

The Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, July 12, 2011 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

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

Board Members Absent: Galen Smith

Council Members Present: Mayor Pro Tem Ken Heitzke and Bill Ferguson

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

1. CALL TO ORDER

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

2. ROLL CALL

3. FREEDOM OF INFORMATION ACT COMPLIANCE

4. SWEARING IN OF BOARD MEMBERS

Mayor Pro Tem Ken Heitzke performed the swearing in ceremony for Ms. Jennifer Moffett, Mr. Tom Parker, and Mr. Todd Theodore. The term of service is July 1, 2011 – June 30, 2014. On behalf of Town Council, Mayor Pro Tem Heitzke expressed his appreciation to Ms. Moffett, Mr. Parker and Mr. Theodore for their continued service to the Design Review Board and to the Town of Hilton Head Island.

5. APPROVAL OF THE AGENDA

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

6. APPROVAL OF THE MINUTES

The minutes of the June 28, 2011 meeting were **approved** as amended by general consent.

7. STAFF REPORT

None

8. BOARD BUSINESS

None

9. UNFINISHED BUSINESS

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

Mr. Roan presented a brief history of the project. The applicant has returned with a submission that addresses many of the Board's previous comments including those provided on June 28th. The Board had requested additional information regarding how the project resolves into the building and

how it resolves into the site. The Board had also requested additional landscaping details, additional information regarding the lighting, and additional information regarding the rafters (going from singles to doubles).

Mr. Roan reviewed the materials and provided additional information on the new bar with a granite top. The color of the granite top is not known at this time. ADA requirements have been addressed by the applicant. Mr. Roan presented the elevations including details related to the rafter tails. Mr. Roan also presented some additional landscaping information. Following the staff's presentation, Chairman Theodore requested that the applicant make his presentation.

Mr. Dale Johnson, Architect, presented statements in support of the application. The applicant and the Board discussed several items including plywood panel details, the closure panels, and the use of railroad ties. The Board recommended that the plywood panels be given more detailing (trim, stucco or perhaps shutters) for a more finished look. The Board also stated some concern with the use of the railroad ties (due to a trip hazard). The Board and the applicant also discussed the existing sidewalk and the location of trees. At the completion of the discussion, Chairman Theodore requested that a motion be made.

Mr. Parker made a **motion** to **approve** the Park Plaza - Kanaley's Restaurant – Outdoor Bar Alteration/Addition application with the following conditions: (1) the plywood panels shall be detailed to provide either an edge relief detail or a shuttered look. Staff shall review and approve this condition; and (2) the retaining, if required, shall match any existing on the site. Ms. Welch **seconded** the motion and the motion **passed** with a vote of 5-0-0.

10. ADJOURNMENT

The meeting was adjourned at 1:50pm.

Submitted By:

Approved By:

July 26, 2011

Kathleen Carlin
Administrative Assistant

Todd Theodore
Chairman