

Town of Hilton Head Island
Minutes of the Design Review Board Meeting
July 10, 2018 at 1:15 p.m.
Benjamin M. Racusin Council Chambers

Board Members Present: Chairman Dale Strecker, Cathy Foss, Brian Witmer, Ron Hoffman, Kyle Theodore

Board Members Excused: Vice Chairman Michael Gentemann, Debbie Remke

Town Council Present: Kim Likins

Town Staff Present: Rocky Browder, Environmental Planner; Teri Lewis, LMO Official; Chris Darnell, Urban Designer; Teresa Haley, Senior Administrative Assistant

1. Call to Order

Chairman Strecker called to order the regular meeting of the Design Review Board at 1:40 p.m.

2. Roll Call – See as noted above.

3. Freedom of Information Act Compliance

The Town has met all Freedom of Information Act requirements for this meeting.

4. Swearing in Ceremony for Debbie Remke and Cathy Foss

Kim Likins, Mayor Pro Tempore, performed the swearing in ceremony for newly appointed Board member Cathy Foss.

Ms. Remke will be sworn in at the next meeting.

5. Approval of the Agenda

The Board approved the agenda by general consent.

6. Approval of Minutes – June 26, 2018

The Board approved the minutes of the June 26, 2018 meeting by general consent.

7. Board Business

Chairman Strecker asked staff to provide an update at the next meeting regarding Mullet's and The Green Thumb.

Ms. Theodore excused herself from the meeting at this time.

8. New Business

A. Alteration/Addition

- Summit Drive Buffer, DRB-001471-2018

Mr. Darnell introduced the project and described its location. Mr. Darnell presented an in depth narrative of the project as provided in the Board's packet. Staff recommends approval as submitted.

Chairman Strecker requested comments from the Board. The Board made inquiries regarding the variance granted by the Board of Zoning Appeals (BZA); the Buffer Type A, Option 1, 20' buffer requirements per the LMO; and there is no pending litigation.

Chairman Strecker asked if the applicant would like to add to Staff's narrative. The applicant presented statements regarding the project and answered questions presented by the Board.

Chairman Strecker then opened the meeting for public comments. Four members of the public expressed concerns and made comments in opposition of this project proposal.

Chairman Strecker requested comments from the Board. The Board discussed and made inquiries regarding: increasing the size of the plant material at the time of planting, and the positive and the negative effects it would have; mixing smaller and larger plantings; the BZA approval; the proposal meets the buffer type A option and exceeds it; consideration for buffer type D; consideration for a wall; the project Arborist and town staff opinions; existing vegetation versus proposal; plantings are prohibited from the FAA Object Free Area; and increasing certain plantings where room allows.

Mr. Witmer made a motion to approve DRB-001471-2018 with the following conditions:

1. To increase 50% of the Dahoon Holly and the Sweetbay Magnolia to 8-10' height;
2. To increase 50% of the Yaupon Holly and the Wax Myrtle to 30 gallon material size and to field locate them where room allows.

Mr. Hoffman seconded. The motion passed with a vote of 4-0-0.

9. Appearance by Citizens – None

10. Staff Report

Mr. Darnell gave an update regarding Heritage Plaza Hotel project.

Mr. Darnell reported on the Minor Corridor approvals since the last Board meeting.

11. Adjournment – The meeting was adjourned at 2:44 p.m.

Submitted by: Teresa Haley, Secretary

Approved: July 24, 2018

Dale Strecker, Chairman