

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
June 24, 2009 – Hilton Head Library

Members Present:

Laura Barrett
Martha Crapse
Joe Hall
Jake Lee
Ed Pinckney
Jim Tiller
Steve Wilson

Members Absent: None

Staff Present: Judy Nash Timmer, Development Review Planner

- I. **Call to Order:** The meeting was called to order at 4:10 to accommodate the film crew's late arrival.
- II. **General Public Comment:** There were no public comments.
- III. **Review of June 10, 2009 Minutes:** The meetings were approved as submitted.
- IV. **New Business:**
 - A. **Tanger Outlet 1:** Staff presented the project report. Walter Nester, Attorney, Ross Adams, Architect, Jon Rembold, Ward Edwards Project Manager, and Michael Brock, Landscape Architect were present to discuss the project with the CRB. After project discussion, the CRB motioned for the following changes to the project:

Architecture:

1. The applicant shall provide the CRB with architecture comparisons of the proposed Tanger 1 to that of the existing Tanger 2. Coordinate the format with staff.
2. The scale and detail of the proposed Tanger 1 should be similar to that of Tanger 2 as allowed by the PUD and development agreement.

Site and Landscape:

1. The proposed Tanger 1 Hwy 278 buffer should be similar to that of the Tanger 2 outlet. The Tanger 2 outlet is a good example for plant material chosen and density to meet the ordinance requirements. Revise plans to accommodate this requirement. Turf grass is not allowed in the buffer.
2. The Building C footprint and site layout for the Tanger 1 Master Site Plan should be the same as the submitted Panera Bread footprint and site plan.
3. The Master Landscape Plans for Panera and Tanger 1 must be coordinated.
4. Buildings A, B, C & D on the Master Plan must have the required foundation beds shown.
5. Plant overstory trees along entrances into the project.
6. Provide a landscape screening layer on the north side of retail buildings. CRB discussed the possibility of relocating a landscape swale from the interior parking lot to the north side of the building. The solution was offered but the applicant may submit alternative methods of providing the screen.
7. 3.5" DBH Broad leafed overstory trees shall be planted in the tree islands.
8. Delineate meter locations, transformer locations and HVAC locations on the plans.
9. Delineate dumpster locations on the plans.
10. Label the plans with proposed materials, site items, locations, etc. to ensure the plan is easily understood.

Lighting Plan:

1. The lighting plan was not reviewed.
2. Resubmit all required info for final review including pole heights, lamp colors, cut sheets, etc.
3. Staff recommended the applicant coordinate the landscape plantings with proposed light fixtures.
4. Tree islands must have trees not lights.
5. Relocate lights as necessary to accommodate tree canopies.

Bluffton Parkway Dangerous Tree Easement:

1. Provide site plan showing where the Santee poles and easement are located in relationship with the Tanger Outlet 1 Layout.
2. Provide section showing tree fall zone information and any other info that may be relevant to the situation.

- B. **Panera Bread @ Tanger Outlet 1:** Staff presented the project report. Rachel Turner-Lauck, architect, Jon Rembold, Ward Edwards, Michael Brock, Landscape Architect, and Richard Connolly, developer were present to discuss the project with the CRB. After project discussion, the CRB motioned for the following changes to the project:

Architecture:

1. This project has 4 fronts due to the location. Each has to be articulated.
2. The west roof line is the most troubling. Introducing a partial hip roof was discussed but the solution is open for the architect to best decide how to treat the roof.
3. The building roof line should be better articulated.
4. Tile type is not a typically Lowcountry material but in this case it gives texture, recommended the tile be carried to the control joint.
5. Break up the rear building elevation. A permanent trellis was discussed but the solution is open to the architect's discretion how to best meet the ordinance requirements.
6. Metallic silver windows are not appropriate.
7. Provide photos of actual stores that are this style. Include awnings in the photos.
8. The proposed colors shown on the elevation were not approved. The board asked that photos of buildings with the color scheme be submitted as well as color samples.

Site and Landscape:

1. The Tanger Outlet 1 landscape adjacent to the Panera Bread parcel should be shown in half tone on the next submittal on Panera's landscape plan.

2. The Panera Bread landscape plan and the Tanger Outlet landscape plan should be coordinated.
3. Plant overstory trees at the entrance adjacent to Panera.
4. 3.5" DBH Broad leafed overstory trees shall be planted in the tree islands.
5. Foundation plantings must be included at the building entrance. It is not required the bed be adjacent to the building wall. The beds may be planting areas located within the proposed outdoor seating area.
6. Show all tables and seating fixtures on the next submittal.

V. Old Business: None

VI. Other Business: None

VII. Adjournment: The meeting adjourned at 6:15 p.m.