

The Town of Hilton Head Island
DESIGN REVIEW BOARD
Minutes of the Tuesday, August 24, 2010 Meeting
1:15pm – Benjamin M. Racusin Council Chambers

APPROVED

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

Board Members Absent: Ted Behling

Council Members Present: Bill Ferguson

Town Staff Present: Mike Roan, Urban Design Administrator
Cary Gafney, Storm Water Administrator
Kathleen Carlin, Administrative Assistant

- 1) **CALL TO ORDER**
Chairman Parker 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 regular July 27, 2010 meeting were **approved** as presented with a vote of 4-0-1. Mr. Sodemann abstained from the vote due to his absence from the meeting. The minutes of the special August 3, 2010 meeting were **approved** as presented with a vote of 3-0-2. Chairman Parker and Vice Chairman Theodore were recused from the meeting.
- 6) **STAFF REPORT**
None
- 7) **BOARD BUSINESS**
None
- 8) **UNFINISHED BUSINESS**
None
- 9) **NEW BUSINESS**
Verizon Cell Tower Antenna – DR100033 Alteration and Addition
Mr. Roan introduced the application and stated its location, 2 Lawton Canal Rd., Sea Pines. The application is for a co-location on an existing tower and for replacement of an existing cabinet. Mr.

Roan reviewed the project including the elevations of the cabinet and details related to the chain link fence. The tower is virtually invisible. The staff recommended *approval* of the application with the condition that installation shall not interfere with the Osprey nesting season. The Board discussed the application and agreed with the staff's recommendation for approval. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion to approve** the Verizon Cell Tower Antenna application with the condition that installation shall not interfere with the Osprey nesting season. Vice Chairman Theodore **seconded** the motion and the motion **passed** with a vote of 5-0-0.

Town of Hilton Head Island – Old Concrete Plant – Screen Fence DR100034 Alteration/Addition

Mr. Roan introduced the application and stated its location, 111 Leg O' Mutton Road. The Town purchased the old concrete plant about six years ago. It is one of two sites that the Town has designated for construction staging primarily for drainage projects.

Several years ago the Town planted a number of 3-gallon wax myrtle trees along Leg O' Mutton Road. The trees have grown and are beginning to fill in the area. The Town would like to continue using this site for the next three or four years for the continued staging for drainage projects including the repaving of William Hilton Parkway. The Town is proposing to install a six-foot high chain link fence with meshing to be located behind the wax myrtle hedge. The fence components are typical pipe and post rail with galvanized chain link fence. A green mesh privacy screen would be added to the fence.

Mr. Roan reviewed the site including the location of the trees, the area to be gated, and plans to screen the catch basins and drainage areas. Following the staff's presentation, the Board discussed several issues including the possible need for additional trees, the type of fencing, and the location of an existing curb cut. The Board stated a preference for a vinyl clad fence for aesthetic purposes. The Board also stated that additional wax myrtle trees are needed to fill in the area. At the completion of the discussion, Chairman Parker requested that a motion be made.

Vice Chairman Theodore made a **motion to approve** the Old Concrete Plant - Screen Fence application with the following conditions: (1) the chain link fence and the post components shall be vinyl clad in a color matching the screening material attached to the fence; (2) additional wax myrtle trees shall be planted to thicken the thin areas especially at the abandoned curb cut. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 5-0-0.

(Vice Chairman Theodore recused himself from review of the following application due to a potential conflict of interest. A Conflict of Interest form was completed, signed and attached to the record.)

The Children's Center – DR100033 Minor External Change

Mr. Roan introduced the application and stated its location, 8 Nature's Way. Staff was recently informed that the applicant had installed a gate at the end of their pathway that crosses the street to Jarvis Park. The gate is located in the existing setback and buffer. In addition, the gate's graphic component may not be completely compatible with the Design Guide (due to bright colors).

Ms. Sally Krebs, Natural Resources Administrator, has stated some concern with the gate's disturbance to the canopies of specimen trees. The Natural Resources Department will allow the application as long as this disturbance is limited to the contact points between the posts and the ground. The staff recommended that the existing gate be moved from the setback. After the gate is moved back, it will be virtually impossible to see from William Hilton Parkway or from Jarvis Park.

The staff recommended that the application for the relocation of the gate be *approved* as submitted. The Board discussed the location and visibility of the gate and possible concern with the colors. At the completion of the discussion, Chairman Parker requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the Children's Center gate relocation application as presented and without any change to the colors. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 4-0-1.

10) APPEARANCE BY CITIZENS

None

11) ADJOURNMENT

The meeting was adjourned at 1:35pm.

Submitted By:

Approved By:

Kathleen Carlin
Administrative Assistant

Tom Parker
Chairman