



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, February 25, 2025, 2:30 PM Minutes

1. Call to Order

This meeting was called to order at 2:30pm.

2. Adoption of the Agenda

Melissa Paul-Leto, Principal Planner, notified the Board of additions to the DRB-001675–2025 application after its publication. Vice Chair Lippert made a motion to approve the changes to the agenda. Mr. Parker seconded, and the motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of February 11, 2025

Mr. Parker made a motion to approve the meeting minutes of February 11th. Ms. Pastor seconded the motion. The motion passed by five with Mr. Theodore abstaining.

4. Unfinished Business

a. DRB-000036-2025 - 25 Hospital Center Boulevard - Novant Health - Sign System

Melissa Paul-Leto presented the changes to the Novant Health Sign System for final review. Ms. Pastor made a motion to approve with the following conditions: review the lighting for the monument sign, and revise the color palette name on the facade from "bright white" to the new color. Mr. Parker seconded, with the motion passing unanimously.

b. DRB-001675-2025 - 1016 William Hilton Parkway - Beaufort Memorial Hospital Emergency & Urgent Care - Conceptual

Chair Carstens recused himself, handed the gavel to Vice Chair Lippert, and left the dias. Ms. Paul-Leto presented the changes to the application.

The Board raised several concerns regarding the proposed hospital design. They requested information about the type of tint on the main windows, and to bring in details about the metal accents on the brick columns. The roof could use an overhang to better resolve the facade with the fascia. The rendering could be refined to show how the wood extends through the glass into the building. Specifications of the glass, including tint and mullions, are suggested. The brick water table line should be more clearly represented in the mock-ups. The current design includes too much pavement, and a softscape between the sidewalk and the building is needed. The generator wall facing the street could benefit

from fig vine or a similar treatment. Additional accent lighting could be incorporated in a way that relates to the architecture. A study of scale, including the adjacent buildings and an elevation plan, is required. The front and side elevations appear visually disconnected, making the building seem like two separate structures. The overall color palette could be toned down or simplified, and renderings must accurately reflect material colors without patinas or aging effects. Physical samples of all main materials are needed. Additionally, site photos of adjacent lots should be taken to assess how the building relates to its surroundings.

After discussion, the Board suggested the applicant table their application until certain design elements are addressed. The applicant formally withdrew the application and will return at a later meeting.

5. New Business

6. Public Comment - Non Agenda Items

7. Staff Reports

8. Adjournment

Chair Carstens returned to the dias. The meeting was adjourned at 3:48pm.

Approved: March 11, 2025

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