



**BEAUFORT COUNTY**  
**DESIGN REVIEW BOARD (DRB) MINUTES**  
November 7, 2024, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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**Members Present:** James Atkins, Peter Brower, Roger Jadown and Eric Walsnovich

**Members Absent:** Kris Feldmann

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

**Guests:**

Mavis Tires & Brakes Exterior Painting: Marcelo Nandi, Mavis Tires via telephone call.

Hilton Head Cadillac Sales & Service Center: Tim Probst, PDG Architects

Stokes Toyota: J. J. Stokes, Stokes Honda, Jeff Ackerman, Carolina Engineering, Tim Probst, PDG Architects, and Josh Tiller, J. K. Tiller Associates

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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. **RESIGNATION OF J. MICHAEL BROCK:** Chairman Atkins announced that Mr. Brock resigned unexpectedly from the Design Review Board (DRB). Mr. Brock was approached to serve on the Town of Bluffton Planning Commission. Mr. Brock advised the Town of Bluffton Attorney that he served on the DRB, and the Town attorney said there would be no issue. There was a complaint issued because Mr. Brock was serving on the Design Review Board and the Town of Bluffton Planning Commission at the same time. The County Attorney advised the DRB Chairman and staff that it was a state law that members of the DRB could not serve on more than one Board or Commission at the same time within the State of South Carolina. Mr. Brock will be missed, and we are so appreciative for the 14 years of valuable service he gave to the DRB.
4. **MINUTES:** Chairman Atkins asked if there were comments on the September 5, 2024, meeting minutes. Mr. Walsnovich requested that Item 5A “Cadillac Sales & Service Center” in the minutes get revised. He stated that he did not make the comments that were listed and believed that those were Mr. Brower’s comments.  
Mr. Waslnovich motioned to approve the minutes with the corrections made. Mr. Brower seconded to approve. Motion carried unanimously.
5. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

## 6. NEW BUSINESS:

### A. Mavis Tires & Brakes Exterior Painting Project, 1176 Fording Island Road – Bluffton – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Marcelo Nandi, the Developer for the project, attended the meeting via telephone conference. He stated that the original painting proposal had a bold teal & white stripe on two sides of the building, but after speaking with staff they changed their proposal to limit the painting work on the brick gable with a teal color and a bottom white stripe. Mr. Nandi said that they wanted to make another change to the artwork so that the teal color would be applied on the gable over the main entry but that the top & bottom white stripes would be removed.

Mr. Walsnovich said that he had difficulty with the teal color being painted on the brown brick but had no problem with the new awning. He stated that he would prefer that the sign get applied directly to the brick wall but had a problem with painting the brick.

Mr. Brower stated that he had no problem with the new awning or the painted brick.

Mr. Jadown said that he did not think that the teal color fit in with the existing building and was not in favor of painting the brick.

Mr. Atkins said he had no problem with the new awning, the teal color or with painting the brown brick. He understood Mr. Walsnovich's and Mr. Jadown's comments because the teal paint would be permanent. Mr. Atkins said that he did have a problem with just painting the gable portion and preferred that they paint the entire gable element teal. Mr. Nandi said that by only painting the gable, versus painting the entire gable element, better represented the re-branding they wished to accomplish and that the signage would be applied over the painted teal color. Mr. Atkins suggested that they add a teal-colored backer on the wall signage and that they were allowed up to 80 square feet of wall signage.

Mr. Walsnovich asked if the brown brick would be painted red based upon the renderings given to the Board. Mr. Nandi stated that the brown brick would not be painted red and would remain unpainted. Mr. Walsnovich said that he had a problem with the gable being painted teal because it appeared to be part of the sign.

Mr. Walsnovich made a motion that this project get tabled to give the applicant the opportunity to study the option of adding a teal-colored sign backer, but that the brick could not be painted teal.

Mr. Jadown seconded the motion.

Motion carried unanimously.

## 7. OLD BUSINESS:

### A. Hilton Head Cadillac Sales & Service Center, 1092 Fording Island Road – Bluffton – Conceptual (Revisit):

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 said that he worked with Cadillac to bring Lowcountry elements to the architecture. He said that storefront windows were added to the side of the tunnel, Bahama shutters were added on the sides and rear of the building and that roofs were added over the doors and that they changed the metal panels to a matte finish on the front.

Mr. Jadown said that he liked what was done with the shutters and asked whether the metal panels were allowed. He said that he liked the building design before but liked the new version of the building design even more.

Mr. Brower said that he had a problem with the light building color and believed it should be darker in color. He stated that the white color was stark and contemporary and that it should have more sense of belonging in the Lowcountry.

Mr. Walsnovich stated he liked the direction the design was going by adding shutters but took pause with the starkness of the white building color.

Mr. Atkins questioned why the metal facade panels were kept and how it formed a roof over the showroom. Mr. Probst said that they had concerns that water would be an issue and that the metal panels created folds to address this. Mr. Atkins stated that the sloped roofs and shutters provide nice Lowcountry elements that tie well with the design. He said that the highway buffer fronting the existing building was fairly weak with many voids and struggled with the metal facade panels proposed at the front showroom. He asked Mr. Probst to consider substituting the metal panels with a cementitious product or stucco instead. Mr. Atkins said that metal panels have been approved on buildings in the past by the DRB but only on a case-by-case basis where the metal panels were on the back-of-the-house, hidden or not visible from the street. He said that the new building was closer to the highway than the existing building was, that the existing building had a stucco facade, and that the architecture had to meet the architectural guidelines within the corridor and struggled with the metal panels. Mr. Atkins said that the matte panel is still a metal panel.

Mr. Atkins asked for a motion.

Mr. Brower made a motion to approve this project with the condition that:

- The metal facade panels are not approved and should be substituted with a cementitious product or stucco.
- Re-study the entire color scheme on the building so it is in context with the existing building.

Mr. Jadown seconded the motion.

Motion carried unanimously.

**8. BOARD BUSINESS:**

**A. Election of DRB Vice Chairman (Partial Term ends January 1, 2026):**

Mr. Atkins asked the Board if anyone wished to volunteer to serve as Vice Chairman. The Board held a brief discussion.

Mr. Walsnovich made a motion that he would serve as the DRB Vice Chairman.

Mr. Brower seconded the motion.

The motion passed unanimously.

**B. Vote to Approve the 2025 Meeting Schedule:**

Mr. Atkins stated that the meetings would be held on the first Thursday of each month except for the months of January and July, the meetings would be held on the second Thursday to avoid holiday conflicts.

The Board unanimously approved the 2025 meeting schedule as proposed.

**9. DISCUSSION ITEMS:**

**A. Stokes Toyota Service Center, 3557 Trask Parkway – Beaufort:**

Ms. Moss gave the project background. Mr. Atkins asked the applicant to provide additional information. Mr. Tiller, the Landscape Architect for the project, stated that the Trask Parkway widening took a good portion of the highway buffer in front of this development so a wide foundation buffer was added in front of the new service center building to accommodate enhanced buffering and that new plantings would be added within the old driveway cut. Mr. Ackerman, the project Engineer, said that the rear metal service building had 18 bays with no air-conditioning and that Toyota needed to upgrade the site. He stated that the small building would be removed and that the parking area would be improved with new pavement and tree islands. He said that there were FEMA flood issues between the old dealership building and the new service center building and grading work would be required and that the new parking area in front of the service center building was laid out to match the cadence of the parking area on the northern portion on the site. He stated that the only overhead door on the new service center would be on the right side of the building, that the building would be softened with the plantings in the widened foundation buffer and that a Dominion overhead powerline was behind the buildings and that the buildings could not be placed any further from the highway.

Mr. Brower asked where the customer waiting area would be located. Mr. Ackerman said that customers would pull into the drop off tunnel and wait in the existing dealership building. Mr. Brower asked where the used cars would be sold. Mr. Ackerman said that the used cars would be displayed in the new parking area in front of the new service center building.

Mr. Walsnovich asked if the middle parking spots were one space deep. Mr. Ackerman confirmed that they were one space deep and that they lined up with the parking aisles on the northern half of the site.

Mr. Probst explained that the drop-off tunnel and service center would be a continuation of the existing dealership building. He said that the addition was lower than the dealership building and that the service center had faux cementitious louvers in the front with functional windows above the louvers and that metal panels were on the sides and rear.

Mr. Atkins stated he liked the fenestration.

Mr. Brower said the new building made a huge improvement on the entire site.

Mr. Walsnovich asked if plantings would be added to the existing 10' highway buffer. Mr. Tiller stated that additional plantings existed within the highway buffer and that new plantings would be added within the old driveway cut off Trask Parkway. Mr. Walsnovich said that evergreen plantings, such as American hollies, should be installed within the widened service center foundation buffer and that the tree islands within the new parking area should be wider to support overstory trees.

Mr. Jadown asked whether there would be more or less vehicle parking spaces on site. Mr. Ackerman stated that there would be fewer vehicle parking spaces in front of the new service center but there was space at the rear of the site that could be used for vehicles to be displayed.

Mr. Atkins said that the back and sides had smooth stucco and to consider continuing the stucco around the entire building versus the metal panels while keeping the massing and shape. Mr. Probst said that the intent was to keep the front minimal with the metal panels. Mr. Atkins said that the drive through tunnel was clad with stucco and that there were four pronounced pieces of metal panels with stucco sides.

The Board provided the following guidance to the SRT to bring the site into better conformance with the Code:

- Propose evergreen plantings, such as American hollies, within the widened service center foundation buffer.
- Widen the new tree islands within the parking area fronting the Service Center to support overstory shade trees.
- Install supplemental evergreen plantings in the void areas within the existing 10' highway buffer.

**B. Okatie Center East – Caliber Collision Revised Roof Screen Layout, 107 Traders Cross – Bluffton:**

Mr. Atkins explained that there were some changes made on the building that did not receive DRB approval. He said that the approved brick color on the water table was brown but that the lighter brown color was installed and that a small roof vent was installed on the small shed roof and that both changes were recently approved by him on behalf of the Board.

Mr. Brower stated that he preferred the light brown brick on the water table.

Mr. Atkins said that he asked that this project be added to the agenda to discuss the changes with the Board and that another major issue was that an additional large roof vent was installed on the

rear roof without screening and that it was visible from the highway. He said that updated rendered elevations and a roof screen layout plan were submitted that addressed his concerns. He explained that the existing metal equipment screen would be extended in front of the new roof vent and that the jogged roof screen behind the new roof vent would remain.

Mr. Atkins made a motion to approve the roof screen layout plan and that the roof vent on the shed roof should be painted to match the roof color.

Mr. Brower seconded the motion.

The motion passed unanimously.

**10. OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, December 5, 2024, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

**11. ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Jadown seconded the motion. The meeting was adjourned at 3:45 p.m.