

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, April 9, 2013 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

Council Members Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Kathleen Carlin, Secretary

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 March 26, 2013 meeting as presented by general consent.

6. Staff Report

None

7. Board Business

None

8. New Business

A. Alteration/Addition

1) **Players Club 400 Building** - DR 130011

Ms. Ray introduced this project and stated its location, 35 Deallyon Avenue. Ms. Ray presented an in-depth overhead review of the application including an aerial photo and a couple of site photos. Spinnaker Resorts is proposing to upgrade several of the buildings at the Players Club. The proposed changes will begin with the 400 Building.

The site photos show the existing development is made up mostly of two-story stucco buildings (tan stucco with red roof and heavy green trim). Spinnaker Resorts owns only a portion of the property so all of the buildings are not included in the modification (200 building and 300 building are not included in the proposed project.)

The proposed changes include new patio doors and trim, removing the existing handrails and replacing them with aluminum handrails, and adding a new handrail to the ground floor units. The applicant will remove the existing dividers between the patios and replace them with PVC dividers. The applicant will add hardi-siding and accent trim on the second floor at the front and rear entrances. This portion of the work has already been completed. The applicant will install shutters to conceal the AC units, repaint the roof, stucco siding, and trim. The applicant will replace the existing wooden band, balconies, gutters and downspouts. There will also be some repaving in the parking lot. The applicant has already removed an existing low stucco wall. The applicant plans to install new landscaping in this area along Deallyon and Cordillo.

The applicant would like to take some of the successful features of The Blue Water Resort (another Spinnaker Resort property) and add them to their other properties. The proposed color palette includes Military Blue for the Pac Clad roofing, Revere Pewter for the horizontal siding, Putnam Ivory for the stucco, and white for the fascia, soffit, and trim.

The staff recommended that the application be *approved* with the recommendation that the roof color be changed to more of a grey color rather than the blue color. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Charlie Halterman, Construction Manager, Spinnaker Resorts, presented statements in support of the application. The Board and the applicant discussed the color scheme and the landscaping. Mr. Gartner stated that he likes the project overall. Mr. Parker stated that he is concerned with the proposed color scheme. The color scheme is not compatible with the existing condition and conflicts with the adjacent buildings. Mr. Parker stated that he is also concerned with the landscaping. Removal of the existing wall is a problem. This area will need to be mitigated with mounding. Mr. Parker also stated concern with the proposed railing; it may not be appropriate. The color of the railing needs to be more compatible.

Vice Chairman Welch stated that she agrees with all of the concerns presented by Mr. Parker. A more compatible look for the project is needed. Mr. Theodore also stated that he agrees with the concerns already presented. The bold white color is out of place with the grey color. More of a relationship with the existing buildings is important. The Design Guide is very specific about colors. A warm toned color scheme is probably a better choice than the proposed cool blue and grey color scheme.

Ms. Moffett and Mr. Smith stated that they also agree with the concerns regarding color and landscaping. Chairman Sodemann also stated his agreement with the concerns previously presented by the Board. Chairman Sodemann stated that landscaping for the project will also be important. At the completion of the discussion, the applicant stated that he would like to **withdraw** his application to incorporate the recommendations regarding the color scheme and also landscaping.

9. Appearance by Citizens

None

10. Adjournment

The meeting was adjourned at 1:45p.m.

Submitted By:

Approved By:

April 23, 2013

Kathleen Carlin
Secretary

Scott Sodemann
Chairman