



AGENDA
SOUTHERN CORRIDOR REVIEW BOARD
January 9, 2013
3:00 P.M.
Hilton Head Island Library Large Meeting Room
11 Beach City Road, Hilton Head, SC 29926

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT
3. REVIEW OF MEETING MINUTES
4. NEW BUSINESS
 - A. Beaufort County Application: Sunset Bay Seafood Restaurant, formerly Sea Trawler Restaurant on Fording Island Road Extension in Buckingham Landing Community Preservation District (Conceptual) ([backup](#))
 - B. Town of Bluffton: No items for review
5. OLD BUSINESS
 - A. Beaufort County Application: Modern Classic Motors – Car Wash/Detail Shop, 161 Fording Island Road (US 278) (Conceptual) ([backup](#))
6. OTHER BUSINESS
 - A. Next Meeting – Wednesday, January 23, 2013 at 3:00 p.m.
7. ADJOURNMENT



Sunset Bay Seafood Restaurant – Roof Deck

Type of Submission:	Conceptual
Developer:	Sunset Bay, LLC
Architect:	Scott Corkern
Engineer:	n/a
Type of Project:	Restaurant
Location:	Site of former Sea Trawler Restaurant in the Buckingham Landing Community on Fording Island Extension Road
Zoning Designation:	Buckingham Landing Community Preservation District

Project Information: The Sunset Bay Seafood Restaurant recently opened on the site of the former Sea Trawler Restaurant. The existing circular building is located in a very prominent site at Buckingham Landing and visible from the bridge to Hilton Head Island. The applicant proposes to construct a 2,500 square foot rooftop deck on top of the circular portion of the restaurant that is located closest to the marshes of Mackay Creek. No site plan revisions, ground disturbance, or tree removals are proposed.

Modern Classic Motors – Car Wash/Detail Shop

Type of Submission:	Conceptual
Developer:	Gordon Faulkner
Architect:	Michael Griffith, RA
Engineer:	Carolina Engineering Consultants, Inc.
Type of Project:	Commercial Retail
Location:	161 Fording Island Road (US 278)
Zoning Designation:	Regional Commercial

Project Information: The applicant proposes to construct an approximately 3,000 square foot building to house a drive-through carwash and a detail shop as an accessory use to the Mercedes dealership. The proposed project is located at the rear of the existing dealership west of the parking area (please refer to the attached narrative provided by the applicant).

This project was conceptually reviewed by the Southern Corridor Review Board at their November 7, 2012 meeting. At that time the Board did not approve the project. The Board requested that the applicant redesign the building to incorporate design elements used in the Mercedes dealership building. This includes replacing the semi-circular feature with a gabled feature similar to the dealership building. Also, the applicant should consider using a trellis feature to soften the massing of the headwall.

The applicant has redesigned the building and resubmitted for conceptual review.

Staff Comment: Final submittal of the project will need to include a landscaping plan (including highway buffer planting), a lighting plan including photometrics and cutsheets of all exterior fixtures, and architectural elevations drawn to scale.