

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, December 13, 2011 Meeting APPROVED
1:15pm – Benjamin M. Racusin Council Chambers

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

Board Members Absent: None

Council Members Present: None

Town Staff Present: Mike Roan, Urban Design Administrator
Rocky Browder, Environmental Planner
Jayme Lopko, Senior Planner
Kathleen Carlin, Administrative Assistant

1. CALL TO ORDER

Chairman Todd Theodore called the meeting to order at 1:15p.m.

2. ROLL CALL

3. FREEDOM OF INFORMATION ACT COMPLIANCE

4. APPROVAL OF THE AGENDA

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

5. APPROVAL OF THE MINUTES

The minutes of the November 8, 2011 meeting were **approved** as presented by general consent. The minutes of the November 22, 2011 meeting were also **approved** as presented by general consent.

6. STAFF REPORT

Mr. Roan stated that the next DRB meeting will be on January 10, 2012. Due to the holidays, there is only one meeting in December. Mr. Roan reported, for the record, that the Board has completed all state mandated training requirements for 2011.

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

Hilton Head Diner- Alteration/Addition – DR110041

Mr. Roan presented a brief review of the project. The applicant has submitted specification sheets for the final paint colors, metal accents, and decorative lighting. Staff believes that all elements are highly appropriate for the renovation. Fluorescent bulbs are suggested for the custom fixtures;

however, they are fully obscured and only total 40 W per fixture. There is a lead-time issue with the proposed tile, and the applicant is proposing an alternative tile. Mr. Roan reviewed details of the new tile. The staff feels that the new tile selection is appropriate. Mr. Roan reviewed the applicant's cut sheets of the final paint, as well as details regarding the stainless accent piece, and decorative lighting. All elements are highly appropriate for the renovation. Staff recommended that the application be approved. The Board complimented the intent of the project; they also stated that they like the new tile selection. Following final comments, Chairman Theodore requested that a motion be made.

Vice Chairman Sodemann made a **motion to approve** the Hilton Head Diner application as submitted. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 7-0-0

Broad Creek Marina Ecotourism Project (Ziplines) – DR110012

Mr. Roan presented a brief review of the project. The applicant has reduced the number of towers that will support the zip lines. The applicant also plans to integrate some of the platforms into the trees. Tower details remain unchanged. All of the newly submitted details are appropriate to the Design Guide (pending approval by Natural Resources). Arborist's content and engineering is extensive. A turned rail fence and characteristic landscaping is proposed along the driveway. The overall character of the project and general aesthetic remains unchanged.

Mr. Roan reviewed construction details and finishes of the in-tree platforms. Staff recommended that the application be approved. Following staff's presentation, Chairman Theodore asked the applicant if he would like to make a presentation to the Board. Mr. Truitt Rabun presented additional statements in support of the application. Following the applicant's presentation and final comments by the Board, Chairman Theodore requested that a motion be made.

Mr. Parker made a **motion to approve** the application for modifications to the Broad Creek Marina Ecotourism Project as submitted. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 7-0-0.

9. NEW BUSINESS

Leadership Hilton Head Bluffton Community Project - Alteration Additions DR110042

Mr. Roan stated that this year's annual Leadership Community Project is to build an interpretive area at Fish Haul Creek Park. The project is temporary in nature to accommodate future Mitchelville Freedom Park.

Mr. Roan presented an in-depth review of the application. The program consists of an entry element to an oyster shell pathway/seating area for tours and park users. Interpretive panels will highlight the history of Mitchelville. No excavation is proposed given the archeological considerations of the site. The walking surface will be compacted sand and shell above on top of existing grade.

The staff believes that the Leadership group's program is highly appropriate to the site. Staff recommended that the application be approved. The Board reviewed the application and stated that they like the project very much. Following the Board's discussion, Chairman Theodore requested that a motion be made.

Ms. Welch made a **motion to approve** the Leadership Hilton Head Bluffton Community Project as submitted. Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 7-0-0.

10. ADJOURNMENT

The meeting was adjourned at 1:45p.m.

Submitted By:

Approved By:

Approved: January 10, 2012

Kathleen Carlin
Administrative Assistant

Todd Theodore
Chairman