

## SOUTHERN BEAUFORT COUNTY

### CORRIDOR REVIEW BOARD

September 1, 2010, Hilton Head Library

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#### Special Meeting Requested by the Applicant

**Members Present:** Jim Tiller, Martha Crapse, Laura Barrett, Ed Pinckney, Jake Lee, Joe Hall

**Members Absent:** None

**Guests:** Paul Sommerville, County Council Vice Chairman; Tony Criscitiello, Planning Director; Mr. Walter Nester, lawyer, Tanger Outlet Centers, Inc.; Mr. Bob Hey, Olive Garden; Mr. Todd Taylor, Olive Garden

**Staff Present:** Judy Nash Timmer, Development Review Planner

I. **Call to Order:** The meeting was called to order at approximately 3:24 p.m. by Chairman Jim Tiller.

II. **General Public Comment:** None

III. **Review of Minutes:** This was a specially called meeting. No minutes were submitted for review.

IV. **Old Business:** Olive Garden @ Tanger (Architecture Discussion)

Chairman Tiller opened the meeting by inviting the applicant to speak.

Walter Nester stated he was at the meeting on behalf of Tanger and Olive Garden. Mr. Nester and Mr. Taylor stated they requested this meeting as they did not feel as if their project was receiving the same treatment as other projects. They expressed that staff's removal of the project from the July 7, 2010 CRB agenda was not appropriate and was not how other projects were treated. Staff stated the project was removed as the new submittal did not meet the revisions as outlined by the CRB at the project review in the May 12, 2010 meeting. This action was based on CRB's recent request to not place on the agenda incomplete submittals and resubmittals that ignore approved recommendations. Staff notified the chairman and board architects the resubmitted plans did not meet the requirements outlined by the May meeting. Upon their review of the plans, it was agreed to remove the project from the agenda. The applicant disagreed the submittal did not meet the Board's recommendations stating they met 90% of the changes required.

Additionally, the applicant disagreed with the board's previous direction that Olive Garden's architecture was required by ordinance to be similar to the Tanger Outlet Development which would include the Panera Bread Company and Longhorn buildings.

Joe Hall, architect, stated it was the board's duty to look at the ensemble, i.e. the distant view. Olive Garden is one of three buildings. Panera and Longhorn were approved by CRB and each had an important identity but both buildings were in concert with the Tanger buildings as well as each other. The ordinance speaks of continuity with the surrounding development which requires the Olive Garden design to blend in with the surrounding environment.

Jake Lee, architect, stated the submission could be evaluated as a freestanding building as part of a neighborhood and that to be part of the neighborhood the building materials, forms and massing should respect each other and not be yelling at each other. The streetscape theme was established by the Tanger Development and the Olive Garden building must subordinate and be a part of it. The barrel tile roof is not compatible with the surroundings. Mr. Lee asked the applicant to seek to be one of us instead of bringing Italy to us.

Todd Taylor argued that Italy and barrel tile were already a part of Beaufort County's makeup, naming old churches, the Moss Creek gas station and a building in northern Beaufort County, both with barrel tile roofs. Mr. Lee stated he didn't know how the Moss Creek gas station roof was approved as it wasn't under his watch and that he didn't believe a the buildings named set the stage for allowing a Tuscan farmhouse as a stand along building in a development where it did not fit. The ordinance requires a building to blend with its surroundings not stand apart as a Tuscan farmhouse would in the Tanger development.

The Board agreed to set a special meeting for September 8, 2010 to re-review Olive Garden's project. Joe Hall stated the applicant should present the ensemble of neighbors with each projects elevation drawings being the same scale for comparison.

V. **New Business:** None.

VI. **Other Business:** None.

Chairman Tiller adjourned at approximately 4:00 p.m.

Minutes approved as written 10/6/10.