



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
August 7, 2025, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: Eric Walsnovich, Kris Feldmann and John Teter

Members Absent: James Atkins and Denise Procida

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Stokes Toyota Service Center Addition Project: Tim Probst, PDG Architects; Jeff Ackerman, Carolina Engineering; and Josh Tiller, J.K. Tiller Associates

Sam's Club & Fuel Station Repainting Project: Isaac Grayson, BRR Architecture Inc.

No members of the public were in attendance.

1. **CALL TO ORDER:** Vice Chairman Walsnovich called the meeting to order at 2:33 p.m.
2. **FOIA:** Vice Chairman Walsnovich 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:** Vice Chairman Walsnovich asked if there were comments on the July 10, 2025, meeting minutes. Mr. Teter and Mr. Feldmann did not attend this meeting so it was decided that this vote would be tabled until the next meeting.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment. Mr. Walsnovich said that per the applicant's request, the Stokes Toyota project would be discussed first.

ACTION ITEMS

5. OLD BUSINESS:

A. Stokes Toyota Service Center Addition and Parking Lot Improvements Project, 3557 Trask Parkway – Beaufort – Final:

Ms. Moss provided the project background. Mr. Walsnovich asked for public comment, but no comments were made. Tim Probst, the Architect for the project, made the presentation. He said that the red ACM eyebrow color would match the existing red color on the dealership building.

Mr. Feldmann referred to the elevation sheet and questioned why the ACM panels were extended. Mr. Probst said that it was extended to align with the joints. Mr. Feldmann did not have any other comments.

Mr. Teter said that he was not at the last meeting but that the building looked good.

Mr. Walsnovich stated that he had no comments about the architecture. He said that the pavement next to the tree islands must be pervious per 5.8.80 in the Code, that the landscape plan looked great and that the lighting plan was difficult to read and couldn't determine which light poles were new or to be removed. He said that light fixture cut-sheets should be submitted and that the minimum/maximum average footcandles seemed to be met, but the footcandle values at the front property line were too high and had to be reduced.

Mr. Feldmann made a motion to approve this project under the following conditions:

- The parking spaces next to the tree islands must have pervious pavement.
- Ensure that the new red ACM trim matches the red color on the existing dealership building.
- Submit a revised lighting plan that clearly shows which light poles are to be removed and being proposed, with reduced footcandle levels at the front property line, pole heights specified, and light fixture cut sheets attached.

Mr. Teter seconded the motion.

Mr. Walsnovich asked if a discussion was needed. There was no discussion.

The motion passed unanimously.

6. NEW BUSINESS:

A. Sam's Club & Fuel Station Repainting Project, 14 & 20 Bluffton Road – Bluffton - Final:

Ms. Moss provided the project background. Mr. Walsnovich asked for public comment, but no comments were made. Isaac Grayson, the architect for the project, attended the meeting via telephone.

Mr. Teter said that the proposed colors were a good improvement over the existing colors.

Mr. Feldmann said that the proposed gray colors were acceptable but that he did not think the proposed blue facade color met the criteria because it was too bright and is not being applied as an accent on the entire wall.

Mr. Walsnovich agreed with Mr. Feldmann's comments. He said that the blue color should be used on the signage panel background. He said that the blue walls would be counted toward the signage square footage calculations and that they were limited to 149 +/- square feet of signage on the entire building.

Mr. Feldmann said that the blue accent color on the Sam's Club walls did not qualify as accents but that the blue fascia and gables on the gasoline canopy did qualify.

Mr. Grayson wanted to confirm that the Design Review Board was not pleased with the tone and extent of blue being proposed on the Sam's Club walls and the Board agreed. He said that they had another option with a Sam's Club wall sign with a blue background with light lettering. The Board members were more receptive to this option and Mr. Feldmann stated that the fuel canopy should take on a similar scheme as Sam's Club and that the blue color should not be applied on the gables & fascia.

Mr. Teter moved to Table this project to allow the applicant to revise the renderings by removing the bright blue wall color and to work through the signage calculations to ensure they were meeting the Master Sign Plan requirements.

Mr. Feldmann seconded the motion.

Mr. Walsnovich asked if a discussion was needed. Mr. Grayson asked what the next steps would be. Mr. Walsnovich said to revise the elevations and bring it back to the next DRB meeting for review.

The motion carried unanimously.

OTHER BUSINESS:

7. **NEXT SCHEDULED MEETING:** Mr. Walsnovich stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, September 4, 2025, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Teter made a motion to close the meeting, Mr. Feldmann seconded the motion. The meeting was adjourned at 3:05 p.m.