

## SOUTHERN BEAUFORT COUNTY

### CORRIDOR REVIEW BOARD

January 12, 2011, Hilton Head Library

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**Members Present:** Laura Barrett, Ed Pinckney, Jake Lee, Pearce Scott and Jim Tiller

**Members Absent:** Martha Crapse, Joe Hall

**Guests:** Paul Sommerville, County Council Vice Chairman; Ling Graves, Graves Construction Company; Khristine Giangrandi, J.K. Tiller Associates, Inc.; Bill Mischler, Genesis Construction, Seaquinn's Ballroom

**Staff Present:** Judy Nash Timmer, Development Review Planner  
Danny Wilson, Town of Bluffton, Planner  
Linda Maietta, Planning Assistant

I. **Call to Order:** The meeting was called to order by Chairman Jim Tiller at approximately 3:04 p.m.

II. **General Public Comment:** None

III. **Review of Minutes:**

The Board reviewed the December 8, 2010, meeting minutes. **Motion:** Mr. Lee made a motion, and Mr. Pinckney seconded the motion to accept the December 8, 2010, as written (clarification on change mentioned was made after the meeting with Mr. Lee; no change was necessary to the December 8, 2010, minutes). **Motion was carried unanimously** (FOR: Barrett, Pinckney, Tiller, Lee, Scott).

IV. **Old Business: Modern Classic Motors (Entrance Color Revision)**

Chairman Tiller introduced the project, turned the meeting over to Mr. Jake Lee, and recused himself from this part of the meeting as his firm designed the landscape plan for this project..

Mr. Ling Graves, the General Contractor for the Mercedes Benz Building, addressed the Board regarding the submission request. The change in color request is for the portal, which is the framed opening around the front door. The color requested reflects the Mercedes corporate image. A rendering was shared with the Board. Details of the building and the proposed area were described. Mr. Graves addressed questions from the Board. Ms. Timmer confirmed the color is an acceptable color from the color charts.

**Motion:** Mr. Ed Pinckney made a motion, and Mr. Pearce Scott seconded the motion, **to approve the entrance color revision.** No further discussion. The motion was **carried unanimously** (FOR: Barrett, Pinckney, Lee, Scott; RECUSED: Tiller).

## **V. New Business: Highway 278 Median Landscape Design (Moss Creek to Highway 170)**

Chairman Tiller recused himself from this part of the meeting as his firm is designing the project. Acting Chairman Lee introduced the agenda item. Ms. Timmer provided a brief overview. This presentation will show a planting that is proposed for the Highway 278 corridor from the intersection with the Highway 170 Bridge to the end of the corridor at the Hilton Head Bridge by Moss Creek. This is not an item for approval for the Board but rather an update for the Board on a County project. Comments are welcome from the Board.

Ms. Kristine Giangrandi from J.K. Tiller Associates narrated the PowerPoint presentation. The presentation covered the current site area, the phasing plan, example illustrations of planting, plant selection, alternative design options (including mounded medians, concrete barrier location plans, brick gateway). The plans presented have been reviewed by a staff member and courtesy reviewed by SCDOT. Basically, the County would submit one of the phases (seven phases, cost estimate per phase is \$200,000), to the State under the Safety LU Program. If chosen for this program, the State will reimburse the County up to \$200,000 the cost for installation. Ms. Giangrandi welcomed comments from the Board. Discussion included drainage, mounded barriers, and plant selections.

**VI. Other Business:** Ms. Timmer reminded the Board of the upcoming SmartCode Webinar on Thursday, January, 20, 2011, at 2:00 p.m. in the Executive Conference Room at the Beaufort County Administration Building. This will count as one hour toward your training credits. Ms. Maietta does track training hours for the Board members and will email this information to each member.

Ms. Timmer advised the Board that we are officially now the Joint Southern Corridor Review Board and invited Danny Wilson to introduce the new Board member nominated by Bluffton. Mr. Wilson introduced Mr. Pearce Scott who was appointed by the Town Council in December 2010 to serve as an architect for the Board. The Board welcomed Mr. Scott. Mr. Ed Pinckney and Ms. Laura Barrett are also Town of Bluffton representatives; Joe Hall is the Town of Hilton Head representative; and Mr. Tiller, Mr. Lee, and Ms. Crapse are the County representatives.

Mr. Lee handed the meeting back to Chairman Tiller. Chairman Tiller spoke to an off-agenda item Ms. Timmer had mentioned. The issue dealt with the Seaquinns Ballroom canopy covers. The color of the covers installed is not the colors approved by the Board. Chairman Tiller felt this issue could be handled by the architects on the Board with a brief review taking place after the meeting.

Chairman Tiller recognized Mr. Paul Sommerville. Councilman Sommerville, Chairman of the County Council Natural Resources Committee, proceeded to update the Board on the status of the Tanger Development Agreement. He stated what was approved by County Council for the Tanger I Development Agreement was not the intent of the Development Agreement subcommittee of the Natural Resources Committee. The Subcommittee since has met and are in the process of making changes to the Tanger I

Development Agreement. Council's obligation is to be clear to the CRB on what is agreed upon in development agreement negotiations. He said they failed to do that in this matter.

Chairman Tiller appreciated the information. For purposes of general public understanding of what is being talked about, Mr. Lee stated this discussion was specifically about Olive Garden. Chairman Tiller stated the Board generally agreed with the architecture (mass and form) of the Olive Garden building. The Board disagreed with the materials used (tile and stone). Unless Council can clarify those two issues to the Board in a way that the Board can act on it, it could be Council's decision to go ahead and allow this to happen without it coming back to this Board. To bring it back to this Board with those materials now approved by Council seems to make the issue moot.

Councilman Sommerville said he did not mention Olive Garden because the development agreement was negotiated between the County and the Tanger folks. Councilman Sommerville said that the newspaper article mis-stated that the subcommittee had approved materials. The Subcommittee has not approved materials. What was said was that the materials in question are allowed in the County ordinance. The Subcommittee discussion was with contextual issues. In the original negotiations a year ago, the Subcommittee agreed that the Tanger I retail stores would be consistent with Tanger II. But, the intent was that out parcels would not be required to be architecturally consistent with Tanger II but to be given weighted consideration for architectural branding. Similar language will be recommended to amend the Tanger development agreement. Approval of specific materials is the role of the Corridor Review Board, not the Council nor the Committee. Councilman Sommerville apologized for the confusion caused by the newspaper article and asked if his explanation would change the CRB's decision.

Councilman Sommerville, after viewing a tape of the CRB meeting, said he could not determine if the CRB's concerns were purely contextual or whether the materials just did not fit Beaufort County. There is a world of difference between those two positions. He knows that the CRB is required under the ordinance to consider context.

Chairman Tiller agreed that the Board was charged to consider context.

Councilman Sommerville noted that if Council was asking the CRB not to consider context in this particular instance, then Council must be clear in their asking. Councilman Sommerville noted that if context was the motivating factor, then the change to the development agreement may have some influence on subsequent CRB decisions. If context was not a consideration, it was just a matter of the materials not fitting into the Beaufort County image.

Chairman Tiller thanked Councilman Sommerville.

VII. **Motion:** Mr. Lee made a motion, and Mr. Pinckney seconded the motion, **to adjourn the meeting.** The motion was **carried unanimously.** (FOR: Barrett, Pinckney, Tiller, Lee, Scott). Meeting adjourned at approximately 3:40 p.m.

Approved 2/9/11