



Town of Hilton Head Island DESIGN REVIEW BOARD MEETING Tuesday, October 22, 2024, 2:30 PM Minutes

1. Call to Order

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

2. Adoption of the Agenda

Staff had no changes to the Agenda. Mr. Theodore made a motion to adopt the Agenda, Ms. Lippert seconded the motion.

3. Approval of the Minutes

- a. Regular Meeting Minutes of October 8th, 2024.

Ms. Pastor made a motion to approve the Regular Meeting Minutes of October 8th, 2024. Mr. Theodore seconded the motion.

4. Unfinished Business

None

5. New Business

- a. DRB-001353-2024 - 2 North Forest Beach Drive - Flatbread Grill - Roof addition

- Trey Lowe presented the project at Flatbread Grill, located adjacent to Coligny Beach Park. This agenda item discussed renovations for the existing location and recommended approval with the following staff comments:
 - Submission of a 11x17 color board.
 - Requirement to provide landscape plans.
- **Board Discussion:**
 - **Mr. Parker** raised questions about the canvas roofing section, specifically the material for connection details, and suggested that the acrylic roofing and gutter system match the proposed structure for a cohesive visual flow.
 - **Ms. Fitzpatrick** inquired about deck plans following the removal of a tree, recommending a re-evaluation of the current posts over the proposed ones within the project scope. She also suggested a metal roof for both aesthetic and water mitigation purposes.
 - **Mr. Theodore** recommended upsizing the proposed oak trees to 4-inch caliper and agreed with comments regarding the trellis. He also raised questions about gutter alignment.

- **Ms. Lippert** questioned the symmetry of the gable and offered comments on the awning and plastic trellis design.
- **Ms. Pastor** offered no additional comments.
- **Mr. Carstens** suggested finishing details on the existing trellis, inquired about sheathing and flashing, and offered comments regarding fans, TVs, concealed conduits, and color selections.
- **Decision:**
 - A motion was made for approval with the following conditions:
 1. Adopt staff comments, excluding the landscaping plan.
 2. Match the color board colored to existing structures and provide to staff.
 3. Upsize trees to 4 inches in caliper.
 4. Conceal all conduits in the final design.
 5. Require submission of a color board, trellis plan, roof, and drainage details, with two board members and staff designated to review these updates.
- **Motion Made By:** Mr. Parker
- **Seconded By:** Ms. Pastor
- The motion passed unanimously.

6. Public Comment - Non Agenda Items

No public comments were made.

7. Board Business

None

8. Staff Reports

None

9. Adjournment

The meeting was declared adjourned at 3:17 PM.

APPROVED: November 12, 2024

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