



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, September 9, 2025, 2:30 PM Minutes

1. Call to Order

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

2. Adoption of the Agenda

Mr. Theodore made a motion to adopt the agenda. Ms. Fitzpatrick seconded the motion, which passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of August 26, 2025

Ms. Foss made a motion to approve the meeting minutes of August 26, 2025. Ms. Pastor seconded, which passed unanimously. Mr. Theodore abstained from the vote.

4. Unfinished Business

5. New Business

a. DRB-000868-2025 – 23 Marshland Road - Patterson Park - Conceptual

Melissa Paul-Leto, Principal Planner, introduced Patterson Park for conceptual review. The applicant answered questions from the Board.

After discussion, Ms. Pastor made a motion to approve with the following conditions: adhere to all staff comments, study the observation deck considering a larger seating area, as well as the landscape treatment, a buffer for egress into that site, study the pavilion as noted regarding the standing seam roof which comes into the treated vertical lattice, the restroom doors and kick plates, lighting and fan details, color for the Galvalume Plus which is often too reflective, the underside of the roof as well as looking at a brick base as it meets the concrete walkway, show water fountain spec, study the treatments for the fence whether that is going to be a hardscape solution or a landscape vegetation solution, study the oyster grilling area and provide additional details.

Mr. Theodore seconded, which passed by a vote of 4-1. Ms. Fitzpatrick voted against the motion.

6. Public Comment - Non Agenda Items

7. Board Business

Ms. Foss noted that the previous meeting extended past 6:00 p.m. and suggested that when

there are a large number of agenda items, future meetings be scheduled earlier to better accommodate staff and board members' time.

8. Staff Reports

Ms. Paul-Leto reported on two minor corridor reports which have recently been approved: 2 Grasslawn Avenue and 25 Bow Circle.

9. Adjournment

The meeting adjourned at 3:18 pm.