

**Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, July 23, 2013 Meeting
1:15p.m – Benjamin M. Racusin Council Chambers**

APPROVED

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

Board Members Absent: Tom Parker

Council Members Present: Mayor Drew A. Laughlin

Town Staff Present: Jennifer Ray, Urban Designer
Nicole Dixon, Senior 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. Swearing In Ceremony for Continuing Board Member, Ms. Deborah Welch

Mayor Laughlin performed the swearing in ceremony for continuing Board member, Ms. Deborah Welch. Mayor Laughlin stated his appreciation to Ms. Welch for her service to the Board and to the community.

5. Approval of the Minutes

The Board **approved** the minutes of the June 25, 2013 meeting as presented by general consent.

6. Staff Report

None

7. Board Business

Nomination and Election of Officers and Secretary for the new term, July 2013 – June 2014

Vice Chairman Deborah Welch **nominated** Mr. Scott Sodemann to serve a second term as Board Chairman. Mr. Smith **seconded** the nomination. Mr. Sodemann accepted the nomination to serve a second term as Chairman. There were no additional nominations for the office of Chairman. The Board **voted** 5-0-0 to **elect** Mr. Sodemann to serve as Chairman for the July 2013 – June 2014 term.

Chairman Sodemann **nominated** Ms. Deborah Welch to serve a second term as Vice Chairman. Mr. Smith **seconded** the nomination. Ms. Welch accepted the nomination to serve a second term as

Vice Chairman. There were no additional nominations for the office of Vice Chairman. The Board **voted** 5-0-0 to **elect** Ms. Welch to serve as Vice Chairman for the July 2013 – June 2014 term.

Lastly, Mr. Smith **nominated** Ms. Kathleen Carlin to serve as Secretary for the new term. Chairman Sodemann **seconded** the motion and the Board **voted** 6-0-0 to **elect** Ms. Carlin to serve as Secretary for the July 2013 – June 2014 term.

8. Unfinished Business

None

9. New Business

A. Alteration/Addition

1) Stacks Pancakes - DR 130027

Ms. Ray introduced the application and stated its location, 2 Regency Parkway. Ms. Ray presented an in-depth overhead review of the application including an aerial view and several photos of the site. On April 3, 2013 a woman drove a car through the existing glass seating area of Stacks Pancakes. A temporary permit was issued to allow the restaurant to operate through the season. The applicant is now ready to make permanent renovations.

The glass and aluminum frame system has been deemed unrepairable. The applicant seeks to recreate the existing footprint of the glass enclosure with an alteration that complements the existing structure in both colors and architectural features.

Ms. Ray reviewed several photos that show the existing conditions including the existing materials; brick, vertical wood siding, glass/metal, blue fabric awning, and an asphalt shingle roof. The proposed floor plan shows the same building footprint as the existing glass enclosure that will be demolished.

The side and front elevations show the existing glass and metal enclosure with awning and the proposed elevations show the glass/metal storefront enclosure replaced by stucco walls with panels, large windows, and metal roof. Ms. Ray distributed hardcopies of the colors for review by the Board. The metal roof is shown in a bright blue to match the blue awnings. The stucco is a grey to match the grey vertical siding, and white trim to match the existing trim.

As a special note, Mr. Richard Spruce, Floodplain Administrator, reminds the Board that if the demo and remodel is greater than 50% of the value of the structure, it will have to be dry flood proofed. This may affect the elevations somewhat; however, the change would be minimal. The staff recommended that the application be *approved* as submitted. Following staff's presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Kevin Grenier, KRA, Inc. presented statements in support of the application. Mr. Grenier and the Board discussed the colors and the materials. Mr. Smith stated that the application looks fine. Ms. Moffett stated that the blue color is a bit bright for the roof. Mr. Theodore agreed that the blue roof is a bit bright and should be toned down a little. Matching the blue roof to the color of the awnings is difficult.

The Board and the applicant discussed a different color selection for the roof. Vice Chairman Welch stated that she would prefer a color that matches the shingles or perhaps a dark grey roof metal roof. Mr. Gartner agreed with the preference for a charcoal grey or oil rubbed bronze metal roof. The windows should be aluminum clad in a charcoal grey color or oil rubbed bronze color to match.

Chairman Sodemann presented statements regarding the introduction of another element in the selection of materials (stucco for the building). Chairman Sodemann recommended that the applicant incorporate some of the existing brick and wood details versus the stucco. Chairman Sodemann agreed with the recommendation of a charcoal grey for the metal roof. Following final comments, Chairman Sodemann requested that a motion be made.

Mr. Gartner made a motion to **approve** the Stacks Pancakes application DR 130027 with the following conditions: (1) the metal roof will be a darker color such as charcoal or oil rubbed bronze instead of blue; and (2) windows are to be aluminum clad in a color that matches the roof. These two conditions can be approved by the staff. Vice Chairman Welch **seconded** the motion and the motion **passed** with a vote of 6-0-0.

2) **Kangaroo Express 400** – DR 130028

Ms. Ray introduced the application and stated its location at 85 Pope Avenue at the corner of Pope Avenue and Lagoon Road. Ms. Ray presented an in-depth overhead review of the application including the site plan. Adjacent properties on Lagoon Road include Heritage Plaza, Plantation Café and Deli, Atlantic Bike Rentals, and Kangaroo Express across Lagoon Road.

With the recent acquisition of the store across the street (located at 2 Lagoon Road), the Pantry would like to renovate the 85 Pope Avenue store to include a quick service restaurant and walk-up convenient store. The renovations will be within the existing building footprint.

Ms. Ray reviewed several photos showing the existing site conditions. Currently there is lots of paving for parking and circulation with little landscaping. The existing rear buffer will remain. The applicant plans to remove the two existing fuel pumps, reconfigure the parking area, and add outdoor dining associated with the quick service restaurant. The existing Pope Avenue curb cut closest to Lagoon Road will be closed, creating additional parking and landscape area.

Ms. Ray stated that the seating area is shown partially in the buffer and will need to be adjusted accordingly. The landscape plan indicates a significant increase in the amount of plant material including the addition of 11 trees – crape myrtle, live oak, palms, as well as shrubs and ground covers. The plan includes a good mix of evergreen material and color.

The Pantry proposed to re-clad the store with vintage brick veneer, horizontal cement board siding and trim, and a metal awning roof. The proposed alterations are much needed and seek to compliment the store across Lagoon Road and the intent of the Design Guide. They are welcome improvements on a highly visible corner in the Coligny District.

Ms. Ray reviewed the roof line and store front which gives a symmetrical appearance but details such as vertical brick bands at the doors are different widths/spacing and the door/window patterns are different. The brackets/overhangs are a nice feature but the columns along the front overhang appear too thin especially in the right elevation.

The brick water table on the side elevation appears too tall compared to the front elevation. The thin vertical brick band in the middle wall does not add much and looks like an add on especially since it is cultured brick veneer versus real brick.

The rear enclosure and dumpster enclosure are not called out other than color and appear to be board-on-board wood fence, which would be appropriate and an improvement over existing chain link fence with brown slats. The majority of the rear elevation is screened by existing landscaping which will remain.

The images imply specialty paving for outdoor dining but it is shown as concrete on the site plan. Some of the trim is dark brown and some of the trim is light brown.

Ms. Ray stated the color palette is similar to what the Design Review Board approved recently for the other Kangaroo stores on the island.

A site lighting plan was not included in the submission; however, cut sheets were provided and images indicate the potential light locations. The site currently has one light pole located in the dumpster area. The cut sheet shows a modern area light with a white finish and a decorative base. A more traditional base fixture (i.e. a shoe box on a wood pole) might be a more appropriate choice, but at a minimum the finish should be bronze. A bollard and wall sconce is shown in white, but the location is not called out on the plan.

The elevation shows a white fixture but calls out “gooseneck fixture in bronze”. A lighting plan will be required for an Expedited Development Plan Review (XDPR) submittal and review. Signage will be reviewed under a separate application. However, it is worth noting that two signs may not be allowed. This will depend on the business license and interior layout. Dry flood proofing may be required if value of remodel exceeds 50% of value of structure. The Forest Beach ARB has approved the preliminary conceptual design. Staff recommends approval of the application with the conditions that a lighting plan is submitted with bronze fixtures, and that the building detailing be further studied.

Following the staff’s presentation, Chairman Sodemann requested that the applicant make his presentation.

Mr. Timothy Reed, representative of Pantry, Inc., introduced the design team for the project, Mr. Doug Hervey, architect, LMHT Architects & Engineers, and Mr. Nathan Long, Thomas and Hutton Engineering, presented statements in support of the application. The Board and the applicants discussed several issues including colors, materials, light fixtures, parking, and landscape plans. The Board complimented the intent of the project and improvements to the site.

Mr. Gartner and the applicant discussed the proposed material for the seating area. The Board and the applicant discussed the color and type of concrete pavers in Coligny Plaza. Mr. Gartner agreed with staff’s recommendation for bronze light fixtures instead of white. A less ornate base is recommended. Mr. Gartner stated that the columns in the front elevation look great but from the side elevation, the brick columns need to be made deeper. Mr. Gartner complimented the landscape plan.

Vice Chairman Welch complimented the intent of the project. The application is a large improvement over existing conditions. The elimination of the curb cut is a good idea. Vice Chairman Welch cautioned the applicant on the high bike traffic in the area; particularly as related to visibility and landscaping. Vice Chairman Welch stated that some of the architectural elements seem to be a little out of scale. The gabled dormer columns need to be beefier. The applicant should consider incorporating some of the details of the Coligny area, such as rafter tails and brackets. The white color in the sample looks better than the white in the rendering.

Mr. Theodore complimented the improvements to the area. Mr. Theodore agreed with previous comments regarding the seating area and need for a good selection in paving material. The bronze lighting is a better choice and should be less ornate. Mr. Theodore recommended that the applicant review existing light fixtures in the Coligny area for ideas. Mr. Theodore also cautioned the applicant on sight triangles and bike traffic. Mr. Theodore and the applicant discussed a flume and potential circulation issues and stated concern with the flow of pedestrian and bike traffic in the area.

Ms. Moffett presented statements with regard to the outdoor seating area. Ms. Moffett agreed with staff’s recommendation to use a bronze light fixture instead of white. Ms. Moffett stated that the columns need to be beefed up.

Mr. Smith recommended that the color palette be made a little darker (perhaps two shades darker). Mr. Smith recommended that the orange canvas umbrellas be changed to a green color. Mr. Smith stated that the yaupon holly can be a difficult plant to grow and another plant selection may be a better choice for this area.

Chairman Sodemann stated his agreement with most of the comments that have already been made, particularly as related to the scale of some of the architectural elements. Chairman Sodemann and the applicant discussed the gable element (reduce some of the top heaviness). They also discussed details regarding the fence. The fence should be wood rather than chain link.

The Board, the staff, and the applicant discussed next steps for the application. The Board has provided a lot of information and recommendations for the project at today's meeting. Ms. Ray presented the choices available to the Board.

Following final comments, Vice Chairman Welch stated that she is comfortable approving the project today with the recommendations provided by the Board. Mr. Gartner agreed with this as well. The Board decided to make a motion and to give staff the authority to approve the conditions prior to the project moving on to the XDPR phase. Chairman Sodemann then requested that a motion on the application be made.

Mr. Theodore made a **motion** to **approve** the Kangaroo Express 400 DR130028 application with the following conditions:

(1) The outdoor eating area is to be pulled back from the buffer and (2) An alternative pavement material besides concrete is to be used. (3) The lighting fixtures should be a bronze or a similar dark finish and (4) The light poles should be simplified/less ornate. (5) The sight triangles should be taken into account relative to landscaping, particularly at the corner of Lagoon Rd. and Pope Ave. (6) The architectural elements need to take cues from the surrounding properties in the Coligny area. The columns need to be heavier with exposed rafter tails and the like. The architectural elements need to be reviewed by staff. (7) A deeper plant bed should be created between the concrete pavement and the pathway on Pope Ave., in front of the bike shop. The landscaping should be hardy material and irrigated. (8) The applicant should review the proposed drainage flume to make sure that it does not conflict with the circulation of bike and pedestrian traffic.

Vice Chairman Welch **seconded** the motion. Mr. Smith recommended that the colors on the building be made two shades darker. The staff is given authority to approve the finished conditions prior to moving to the XDPR process. The motion **passed** with a vote of 6-0-0.

10. Appearance by Citizens

None

11. Adjournment

The meeting was adjourned at 2:20p.m.

Submitted By:

Approved By:

August 13, 2013

Kathleen Carlin
Secretary

Scott Sodemann
Chairman