

Town of Hilton Head Island
Design Review Board **APPROVED**
Minutes of the Tuesday, October 23, 2012 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Scott Sodemann, Vice Chairman Deborah Welch,
Tom Parker, Jennifer Moffett, Galen Smith and Todd Theodore

Board Members Absent: Jake Gartner, Excused

Council Members Present: None

Town Staff Present: Jennifer Ray, Urban Designer
Teri Lewis, LMO Official
Rocky Browder, Environmental Planner
Kathleen Carlin, Secretary

1. Call to Order

Chairman Scott 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 presented by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the October 9, 2012 meeting as amended by general consent.

6. Staff Report

- A. Ms. Ray reminded the Board of the importance of their attendance at all regular meetings.
- B. Ms. Ray stated that the staff will provide Board training on the subject of Design Guidelines immediately following the business meeting.

7. Board Business

None

8. Unfinished Business

None

9. New Business

- A. Fire Station #6 – New Development Final Review DR120024

Ms. Ray stated that Fire Station # 6 is located at 12 Dalmatian Lane. The project received Conceptual approval from the Board on September 11, 2012. The Board's primary comments

at the Conceptual review were that the applicant should pull the sidewalk back from the road a bit and treat it more like a pathway. Also, the applicant should address the separation between the fire station and St. Andrews Common.

The applicant has submitted a detailed set of plans as well as a narrative that addresses the Design Guide and how their project meets the goals of the Guide. Ms. Ray presented an overhead review of the applicant's plans. The site plan indicates the reconfigured access onto Dalmatian Lane. Pervious concrete parking is located in front of the building with some located at the rear of the building as well. The bike path sidewalk has been treated more like a pathway as recommended by the Board.

The applicant's landscape plan is responsive to the site plan and the needs of the fire department as well as preserving the existing trees located along the buffer. Several existing trees have been retained and the buffer has been supplemented with a mix of wax myrtles and savannah holly. Sod is used selectively in the plan for ease of maintenance. Typical landscape materials have been used in the area including Sago Palms and muhly grass. Ms. Ray described the location of the dumpster area. The perimeter board-on-board fence will be painted Charleston Green. The applicant has submitted floor plans for the building; the building elevations remain basically the same as those at Conceptual review. Ms. Ray reviewed the color samples. This project is the prototype fire station that has been approved previously by the Board. The project uses the same design, the same materials, and color palette as used previously. At the completion of the staff's presentation, Chairman Sodemann invited the applicant to present comments. The applicant stated that he did not have anything more to add to the staff's presentation.

The Board discussed the Final review application. Chairman Sodemann asked Ms. Ray about the sidewalk bumping out in a small spot going around a 27-inch live oak tree. It also looks like there is a storm sewer running around the base of the live oak tree. Ms. Ray presented statements regarding the location of the live oak tree as well as the location of a laurel oak tree. There is an existing storm sewer in this location. Mr. Theodore recommended that the applicant consider using flexible pavement in the area to preserve the roots of the tree. Following the Board's discussion, Chairman Sodemann requested that a motion be made on the application.

Ms. Moffett made a **motion** to **approve** Fire Station # 6, New Development Final Review application DR120024 as submitted. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 6-0-0.

B. Jersey Mikes Subs – New Development Conceptual Review DR120029

Ms. Ray introduced the application and stated its location, 75 Pope Avenue. Ms. Ray presented an overhead review of the application including an aerial photo of the site as well as the site plan. The applicant proposes to build a 2,200 square foot building to house Jersey Mikes Sub and a yogurt shop. The site is currently vacant and is located adjacent to Heritage Plaza. Ms. Ray presented several photos of the existing site. The project's site analysis indicates the location of the setbacks and buffers, the existing curb cut, and existing trees. The

existing trees are not specimen trees according to the survey; however, there are a couple of Hickory trees that are nearly specimen in size. The plan indicates that a cluster of about 10 trees located in the center area will be removed.

The site plan utilizes the existing curb cut and will need to widen it to allow for two-way traffic. The parking is located to the north and to the east. The applicant states that the existing curb site and the narrow site limit their development options. The staff recommends that the applicant restudy the site plan before the final submission in an effort to reduce the impact to the existing trees. This may be possible with the use of smaller, more compact parking spaces. Pervious asphalt and/or pervious pavers are proposed for the parking area.

The applicant describes the design as old beach architecture. Two options were submitted: (1) one with architectural shingles; and (2) one with a metal roof. A stone base is shown in the applicant's rendering. Staff recommends the use of brick instead of stone for the base material because it is more in keeping with Design character.

Other features of the building include a hidden roof well for the HV/AC units, a trellis covered deck with stairs and ramp for pedestrian access, and a trellis covered screened dumpster enclosure. The building's west elevation is the view from Pope Avenue. The trellis at the pedestrian access appears a little thin at the east and west elevation, especially in relationship to the trellis on the dumpster enclosure. Staff recommends that the applicant restudy this as the plans progress. In addition, the south elevation is very flat with a long expanse. The applicant should restudy the facade on the south elevation in an effort to break up the mass. The staff recommended *approval* of the Conceptual review application with the conditions that the applicant restudy the side plan to see if the impact to the existing trees can be reduced. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Paul Gerardo, architect, presented statements in support of the application. Mr. Parker and the applicant discussed the staff's comments regarding the base materials and scale of the trellis. The applicant stated that he is agreeable to staff's comments regarding the brick and the trellis. The applicant also stated that he agrees with staff's recommendation to break up the mass of the south elevation with perhaps the addition of some shutters. The applicant stated, however, that the site is tight and development is limited. The applicant discussed the parking arrangements. A reduction in stall widths does not seem to be an option. The cluster of trees is located right in the middle of the property – it is very difficult to plan around them.

Mr. Parker and the applicant discussed the detail of the freeze (the big white band that runs around). Vice Chairman Welch suggested that the applicant consider a possible change of color beyond the all white surface. Mr. Theodore and the applicant discussed the location of the cluster of trees. The applicant stated that the cluster of trees is located in line with the curb cut. The applicant stated that he has looked at several different options to save the trees and was unable to plan around them. The applicant also discussed the site's drop off area and his efforts to screen the dumpster area.

Mr. Theodore recommended that the applicant consider a shallower parking area for the first parking space. Mr. Theodore and the applicant discussed the location of pavement right up to the building. The applicant should consider using pavers instead of the asphalt in this location. The applicant presented statements regarding zoning regulations. Mr. Theodore stated that a paver drive way would be more appealing without the asphalt coming right up to the building. Mr. Theodore also suggested that the applicant incorporate a vine or something green on that side of the building. The applicant presented statements regarding the use of potted plants that could climb on the trellis. Mr. Theodore stated that landscaping will be important in this location. It will also be important on the street side location. The loss of trees needs to be addressed with a canopy at the front of the building. The Board and the applicant discussed green space. Ms. Moffett and the applicant discussed the location of the ramp. Pavers should be used instead of the asphalt. The applicant briefly discussed their plans for lighting along the perimeter of the building.

Mr. Smith agreed with the use of brick instead of rock for the foundation. Mr. Smith also comments on the upper color around the freeze (it needs to be tied together a little better.) Foundation planting should be addressed with planter boxes around the front of the building. Chairman Sodemann recommended that a metal roof be used for the building instead of the architectural shingles. Chairman Sodemann recommended that the freeze element be a complementary color. The applicant should work with scale and they should use brick on the foundation.

Chairman Sodemann and the applicant discussed the location of the parking spaces. Landscaping will be very important in front of the building as well as along the side. The applicant discussed the use of pervious pavers to protect the roots of trees located along the perimeter. Mr. Theodore recommended the use of shrubbery.

Mr. Parker and the applicant discussed the recommendation of an outdoor porch. Mr. Parker and the applicant also discussed plans for the 40-ft. loading and unloading area as it relates to adding a wrap-around porch on the front. This is the perfect environment for this type of porch. The loading zone is a big distraction. Mr. Parker and the applicant also discussed parking arrangements. Mr. Parker stated that the applicant needs to do everything that he can to make the architecture as strong as possible in this location.

Ms. Ray stated that she will work with case manager, Nicole Dixon, for this project to determine possible options. Mr. Theodore stated that the sidewalk pavement should be able to carry through the drive. That should be the predominant element – let that pavement sort of carry through. If there is a porch or patio in the front, it would be nice to have a pedestrian connection to that corridor.

The applicant stated that he is at his density limit (80/20). The applicant discussed the loading dock and related zoning regulations. The applicant stated that parking spaces could be blocked off for unloading (some areas allow this). The Board and the applicant discussed several more issues included open space and pervious pavers.

The Board and the applicant also discussed the flood plain. Perhaps the applicant can lower the building down to a foot to 14-ft. This might allow additional landscaping and would save some ramp space. The Board recommended that the applicant take all of today's comments into consideration. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Conceptual application for Jersey Mikes Subs DR120039 with the comments provided by the Board taken into consideration by the applicant. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 6-0-0.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 2:00p.m.

Submitted By:

Approved By:

November 13, 2012

Kathleen Carlin
Secretary

Scott Sodemann
Chairman