



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Wednesday, February 11, 2026, 2:30 PM Minutes

1. Call to Order

Chair Carstens called the meeting to order at 2:30 p.m.

In attendance: Todd Theodore, Judd Carstens, Annette Lippert, Tom Parker, Patricia Pastor, and Cathy Foss.

2. Adoption of the Agenda

Ms. Foss made a motion to adopt the agenda. Mr. Parker seconded. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of January 28, 2026

Mr. Theodore made a motion to approve the minutes of January 28, 2026. Ms. Pastor seconded. The motion passed unanimously.

4. Unfinished Business

5. New Business

a. DRB-000087-2026 - 40 Folly Field Road Unit Bar - HH Beach & Tennis Coconutz Bar & Grill - Alteration/Addition

Trey Lowe, Development Services Manager, presented the proposed alterations for HH Beach & Tennis Coconutz Bar & Grill. The applicant provided additional details and answered questions from the board. Following the discussion, the board recommended that the applicant accept the board's review as civil comments and withdraw with the option to resubmit following DPR. The applicant agreed and formally requested to withdraw.

b. DRB-000088-2026 - 18 Simmons Road — Marsh Side Restaurant — Conceptual

Chair Carstens recused himself. Trey Lowe, Development Services Manager, presented the Marsh Side Restaurant for conceptual review. The applicant presented and answered questions from the board. Vice Chair Lippert invited public comment regarding the item. One citizen expressed concerns regarding limited parking between the Marsh Side Restaurant and neighboring establishments. Mr. Tom Parker made a motion to approve with the following conditions: provide dimensional plan details and building sections, provide a material board with colors, study landscaping along the boat side of property,

provide complete detailing of the trash yard as well as a plan for access, ensure columns will match around the building, provide photometrics, provide exterior lighting and identify lighting locations on both the plan site and the building elevation including any string lights, number of string lights, locations, and wattages, provide detail on rooftop mechanical section, study and/or add a walk from the new Fish Camp side, revisit the design of the existing parking lot and provide pedestrian access if possible, detail resolution around the building including dormers, louvers, roof intersections, brackets, and other architectural elements, show all elevations, provide detailed service yard plans, provide post and rope detailing including adjacent landscaping, study the shed dormer, and lastly, reduce the impact of the deck on the oak tree, potentially eliminating it due to the number of seats. Mr. Theodore seconded. The motion passed unanimously.

c. DRB-001012-2025 - 40 Waterside Drive - Conceptual

Chair Carstens returned to the dais and Vice Chair Lippert and Mr. Todd Theodore recused themselves. Trey Lowe presented 40 Waterside Drive for conceptual review. The applicant presented and answered questions from the board. Mr. Parker made a motion to approve with the following conditions: provide a material board with colors and materials clearly indicated on the proposed elevations, address and reduce light trespass, provide final detailing on fences and landscaping, including coverage at installation, restudy roof elements at the top of the building to better comply with the design guide, restudy the architectural design of the pool house and entry element, restudy internal bench seating and lighting, provide photometrics for site lighting, architectural lighting, televisions, and related elements, provide photometric for architectural lighting in the courtyard and areas beyond the parking lot, specify bronze bollards, ensure all plants against the parking area are evergreen, and restudy the lighting along the seawall. Ms. Foss seconded. The motion passed unanimously.

6. Public Comment - Non Agenda Items

7. Board Business

- a.** Discussion of proposed updates to the existing Design Guide and direction on advancing the updated Design Guide

Vice Chair Lippert and Mr. Theodore returned to the dais. In lieu of a formal discussion regarding the Design Guide, Trey Lowe recommended that Board members review and study the proposed comments and revisions to the Guide. The Board will discuss the proposed changes at the February 25, 2026 meeting.

8. Staff Reports

9. Adjournment

The meeting was adjourned at 5:26 p.m.