

Town of Hilton Head Island
Design Review Board
Minutes of the Tuesday, September 27, 2011 Meeting **APPROVED**
1:15pm – Benjamin M. Racusin Council Chambers

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

Board Members Absent: Tom Parker, Excused

Council Members Present: Bill Ferguson

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

1. CALL TO ORDER

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

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 September 13, 2011 meeting were **approved** as presented by general consent.

6. STAFF REPORT

None

7. BOARD BUSINESS

None

8. UNFINISHED BUSINESS

Cell Tower - 15 Cooperative Way – Alteration/Addition – DR110035

Mr. Roan introduced the application. AT&T would like to collocate on an existing 100-ft. Palmetto Electric tower at this location. The applicant proposes to install the panel antennas at the 85-ft. rad center on the tower (the height of the tower will not be increased). The intent of the application is to improve AT&T infill coverage to the Island. Staff recommended that the application be approved as submitted. Following the staff's presentation and brief comments by the Board, Chairman Theodore requested that a motion be made.

Vice Chairman Sodemann made a **motion** to **approve** the Cell Tower, 15 Cooperative Way, application as presented by the staff. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

Bi-Lo Painting – Port Royal Plaza/Circle Center – Minor External Change DR110036

Mr. Roan introduced the application and stated the locations of the two Bi-Lo stores. The proposed color palette is essentially the same for both locations. Mr. Roan circulated hard samples of the proposed colors for the Board's review. The staff began with proposed plans for the Port Royal location. Staff reviewed the color palette, the existing site conditions, the elevations, and the location of a gazebo. Staff recommended that no changes be made to the gazebo. Following this presentation, the staff recommended that the proposed painting for the Port Royal location be approved.

The staff then reviewed painting plans for the Circle Center location. Staff commented on the differences in the Bi-Lo stores. With regard to the Circle Center location, staff is concerned with the applicant's plan to paint only the Bi-Lo store (rather than including the contiguous shopping center). The contiguous shopping center should be included in order to meet the intent of the *Design Guide*. The Board agreed with the staff's concern. The applicant was not present for comments or questions from the Board.

Following final comments, the Board recommended that the Circle Center portion of the application be withdrawn from today's motion. The staff agreed and withdrew the Circle Center portion on behalf of the applicant. Chairman Theodore then requested that a motion be made on the Port Royal portion.

Ms. Welch made a **motion to approve** the painting of the Bi-Lo at the Port Royal Shopping Center with the condition that the applicant will paint all four sides of the building including the back service area. Vice Chairman Sodemann **seconded** the motion and the motion **passed** with a vote of 4-1-0.

Fresh Market Shoppes – DR110037

Mr. Roan introduced the application and stated its location on William Hilton Parkway. This application is for the removal of 48 wax myrtle trees and it includes the applicant's tree mitigation plan. Over the years these trees have grown too large for the site and many of them interfere with parking. Mr. Roan stated that tree removal of this scope merits the Board's review.

Mr. Roan presented an in-depth review of the application including the applicant's tree mitigation plan. Mr. Roan commented on Santee Cooper's requirements for overhead power easements and pruning of trees. Mr. Roan reviewed the staff's recommended changes to the mitigation plan. Following the staff's presentation, Chairman Theodore requested that the applicant make his presentation.

Mr. Tim Wilkes presented statements in support of the application. The applicant, the staff, and the Board discussed the tree mitigation plan as well as the staff's proposed changes. Following final comments, Mr. Sodemann made a **motion to approve** the Fresh Market Shoppes' plant mitigation plan based on the staff's comments presented today. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

9. NEW BUSINESS

None

10. ADJOURNMENT

The meeting was adjourned at 1:50pm.

Submitted By:

Approved By:

October 25, 2011

Kathleen Carlin
Administrative Assistant

Todd Theodore
Chairman