



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
September 4, 2025, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, Eric Walsnovich, Kris Feldmann (via telephone), Denise Procida and John Teter

Members Absent: None

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Sam's Club & Fuel Station Repainting Project: Dennis Wilson, BRR Architecture Inc.

Beaufort County Councilwoman Paula Brown, District 8

No members of 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 July 10, 2025, meeting minutes. Mr. Atkins, Mr. Walsnovich, and Ms. Procida approved of the minutes as submitted. Mr. Teter and Mr. Feldmann abstained from the vote because they did not attend this meeting.
4. **MINUTES:** Chairman Atkins asked if there were comments on the August 7, 2025, meeting minutes. Mr. Walsnovich, Mr. Feldmann and Mr. Teter approved of the minutes as submitted. Mr. Atkins and Ms. Procida abstained from the vote because they did not attend this meeting.
5. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

ACTION ITEMS

6. **NEW BUSINESS:** None

7. **OLD BUSINESS:**

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

Ms. Moss provided the project background. Mr. Atkins asked for public comment, but no comments were made. Dennis Wilson, the Architect for the project, attended via telephone and made the presentation. He said that the revised submission addressed all of the Design Review Board's comments and welcomed any questions from the Board.

Mr. Teter, Mr. Walsnovich, Ms. Procida and Mr. Feldmann had no comments.

Mr. Atkins said that once these two buildings were repainted, the Walmart store would have a different color scheme. He asked the applicant if there were any long-term plans to repaint the Walmart store to align with the gray color scheme of Sam's Club and the Fuel Station. Mr. Wilson stated that there are plans to convert the Walmart wall colors similar to the wall colors of Sam's Club and the fuel station. Mr. Atkins asked that the applicant share the new gray color scheme on Sam's Club and the Fuel Station with the Walmart people so the buildings within this development have the same colors applied. Mr. Wilson agreed to share the new gray color scheme with Walmart.

Mr. Walsnovich made a motion to approve the gray facade colors and blue wall signage background color for the Sam's Club and Fuel Station as submitted.

Ms. Procida seconded the motion.

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

The motion passed unanimously.

Mr. Atkins read the final standard condition and said that "the exterior of the buildings must be repainted according to the plans reviewed and approved by the DRB. The material and 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:

- 8. NEXT SCHEDULED MEETING:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, October 2, 2025, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

The Board had a discussion and asked staff to consult with the County's Legal Department if a Board member, Eric Walsnovich, with a vested business interest in Beaufort County could remain on the Board and whether Mr. Atkins could make an informal presentation about an upcoming commercial project to the Board. Ms. Moss agreed to do so.

- 9. ADJOURNMENT:** Mr. Teter made a motion to close the meeting, Mr. Walsnovich seconded the motion. The meeting was adjourned at 3:00 p.m.