



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.

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, and Mike Cox, the Landscape Architect, both 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 it 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.