

SOUTHERN BEAUFORT COUNTY

CORRIDOR REVIEW BOARD

December 8, 2010, Hilton Head Library

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

Members Absent: Laura Barrett

Guests: 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; Danny Willson, Town of Bluffton Planner

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 3:10 p.m.

II. **General Public Comment:** None

III. **Review of Minutes:**

The Board reviewed the November 3, 2010, meeting minutes. Ms. Timmer asked that the minutes be corrected on page 3, the motion made for Olive Garden by Mr. Lee, to remove the word "made." **Motion:** Mr. Lee made a motion, and Mr. Pinckney seconded the motion to accept the November 3, 2010, as corrected. **Motion was carried unanimously** (FOR: Crapse, Pinckney, Tiller, Lee, Hall).

IV. **Old Business: McDonald's Restaurant Remodel (Final)**

Chairman Tiller introduced the project and asked Ms. Timmer to read her staff report (copy attached).

The representatives for McDonald's were Danielle Williams, Architect, T. Y. Lin International; Becky Sharp, McDonald's Area Construction Manager; and John Palmaccio, McDonald's Owner/Operator. Ms. Williams narrated the power point presentation to the Board and highlighted the changes made to the original plans based on Board feedback from the November 3, 2010, meeting. Ms. Williams addressed questions from the Board throughout the presentation. New color samples were provided for Board's review. Full-size lighting plans were submitted to the Board.

Chairman Tiller had one concern regarding parking. McDonald's is removing ten parking spaces and striping the pavement designating non-parking spots. Chairman Tiller would like to alert DRT, suggesting those spaces have a raised curb or planter

placed in them so flow of traffic is not blocked if someone would decide to pull in and park. Mr. Joe Hall also requested a sample of grout colors.

Motion: Mr. Jake Lee made a motion, and Mr. Pinckney seconded the motion, **to approve as submitted, understanding the Board has no vote on the signage and the logo.** No further discussion. The motion was **carried unanimously** (FOR: Crapse, Pinckney, Tiller, Lee, Hall).

V. **New Business:** None

VI. **Other Business:** Ms. Timmer introduced Danny Wilson, Town of Bluffton Planner, that will be the Board's representative working with the Southern Corridor Review Board (SCRB) on the Joint Review Board. Mr. Wilson will be bringing projects to the table from the Town of Bluffton for review/approval. County projects will continue to be reviewed by the Board. A new architect, appointed by the Town of Bluffton, will be joining the SCRB, completing the seven-seat board. A study session will be set up for the Board members to review the Town of Bluffton's ordinance, including a map of the area to be covered.

VII. **Motion:** Mr. Lee made a motion, and Mr. Pinckney seconded the motion, **to adjourn the meeting.** The motion was **carried unanimously.** (FOR: Crapse, Pinckney, Tiller, Lee, Hall). Meeting adjourned at approximately 3:50 p.m.

Approved 1/12/11