



Design Review Board Meeting

Chairman

JAMES C. ATKINS

Vice Chairman

ERIC WALSNOVICH

Board Members

PETER BROWER

KRIS FELDMANN

ROGER JADOWN

VACANT

County Administrator

MICHAEL MOORE

Clerk to Council

SARAH W. BROCK

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Design Review Board Meeting Agenda

Thursday, January 9, 2025, at 2:30 PM

Large Meeting Room, Grace Coastal Church

15 Williams Drive, Okatie, SC 29909

1. CALL TO ORDER
2. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
3. APPROVAL OF MINUTES – December 5, 2024
4. INTRODUCTION OF NEW BOARD MEMBER – DENISE PROCIDA, SC REGISTERED ARCHITECT
5. PUBLIC COMMENTS ON NON-AGENDA ITEMS (Comments are limited to 3 minutes)

ACTION ITEMS

6. **NEW BUSINESS:**
 - A. Mavis Tires & Brakes Exterior Alterations & Painting Project, 118 Parris Island Gateway – Beaufort – Conceptual
7. **OLD BUSINESS:** None

OTHER BUSINESS

8. **DISCUSSION ITEM:**
 - A. Mercedes Building & Parking Lot Expansion Project, 155 Fording Island Road – Bluffton
9. **NEXT SCHEDULED MEETING** – 2:30 p.m. on Thursday, February 6, 2025, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
10. **ADJOURNMENT**



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
December 5, 2024, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, Eric Walsnovich, Kris Feldmann and Roger Jadown

Members Absent: Peter Brower

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Dollar Tree Exterior Painting: Donna Elliott via telephone conference call
Hilton Head Cadillac Sales & Service Center: Tim Probst, PDG Architects and Charles R. Hager, LGA Engineering

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **FOIA:** Chairman Atkins said that “public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act”.
3. **MINUTES:** Chairman Atkins asked if there were comments on the November 7, 2024, meeting minutes. Mr. Walsnovich motioned to approve the minutes as prepared. Mr. Jadown seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
5. **NEW BUSINESS:**
 - A. **Dollar Tree Exterior Painting Project, 1460 Fording Island Road, Unit #101 – Bluffton – Final:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Ms. Donna Elliott, the Architect for the project, made the presentation via telephone conference. She said that the old Bed Bath & Beyond anchor store would be divided into two units and that the new tenant adjacent to Dollar Tree would be Five Below. She said that Five Below would paint the other half of the entry surround a tan color to match the Dollar Tree side and that Five Below has already been approved. Mr. Atkins stated that the Design Review Board has not seen any exterior modifications for the Five Below side of the unit and that they must follow the proper procedure to obtain DRB approval for the exterior building modifications. Ms. Elliott stated that the blue awning over the storefront entry has been removed.

Mr. Jadown said that he found the proposed modifications to be disconcerting as there was no emphasis on the entrance to the building with hop-scotch colors.

Mr. Walsnovich stated that it would be important to understand what the other unit planned to do on the exterior of their unit. He said that the colors being proposed reminded him of the Partridge Family bus.

Mr. Feldmann echoed the previous Board comments and stated that the green color seemed brand driven and does not relate well to the existing facade articulation and was just a green block.

Mr. Atkins echoed the other Board member comments. He stated that when Bed Bath & Beyond appeared before the Design Review Board several years ago and proposed the blue and gray facade refresh color scheme, it was approved but the intent was to re-paint the entire center blue and gray but this has not happened. He said that if they are changing tenants and going back to the taupe brown color, you are going to have to do the other side as well. He stated that the green block was hap-hazardly placed on the building. He said that Ms. Elliott should go back to the developer and explain that the DRB needs to see the entire facade across the shopping center showing all of the tenants, all must work with the existing architecture and the shopping center color scheme needs to be consistent. He said that he would like to see what exterior modifications are proposed for the Five Below side of the unit and asked that she notify the owners that the exterior modifications proposed at Five Below must be approved by the Design Review Board and that the overall color scheme for the shopping center should be submitted as well because it is difficult to make a determination without all of the information.

Mr. Atkins made a motion that the application get tabled for further information on the adjacent tenant's exterior modifications, the color blocking and signage should work within the existing façade articulation and that the overall color scheme for the entire shopping center should be submitted to the Board for review.

Mr. Jadown seconded the motion.

Motion carried unanimously.

6. OLD BUSINESS:

A. Hilton Head Cadillac Sales & Service Center, 1092 Fording Island Road – Bluffton – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Tim Probst, the Architect for the project, made the presentation. He provided a physical Material & Color Board to the DRB for review. He said that the RTU mechanical drawings have not been done yet, but that the parapets are 5' tall and the units would be set back from the front of the building and would not be visible from the road. He handed out color images of a Cadillac prototype building to demonstrate how the LED lighting above the "eyebrow" and the interior showroom lighting would appear at nighttime and said that the lighting would be very subtle. Mr. Probst put Charles Hager on speaker phone to address the landscape comments. Mr. Hager stated that he understood that the mitigation trees should be planted back within the limits of land disturbance but questioned what triggered the requirement for supplemental plantings in the existing highway buffer. Mr. Atkins said that many times project buffers have degraded or disappeared and since this project is on one property and the Board has commented about the gaps

in the existing buffer since the initial submittal, the buffer needs to be re-established and that it is not about the limit of land disturbance, but it is about bringing the buffer into compliance.

Mr. Jadown said that he liked the colors and shutters and had no problems with the architecture.

Mr. Walsnovich stated that he liked the building but suggested that the Landscape Architect study section 5.8 of the Community Development Code and to demonstrate on the revised the landscape plan that the dumpster is screened, that plantings are added in the tree island and medians; etc. He said to be careful about placing the sago palms and yucca too tight to the sidewalks and obstructing views. He stated that the sago palms should be a minimum 7-gallon size, and the ornamental grasses should be a minimum 3-gallon size at the time of planting. He said that the Mexican Feather grass was invasive and to find another option. He stated that the number of mitigation trees triggers the need for two different overstory tree species and to locate the mitigation trees within the limit of land disturbance. He said that the hydroseeding must be established before CO. He stated that he liked the Tennessee River Rock but would like to see a detail showing the depth of the rock to ensure weeds won't poke through.

Mr. Feldmann said that the color scheme was strong and that he liked the building overall. He asked Mr. Probst if there were any improvements proposed in the near future at the adjacent dealership building. Mr. Probst said that it was highly likely that the improvements will be planned for the existing building.

Mr. Atkins stated that he agreed with Mr. Walsnovich's landscape comments, that he liked the river rock, that here was no foundation buffer at all being proposed, and to provide plantings to re-establish the existing buffer as part of the revised landscape plans. He said that the architecture pushes the envelope for Lowcountry architecture, and that Mr. Probst did a lot with the secondary components, that this project triggers the highway buffer re-establishment and that a significant number of landscape plantings will be needed to screen the new building, and to provide assurance to the Board that the interior showroom lighting is not bright and on all night long. He said that there is a contrast with the architecture between this new building and the existing building and that they were starkly different in appearance. Mr. Atkins commented that the details for the reveal indicate that ACM panels are proposed. Mr. Probst said that it is a roof or 6" canopy. Mr. Atkins said that the color scheme was fine.

Mr. Atkins asked for a motion.

Mr. Walsnovich made the following motion:

- To approve the building subject to the condition that drawings are submitted to demonstrate that the rooftop equipment is screened from view;
- Revise the landscape plan and demonstrate that it is meeting the landscaping requirements in section 5.8 of the Code:
 - Do not place the sago palms and yucca too tight to the sidewalks and obstructing views.
 - The sago palms should be a minimum 7-gallon size, and the ornamental grasses should be a minimum 3-gallon size at the time of planting. The Mexican Feather grass is invasive and to find another option.

- The number of mitigation trees triggers the need for two different overstory tree species and to locate the mitigation trees within the limit of land disturbance.
- The hydroseeding must be established before CO.
- He stated that he liked the river rock at the base of the building, but to provide a Tennessee River Rock detail showing the depth of the rock.
- Provide the “eyebrow” lighting temperature and footcandles;
- Reduce the light poles from 25’ to 20’;
- Demonstrate that the interior lighting meets the requirements of 5.7.40.A.4

Mr. Feldmann seconded the motion.

The Motion carried unanimously.

7. **OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, January 9, 2025, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Jadown made a motion to close the meeting, and Mr. Feldmann seconded the motion. The meeting was adjourned at 3:30 p.m.

Mavis Tires & Brakes Exterior Alterations & Painting Project

Type of Submission:	Conceptual
Developer:	Mavis Tires & Brakes
Architect:	N/A
Landscape Architect:	N/A
Engineer:	N/A
Type of Project:	Commercial
Location:	118 Parris Island Gateway, Beaufort
Zoning Designation:	C5 Regional Center Mixed Use

The project consists of modifying the front retail/office parapet and changing the painting color scheme at an existing one-story 11,770 square foot service garage building that was constructed in 1998 on a 2.05-acre site. This project site is located approximately ½ mile north of the Robert Smalls Parkway (Highway 170) and Parris Island signalized intersection and is bound by two undeveloped lots. The main portion of the building contains the vehicle service bays and is slightly taller than the small triangular retail/office space projecting from the front of the building. The building is clad with vertical metal siding panels that has a painted putty colored water table that is topped with a thin royal blue horizontal stripe and has a cream body & parapet color above it. The top portion of the main building has painted blue and yellow horizontal stripes at the overhangs and parapets on the front and sides of the building.

A sign application was submitted on behalf of Mavis Tires & Brakes to replace the existing wall and monument panel signage and to alter & repaint the building exterior. The applicant was advised that the Design Review Board must approve the alterations and new color scheme and, and that staff would review the wall and monument signage applications separately.

The applicant is seeking approval from the Design Review Board to build out the parapet over the front retail/office area with a white cornice & EIFS band, clip on white stripes and teal colored metal panels. In addition, the applicant is proposing to repaint the exterior of the entire building with a low gray water table, an off-white body color and super white pedestrian & overhead doors. A wide horizontal painted teal colored accent stripe with two horizontal white clip-on stripes are proposed at the roof overhangs and roof parapets on the front and sides of the building. No other exterior building alterations are being proposed.

Because this is a developed site and no land disturbance is proposed, the Staff Review Team will not review this project.

Staff comments:

1. Metal siding panels are not allowed per the Code and are proposed as part of the front retail/office parapet build out. The DRB must determine if the metal panels are appropriate at this location.
2. This site should be brought into conformance with the Code to the best extent possible:
 - a. The ground mounted HVAC equipment on the north side of the building is not screened from view as required.
 - b. The vehicle service bays that face Parris Island Gateway are grandfathered, so the voids in the thoroughfare buffer should be planted back to provide better screening.

END OF REPORT

Mercedes Building & Parking Lot Expansion Project

Type of Submission:	Discussion
Developer:	Brad Johnson, VP Construction, Group 1 Automotive, Inc.
Architect:	Brice Johnson, Johnson & McLean Design, LLC
Engineer:	Birkie Ayer, Jr., Ayer Design Group, LLC
Type of Project:	Commercial
Location:	155 Fording Island Road, Bluffton
Zoning Designation:	C5 Regional Center Mixed-Use

This project site contains 17.883-acres. In 2008, a 29,549 square foot Honda dealership structure with landscaping and internal drive aisles & parking was built on the east side of the property. In 2011, a 17,803 square foot one-story Mercedes dealership and automobile showroom building was built in the center of the site per the drawings approved by the Corridor Review Board, which included landscaping, service drives & parking and associated infrastructure. In 2015, an 816 square foot car wash building was added northwest of the Mercedes building, and the parking area was expanded with approximately 100 additional parking spaces on the west side of the Mercedes building. This site is bound by Highway 278 to the south, Graves Road to the west, Berkeley Hall to the north and an undeveloped parcel to the east.

The applicant has submitted preliminary architectural & site plan drawings and is seeking design feedback from the Design Review Board and is in search for some opportunities to add to the low-country appeal and still satisfy the brand requirements from Mercedes-Benz:

1. Building Expansion:
 - a. Adding a west addition to expand the showroom, parts, and shop & tech areas in the main building.
 - b. Removal of the existing trellis in front of the building and demolishing the existing service canopy and replacing it with a larger service canopy.
 - c. Removing the existing masonry water table, stucco facade and storefront window & door systems on front and sides of the showroom and replacing it with tall storefront glass windows in the front that wrap-around the showroom sides and adding clerestory windows above the storefront system. The glass around the main entry element is darkened and a dark streak on the storefront windows runs from the main entry feature and wraps around the east side of the showroom.
2. Parking Lot Expansion:
 - a. Removing the perpendicular parking spaces on the west side of the building to make room for the building addition and new rear service drive aisle.
 - b. removing the internal driveway cut along the frontage road and creating a planting median connection,
 - c. removing the west planting median on the far west side of the parking lot to create two additional parking bays
 - d. Adding four rows of perpendicular parking bays west of the existing parking area and one row of parking bays parallel to Highway 278 to create +/- 163 parking spaces within an existing cleared area on the site.

This project will require Staff Review Team approval; therefore, the site plan is subject to change.