



Design Review Board

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Design Review Board Meeting Agenda

Thursday, July 9, 2026, 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
- [4.](#) APPROVAL OF MINUTES – April 2, 2026
- [5.](#) APPROVAL OF MINUTES – June 4, 2026
6. PUBLIC COMMENTS ON NON-AGENDA ITEMS (Comments are limited to 3 minutes)

ACTION ITEMS

7. **NEW BUSINESS:**
 - [A.](#) Hilton Head Gasoline Station Reconstruction Project, 1610 Fording Island Road – Bluffton – Conceptual
 - [B.](#) Osprey Point – Malind Centre Commercial Buildings H & J, 1569 Pritcher Point Road – Okatie – Conceptual
8. **OLD BUSINESS:** (None)

OTHER BUSINESS

9. **NEXT SCHEDULED MEETING** – 2:30 p.m. on Thursday, August 6, 2026, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
10. **ADJOURNMENT**



**BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
April 2, 2026, Grace Coastal Church, 15 Williams Drive, Okatie, SC**

Members Present: James Atkins, Denise Procida and John Teter

Members Absent: Kris Feldmann

Staff Present: Nancy Moss, Beaufort County Planning & Zoning Department
Carolyn Wallace, Beaufort County Planning & Zoning Department

Guests:

The Reserve at Broad River: Shelly Blakesley, Kaas Wilson Architects; Eric Walsnovich and Brad Hix, Wood & Partners, Inc.; Edmund Waddill, Chaucer Creek Capital; and Alex Rhode, Seamon Whiteside

Beaufort County Councilwoman Paula Brown, District 8

Members of the public were not 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 5, 2026, meeting minutes. Mr. Teter motioned to approve the minutes as prepared. Mr. Atkins seconded the motion. The motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

ACTION ITEMS

5. **NEW BUSINESS:** None

6. **OLD BUSINESS:**

- A. **The Reserve at Broad River (Multi-Family), 101 Broad River Boulevard – Beaufort – Final:**
Mr. Atkins asked for public comment, but no comments were made. Ms. Moss provided the project background. Eric Walsnovich, the Landscape Architect for the project, and Shelly Blakesley, the Architect for the project, attended the meeting to represent this project. Mr. Walsnovich stated that he had nothing to add to the staff report and will make the minor adjustments to the landscape plan. Ms. Blakesley said that it was very important to them to have the white color on the building body between the stacked porches and on the porch columns as wayfinding to the building entrances. She stated that the building had symmetry with the bracketed cantilevered porches being painted white, that the green board & batten areas always had a brick base on the first level, that the green color was added to the small gables above the areas with green board & batten siding to

add balance and that the red color was added at the top of the large gables, Bahama shutters and on the doors. She said that the window shutters were added to the building as a Lowcountry design element.

Mr. Teter said that he appreciated the change from 24” board & batten spacing but thought that the 12” spacing went a little too far and made the design look busy. He suggested that 16” spacing would work better especially with the volume of space.

Ms. Procida recommended that they study where the battens end up and to make sure they line up so they make sense. Ms. Blakesley stated that she agreed and that it was a Revit issue and that it would be adjusted. Ms. Procida said that she liked the fact that they incorporated more red on the building and liked it on the doors and shutters because it ties it all together better.

Mr. Teter said that the colors were excellent and well proportioned.

Mr. Atkins said that he liked the color scheme and the design updates. He referred to the 3D rendering the applicant brought to the meeting said that the color blocking bothered him a bit that the two small gables over the stacked porches were different in color and to remove the white trim and to be consistent gable to gable. He stated that the scale of the brackets under the stacked porches appeared to be 4x4’s and that the columns on the porches appeared to be 10x10’s and that the brackets should be the same size as the columns because the existing brackets appear too small to support a 2-story porch. He stated that the landscape plan had a disclaimer that the grading may reduce the number of significant trees and that County approval is required before any significant trees are removed. He said that the HVAC ground mounted units are not shown on the civil plans but are shown on the landscape plans. He said that some of the HVAC units have landscaping to screen the units while other HVAC units are not screened with landscaping. He requested that the electric meters are adequately screened from the public way and that the top of the wetland bank adjacent to the traffic circle seems a bit sparse and that additional plantings should be added.

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

- Adjust the plans to address the staff comments.
- Study the scale and detail of the brackets under the stacked porches.
- Study the gable end color blocking to ensure trim color matches the gable facade color.
- Revise the landscape plan to add more plantings at the top of the wetland bank adjacent to the traffic circle and make sure the HVAC units are adequately screened (preferably with a ventilated structure that blends the unit into landscaping & buildings).

Ms. Procida seconded the motion.

Mr. Atkins asked the Board if a discussion was needed about the motion. There was no discussion.

Motion passed unanimously.

Mr. Atkins read the standard final condition and stated that “the buildings must be constructed, and the landscaping & lighting must be installed per 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”.

OTHER BUSINESS

- 7. NEXT SCHEDULED MEETING:** Mr. Atkins stated that the next scheduled meeting is currently at 2:30 p.m. on Thursday, May 7, 2026, but will likely be rescheduled on Thursday, May 14, 2026, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909. The DRB is waiting for the Church Board to approve the rescheduled meeting date.

- 8. ADJOURNMENT:** Ms. Procida made a motion to close the meeting, Mr. Atkins seconded the motion. The meeting was adjourned at 3:00 p.m.



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MEETING MINUTES
June 4, 2026, Grace Coastal Church, 15 Williams Drive, Okatie, SC

- Members Present:** Kris Feldmann, Elizabeth Epstein, Celina Morello, and Denise Procida
- Members Absent:** James Atkins, Caroline Atkins and John Teter
- Staff Present:** Nancy Moss, Beaufort County Planning & Zoning Department
Carolyn Wallace, Beaufort County Project and Development Coordinator
- Guests:** Parris Island Commons – Grady Woods, Woods Dendy Architects and Mike Cox, Witmer, Jons Keefer, Ltd.
- Members of the public were not in attendance.
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1. **CALL TO ORDER:** Vice Chairman Feldmann called the meeting to order and took roll call at 2:28 p.m.
2. **FOIA:** Vice Chairman Feldmann said that “public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act”.
3. **04.02.26 MINUTES:** Vice Chairman Feldmann stated that they would have to table the vote for the April 2, 2026 meeting minutes because there wasn’t a quorum of the Board members present that attended the April Board meeting. He asked that this vote get postponed to the July 9th meeting agenda.
4. **05.14.26 MINUTES:** Vice Chairman Feldmann asked if there were comments on the May 14, 2026, meeting minutes. Ms. Procida motioned to approve the minutes as prepared. Ms. Morello seconded the motion. The motion carried unanimously.
5. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

ACTION ITEMS

6. **NEW BUSINESS:**
 - A. **Parris Island Commons Amenity and Apartment Buildings, 395 Parris Island Gateway – Beaufort – Conceptual:**

Mr. Feldmann asked for public comment, but no comments were made. Ms. Moss provided the project background. Grady Woods, the Architect for the project, and Mike Cox, the Landscape Architect for the project attended the meeting to represent this project. Mr. Woods stated that he appreciated the Board meeting with him informally to discuss the building architecture and for providing comments at the March 5, 2026 DRB meeting. He said that they addressed all of the Board’s previous comments and manipulated the Amenity building facade facing Parris Island Gateway by relocating the mailroom location and creating better articulation. He said that there was an odd number of units allowed so building #1 has a large penthouse. Mr. Woods stated that he would be glad to answer any questions. Mr. Cox said that they intentionally kept as many

significant trees as possible and that angled parking was incorporated along the interior street and that the parking areas were located behind the apartment buildings.

Ms. Epstein wondered about the buildings having to meet a 2.5-story building height. Mr. Woods stated that this very issue was under discussion at the March 5th DRB meeting and that the building design was revised per the suggestion of the DRB to recede the upper floor to reduce the mass and to let the roof continue to wrap around to make it look like a 2.5-story building.

Ms. Procida said that she liked how the design evolved from March to now. She said that the Amenity building needed more articulation and suggested that shutters or brackets get added to incorporate more Lowcountry features. She stated that the upper-level facade material had the same horizontal siding that was on the rest of the building and recommended that they introduce another siding material such as shake or board & batten. Ms. Procida stated that the proportion of the second level screen porch seemed too tall and that perhaps they lower the level of the second-floor porch roof or add panel & board siding as was done on the first floor or add horizontal louvers to break up the opening. She asked Mr. Woods if the building colors had been selected. Mr. Woods stated that the renderings were a good representation of the white building color being proposed. He said there was strength in simplicity with the white color and crisp detailing.

Ms. Epstein stated that the building design should incorporate more Lowcountry detailing.

Ms. Morello appreciated the effort to save the specimen trees. She said that the dumpster enclosure and dog park should be properly screened and that the sidewalk should be extended to the dog park.

Mr. Feldmann said that the architect responded well to the previous DRB comments with the updated architecture and massing presented at today's meeting and that they achieved 2.5-story buildings. He stated that he disagreed with Ms. Procida's comment about changing the facade material on the upper level and liked the horizontal siding but recommended that they introduce exposed rafter tails or eave brackets. Mr. Feldmann said he loved the open corridor concept. Mr. Feldmann commented on the site plan and said that it felt overparked and should be reduced. Mr. Cox said that 152 parking spaces are required but that they were allowed to have up to 20% above the number required and that 169 parking spaces were proposed. Mr. Feldmann said that some of the extra parking spaces should be removed, like the ones on the curved portion of the drive, to provide better access to the dog park and to reduce the amount of asphalt surface. Mr. Feldmann stated that the condenser locations should be identified and should ideally be fenced in. He said that on the Amenity building articulation on the blank walls may be resolved with heavy landscaping or faux openings. He asked that they better tie the amenity building architecture with the apartment buildings, particularly at the Amenity entry by adding a metal roof with Lowcountry detailing such as exposed rafter tails.

Ms. Procida agreed that will be very important to know where the condenser units will be located.

Mr. Feldmann recommended that they consider using the artisan Hardie plank siding versus the standard Hardie plank siding.

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

- Study the proportion of the second-floor porch height and the articulation at the screened in porch areas by incorporating Lowcountry elements.
- Identify the A/C condenser locations and specify the screening method.

- Better tie the entry area architecture of the Amenity building with the Apartment buildings by syncing the Apartment building metal entry porch roof detailing to the Amenity building and provide better facade articulation with the use of shutters, brackets or faux openings.
- Reduce the number of parking spaces to provide better access to the dog park and to reduce the amount of asphalt surface.
- Introduce exposed rafter tails or eave brackets to the upper-level areas on the Apartment buildings.
- Consider applying the artisan Hardie plank siding on the building facades.

Ms. Epstein seconded the motion.

Mr. Feldmann asked the Board if a discussion was needed about the motion. There was no discussion.

Motion passed unanimously.

7. OLD BUSINESS: None

OTHER BUSINESS

- 8. NEXT SCHEDULED MEETING:** Mr. Feldmann stated that the next scheduled meeting is at 2:30 p.m. on Thursday, July 9, 2026, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
- 9. ADJOURNMENT:** Ms. Procida made a motion to close the meeting; Ms. Morello seconded the motion. The meeting was adjourned at 3:05 p.m.

Hilton Head Gasoline Station Reconstruction Project

Type of Submission:	Conceptual
Developer:	Alex Rentals, Inc.
Architect:	EDI Group
Landscape Architect:	Morris & Ritchie Associates, Inc.
Engineer:	Morris & Ritchie Associates, Inc.
Type of Project:	Commercial
Location:	1610 Fording Island Road, Bluffton
Zoning Designation:	Buckingham Landing Community Preservation District (BLCPP)

This 1.57-acre reconstruction project site is located at the head of the Hilton Head Island bridges with the Bluffton Parkway flyover entry ramp built over the northwest corner of the site. This site was originally developed in 1984 with a 2,480 square foot minimart store, a 1,500 square foot gas canopy, paving and infrastructure. The site is bound by Highway 278 to the north, residential parcels to the east and Fording Island Road Extension to the south.

The minimart suffered devastating Hurricane related damages in 2016, was closed and subsequently sold twice. Within recent years the building's roof system collapsed, and the storefront system was boarded-up. The building is currently in extreme disrepair, has become an eyesore and the facade is riddled with graffiti. The property is currently a non-conforming site with a non-conforming "use" because the gasoline station is not allowed in the current BLCPP zoning district, but is grandfathered, does not meet the current setbacks and is less than 100 feet from the OCRM critical line.

The applicant presented conceptual site plans to the Staff Review Team (SRT) on December 10, 2025, to request a rebuild of the gasoline station within the original building footprint and adding on a 15% building expansion, and to leave the gas canopy at its current location. The SRT approved the 15% expansion with conditions, some of which were to remove one of the driveway cuts off Fording Island Road, to provide as may thoroughfare buffer plantings that would reasonably fit, to bring the site into better conformance with the Code and to demolish the minimart structure as soon as possible and allowed this project to move forward with the DRB process.

The scope of the work for this project involves the construction of a 2,750 SF one-story minimart building, to modify the existing gas canopy to match the building design/colors and also includes the installation of tree islands & pervious parking spaces, landscaping, removing the old septic system and tying into the public sewer line.

The building has a single sloped roof system that drains from the front to the back which is concealed with a stepped roof parapet clad in stucco and the facade is clad with brick and contains large storefront windows covered with metal awnings on the front and left sides of the building. The main recessed entrance is covered and centrally located with two prominent pilasters on each side.

Staff Comment:

1. The SRT has the discretion under the Code to allow up 15% expansion per Division 8.2.20: https://library.municode.com/sc/beaufort_county/codes/community_development_code?nodeId=ART8NO_DIV8.2NOUS_8.2.20EXEXRE
2. Photographs of the gasoline canopy in its existing condition were provided, but drawings of the proposed gas canopy modifications were not.

Osprey Point - Malind Centre Commercial Development - Buildings H & J

Type of Submission:	Conceptual
Developer:	Forino CO LP
Architect:	Jason Broene, Court Atkins Architects
Engineer:	Jeff Ackerman, Carolina Engineering
Landscape Architect:	J. K. Tiller Associates, Inc.
Type of Project:	Commercial
Location:	1569 Pritcher Point Road, Okatie
Zoning Designation:	PUD (Osprey Point)

This 16.543-acre project site is currently undeveloped, is fully wooded, contains two isolated wetlands and is the commercial parcel which is part of the Osprey Point Planned Unit Development. The existing isolated wetland at the southeast portion of the parcel and the existing trees within the perimeter buffers and around the preserved wetland are scheduled to remain. The site fronts Highway 170 and is bound and will be accessed from Malind Bluff Drive to the south, Perimeter Road to the east, and Pritcher Point Road to the north.

The project site has been master planned and contains nine commercial buildings totaling 207,000 square feet which includes on-site pedestrian plazas & walkways, fenced-in outdoor dining patios, pocket parks, tree lined internal drive aisles with a main central boulevard and on-street parking, defined screened parking lots, landscaping, preserved wetlands and wetland filling, infrastructure and stormwater facilities. This project also includes off-site Perimeter Road right-of-way improvements which include diagonal parking, walkways, landscaping and Malind Bluff open space upgrades with a pavilion, walkways and landscaped berms to create enhanced buffering.

The applicant made an informal presentation at the December 4, 2025, DRB meeting and received comments from the Board as guidance to finalize the building designs. At the March 5, 2026, DRB meeting, conceptual architecture and landscape plans were reviewed for buildings A, B & C and at the May 14, 2026, DRB meeting, conceptual architecture and landscape plans were reviewed for buildings D, E, F & G.

For this review, the applicant has submitted conceptual architecture for the two last buildings that will be located on the south side of the parcel and will address the main internal drive aisle within the commercial development. Both buildings have an agrarian architecture style with gable roofs covered with metal roofing material, facades clad with board & stucco, with Lowcountry detailing featuring roof cupolas, galleries and recessed entry ways, wall-mounted gooseneck light fixtures & vertical open gapped siding accents at the storefront entrances and have a gray & charcoal color scheme.

Building “H”: This two-story +/- 13,156 square foot multi-tenant building has four retail units and is located on the southeast corner of the site. The building has simple gable roofs and the facade is covered with a combination of board & batten and stucco containing large windows and features a central gallery and tenant entrances in the front gables covered with flat suspended awnings supported by cables.

Building “J”: This three-story +/- 49,971 square foot multi-tenant building has nine office units and will be located on the southwest portion of the site. The building has a mansard roof with metal roofing applied around the perimeter of the building but breaks with gable roofs at the front main entry which features barn door elements on each side and a gable roof on the back and the facade is clad with a combination of board & batten siding and stucco containing large uniformly spaced window units with panel trim and the side

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entrances are covered with shed porch structures while the front and rear entrances are covered with flat suspended awnings supported by cables.

Staff Comments:

1. An updated linear facade study has been submitted to make comparisons of the building heights, massing, materials & fenestration alignment.
2. A master color board has been submitted for each of the nine buildings.
3. The master plan was approved to have up to 207,000 SF of commercial space at this development. Provide an itemized listing of the gross square footage of the nine buildings at this development to confirm that the overall building square footage does not exceed the amount of building square footage approved.
4. The service yard, ground-mounted A/C units, exhaust fans, grease traps, etc. locations were not provided for each building.
5. At final, please submit elevations of the pavilion proposed at the Malind Bluff open space adjacent to Perimeter Road.

END OF REPORT