

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
May 12, 2010 Hilton Head Library

Members Present:

Laura Barrett
Jake Lee
Joe Hall
Martha Crapse
Jim Tiller

Members Absent:

Ed Pinckney

Staff Present: Judy Nash Timmer, Development Review Planner
Linda Maietta, Planning Assistant

- I. **Call to Order:** The meeting was called to order at approximately 3:00 p.m. by Chairman Jim Tiller.
- II. **General Public Comment:** There were no public comments.
- III. **Review of Minutes:** The Board reviewed the April 14, 2010, meeting minutes. Motion: Mr. Joe Hall made a motion, and Mr. Jake Lee seconded the motion, to accept the April 14, 2010, minutes as written. The motion was carried unanimously (FOR: Barrett, Lee, Hall, Tiller, Crapse).
- IV. **Old Business:**
 - A. **Autozone at Best Buy Center (Final)**

Chairman Tiller asked for staff comments from Ms. Timmer. Ms. Timmer passed out aerial photos of the project received from the applicant. She then read from the staff report (copy attached).

Chairman Tiller asked that the representative come forward, state their name and who they represent. The group representing this project was Mr. Philip Pecord, Project Architect; Mr. Mike Small, Project Landscape Architect; Mr. Ryan Lyle, Project Engineer; Mr. Jim Kilburn, Project Developer, and a representative from the Best Buy Center.

Mr. Lyle and Mr. Kilburn proceeded to address the Board:

- Plantings were added around the building.
- Five gallon plants have been included, as requested.
- Fence was extended 50' from existing fence.
- Met with the Crescent POA and they are satisfied with the changes.

Chairman Tiller asked for comments from the Board:

- Mr. Lee stated the Board was okay with building architecture.
- Chairman Tiller questioned a reference to pervious pavement; could not locate it on the plan. Porous concrete is going to be used, not pavers, as well as asphalt. Chairman Tiller questioned why porous concrete is not being used for the entire area. Mr. Pecord stated they would have to run the numbers but is it possible they could go with concrete in all areas.
- Chairman Tiller also noted a difference in proposed lighting versus what was shown on the photometric plan. The plan needs to be revised to reflect lighting being proposed; ensuring the lighting plan meets the ordinance foot candle maximum requirements.
- All lights must be cut off fixtures, including the wall paks.
- Relocated light poles need to be reflected on the plan.
- Light pole bases may be concrete as submitted.
- Chairman Tiller also questioned the color of the ten (10) bollards across the front of the building (specs state smooth, plastic red). Mr. Kilburn referred Chairman Tiller to the color elevation; bollards are actually dark brown to match the color scheme of the building.
- In reviewing the sample board, Mr. Lee suggested a deeper, darker red be used for the sign and the storefront. Ms. Timmer stated that the ordinance calls for red to be an oxblood red color and she could not approve the proposed color.

Chairman Tiller called for a motion. Mr. Lee made a motion, and Mr. Hall seconded the motion, to approve the project (as final), with the following conditions: signage and storefront colors be resubmitted in a form that is acceptable to staff and a member of the Board and revised lighting plan be resubmitted to meet the ordinance foot candle maximum requirements for the proposed lights and all lights must be cut off fixtures, including the wall paks. The motion was carried unanimously (Tiller, Crapse, Barrett, Hall, Lee).

B. Enmark Gas Station, Lot B-2A, Island West Commercial PUD (Final)

Project representatives included: Daniel Stewart, Project Architect; Chris Darnell, Project Landscape Architect; Ryan Lyle, Project Engineer.

Chairman Tiller recused himself from this portion of the meeting. Mr. Lee took over as Acting Chairman. Mr. Lee asked for staff comments from Ms. Timmer. She read from the staff report (copy attached).

Mr. Lee began the review of the project:

- Landscape plan - Ms. Timmer stated that at the conceptual meeting, Mr. Pinckney thought the landscape plan looked good. Staff has no problem with it either.

- Building architecture – A change was made to the cover over the pumps to a more bracketed situation, tying the vertical into the horizontal. It appears to be a better roof form than just the plain, rectangular, flat situation often seen. No problem with the building architecture.

Mr. Lee asked for a motion. Mr. Hall made a motion, and Ms. Barrett seconded the motion, to approve, for final, the Enmark Station as submitted. The motion was carried unanimously (Crapse, Barrett, Hall, Lee).

Chairman Tiller returned to the meeting.

V. **New Business: Olive Garden at Tanger 1 (Conceptual)**

Chairman Tiller asked Ms. Timmer to begin with staff comments. Ms. Timmer read her staff report (copy attached).

Chairman Tiller asked that the representative come forward, state their name and who they represent. The group representing this project was Michael Brock, Project Landscape Architect; Robert Hay, Design Manager of Olive Garden; and Brett Mashchak, Project Developer.

Chairman Tiller asked Mr. Hay if he was aware of the ordinance and what the requirements are. He asked if Mr. Hay felt that his design meets the standards set forth in the ordinance.

Mr. Hay responded that they have amply reviewed the guidelines established by the County and felt that considerable alterations had been made to the building from the standard, prototypical architecture to try and meet the requirements of the County.

Chairman Tiller asked the architects on the Board to respond. The Board provided the following comments:

- The use of stone as an exterior material is not acceptable and will not be approved. It is not considered appropriate for this area.
- The use of a barrel tile roof is discouraged. It was noted that barrel tile roof has been used but only as part of a theme for an entire development as opposed to an individual building within a development.
- The Board is in favor of what is being done to the building mass as it helps to break up facades. It is appropriate.
- The Board is tasked with administering the ordinance: community comes first, branding is second.
- Stucco finish is acceptable.
- The building entrance was discussed. The front door on the plan is in the wrong side. Mr. Hay showed the Board where the covered entry and

front door should be and stated that the handicapped parking spots would also move around to the front.

- The Italian Cypress theme is not appropriate for the County. Chairman Tiller suggested a more graceful tree such as a Crepe Myrtle rather than the column form of the Italian Cypress. The Board was not opposed to an evergreen but the form of the Cypress.
- The Board requested the applicant to better distinguish where the Olive Garden plans begin and end.
- The Board also requested to see the trellises being used on either side of the building, as well as any screening being used around the dumpsters.

Mr. Lee made a motion, and Ms. Crapse seconded the motion, to defer with comments. The motion was carried unanimously (Crapse, Barrett, Hall, Tiller, Lee).

VI. **Other Business:**

Chairman Tiller advised the Board that he has been in discussions with the folks in Bluffton (the town manager and the mayor) about coming to one of the SCRB meetings. A date has been set for them to do so – June 9, 2010. Ms. Timmer is going to prepare a presentation that outlines what our ordinance is and the purpose of the Board, as well as how that meshes with the Bluffton ordinance. Chairman Tiller stated that if there is not an agenda item, the meeting will be held for the purpose of this presentation.

Mr. Lee asked what options there are to not have the political advertisement signs littering the right of way all up and down the corridors. As Mr. Lee understands, signs can be posted on private property but not on public property. Mr. Lee stated there are beautification groups that have volunteered to pick up trash along the sides of the roads, what option do they have to pull those signs up and get rid of them as a part of their responsibility for their stretch of road? Chairman Tiller asked Ms. Timmer to research the issue and get back to the Board.

Meeting adjourned at 4:00 p.m.

Approved 5/26/10