Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Tuesday, January 14, 2025, 2:30 PM
Minutes

1. Call to Order

This meeting was called to order at 2:32pm.

2. Adoption of the Agenda

Mr. Parker made a motion to adopt the adenda. Ms. Fitzpatrick seconded. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of December 10th, 2024

Ms. Pastor made a motion to approve the meeting minutes of December 10th. Vice Chair Lippert seconded. The motion passed unanimously.

4. Unfinished Business

a. DRB-000008-2025 - 9 Harborside Lane, Shelter Cove Marina - San Miguels Bar - Final

Mr. Parker and Mr. Theodore recused themselves and left the dias. Melissa Paul-Leto presented the San Miguels Bar application for final approval. The applicant, Tim Probst of PDG Architects, answered questions from the Board. After discussions, Vice Chair Lippert made a motion to approve the application with the following conditions: adhere to staff comments, including those from the fire department; confirm the color and temperature of the LED light strip fixture and submit a cut sheet; confirm that the handrails will be dark bronze; ensure all stucco walls abutting will receive a skim coat; ensure the new stairs will match; and confirm the fan color is bronze. Ms. Fitzpatrick seconded. The motion passed unanimously.

5. New Business

a. DRB-001675-2024 - 1016 William Hilton Parkway - Beaufort Memorial Hospital - Conceptual - Design Packet

Mr. Theodore and Mr. Parker returned to the dias. Chair Carstens recused himself, passed the gavel to Vice Chair Lippert, and left the dias. Ms. Paul-Leto presented the Beaufort Memorial Hospital for conceptual review. Applicant presented, stating that this is both urgent care and an emergency room. The Board questioned the applicants on various aspects of the design including how the design fits in with the architectural style of

Hilton Head Island, noise concerns, location, the equipment screenings, utilities and transformers, etc. The applicant and architect requested guidance on sidewalk plans and how best to connect these walkways to their neighbors. The Board requested they study the location of the bike racks, and the accuracy of the tree survey to the current site plans. The Board also advised to add more textured elements, and reconsidering the architecture clad metals.

Mr. Parker made a motion to approve with the following conditions: the color palette needs to be more natural, and white paint and Charleston Red Brick will most likely not be approved; to introduce roof elements or softening the architecture to be more in keeping with Hilton Head Island style; the lighting will meet all requirements of the Town due to its 24/7 hours of operation; signs will be reviewed under a separate submittal; the utilities will be run to avoid root systems of the oak tree(s); connection to the future sidewalk path on William Hilton Parkway will be provided; the aluminum glass screen will not be approved and will need to be restudied; make the generator screen a part of the building architecture; study the overall architecture to be more in keeping with Island character. Mr. Theodore seconded. The motion passed unanimously.

6. Public Comment - Non Agenda Items

7. Board Business

a. Review and Approval of the 2025 meeting dates

Chair Carstens returned to the dias. Vice Chair Lippert returned the gavel to Chair Carstens. Vice Chair Lippert made a motion to approve the 2025 meeting dates. Ms. Fitzpatrick seconded. The motion passed unanimously.

8. Staff Reports

9. Adjournment

This meeting was adjourned at 3:56 p.m.

Approved: January 28, 2025

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov