



## Design Review Board Meeting

### Chairman

JAMES C. ATKINS

### Vice Chairman

ERIC WALSNOVICH

### Board Members

KRIS FELDMANN

DENISE PROCIDA

JOHN TETER

VACANT

VACANT

### County Administrator

MICHAEL MOORE

### Council Liaison

PAULA BROWN

### 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](http://www.beaufortcountysc.gov)

# Design Review Board Meeting Agenda

Thursday, June 5, 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 – May 1, 2025
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (Comments are limited to 3 minutes)

---

## ACTION ITEMS

5. **NEW BUSINESS:**
  - A. Mercedes-Benz of Hilton Head Building Additions & Parking Lot Expansion Project, 155 Fording Island Road – Bluffton – Conceptual
6. **OLD BUSINESS:** None

---

## OTHER BUSINESS

7. **NEXT SCHEDULED MEETING** – 2:30 p.m. on Thursday, July 10, 2025, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. **ADJOURNMENT**



**BEAUFORT COUNTY**  
**DESIGN REVIEW BOARD (DRB) MINUTES**  
**May 1, 2025, Grace Coastal Church, 15 Williams Drive, Okatie, SC**

---

**Members Present:** James Atkins, Eric Walsnovich, Kris Feldmann, Denise Procida and John Teter

**Members Absent:** None

**Staff Present:** Nancy Moss, Beaufort County Community Development Department

**Guests:** Carolina Veterinary Critical Care: Jonathan Collado, HDA Architects, Inc.; Michael Spears, Spears Development; Matt Tenwolde, Owner

No members from the public were in attendance.

---

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 March 6, 2025, meeting minutes. Mr. Walsnovich motioned to approve the minutes as prepared. Mr. Feldmann seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

**ACTION ITEMS**

**5. NEW BUSINESS:**

**A. Carolina Veterinary Critical Care Exterior Painting Project, 1188 Fording Island Road – Bluffton - Final:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Jonathan Collado, the architect for the project, attended the meeting via telephone conference. He said that this was a building beautification project and the new color scheme would have continuity with the Spa located northeast of this building and with the other buildings in close proximity.

Mr. Teter had no comments.

Ms. Procida had no comments.

Mr. Feldmann stated that the color selection was in line and looked much better than the existing colors.

Mr. Walsnovich had no comments.

Mr. Atkins said that the new colors looked great and worked well with the Whispering Creek Spa building.

Mr. Atkins stated that this project had approval with the condition that “the exterior cream & gray painting work must be applied on the building according to the plans reviewed and approved by the DRB. The color board reviewed and approved by the DRB must be adhered to during construction. Any changes to the approved plans or submittals must be requested for and submitted to the DRB for formal approval before changes are made”.

Ms. Procida seconded the motion.

The motion carried unanimously.

**6. OLD BUSINESS:** None

**OTHER BUSINESS:**

- 7. NEXT SCHEDULED MEETING:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, June 5, 2025, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
- 8. ADJOURNMENT:** Ms. Procida made a motion to close the meeting, and Mr. Walsnovich seconded the motion. The meeting was adjourned at 2:40 p.m.

## **Mercedes-Benz of Hilton Head Building Additions & Parking Lot Expansion**

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

This expansion project will occur on a 17.05-acre, partially developed, parcel that contains a 29,549 square foot Honda dealership on the east side of the property, a 17,803 square foot Mercedes-Benz dealership at the center of the site, an 816 square foot car wash building and retention pond at the rear of the site, which includes drive aisles & parking areas, landscaping, lighting and associated infrastructure. 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 is proposing to increase the size of the existing Mercedes-Benz building and to expand the vehicle display parking areas on the site.

The scope of work for the building alterations and additions includes the removal of the front trellis features and the demolition of the front portion of the building that contains the showroom, sales offices & parts storage room and the entire east service canopy while retaining & altering the rear service shop portion of the building, reconstructing the front showroom, sale offices and parts storage area with reconfigured spaces within the previous building footprint, installing a 16,925 square foot service shop & showroom addition on the west side of the building and a 4,265 square foot service drive addition on the east side of the building. The site alterations includes removing approximately 56 parking spaces around the building to make room for the new additions & drive aisles, installing 206 new vehicle display parking spaces complete with landscaped tree islands & medians that will be shared with the Honda dealership, adding foundation buffer plantings around the building, extending the 50' highway buffer along Highway 278 and creating a new 20' buffer along Graves Road, adding a bioretention basin containing plantings and building a new secondary driveway off Graves Road.

The reconstructed and expanded front showroom has raised, wrap-around corner elements with gray metal mansard roofs that book end a lower, single level parapet roofline with a light gray stucco cornice and clad with gray colored stucco with four large storefront windows covered with a continuous metal bracketed awning. The corner elements project slightly past the primary facade and are clad with black stucco with large storefront windows, one of which features an angled black stucco shape that bisects the storefront windows at the main entry.

The new east service drive addition is offset approximately 60' behind the primary facade and has a single level parapet roof line with a light gray stucco cornice, is clad with gray colored scored stucco with a black brick water table and contains three-vehicle bays with overhead doors in the front & rear and three side windows covered with black Bahamian shutters.

The west side of the service shop addition has a 2-level stepped parapet with a light gray stucco cornice and is clad with a gray colored scored stucco finish and a black brick water table on the front third of the addition and contains four overhead doors of varying sizes covered with flat metal bracketed awnings, five windows accented with black Bahamian shutters and several pedestrian doors.

Beaufort County Design Review Board  
June 5, 2025

The north side of the service shop addition does not have a roof parapet and is clad with gray colored stucco. The facade materials on the rear & east sides of the original service bay shop will be retained and painted gray.

The Design Review Board conducted a preliminary design discussion with the applicant at the January 9, 2025, meeting and provided design recommendations.

The Staff Review Team conceptually reviewed this project on April 16, 2025, and once the conditions of SRT were met, allowed this project to move forward with the DRB process.

Staff Comments:

1. The DRB must determine if the architecture for the front building reconstruction and east & west building additions reflect Beaufort County's unique Lowcountry character.
2. A material board has been submitted for review.
3. Per the elevations submitted, it appears that the roof equipment may be visible from Highway 278 and Graves Road. Per Division 5.3.30.C of the Code, all roof equipment must be fully screened from view.
4. A preliminary Landscape Plan and light fixture cut sheets have been submitted in advance of the final DRB meeting for comments.

END OF REPORT