

Town of Hilton Head Island
THE DESIGN REVIEW BOARD
Minutes of the Tuesday, November 24, 2009 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Marvin Caretsky, Vice Chairman Tom Parker,
 Ted Behling, Jennifer Moffett, Scott Sodemann

Board Members Absent: Galen Smith and Todd Theodore, Excused

Council Members Present: Bill Ferguson and Bill Harkins

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

I CALL TO ORDER

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

II ROLL CALL

III FREEDOM OF INFORMATION ACT COMPLIANCE

IV APPROVAL OF THE AGENDA

The agenda was **approved** as presented by general consent.

V APPROVAL OF THE MINUTES

The minutes of the November 10, 2009 meeting were reviewed at today's meeting but were not approved. There was not a quorum of members present at today's meeting who were also present at the November 10, 2009 meeting. These draft minutes, along with the draft November 24, 2009 minutes, will be approved at the December 8, 2009 meeting.

VI STAFF REPORT

The staff will provide a video for State mandated training immediately following today's business meeting.

VII BOARD BUSINESS

None

VIII UNFINISHED BUSINESS

None

IX NEW BUSINESS

Outdoor Resorts Security Gate – Alteration/Addition

Mr. Roan introduced the project and stated its location. The applicant is proposing to make some improvements to the main security gate. For security reasons, the applicant is proposing a six-foot high, stucco-covered CMU wall with a brick cap and mechanical gates at both the entrance and the exit. Most of the existing landscaping will be preserved and the new landscaping will blend with the existing.

Mr. Roan reported that the project’s color is unspecified; but it should match the previously approved retaining walls at the service entrance off Dunagan’s Alley (beige). The finish of the gate is also unspecified. The applicant is proposing to remove an 18” and 14” pine for a wall element and 3’ sidewalk that the staff believes could easily be shifted or reconfigured for preservation of these trees.

The staff recommended that the unfinished brick caps at the end of the retaining walls on Dunagan’s Alley be repaired as a condition of approval for the application. The Natural Resources Department will work with the applicant to address any landscaping issues during the Development Plan Review process. At the completion of the staff’s presentation, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Tom Crews, Tom Crews Architects, presented statements in support of the application. The board and the applicant discussed the back gate, the colors, the lighting, the landscape plan, and the security concerns. At the completion of the discussion, Chairman Caretsky requested that a motion be made for approval of Revised Plan “A”, dated November 24, 2009. This plan retained both pine trees and removed one of the two pedestrian gates.

Mr. Behling made a **motion** to **approve** the revised application with the following condition: the applicant shall repair and or complete the unfinished brick caps at the end of the retaining walls along Dunagan’s Alley as recommended by the staff. Mr. Sodemann **seconded** the motion and the motion **passed** with a vote of 5-0-0.

X APPEARANCE BY CITIZENS

None

XI ADJOURNMENT

The meeting was adjourned at 2:00pm.

Submitted By:

Approved By:

Kathleen Carlin

Marvin Caretsky

Administrative Assistant

Chairman