

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, February 10, 2015 Meeting
1:15p.m. – Benjamin M. Racusin Council Chambers**

APPROVED

Board Members Present:	Chairman Scott Sodemann, Vice Chairman Jake Gartner, Ron Hoffman, Dale Strecker, Kyle Theodore and Brian Witmer
Board Members Absent:	Galen Smith
Town Council Present:	Tom Lennox and John McCann
Town Staff Present:	Jennifer Ray, Urban Designer Richard Spruce, Floodplain Administrator 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

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

5. Approval of the Minutes

The Board **approved** the minutes of the January 27, 2015 meeting as submitted by general consent.

6. Staff Report

None

7. Board Business

None

8. Old Business

None

9. Unfinished Business

None

10. New Business

A. New Development – Final

1) Popeye's Louisiana Kitchen - DRB-000065-2015

Ms. Ray introduced the application and stated its location, 15 Park Lane. The applicant proposes to redevelopment the site into a new restaurant with a drive-through window.

The applicant received Conceptual approval from the DRB on January 13, 2015 with the following conditions: (1) the roofing be simplified with less roof forms and consistent slopes; (2) the scale and height of the building be reduced, if possible; (3) the canopy at the drive through window be modified; (4) study the color selections to make them more nature blending; (5) maximize the distance and provide buffer between paving and the two live oak trees on site; (6) provide additional landscaping between the building and the paving, if possible; (7) provide more detailed planting information; (8) relocate the bike racks; (9) smooth the edges of the pavement; and (10) modify the roof overhangs.

Ms. Ray presented an in-depth overhead review of the Final application including a review of the site plan, the elevations, and the proposed colors. Based on the Board's previous comments, some changes have been made to the site plan.

The revised site plan shows the 2,700 sq. ft. restaurant with access from Park Lane. The entrance to the restaurant is closest to where you come off of Highway 278. The employee parking is located at the first access to the property. Additional parking is located on both sides of the building. The dumpster is located to be further away from the building's entrances and provides access for the service vehicles to come in and leave without having to circulate more around the building.

The connection from the pathway along Highway 278 is relocated closer to the building and the cross walks providing access to the bike parking have been moved closer to the entrance.

The parking lot edges have been softened and some of the corners have been rounded. Pervious pavers have been added at the bike racks as well as along a section of the drive aisle closest to the canopy of the 32" live oak tree. Pervious pavers have also been added for two spaces that are located under the canopy of the 24" live oak tree.

The applicant has also modified the paving by eliminating the walkway in front of the building because the cross access is no longer needed. The walkway has been pulled further away to protect the root system of the live oak tree. Ms. Ray provided a cut sheet of the proposed paver. The color is consistent with the colors of pavers found on the island.

Ms. Ray presented details regarding the location of the new electrical vehicle charging station. The charging station is a new requirement of the LMO for new development.

Ms. Ray stated that the landscape plan was finalized with some minor adjustments. The applicant has added areas for landscaping to the rear of the restaurant to soften the area. Shrubs were removed from under the canopies of the large live oak trees and sabal palm trees have been added, per the Board's request. Ground cover and seasonal annuals are used at the entrances and around the signs. The remainder of the landscaping under shrubs, overstory and understory trees are evergreen in nature and screen some of the undesirable areas such as the dumpster and rear service area. The landscaping also provides a park like setting for the restaurant. Staff recommended that the applicant consider adding one or two shade trees to the parking islands at the employee parking area.

Ms. Ray stated that the restaurant design started as a prototype Popeye's Restaurant and has been modified to meet the Hilton Head Island Design Guide. The applicant has made additional changes based on the Board's comments. The roof slopes have been standardized to a 6 and 12 pitch and overhangs were increased at the eaves. Decorative brackets were added at the balcony and an accent band was added at the rear screen wall.

The applicant has provided some wall sections that indicate the standing seam metal roof, efs, and the brick wainscot. Detail was also provided for the awning. At the last meeting the Board commented that the steel frame in the window awning should not be visible. More detail on the steel frame has been provided; however, the Board's condition for this element has not been met. Ms. Ray presented details regarding the proposed bracket for the canopy for the drive through window. Staff recommends that the bracket be increased in order to be more proportional to the window. Chairman Sodemann stated that this is most likely a scale issue on the drawing.

The applicant has proposed additional detail for the screen wall and the service area behind the building as well as the dumpster screen. The proposed colors and materials are consistent with the building.

Ms. Ray reviewed the locations of light fixtures including the light fixtures located under the awnings and above the awnings. All lighting levels will be evaluated during the Development Plan Review process to make sure that they meet the required minimum/maximum/average levels per the requirements of the LMO. Staff recommends that the lighting be restudied and that the applicant limit the type, the amount, the number, and the color of fixtures. The lighting plan should be redesigned as a cohesive package to be consistent with LMO requirements and the Design Guide.

Ms. Ray reviewed the color elevations. At the last meeting the Board recommended that the applicant restudy the color palette to make the colors more nature blending. Ms. Ray distributed hard samples of the color palette to the Board for their review. Ms. Ray stated that these colors are the same as the colors previously reviewed by the Board. The applicant has stated that they do not wish to consider an additional color change because they believe the color scheme fits within the island and specifically fits within the Park Lane neighborhood.

Staff recommended approval of the Final application with the following conditions: (1) the lighting plan should be restudied and resubmitted as a cohesive plan that includes a limited type as well as the color of fixtures; (2) the applicant should confirm the true scale of the brackets to make sure they are acceptable for the drive through window; (3) consideration should be given to moving some of the shade trees within the site to be located in the parking lot islands at the employee parking area. At the completion of the staff's presentation, Chairman Sodemann requested that the applicants make their presentation.

Mr. Guy Payne, architect, and Mr. Alan Jackson, landscape architect, presented statements in support of the application. The applicants presented comments regarding the true scale of the bracket, the paint colors, and the number and types of light fixtures.

The Board complimented the applicants on the modifications made to the project since the previous review including improvements to the landscaping and the roof forms and slopes. The Board presented comments in concern of the discrepancies between the elevations and the color schedule. The Board discussed the accent band just above the brick. The applicant confirmed that "Rustic Brick" is the correct color for this element. The Board discussed the framing for the awning above the drive through window. The Board also discussed details regarding the balcony.

The Board then discussed the roof forms and scale of the shutters. A larger trim on the shutters may be helpful. The Board discussed the aluminum rail and color of the gate. The Board agreed with limiting the number and the types of fixtures including the finishes. Fixture consistency will be important to the project.

The Board discussed the colors for the building. The Board stated concern with the green building color because it seems a little too intense. The green color should be toned down a bit. The Board recommended that a darker green, such as Hunter Green, be used. Some banding or breaking up of the “Manila” building color would also be helpful.

The Board also presented statements regarding the landscape plan. The Board stated their appreciation to the applicant for their efforts to preserve the root system of the live oak tree. The Board recommended some additional low landscaping be placed between the curb and the building to help shield some of the paving and curb.

The Board agreed that placing one or two shade trees in the parking lot islands is a good idea. A couple of 4” caliper trees is recommended in the employee parking area.

The Board stated concern with the visibility of the metal structure beneath the awnings. A metal end panel to cover the ends of the structure is recommended. The applicant agreed to provide the end panel. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Ms. Theodore made a **motion** to **approve** DRB-000065-2015 with the following conditions: (1) a darker green than “Rain Forest Foliage” shall be used; (2) details regarding the drive through canopy shall be resubmitted along with the sign package application; (3) the hand rail shall be metal instead of wood; (4) the lighting package shall be restudied for needed consistency with the LMO and the Design Guide; (5) two shade trees in the 4” caliper range shall be added in the location of the employee parking; (6) the awning detail shall be amended to add end caps. These conditions are to be approved by staff. Vice Chairman Gartner **seconded** the motion and the motion **passed** with a vote of 6-0-0.

(Ms. Theodore recused herself from review of the following application, DRB-000100-2015, based on a professional conflict of interest. A Conflict of Interest Form was completed and signed by Ms. Theodore and attached to the record.)

B. Alteration/Addition

1) SCTC Building 140 (old #103) - DRB-000100-2015

Ms. Ray introduced the application and stated its location within Shelter Cove Towne Centre. Ms. Ray presented an in depth overhead review of the application including the vicinity plan and the revised site plan. Building 104 is the fourth and final building in the quad located between Highway 278 and the remainder of the shops shown on the plan. The applicant proposes changes in the building to “better respond to site conditions and more closely meet the intent of the Design Guide.”

Ms. Ray reviewed several photos of the existing site including the building under construction. This building was sited based on the location of power lines and the required easement. Ms. Ray stated that the proposed site plan shows a 4,800 sq. ft. building with outdoor seating on both sides of the building. Ms. Ray identified the locations of the outdoor seating. Staff presented comments regarding the need for landscaping to separate the outdoor dining areas and to help soften the building. An updated landscape plan should be submitted for review and approval.

Ms. Ray presented a brief review of the original proposed elevations for this building. The revised plan shows the proposed changes which include a low pitch roof with a 5

and 12 pitch slope which matches the first two buildings and allows the roof lines of that iconic corner building to be more visible from the entry drive. The applicant has also added some flat roof sections behind the sloped roof parapet to allow screening of vents and equipment if a food service tenant were to move into this building. The floor plan shows the addition of the service areas on either side of the entrance. The left would be the parking lot side closest to Belk. The right would be where the main drive comes through. The outdoor seating on either end would be oyster shell concrete with brick dividers which is consistent with other areas in Shelter Cove Towne Centre.

The elevations include materials that are consistent including a standing seam metal roof, board and batten siding, louvered aluminum panels, brick and lots of glass in the storefront. The timber trellis on either end has a brick base and wood detailing. The service yard screen is shown in the west side elevation. It is noted as an aluminum screen in keeping with previous comments by the Board on other projects within this development. The staff recommends that a wood and brick detail be considered instead of the aluminum and brick for the service area.

With regard to the proposed lighting, the staff recommends that a vertical style sconce light be used which is consistent with the rest of the area. Without having specifics on the light type or the light levels, it appears to be a lot of light fixtures for this building. Additional information on lighting should be submitted so that the specifics on light type and light levels can be evaluated.

The building colors have been changed according to the applicant's narrative to create a more sophisticated look that blends with the in place color scheme. Shelter Cove Towne Centre has a pretty extensive color palette and the proposed plan adds two additional colors to the palette. The staff believes that the proposed colors are very similar to some of the existing colors. Ms. Ray presented a hard copy sample of the proposed color "High Tea" for the siding, and "Muslin" for the trim color. The "High Tea" is one shade away from "Saw Dust", which is the building color and will also be used on the building across the way. The "Muslin" is very similar to "Pacer White" and also to the color of the Tabby stucco within. Ms. Ray stated that the materials and detailing are consistent with those in Shelter Cove Towne Centre.

Ms. Ray presented details regarding a typical wall section. Colors and materials are consistent with those already within Shelter Cove Towne Centre. The trellis section detail shows a very highly detailed trellis on either end of the building for the outdoor seating. It includes a brick base with a pre-cast concrete cap, 6 x 6 wood posts, wood beam brackets and rafters. There are clear lexan panels proposed to be on top of the rafters over each of those trellises. Shelter Cove Towne Centre ARB has approved the proposed changes. Staff recommends approval of the application with the following conditions: (1) a revised landscape plan be submitted for review and approval; (2) the lighting plan be restudied and an alternate fixture be selected that is more in keeping with other fixtures within Shelter Cove Towne Centre; and (3) lighting levels should be evaluated to ensure that they are meeting the requirements of the LMO. Following 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 applicant plans to have large scale planter boxes placed between the columns and the café along the sidewalk for a more urban feel. When tenant plans for this building are finalized, the applicant will submit the plans for the planters.

Mr. Parker also presented comments regarding the proposed lighting and agreed with the Board that the lowest wattage available should be used. The lighting source will be concealed. The applicant would like to keep the proposed light fixture which is “Sage” in color. Mr. Parker also presented details regarding the roof pitch for this building.

The Board discussed the application and stated that they like the scale and massing of the building. The Board presented comments regarding the roof height, the roof angle, the light fixtures, and the landscaping plan. The applicant agreed with the Board’s suggestion to change the aluminum gates to wood. Most Board members stated that they have no problem with the proposed “Sage” light fixture. The Board agreed with the need for low wattage lighting for this building. The Board also discussed the large scale planters and recommended that irrigation be made part of the plan. The Board also discussed the low service yard screen wall and recommended that it be increased in height to match the taller one. The Board discussed the height of the trellis and suggested that it be brought down to a more pedestrian scale. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Strecker made a **motion to approve** application DRB-000100-2015 with the following conditions: (1) the low service yard screen wall shall be increased in height to match the taller one; (2) an updated landscape plan shall be provided for review and approval; (3) planter boxes, or some other planting material, shall be added to the plan north of the outdoor seating area; (4) irrigation shall be provided to the planter boxes; and (5) the lowest possible wattage light fixtures shall be chosen. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 5-0-0.

2) Cedar Wells Apartments - DRB-000139-2015

Ms. Ray introduced the application and stated its location of 290 Squire Pope Road. Ms. Ray presented an in-depth overhead review of the application including a site analysis, an aerial photo, and several photos of existing site conditions.

The applicant proposes improvements to this multi-family development including upgrading site access to meet accessibility standards. Photos show existing conditions of the property which include 24 apartment units in 12 buildings plus an office/ laundry/ community building. The site plan shows access from Squire Pope Road, it includes a loop drive with parking and 13 buildings.

The proposed work includes the addition of concrete sidewalks to provide connectivity and access to each of the buildings. Access and connections are improved to the playground, the dumpster area, and the community building. One of the existing buildings will be converted into accessible units. Ramps are being added to that building. New railings will be added to the community building. Handicapped

parking will be provided in front of the accessible building and three additional parking spaces are planned between Building # 3 and the dumpster.

An existing landscape plan was submitted for reference by the Board. No additional landscaping is intended by the applicant. The staff has discussed with the property owner the possibility of needing to replace some landscaping in conjunction with the siding replacement. Some of the older landscaping may be impacted and might need to be replaced. Some additional landscaping may need to be placed in other areas due to the improvements to the site.

A detailed plan of the community building shows the existing sidewalk and ramp condition. Ms. Ray reviewed the proposed ramp as related to accessibility standards and upgrades to the property.

Ms. Ray identified the location of the mail kiosk, the ramp, and the connection to the playground. Ms. Ray reviewed plans for the new steps, new porch, new front and outdoor storage on the back of the building. Ms. Ray presented details regarding the renovated building # 6 (the building with the accessible units) which will have a new ramp, steps on the side, and a new porch.

The buildings currently have vinyl siding with a black shingle roof and black shutters. The vinyl siding will be replaced with vinyl siding. The applicant plans the introduction of a shake shingle in the gable end. Ms. Ray distributed a brochure illustration for the Board's review. The color key for the proposed buildings shows three color variations: "Smoke", "Cactus", and "Sea Port". "Sea Port" reads as blue for buildings # 11, 12, 5 and the accessible unit. "Cactus" is proposed for buildings #2, #3, and the community building. The remaining four buildings are proposed to be "Smoke". Staff recommends that due to adjacencies between buildings, one color should be used for buildings 1, 2 and 3 and then one color should be used for building 4 and the Community Building.

Ms. Ray distributed the color board for the Board's review. The applicant intends to keep the existing black for the roof and the existing black for the shutters. The staff recommended that another color be selected (rather than the steel blue) for the shake color. Silver may be a better color option.

The door color on the "Cactus" building is a fairly dark green and may benefit by being replaced with "Night Owl". This color will complement the siding color and still work with the black roof and black shutters. It will not be a high contrast color.

Ms. Ray distributed hard samples of the alternate colors for the siding and shake to the Board for their review. The applicant is proposing "Coastal Gray" composite decking for the porch which works with all three of the color schemes. The applicant proposes white for all of the handrails. While the color white is usually discouraged by the Design Guide, there is precedent on site for the white color. There is a white three-rail fence located near the entrance to the development from Squire Pope Road.

Ms. Ray reviewed details for the new handrails and explained when handrails (and what type of handrails) are required by the Building Code. If there is a ramp where the ramp surface is less than 30" high the ramp is not required to have a hand rail with

pickets. Above the 30” threshold, there is a requirement for pickets. Ms. Ray reviewed the locations where the steel top rail and steel bottom rail with pickets on the inside are required. The detail switches to vinyl on the porches on the back where the storage areas are located. The staff recommends that, as long as it is allowed by code, it should be more consistent. The change between the vinyl and the steel with pickets and without the pickets should be made as consistent as possible. Ms. Ray distributed a photo of the proposed vinyl handrail for the Board’s review.

Staff recommends approval of the application with the following conditions: (1) landscaping should be added at the new ramp at building # 6, the accessible unit, and at the new parking island adjacent to the dumpster; (2) any existing landscaping that is impacted during the replacement of the vinyl siding be replaced; (3) that consideration be given for switching the color of the community building to be the same palette as the adjacent building rather than the building across the street; (4) and that consideration be given for an alternate door color for the “Cactus” building. Following staff’s presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Jason Boffhem presented statements in support of the application. The applicant discussed the scope of the project. This development is a federally funded subsidized apartment community. Therefore, the funds that were available for this renovation are limited based on what the program offered. The applicant is limited in the scope of work that they can do at this property.

The applicant stated that they will replace landscaping as needed and will add landscaping in the required places as recommended by the staff. The applicant also agreed with the staff’s recommendation regarding switching the color palette with building # 4. The applicant will revisit the selection of dark colors for the doors if required.

The applicant stated that they are held to certain code standards and requirements with regard to the handrails. The applicant presented additional comments regarding the types of handrails (vinyl and metal). All of the railings will be replaced.

The Board discussed the project and stated that the proposed changes are appealing overall. The Board stated that due to the large quantity of railing on the site, a light gray color would be a better choice than stark white. The applicant stated that new white vinyl windows are planned for the project and may conflict with a gray railing. The Board agreed with the staff’s recommendations regarding the landscaping.

The Board also discussed the color of the horizontal banding and agreed that a consistent color for the banding may be a good idea. The Board presented comments in concern of the transition from pickets to pipe rail and recommended that the transition color of the picket to pipe rail match for the sake of consistency.

The Board suggested that the fascia be painted another color and that the handrails be painted a light gray for better consistency with the Design Guide. The applicant stated that due to limited funds for this project, they will need to verify that a change in fascia color is possible. Lastly, the Board discussed the three railed white vinyl

fencing that runs along the street front. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Hoffman made a **motion to approve** application DRB-000139-2015 with the following conditions: (1) the applicant shall replace and refresh any landscaping that is disturbed by the replacement of the siding; (2) the applicant shall add landscaping by the dumpster and by the new ramp; (3) the applicant shall make every effort to minimize the white vinyl, particularly on the handrails, to reflect a light gray color, if possible; (4) the fascia shall not be white but should be a color consistent with the siding on the individual buildings; (5) the color of the band board shall be consistent with the horizontal siding on the individual buildings; (6) all of the handrails shall be the same color and be a light gray color. Ms. Theodore **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 1:45p.m.

Submitted By:

Approved By:

February 24, 2015

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman