

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, June 23, 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 Kyle Theodore

Board Members Absent: Brian Witmer

Town Council Present: Mayor Pro Tem Bill Harkins

Town Staff Present: Jennifer Ray, Urban Designer
Richard Spruce, Plans Examiner
Anne Cyran, Senior Planner
Kathleen Carlin, Administrative Assistant

1. Call to Order

2. Roll Call

3. Freedom of Information Act Compliance

Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

4. Presentation of Crystal Awards to Mr. Scott Sodemann and Mr. Galen Smith

Mayor Pro Tem Harkins presented the Town's Crystal Award to outgoing Board Chairman, Mr. Scott Sodemann, and outgoing Board member, Mr. Galen Smith. Mr. Harkins expressed his appreciation to Mr. Sodemann and Mr. Smith for their excellent service to the Design Review Board and to the community (July 2009 – June 2015).

5. Approval of Agenda

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

6. Approval of Minutes

The Board **approved** the minutes of the June 9, 2015 meeting as submitted by general consent.

7. Staff Report

A. Ms. Ray stated that a Farewell Reception for Chairman Sodemann and Mr. Smith will be held immediately following today's meeting.

B. Ms. Ray stated that Board Training on 'Signs' will be presented by staff immediately following the Farewell Reception.

8. Board Business

None

9. Old Business

None

10. Unfinished Business

None

11. New Business

A. Alteration/Addition

1. Local Pie LLC – DRB-001137-2015

Ms. Ray introduced the application and stated its location, 55 New Orleans Road in Fountain Center. The applicant proposes to renovate the former Vintage Prime Restaurant and convert it into a new pizza restaurant. Ms. Ray presented an in-depth overhead review of the application including several site photos, a survey, a demolition plan and scope of work plan. Site photos show the existing conditions. The existing awnings are proposed to be removed and the steps will be reconfigured. The existing transformer enclosure is to remain and a second set of stairs is proposed to be added to the right of the enclosure.

Ms. Ray reviewed the parking area and stated that some parking will be removed so that the deck can be expanded. The survey shows the location of the proposed improvements on the north side of Building C. The demolition plan indicates the stairs, the planters, and the benches that will be removed. The plan also shows the existing canopy system to be removed.

The proposed site plan shows the location of the improvements including the deck expansion. Four existing parking spaces will be removed to expand the deck and add bicycle parking. Ms. Ray reviewed the location of the stairs on either side of the transformer enclosure as well as the new set of stairs and the indoor/outdoor bar. A new roof is planned over the front door with stairs rebuilt on either side of the enclosure. The deck expansion is proposed to be recovered in new trex decking in the color shown. The right side of the building will receive two new aluminum and glass garage doors.

Ms. Ray stated that the awning system will be removed and a metal shed roof on exposed rafters and brackets is proposed at the main entrance door. The Forest Green color will complement the existing Forest Green awnings in Fountain Center. The roof detail shows 5V crimp metal roofing proposed over 2 x 6 rafters with decorative ends. The deck railing along the steps is proposed to match the pathway boardwalk railing adjacent to the property on New Orleans Road and includes 6 x 6 posts and metal cables.

Ms. Ray also reviewed the location of the new bike system with new louvers beyond that will match the existing louvers in Fountain Center. The applicant proposes to remove the existing awning on the east elevation and add two roll up doors as well as shade sails over the new curved bar. The bar detail shows the 3” thick gray concrete bar top and reclaimed wood being applied vertically to each side of the bar. Ms. Ray stated that the Fountain Center HPR has approved the plans as submitted.

Ms. Ray stated that the proposed renovations are certainly an improvement to the existing Fountain Center, which is in need of improvements and updating. The proposed renovations are in keeping with the Design Guide when viewed on their own; however, they are not in keeping with what is existing within the shopping center. This is an

important component of island character.

The staff recommended approval of the application with conditions because the proposed project is an improvement to the existing building and based on the location of the improvements relative to the rest of the center.

The staff recommended that the application be approved with the following conditions to help it blend more with the existing center while allowing improvements that are consistent with the Design Guide:

(1) the applicant should consider dark green for the sail canvas instead of the red and cream to be more in keeping with the green canvas awnings that exist throughout Fountain Center; (2) the applicant should specify the color of the proposed wood at the shed roof and clarify the color of the deck railing; (3) the metal hand railing should be bronze to match the storefront and flashing and wood should be left natural to be more in keeping with some of the wood decking throughout the center and the light color of the existing metal railing throughout the center; (4) the applicant should consider painting the existing louver wood fence between the proposed stairs around the transformer enclosure and below the decking to be more in keeping with the alterations and additions; (5) the new louvers should match the detail, but the wood in this area should not continue to be the existing blue/gray theme that exists at Festival Center, but instead work with the new cable rail and wood railing system; (6) the applicant should add landscaping where possible to help soften the building.

Ms. Ray stated that any proposed exterior lighting will need to be submitted to the DRB for their review and approval. At the completion of staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Kevin Grenier, KRA Architects, and Mr. Eric Norman presented statements in support of the application. The applicants presented actual color samples for the Board's review. The Board discussed several issues including the bicycle parking and the introduction of greenery in the bicycle parking area. The Board stated that they are concerned with the complete removal of all greenery in the expansion area. The Board stated that they agree with the staff's comments regarding the color of the canvas sails. The proposed color is a little too bright to be considered Island Character.

The applicant stated that they are concerned that a dark green canvas awning will be too hot and uncomfortable to sit under. The Board stated that they understand this concern. The Board stated that they like the new handrail system overall; however, some DRB members are grappling with combining it with the existing handrail system at Fountain Center due to the lack of continuity.

Mr. Lee Lucir, business owner, presented statements with regard to the transformers, the handrail system, and the color scheme. The Board strongly encouraged the applicant to provide additional greenery, possibly using potted plants.

The Board discussed a more contemporary lowcountry element (i.e. 4 x 4 brackets) for the entry door. Some Board members recommended that a subdued cream color be used for the awnings. Other Board members stated concern that the cream color on all three awnings will reflect a lot of light. A couple of Board members suggested a taupe or light

tan color be considered instead of the cream. Other Board members stated concern that all beige will blend into the building. The Board reviewed a couple of two-toned color options. A couple of Board members suggested a light gray or natural tone be used instead of mixing up the colors. All of the Board members agreed that the red and orange colors should not be allowed. The applicant stated his preference for a mixed combination of colors for better contrast with the beige building (perhaps two beige sail awnings and one green sail awning.) The Board and the applicant also discussed the amount of asphalt in this area. Following final comments, Chairman Sodemann requested that a motion be made:

Vice Chairman Gartner made a **motion** to **approve** application DRB-001137-2015 with the following conditions: (1) The colors of the shade sails shall be two cream and one green to match the Forest Green shed metal roof; (2) all new wood will be in a natural wood finish including the skirt boards, louvers, posts, and handrail caps; (3) planting areas shall be installed one on either side of the main entry on either side of the stairs and one on the far corner of the new deck. Size is to be approximately 4 ft. x 4 ft., if possible. The staff shall approve the plant material. Ms. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

12. Appearance by Citizens

None

13. Adjournment

The meeting was adjourned at 2:10p.m.

Submitted By:

Approved By:

July 14, 2015

Kathleen Carlin
Administrative Assistant

Chairman