

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, January 27, 2015 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers**

APPROVED

Board Members Present: Chairman Scott Sodemann, Vice Chairman Jake Gartner,
Dale Strecker, Kyle Theodore and Brian Witmer

Board Members Absent: Ron Hoffman and Galen Smith

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Heather Colin, Development Review Administrator
Nicole Dixon, Senior Planner
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

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

5. Approval of the Minutes

The Board **approved** the minutes of the January 13, 2015 meeting as submitted by general consent.

6. Staff Report

Ms. Ray presented a brief update on the status of the proposed improvements to the Metropolitan Hotel. This project was reviewed by the Board in October 2014. The new owners of the hotel are anxious to begin making improvements to the building. The applicant proposes to remove the existing wood railing from the back building. New aluminum railing is proposed to be painted in a darker color than existing, which is in keeping with the surrounding area. These changes will be approved by staff under the Minor Corridor Review application process.

Following improvements to the rear of the building, the applicant will submit proposed improvements to the front building. These proposed changes will be submitted to the DRB for their review later in the year.

7. Board Business

Hilton Head Island Design Guide

Ms. Ray presented brief comments regarding proposed updates to the Hilton Head Island Design Guide. The Board reviewed the existing Design Guide and received public comments at their January 13, 2015 meeting. The staff has since received a couple of additional public comments.

Ms. Ray stated that the staff is ready to move forward with the proposed updates to the Design Guide. Based on the input received from some Board members regarding the magnitude of their review of the Design Guide, the staff will break up presentation of the proposed changes into sections. Individual sections include Site Design, Landscape, Architecture and Accessory Construction. One section at a time will be presented by the staff. The presentation dates have not yet been decided but will be scheduled with consideration for the length of the agenda.

8. Old Business

None

9. Unfinished Business

None

10. New Business

(Ms. Theodore recused herself from review of the following application, DRB-000068-2015, due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Ms. Theodore and attached to the record).

A. New Development – Final

1. **1st Tee Boys and Girls Club** - DRB-000068-2015

Ms. Ray introduced the Final review application and stated its location, 151 Gum Tree Road. Ms. Ray presented a brief review of the project. This project received Conceptual approval by the Board in December 2014. At that time the Board complimented the quality of the revised submission and approved the Conceptual application with the following conditions: (1) the applicant shall modify the stucco wall at the sloped roof front entry; and (2) the applicant shall preserve as many trees on site as possible.

Ms. Ray presented an in-depth overhead review of the Final application including the site plan and the existing development including the existing parking, the access from Gum Tree Road, and the existing building. The tennis courts and basketball courts will remain in their current location. The existing playground and multi-purpose field will be relocated to accommodate the proposed development. The training facility includes a practice range, putting green, chipping green, and a six hole, par-3 layout plus the pro shop and the maintenance building.

The enlarged site plan shows the access from the parking lot and includes a special feature – the lighted Path to Success which includes an entry trellis and nine sign light bollards that identify the nine core values of the 1st Tee program. The entry trellis uses 8 x 8 posts with 2 x 12 beams with an applied logo and sign at the top. The trellis is proposed to be stained “Field Stone” which will match the proposed color of the pro shop. The site plan also shows an existing trellis that will remain located very close to the pro shop. The staff recommends that this trellis be painted or stained to match the “Field Stone” to ensure continuity.

The sign light bollards are 5ft. tall oyster shell concrete with an inset panel that lists the core value and then a plaque in recognition of the donors. The cap and the down lights shown are black. The staff recommends that these be changed to bronze in order to match the other proposed and existing lights on site.

The site plan also shows the existing lagoon, an existing fence and an irrigation pump house and wet well that will be added to the project. The applicant’s updated landscape plan shows a landscape with wax myrtle trees on either side. The putting surface of the

large greens at the golf facility are proposed to be artificial permeable turf with the remainder grassed with a variety of Bermuda grass, typical of golf courses on the island.

Ms. Ray presented statements regarding the multi-purpose field and the location of a 10-ft. tall golf safety fence that includes green posts and green top rail and black netting. The staff recommends that the applicant consider adding a bottom rail as well. The fence itself and the associated netting will be virtually invisible from a distance.

The existing playground will need to be relocated. It will have additional new concrete sidewalk connections and a shredded wood safety surface. The hatch pattern shown on the site plan is a reinforced fire lane that extends to serve the pro shop.

The maintenance area on the site plan includes aggregate paving, the maintenance building and a fuel station (about 5-ft long and about 2-3/4 ft. tall and wide). The applicant has worked to save a lot of existing trees. They have focused their plantings in the more developed areas around the pro shop. Landscape material includes native plants or plants that have been traditionally used on the island including evergreen shrubs with pops of color. An American Holly tree has been added to help screen the end of the stucco parapet wall from view. The site plan takes advantage of existing open areas for the golf facility.

The pro shop building is approximately 2,300 sq. ft. with a floor plan that includes restrooms, office space, and a golf club fitting and instruction room. The building is a donated modular building but several architectural elements have been incorporated to enhance the appearance of this building. This includes parapet wall, vegetated screen walls, window shutters, a covered entry porch, wood stairs, a ramp with trellis frame work and landscape features as well to help soften the view of the modular building.

Ms. Ray presented photos showing the details of the wall section of the covered porch. Additional photos show the wood railing with a welded wire mesh. The applicant plans to use Bermuda shutters in an Old Essex dark green. Based on the Board's previous comments, the applicant has restudied the stucco parapet wall and is now providing an alternate front elevation. Ms. Ray presented an example of the proposed sign to be placed on the gable. The applicant has used this sign in their other locations.

The vegetative screen wall includes a 6 x 6 wood frame with wood lattice as well as intermediate frames and will be planted with confederate jasmine around the building. Ms. Ray presented additional details regarding the porch railing and wood skirting at the porch.

Ms. Ray distributed the proposed color board for the Board's review. The color board for the pro shop includes a bronze roof, "Pearl Ash", light tan for the exterior stucco, a "Fieldstone" for the stain for the wood columns, rafters, trellis, and screen walls, darker accent color for the handrails, "Old Essex Green" for the Bermuda shutters, and a dark brown stain for the horizontal and vertical wood skirting.

The maintenance building is approximately 1,000 sq. ft. and includes storage for equipment and tools. A metal roof is included as well as stucco veneer. The roof is 6 and 12 pitch. The elevation show a lot of detail for a small maintenance building including trim, painted gable vents, and a metal roof. An alternate elevation with an asphalt shingle roof has been submitted as well.

The color board for the maintenance building is very similar and includes the same colors for the stucco veneer, the same color bronze for the metal roof, and also the bronze for the gutters and downspouts and a dark brown for all of the accents and the doors.

The project includes very little lighting. There is a bronze sign light on the building at

the gable logo sign and there is a bronze light at the main entry door. Several of the proposed light fixtures are shown as LED, which are not allowed per the LMO. Some of the fixtures appear to have a visible light source, which is also not allowed per the LMO. These minor issues will be addressed during the applicant's Development Review Plan process.

The staff complimented the applicant and their design team on the thoroughness of the Final submission. The staff recommended approval of the Final application with a couple of conditions: (1) the existing trellis should be painted or stained to match the proposed trellis and the proposed pro shop; (2) the applicant should consider bronze fixtures versus black fixtures on the lighted bollards. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. David McAllister, Wood + Partners, and Mr. Andy Harper, Court Atkins, presented statements in support of the application. The applicants discussed the alternate elevation options for the pro shop (gabled versus squared off versions). The applicants also discussed the shingles versus metal roof options for the maintenance building.

The Board complimented the thoroughness of the Final submission. The Board stated that they like the banding on the maintenance building. The Board then discussed the pro shop and stated that they prefer the pitched roof option. The Board discussed the cut ends on the trellis elements on the pro shop and the applicants stated that they will modify the new trellis to match the existing. The Board discussed the proposed color for the trellis and suggested a bit more of a contrast. The Board agreed with the staff's recommendation for an additional bottom rail on the fence. The Board also agreed with the staff's comments regarding the lighting. The Board complimented the landscape plan.

Mr. Mike Davis, 1st Tee Boys and Girls Club representative, presented comments in concern of cost overrun issues. It would be helpful to the applicant if they could be given two years to complete the proposed building improvements. Chairman Sodemann stated that the Board is required to comply with LMO requirements and the Design Guide. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Vice Chairman Gartner made a **motion** that application DRB-000068-2015 be **approved** with the following conditions: (1) the finish of the existing trellis feature at the entrance shall match the proposed colors; (2) the applicant shall change the proposed sign lighting from LED to an acceptable light; (3) all lights shall be bronze to match the existing. Mr. Strecker **seconded** the motion and the motion **passed** with a vote of 4-0-0.

11. Appearance by Citizens

None

12. Adjournment

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

Submitted By:

Approved By:

February 10, 2015

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman