

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
July 29, 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 pm.
- II. **General Public Comment:** There were no public comments.
- III. **Review of June 24, 2009 Minutes:** Jake Lee motioned to accept the minutes as submitted. Ed Pinckney seconded. Motion carried.
- IV. **New Business: None**
- V. **Old Business: Panera Bread Bakery @ Tanger Outlet 1:** Staff presented the project report and handed out additional items to be addressed (attached). 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. Staff Chairman Wilson opened discussion by asking the board with so many outstanding items should the project be considered for final review? Ed Pinckney stated no. Jake Lee stated most of the items were housekeeping issues and did not affect the overall concept of the architecture or landscape plan. He suggested the project be moved forward for final review. Jim Tiller stated the question should be addressed to the applicant and asked did the applicant want a yes or no vote to determine if the project was ready for final or defer with comments. Michael Brock asked to hear more of the board's comments.

Architecture: Jake Lee stated the boxiness of the previous building submittal had been softened. Mr. Lee stated that while he is not a fan of towers and brackets, the proposed architecture is not inconsistent with Tanger 2 and the proposed concept is above the minimum level of

acceptability. Joe Hall motioned for final approval of the architecture, colors and materials as submitted with the striped awning preferred. Jake Lee seconded the motion. Motion carried. It was noted the building lighting was not included with this approval.

Site and Landscape:

Ed Pinckney and Jim Tiller addressed the need for changes on the following items:

1. Wheelstops are required by ordinance. Show on plans.
2. What are the pervious/non pervious parking materials? Label on plans.
3. If no wheelstops are installed, the screens will be damaged by cars as well as cars overhanging the sidewalks, preventing pedestrian passage.
4. The outside table in front of the entrance door doesn't function.
5. Ease of access to the front door would be improved if the tables against the wall were removed. As shown on the plans, a pedestrian coming from the south parking area would be unable to access the walk through tables to front entrance.
6. Provide outdoor seating area at a scale of $\frac{1}{4}'' = 1' - 0''$ to accurately show the space.
7. Submit planter details at appropriate scale ($\frac{1}{4}'' = 1' - 0''$) outlining, plant materials and construction materials.
8. Delineate handicap access on sidewalks on the plans.
9. The narrow bed on the south side of the building is not large enough for the proposed Osmanthus. The plants must be over pruned to fit into this space. Recommend using the Podocarpus.
10. Use more native plants as opposed to exotics.
11. Two Waxmyrtles at the dumpster location are not sufficient screening.
12. There are plants that aren't labeled.
13. Provide limits of work for this project on the site plan.

Ed Pinckney motioned for final approval with the conditions above to be addressed on revised plans submitted for staff and the Landscape Architects review. Jake Lee seconded. Motion carried.

Lighting: The following items were required to be provided and/or revised:

1. With the next submittal, all plans should be properly pulled together as a single set of documents all one size so the board isn't required to fish through the drawings.
2. Provide type of light source and wattage for each fixture.
3. The M2000 is not a cut off fixture and can not be approved.

Jake Lee motioned to approve the light plan with the conditions listed above to be submitted to staff and Jim Tiller for review and approval. Joe Hall seconded. Motion carried.

VI. Other Business: Staff reported the Joint CRB board was moving through the approval process and should be completed this fall. There was no new information to present regarding the Highway Corridor Ordinance Changes.

VII. Adjournment: The meeting adjourned at 5:01 p.m.