Town of Hilton Head Island
DESIGN REVIEW BOARD MEETING
Tuesday, September 24, 2024, 2:30 PM
Minutes

1. Call to Order

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

2. Adoption of the Agenda

Ms. Lippert made a Motion to approve the agenda. Ms. Pastor seconded. The Motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of September 10th, 2024

Ms. Lippert made a Motion to approve the meeting minutes of September 10th. Ms. Fitzpatrick seconded. The Motion passed unanimously.

4. Unfinished Business

a. DRB-000992-2024 - 120 Arrow Road - Final

Mr. Theodore recused himself and left the dais. Melissa Paul-Leto, Principal Planner, presented the application for final review. Staff recommended approval with the following conditions: final approval from the Sea Pines ARB, which needs to be provided in a letter of approval which will coincide with the DRB final approval; a bio-development plan approval; building permits; and any additional requirements from the board.

The Board discussed the project, raising numerous questions and concerns for the applicant. The applicant will need to return to present the updated monument sign. More detail is needed regarding the downspouts, the lighting plan with lighting cut sheets, dumpster screening, an arborists report, clarification of facade materials, specific color selections, a roof decision, and landscape specifications. The Board requested additional details from the applicant. The applicant withdrew, and the Board tabled the vote on this application until October 8, 2024.

b. DRB-001207-2024 - 1 Brams Point - Spanish Wells Entry - Final

Mr. Theodore recused himself and left the dias. Melissa Paul-Leto presented the application for final review. Mr. Parker made a Motion to approve with the condition that no security camera be included. Ms. Pastor seconded. The Motion passed unanimously.

c. DRB-001288-2024 - 103 Indigo Run Drive - Final

Mr. Theodore returned to the dias. Melissa Paul-Leto presented the application for final review. Ms. Pastor made a Motion to approve. Mr. Theodore seconded. The Motion passed unanimously.

5. New Business

a. DRB-001202-2024 - 1014 William Hilton Parkway - Alteration

Mr. Parker and Mr. Carstens recuse themselves. Mr. Carstens passed the gavel to Ms. Lippert. Melissa Paul-Leto presented the application to the Board. The Board had questions for the applicant. The applicant withdrew.

b. DRB-0011237-2024 - 18 New Orleans Road - Conceptual

Mr. Parker and Mr. Carstens returned to the dais. Ms. Lippert returned the gavel to Mr. Carstens. Melissa Paul-Leto presented the application for conceptual review. The applicant, Mr. Brad Child, requested extensions and additions to the Nunzio restaurant patio and roof. Staff recommended approval with the following conditions: provide a boundary survey; include details on how the additions will be attached to the existing building; provide existing and proposed landscaping with native plant selections; provide an exterior and interior lighting plan; provide a roof plan showing the existing and proposed additions; provide an 11x17" material and color board; and include the Natural Resource Planner's recommendations for the large oak tree near the deck.

The Board discussed the application, raising questions for the applicant. Ms. Pastor made a Motion to approve with the following conditions: follow staff recommendations; address the landscape plan; work with a natural resource representative regarding the trees; provide more HVAC details; provide a lighting and color board; and specify clear roof specifications. Mr. Parker seconded. The Motion passed unanimously.

c. DRB-001271-2024 - 40 Harriet Tubman Way - Historic Freedom Park, Archeology Research Facility, Archeology Research Facility - Conceptual

Melissa Paul-Leto presented the application for conceptual review. The applicant, Ms. Sarah Kepple, on behalf of Pearce Scott Architects, requested to construct a 4,709 square foot Archaeology Research Facility for Historic Mitchelville Freedom Park. The proposed building is part of a previously approved master plan.

The Board discussed the details of the proposed plan. Ms. Lippert made a Motion to approve with the following conditions: follow staff recommendations; provide details on HVAC screening; establish a building color palette; submit an interior and exterior lighting plan; consider the plant species outlined in the design guidelines; explore the possibility of raising the windows; ensure that the front façade landscaping plan is more constrained until the new road is completed; study the potential incorporation of a rain barrel; maintain continuity in the brackets; explore potential connections with existing roads; and examine possible views of parking in structured areas. Mr. Parker seconded the Motion, which passed unanimously.

6. Public Comment - Non Agenda Items

None.

7. Board Business

None.

8. Staff Reports

None.

9. Adjournment

The meeting was adjourned at 5:10 p.m.

APPROVED: October 8th, 2024.

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