



Design Review Board Meeting

Chairman

JAMES C. ATKINS

Vice Chairman

ERIC WALSNOVICH

Board Members

KRIS FELDMANN

ROGER JADOWN

DENISE PROCIDA

JOHN TETER

VACANT

County Administrator

MICHAEL MOORE

Clerk to Council

SARAH W. BROCK

Staff Support

ROBERT MERCHANT

Administration Building

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

Beaufort, South Carolina 29901

Contact

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

(843) 255-2140

www.beaufortcountysc.gov

Design Review Board Meeting Agenda

Thursday, March 6, 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 – January 9, 2025
4. INTRODUCTION OF NEW BOARD MEMBER – JOHN TETER, AT-LARGE
5. PUBLIC COMMENTS ON NON-AGENDA ITEMS (Comments are limited to 3 minutes)

ACTION ITEMS

6. **NEW BUSINESS:**
 - A. BPIV Storage Facility, 2740 Trask Parkway – Beaufort - Conceptual
7. **OLD BUSINESS:**
 - A. Patel's Bottle Shop, 74 Bluffton Road – Bluffton - Final

OTHER BUSINESS

8. **NEXT SCHEDULED MEETING** – 2:30 p.m. on Thursday, April 3, 2025, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
9. **ADJOURNMENT**



**BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
January 9, 2025, Grace Coastal Church, 15 Williams Drive, Okatie, SC**

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

Members Absent: Peter Brower and John Teter

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Mavis Tires & Brakes Exterior Painting Project: Marcelo Nandi, Mavis Tires & Brakes and Tamara Whaley, Palmetto State Sign via telephone conference call

Mercedes Building & Parking Lot Expansion: Cord McLean, Johnson & McLean and Birkie Ayer, Ayer Design Group

There were no members from the public at this meeting.

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 December 5, 2024, meeting minutes. Mr. Walsnovich motioned to approve the minutes as prepared. Mr. Jadown seconded to approve. Motion carried with the approval of Atkins, Walsnovich, Feldmann and Jadown. Ms. Procida abstained from voting on the motion.
4. **INTRODUCTION OF NEW BOARD MEMBER – DENISE PROCIDA, SC REGISTERED ARCHITECT**
The Board members welcomed Ms. Procida to the Design Review Board.
5. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

ACTION ITEMS

6. NEW BUSINESS:

A. Mavis Tires & Brakes Exterior Painting Project, 118 Parris Island Gateway – Beaufort - Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mr. Marcelo Nandi with Mavis Tires & Brakes and Tamara Whaley with Palmetto

State Sign made the presentation via telephone conference. Mr. Nandi stated that they decided not to alter the office parapet design so revised plans were submitted to staff yesterday to send to the Board. He said that the exterior colors being proposed are the same colors at the Bluffton Mavis store location that were approved by the Design Review Board.

Mr. Feldmann said he had no issue with the neutral color scheme but suggested that the lowest painted-on horizontal band get raised to align with the storefront window mullions.

Mr. Jadown asked whether the amount of NTB wall signage is similar to that being proposed. Mr. Nandi stated that the NTB signage was taller but not as wide as the wall sign being proposed so the amount of square footage is about the same. Mr. Jadown stated that because they are changing out the cloud sign over the entrance there will be a lot of holes on the metal facade panels. Mr. Nandi said that all the holes will be repaired as part of the exterior painting and wall sign replacement work.

Mr. Walsnovich said that he agreed with Mr. Feldmann and that the painted-on water table should align with the window mullions and stated that the HVAC equipment should be screened and the voids in the highway buffer should be filled in.

Ms. Procida concurred with the previous Board comments and had no additional comments.

Mr. Atkins stated that the window frame color is shown as white frames in the rendering and appears dark in color in the photograph. He said that he did not have a problem with the new color scheme but agreed that the water table should be raised and encouraged the applicant to keep the window and door frames dark bronze in color. Mr. Atkins concluded by stating that a service yard should be provided around the HVAC equipment and a landscape plan should be submitted to fill the voids in the highway buffer.

Mr. Jadown made a motion to approve this project subject to the following conditions:

- Raise the painted-on water table to align with the window mullions.
- Provide a service yard around the HVAC equipment and submit details for DRB review.
- Submit a landscape plan to fill in the voids within the highway buffer with evergreen shrubs and understory trees.

The Board had a discussion about the motion and one additional condition was added:

- The window and door frames should not be painted white. Maintain the existing black or dark bronze color. Revise the rendered elevation drawing.

Mr. Feldmann seconded the motion.

Motion carried unanimously.

7. OLD BUSINESS: None.

OTHER BUSINESS

8. DISCUSSION ITEM:

A. Mercedes Building & Parking Lot Expansion Project, 155 Fording Island Road – Bluffton:

Ms. Moss said that this project has not been reviewed by the SRT yet, so the site plan is subject to change. Birkie Ayer, the project Engineer and Cord McLean, the project Architect, made the presentation. Mr. McLean stated that this was a renovation and expansion of the Mercedes building. He said that the overhead doors were taller to accommodate the Sprinter vans and that the building width has doubled to 150'-165' wide.

Mr. Feldmann said that he understood the intent of extending the roofline but it appeared warehouse-like and that it needed some elevation changes from a massing standpoint, to help break up the mass. Mr. McLean said that the building was increasing from 17,000 SF to over 38,000 SF.

Mr. Jadown asked what the intent of the black swish line was. Mr. McLean said that the swish area on the facade is clad with ACM metal panels and the intent is to lead customers to the front entrance and that Mercedes prefers the entrance to be located on the side of the building. Mr. Jadown said to break up the west elevation and to add brackets and canopies and all glass doors. He said that the highway 278 50' buffer needed to be extended to Graves Road and that a new 20' buffer needed to be created along Graves Road. He wondered if the existing stormwater pond was large enough to handle the improvements. Mr. Ayer said that they would probably have to expand the pond and that he submitted a FOIA request to obtain the calculations used to size the existing pond.

Mr. Walsnovich stated that he liked the arbor feature in the front of the building and that it helped break up the facade and that it would be nice to bring the brick water table all the way through the expanded front. He said that the roofline needed better articulation and that the expanded parking area could not have head-to-head parking, to bring the highway buffers up to Code, that 8' foundation buffers are required between the pavement and the vertical and that the dumpster needed screening.

Ms. Procida said that the new exterior facade seemed disconnected from the service drive through portion of the building and suggested that the red brick water table get incorporated into the new facade and to add trellises to help break up the mass.

Mr. Atkins said that it would help to visually bookend the front facade and that he did not have a problem with the taller overhead doors, but did have a problem with the doors facing Highway 278 and proposing speed doors. He said that the overhead doors should be sectional doors with all glass. He said that the foundation buffer could be modulated on a case-by-case basis, that the planting medians should be enhanced with vegetation, and he was hard pressed to see the trellis go away and to add more trellising. He stated that a 20' buffer along Graves Road had to be established and that the Highway 278 buffer had to be enhanced, to add an 8' foundation buffer on the west side of the building. He said that adding Lowcountry features such as Bahama shutters,

trellises or green walls, and bracketed awnings would help the design and that sloped roofs are preferred. He said to keep the existing portion of the building and add on the addition. He said that the current design was on the verge of feeling warehouse-like. He stated he was not opposed to large windows but that the ACM metal panels were a no-go and that other car dealerships, such as Cadillac & KIA, incorporated Hardie panels and stucco. He concluded by stating that some color variation would help.

Mr. Feldmann said that the trellises would help cut down glare from the sun.

Mr. Atkins said that the lighting is important in the parking lot and that it cannot exceed the maximum footcandle levels and that the inside showroom bleed-over lighting is taken into consideration by the Board. He said that he strongly encourages the applicant to submit a robust landscape plan at the Conceptual DRB review for feedback.

- 9. NEXT SCHEDULED MEETING:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, February 6, 2025, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

- 10. ADJOURNMENT:** Mr. Walsnovich made a motion to close the meeting, and Mr. Jadown seconded the motion. The meeting was adjourned at 3:15 p.m.

BPIV Storage Facility

Type of Submission:	Conceptual
Developer:	Brooks Pennington, BPIV Development LLC
Architect:	James Atkins, Court Atkins Architects
Engineer:	Bradley Buss, Ward Edwards Engineering
Type of Project:	Commercial
Location:	2740 Trask Parkway, Beaufort
Zoning Designation:	C4 Community Center Mixed Use
Overlay:	MCAS Noise Zone 4, APZ2 (measurable potential for accidents)

The project consists of constructing five one-story metal storage buildings totaling 34,700 square feet and an open air structure including a gravel outdoor storage yard for boats & RVs, service drives, security fencing & gates, landscaping, and associated infrastructure. The rectangular 7.083-acre undeveloped project site is fully treed except for the 50' powerline easement that bisects the center of the property. Twenty percent of the existing upland young forest is required to be preserved on the southwest portion of the parcel. There are future plans for the Spanish Moss Trail to route through the powerline easement and jog through the northern portion of this property to gain access to Trask Parkway. Beaufort County Engineering and the property owner are currently working through the access easement needed for the trail. The site is constrained by Trask Parkway to the east, the Spanish Moss trail parking lot to the south, undeveloped parcels to the west and a residential parcel to the north.

Per the architectural site plan, the project is laid out so that the overhead doors face away from Trask Parkway and the building facades in the front of the site have better detailing than the buildings behind them.

Buildings 100 & 200 frame the front of the property and have a series of stepped parapets with a brick water table and are clad with a combination of stucco, vertical PEMS metal panels, brick accent walls and faux windows & gooseneck light fixtures.

Buildings 300 & 400 are parallel to the main interior drive aisle and are metal buildings with single slope roofs but have raised parapets and facades that are clad with stucco, have bracketed awnings above the overhead doors, faux windows and gooseneck light fixtures on the front corners of the buildings that are visible to Trask Parkway.

Building 500 is located on the south side of the property and is a metal building that is not visible to Trask Parkway.

This project is a conditional use which must meet the requirements in Division 4.1.220 of the Community Development Code per the link attached:

https://library.municode.com/sc/beaufort_county/codes/community_development_code?nodeId=ART4SPUS_DIV4.1SPUS_4.1.220RESTFA

The Staff Review Team conceptually reviewed this project on May 15, 2024, and allowed this project to proceed with the DRB process with conditions which, in part include, that the buildings do not exceed 20' in height, that the overhead doors do not face Trask Parkway and that 6'-8' tall opaque fencing with evergreen plantings are installed on the perimeters of the project.

Staff Comments:

1. The elevations for Building 500 and the open air structure have not been submitted for this review.

Beaufort County Design Review Board
March 6, 2025

2. At final DRB, the landscape plan must address the specimen tree removals that must be mitigated inch for inch within the disturbed area.
3. The location of the Spanish Moss Trail easement through this property must be identified on the plans prior to final DRB.
4. This property is located within the MCAS overlay, therefore, the metal buildings shall not create glare, the “lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such a manner that is not misleading or dangerous to aircraft operating from MCAS-Beaufort...” and “no use of land shall be permitted which encourages large concentrations of birds, waterfowl or other wildlife within the vicinity of MCAS-Beaufort”.
5. The building numbers labeled on the site plan and the architectural site plan do not match.

END OF REPORT

Patel's Bluffton Bottle Shop

Type of Submission:	Final
Developer:	Ronak Patel, A & A Maruti
Architect:	John B. Crouch III, Oceana Design LLC
Landscape Architect:	Andy Bajorczyk, Barrier Island Engineering
Engineer:	Andy Bajorczyk, Barrier Island Engineering
Type of Project:	Commercial
Location:	74 Bluffton Road, Bluffton
Zoning Designation:	C4 Community Center Mixed-Use

This project involves the development of an existing vacant lot within the Bluffton Estates commercial subdivision with a 20,000 square foot beer, wine, party supply & spirits store which also includes the installation of internal services drives & parking, landscaping, and associated infrastructure. The project fronts Bluffton Road to the east, Goodwill to the south, a multi-tenant commercial building to the north and contains Evelyn's Way (a private paved road) to the west.

This project was conceptually reviewed by the Design Review Board on April 6, 2023, and was tabled with guidance issued by the DRB. This project was conceptually reviewed a second time on September 7, 2023, and was approved subject to the following conditions:

- Revise the landscape plan to re-work the foundation buffer plantings by removing the muhly grass, dwarf palmettos and Italian Cypress with more suitable plant material. (**Complied**) Replace the dogwoods in the buffers (**Complied**) with a hardier understory tree and replace the red maple trees in the tree islands with an evergreen overstory tree. This revision has not been done; **red maples are being proposed within the tree islands** Provide confirmation that the plantings in the buffers meet the required opacity. **Existing gum and pine trees within the east and south buffers are wrongly being counted as understory trees (see sheet L1.0)**
- Look at the low slope roof details and add brackets. **Brackets have been added to all of the metal window & door awnings.**
- Study the option to reduce the eave heights on the east elevation corner elements, similar to what was done on the west elevation. **Complied.**
- Bring actual color samples to the next meeting.

The building has been flipped so that the south side of the building, with the reduced eave heights as proposed at the previous submission, is now facing Highway 46 and the taller side is facing Evelyn's Way. The roof is covered with patina green colored metal roofing on the main gables, entry feature & corner tower elements and white colored roof membrane will be applied on the low sloped areas. The building is clad with maroon colored brick with a cast stone water table cap on the corner elements, front water table and entry columns. The orientation of the gray colored cement siding panels at the facade infill areas has changed from vertical to horizontal. The storefront framing, doors, gutters & downspouts, aluminum awnings, kitchen intake louver and louvered roof equipment screens are patina green in color.

Staff Comments:

1. The specimen pine tree removals total 99" and must be mitigated inch for inch within the disturbed area. Those tree inches not planted back must be paid into the Tree Fund at final SRT. Tree mitigation was not addressed on the landscape plan. (Sheet L1.0)

Beaufort County Design Review Board
March 6, 2025

2. Sod is proposed within the west south foundation buffers which is not allowed (Sheet L1.0)
3. The location of the kitchen intake louver is not identified on the plans or elevations.
4. The wall section details have an option for gray colored asphalt roof singles versus patina green colored metal roofing (Sheet A 4.0).
5. The monument sign location and design is not shown on the plans. The materials on the monument structure must match those on the building. The monument sign structure can be located no closer than 10' from the R.O.W.

END OF REPORT