

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, April 28, 2015 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 and Brian Witmer

Board Members Absent: Kyle Theodore

Town Council Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Brian Hulbert, Staff Attorney
Richard Spruce, Floodplain Administrator
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 March 24, 2015 meeting as submitted by general consent.
- 6. Staff Report**
None
- 7. Old Business**
None
- 8. Unfinished Business**
None

9. New Business

A. Alteration/Addition

1. Educational Kiosk at Fort Howell – DRB-000511-2015

Ms. Ray introduced the application and stated its location, 159 Beach City Road, the site of the Fort Howell historic site. Ms. Ray presented an in-depth overhead review of the application including the site plan. Photos show the soft parking (mostly dirt and leaves) with wheel stops. There are interpretative signs throughout the area and there is an informal path back to the Fort and the proposed location of the kiosk.

The proposed kiosk is similar in design to the Mitchelville kiosk located at Fish Haul Creek Park. The plan shows the existing parking and the pathway to the proposed kiosk. The existing path is dirt and leaves through the trees. The kiosk is intended to be walked through and also walked around and will include four signs. For reference purposes, the applicant has submitted some information regarding the four signs. This will be reviewed as part of the separate sign permit application for this project. The plan and the elevation are nearly identical to the kiosk at Mitchelville.

The details and colors have been modified to be more in keeping with the natural setting at Fort Howell. The siding has been removed from the corner posts and the roof has been changed to a weathered wood asphalt shingle. Instead of the white paint, a cedar stain is proposed. Ms. Ray distributed material samples to the Board for their review. The staff believes that the colors and the materials are in keeping with the setting at Fort Howell and recommended approval of the application as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Frank Wilcher, representative, Hilton Head Island Land Trust, presented statements in support of the application. The Board discussed the application and complimented the nature blending color scheme. The Board presented comments regarding the dimensions of the columns and the location of the kiosk. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Hoffman made a **motion** to **approve** application DRB-000511-2015 as submitted by the staff. Vice Chairman Gartner **seconded** the motion. Chairman Sodemann requested public comments and none were received. The motion for approval **passed** with a vote of 6-0-0.

2. Bus Port – DRB-000703-2015

Ms. Ray introduced the application and stated its location, 161 Mathews Road. Ms. Ray presented an in-depth overhead review of the project including a site plan and photos of existing site conditions. Photos show the existing brick church building adjacent to Mathews Drive with grass and dirt parking on both of the sides and the rear.

The applicant, Central Oak Grove Missionary Baptist Church, proposes to construct a bus port on the property to shield their church bus from the elements. The church bus is currently parked off site and unprotected from the elements. Based on the location of

the church building and the existing trees and landscaping, the proposed location of the bus port will be difficult to see from Mathews Drive. Ms. Ray presented comments regarding the existing parking conditions and turning radius. Some additional photos have been taken along Mathews Drive to show the views into the site. The proposed bus port is 14-ft. wide, 60-ft. long and 12-ft. high. It includes a stainless steel metal frame with a brown metal roof. The staff recommends approval of the application with a few conditions: (1) the metal roof should be a dark green instead of brown to blend in with the adjacent tree canopy; (2) the bus port should be shifted +/- 2-ft. into the site to avoid the existing 22" Laurel Oak tree. This will require the removal of one additional tree; (3) required tree mitigation should be located to mitigate any views of the bus port from Mathews Drive. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Alex Brown, representative of Central Oak Grove Missionary Baptist Church, presented statements in support of the application. The Board discussed the application and presented statements regarding the turning radius for the bus, possible impact to the existing Laurel Oak tree, and the need for additional shrubbery to shield the view from Mathews Drive. Wax myrtle trees are a good choice due to the shaded location. Vice Chairman Gartner stated his preference for wood columns instead of the metal structure based on longevity of the structure, aesthetics and better compliance with the Design Guide. The Board agreed with staff's recommendation for a dark green roof. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Witmer made a **motion to approve** DRB-000703-2015 with the following conditions: (1) the metal roof is to be dark green; (2) the bus port is to be shifted forward to avoid conflict with the Laurel Oak tree as recommended by staff; (3) along the front of the metal structure there should be a wax myrtle hedge with a minimum of (10) 15 gallon shrubs. All conditions are to be approved by the staff. Mr. Smith **seconded** the motion. Chairman Sodemann requested public comments on the application and none were received. The motion for approval **passed** with a vote of 5-1-0.

3. **Dairy Queen/Arby's Renovation** – DRB-000775-2015

Ms. Ray introduced the application and stated its location, 1018 William Hilton Parkway. Ms. Ray presented an in-depth overhead review of the application including an aerial view of the site, the site plan, and photos of existing conditions.

The applicant proposes to convert the existing Arby's restaurant into a Dairy Queen. Photos show the existing building which is approximately 2,600 sq. ft. The footprint will not change with the exception of one existing door being removed. Future plans include adding a 450 sq. ft. outdoor patio. The outdoor patio will require 31 parking spaces, which is an additional eight spaces compared to what is there now.

The Dairy Queen owners also believe that the site is under parked without the need for additional with the future patio, so they are contemplating adding the eight additional spaces in the rear of the building. If the owners decide to go forward with this idea, the

application will require a Minor Development Plan review.

The building profile will not change and the major renovations will occur to the interior of the building and the exterior elevations. The façade changes include outside materials being removed to existing CMU and the stucco design being implemented. The original submittal received by the Board did not include a rear elevation. The applicant has since provided the rear elevation for the Board's review. The red mansard roof on the existing building is proposed to be replaced with a brown standing seam metal roof on the front and portions of the sides. A brick parapet will be at the front and right side at the pedestrian entrance.

The staff's comments in the packet included a concern regarding the two different colors of storefront. There were two different colors. The drive through window included a silver store front and everything else was brown. When the applicant added the rear elevation they made the change so all of the storefront will be the same color (brown). The staff recommends that the same score pattern used on the sides of the building be applied to the rear section. Also, if additional parking spaces are added in the rear, it might impact the existing dumpster area. If the existing wall remains as part of the service area, staff recommends that it be upgraded as well to match the colors and the materials on the building.

Ms. Ray reviewed the proposed new materials. Ms. Ray distributed color samples of the two colors of stucco (i.e. Sandy Brown and Algonquin Trail). Ms. Ray also described the dark brown standing seam metal roof, brown storefront, and proposed brick. The cornice will be the same color as the main stucco body color. The staff is concerned with the bright red color of the fabric awnings. This color will need to be toned down to be more in keeping with the Design Guide. The signs shown on the elevations are not part of this application and will need to be reviewed and approved separately as part of the sign permit application.

Ms. Ray stated that no exterior lighting was shown on the building elevations and the applicant forwarded a lighting plan this morning. Ms. Ray reviewed cut sheets for the three main types of lighting that include up lights and down lights. The staff questions the use of the up lights on the mansard roof. The Design Guide states that important architectural elements can be softly illuminated to add emphasis at night. The staff questions whether the brown mansard roof is considered an important architectural element that warrants additional emphasis. The applicant has agreed to switch out the proposed LED lighting as this type of lighting is not permitted by the LMO. The up lights will not be visible.

Staff recommended that the application be approved with the following conditions: (1) the fabric awnings are to be changed to a more muted red instead of the vibrant red; (2) the existing dumpster enclosure is to match the proposed building colors and materials; (3) the lighting plan is to be modified to eliminate the up light in the fascia; and (4) that any equipment that is not completely screened shall be painted to match the adjacent surface. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Mike Kronimus, KRA architecture + design, presented statements in support of the application including comments regarding the dumpster area and additional parking spaces. The Board discussed the application and complimented the improvements to the site. The Board discussed several issues including the color scheme, the screening of the dumpster enclosure, and ingress/egress to the site. Vice Chairman Gartner stated that a wood or metal gate would be a good addition to the enclosure. A metal gate should be powder coated the same color as the roof. The applicant agreed with this idea. The Board and the applicant also discussed the additional parking spaces proposed for the rear of the building. The dumpster location will remain. The Board recommended that the existing chain link fencing be replaced with a wood fence. Screening of the dumpster area will be important. The Board agreed with the staff's recommendation that the red fabric awnings be muted. The Board also agreed with the staff's recommendations regarding the lighting plan. At completion of the discussion, Chairman Sodemann requested that a motion be made.

Vice Chairman Gartner made a **motion** to **approve** application DRB-000775-2015 with the following conditions: (1) the red fabric awning is to be muted; (2) the existing dumpster enclosure should match the proposed building colors and materials (some type of wood, stucco, brick) that is being used on the building; (3) the uplights should be removed; (4) all signs will be approved separately by staff; (5) the rear wall will continue the control joints exemplified in the left and right elevation drawings; and (6) the rear of the building will have an anodized aluminum gate powder coated the same color as the roof screening the coolers or the "Algonquin" color. All conditions to be approved by the staff. Mr. Witmer **seconded** the motion. Chairman Sodemann requested public comments and none were received. The motion **passed** with a vote of 6-0-0.

4. **Remax Building** – DRB-000777-2015

Ms. Ray introduced the application and stated its location, 24 New Orleans Road. The applicant proposes to repaint the existing building. The proposed color for the body is SW7017 Dorian Gray and the trim is three shades lighter, SW7014 Eider White. Ms. Ray presented an in-depth overhead review of the project including photos of the existing conditions. Ms. Ray also presented photos of the adjacent buildings as well as views from Highway 278.

The existing building is tan stucco with a beige siding and a dark green trim. The adjacent buildings are in the same design and colors and other buildings within the New Orleans Road area are predominately beige and light gray.

The proposed colors will give the building a fresh appearance; however, they will be much darker and will contrast with the adjacent buildings on one side they are more matching in architectural style than the grey brown on the adjacent. Staff recommends two different options: (1) to select a body color that is one shade lighter, SW7016 Mindful Gray or (2) selecting a trim that is one shade darker than the SW7014 Eider White, i.e. SW7015 Repose Gray, so that there is not so much of a contrast between the two colors that are shown in the samples.

This will meet the Design Guide's intent to minimize the contrast within the same building or the contrast between adjacent buildings. The staff recommends approval of the application with the condition that the applicant brings the colors a little closer together to meet the intent of the Design Guide. At the completion of the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Fred Newton, Remax representative, presented statements in support of the application. The applicant stated that they will be happy to go along with the staff's recommendations for repainting the building. The applicant stated that they will use the SW7017 Dorian Gray for the building color and the SW7015 Repose Gray for the trim. The Board discussed the application and agreed with the staff's recommendations for building and trim colors.

The Board complimented the improvement to the building. The Board confirmed that the stucco will be painted the darker gray and the wood and trim will be painted the lighter color of gray. Following the Board's discussion, Chairman Sodemann requested that a motion be made.

Mr. Strecker made a **motion** to **approve** DRB-000777-2015 with the colors SW7017 Dorian Gray for the base and SW7015 Repose Gray for the accent, trim and fascia color. Mr. Hoffman **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. Appearance by Citizens

11. Adjournment

The meeting was adjourned at 2:25p.m.

Submitted By:

Approved By:

May 12, 2015

Kathleen Carlin
Administrative Assistant

Scott Sodemann
Chairman