

**Town of Hilton Head Island**  
**Design Review Board**  
**Minutes of the Tuesday, January 10, 2012 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:   Bill Ferguson

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

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

**6. STAFF REPORT**

None

**7. BOARD BUSINESS**

The Board received copies of the 2012 Town of Hilton Head Island Goals/Policy Agenda.

**8. UNFINISHED BUSINESS**

None

**9. NEW BUSINESS**

*Chairman Todd Theodore and Ms. Jennifer Moffett recused themselves from review of the following application due to professional conflicts of interest. Conflict of Interest Forms were completed and signed by Chairman Theodore and Ms. Moffett and attached to the record. Chairman Theodore requested that Vice Chairman Scott Sodemann act as temporary Chairman for this portion of the meeting.*

**Marriott Grande Ocean Resort - Tree Removal/View Shed Clearing - DR120001**

Mr. Roan introduced the application and stated its location, 51 South Forest Beach Road. The applicant is proposing to remove approximately 72 trees for maintenance and to open view corridors to the Ocean. A vast majority of these trees are part of the original approved landscape plan and serve to soften the tall elevations of the structures. However, the applicant's expressed maintenance concerns are valid.

The Natural Resources Department has approved the pruning and removal of several of the trees; although the staff is asking for some type of mitigation for the substantial removal of palms that serve as foundation plants. A large majority of these trees are *Washingtonia*; there are also some palmetto palms and oak trees. Mr. Roan presented an in-depth review of the applicant's proposed mitigation plan. Proposed tree removal of this extent is unprecedented on the island (particularly based on location and visibility); and mitigation should be required. The applicant should replace the subject trees as foundation plantings in an existing and maturing landscape, whether a palette should be pre-approved for this location subject to the nature of each individual request for removal, or whether a full mitigation plan should be submitted for the total 72 trees removed over the entirety of the site. Following the staff's presentation and discussion by the Board, Chairman Theodore requested that the applicant make his presentation.

Mr. Mike Provencher, with All Care Tree Surgery, discussed details of the applicant's proposed mitigation plan. The Board stated that they like the mitigation plan; however, a detailed landscape plan is still required. The Board agreed that the landscape plan can be approved by the staff. Following final comments, Acting Chairman Sodemann requested that a motion be made.

Mr. Parker made a **motion to approve** the pending mitigation plan as presented with the condition that a landscape plan is approved by staff showing what the mitigation is going to be and the extent that it is going to be on the site before any of the cutting of the existing trees take place. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

**10. APPEARANCE BY CITIZENS**

None

**11. ADJOURNMENT**

The meeting was adjourned at 1:50p.m.

Submitted By:

Approved By:

January 24, 2012

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Kathleen Carlin  
Administrative Assistant

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Todd Theodore  
Chairman