Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Tuesday, August 27, 2024, 2:30 PM
Minutes

1. Call to Order

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

2. Adoption of the Agenda

Mr. Parker made a Motion to adopt the agenda. Mr. Theodore seconded. The Motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of August 13th, 2024

Mr. Theodore made a Motion to approve the meeting minutes of August 13th, 2024. Mr. Brandenburg seconded. The Motion passed unanimously.

4. Unfinished Business

None.

5. New Business

a. DRB-1144-2024 - 35 Office Park Way Unit A - Alterations and Additions

Melissa Paul-Leto, Principal Planner, presented the alteration and additions of 35 Office Park Road, Suite #2 for the proposed conversion of the existing Nectar Restaurant into One Hot Mamas BBQ, as well as converting the existing Marley's Shrimp and Burger Shack into Hilton Head Surf Shack Grille (located in the same building). The proposed exterior work includes repainting the entire building, new signage, adding a smoker near the kitchen's rear access, adding columns and a low-sloped metal roof over the patio space, siding changes, height changes to the wood terrace, the addition of outdoor benches, and the removal of several planters.

Applicant Brent Robinson, Architect, elaborated on the designs and answered questions. Mr. Parker questioned the color of the trim and the roll-down shutters for the outdoor bar area, the design of the outdoor benches, the quantity and brightness of exterior lighting, and the lighting for the signage. Mr. Brandenburg questioned the bright red colors of the outdoor furniture and the palms currently in the planters. Ms. Fitzpatrick expressed her preference to keep the palms, questioned the landscaping plans, and requested information on the large pig image cutout proposed for visitor engagement. Mr. Theodore inquired about the bench angles, elevation, landscaping, and stairs. Ms. Lippert inquired about heaters and fans on the outdoor patio, reclaimed wood, and masking exterior equipment. Mr. Carstens disapproved of the fire ledge as an entry element, questioned the string lights, and the smoker screening.

Ms. Lippert made a Motion to approve with the following conditions: review staff comments, include signage details, include the design for the break in the bench, a landscaping plan that shows what is new vs. existing and including soft edges, provide details of the photo-op pig including its size, include all lighting cuts and heaters, study the light selections, clarify the extent of reclaimed lumber locations, study potentially integrating lights into the benches, provide the color of the roll-down shutters (no black will be approved for any elements), study the fire ledge, study the site circulation, provide details of the smoker's screening, and study the lighting and spacing on facades for lighting. Mr. Parker seconded. The Motion passed unanimously.

b. DRB-001156-2024 - 103 Indigo Run - Conceptual

Ms. Paul-Leto presented the conceptual review of the signage for 103 Indigo Run Drive, located at the corner of Marshland Road and Golden Bear Way.

Applicant Sean Congleton, from Sign D'sign, discussed the design of the signage and answered questions. The Board members raised concerns about the size and placement of the sign, confusing verbiage, colors, lighting, and landscaping.

Ms. Pastor made a Motion to approve with the following conditions: provide an existing lighting plan, show the placement of the sign within the flower bed, and verbiage changes. Ms. Fitzpatrick made an amendment to include the removal of the existing signage. Mr. Brandenburg seconded. The Motion passed unanimously.

c. DRB-001163-2024 - Spanish Wells Entry - Conceptual

Mr. Theodore recused himself and left the dias. Ms. Paul-Leto presented the conceptual review of the Spanish Wells Entry improvements. The applicant proposed demolishing the existing stucco wall and columns (including footings, signage, light fixtures, and associated conduits), as well as removing the existing water line underneath the stucco.

Applicant David McAllister, from Wood + Partners Inc., discussed the proposed demolition and answered questions. The Board members discussed the landscaping, walls along the roads, lantern fixtures, and the mounting and visibility of security cameras.

Mr. Parker made a motion to approve with the following conditions: incorporate staff comments, integrate the security camera into the design if possible to avoid exposed conduit, include landscaping along the backside of the side elements of the fence to provide full coverage, and review the plant selections to verify they are native species. Ms. Lippert seconded. The motion passed unanimously.

6. Public Comment - Non Agenda Items

None.

7. Board Business

This will be Mr. Brandenburg's last meeting due to a family medical emergency.

8. Staff Reports

Ms. Paul-Leto provided the DRB members with orientation binders, and informed them of an upcoming MASC training session the following day.

9. Adjournment

The meeting was adjourned at 4:04 p.m.

APPROVED: September 10th, 2024.

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