

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, November 12, 2013 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

APPROVED

Board Members Present:	Chairman Scott Sodemann, Jake Gartner, Tom Parker and Todd Theodore
Board Members Absent:	Vice Chairman Deborah Welch, Jennifer Moffett and Galen Smith
Town Council Present:	None
Town Staff Present:	Jennifer Ray, Urban Designer Nicole Dixon, Senior Planner Richard Spruce, Floodplain Administrator Kathleen Carlin, Administrative Assistant

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

Ms. Ray reported that Blanchard & Calhoun, applicant representing Jos. A. Bank, DR 130048, has requested that their application be removed from today's agenda and postponed to a later meeting. The Board **approved** the agenda as revised by general consent.

5. Approval of the Minutes

The Board **approved** the minutes of the October 22, 2013 meeting as presented by general consent.

6. Staff Report

Ms. Ray reminded the Board that the DRB meeting on Tuesday, November 26, 2013 is canceled. The next DRB meeting will be held on Tuesday, December 10, 2013.

Ms. Ray also presented an update on the Town's Christmas lights. Last year the Board presented comments and recommendations with regard to the Town's Christmas lights. This year the Town is replacing the blue lights with all white LED lights. The Town is testing out some solar panels in select locations that will charge the batteries that power some of the lights. Ms. Ray reviewed the locations for the Christmas lights.

The mast arms will continue to have the wreaths with large bows. The Christmas wreaths and the Christmas lights should be up and ready on or about November 28, 2013. The staff looks forward to receiving the Board's thoughts on the new white LED lights.

7. Board Business

Chairman Sodemann stated his concern with the shade of green shown on the building exterior entry way into Jos. A. Banks. The color was approved by the Board but the Board may wish to reconsider its use on future building exteriors. The shade of green may be too bright.

8. Unfinished Business

None

9. New Business

A. New Development – Conceptual

1. Hilton Head Zaxby's – DR 130044

Ms. Ray introduced the application and stated its location, 4 Marina Side Drive. Ms. Ray presented an in-depth overhead review of the application including a site plan and site photos.

The applicant proposes to construct a Zaxby's Restaurant with a drive-thru. A special exception for the drive-thru was granted on June 24, 2013. The existing site is mostly cleared with a few trees along the edges. The survey of existing conditions shows the 1.3 acre site bordered by William Hilton Parkway, Marina Side Drive, and Yacht Cove Drive.

The site plan for the development includes a 3,800 sq. ft. restaurant with a drive-thru and approximately 40 parking spaces. Access is from Yacht Cove Drive from a new right in right out intersection close to the intersection to William Hilton Parkway. The existing shared access will be retained.

The roofs incorporated in the design are of medium to low pitch, utilizing galvanized metal roofing with ample overhangs and eaves, as well as decorative bracket at the eave lines - all corresponding to traditional Hilton Head Island character. The roof style is also complemented by the use of a separate style of cornice treatment along the remainder of the buildings parapet walls; including cornices with a decorative stepped profile that provides contrast to the broad, expansive eaves and decorative painted wood brackets. The building's massing is varied with slightly higher elements including gabled roofs providing prominence to features such as main and side entry points, as well as a dining nook.

Details include decorative painted 4 x 4 wood brackets with chamfered, beveled ends, low shed roof canopies for decoration and sun protection at the window locations, and decorative metal railings to accent the drive-thru entry door. Additional details include synthetic stucco cornices and a board and batten look with decorative galvanized gooseneck light fixtures.

Storefront windows utilize divided light mullions to break up the expanse of glass. Mullions are of a lighter contrasting color to stucco trim or wall color. High vertical windows/storefront accent the main entrances and dining nook while framed window openings, indicative of traditional architectural trim work, are used throughout. The wall finishes consist of synthetic stucco walls with brick articulated bases and banding accent trim, or board and batten style treatments.

Ms. Ray reviewed the elevations. The rear elevation is Marina Side Drive and the front elevation faces William Hilton Parkway. Building elements include a galvanized metal roof, synthetic stucco with brick base, and red brick with tan accents. The materials and detailing are all well within the Town's Design Guide. The staff is concerned, however, with bold color palette particularly the shade of red. Staff recommends that the colors be toned down to be more in keeping with island character.

Ms. Ray distributed hard samples of the proposed colors and materials for the Board's

review. Staff recommended that the application be approved with the condition that the colors be restudied, particularly the shade of red. Staff also recommended that sufficient landscaping be added to sufficiently screen the views. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Victor Talley, architect, Hill Foley Rossi, presented statements in support of the application. The applicant and the Board discussed several issues including the color palette, design, parking arrangements, and landscaping. Following the applicant's presentation, Chairman Sodemann requested comments from the Board.

Mr. Gartner stated that he likes the project particularly the roof lines and exposed rafter tails. Mr. Gartner agrees with staff's concerns with the bold colors as they are not in keeping with island character.

Mr. Parker stated that he likes the over scaled windows on the front corner. He agrees with staff's concerns regarding the color palette. Mr. Parker and the applicant discussed a standing seam metal roof vs. a corrugated roof. More roof structure is needed and the elements should be connected together better with a flat roof. The building design is 'pop up' architecture.

Mr. Theodore stated that he agrees with Mr. Parker's comments regarding the roof - it feels out of scale. The details look nice but the red color is wrong. The applicant should save as many trees as possible and look at the remaining landscaping including outside edges for view ability, especially along William Hilton Parkway.

Chairman Sodemann stated that he agrees with many of the comments already presented by the Board. The applicant should incorporate the roof details considering the roof detail on the adjacent Verizon building. Incorporating these roof elements, including the standing seam metal, may be a good idea. The red color needs to be changed and the roof color needs to be toned down too because it is out of character for the island.

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 Hilton Head Zaxby's, DR 130044, with the comments provided today by the Board. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 4-0-0.

B. Alteration/Addition

1. The Beach House – DR 130042

Ms. Ray introduced the application and stated its location, 1 South Forest Beach Drive. The applicant proposes to make some improvements to the property to protect and improve the hotel guest's privacy and experience while accommodating public access to the Tiki Hut. Ms. Ray presented an in-depth overhead review of the application including a review of the site plan and aerial photos of the site.

Ms. Ray described the existing conditions shown on the as-built survey. Staff reviewed the two buildings, the parking, the amenity area, and the beach access.

The demolition plans show the areas of proposed improvement. Ms. Ray reviewed plans to transplant some palms. The focus for the pool area will be landscape and hardscape improvements including the removal of old shrubs, removal of wood planters and removal of concrete. The civil plans show the proposed improvements to the entry area including adjusting parking islands and paving material which will increase parking by four additional spaces and decrease impervious coverage.

Tiki Hut improvements include adding decomposed granite to the existing sand area at the Tiki Hut, replacing site furniture, and adding flame tables. Pool area improvements include adding a louver fence partition to screen restroom entrances, removing foundation plantings and replacing with pavers on sand, adding a gas log fire pit, and converting store front windows to pull down glass doors. The adjacent landscaped area is proposed to be removed and converted to a decomposed granite screening surface. The existing landscaped area adjacent to the kiddie pool is proposed to be reconditioned and two arbor swings will be added. The multi-function area is to remain and receive new plantings.

The applicant proposes to remove pickets on a portion of the fence and convert to cable rail fence. The landscape plan includes liriopse, sago palms miscanthus, and pringles dwarf podocarpus, and palms at the parking area. Liriopse, sago palm miscanthus and muhly grass will be placed at the Tiki Hut. The lighting plan shows uplights, both flood and spot on palms along the drive and at select oaks, and tree mounted up/down lights on palms. All lighting is LED in bronze finish. The Forest Beach Association has approved the project. The staff recommended approval with the condition that the landscaping near the building not be removed without supplementing another area with additional landscaping, and that cable rail not be just only on the back section of fence. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Pat Rooney, Patrick Rooney Associates, presented statements in support of the application. Mr. Rooney presented statements regarding the picket fence and the landscaping. Mr. Rooney discussed the landscape plan and staff's recommendations for additional landscape material. Mr. Rooney also presented statements regarding their desire to increase the outdoor seating a bit. The Board and the applicant discussed details regarding the landscape plan, the picket fence and the cable railing. Mr. Jeff Elseser, The Beach House, presented additional comments in support of the application. Following the applicant's presentation, Chairman Sodemann invited comments from the Board.

Mr. Theodore presented statements regarding landscaping that should be supplemented at the two pathway connections found on back of the building (refresh the corridors). Mr. Theodore stated that he prefers grass, etc. instead of decomposed granite. Over time, the decomposed granite will begin to look unkept. Cable rail would be a better choice than the picket fence and consistency is important.

Mr. Parker stated that he prefers the cable railing all around. Mr. Parker also presented statements regarding the landscape plan including the planters. The plan is a big improvement over the existing.

Mr. Gartner agreed with many of the comments already presented particularly regarding a preference for the cable railing.

Chairman Sodemann stated that he agrees with many of the comments already presented. The cable railing is preferred and fence consistency is important to the project. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a **motion to approve** The Beach House application, DR 130042, with the following conditions: (1) The cable can be used to replace the pickets but must be complete on the entire fence on the north side; (2) The garage doors will complement the rest of the building in color and materials. The cut sheets are to be reviewed and approved by staff. Mr. Parker **seconded** the motion and the motion **passed** with a vote of 4-0-0.

2. Zip Line Hilton Head – DR130046

Ms. Ray introduced the application and stated its location, 33 Broad Creek Marina. The applicant proposes to add an aerial tree challenge course at Broad Creek Marina, the current location of Zipline Hilton Head. Ms. Ray presented an in-depth overhead review of the application including site plan and site photos.

The preliminary site layout indicates five courses (green, blue, light blue, orange, and red) with four different levels of challenges. The park will have a single entry tower and each course will have 10 events and be connected to trees and telephone poles. The entry tower will be painted to match the four zipline towers. The platforms and challenges will be constructed of treated wood. The site photos indicate existing conditions including the existing tower. The survey shows existing conditions including Broad Creek Marina, Dry Stack Storage, existing Zipline and proposed aerial tree challenge course location. Staff recommended approval of the application as submitted. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Roger Freedman presented statements in support of the application. The applicant stated the activities are consistent with Hilton Head Island. Following the applicant's presentation, Chairman Sodemann requested comments from the Board.

Each Board member stated that they like the project. The Board stated that the towers should be the same color as the zipline tower. Following final comments by the Board, Chairman Sodemann requested that a motion be made.

Mr. Theodore made a **motion to approve** the application for Zip Line Hilton Head, DR 130046, as submitted. Mr. Gartner **seconded** the motion and the motion **passed** with a vote of 4-0-0.

3. Aunt Chilada's – DR 130047

Ms. Ray introduced the application and stated its location, 69 Pope Avenue. Ms. Ray presented an in-depth overhead review of the application including a vicinity map, site plan and landscaping plan.

The site photos show the existing Mexican-theme building with stucco finish, cast columns supporting large arches, a 22-ft. tall bell tower, and an antique, arched-top wood door. The applicant proposes to make improvements including additional landscaping, improvements to impervious-pervious ratios, adding outdoor serving/seating area for the existing restaurant with indoor and outdoor dining.

The vicinity map shows the project's location on Pope Avenue. The survey indicates existing conditions on the "L" shaped lot. The architectural site plan indicates proposed outdoor seating near Pope Avenue, property's entrance, and outdoor seating for seafood restaurant and proposed parking area changes.

The floor plan shows separation of the two dining areas – both indoor and outdoor. The Aunt Chilada's side has new ramp up and new concrete walk to entry, a new concrete patio with seating, and bar area and planter and new wood deck with additional seating. The seafood restaurant side has new entrance, landscape and outdoor seating area.

The landscaping plans show additional landscape islands and a palette of palms, shrubs include dwarf variegated ginger, bottlebrush, osmanthus, Indian hawthorne, and yucca. The elevations show the existing photo, and existing elevations and the proposed elevations. Ms. Ray reviewed the plan showing the seam where Aunt Chilada's will stop and the seafood restaurant will start.

The applicant plans to add a serving bar, capacity 18, at Aunt Chilada's. It will be under a 390-sq.ft. roof, which will be an extension of the existing structure. The roof will be

supported by stucco finished columns designed to match the building. Patrons will approach the new area from the existing tower by a new path with dense plantings with some Mexican theme, such as yucca and prickly pear cactus.

The existing dining room will become a new seafood restaurant. The existing exterior will be completely gutted of its stucco, Mexican columns, arches and too-tall parapet. It will be replaced with board and batten siding, standing seam metal roofing elements with the same 2/12 slope as the front of the building, with shutters, other elements, and a range of colors belonging in the Hilton Head Lowcountry. The colors will also be changed at Aunt Chilada's to make the project blend well.

A new outdoor dining experience is proposed at the northwest corner of the building. It is positioned so that its presence is visible to cars coming in the driveway from Pope Avenue. This south side facing Pope Avenue and the west side will have a perimeter wainscot of 1 x 6 with an inscribed fish profile, punctuated by round drums fabricated to look like Intercoastal Waterway daymarkers. Following the staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Don Baker, architect, presented statements in support of the application including the goals of the project. The applicant discussed the proposed improvements as well as plans for the new indoor seafood restaurant. Mr. Brendan Riley, owner of the property, presented comments with regard to existing site conditions. Following the applicant's presentation, Chairman Sodemann requested comments from the Board.

Mr. Gartner stated that he supports the plans to remove the existing arches. He also likes the applicant's plans for the outdoor dining, the floor and the decks. He is concerned, however, with the break in the roofline which should be improved. Mr. Gartner stated that he would like to see a color rendering showing how the colors go together.

Mr. Theodore presented statements regarding the landscaping around the edge of the patio. Mr. Parker complimented the thoughtful submission and stated that he would like to see actual samples of the blue and red colors. Mr. Parker stated some concern with how the solid cheek wall interior elevation will come together. The rake should project over the supporting columns. The blue roof color may be an issue. The parking may be an issue.

Chairman Sodemann stated that he also is concerned with the color of the blue metal roof and the roof structure. Chairman Sodemann and the applicant discussed the roof element. At the completion of discussion by the Board, Chairman Sodemann requested that a motion be made.

Mr. Parker **made** a motion to **approve** the application for Aunt Chilada's, DR 130047, with the following conditions: (1) the new seafood restaurant outdoor seating area should be pulled away from the parking lot to allow landscaping around the outside of it; (2) actual samples of the blue metal roof should be provided to the staff for their review and approval; (3) the raked element of the front canopy over the new bar will be extended over the supporting structure to be more in keeping with the existing building's roofline; (4) the submitted decorating elements that are shown on the exterior patio that are visible from the outside be resubmitted for review and approval. Mr. Theodore **seconded** the motion and the motion **passed** with a vote of 4-0-0.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 3:00p.m.

Submitted By:

Approved By:

December 10, 2013

Kathleen Carlin
Administrative Assistance

Scott Sodemann
Chairman