

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, May 12, 2015
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: Mayor Pro Tem Harkins and John McCann

Town Staff Present: Jennifer Ray, Urban Designer
Teri Lewis, LMO Official
Richard Spruce, Plans Examiner
Brian Hulbert, Staff Attorney
Anne Cyran, 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

5. Approval of the Minutes

The Board **approved** the minutes of the April 28, 2015 meeting as amended by general consent.

6. Staff Report

- a) Ms. Ray stated that the staff will offer Board training immediately following the June 9th meeting and the June 23rd meeting. Ms. Ray requested that Board members meet with staff following the meeting if they are unsure of the status of their training requirements.
- b) Ms. Ray provided the Board with an update on DRB-000976-2014, New York City Pizza – Shelter Cove. This application was approved by the Board in September 2014 and the restaurant is now open. One of the Board's comments during their review of this project was in regard to adding a narrow planting strip between the outdoor seating and the adjacent sidewalk. The approved plans showed the narrow strip between the columns. Each individual strip contains mulch and four mondo grass plantings.

Recently the staff received a request from the business owner to remove the planting strip. The business owner would like to replace the strips with brick pavers that are consistent with the ones located on the other side of the sidewalk at the on street parking. The existing planting strips tend to collect debris and are crossed by foot traffic. The strips have become unsightly and a maintenance issue for the owner. The cable rail that was originally approved

has not been installed yet per the plan. The business owner has informed staff that they are going to install the cable rail as approved sometime in the next few weeks. This will help the mulch tracking issue; however, staff does not believe that the area is performing the function that the Board intended as it is not providing the landscape separation that was originally planned.

Because this was a condition provided by the Board during the review of this application, the staff notified the business owner that the issue needed to be brought back to the Board for their thoughts on removing the mulch strip and replacing it with pavers so there will be a visual separation. The staff is concerned that there would be no landscaping in the area. Following the staff's presentation on this issue, Chairman Sodemann requested comments from the Board.

The Board stated that the width of the area is quite skinny. The Board agreed with the idea of placing pavers in the area. In discussing the need for some greenery, the Board recommended that large planters be placed over the pavers. Some greenery will be important to provide a landscape barrier and to help soften the edge of the building. The Board stated that the planters should be large enough to fill the entire space between the columns so that people cannot walk around them. This will eliminate the need for the cable railing. Ms. Ray stated that she will forward the Board's comments to the business owner.

7. Board Business

None

8. Old Business

None

9. Unfinished Business

None

10. New Business

A. Alteration/Addition

(Ms. Theodore recused herself from review of the following application, DRB-000827-2015 due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Ms. Theodore and attached to the record.)

1. Outdoor Dining Patio (SCTC) – DRB-000827-2015

Ms. Ray introduced the project and stated its location, 28 Shelter Cove Towne Centre, bldg. 110. Ms. Ray presented an in-depth overhead view of the application including photos of the existing conditions and the elevations. The applicant proposes to add an outdoor patio for a restaurant coming to the existing building. The new patio (approximately 400 sq. ft.) will be located adjacent to building 110 and in front of building 108, Versona. The proposed patio is intended to be concrete with brick/stucco planters to provide separation between the outdoor dining and the adjacent sidewalk.

Overhead doors with transom above will replace the existing windows in order to provide access to a new patio. The aluminum storefront and the glazing will all match the existing.

The patio is bordered with planters that follow the sidewalk. The staff noted in their comments that the location of the planter should be adjusted to either follow the existing sidewalk so there is no gap between the planter and sidewalk or to make the gap more substantial and add landscaping.

The planter includes columns at the two pedestrian entrances coming from the parking lot as well as columns at all of the corners and in the midpoint of the long section. Ms. Ray reviewed the column detail. The stucco columns are 2'-8" in height. The stucco matches the building with a brick cap. The 1'-7" high brick planter matches the brick wainscot on the existing building.

The staff also noted in their comments that the materials and details at Shelter Cove Towne Centre typically extend beyond standard broom finish concrete in a large square running bond type pattern. The applicant has clarified that the proposed color for the patio will match the same beige colored concrete as at the entry plaza and at the entrance to Belk.

The applicant also studied the score joint pattern and submitted a revised enlarged plan showing a 45 degree pattern based on the rotation of the exterior walls of the restaurant to make it more in keeping with the more detailed paving patterns that exist in Shelter Cove Towne Centre.

The landscape plan modifies the recently approved landscaping in front of the adjacent building, Versona. The bulk of the material was left as is. The staff recommends that consideration be given to some taller plant material in the corner between the buildings. This was on the original plan and has been removed. Also the staff recommends rethinking the landscaping adjacent to the wall. The edge treatment should be reconsidered. Also the materials in the planter should be re-evaluated for consistency and simplification. This will be important when considering maintenance of the planters in the patio area.

The Shelter Cove ARB has approved this project and the staff recommends approval as reviewed today with the following conditions: (1) that the edge of the planter either be adjusted adjacent to the edge of the sidewalk or left with a gap wide enough to be landscaped; and (2) that the landscape plan be restudied for simplification and consistency. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Bill DeTorre, general contractor for the project, presented statements in support of the application. Following these comments, Chairman Sodemann requested comments from the Board. The Board discussed the landscaping and agreed with the staff's comments regarding the selection of plant materials. The Board also discussed a possible need to revisit the paving pattern. The Board also discussed the need for a shade tree in lieu of two of the palms. A small hedge row is recommended in the planters. 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. Witmer made a **motion to approve** application DRB-000827-2015 with the following conditions: (1) that the planter come to the edge of the sidewalk with no gap; (2) the paving pattern should be revised as discussed; (3) one shade tree should be provided in lieu of two palms; and (4) a more consistent small hedge should be placed in the planters between columns. Vice Chairman Gartner **seconded** the motion and the motion **passed** with a vote of 6-0-0.

B. New Development – Final

(Ms. Theodore recused herself from review of the following application, DRB-000876-2015 due to a professional conflict of interest. A Conflict of Interest Form was completed and signed by Ms. Theodore and attached to the record.)

1. The Bayshore on Hilton Head Island – DRB-000876-2015

Ms. Ray introduced the application and stated its location, 421 Squire Pope Road. The project is located on Skull Creek between the Hilton Head Boat House and The Cypress Bay Club.

Ms. Ray presented an in-depth overhead review of the project including a site survey. The applicant proposes to construct a new senior housing community. This project received Board approval for their Conceptual submittal in February 2015 with some conditions. The conditions were: (1) that consideration be given to preserving the 43” and 26” oak trees at the north east property line by mitigating the location of the building; (2) consideration be given to breaking up the mass of the building as recommended by staff; (3) consider colors that help break up the mass of the building; (4) and retaining specimen trees to the extent possible. The applicant provided a response to those conditions which was included in the packet as part of the narrative.

Consideration was given to preserving the 43” and the 26” live oak trees at the north east property line by mitigating the location of the building. The building has shifted approximately 5’-10” towards the southwest property line due to reducing the buffer type along the south west line and changing the building construction. The shifts were restricted by the required fire lane.

The applicant has calculated that the building placement adjacent to the specimen trees falls within the 20% impact allowed by the LMO. The staff and the applicant have been working closely along with the arborist to identify the potential impacts to the tree. Reports have been prepared and the staff does not anticipate that there will be any further issues relative to impacts to the tree. Should additional measures be required that might affect the appearance of the building, the applicant might have to come back to the DRB at a later date. The specimen trees have been preserved and the applicant has created a tree management plan to help protect the health of the trees.

The site plan is largely the same as the Conceptual site plan in terms of the primary elements and their location but has been refined and details have advanced. Primary components include the “U” shaped building that opens to the water views, kitchen and service areas, the fire pit with curved benches, a trellis structure with bench swings, a raised planter, and reflecting fountain.

Ms. Ray also reviewed the location of the formal pool with outdoor seating and a formal garden fountain. The applicant is proposing to rebuild the existing deck that is adjacent to the existing dock out to Skull Creek. The area includes raised garden planters and a putting green.

The front half of the site includes parking and the access to the site. The entry includes the entry sign wall and columns, an allee with walls and columns down the middle of the

parking lot, two similar paver types in the parking and the drive aisles, a focal point of an entry allee fountain, and service and dumpster enclosures.

Ms. Ray reviewed the site details including the pool fencing with columns which include a common palette of colors and materials. The aluminum picket fence is in SW 7060 'Attitude Gray'. The stucco columns are in SW 7036 'Accessible Beige' and pre-cast caps to match SW 7011 'Natural Choice'. There is a pre-cast medallion accent used on the columns at the pool fencing. The entry walls and sign use the same medallion. Ms. Ray reviewed details for the fire pit, the raised planter, the garden seat wall and column, and the entry sign wall. The entry sign wall utilizes the same stucco color and finish and same pre-cast cap with the same pre-cast accent medallion. The pool trellis and the riverside trellis are nearly identical. The riverside trellis includes bench swings. Both trellises have wood members that are cedar with clear sealant and have stucco columns that are a repeat of previous details.

The entry allee fountain is located in the front of the building and includes a cast stone fountain with a central bubbler and two cast stone planters with stucco finish on the fountain wall. The colors and the materials are the same and are repeated throughout the project.

The woodland reflecting fountain is on axis from the rear exit, the formal pool and the riverside trellis. It features low stucco walls with pre-cast coping and black river rock on the bottom with bronze lazy frog spray features. There is also a formal garden fountain in the rear courtyard adjacent to the covered terrace and includes a three tiered cast stone fountain centered in the pool with a stucco wall. There are multiple materials proposed throughout the project. The parking stalls are a 50/50 mix of the Salmon Charcoal Blend and the South Mountain Sand Blend while the drive aisles are the Salmon Charcoal Blend. All of the colors and materials are compatible with subtle differences between the two.

The fire lane is a reinforced turf material. The majority of the sidewalks are a natural broom finish concrete with accents of other pavers. Ms. Ray presented details regarding the individual pavers. All of the pool items are stainless steel. The pool equipment vault is in a beige cabinet and is screened from view. Site furnishings are a black formal garden style finish that complements the proposed building and site colors.

Ms. Ray stated that the meeting packet contained 10 letters in opposition to the project from neighbors at The Cypress and two more letters have been received by staff since the packet was sent out. The complaints focus on the buffer between The Bayshore and The Cypress; specifically regarding the existing fence that is currently on The Cypress property and the desire to have the developer replace the existing wood fence which is in disrepair with a new fence or a wall.

The staff has since received additional information from the applicant. They have agreed to renovate the existing louvered fence with a new solid panel fence to aid in noise deflection. Ms. Ray reviewed the updated site plan regarding the location of the existing fence. The renovated fence will match the height of the existing fence and will be painted to match the existing. In order to minimize the impact to the adjacent trees,

they have proposed to either reuse the existing posts or to replace them in their current location. The fence will be a solid wood board construction and includes a decorative horizontal trim. Ms. Ray presented a photo of a similar fence design.

The staff has also received notification from Mr. Peter Kristian, General Manager, Hilton Head Plantation Homeowners Association, stating that Hilton Head Plantation endorse the changes and will grant permission to Bayshore to rebuild the existing fence located on Hilton Head Plantation POA property.

The staff has also received notification from Mr. Jim Coleman on behalf of The Cypress' residents that have expressed concerns. They find this proposal to be acceptable.

The landscape plan is extensive. Ms. Ray stated that in the fence location the applicant is proposing to increase the size of the Magnolia trees to a 12-ft. height (from 10-ft.) to help provide additional screening. The landscape plan provides a variety of native plants historically used on the island as well as ornamentals in select locations. The plan relies on evergreen foundation plants with layers of colors and avoids extensive landscaping under the canopy of the specimen trees. To help soften the scale of the buildings, some large scale landscaping is proposed including (16) 5" live oak trees throughout the allee and into the parking lot, as well as (13) 3" Elm trees.

The lighting plan includes several types of lights, all in a black finish. There are 10' high post mounted lanterns located throughout the pedestrian areas and courtyard. There are accent tree lights and wall mounted step lights. On the parking lot side they are also using the same lanterns but with a 14' high post. Ms. Ray identified the location of the pedestrian lights, lantern lights, and wall lights, and the up lights. The applicant is proposing a brass fixture in the trellis structure.

The building elevation has been modified since the Conceptual submittal based on the comments received at the last meeting. At the time one of the Board's conditions was that consideration should be given to breaking up the mass of the building. The applicant stated that they have done that in a variety of ways. The gable end features have been revised to be slightly larger and in better proportion with the building.

Within these two features two smaller louver openings replace one large louver and a coping detail has been added to its stepped, sloped top. The gable end features above the entry at the east location, the west courtyard elevation, and the associated recessed terraces below are further modified to project out 24" providing additional shade and shadow relief at the roof and wall planes between the two towers. Also at the east elevation wider triple mulled window units, at either side of the recessed terraces replace what were double window units, providing massing relief and a change in the window rhythm. Other elevations have been refined to develop and relieve the overall mass and scale. Additional water side projected balconies have been added to the west elevation along with additional Bahama shutters.

Ms. Ray distributed the proposed color board for the Board's review. Based on the Board's direction, the applicant has made modifications the colors. The applicant

utilizes the same color palette, but the stucco base color has been extended up the two tower elements on the east elevation. This color returns back to the north and the south elevations of each tower element. The simple color change enhances those towers as anchors and helps create additional breakups in the mass of the building. The site details utilize these same colors. SW 760 'Attitude Gray' is also used in the fencing and SW 7036 'Accessible Beige' (upper stucco color) is also used on the stucco site elements and SW7011 'Natural Choice' (pre-cast on the buildings) is also used for the pre-cast on site features.

The color palette includes colors in keeping with the Design Guide; however, the staff had noted that on the image that was in the packet, the "white" for the windows and transoms looked pretty stark compared to the stucco. However, on the color board presented today it does not appear quite as stark; and in fact, looks like a creamier version of SW7011 'Natural Choice' stucco and pre-cast.

The staff had made a comment about the proportions of the porte cochere and elevation. It looked a little bit thin, but when you look at it in perspective, it appears more substantial and in keeping with other building proportions.

Ms. Ray reviewed details regarding the dumpster enclosure. The wall height is 6'-3" with stucco walls and columns with aluminum gates that have a 2 x 2 frame and 3/4" square horizontal and vertical grid with a backing sheet behind. The staff had also made a comment that the columns could be taller and a cap added. The applicant has since adjusted this feature and it looks more in keeping with other details. The building trellis is very similar to the site trellis detail. However, the staff had noted that the architectural detail was metal and not wood as the site details. The materials are not quite as substantial as the site details. This detail has since been revised by the applicant. The 3 x 8 beams with the shaped ends have been increased to 3 x 10. The 4 x 10 beams were increased to 3 x 12. The 2 x 2's at the top have been eliminated. Additionally more space was added to give more height between the 3 x 12's and the top of the column. It is still metal and the applicant will address this issue.

Ms. Ray reviewed the level one floor plan which shows the mix of uses between dining, café, residential, and inside gathering space.

Ms. Ray reviewed the exterior elevations. Per the architect, the roof pitch is 4/12 and 7/12 at the gabled end. Ms. Ray presented an in-depth review of the south, north, east and west elevations. The south elevation is the view from the existing Boat House. The east elevation is the entry elevation and the west elevation is the view from the water side. Walls sections were provided that show the wall overhangs, brackets, shutters, and railings.

The applicant has added a gutter profile; gutters will be limited in scope. Additional details show the trellis, the brackets, and the railings picking up the same pattern as in the medallion and the site details. No cut sheets were provided for the building lighting; however, per the elevations, it appears very limited in scope and is focused on the balconies and the main entrances. Staff recommends that those cut sheets be forwarded

for review and approval to make sure that they are consistent with the rest of the lighting plan for the site. The staff recommends approval of this project as reviewed today. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Chuck Jones, CGHJ Architects, presented statements in support of the application. Mr. Jones presented comments regarding the metal trellis and the construction type (type 1-B construction, non-combustible). At the Board's request, the applicant reviewed details regarding the architecture changes that were made to the elevations including the gabled ends.

The Board discussed the project and complimented the quality of the submission. The Board discussed the landscape plan and suggested that the applicant consider increasing the size of some of the plant materials. The Board stated that they like the breakup of colors at the towers. The Board stated some concern with the white color of the recessed windows. The Board also discussed the wall at the property line between this project and The Cypress. The Board stated that they like the pavers. Following final comments by the Board, Chairman Sodemann requested public comments and the following were received: (1) Mr. Peter Kristian, General Manager, Hilton Head Plantation Homeowners Association, presented statements in support of the project. Mr. Kristian stated that he appreciates the efforts of the applicant in presenting a high-quality submittal; (2) Mr. Roy Plekenpol, resident, presented statements in support of the compromise that has been achieved regarding the wall and the plantings.

Mr. Trey Griffin, Wood + Partners, presented statements in response to the Board's suggestion that the applicant increase the caliper of trees. There are financial concerns associated with increasing the size of plant materials. Mr. Chuck Jones presented statements in response to the Board's comments regarding the window color. The applicant feels that the white windows are a good look for the project. Most Board members stated that the white color is acceptable for the recessed windows. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Strecker made a **motion** to **approve** application DRB-000876-2015 as submitted. Mr. Smith **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 2:30p.m.

Submitted By:

Approved By:

May 26, 2015

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman