



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

1. Call to Order

This meeting was called to order at 2:30 p.m.

2. Adoption of the Agenda

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

3. Approval of the Minutes

a. Regular Meeting Minutes of March 11, 2025

Ms. Pastor made a motion to approve the meeting minutes of March 11th. Ms. Fitzpatrick seconded. The motion was approved unanimously, with Vice Chair Lippert abstaining.

4. Unfinished Business

a. DRB-001144-2024 - 35 Office Park Road Unit A - One Hot Mamas Restaurant - Alteration / Addition

Melissa Paul-Leto, Principle Planner, presented the proposed alterations to the new One Hot Mamas restaurant. Alterations are focused on changing the exterior colors of the building, lighting, roof color, and additional material changes. Staff recommends approval with conditions from the Board. The applicant discussed the changes already made and the proposed changes for Board approval.

After Board discussion, Vice Chair Lippert made a motion to approve with the following conditions: Unit A and B be repainted with the finalized colors; signage is approved by Staff and is not a part of this review; an updated lighting plan shall be provided for review by Staff with the updated string lights, including the break at the stairs; the standing seam roof shall be noted on the drawings to be medium bronze and all standing seam roof of the project shall be new; handrails to match existing bike rails as needed by code; bar materials shall be submitted to Staff for approval; all man doors to remain mahogany and new man doors to be mahogany; all shutters to be trim color; coping to match the standing seam roof cover; the chancelier color to be revised to maroon for review by Staff; on the right elevation the three panels shall be painted the trim color; the stucco wall caps shall be iron ore; the transplanted palms must survive at least two years with a stipulation that they be replaced if they do not; a metal cap in medium bronze be added to the string light posts. Mr. Parker seconded the motion, which passed unanimously.

5. New Business

a. DRB-000196-2025 - 80 Matthews Drive - Aldi Grocery Store - Conceptual

Mrs. Paul-Leto introduced the conceptual application for the Aldi Grocery Store. The applicant discussed the concept and answered questions from the Board.

After Board discussion, Mr. Parker made a motion to approve with the following conditions: adhere to all Staff comments; provide a landscape buffer between the building and the long facade plan, north to south; provide cut sheets for all the light fixtures; the indicated storefront will be dark bronze to match the rest of the plaza; pavers will match the rest of the plaza; lights are dark bronze; the northern edge sod of the parking lot towards Matthews Drive will be changed to evergreen bushes; the brick material will return at the cart storage area; supply information on the parking lot and exterior lighting to Staff. Ms. Pastor seconded, and the motion passed unanimously.

6. Public Comment - Non Agenda Items

7. Board Business

8. Staff Reports

The Board had a few questions about a project in-progress around the Squire Pope area.

9. Adjournment

The meeting was adjourned at 4:26 p.m.

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