



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

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**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.

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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. **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.