



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, June 24, 2025, 2:30 PM Minutes

1. Call to Order

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

2. Adoption of the Agenda

Mr. Parker made a motion to approve the agenda. Ms. Fitzpatrick seconded the motion, which passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of June 10, 2025

Mr. Parker made a motion to approve the meeting minutes of June 10th. Ms. Pastor seconded the motion, which passed unanimously.

4. Unfinished Business

a. DRB-000348-2025 - 862 William Hilton Parkway - Beach Properties - Sign System

Melissa Pual-Leto, Principle Planner, presented the Beach Properties Sign System. The applicant answered questions from the Board.

Ms. Pastor made a motion to approve with the following conditions: study the scale of the gooseneck lighting and submit to Staff for review; move the street address numbers on the monument sign up higher or ensure that they're not obscured by landscaping; submit a landscape plan to Staff for approval. Mr. Parker seconded, which passed unanimously.

5. New Business

a. DRB-000574-2025 - 70 Wilborn Road - Hilton Head Island High School - Alteration

Ms. Paul-Leto presented the Hilton Head Island High School conceptual review for Phase 2 to the Board. The applicant answered questions from the Board.

Mr. Parker made a motion to approved with the following conditions: adhere to all Staff comments; incorporate design cues from phase 1 so that they speak to each other a bit more; introduce plant beds to the large paved area in front of the multipurpose room; all windows and overhead doors should be dark bronze; all lighting and materials to match phase 1; lighting to be coordinated among all the plans, especially the landscaping and civil plans; extend the parking access wherever we have a pedestrian aisle down the middle of the parking lots; look at extending those pathways for overflow parking when

people come to large sports events; think through the circulation access from all parking lots for large events or games; provide service yard detailing and locations; the outdoor classroom screen detailing to be submitted in the next package for review and the top line be more organic to go along with the fence detailing; introduce two shades of blue to make it more similar to phase 1. Mr. Theodore seconded the motion, which passed unanimously.

b. DRB-000580-2025 - 93 Matthews Drive - Food Lion - Conceptual

Vice Chair Lippert recused herself, passed the gavel to Mr. Parker, and left the room. Ms. Paul-Leto presented Food Lion for conceptual review. The applicant answered numerous questions from the Board. After further review, the Board suggested tabling the application, and the applicant withdrew the application until a later date.

6. Public Comment - Non Agenda Items

7. Staff Reports

8. Board Business

Vice Chair Lippert returned to the dias. The Board discussed observed potential design code violations and design concerns around the island.

9. Adjournment

The meeting adjourned at 5:07.

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