

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
June 18, 2007

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**Members Present:**

Steve Wilson, Chairman  
Jim Tiller, Vice Chairman  
Joe Hall  
Jake Lee

**Members Absent:**

Martha Crapse  
Paul Roth  
John Thomas

**Staff Present:** Judy Nash Timmer, Development Review Planner  
Charlotte Hiles, Planning Assistant

**I. Call to Order:** Chairman Wilson called the meeting to order at 2:30 p.m.

**II. General Public Comment:** There was no public comment.

**III. Review of CRB Minutes:**

**June 4, 2007 Minutes:**

Mr. Jake Lee motioned to approve minutes as submitted. Mr. Steve Wilson seconded.  
Motion carried.

**IV. New Business: None**

**V. Old Business:**

**A. Hilton Head Honda: FINAL**

Representatives of Hilton Head Honda: Dave Zenner, Architect; Ling Graves, developer.

Mr. Jim Tiller excused himself from this discussion, being the landscape architect on this project. Staff read the project report. Discussion as follows:

Board concerned with visibility of interior lighting and shielding light.

Mr. Jake Lee suggested less contrast between stucco/brick, to tone down white color closer to brick color – warm gray, taupe. Recommends reddish brick/roof gray.

The Board questioning lighting on the ‘H’ sign with high contrast, shadowbox, black? As a courtesy to the Board, the members would like to see the signage and will address signage separately.

Mr. Jake Lee motioned for final approval with the following conditions:

1. Carwash should be removed from the plans or labeled as future development not approved by CRB.
2. Submit materials board and colors to staff and one board member for final approval.
3. Consider changing landscape in building foundation beds to better screen the building. The Board recommended using taller trees than Crapemyrtles.
4. Provide plantings on trellis.

Mr. Joe Hall seconded. Motion carried.

**B. Johnson Tract – Phase 2 (FINAL):**

Representatives from Johnson Tract: Chris Nardone, Architect; Ryan Lyle, Andrews Engineering; Mike Small, The Greenery

Staff read the report. The Board and applicants discussed the revised plans. Mr. Jake Lee motioned for final approval with the following conditions:

1. Roof material should be lighter/cooler color than proposed red. Black should not be used either.
2. Provide actual roof material sample at next mtg.
3. Elevations facing Crescent should not be store fronts but more residential friendly.
4. foot traffic should not be generated into the buffer (building a).
5. 2 story pilasters accent monumentality of building. Consider reducing to create a residential feel to the buildings.
6. Submit the changes to staff and board member Joe Hall for approval.
7. Submit lighting cut sheets to staff for final approval.

Mr. Joe Hall seconded. During discussion, Mr. Tiller suggested adding the following items to the motion:

1. Add note to landscape plan that states all landscaped areas and tree wells will be mulched out to the existing forest floor/leaf area.
2. The fence for this portion of the project shall match the phase 1 fence.
3. Suggested the project provide access to the Crescent neighborhood so they can walk to development. Not required just a suggestion.

Mr. Lee amended the motion to include Mr. Tiller’s suggestions. Mr. Hall seconded. The

motion carried .

**C. Johnson Tract – 10K Building: FINAL**

Representatives from Johnson Tract: Ryan Lyle, Andrews Engineering

Staff read the report. The board and applicant discussed the project .

Mr. Lee motioned for final approval subject to the following items:

1. Colors and material board to be submitted for board review.
2. The striped awning is approved.
3. A site mock up of colors and materials maybe required for board review after the materials board is submitted.
4. The board recommended reducing the material options to simplify the overall architecture.

Mr. Tiller seconded. Motion carried.

**VI. Other Business:**

A private citizen, Chris Hinkle, asked the Board for direction to information on car dealerships along Highway 278 and the maximum density allowed. Mr. Tiller advised the Zoning Department can provide information as well the County Council. Staff as well provided information on procedures and corridor guidelines.

**A. Ordinance Review:**

Chairman Wilson advised postponement of Ordinance Review until all members are present.

**Other Comments:**

Mr. Jake Lee brought up the subject of signage to be discussed. Mr. Lee felt the Board should have involvement and require a sign program. Staff advised that current procedure is Zoning is responsible for location/size of signage and Planning Staff is responsible for colors.

**VII. Adjournment:** Motion was made by Jim Tiller to adjourn the meeting at 4:20 p.m. Meeting adjourned.