

Town of Hilton Head Island
Design Review Board **APPROVED**
Minutes of the Tuesday, May 28, 2013 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Scott Sodemann, Vice Chairman Deborah Welch,
Todd Theodore and Galen Smith

Board Members Absent: Jennifer Moffett and Tom Parker, Excused
Jake Gartner

Council Members Present: None

Town Staff Present: Jennifer Ray, Urban Designer; Teri Lewis, LMO Official
Rocky Browder, Environmental Planner
Anne Cyran, Senior Planner; Nicole Dixon, Senior Planner
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 May 14, 2013 meeting as presented by general consent.

6. Staff Report

Ms. Ray stated that elections for Chairman and Vice Chairman for the new term, July 1, 2013 – June 30, 2014 are scheduled to be held on June 11, 2013.

7. Board Business

None

8. Unfinished Business

A. Alteration/Addition

1) **The Player's Club** – DR 130011

Ms. Ray stated that The Player's Club is located at 35 DeAllyon Avenue. This project was before the DRB on April 9th and withdrawn at the applicant's request. The resubmittal includes only modifications to the existing parking to add 8 spaces and revised landscaping plans for the area along DeAllyon Avenue and Cordillo Parkway. Building modifications have not been received DRB approval yet and are not part of today's submittal. Ms. Ray presented an in-depth overhead review of the submission. Photos show the existing conditions along DeAllyon Avenue, some

existing landscaping, an island for a new sign (the applicant is working on a sign application for a permanent sign), the area where a stucco wall was removed, existing landscape with berm at the corner of DeAllyon Avenue and Cordillo Parkway, and some existing trees along Cordillo Parkway. The applicant's as-built survey shows the existing conditions. The site plan shows the proposed parking revisions including changing drive aisles to one-way and angled spaces at 60 degrees resulting in an increase of +/- 8 parking spaces.

The proposed landscape plan utilizes some existing plant materials and adds a 12" berm with a combination of 7-gallon Ligustrum, sweet viburnum, and Formosa azaleas, as well as sago palms as accents. The 7-gallon evergreen plants are approximately 30" tall and on a 12" berm result in +/- 42" coverage. This combination will provide approximately the same coverage as the wall did. A photo of cars parked at DeAllyon Avenue show approximate 42" height of berm and plantings.

The staff recommends approval of this application with the condition that plants must be at least 30" height with a full spread at the time of installation. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Charlie Hartleman, Construction Manager, Spinnaker Development Group, presented statements in support of the application. The Board and the applicant discussed several issues including removal of the wall. Mr. Smith asked about the amount of landscaping in the angled parking area; the landscaping should be sufficient for screening purposes. Mr. Theodore presented statements regarding the wheel stops. Wheel stops should be required because they keep cars out of the landscaping. Mr. Theodore also presented comments regarding the need to protect the roots of trees in relationship to the berm. The applicant will work with Town staff on the placement of the berm. Vice Chairman Welch presented comments regarding the sufficiency of the 7-gallon plant material. Chairman Sodemann asked about the property lines in relationship to DOT requirements. Ms. Ray stated that DOT approval will be part of the expedited DPR process. At the completion of the discussion, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion** to **approve** the Player's Club application DR 130011 with the following conditions: (1) plant material is to be installed at a minimum of 30" height with full spread at the time of installation; (2) soil material for the berm is to be coordinated with Town staff with regard to protecting the roots of trees; (3) the applicant confirms that wheel stops will be installed at the parking spaces; (4) Town staff will approve the installation of plant material; the applicant will supplement additional plant material if required by staff. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 4-0-0.

9. New Business

A. Minor External Change

1) Marsh Point Apartments – DR 130020

Ms. Ray introduced the application and stated its location, 100-A Marsh Point Drive. Ms. Ray presented an in-depth overhead review of the application including an aerial view of the site and a community map showing the location of buildings. Photos show access to the site from Gum Tree Road (beside the Kangaroo-Pantry gas station, the Post Office, and Marsh Side Villas.)

The applicant is proposing to enhance and update the exterior of the buildings including replacement of damaged wood, the addition of plantation-style shutters on the front four windows of each building, and fresh paint on all buildings. The photos show the existing residential buildings, currently a light greenish-tan with light brown trim.

The proposed color palette includes a Warm Khaki and Garrett Grey for the body and lattice of

the buildings. A cream color is proposed for all trim including the stair rails, picket, and patio rails. A Dark Cavern color is proposed for the shutters and the front doors. The applicant proposes to paint the club house, the pool house, and the maintenance/storage building Warm Khaki. They propose to alternate Warm-Khaki and Garrett Grey for the 35-residential buildings.

Ms. Ray distributed hard samples of the proposed colors for the Board's review. The staff recommended that, based on the proximity of one building to another, that groups of buildings be painted the same color versus alternating color on each building. The staff recommended focusing the lighter building color (Warm Khaki) in the more shaded areas and the darker color (Garrett Grey) in the more sunny areas.

The other component of the exterior improvements is the proposed addition of plantation-style shutters to the four front windows of each building. The proposed shutters are wood, painted Dark Cavern (almost black) but less harsh and complementary to the new paint colors. Ms. Ray presented an illustration of the proposed wood shutter. The staff feels that the proposed shutter is too rustic in style and scale for a residence. A different type of shutter will add interest to the front of the buildings.

The staff recommended approval of the application with the condition that the building colors be grouped based on site conditions versus alternating, and that a shutter that is more appropriate in style, scale and grade be selected for the residential buildings. At completion of the staff's presentation, Chairman Sodemann requested that the applicant make her presentation.

Ms. Liz Buss, Carter-Haston, presented statements in support of the application. The Board and the applicant discussed the proposed color palette as well as the style and width of the proposed shutters. At completion of the Board's discussion, Chairman Sodemann requested that a motion be made.

Vice Chairman Welch made a **motion to approve** the Marsh Point Apartments application DR 130020 with the following conditions: (1) the applicant is to follow the staff's directions regarding painting the grouping of buildings; (2) the applicant is to adjust the shutter size so that they are wider and more appropriate. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 4-0-0.

2) **Big Chill Ice Vending Machine** – DR 130021

Ms. Ray introduced the application and stated its proposed location, 612 William Hilton Parkway. The applicant proposes to install an ice machine on the site that is currently for sale. Ms. Ray stated that the Board reviewed the same ice machine at a different location last year. Ms. Ray presented an in-depth overhead review of the application.

The ice vending machine is 200 square feet (8'4" wide x 24' long x 9' high). The partial plan shows the approximate location of the proposed vending machine +/- 22 feet from the property line. The location is also shown on aerial views. A photo of a car parked in the approximate location of the proposed ice vending machine was also shown.

The applicant proposes to add a 20" raised planter made of brown split faced block; the proposed planter would be 24-ft. long and 5-ft deep, located adjacent to the vending machine on the Highway 278 side of the ice machine. The planter would contain 5 fan palms and 7 Indian hawthorns. Ms. Ray presented another photo showing the proposed ice vending machine on site. The applicant has submitted color samples. They propose to paint the body of the machine cream, the canopy light blue, and the lettering on the front of machine orange-red. The staff recommended denial of the application because it is not in keeping with the Town's Design Guide. The proposed colors are an improvement over existing; however, the location – a prominent location on a paved site on William Hilton Parkway with little opportunities for landscaped buffer and context (log cabin, Barnacle Bill's) – do not lend to the ice vending

machine. The staff appreciates the applicant's efforts to add the planter and the paint; however, the project is still a 9' high x 8'-wide x 24' long box on a wide open site and is not in keeping with island character. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Patrick Mason presented statements in support of the application. The Board and the applicant discussed the project. The Board stated their concern with the prominent location. Mr. Smith, Mr. Theodore, Vice Chairman Welch and Chairman Sodemann all stated that the site is not appropriate for this type of use. The ice vending machine would be better suited on a location off of a minor rather than major arterial. At the completion of the discussion, Chairman Sodemann requested that a motion be made.

Mr. Smith made a **motion** that the Board **decline** approval of Big Chill Ice Vending Machine DR 130021 due to the location. Mr. Theodore **seconded** the motion. Before the Board could vote on the motion, the applicant asked to **withdraw** the application. The Board agreed that the applicant could withdraw the application.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 2:00p.m.

Submitted By:

Approved By:

June 11, 2013

Kathleen Carlin
Secretary

Scott Sodemann
Chairman