Heather Colin, Development Review Administrator Kathleen Carlin, Administrative Assistant

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**1. Call to Order**

Chairman 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 submitted by general consent.

**5. Approval of the Minutes**

The Board **approved** the minutes of the August 26, 2014 meeting as submitted by general consent.

**6. Staff Report**

Ms. Ray reminded the DRB that Board training on FOIA/Ethics will be presented by Brian Hulbert, Staff Attorney, on Wednesday, September 17, 2014 immediately following the 3:00 p.m. Planning Commission meeting. The Board is encouraged to attend this informative training on FOIA/Ethics. Attendees will receive one credit hour toward their 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 stated that this project is located at 28 Shelter Cove Lane, Unit 119. The staff presented an in-depth overhead review of this application on August 26, 2014. The applicant proposes to add outdoor seating and an outdoor bar to support the existing building within the shopping center.

Ms. Ray stated that the Board discussed this project in-depth on August 26<sup>th</sup> and provided recommended revisions to the applicant. Action by the Board, however, could not be taken on August 26<sup>th</sup> because the applicant's Shelter Cove ARB approval letter had not been received. Ms. Ray stated that the Shelter Cove ARB approval letter has now been received.

Ms. Ray presented a brief overhead review of the application including the Board's recommended revisions. As discussed at the previous meeting, the Board was concerned with the existing building and the sidewalk area encroaching into the outdoor dining area. In addition, Belk had directed the applicant to move the outdoor dining area away from the entrance to Belk.

In working with the applicant and the landlord, it has been determined that a minimum of 5-ft. sidewalk beyond the palm trees and light fixtures would remain in the plan. This is the plan that is being reviewed today.

Ms. Ray reviewed the materials that were discussed at the previous meeting including the reclaimed wainscoting to be used on the bar, the stone bar top, the ceiling fans, and the string lights that will be located under the edge of the overhang.

Ms. Ray reviewed the applicant's concrete plan. The dash line on the concrete plan shows where the existing sidewalk is and where the sidewalk has been extended out leaving a minimum of 5-ft. of existing oyster shell paving. Oyster shell paving is also used for the outdoor seating area.

Ms. Ray reviewed the landscaping located on either side of the front door. Ms. Ray also reviewed the landscaping located on the corner adjacent to the existing plaza area and adjacent to the entrance to Belk.

Ms. Ray reviewed the elevations which include the elimination of the retractable awnings in favor of a fixed-roof section with fixed awnings at the front door and the side door. The fixed awnings were already approved in a previous submittal.

The enclosure for the walk-in cooler has been redesigned to be smaller, tucked away, screened better, and in materials that complement the existing building materials. Based on the Board's previous comments, the applicant has changed the column detail to include a 20 x 20 brick column with 10 x 10 wood columns supporting the roof.

Ms. Ray stated that the landscape plan retains a lot of existing landscaping adjacent to Belk and it adds some evergreen material to help screen the walk-in cooler. Based on the Board's request, the applicant has added a strip of mondo grass between the outdoor seating and the sidewalk. The applicant has also added landscaping adjacent to the brick wall on the end. Following Ms. Ray's presentation, staff recommended that the application be approved as submitted. Chairman Sodemann then requested that the applicant make his presentation.

Mr. Paul Ludewig, P.J. Construction, presented comments in support of the application. Mr. Ludewig reviewed the revisions that have been made to the project. Mr. Ludewig presented comments regarding the flat roof and the sloped roof. Following the applicant's presentation, Chairman Sodemann requested comments from the Board.

The Board expressed their concern with potential water runoff from the flat roof and the

sloped roof. A gutter and downspout may be needed at the narrow walkway. The Board and the applicant agreed that if there is a problem with water runoff, the applicant will need to correct the problem.

The Board also discussed the landscape plan. With regard to the aesthetics of the flat roof and sloped roof, the Board stated that some vertical form may be needed before the sloped roof transitions to the flat roof. The applicant stated that the flat roof is 14-15 ft. high and will not be visible. At the completion of the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Hoffman made a **motion** to **approve** application DRB-000976-2014 as submitted. Mr. Strecker **seconded** the motion and the motion **passed** with a vote of 6-0-0.

#### A. Minor External Change

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

Ms. Ray stated that this project is located at 36 Deallyon Drive. The staff presented an in-depth overhead review of this application on August 26, 2014. The Board discussed the project on August 26<sup>th</sup> and provided recommendations regarding the color scheme. Action by the Board could not take place on August 26<sup>th</sup> because the applicant's Forest Beach ARB approval letter had not been received. Ms. Ray stated that the Forest Beach ARB approval letter has now been received.

Ms. Ray presented a brief overhead review of the application. The applicant proposes to replace all of the front doors and storage room doors with new fiberglass doors. The applicant plans to completely repaint all of the wood surfaces.

At the August 26<sup>th</sup> meeting the Board stated their concern with the applicant's high-contrast color scheme, particularly against the existing pale stucco. The Board recommended that a lighter, simpler color scheme be used. After an in-depth discussion on the color scheme, the Board and applicant agreed on "Pillar" for the trim and "Potter's Clay" for the body. The staff recommended that the application be approved as submitted. The agent for the project, Mr. Ron Fenstermaker, IMC Resort Services, was not present at the meeting. Chairman Sodemann invited comments by the Board.

The Board briefly discussed the presentation made on August 26<sup>th</sup> including the final selection of colors. The Board agreed with the selection of "Pillar" for the trim and "Potter's Clay" for the body. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Smith made a motion to **approve** application DRB-001245-2014 as submitted. Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

#### 9. **Old Business**

None

#### 10. **New Business**

None

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

Ms. Susan Murphy, citizen, expressed her concern with the loss of trees and the loss of understory vegetation that has occurred as a result of redeveloping Shelter Cove Town Center and Shelter Cove Plaza. Ms. Murphy stated that the loss of trees and the loss of understory vegetation results in unsightly views of the shopping centers' expansive parking lots. Ms. Murphy urged the DRB to help protect the island's existing trees and vegetation. The views of expansive parking lots should be adequately screened with trees and understory vegetation.

**12. Adjournment**

The meeting was adjourned at 1:55p.m.

Submitted By:

Approved By:

September 23, 2014

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Kathleen Carlin  
Administrative Assistant

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Scott Sodemann  
Chairman