



# **The Town of Hilton Head Island Regular Design Review Board Meeting**

**Tuesday, July 12, 2011**

**1:15 p.m. – Benjamin M. Racusin Council Chambers**

## **AGENDA**

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**As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 4. Swearing in of Board Members**  
Mayor Pro Tem Ken Heitzke will perform the swearing in ceremony for Mr. Tom Parker, Mr. Todd Theodore and Ms. Jennifer Moffett
- 5. Approval of Agenda**
- 6. Approval of Minutes - Meeting of June 28, 2011**
- 7. Staff Report**
- 8. Board Business**
- 9. Unfinished Business**  
A) DR110026- Park Plaza- Kanaley's Restaurant- Outdoor Bar- Alteration Addition
- 10. New Business**
- 11. Appearance by Citizens**
- 12. Adjournment**

**Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.**

**The Town of Hilton Head Island**  
**DESIGN REVIEW BOARD**  
**Minutes of the Tuesday, June 28, 2011 Meeting**      **DRAFT**  
**1:15pm – Benjamin M. Racusin Council Chambers**

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

Board Members Absent:      None

Council Members Present:      Bill Ferguson and Bill Harkins

Town Staff Present:      Mike Roan, Urban Design Administrator  
Richard Spruce, Plans Review Administrator  
Kathleen Carlin, Administrative Assistant

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**1. CALL TO ORDER**

Chairman Parker called the meeting to order at 1:15pm.

**2. ROLL CALL**

**3. FREEDOM OF INFORMATION ACT COMPLIANCE**

**4. APPROVAL OF THE AGENDA**

Mr. Roan requested that the agenda be amended to include the Board's election of a Chairman and Vice Chairman for July 1, 2011 – June 30, 2012. Chairman Parker recommended that the Board hold the election of officers following regular business. The revised agenda was **approved** by general consent.

**5. APPROVAL OF THE MINUTES**

The minutes of the June 14, 2011 meeting were **approved** as amended by general consent.

**6. STAFF REPORT**

Mr. Roan presented the Town's Crystal Award to outgoing Board member, Mr. Ted Behling. Mr. Roan thanked Mr. Behling for his three years of service to the Design Review Board.

**7. BOARD BUSINESS**

None

**8. UNFINISHED BUSINESS**

Broad Creek Marina Zip Line – New Development, Final Review – DR110012

Mr. Roan presented a brief review of the project including the conditions that the Board attached to the Conceptual approval (February 22, 2011). Staff believes that the architectural design detailing is chunky and rustic, which is probably appropriate for the unique use and qualities of the structures. The 2 x 6 railing elements and brackets may benefit from some refinement (relative to the *Design Guide*), although that may not be in keeping with the intent of the design. While the project has no

real precedent on the Island; additional Board discussion may be warranted relative to the level of detail considered appropriate. Staff believes that the project generally meets the intent of the *Design Guide* as proposed.

Mr. Roan circulated a sample of the Cabot's semi-solid stain for the Board's review. The staff and the Board stated their approval of the color selection. Mr. Roan stated that the landscaping should be in the spirit of native mitigation, as proposed. Staff would like to receive clear construction details on what the towers will actually look like, as well as additional information on parking and circulation.

Mr. Roan presented an in-depth review of the Final review application including details regarding the single and multiple pole structure design. Natural Resources Division has approved the project. At completion of staff's presentation, Chairman Parker requested that the applicant make his presentation.

Applicants, Mr. Truitt Rabun, Land Planner, and Mr. Roger Freedman, owner of Broad Creek Marina, presented statements in support of the application. The applicants reviewed the rustic design, the height of the towers, as well as construction and connection details. The Board discussed the height of the towers, the railing system, and the bracket details. Bracket details should be refined somewhat to be more in keeping with Island standards. The platforms range in height from 15-ft. above ground to the highest platform height of 75-ft. The Board discussed visibility issues.

Ms. Anne Cyran, case manager for the project, provided comments with regard to architectural elements. Following the Board's discussion, Chairman Parker requested public comments. Citizen, Mr. Frank Sagendorph, presented statements in opposition to the project, as its use seems out of character in a Lowcountry setting. At completion of public comments and discussion by the Board, Chairman Parker requested that a motion be made.

Mr. Behling made a **motion** to **approve** the Broad Creek Marina - Zip Line - Final review application with the following conditions: (1) the angle support posts and the single pole platforms shall be refined; (2) the pathway to the adjacent parking lot shall have an accessible hard paved route connection; (3) on Sheet # 6 there is a label that states to remove parking spaces. These parking spaces shall be kept rather than eliminated. These conditions can be approved by the staff. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

#### Park Plaza - Kanaley's Restaurant - Outdoor Bar - Alteration Addition – DR110026

Mr. Roan presented a brief review of the project including the comments provided by the Board on June 14<sup>th</sup>. The applicant has returned with revised drawings for the Board's review. Mr. Roan described the updated drawings, the sidewalk in question, and the elevations. The applicant has eliminated the proposed dropped fascia. Roof materials and details now match the existing elements on the building as well as the columns. The concrete pad marries into the existing covered walkway and adjacent sidewalk. Mr. Roan stated that the project calls for the removal of one of the small courtyard trees (affected groundcover and turf are to be replaced as mitigation with same materials).

Some detailing still needs clarification relative to the actual bar, as well as comments to be addressed regarding the precedent this may set for subsequent expansions. Following staff's presentation, Chairman Parker requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. The Board and the applicant discussed several issues including details regarding the pull down grill. The applicant has no plans for installing outdoor televisions. The applicant discussed the existing sidewalk and existing landscaping. The Board stated that a landscape plan is still needed for the project (to

address the perimeter area discussed today). The applicant described the down lighting. The Board stated that they still need to see clear information on the materials (labeled) on the drawings. Some of the existing detailing still needs to be picked up (an integrated look is still needed). The Board stated that the lighting is important, as well the detail of the overhead bar and the bar itself. Integration into the site is important.

At completion of the discussion, the applicant decided to **withdraw** today's submission for recommended revisions. A landscape plan is to be included.

## 9. ELECTION OF OFFICERS 2011 - 2012

Chairman Parker requested that a nomination be made for the Office of Chairman:

Mr. Behling nominated **Mr. Todd Theodore** to serve as **Chairman** of the Design Review Board effective July 1, 2011 through June 30, 2012. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0. Mr. Theodore **accepted** the election to serve as Chairman.

Chairman Parker then requested that a nomination be made for the Office of Vice Chairman:

Mr. Behling nominated **Mr. Scott Sodemann** to serve as **Vice Chairman** of the Design Review Board effective July 1, 2011 through June 30, 2012. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 6-0-0. Mr. Sodemann **accepted** the election to serve as Vice Chairman.

## 10. ADJOURNMENT

The meeting was adjourned at 2:40pm.

Submitted By:

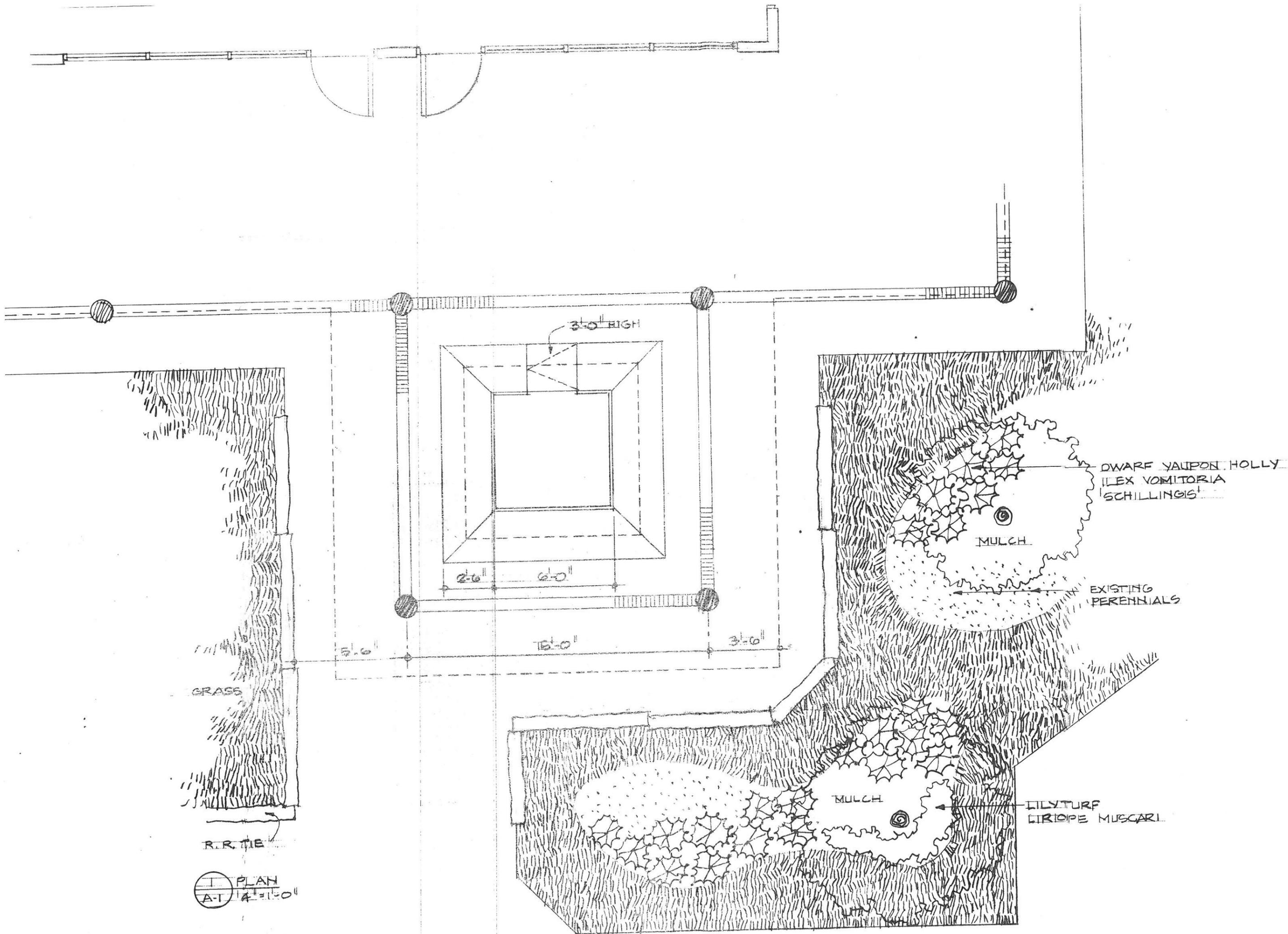
Approved By:

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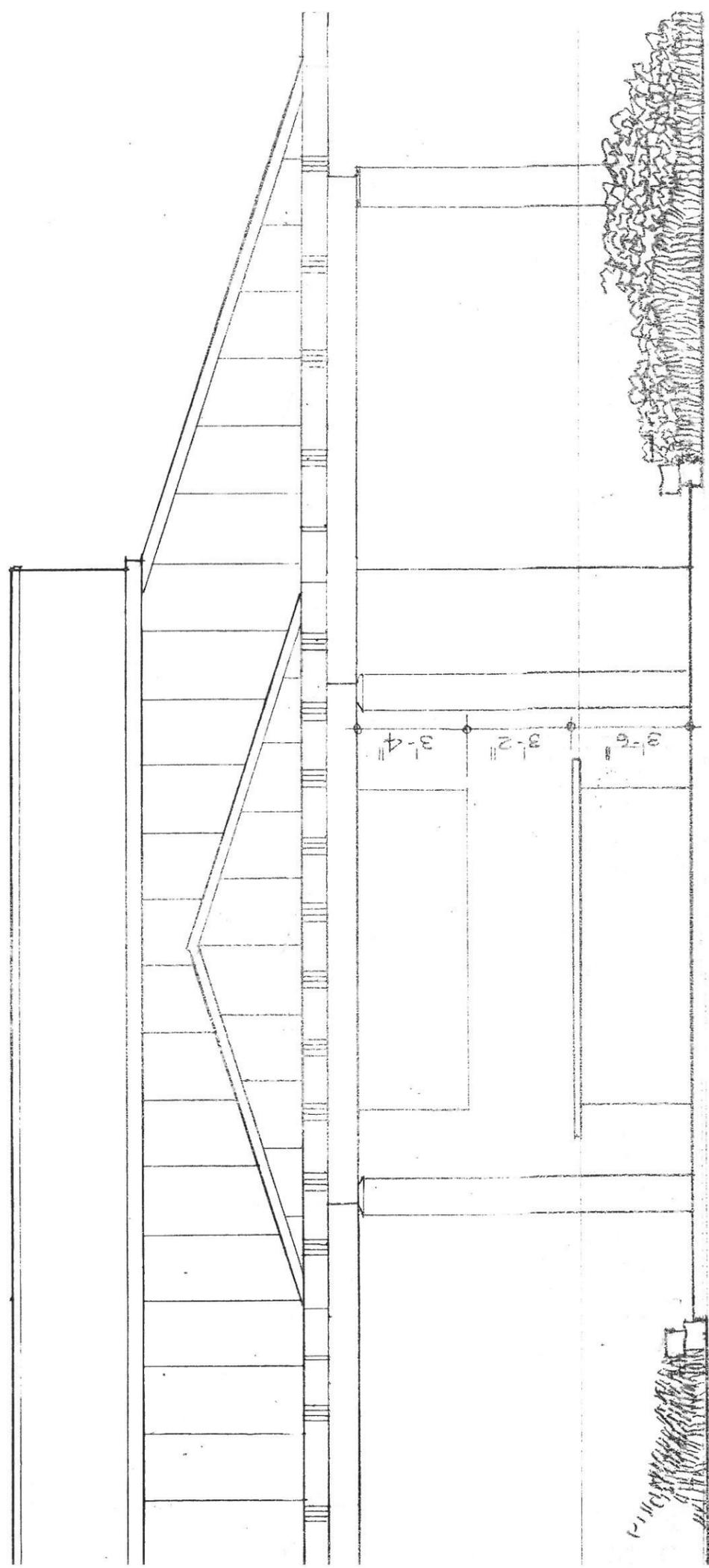
Kathleen Carlin  
Administrative Assistant

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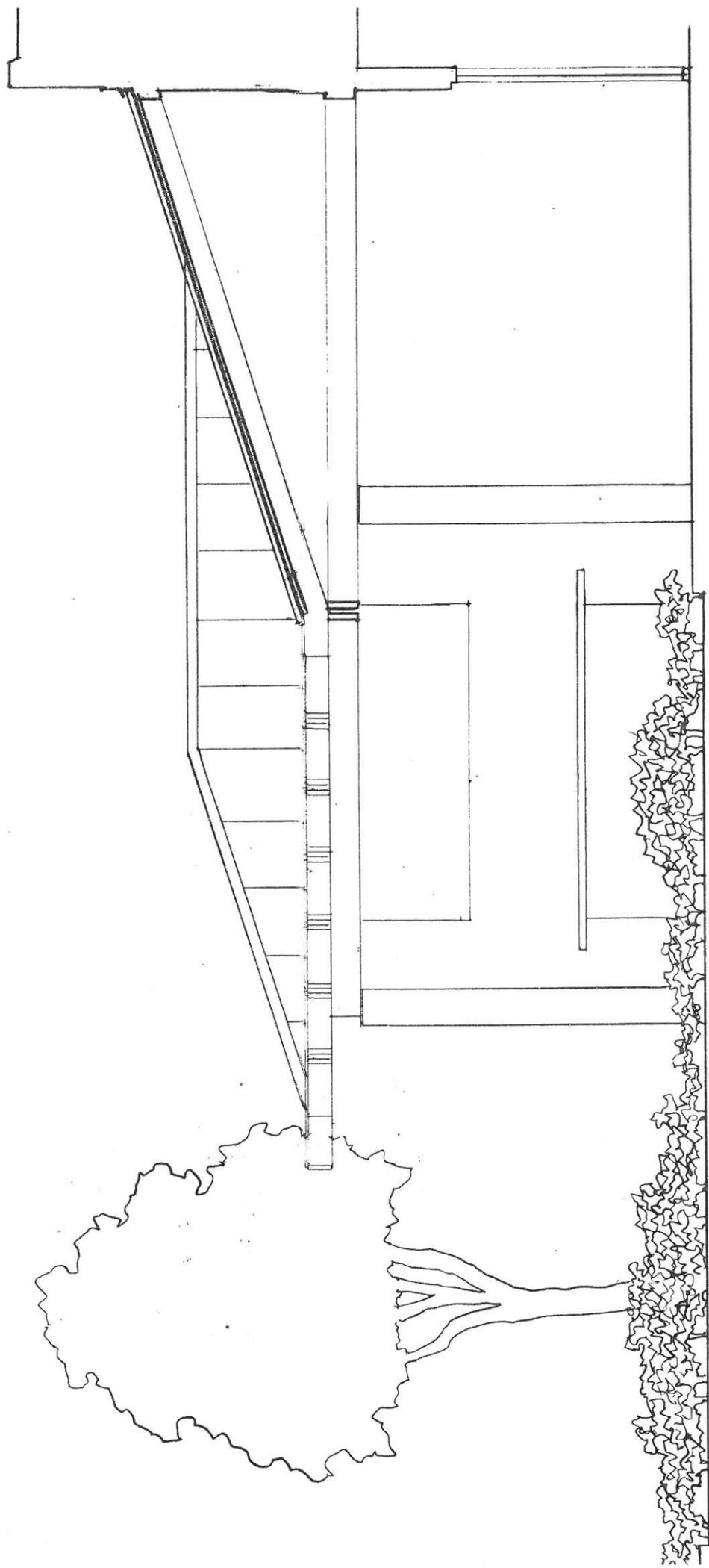
Tom Parker  
Chairman

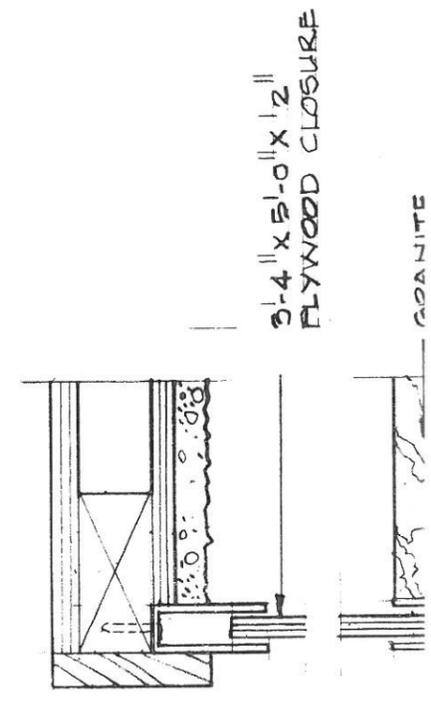
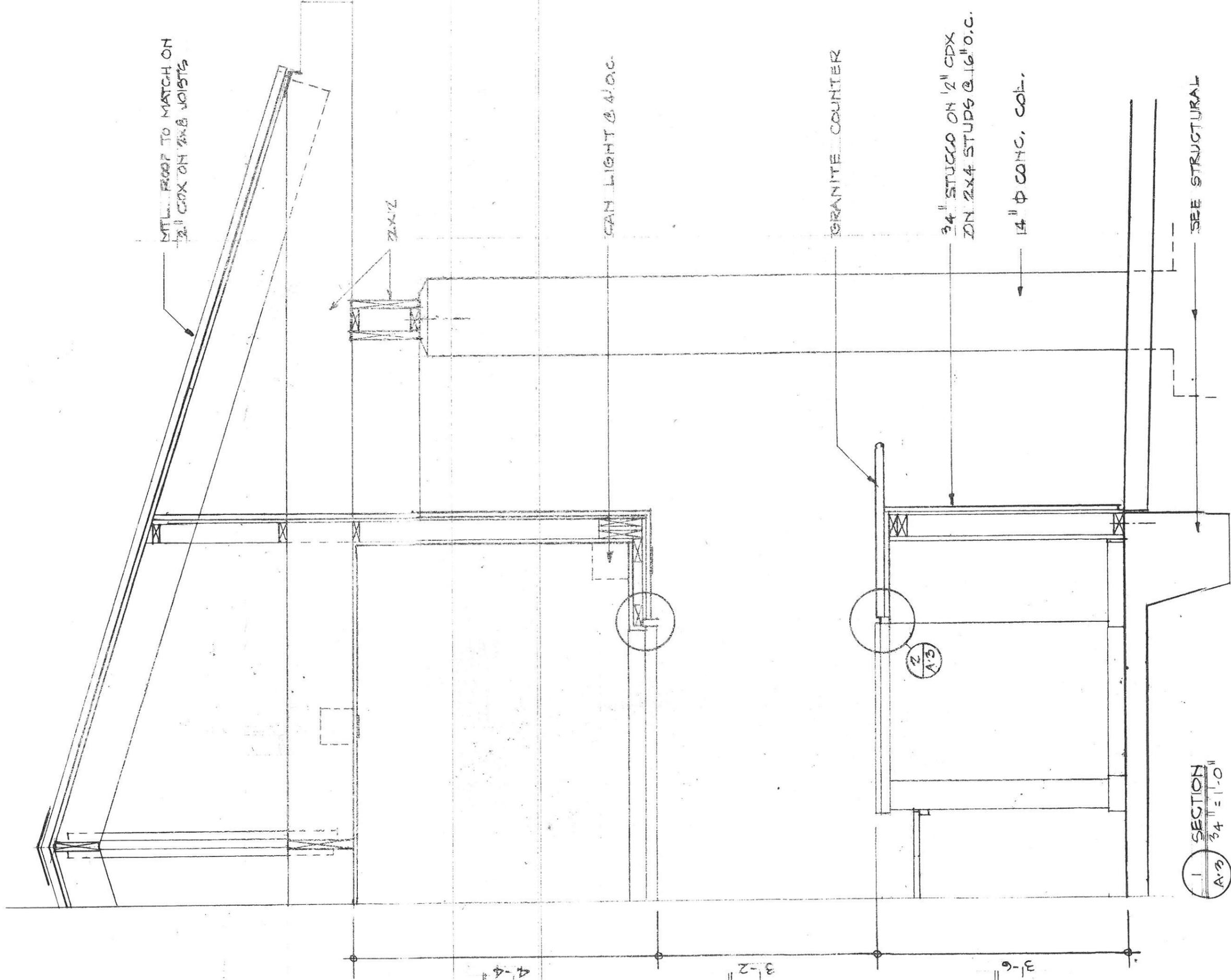


PLAN  
A-1 4" = 1'-0"



1 FRONT  
A.2 1/4 1/15/50





## DESIGN TEAM/ DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB),  
and do not constitute DRB approval or denial*

PROJECT  DRB#

DATE  RECOMMEND  RECOMMEND  RECOMMEND   
APPROVE APPROVE W/COND. DENY

### ARCHITECTURAL DESIGN

Applicant has updated drawings to eliminate the previously proposed dropped fascia. Roof materials and details now all match existing elements on the building, as well as the columns. New submittal details how the structure integrates into the existing columns. Concrete pad marries into the existing covered walkway, and adjacent sidewalk. This is much closer to reading as an element that might have been a part of the original development.

Calls for the removal of one of the small courtyard trees. Affected groundcover and turf to be replaced as mitigation with same materials.

There is some detailing to be clarified relative to the actual bar, as well as comments to be addressed regarding the precedent this may set for subsequent expansions, but the applicant has advanced the project considerably.