



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, February 11, 2025, 2:30 PM Minutes

1. Call to Order

Chair Carstens called the meeting to order at 2:33 p.m.

2. Adoption of the Agenda

Mr. Parker made a motion to adopt the agenda. Vice Chair Lippert seconded, and the motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of January 28th, 2025

Ms. Pastor made a motion to approve the meeting minutes of January 28th, 2025. Mr. Parker seconded, and the motion passed unanimously.

4. Unfinished Business

a. DRB-000079-2025 - 37 New Orleans Road - Michael Anthony's - Final Review

Melissa Paul-Leto, Principal Planner, presents the application for Michael Anthony's for final review. The applicant clarified questions and concerns by the Board.

Ms. Pastor made a motion to approve with the following conditions: adhere to staff comments; exterior lighting plan be review by staff and a board member, no string lights, combined maximum lumens are not exceeded, review of the stair elevation and handrail elevation. Mr. Parker seconded. The motion passed unanimously.

b. DRB-000111-2025 - 862 William Hilton Parkway - Beach Properties of Hilton Head - Final Review

Chair Carstens recused himself, passed the gavel to Vice Chair Lippert, and left the dias. Ms. Paul-Leto presented the Beach Properties of Hilton Head for final review. The applicant answered Board questions and concerns.

Ms. Fitzpatrick made a motion for approval with the following conditions: adhere to staff comments; follow design guidelines and communicate with Staff for any added sculptures; have the exterior paint a shade darker than the proposed "cotton ball" white; change the exterior half cylinder lights from acrylic matte white to a bronze color; lessen the number of blades on the louvers on the second floor shutters; provide staff with HVAC screen color. Ms. Pastor seconded, and the motion passed unanimously.

c. DRB-001144-2024 - 35 Office Park Way - One Hot Mamas - Final Review

Vice Chair Lippert passed the gavel back to Chair Carstens, who returned to the dias. Ms. Paul-Leto presented One Hot Mamas for final review. The applicant answered Board questions and concerns. There was discussion of whether or not One Hot Mamas needed to submit the main building for design review. The approval for the main building design and color palette was not approved by the Board yet is now operational. This application is for the remodel of the former "Marley's Surf Shack" into One Hot Mamas outside bar which will be named "The Garage of One Hot Mamas". There was debate on the color scheme, and disapproval of the regal red color being used. The deck/floor plan and wall need to tie back to the building, and the landscape plan is not currently accurate.

Chair Carstens suggested the applicants table the final review for a later date, due to the lack of approval on the main building, and architectural questions for the outside bar. The applicant tabled the application for a February 25th meeting.

d. DRB-000616-2024 -120 Arrow Road - Atlantic Laundry - Final Review

Melissa Paul-Leto, Principal Planner, presents the application for Atlantic Laundry for final review. The applicant clarified questions and concerns by the Board. There was discussion by the Board for more accuracy with the existing conditions in the plans, the lack of lighting cut sheets, the overlap of the large myrtle tree with the roof and proposed additions to the roof/overhang (can be replaced by a palm tree if needed), clarification on the color of the stairs and railings, no reference to the elevations and their colors, note the wood type for the tongue-and-groove clear coat ceiling beams. Better sample of the lunar material to confirm the contrast. All conditions to be approved by staff.

Mr. Parker made a motion to approve with the following conditions: adhere to staff comments; upper mansard roof soffit material to be consistent; strip light cut sheet to be submitted to staff for approval, any coins that are exposed during renovation on the corners of the building will be removed, the existing railings shown will be bronze, an actual sample of the lunar material both on the stucco and on the smooth painted surface be submitted to staff for approval; if crepe myrtle become an issue, it is suggested to take them out and put in matching palm trees to the existing, the new soffit material will be finished to match the wall panels to the greatest extent possible. Ms. Lippert seconded. The motion passed unanimously.

5. New Business

6. Public Comment - Non Agenda Items

7. Board Business

The Board questioned how the One Hot Mamas main building was allowed to receive permits and open prior to being reviewed by the Design Review Board. The Board also requested a timeline for the updated design guide that will be handled during the Land Management Ordinance (LMO) rewrite.

8. Staff Reports

9. Adjournment

This meeting adjourned at 4:25 p.m.

Approved: February 25, 2025

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