

## SOUTHERN BEAUFORT COUNTY

### CORRIDOR REVIEW BOARD

November 3, 2010, Hilton Head Library

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

**Members Absent:** None

**Guests:** Will Evant, Johnson Tract Developer Representative; Todd Taylor, Olive Garden; Bob Hey, Olive Garden; Walter Nestor, Tanger Outlet Centers; Paul Sommerville, County Council Vice Chairman; Danielle Williams, Architect, T. Y. Lin International; Becky Sharp, McDonald's Area Construction Manager; John Palmaccio, McDonald's Owner/Operator; John Fraser, Larry Riccio, Eileen Seeger

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

I. **Call to Order:** The meeting was called to order by Chairman Jim Tiller at approximately 3:05 p.m.

II. **General Public Comment:** None

III. **Review of Minutes:**

The Board reviewed the October 6, 2010, meeting minutes. **Motion:** Mr. Lee made a motion, and Mr. Pinckney seconded the motion to accept the October 6, 2010, minutes as written. Ms. Barrett asked that the minutes include extending the fencing to close two gaps existing. Chairman Tiller requested the minutes be corrected to include this point. **Motion amended and was carried unanimously** (FOR: Crapse, Barrett, Pinckney, Tiller, Lee, Hall).

IV. **Old Business: Johnson Tract Buffer**

Chairman Tiller invited Mr. Will Evant to address the group. Mr. Evant just wanted to clear up any confusion. Plans will be provided to Board members and the representatives from the Crescent community for the on-site review. Notes can be made to the existing plans while on-site and the Mr. Evant will have them re-drawn to present to the Board.

Chairman Tiller reiterated that Mr. Evant would prefer that the Board go to the site, take a look, make revisions on the plans, and then come back to the Board with those revisions. Mr. Evant confirmed.

Chairman Tiller then called for a motion to meet on-site, review plans on-site and then document decisions.

**Motion:** Mr. Pinckney made a motion, and Mr. Lee seconded the motion, to meet on-site, review plans on-site and document decisions. The motion **was carried unanimously** (FOR: Crapse, Barrett, Pinckney, Tiller, Lee, Hall).

Ms. Timmer will arrange for the on-site review and notify participants.

## **OLIVE GARDEN**

Chairman Tiller asked the representatives from the Olive Garden to present first followed by Ms. Timmer's staff report.

Mr. Todd Taylor, Director of Design for Darden Restaurants outlined the changes that were made to the prototypical Olive Garden design presented in May:

1. Changed the building color to desert tan.
2. The shed roofs were replaced with a variety of trellis properties.
3. By replacing the shed roofs with trellis, reduced the amount of roof material.
4. Changed the barrel tile roof material to Dutch tile with a varietal of five different colors.
5. A brick material has been incorporated into the structure that holds up the trellis and in areas where we have inset sections.
6. Stone is being used on the bump-outs to give the building definition and texture.
7. Stone is done in a natural stack.

Material boards and samples were available for the Board to review.

Chairman Tiller asked Ms. Timmer to provide her staff report. Ms. Timmer proceeded to read her staff report (copy attached). Chairman Tiller then called for questions/discussion from the Board members.

Board discussion ensued. Mr. Walter Nestor, Attorney with the McNair Law Firm representing Tanger Outlet Centers commented the ordinance does provide that natural stone is an approved material in the corridor. Chairman Tiller reminded Mr. Nestor that the ordinance also states that the Board is required to review the Olive Garden project in context with the adjacent two approved restaurant projects and as well as the outlet. The Board looked at the other two restaurant out-parcel buildings and viewed them in relationship to the Tanger Outlet buildings and how they relate to those. Those buildings were approved within that context. The Olive Garden building is part of that family of buildings. The materials used in the Olive Garden building are totally different than those approved for the surrounding neighborhood. The Board is saying that in this particular instance, in this particular situation, in this particular family of buildings, the Olive Garden building is not in keeping with the surrounding neighborhood.

Mr. Nestor submitted that the development agreement provides that these restaurant out-parcel buildings stand alone, need not reflect the Tanger Outlet center style, and each restaurant out-parcel building has to go through the process.

Chairman Tiller asked if the development agreement stipulated that the ordinance be ignored in this instance in which our ordinance tells us that we're to review these things in context with the neighborhood in which they sit. Staff stated the development

agreement did not exempt the restaurant outparcels from the highway corridor ordinance or from the highway corridor ordinance requirement that the project be viewed in context with the neighborhood.

The Board conversation turned to whether the applicant looked into other stone alternatives such as Savannah Grey brick or tabby. It was stated that suggestions had been made previously by Board members to use brick with color variation in lieu of the stone and that flat tile could replace the barrel tile being proposed. The building would still work well with flat tile and brick where stone has been used.

Mr. Taylor replied that they looked at the brick and tabby but did not believe the materials worked for his client.

Mr. Hall noted if the buffer is dense enough and if the landscaping around the building is dense enough, the proposed building will not be an offense to the neighborhood.

Chairman Tiller called for further discussion and/or a motion.

**Motion:** Mr. Lee motioned that the use of stone and barrel tile be disapproved because the ordinance requires that proposed buildings be designed to blend with the existing community in which it sits and to be compatible with those surroundings. Stone and barrel tile building materials are not a part of the existing community which surrounds the proposed project. Mr. Pinckney seconded the motion with the request it be amended to include the approval of the overall mass and form of the architecture. Mr. Lee amended the motion. Chairman Tiller called for further discussion. The motion was approved (FOR: Crapse, Barrett, Pinckney, Tiller, Lee; AGAINST: Hall).

Chairman Tiller called for a ten minute break at approximately 4:05 p.m.  
The meeting reconvened at approximately 4:20 p.m.

## **V. New Business: McDonald's Restaurant Remodel (Conceptual)**

Chairman Tiller introduced the next agenda item, McDonald's Restaurant Remodel (conceptual review). He requested Ms. Timmer to read the staff report.

Ms. Timmer proceeded to read the staff report (copy attached). .

Chairman Tiller then called the McDonald's representatives to the podium and asked them to introduce themselves. Present were: Danielle Williams, Architect from TY LIN International; Becky Sharp, McDonalds area construction manager; and John Palmaccio, McDonald's Owner/Operator.

Ms. Williams gave a brief overview of the project: This is actually a minor renovation. It's a building addition and just a refresh to the existing building. We will be removing the play structure from the front of the building and doing some minor landscaping work once it's removed. On the front addition, we'll be adding 425 SF of dining and patio area. We will be doing ADA work to the restrooms inside the building and then a refresh to the dining area as well as the whole inside the building. We're actually trying to tie the existing building together with this front addition. A power point presentation

was shown to the Board showing proposed changes/additions (copy attached). Signage, landscaping, color selections and lighting fixtures were discussed at length.

The following recaps the Board's direction at the meeting:

1. The proposed building architecture changes are approved with the exception of the canopies swoosh and the colors.
  2. The Board stated the high color contrast was not appropriate and recommended the white arcade color should become a muted color close to the building color; i.e., tan.
  3. The awning colors should become a muted yellow but would like to see the alternative tan/coffee discussed at the meeting. Provide actual sample of the awning material with proposed colors.
  4. The high gloss of the colors should be muted.
  5. Canopy color should be an approvable yellow but prefer the silver. However, it can be the same color as the swoosh.
  6. Provide site lighting changes.
  7. Delineate walkway changes on site plan. Also submit paver sample at the next meeting.
  8. Provide landscape in the foundation buffer as well as the front buffer.
  9. Signage: The swoosh is part of the sign. The canopies should be approved as part of the architecture.
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VI. **Other Business:** None.

**Motion:** Mr. Lee made a motion, and Mr. Pinckney seconded the motion, to adjourn the meeting. (FOR: Crapse, Barrett, Pinckney, Tiller, Lee, Hall). Meeting was adjourned at approximately 5:25 p.m.

Minutes adopted, as written, on 12/8/10.