

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
December 16, 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 4:00 pm.
- II. **General Public Comment:** There were no public comments.
- III. **Review of August 8, 2009 Minutes:** The minutes were approved as submitted.
- IV. **New Business:**
 - A. **Carolina First Bank (Buffer Trimming):** Carolina First Bank is requesting approval to trim the Highway 278 buffer to allow travelers to see into the site. The board approved the request as follows:

Carolina First Bank's landscape contractor shall meet on site with staff to trim a small portion of the buffer as an example to follow with the entire buffer.
 - B. **Auto Zone (Conceptual):** Staff presented the staff report. After discussing the project, and appropriate motions for the project's level of completeness, Jim Tiller made a motion to conceptually approve the project with the following conditions:
 1. This building is finishing out the ensemble of the adjacent development. Therefore, the building architecture and details must relate to the adjacent shopping center.
 2. The Board can not review the proposed architecture as submitted due to the inadequate information submitted.
 3. The rear elevation is long and unarticulated and should be revised.
 4. The gable with the parapet wall sign over scales the building. The style, scale and mass should be integrated with the overall architecture.

5. Submit either 3D or 2D architecture forms of the adjacent development with the next submittal. Photos should also be included.
6. Provide a narrative that addresses how the building architecture, building materials and colors are compatible with the adjacent development.
7. The building should align with the adjacent building (parallel with Best Buy) not the highway.
8. This is a very large building to propose only dwarf plants along the front. Revise plans to include additional plants.
9. The landscape plants chosen should be compatible with the adjacent development. A completely new palette should not be introduced.
10. Lights should match the rest of the development.
11. Revise plans to address staff's comments on site, landscape and lighting as well as the dumpster enclosure design.
12. The bollards/pipe guards are approved but the color is not.
13. The concrete comes into an angle and point in the dumpster area. Flare so it is perpendicular to curb rather than meeting at an angle.
14. Delineate limits of construction on site plan.

Martha Crapse seconded the motion. Chairman Wilson called the vote. Jim Tiller, Martha Crapse, and Laura Barrett voted for approval. Joe Hall, Jake Lee and Ed Pinckney voted against the approval. Chairman Wilson voted for approval to break the tie. Motion carried.

V. Old Business: None

VI. Other Business: None

VII. Adjournment: The meeting adjourned at 5:30 p.m.