

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
January 5, 2009 – Hilton Head Library

Members Present:

Martha Crapse
Joe Hall
Jake Lee
Jim Tiller
Steve Wilson

Members Absent: None

Future Members Present:

Laura Barrett
Ed Pinckney

Staff Present: Judy Nash Timmer, Development Review Planner

- I. Call to Order:** Chairman Wilson called the meeting to order at 2:30 p.m.
- II. General Public Comment:** There were no public comments.
- III. Review of December 8, 2008 Minutes:** Jake Lee motioned to approve the minutes as submitted. Jim Tiller seconded. Motion carried.
- IV. New Business:**

A. Enmark Gas Station @ Myrtle Park (Conceptual): Staff presented the project report. Jim Tiller recused himself as the project's landscape architect. Steve Andrews and Brett Williford with Andrews Burgess as well as Chris Darnell with J.K. Tiller Assoc. were present to discuss the project. Jake Lee motioned for final approval with the following revisions to be submitted to staff and a board member:

1. Canopies must have recessed lighting.
2. Provide adequate pedestrian access to the west along the proposed road accessing the parcel.
3. Additionally, provide pedestrian access to the store from the entrance road through the site to the west adjacent parcel. This may require the car wash to be relocated.
4. The proposed red roof color is approved.
5. The gable end should be the roof color and not white.

Joe Hall seconded the motion. Motion carried.

V. Old Business:

A. Okatie Center Parcel 12 C (Conceptual): Scott Monson, Thomas & Hutton, was present to discuss the project. The Board gave the master plan final approval with the following conditions.

1. A phasing plan should be prepared to show how the buildings and landscape will be phased.
2. The renderings are not a realistic view of what is shown on the plans, i.e. clock tower, etc. Update the drawings.
3. The clock tower proportions are similar to a water tower and out of scale for the development. The board strongly recommended a water feature in place of the tower but did not require the applicant to change. The tower details must be worked out to meet the village scale and allow the landscape plan to be completed.
4. Benches and trash receptacles are to be provided. The plans do not address these items. They should be located in shaded areas.
5. Provide a lighting plan.
6. Resolve conflicts between proposed lighting and tree locations.
7. There should be pedestrian level lighting provided in pedestrian areas.
8. The gooseneck fixtures on the building are more residential and should be changed to better match the building architecture.
9. The parking area light fixture is awkward on a 20' pole because of it's style. Choose a fixture that better meets the scale.
10. Provide light fixture cut sheets on all proposed lighting (architecture and site).

B. Goodwill Retail and Donation Facility (Final): Dennis Williams, Architect, Sandy Cashion, Developer, Ryan Lyle, Engineer, Chris Darnell, Landscape Architect were present to discuss the project. Staff read the project report. The Board gave the project final approval with the following revision to be submitted for staff and one board member review:

1. The tower roof should have a steeper slope. See the Walgreen building at Simmonsville and Hwy 278 for example.

- C. **Beaufort County Buffer Planting @ Traditions @ Old Carolina (Final):** This is a Beaufort County project located adjacent to the Traditions at Old Carolina. John Garceau, Thomas & Hutton was present to discuss the project. The Board gave the project final approval as submitted.
- D. **BMW/O.C. Welch** project update. Chairman Wilson stated Mr. Kubic denied the Board's request for funds to hire a lawyer. The Board agreed the issue had gone as far as they could take it without funding for a lawyer and no more requests would be made regarding the situation.

VI. Other Business:

VII. Adjournment: The meeting adjourned at 6 p.m.