

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, June 9, 2015 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers**

APPROVED

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

Board Members Absent: Ron Hoffman

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Richard Spruce, Floodplain Administrator
Sally Krebs, Sustainable Practices Coordinator
Kathleen Carlin, Administrative Assistant

1. Call to Order

Chairman Sodemann called the meeting to order at 1:20p.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 May 26, 2015 meeting as submitted by general consent.

6. Staff Report

Ms. Ray stated that the staff will provide Board training immediately following today's meeting. The staff will also provide Board training following the June 23, 2015 meeting.

7. Board Business

A. Design Guide – Final draft review

Ms. Ray stated that the final draft of the updated Design Guide is being presented to the Board today for approval. Beginning last January the Board began reviewing individual sections of the updated Design Guide. The Board solicited public comments at each of these review sessions. At that time a special section was created on the Town's website to receive public comments as well. Ms. Ray stated that all of the Board's comments have been incorporated into the final draft document.

Ms. Ray stated that the Introduction page (which defines Island character) has not changed. The

Goal also has not changed. It has been reformatted and additional pictures have been added. The Acknowledgements page is updated and includes the names of the current Board members. Following the staff's brief presentation, Ms. Ray requested that a motion be made to approve the updated Design Guide with a recommendation that Town Council adopt the document as the official Design Guide.

Ms. Theodore made a **motion** to **approve** the updated Design Guide as presented by staff with a recommendation that Town Council adopt the document as the official Design Guide. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0.

8. Old Business

None

9. Unfinished Business

None

10. New Business

A. Alteration/Addition

1) Jakes Wayback Burgers Outdoor Dining Patio (SCTC) – DRB-001057-2015

Ms. Ray introduced the application and stated its location, Shelter Cove Towne Centre, Building 104. The applicant proposes to add covered outdoor dining space to the existing building. Ms. Ray presented an in-depth overhead review of the application. The photos show context and the neighboring architectural styles. Ms. Ray identified the area where the proposed awning will be located. The black canvas awning is used in multiple locations within Shelter Cove Towne Centre.

The applicant states that the board and batten color, SW 6071 'Popular Gray', will be used for all of the new woodwork. The east elevation has the service area screen and it was the model for the proposed planter boxes.

Ms. Ray reviewed the column detail at the Kroger location that is proposed to be used for the awning supports. The same colored concrete floor at the Poseidon is proposed to be used for the patio floor.

The applicant proposes to add 357 sq. ft. of covered patio and 432 sq. ft. of open patio. The lease plan shows Building 104 and Jakes Wayback Burgers is located on the north top side of the plan facing Francesca's and Kroger.

The site plan was previously approved by the Board when it came through in September 2014 as part of the alteration of Building 104. The proposed site plan indicates the proposed outdoor seating on either side of the entrance. The outdoor seating was on the previously approved plan; however, it was located only on the end of the building, squared off and would have provided a little bit more seating and a cleaner connection. The staff recommends considering keeping it squared off. If the curve is desired, it should be redesigned so that there is a smoother radius and tangent there instead of the jointed connection.

The patio will continue as shown on the plan and will turn right toward the other entrance. At

this section it becomes the covered outdoor seating with a canvas awning. To maximize the seating, the landscape bed stops in the corner of the walk and transitions to raised planters so that it can be pulled a little bit closer to the sidewalk, but continuing to provide that separation between the seating area and the sidewalk.

The transition point between where the patio and the landscape bed and the planters all come together is a little bit awkward, and staff recommends that this be restudied to clean up that intersection. The north elevation is the elevation facing Francesca's and Kroger, and it shows the proposed addition of the black canvas awning. The west elevation is the elevation facing the central drive. Highway 278 is located on the right. Ms. Ray stated that there are no changes to the south elevation and there are no changes to the east elevation.

The approved landscape plan included the outdoor seating on the north side and consideration should be given for keeping that patio as shown so that all of the landscaping can be kept along the two sides as is. The proposed landscape plan shows some annuals and perennials in the planters (the types are not specified). The rest of the plan includes a mix of evergreen shrubs, groundcover and some trees along one side of the patio. The staff recommends that the varieties of plants be specified to match what is previously approved. The plants should be specified for consistency. Also, all of the plants used here should be selected from the previously approved plant schedule. The landscape plan should be similar to what is already going on at Shelter Cove Towne Centre.

Ms. Ray stated that no additional lighting is proposed. The Shelter Cove Harbour Company's ARB has reviewed and approved the plan as submitted. The staff recommends approval with the few conditions mentioned previously. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Don Baker, Square Feet Architects, presented statements in support of the application. Mr. Baker stated that he agrees with staff's recommendations regarding the landscaping plan. Mr. Baker presented comments regarding the integration of the two rectangular planters. Mr. Baker also presented statements regarding making the patio a little bit bigger. The Board complimented the project and stated that they agree with the staff's comments and recommendations.

The Board and the applicant discussed the North West corner of the patio. The Board recommended that this corner be squared off to allow a bit more patio space. The Board stated that the columns should be doubled up on the South West corner. Chairman Sodemann presented comments regarding the relationship of the awning to the building. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Ms. Theodore made a **motion** to **approve** application DRB-001057-2015 with the following conditions: (1) the applicant shall reshape the North East corner of the outdoor seating area; (2) the plant selections shall be amended to be more in keeping with the original plant palette for the entire project; and (3) the applicant shall amend the column at the corner to double up the columns. Mr. Witmer **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 1:55p.m.

Submitted By:

Approved By:

June 23, 2015

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman