

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, December 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: Bill Harkins and Kim Likins

Town Staff Present: Jennifer Ray, Urban Designer
Heather Colin, Development Review Administrator
Teri Lewis, LMO Official
Anne Cyran, Senior Planner
Richard Spruce, Plans Examiner
Rocky Browder, Environmental Planner
Charles Cousins, Director of Community Development
Shawn Colin, Deputy Director of Community Development
Jill Foster, Deputy Director of Community Development
Don Kirkland, Director of Economic Development
Kathleen Carlin, Administrative Assistant

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

Ms. Ray stated that application DRB-002030-2014, Market at Hilton Head Island, has been withdrawn from the agenda at the applicant's request. The Board **approved** the revised agenda as submitted by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the November 18, 2014 meeting as submitted by general consent.

6. Staff Report

Ms. Ray stated that today's DRB meeting is the last meeting of the year. The next DRB meeting will be held on Tuesday, January 13, 2015.

7. Board Business

None

8. Old Business

A. Alteration/Addition

1) 5 Lagoon Road DRB-002014-2014

Ms. Ray stated that the project is located at 5 Lagoon Road. The Board approved the building portion of this project with conditions on November 18, 2014. At that time the Board directed the applicant to update their landscape plan for later review and approval by the Board. Since the November 18th meeting the applicant has made several changes to the landscape plan based on the Board's previous discussion.

Ms. Ray presented an in-depth overhead review of the revised landscape plan. The applicant has tightened up the spacing of the boxwood located along the edge of the parking lot. Additional boxwood has been added along the ramp at the front of the building adjacent to the parking area. The additional boxwoods were specified to be 5-gallon.

At the November 18th meeting the Board requested that additional consideration be given to intermediate level plantings. The proposed crepe myrtle trees and juniper ground cover shown on the previous landscape plan have been replaced with two types of 15-gallon Ligustrum. The Ligustrum will provide a good buffer between Lagoon Road and the parking lot. Additional Crepe Myrtle trees are proposed to be planted to the left of the building as well as in the parking lot islands. This is a change from the previous plan.

All of the existing palm trees will now remain with the exception of three palm trees that are located at the new access ramp. These palm trees will require mitigation on site. While the applicant is showing several additional Crepe Myrtle trees, these trees are not an even swap because they are not in the same tree category. These three trees can either be transplanted or three additional palms will be planted.

The applicant has suggested planting the palm trees in the buffer area alongside the parking lot. The applicant will work with the Natural Resource Planner in the field to make sure that this mitigation requirement is met. The applicant intends to plant all of the Crepe Myrtles and shrubs as shown on today's plan. The staff recommended that the landscape plan application be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Ned Gilleland, property owner, and Mr. Todd Parrott, landscape architect, presented brief comments in support of the application. The Board complimented the completeness of today's landscape plan. The Board discussed several issues including the spacing of the boxwood as well as the number and the placement of the Palms. The Board recommended that the applicant stagger the placement of the shrubs between the parking lot and Lagoon Road.

The Board stated that there may be enough room between the bike path and the parking area for additional lower-level plant material. The space may be too tight between the parking area and the access ramp for the placement of boxwood. A different plant material may be more suitable in this location. The Board recommended that the proposed Ligustrum be replaced with a more natural native plant material such as wax myrtle or saw palms.

Following final comments by the Board, Chairman Sodemann requested public comments on the application and none were received. Chairman Sodemann then

requested that a motion be made.

Mr. Witmer made a **motion to approve** application DRB-002014-2014 with the following conditions: (1) the applicant shall stagger the placement of shrubs located along the edge of the parking lot; (2) the applicant shall replace the Ligustrum with a more native species plant material. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

B. New Development – Conceptual

(Mrs. Theodore recused herself from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mrs. Theodore and attached to the record.)

1) 1st Tee Boys & Girls Club DRB-001731-2014

Ms. Ray stated that this project is located at 151 Gumtree Road. The applicant proposes to construct a golf training facility on the Boys & Girls Club of Hilton Head Island property. The Board reviewed this project on October 28, 2014, but no action was taken at that time. The Board's comments focused on the aesthetics of the temporary building to be used for the pro shop.

Ms. Ray presented an in-depth overhead review of the revised submission including a review of the site plan and several photos of existing conditions and adjacent residential property.

The golf facility will be comprised of a practice range, putting green, chipping green, and a six hole, par-3 layout that can be used when the practice range is not in use. The practice range will feature a concrete strip along the rear of the tee for all-weather mats that can be used during inclement weather or when access to the grassed tee surface is restricted. The range will have target greens that double as par-3 greens. The putting surface of the large greens will be artificial, permeable turf. All disturbed areas will be grassed with a variety of Bermuda grass, typical of golf courses on the island.

The existing multi-purpose field and playground equipment will be relocated to accommodate the new golf facility and pedestrian circulation and landscape will be added to enhance the pro-shop and other areas of disturbance. There is a 45" specimen Oak tree on site and the pro shop and pedestrian circulation have been sited to avoid conflict with that Oak tree.

Another feature is the addition of the 'Lighted Path to Success' that incorporates an entry trellis at the beginning of the path from the parking lot into the site as well as sign/light bollards that symbolize and identify the nine core values of The First Tee Program.

Ms. Ray stated that the pro shop has been redesigned based on the Board's previous comments. The building is a 2,300 square foot building equipped with restrooms, office space, and a golf club fitting/instruction room. The pro shop is a modular building that is being donated to First Tee of the Lowcountry.

The applicant has enhanced the design of this modular building with several features including a stucco parapet wall with a 6/12 pitch. The applicant has also added vegetated screen walls, wood screen walls with vines planted, window shutters, wood

stairs, a covered entry porch, a ramp with a trellis, and landscaping on either side of the building.

Ms. Ray presented a thorough review of all of the elevations. Ms. Ray described the screen walls, the Bermuda shutters, and detailing on both long sides of the building. Ms. Ray described the addition of the stucco parapet wall and the view from the parking lot. Ms. Ray also described details of the trellis, the wood ramp and the wood stairs.

Ms. Ray stated that additional trim has been added to help break up the rear elevation. The plan shows foundation planting. The staff recommends that additional vegetative screening be provided where the parapet wall is exposed on the long left side elevation. The staff also recommends that additional vegetative screening be placed at the parapet wall to screen the view from the basketball and tennis courts.

Ms. Ray described the changes that have been made to the maintenance building. Textured wall panels replace the corrugated metal wall panel. A gable vent has been added to the side elevations. The roof pitch has been changed from 2/12 to 6/12. Additional trim has been added to break up the rear elevation.

The conceptual landscape plan utilizes common and native plant materials including a mix of evergreen and flowering trees, shrubs and ground covers. Foundation planting is proposed as well as the substantial planting that is planned at the front entrance of the building. The applicant proposes to screen the rear side of the building with 15-gallon Ligustrum. The landscape plan also includes buffering along some adjacent property.

The staff recommended that the conceptual submittal be approved as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. David McAllister, Wood + Partners, Mr. Jason Broene, Court Atkins, and Mr. Trey Griffin, Wood + Partners, presented brief comments in support of the application. The Board complimented the quality of the revised submission. The Board discussed several issues including design improvements made to the modular building, the roof pitch, and the proposed removal of trees and other vegetation. The Board agreed with the staff's recommendation for natural vegetated screening to be placed along the stucco parapet wall. The Board recommended that the applicant select plant materials that are deer-resistant.

Following final comments by the Board, Chairman Sodemann requested public comments and none were received. Chairman Sodemann then requested that a motion be made.

Mr. Strecker made a **motion to approve** application DRB-001731-2014 with the following conditions: (1) the applicant shall modify the stucco wall at the sloped roof front entry; (2) the applicant shall preserve as many trees on site as possible. Mr. Witmer **seconded** the motion and the motion **passed** with a vote of 6-0-0.

9. Unfinished Business

None

10. New Business

(Mrs. Theodore and Mr. Witmer recused themselves from review of the following application due to their professional conflicts of interest. A Conflict of Interest Form was completed and signed by both Mrs. Theodore and Mr. Witmer and attached to the record.)

A. New Development - Conceptual

1) Shelter Cove Apartments DRB-000719-2014

Ms. Ray introduced the application and stated its location, 40 Shelter Cove Lane. This project includes two multi-family residential sites on either side of the new Shelter Cove Community Park and the Shelter Cove Towne Centre development.

Ms. Ray presented an in-depth overhead review of the application including the site analysis, an aerial photo of the site taken before construction and photos of neighboring properties showing the architectural style found within Shelter Cove. The size of the structure is similar to other residential structures within Shelter Cove.

Ms. Ray reviewed the survey showing the west site between the Newport Community, Shelter Cove Lane, the marshes of Broad Creek, and the new Shelter Cove Community Park. The east site shows the location of the existing Shelter Cove Park and is between the lagoon and the Veteran's Park. It is accessed from Shelter Cove Lane and has frontage on Broad Creek.

Ms. Ray reviewed the site analysis from the west site which has changed slightly since the submittal. Changes include the trees that are to remain on site. Pedestrian access to the park is provided along Shelter Cove Lane, Newport Drive and the edge of the marsh. The east site is the location of the existing Shelter Cove Park and is between the Lagoon and the Veteran's Park.

The east site analysis shows two specimen trees along the marsh edge as well as two trees that are scheduled to remain near the lagoon close to the Veteran's Park. Access is from Shelter Cove Lane with on street parking proposed. They are adjacent to the lagoon on either side with the marsh to the rear. There are pedestrian connections as well to both parks and along Shelter Cove Lane. The concept plan shows the project relative to the overall Shelter Cove Towne Centre development.

The east site will provide 210 luxury flats with a five story wrapped parking deck. One, two and three-bedroom units will have a mix of open and screened balconies in a configuration that takes advantage of the marsh views. The leasing office is situated in a two story building on Shelter Cove Lane. This structure will feel like a luxury coastal cottage welcoming you to the property and will transition visually from Shelter Cove Lane to the two-story building to the five story residential building. It will also help shield the parking deck from view.

The west site will comprise 30 luxury townhome style apartments grouped into buildings of six units, with private garage off-street parking spaces for each unit. These are two story buildings with large screen porches and expansive views of the marsh. These buildings will be similar in material and style to the east site but in a much smaller scale.

There is a focus on landscape design that makes the property an inviting destination. The public path wraps behind the buildings and follows the banks of the marsh and ties into the Shelter Cove Community Park from each direction. The pedestrian experience along this path will feature the visual interest of low lying plantings, shade trees, gardens, ponds, marsh and will pass by the private pools. The density has been approved already per the development agreement; however, the site is very tight especially on the east site.

The staff notes that consideration should be given to these pedestrian spaces as this project progresses.

Ms. Ray described the private space for the residents and public space along the marsh edge and connecting to the parks on either side of the project. Ms. Ray stated that the balance between the private space and public space will be very important in how the landscape is treated and the scale of the space relative to the scale of the five story building will warrant significant consideration as this project progresses.

The applicant has submitted their Inspiration Boards which show images that reflect the architectural concept of an upscale coastal style. It blends well with the Shelter Cove Towne Centre Development as well as within Shelter Cove and the greater Hilton Head Island character.

The east site elevation shows the view from Shelter Cove Lane including the two-story leasing office with the five story multifamily residential building with parking behind with wrapping on the sides. The corner tower elevation is the corner closest to the lagoon. The materials include brick and fiber cement siding and details include large windows, brackets, overhanging balconies - all giving the building texture and depth and helping to break up that mass and give it more of a pedestrian scale. Detail is focused at eye level to help bring the building scale down and provide the tower feature to make reference to nautical features found around the island.

Ms. Ray stated that portions of the parking deck are exposed but they are adorned with shutters and paint to help disguise their function. Metal roofs, dormers, brick pavers, and drive under features keep the building warm and inviting and decrease the attention called to a parking deck.

Ms. Ray described the west elevation which shows the view of the park that goes across the lagoon. The renderings show all of that detail as well as a variety of materials. The west site elevation shows the two story buildings with large porches and a similar material and style as the east site. It is a smaller scale that compliments the adjacent Newport Community.

The Shelter Cove Harbour Company ARB has reviewed and approved the conceptual submittal. The staff recommends approval of the conceptual submittal with consideration for large scale plant material to balance the mass of it as well as consideration for protecting the public space and making the transition for pedestrians between private and public space.

Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Ms. Ellen Garland, architect, presented brief comments in support of the application. The Board complimented the quality of the conceptual submission. The applicant has done a good job at breaking up the mass of the buildings and is headed in a positive direction.

The Board discussed several issues including the massing of the buildings on the east site and parking arrangements on Shelter Cove Lane. Special consideration should be given to the street intersection at the east site. The existing plantings and mature trees should be maintained to the extent possible. The new plantings should be mature to help shield the building.

The Board recommended that consideration be given to the pedestrian promenade at the back side of the east side building. It should be as pedestrian friendly as possible. The Board presented comments regarding the architectural features of the older existing buildings in the area. The applicant might consider the introduction of stucco as a way of blending the buildings with the existing.

The Board also discussed the garage courtyards and the amount of hard paving. The applicant should consider incorporating additional landscaping in this area. The Board recommended that additional consideration be given to the west side elevation due to the amount of pavement. Extensive landscaping is recommended.

The Board discussed details of the five-story parking deck. The first two to three floors of the parking deck will be shielded by the leasing office. The fourth and fifth floors will have limited visibility. The Board inquired about covering the parking deck and the applicant stated that they are considering this possibility. The Board recommended that the applicant limit the visual impact of the parking deck as much as possible and stated that something beyond the row of Bermuda shutters may be needed. The Board discussed the reduction of the diagonal bracketing.

The Board agreed with staff's comments regarding the need for strong consideration to be given to private vs. public spaces. The Board stated that lighting will be a concern as the plan progresses. Subdued lighting is recommended. The Board also recommended that the colors be subdued and nature blending. The Board also presented comments regarding the brick, siding, and railing. The Board stated that they like the corner tower and the leasing office including the wings and the gables.

Following this discussion, Chairman Sodemann requested public comments on the application and the following were received: Mr. Aubrey Vaughn, Newport resident, presented comments regarding the specimen trees on site and urged the Board to protect as many of the trees as possible.

Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Strecker made a **motion to approve** application DRB-000719-2014 with the following conditions: (1) special consideration shall be given to public vs. private spaces; (2) special consideration shall be given to the street intersection at the east site; (3) modifications shall be made to the parking garage elevation on the east site; (4) special consideration shall be given to the west elevation of the east site building; (5) consideration shall be given to introducing stucco into the buildings; (6) the existing plantings and mature trees shall be maintained to the extent possible; (7) new plantings being incorporated shall be more mature; and (8) special consideration shall be given to the pedestrian promenade at the back side of the east site building. Vice Chairman Gartner **seconded** the motion and the motion **passed** with a vote of 5-0-0.

(Mrs. Theodore recused herself from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mrs. Theodore and attached to the record.)

2) Adventure Inn Redevelopment DRB-002162-2014

Ms. Ray introduced the application and stated its location, 41 South Forest Beach Drive. The applicant proposes to redevelop the old Adventure Inn site as a new resort facility.

Ms. Ray presented an in-depth overhead review of the application including the site plan and aerial photo. Ocean Dune Villas is located to the west of this project and Hilton

Head Beach Villas is located to the east. The site surrounds the Carolina Beach Club condos.

The original building was demolished in 2008 and the existing property includes parking, a pool, and a series of outdoor decks. Photos show the existing site conditions as well as the neighboring architectural styles. The survey shows the parcel across South Forest Beach that currently includes some tennis courts and parking. The larger parcel includes parking close to South Forest Beach, the Carolina Beach Club condos, and the Ocean Dunes Villas. Ms. Ray identified the location of the existing pool.

The site analysis indicates the shared access on South Forest Beach. There are some specimen trees as well as some large trees shown on the site. There are also several open lawn spaces and dramatic views to the ocean.

Vacation Time of Hilton Head Island is looking to redevelop this property into a signature designation resort. The proposed buildings will consist of two six-level residential structures over screened parking that will be connected to on-site amenities and landscaping by colonnade trellises and walkways overlooking a central courtyard feature focusing on the preserved specimen Oak tree on site.

Additional buildings include a 5,000 square foot two story administration building as well as a 3,000 square foot pool, bar and grill with associated dining terrace, restroom, showers, and other support site amenities. There is a central terrace with raised planters, two main pools, and a series of wood decks and boardwalks overlooking the ocean and providing access to the beach. A new pool is proposed for the exclusive use of the Ocean Dunes Villas that will be constructed on a portion of the Adventure Inn site located between the beach and the Ocean Dunes tract.

A minimum of 184 parking spaces including 25 replacement spaces for the Carolina Beach Club along with approximately 70 bicycle parking spaces are shown on the plan. Parking for the new facility will be distributed under the two residential structures each hosting six floors of units over ground level parking as well as surface parking to the north along South Forest Beach Drive and to the east adjacent to the new administration registration building and next to the location of the possible new elevator for Carolina Beach Club and a new entry lobby.

The buildings are configured on the site to preserve the central green space and amenity area and focus on the preserved Oak trees and other existing trees in the center of the site. The applicant has taken care to preserve these feature trees and landscaping along the right of way on South Forest Beach as well and providing additional landscape islands in front of the structures facing South Forest Beach Drive to provide the arrival experience. The theme of the landscape concept is layered color and tropical resort feel. Several of the plants are either native or commonly used on the island. Ornamental grasses, palms, and canopy trees are included in the landscape plan.

The applicant has provided an Image Board that shows the small, quiet pool concept. The feature pool concept is much larger and includes a splash water feature and palm plantings throughout. Site features include permeable paving, trellis swings, a spa and a fire pit.

The architectural features include trellises, awnings, and roof brackets supporting extended roof overhangs. These features are shown on the elevations and rendered in material such as oyster tone brick, masonry, stucco and board and batten. The features maintain the context of neutral tone colors prevalent to the island and seek inspiration from cultural influences such as sweet grass, oyster tabby, and other indigenous practices and materials. Ms. Ray presented a thorough review of all of the elevations

and presented statements regarding the phasing plans.

Ms. Ray described the screening of the ground level parking. Some of the parking is screened with landscape materials and some is showing a metal screen. The applicant should provide additional detail on the metal screen for the Board to evaluate to determine if this element is in keeping with island character or not. An alternate material may be required for screening. The applicant has provided some good perspectives to give the Board a feel for how the buildings all come together.

Ms. Ray stated that this site had buildings of a similar size and scale located on it previously. The staff believes that the materials, colors, and detailing provided on these plans helps reduce the scale and mass of the proposed buildings.

The staff recommends that large scale plant material be provided to the project as the plans progress, especially to screen the first floor parking, the views from South Forest Beach, and the neighboring development. Sensitivity should be given by the applicant to lighting for compliance with sea turtle preservation requirements. The staff recommended approval of the conceptual application as submitted. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Trey Griffin, Wood + Partners, and Mark Timbes presented brief statements in support of the application. The Board complimented the quality of the conceptual submission. The applicant discussed the open area in the center, the pool, pavilion, fire pit, and views of the beach. The Board agreed with the staff's recommendation to shield the view of the parking from the building. The Board complimented the colors and the materials and discussed the proposed timeline for the construction of Phase I and Phase II.

The Board requested additional details regarding the backside of the administration building and the screening of the first floor parking including details regarding the proposed wire mesh screen. Lighting details will be important to the Board. The Board presented statements in concern of parking.

The Board stated that they like the Bermuda shutters and the pavilion. Mature plantings will be important to reduce the massing of the building. The applicant should maintain the buffer between the road and the buildings as much as possible. The applicant should look at the scale of the pavilion building. The Board complimented the administration building. The front and drop off area should be given the same attention to be as inviting as possible.

The Board stated that the landscape courtyard could be made a little larger. The Board stated that the Carolina Building seems a little lost. The Board also stated their concern with the location of the stairs due to its impact on ocean views.

The Board stated that the colors for this project should not be too light. A darker color is recommended. The applicant should provide more contrast between the base and the upper or middle portion of the building to help break down the scale of the building. The applicant should consider shifting the east wing of the Phase II building towards the ocean, or otherwise increasing the vegetative buffer between the building and the parking.

Following final comments by the Board, Chairman Sodemann requested public comments on the application and none were received. Chairman Sodemann then requested that a motion be made.

Mr. Strecker made a **motion to approve** application DRB-002162-2014 with the following conditions: (1) consider the use of large scale plant material to balance the

scale and the mass of the building; (2) consider shifting the east wing of the Phase II building towards the ocean, or otherwise increasing the vegetative buffer between the building and the parking; (3) avoid the white accent colors from being too white, tone them down to a darker color; (4) provide more contrast between the base and the upper or middle portion of the building to help break down the scale; (5) consider the shade of colors to avoid them coming across as too cool. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 6-0-0.

(Mrs. Theodore recused herself from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mrs. Theodore and attached to the record.)

3) Pineland Station Redevelopment DRB-002163-2014

Ms. Ray introduced the application and stated its location, 430 William Hilton Parkway. The applicant proposes to redevelop the existing Pineland Station Shopping Center with the existing Starbucks and Stein Mart buildings remaining in their current locations while the remainder of the site will be redeveloped with new anchor buildings, tenant spaces, parking, pedestrian circulation, and landscaping.

Ms. Ray presented an in depth overhead review of the application including site photos showing the existing conditions from the main entry off of William Hilton Parkway and the parking, retail shops, the service area, and an office building at the corner of William Hilton Parkway and Mathews Drive.

Ms. Ray reviewed the site analysis. There are two existing curb cuts on William Hilton Parkway at the main entrance and at Starbuck's. There is also access off of Mathews Drive.

There are six existing buildings located on site. Some existing trees are located throughout the parking lot with a lot more trees in the rear toward the wetland area. There are a few specimen trees on the site. The proposed site plan indicates continued access from William Hilton Parkway and Mathews Drive with parking in a similar location to existing, but it has been adjusted to provide better flow as well as the focus of a primary entrance route and smaller pods of parking to break up the scale of the lot and introduce some secondary materials. Ms. Ray presented comments regarding the proposed pavers vs. the existing 100% asphalt parking lot.

Additions to the site include a junior anchor at 13,000 square foot, a 46,500 square foot anchor store, a four-pump fuel center, and 23 additional leasable tenant spaces.

Staff comments had noted the possible need to relocate the fuel center off of direct access from William Hilton Parkway based on the comments from the pre-application conference. However, LMO interpretation has been provided allowing this site plan to remain as shown today. The service is primarily located to the rear of the mass of buildings with a few dumpsters located to serve the buildings on the front side of William Hilton Parkway.

Ms. Ray stated that screening, both architectural and landscape screening, of the service areas will be critical, especially for areas visible from Mathews Drive. The fuel center, as well as the back of house type areas, should be considered as the applicant moves into the final submittal for the project.

Ms. Ray reviewed the proposed changes to the materials including the pavers located in some of the parking areas closest to the building, as well as specialty paving in the plazas and some pedestrian spaces that will help bring this updated version to the

shopping center.

Ms. Ray reviewed the conceptual landscaping plan that shows some heavier planting along William Hilton Parkway in lieu of what exists today as well as a lot of landscaping along the front of the buildings and a mix of palms and shade trees throughout the parking. Consideration should be given to the amount of hardscape and landscape, especially to the left of the anchor at buildings 110-125. Landscaping will be necessary to break up the large amount of paving and plaza spaces.

The conceptual submittal includes the main line of buildings from Stein Mart to Mathews Drive. The future buildings, located closer to William Hilton Parkway, and the fuel center will come as a future conceptual submittal.

The staff complimented the quality of the conceptual submission. The architectural concept is to revitalize the shopping center and provide an updated beach inspired aesthetic. Ms. Ray reviewed Elevations "A" (Stein Mart and the junior anchor). The entire exterior will be outfitted. Ms. Ray noted that the roof is mostly flat with some pitched roof sections. The staff recommended that the applicant consider adding some more pitched sections or more elevation changes specifically for the junior anchor.

Ms. Ray presented comments regarding the retail spaces from the Mathews Drive side which include lots of detailing and interest. The detail gets a little repetitive approaching the anchor. There is good movement both vertically and horizontally in the elevations. All of the proposed colors and materials are in keeping with the Town's Design Guide, especially with regard to the brick water table, stucco, stained wood siding, all in a palette of browns and greys. The applicant will submit the colors at the final review.

As this project moves from conceptual to final, the applicant should consider additional landscaping appropriate to the scale of this development. Screening of car bumpers, service areas, along William Hilton Parkway, as well as the high level of detail in both hardscape and landscape will be important. The staff recommended approval of the conceptual application as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Todd Theodore, Wood + Partners, and Mr. James Atkins, Court Atkins, presented statements in support of the application. The Board complimented the applicants on the improvements that are being made to this property.

The Board discussed the conceptual submittal and presented comments regarding the pervious paving to the left side of the anchor. The applicant needs to introduce as much landscaping as possible between the buildings and the parking area. The Board discussed the brick water table, the foundation, and the elevations. The Board stated that they like the differences in the roof lines and the tower feature but expressed concerns that it is too fat/squat. The Board also stated that they like the corner buildings and that they appreciate the elimination of the third curb cut.

The Board presented brief comments regarding the proposed lighting, the screening of dumpsters, parking, roof forms, and colors. The Board stated that they are looking forward to the final submission for this project.

Following final comments, Chairman Sodemann requested public comments and the following were received:

(1) Ms. Susan Murphy, Audubon Conservation Committee representative, urged the developer of this property to preserve as many trees on site as possible.

(2) Mr. Dave Desjardins, citizen, agreed with the need to preserve as many trees on the site as possible. Mr. Desjardins also presented statements in concern of traffic and safety issues.

Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion** to **approve** application DRB-002163-2014 with the following conditions: (1) attention shall be paid to landscaping in the parking areas and at the 278 street; (2) attention shall be paid to the repetitive nature of the rooflines throughout the entire building as well as the junior anchor roofline; (3) attention shall be paid to the dumpster screening at the fuel station and far left store front locations. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

B. Alteration/Addition

(Mrs. Theodore recused herself from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mrs. Theodore and attached to the record.)

1) SCTC Building 108 DRB-002151-2014

Ms. Ray introduced the application and stated its location within the Shelter Cove Towne Centre, 40 Shelter Cove Lane. Building 108 was formerly known as Building 109 when it originally appeared before the Board. It was considered a placeholder when this project was approved and was required to be resubmitted for approval when ready to develop. Ms. Ray presented background statements regarding the building's original pedestrian connection.

The original site plan included expanded pedestrian paving that connected to the plaza area on the front side of the development. The revised site plan shows this building separated from the future building to its left. The storage area was removed and replaced with a smaller service area. Ms. Ray presented comments regarding the pedestrian access provided between the two parking lots through the ten foot sidewalk that runs adjacent to the building.

The staff is concerned that the sidewalk does not appear to have a relationship to either the plaza space on the front side or to the parking lot on the Shelter Cove Lane side. The staff recommends that this area be reconsidered and the same level of detailing, materials, and design given to this pedestrian connection as throughout Shelter Cove Towne Centre. The landscape plan was not revised as part of this submittal. Some minor modifications will be required as the sidewalk connection does not come through as it should. Landscaping should be added to the storage area in the rear at the service yard.

Ms. Ray stated that the building exterior only has minor changes. The main changes to the proposed building are color changes from "Great Green" to "Universal Khaki" and "Pacer White" trim. All of the proposed colors are used within the Shelter Cove Towne Centre. The floor plan shows the service area at the rear the building at the parking and Shelter Cove Lane. Detailing at the front is very similar to what is at Building 116 and Building 117. The building roof pitch of 7/12 has not changed.

Ms. Ray presented comments regarding the trellis detail. The right side elevation, where the pedestrian connection is located, does include some detailing. Some additional

landscaping and potentially some additional detailing on this side are warranted since it is a two sided building.

The left side elevation is not that visible because of the adjacency of Building 110 beside it. The staff recommends additional detailing be added to those corners until the point that those buildings feel connected. The applicant has provided building sections for the Board's review. Sections include bracketing and trim, detailing that is consistent throughout Towne Centre.

Ms. Ray stated that the light fixtures are consistent with the light fixtures already approved and installed at Shelter Cove Towne Center. The Shelter Cove Harbor Company ARB has approved the project as submitted.

The staff recommends approval of the application with the following conditions: (1) the site plan be revised to address the pedestrian connection; (2) the landscape plan should be revised accordingly; (3) consideration be given for additional landscaping on the rear or the Shelter Cove Lane side of the building; and (4) consideration should be given to additional detailing specifically to the rear face of the building. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Tom Parker, Lee & Parker Architects, presented statements in support of the application. The Board stated that they like today's submission better than the original submission. The Board discussed several issues including the need for additional landscaping on the rear or the Shelter Cove Lane side of the building and the need for additional detailing specifically to the rear face of the building. Following final comments by the Board, Chairman Sodemann requested public comments on this application and none were received. Chairman Sodemann then requested that a motion be made.

Mr. Witmer made a **motion** to **approve** application DRB-002151-2014 as submitted. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 6-0-0.

(Mrs. Theodore recused herself from review of the following application due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Mrs. Theodore and attached to the record.)

C. Sign

1) Grande Ocean Sales Center Sign DRB-001836-2014

Ms. Ray introduced the application and stated its location, 50 South Forest Beach Drive. The applicant proposes to install a sign for the approved Marriott Vacation Club Sales Gallery that was approved by the DRB earlier this summer.

Ms. Ray presented an in-depth overhead review of the application including a brief reminder of the building elevations. The application utilizes the buildings materials and colors in their sign. The sign elevation indicates stucco columns with a red cedar tongue and groove sign face and wood trellis. The trademark symbol indicating the Marriott Grande Ocean should be changed to match the same color as the background/sign face.

The logo is indicated to be a full-color dimensional logo in gold laser cut acrylic. The "Sales Gallery" font is 6" height and 1" thick aluminum in a dark bronze. The address is laser cut acrylic in dark bronze. For consistency sake, staff recommends that the same material be used on the logo and the title or the title and the address, but not to flip flop. The colors are to match the building. The sign face is "Portico" which is consistent with the building siding. The trellis and trim match the trellis features of Grande Ocean.

The site plan has already been approved by the DRB earlier this year. The site plan shows the location of the sign at the entrance from South Forest Beach. Ms. Ray presented the proposed light fixture for the sign. The other uprights on the site are specified to be bronze and the staff recommends that this light match. The landscape plan does not show the light. When the sign permit application is submitted, this landscape plan needs to be updated to show the actual location of the fixture. The landscaping around the sign is liriopie and annuals. The staff recommends that the location of the fixture be placed in such a way that the landscaping is tall enough to screen the backside of the fixture.

Ms. Ray stated that the Forest Beach Owners Association ARB has reviewed and approved the sign application. The staff recommends approval of the sign with the following conditions: (1) the trademark symbol should be the same color as the background color; (2) a consistent material should be used for the logo and the name or the name and the address; (3) the light fixture should have the bronze finish; and (4) the landscape plan should be adjusted if necessary to make sure that the light fixture is shielded.

Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation. Mr. Todd Theodore, Wood+Partners, presented brief comments in support of the application.

Following the applicant's presentation, Chairman Sodemann requested public comments and none were received. Chairman Sodemann then requested that a motion be made.

Mr. Gartner made a **motion** to **approve** application DRB-001836-2014 with the following conditions: (1) the colors and the materials shall be consistent with the approved building; (2) the landscape plan shall be changed if necessary to accommodate the new sign; (3) the thickness and dimensional logo and address numbers shall be specified and in the same vein as the sales gallery to the address; (4) the lighting shall be bronze to match approved site lighting. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 6-0-0.

11. Appearance by Citizens

None

12. Adjournment

The meeting was adjourned at 4:15p.m.

Submitted By:

Approved By:

January 13, 2015

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman