



Beaufort County Historic Preservation Review Board Meeting

Chairman

Natalie Harvey

Vice Chairman

Katrina Epps

Board Members

Kathryn Mixon
Katherine Pringle
Vacant
Vacant
Vacant

County Administrator

MICHAEL MOORE

Staff Support

ROBERT MERCHANT
KRISTEN FORBUS

Administration Building

Beaufort County Government Robert
Smalls Complex
100 Ribaut Road

Contact

Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
(843) 255-2147
www.beaufortcountysc.gov

Historic Preservation Review Board Agenda

Thursday, August 20, 2026 at 1:00 PM

Executive Conference Room, Administration Building

Robert Smalls Complex, 100 Ribaut Road, Beaufort

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. 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 – July 17, 2025 and March 17, 2026
5. CITIZEN COMMENTS (*Comments are limited to 3 minutes.*)

ACTION ITEMS

6. CONSIDERATION OF RENOVATION PLANS LOCATED AT THE CORNER PACKING SHED (6 DE GULLAH WAY)
-
7. ADJOURNMENT

Minutes
Historic Preservation Review Board
July 17, 2025, 1:00 p.m.
Bluffton Library

CALL TO ORDER:

Ms. Harvey, Chairman, called the meeting to order at 1:00 p.m.

MEMBERS PRESENT:

Natalie Harvey, Chairman
Katrina Epps, Vice Chairman
Kathryn Mixon
Sally Murphy

MEMBERS ABSENT:

Aileen LeBlanc
Katherine Pringle
Cheryl Steele

STAFF PRESENT:

Kristen Forbus, Beaufort County Planning and Zoning Long Range Planner

PUBLIC COMMENT (non-agenda items):

There were no public comments.

MINUTES:

The March 2024, January 2025, and April 2025 meeting minutes were approved.

Discussion of Future Historic Designations

Miss Forbus presented the current historic structures of Beaufort County. Members went through and compared the list to the updated Above Ground Historic Survey that was completed for South of the Broad and St. Helena Island. Members agreed to not pursue historic designation for archaeological sites at this time.

Ms. Harvey adjourned the meeting at 1:40 PM.

Minutes
Historic Preservation Review Board
March 17, 2026, 1:00 p.m.
100 Ribaut Rd, Executive Conference Room

CALL TO ORDER:

Ms. Harvey, Chairman, called the meeting to order at 1:00 p.m.

MEMBERS PRESENT:

Natalie Harvey, Chairman
Katrina Epps, Vice Chairman
Kathryn Mixon

MEMBERS ABSENT:

Katherine Pringle

STAFF PRESENT:

Kristen Forbus, Beaufort County Planning and Zoning Long Range Planner

PUBLIC COMMENT (non-agenda items):

There were no public comments.

MINUTES:

Discussion of Future Historic Designations

Miss Forbus presented the updated historic ordinance language. There was discussion of scrivener's errors in 7.3.80.D that are to be fixed. The language was discussed and Ms. Mixon made the motion to recommend approval. Ms. Epps seconded. The motion was approved 3-0.

Ms. Harvey adjourned the meeting at 1:33 PM.

Corner Packing Shed

Applicant: Oceana Design LLC on behalf of Marshview Organic Farms

Location: 6 De Gullah Way

Zoning Designation: T4 Village Center

Background:

The subject property is located in the Corners Community behind Gullah Grub. It was originally a vegetable packing shed built circa 1930 and was put on the National Registry in 1988. The applicant is looking to restore the packing shed into a multi-use community resource for Marshview Community Organic Farm and South Carolina Coastal Community Development Corporation. It would accommodate public meetings, business spaces, catering, sales of local produce, and a community gathering space.

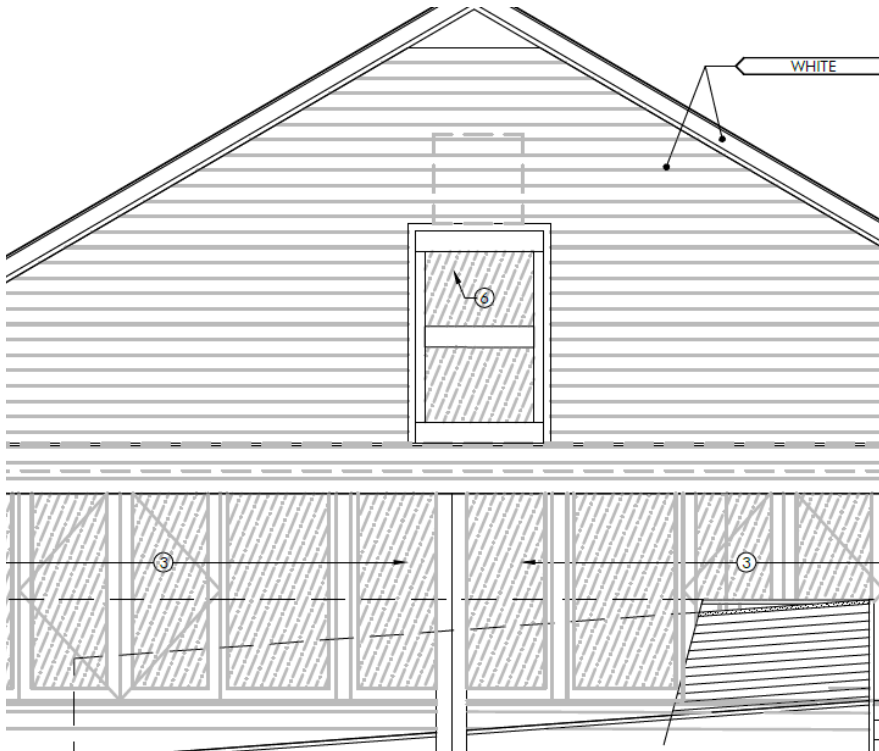
Work to be completed:

- Floor system will be reinforced; Reinforcing and new footings of foundation
- Roof system, along with columns, beams, and footings, to be improved to support load
- The building will be enclosed (except for the porch) and created into a community center
- Replacement of main perimeter beam
- Addition of a silo that houses an elevator

Staff comments:

- The North elevation and East (rear) elevation are Both labeled as D on the existing and proposed. One should be C.
- Update the 3D rendering to match plans; roof is to be silver in color rather than the blue proposed on the first page. Also, there is a discrepancy with the proposed fascia color in the West (front) (A A 2.1) elevation.
- All doors, decking, and railing are to be replaced with wood materials with in-kind designs. Staff does not recommend the proposed aluminum doors and railing. This does not include the rear galvanized metal doors if they are required for fire safety.
- All doors and windows are to have mullions.
- Specify porch floor material. Staff recommends wood.
- Specify the proposed soffit color and materials. The fascia color is addressed but the material is not.
- Need to specify if siding will be replaced in-kind or salvaged. Application vaguely states “reuse or recreate”. How much is being saved and reused?
- Explain the square above the hay loft above front window. Are the plans suggesting this is to remain apparent on the exterior? (A A 2.1)
- Address the dashed line below the hay loft in the West (front) (A A 2.1) elevation.
- Piers to be brick and exposed except for East (rear) elevation and where not visible.

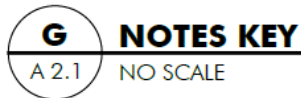
- Front window- trim to be blue as existing. (A A 2.1)



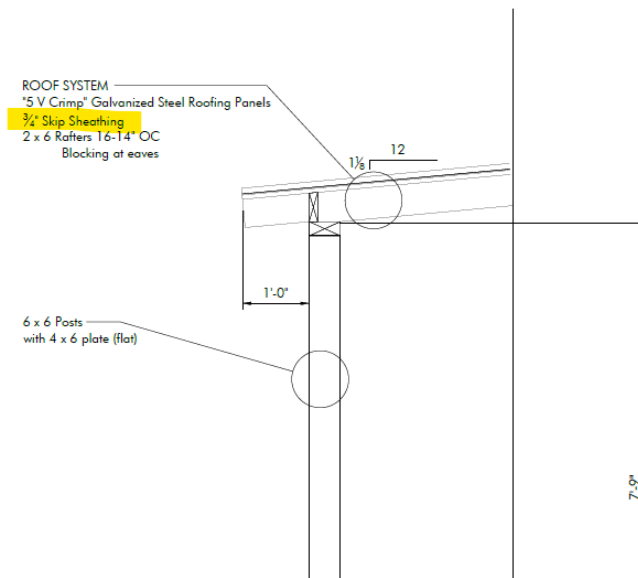
- Also front window (see front window pictures on previous page)- On plans for West (front) elevation (A A 2.1), the front window has a #6 for the Notes Key (G A 2.1). #6 states “recreate to match remaining on rear”. Clarify what that means as the rear door is undefined and not found as shown in the image of the East (rear) below.

NOTES:

1. Replacement Windows:
As By Lincoln
Primed Wood
Single Glazed
Match that existing in Size, Detail, & Trim
2. Existing Sliding Door or New to Match
Match that existing in Size, Detail, & Trim
3. Impact Storefront System with medium stile doors
As by YKK/AP
Colors:
Glazing: Clear
Storefront: White
4. Existing 5 Panel door-refurbish or new to match
that existing in Size, Detail, Lockset & Trim.
5. Insulated Galvanized Hollow Metal door & frame
Color: White
6. Recreate Door to Match that remaining on Rear
Substitute Clear Safety Glazing for Panels



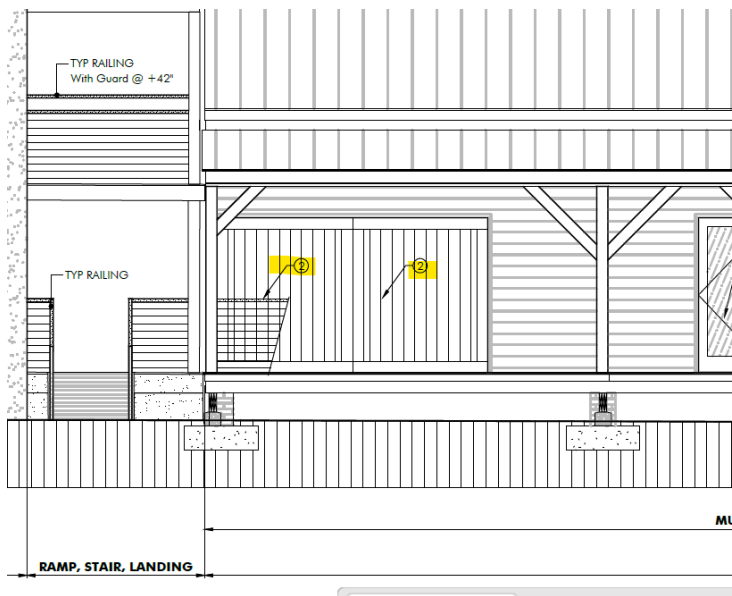
- Staff recommends porches to not have sheathing as presented in the Walls Section plans (B A 4.0) and to either use wood bead framing or, preferably, keep exposed purlin as shown below.



- Maintain current posts and knee braces of South elevation porch as shown below. Only the outmost posts are shown in the South elevation (B A 2.1) rendering but staff would like to preserve these inner-posts and braces as well.



- Elaborate on the “existing slide door” in North (D A 2.1) elevation. It is referenced on the elevation plans and #2 in the “Notes Key” (G A 2.1) but not currently found as shown below.

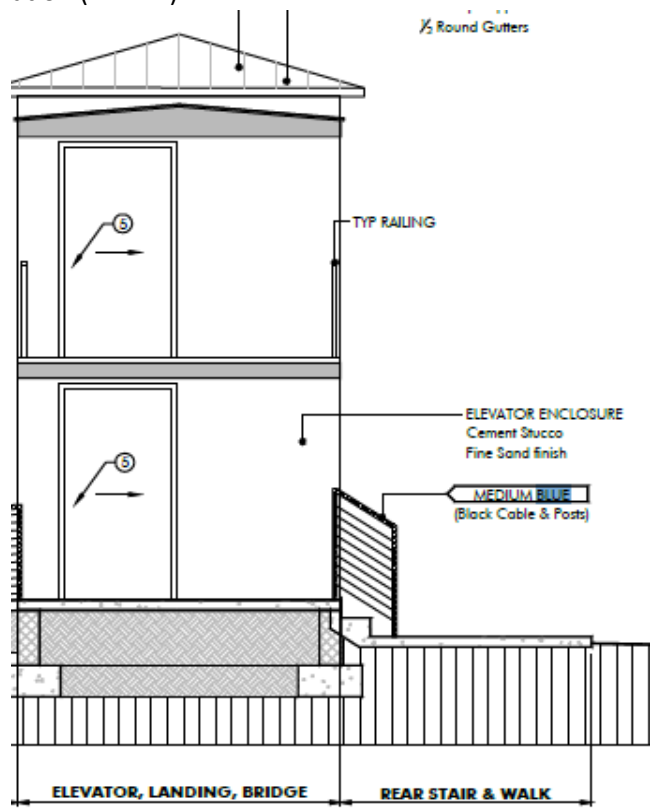


NOTES:

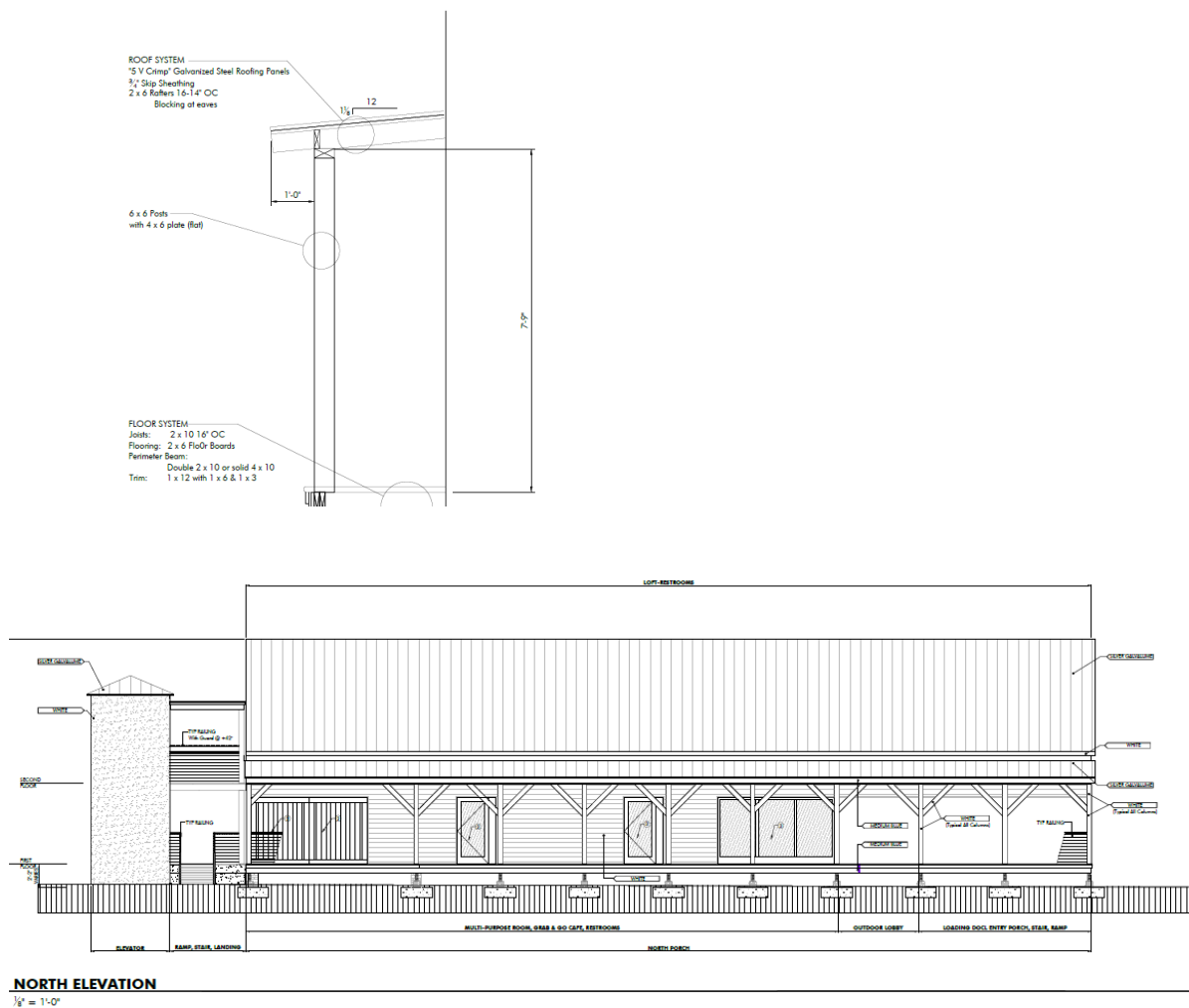
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Color: White
6. Recreate Door to Match that remaining on Rear
Substitute Clear Safety Glazing for Panels



- Elevator railing is to be black not blue in the rear as shown below in the Elevator Tower – West elevation (F A 2.1).



- Keep rafter tails exposed rather than closing them. The neighboring structures also have exposed rafter tails. The section view of the wall details (B A 4.0) show exposed rafter tails but the North elevation (D A 2.1) does not show it.



Attachments:

- Application
- Existing pictures
- Plans
- Color and Materials



CERTIFICATE OF APPROPRIATENESS APPLICATION

Beaufort County Planning and Zoning
Multi Government Center
100 Ribaut Road, Beaufort, South Carolina, 29902
OFFICE (843) 255-2147

☐ Staff Review
☒ Board Review
Outcome:

OFFICE USE ONLY: Date Filed: _____ Application #: _____ Zoning District: _____
BCAGHR Survey: ☐ Yes ☐ No SHC Survey: ☐ Yes ☐ No

Schedule: The Historic Preservation Review Board (HPRB) typically meets the 3rd Thursday of each month at 1pm. More information may be found here - <https://www.beaufortcountysc.gov/historic-preservation-board/>

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Nature of the Request: ☒ Alteration/Addition ☐ New Construction
☐ Demolition/Relocation ☐ Change after Certification

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ☒ No
If yes, please attach a copy of the covenants and restrictions to this application.

Applicant, Property, and Project Information

Applicant Name: Oceana Design LLC, John B. Crouch III

Applicant Address: 666 Harbor Creek Pl., Charleston, SC 29412

Applicant E-mail: John@Oceanadesignllc.com Applicant Phone Number: 843.270.2976

Applicant Title: ☐ Homeowner ☐ Tenant ☒ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): MARSHVIEW ORGANIC FARMS, Sarah Richardson Green

Owner Address: 7 DeGullah Way St. Helena Is', SC 29920 843.473.0477

Project Name: Community Packing Shed

Property Address: 7 DeGullah Way St. Helena Is', SC 29920

Property Identification Number (Tax Map & Parcel Number): R300-016-000-0130-0000

Date Submitted: 8.03.26

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature:  Date: 8.03.26
Owner's Signature: Sara Reynolds, Green By: JBCIII Date: 8.03.26

(The owner's signature is required if the applicant is not the owner.)



CERTIFICATE OF APPROPRIATENESS APPLICATION

Beaufort County Planning and Zoning
Multi Government Center
100 Ribaut Road, Beaufort, South Carolina, 29902
OFFICE (843) 255-2147

☐ Staff Review
☐ Board Review
Outcome:

Project Name: Community Packing Shed

Property Size in Acres: 5.75 Acres Proposed Building Use: Multi-Purpose Community Building

Nature of Work (check all that apply):

- | | | |
|---|--|---|
| ☐ New Construction | ☒ Repair / Restoration | ☒ Alterations / Additions |
| ☐ Demolition | ☐ Relocation | ☐ Site Work |

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Is this project an adaptive reuse project: ☒ Y ☐ N (See Section 5.10.80 for more information)

Are there existing buildings on the site? ☒ Y ☐ N if yes, will they remain? **YES**

Provide a complete description of proposed work, including the reason for the proposed work, site work, landscaping, and work on outbuildings:

Please see narrative attached

CONTACT INFORMATION

Attention: Kristen Forbus

Beaufort County Planning & Zoning Department

100 Ribaut Road, Beaufort, South Carolina 29902

E-Mail: kristen.forbus@bcgov.net | Phone: (843) 255-2147 | Fax: (843) 255-9432



DATE: 06.29.26

TO: BEAUFORT COUNTY GOVERNMENT
Zoning Department
100 Ribaut Rd.
Beaufort, SC 29901-1228

PROJECT: CORNER PACKING SHED
Restoration and Adaptive Reuse
7 DeGullah Way
St. Helena Island, SC 29920
PIN: R300 016 000 0130 0000

ATTN: Staff Review Team

PROJECT NARRATIVE

GENERAL:

The subject property, is located in the Frogmore Community behind Gulla Grub is Zoned T4VC-St. Helena. The proposed use type for zoning purposes would be General Offices and Services. The Building is listed on the national Register of Historic Places as of October 6, 1988, Record #S10817707036 (See attached forms).

PURPOSE:

To restore & repurpose the historic packing shed into a multi use community resource for the Marshview Community Organic Farm, and the South Carolina Coastal Community Development Corporation.

PROPOSED USES INCLUDE BUT ARE NOT LIMITED TO:

- Community Gathering Space for Civic, Family, & Church groups.
- Business Incubation and workshop space
- Public Meeting Facilities
- Community outreach & promoting of "The Corner" Community
- Catering (reheating) Kitchen to support activities.
- Outdoor Green space
- Sales and display of local agricultural products.

PHYSICAL OBSERVATIONS & PROPOSED CONSTRUCTION:

The primary structural system has some serious deficiencies. The main perimeter beam in the rear has failed and needs to be repaired/replaced, Roof has partially collapsed on the right side rear (2 bays). The flooring is failing in this location as well due to water intrusion. Presently the building is stabilized by a chain attached to a live oak tree & diagonal bracing. The deterioration is reversible.

The foundation consists of unreinforced individual brick piers, an inadequate foundation for modern use. The will be rebuilt to match the originals, filled solid with reinforcing & new connected footings.

Restore the existing structure to code compliant (Building & Zoning) condition for the proposed uses.

- The center 2 Story gable roof portion will be tempered space for use as the business incubator, meetings, etc.
 - The outer shed roof wings will be Open with all weather protection for year round use.
 - The floor system (First & Second) will be reinforced to accommodate the loads for the contemplated uses.
 - The roof system, including supporting columns, beams, & footings are to be improved to support the spans, loads (dead, live, seismic, & uplift) as required by current building codes.
 - The building retains a high degree of spatial integrity, with an open plan and clear structural rhythm.
- The building is well suited for adaptive reuse with minimal intrusion, allowing the historic fabric to remain legible and dominant.

SITE:

The site consists of a natural grassy area draining to a swail along Degullah Way. The intention of the client is to leave it as such, the only exception being a paved disabled access parking space & walk to the buildings access point. There is adequate parking space available. This will be demonstrated on the site plan, but left unmarked to preserve the buildings relationship to the site. The site is served by a BJWSA sanitary sewer and domestic water supply as well as Dominion Electric service.



South Carolina Historic Properties Record



<
PREVIOUS PAGE

NEXT
>



➔ SHARE

Corner Packing Shed, The

NATIONAL REGISTER LISTING

STREET ADDRESS:

US Hwy. 21, W of jct. with Land's End
Rd., St. Helena Island, SC (Beaufort
County)

NRHP Nomination

RECORD NUMBER:

S10817707036

DESCRIPTION AND NARRATIVE:

This building is significant both for its association with truck farming and as an intact and unusual example of early twentieth century vernacular architecture. It was built ca. 1930 as a vegetable packing shed for use by truck farmers. Truck farming became the dominant form of agriculture on the island after the boll weevil doomed sea island cotton as a viable crop. It was greatly aided by the increased accessibility of St. Helena Island after the opening of the bridge from Beaufort to Ladys Island in 1927. This packing shed is located near The Corner, the social and commercial center of the island. It is the only known extant property associated with the early days of truck farming on St. Helena. The building itself is a long, open frame building with a metal gable roof. The roof shelters an enclosed attic storage area. Loading docks, sheltered by shed roofs, extend along each long side of the rectangular building. An enclosed office area is at one end of the building. Listed in the National Register October 6, 1988.

PERIOD OF SIGNIFICANCE:

1930; circa 1930 – 1935

LEVEL OF SIGNIFICANCE:

National

AREA OF SIGNIFICANCE:

Architecture; Commerce

NATIONAL REGISTER DETERMINATION:

United States Department of the Interior
National Park Service

RECEIVED

8500-133

AUG 22 1988

National Register of Historic Places
Registration FormNATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name The Corner Packing Shed

other names/site number

2. Location

street & number U.S. Hwy. 21, W of its junction with Land's End Rd. ☐ not for publication
city, town St. Helena Island ☐ vicinity
state South Carolina code 045 county Beaufort code 013 zip code 29920

3. Classification

Ownership of Property

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
1	buildings
	sites
	structures
	objects
1	0
	Total

Name of related multiple property listing:

Historic Resources of St. Helena Island, c1740-c1935

Number of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Mary W. Edmonds
Signature of certifying official8/11/88
Date

for George L. Vogt, State Historic Preservation Officer, SC Dept. of Archives & History

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National
Register. ☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National Register.☐ other, (explain:)Melvin D. Jones10/6/88

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Agriculture/Subsistence; Processing

Current Functions (enter categories from instructions)

Agriculture/Subsistence; Processing

7. Description

Architectural Classification

(enter categories from instructions)

Other

Materials (enter categories from instructions)

foundation Brick

walls Wood

roof Metal

other

Describe present and historic physical appearance.

This building conforms to the general description under "Commercial Buildings" and property subtype "Packing Shed." The long, open, frame building has a metal gable roof. The roof shelters an enclosed attic storage area. Loading docks, sheltered by shed roofs, extend along each long side of the rectangular building. An enclosed office area is at one end of the building.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☒ nationally ☐ statewide ☐ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Commerce

Period of Significance

c. 1930-c.1935

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

This building is significant both for its association with truck farming and as an intact and unusual example of early twentieth century vernacular architecture. It is a vegetable packing shed built c. 1930 for use by truck farmers. Truck farming became the dominant form of agriculture on the island after the boll weevil doomed sea island cotton as a viable crop. It was greatly aided by the increased accessibility of St. Helena after the opening of the bridge from Beaufort to Ladies Island in 1927. This packing shed is located near the Corner, which was (and is) the social and commercial center of the island. It is the only known extant property associated with the early days of truck farming on St. Helena.(1)

NOTES

(1) Meeting with St. Helena Island residents, Penn Center, St. Helena Island, S.C., 20 August 1987; Edith M. Dabbs, Sea Island Diary: A History of St. Helena Island (Spartanburg: The Reprint Company, Publishers, 1983), pp. 234-35, 241-43.

☐ See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67)
has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings
Survey # _____
- ☐ recorded by Historic American Engineering
Record # _____

☒ See continuation sheet

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

SC Dept of Archives & History,
Columbia, SC

10. Geographical Data

Acreage of property Less than 1 acre

UTM References

A

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5	3	9	8	6	0
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3	5	8	4	3	8	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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☐ See continuation sheet

Verbal Boundary Description

The boundary of the nomination is shown as the black line on the accompanying Beaufort County Tax Map, St. Helena Sheet # 16, Parcel 130, drawn at a scale of 1" = 400'.

☐ See continuation sheet

Boundary Justification

The nominated property includes the packing shed and its immediate setting.

☐ See continuation sheet

11. Form Prepared By

name/title J. Tracy Power, NR Historian/Sherry Piland, NR Architectural Historian

organization SC Department of Archives and History date 15 February 1988

street & number 1430 Senate St, PO Box 11669 telephone (803) 734-8608

city or town Columbia state SC zip code 29211

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

PHOTOGRAPHS

Section number _____ Page 1

The following information is the same for each of the photographs:

Name of property: Corner Packing Shed (Historic Resources of St.
Helena Island, c. 1740-c. 1935 multiple
property listing)

Location of property: Beaufort County, South Carolina

Photographer: South Carolina Department of Archives and History
Staff

Location of negative: South Carolina Department of Archives and
History

Additional information for each photograph follows:

1. Corner Packing Shed
April 1987
Oblique, view looking northwest

REVISED SEPTEMBER 2, 2022

HISTORIC PRESERVATION REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

The Beaufort County Community Development Code applies to all projects. Division 5.10 details information about historic preservation standards in Beaufort County. Section 7.2.120 outlines the process for applying for a Certificate of Appropriateness.

Please use the checklist below to submit a complete application packet. Application packets are due by noon 20 days prior to the scheduled meeting date. The Beaufort County Historic Preservation Review Board meets every third Thursday of the month.

NOTE 1: Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda. Applications must be submitted by noon 20 days prior to the scheduled meeting date.

NOTE 2: If a New Construction project also requires major demolition a separate application is required. (Refer to the Checklist for Demolition on last page).

NOTE 3: Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: robm@bcgov.net

*Submittals should show existing and proposed conditions. Architectural drawings should show and clearly label existing conditions and the current proposed plans.

***This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

- ☒ **Existing Context:** Color photographs of the existing structure and the adjacent structures.
- ☒ **Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- ☒ **Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- ☒ **Design:** One or more drawings that convey the intent of the proposal. This may include floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- ☒ **3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- ☒ **Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting
- ☒ **Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- ☒ **Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- ☒ Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- ☒ A Certified Arborist report may be required if specimen or grand trees are affected by the project.
- ☒ **Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- ☒ **Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- ☒ **Final Materials List:** A final list, including colors, is required.

6.29.26

PROJECT: Restoration-Reuse
CORNER PACKING SHED
7 DeGullah Way
St. Helena Island, SC 29920
PIN: R1120-003-000-0126-0000

SUBJECT: EXISTING PHOTOGRAPHS
\\



Front from DeGullah Way (Looking East)



Left (Looking South)



Rear (Looking West)



Right (Looking North)



Right (Looking Northwest) Overall Showing Deterioration



Right Rear Showing Deterioration



Right Front ¾ View Looking Northeast

END



J.B. Crouch III

THE CORNER COMMUNITY MARKET DAY AT THE PACKING SHED

COMMUNITY PACKING SHED

7 DEGULLAH WAY HELENA ISLAND SOUTH CAROLINA 29920

FOR: MARSHVIEW COMMUNITY ORGANIC FARMS, INC.

OCEANA

ARCHITECTURE • INTERIORS JOHN B. CROUCH III, ARCHITECT
666 Harbor Creek Place, Charleston, SC 29412



12 GEORGEES TRAIL, ST. HELENA ISLAND, SC 29920



SITE MAP (N.T.S.)

NOTES:

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF THE U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF AN OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
- 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED, FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
- 10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONES SHADED X, AE (ELEV. 9.0) AND AE (ELEV. 10.0) AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 45013C0189G DATED MARCH 23, 2021.
- 11.) FLOOD ZONE LINES AS SHOWN ARE SCALED FROM MAPS PROVIDED BY FEMA AND DRAWN ON THE LANDWARD EDGE OF THE FLOOD ZONE BORDER.
- 12.) CONTOUR INTERVAL IS 1'.
- 13.) VERTICAL DATUM IS 1988 NAVD.

REFERENCES:

- 1.) T.M.S.#: R300-016-000-0130-0000
- 2.) PLAT BY: R.D. TROGDON, JR.
DATED: DECEMBER 2, 1987
PLAT BK/PG: 55/46
BEAUFORT COUNTY R.M.C. OFFICE
- 3.) DEED REFERENCE BK/PG: 842/1062

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class 1 survey as specified therein; also there are no visible encroachments or projections other than shown.

David E. Gasque, R.L.S.
S.C. Registration Number 10506

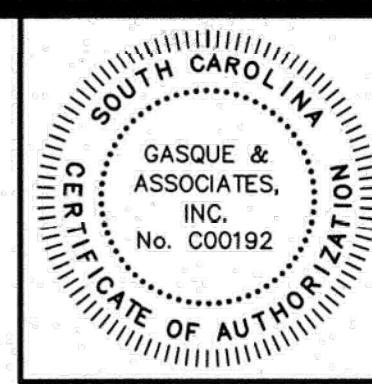
R300 016 000 0414 0000
FROGMORE HOLDING LLC

SCALE 1"=40'

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|--------------------------|------------------------|
| TRANSFORMER | VALVE MARKER |
| TELEPHONE PEDESTAL | GAS TANK |
| POWER POLE | CABLE PEDESTAL |
| GRATE INLET | CLEAN OUT |
| STORM MANHOLE | TELECOMMUNICATIONS BOX |
| SEWER MANHOLE | FIBER OPTIC MARKER |
| WATER METER | SIGN |
| WATER VALVE | GAS VALVE |
| IRRIGATION CONTROL VALVE | POWER BOX |
| WATER SERVICE | LANDSCAPE LIGHT |
| LIGHT POLE | POST |
| SPIGOT | SEWER VALVE |
| FIRE HYDRANT | GAS METER |
| ELECTRIC OUTLET | PIPELINE MARKER |

TREE SIZE & TYPE
ELEVATION
CONTOUR LINE



TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE YALLOW-TREE	Sapindus sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALD-CYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	Morus spp.
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
GLM	SWEETGUM	Nyssa Sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BLD	BLACKOAK OAK	Quercus marilandica
UNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
MM	MINOHA TREE	Albizia julibrissin
WID	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus cerris
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifoliales
WL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa yunnanensis
CHB	CHINA BERRY	Melia azadirach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus
WAL	BLACK WALNUT	JUGLANS NIGRA
CAM	CAMPBORN	CAJUPUT OFFICINARIUM
BSW	BASSWOOD	TILIA AMERICANA
ASH	WHITE ASH	FRAXINUS AMERICANA
PR	PERSIMMON	DIOSPIROS VIRGINIANA

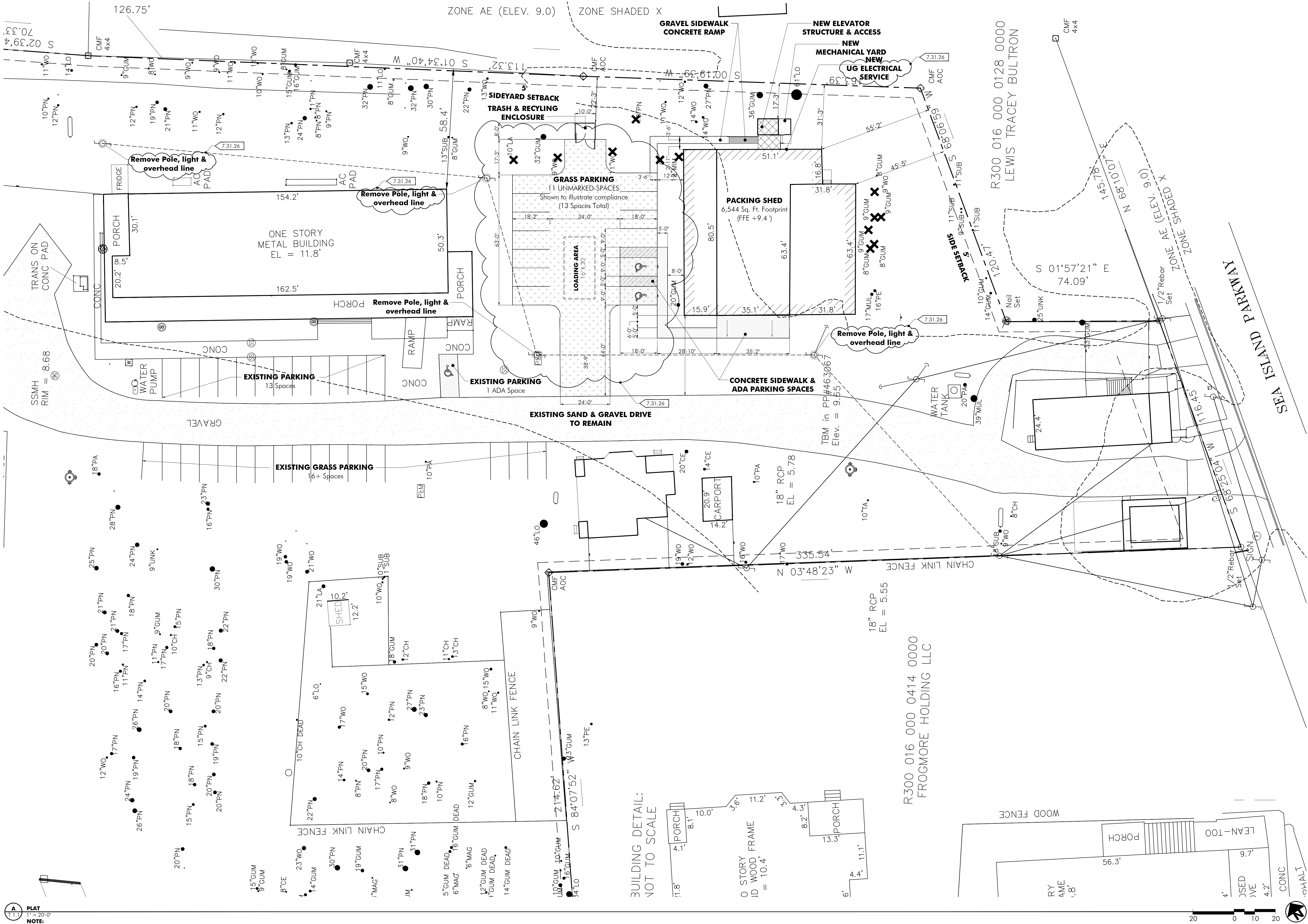
ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
NOTE: ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

ASBUILT, TREE & TOPOGRAPHIC SURVEY
SAINT HELENA ISLAND TAX MAP 16, PARCEL 130
~PREPARED FOR~
SOUTH CAROLINA COASTAL COMMUNITY
DEVELOPMENT CORPORATION
FROGMORE
BEAUFORT COUNTY, SOUTH CAROLINA

DATE: MARCH 31, 2026

SCALE: 1"=40'

JOB#: 62893 F.B.#: 1204/WG DRAWN BY: DSGN #9



PLAT
1" = 20'-0"

NOTE:

1. SEE SHEET T-1.2 FOR SILT FENCE, GRAVEL DRIVE & WALK DETAILS
2. DO NOT COMPACT GRAVEL IN TREE PROTECTION ZONES-LAY DOWN APPLICATION ONLY
3. NO OCRM CRITICAL LINE EXISTING ON THIS PROPERTY
4. PROPERTY IN ON A PRIVATE ROAD-NO SCDOT JURISDICTION APPLIES

SHEET

PROJECT

RESTORATION & REUSE

CORNER PACKING SHED

7 DeGullah Way
St. Helena Island, South Carolina 29920

for:

MARSHVIEW COMMUNITY ORGANIC FARMS, INC.
R300 016 000 0130 0000

CONTENT

PG#1

ISSUED

DATE 6/27/26

PURPOSE SCHEMATIC DESIGN REVIEW

DATE 7/31/26

PURPOSE

Revised ADA Parking Location
Remove OH Power Lines & poles

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DO NOT SCALE FROM THIS DRAWING

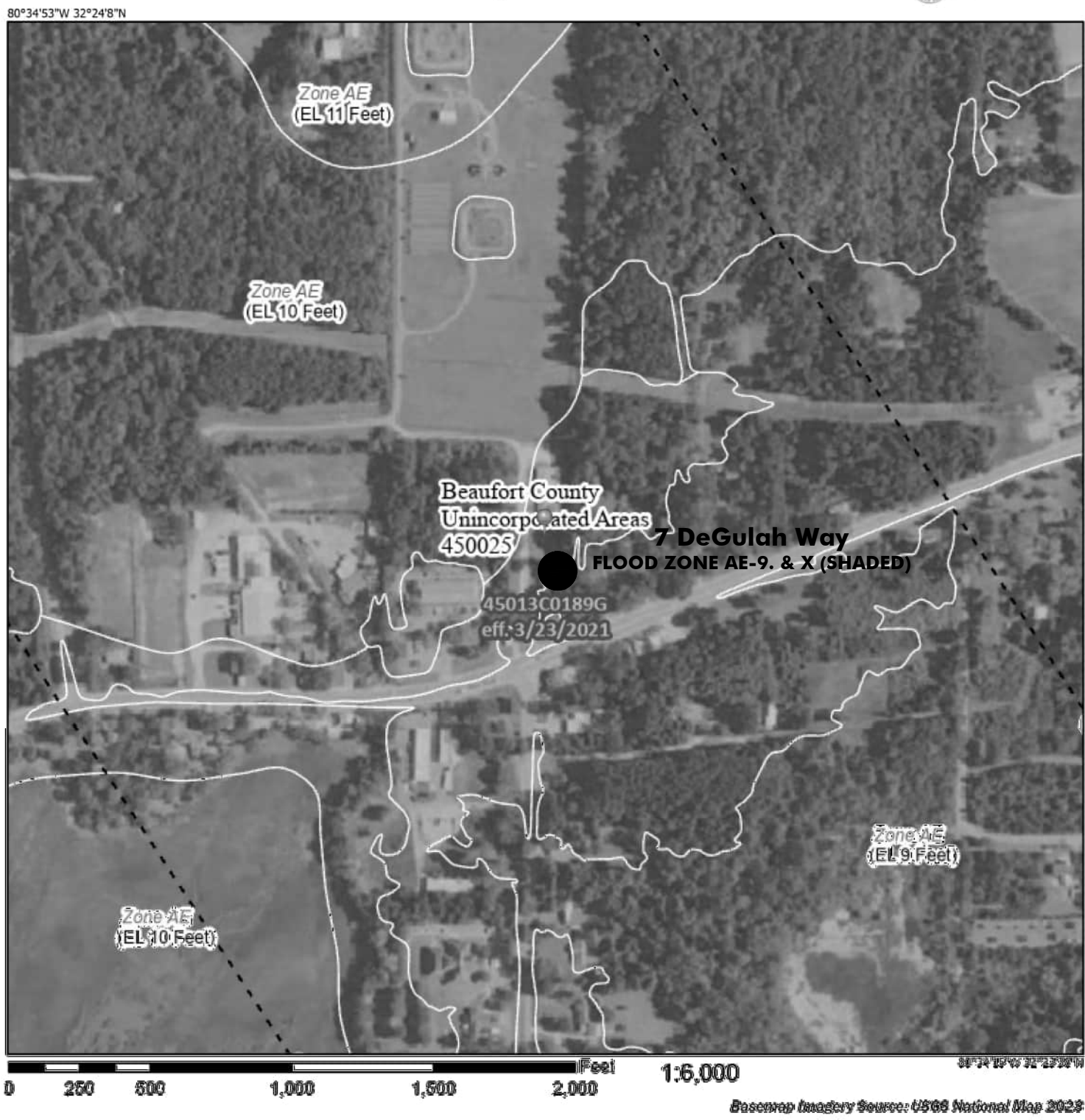
OCEANANA DESIGN, LLC
4661 HARBOR CIRCLE, SUITE 100
ST. HELENA ISLAND, SOUTH CAROLINA 29920
843.270.2976

PROJECT NO. 102288
CERTIFICATE OF AUTHORITY
STATE OF SOUTH CAROLINA
OCEANANA DESIGN, LLC

OCEANANA

ARCHITECTURE • INTERIORS

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, AE, AH, VE, AV
- With BFE or Depth Zone AE, AD, AH, VE, AV
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone D
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

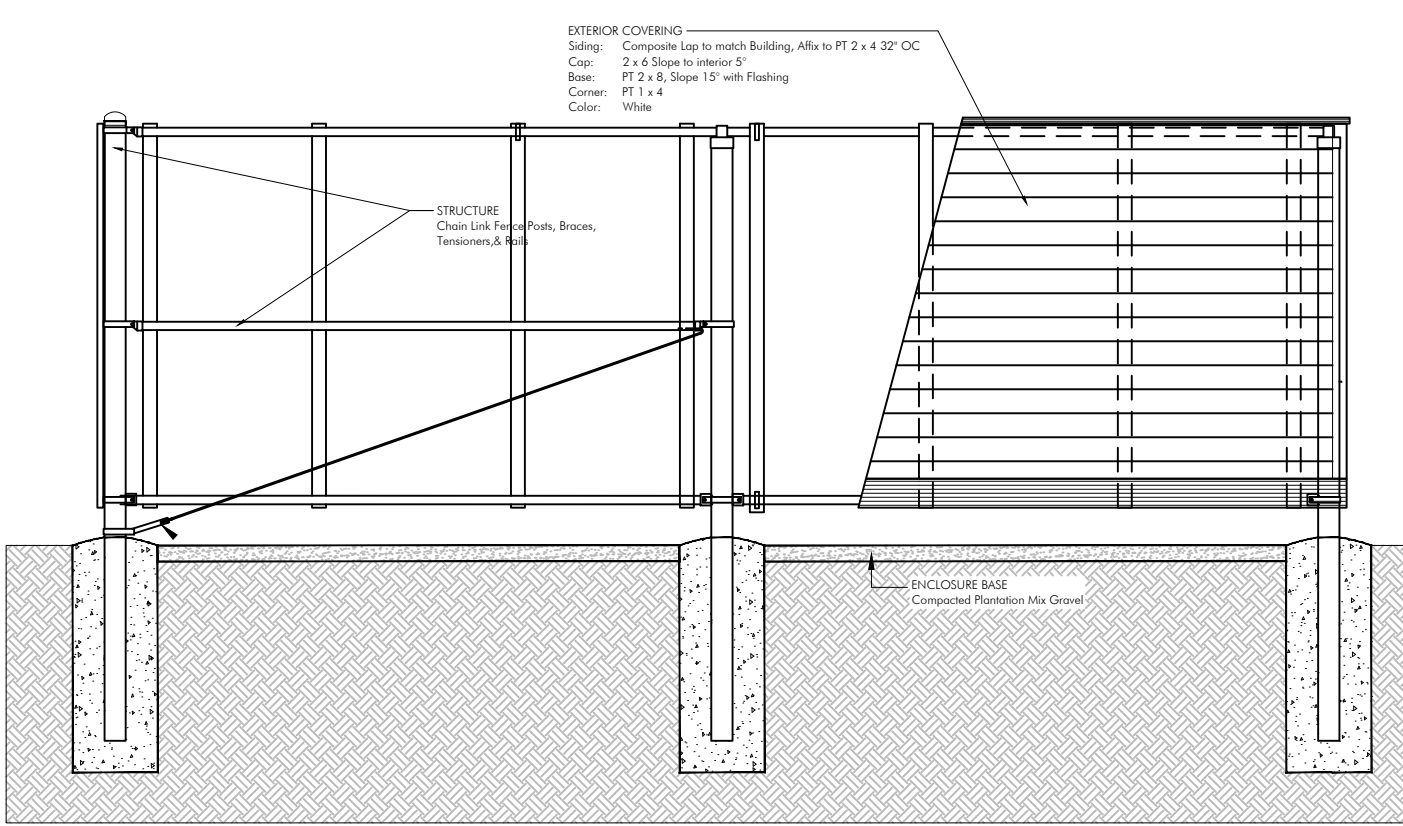
MAP PANELS

The plan displayed on the map is an approximate print selected by the user and does not represent an authoritative property location.

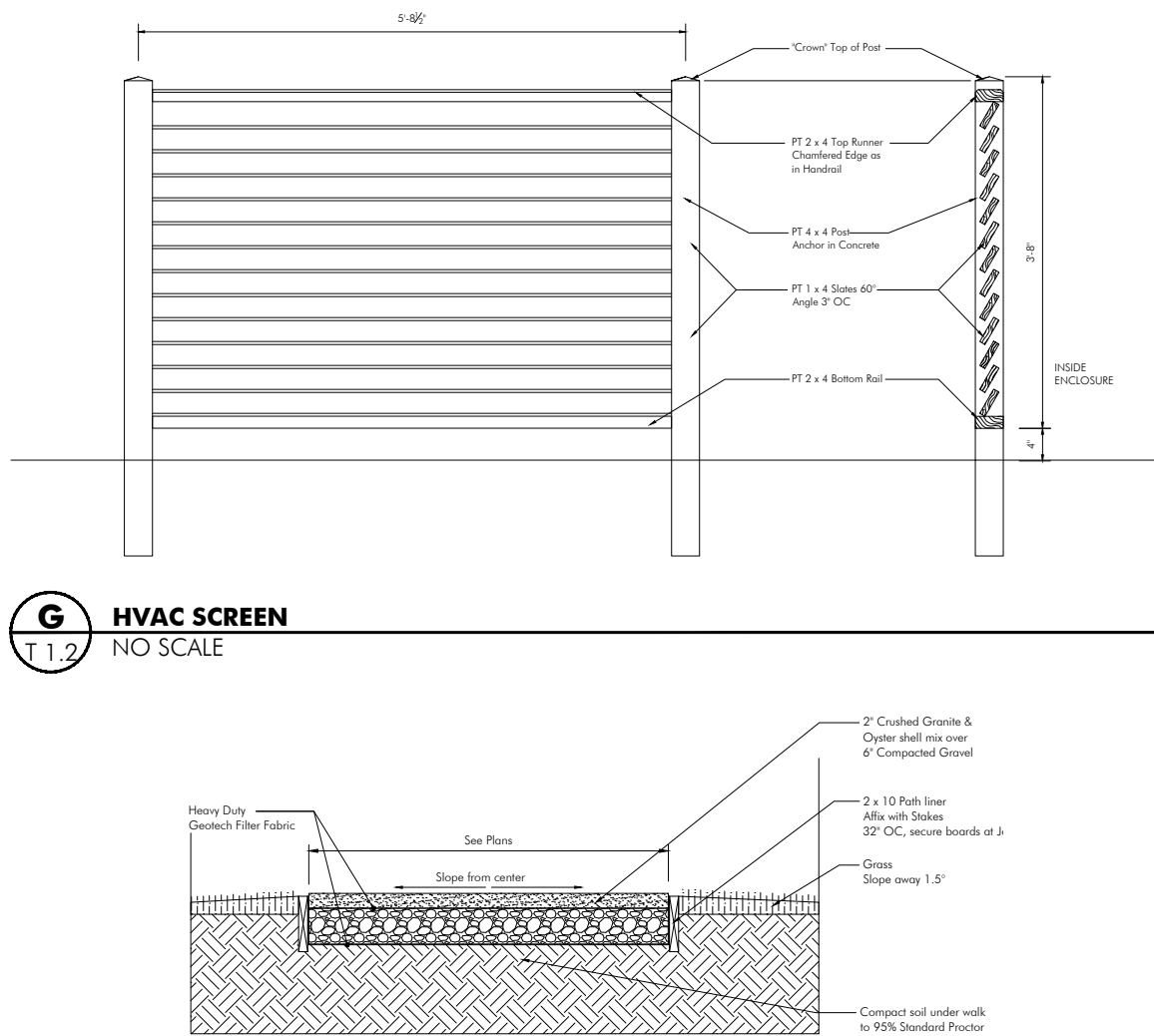
This map complies with FEMA's standards for the use of digital flood maps (DFM) and is not a substitute for a printed map. The map is a digital representation of the map data and is not a substitute for a printed map. The map is a digital representation of the map data and is not a substitute for a printed map.

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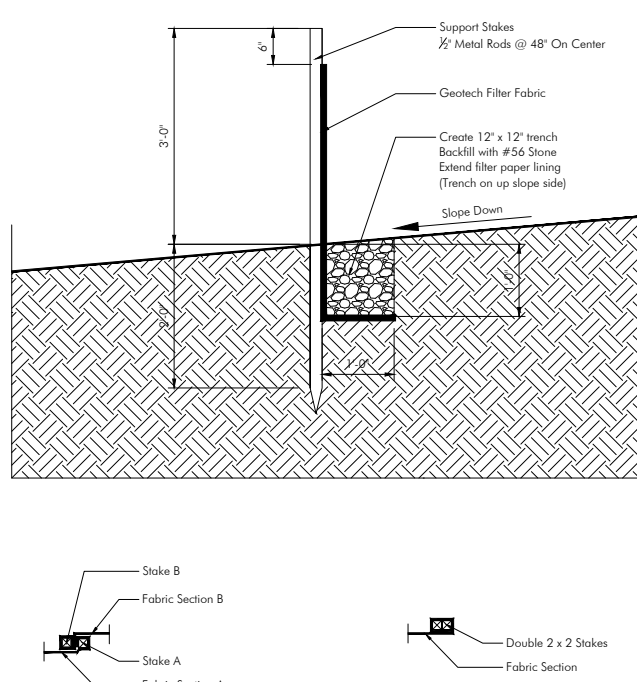
D FIRM MAP
1" = 500'-0"



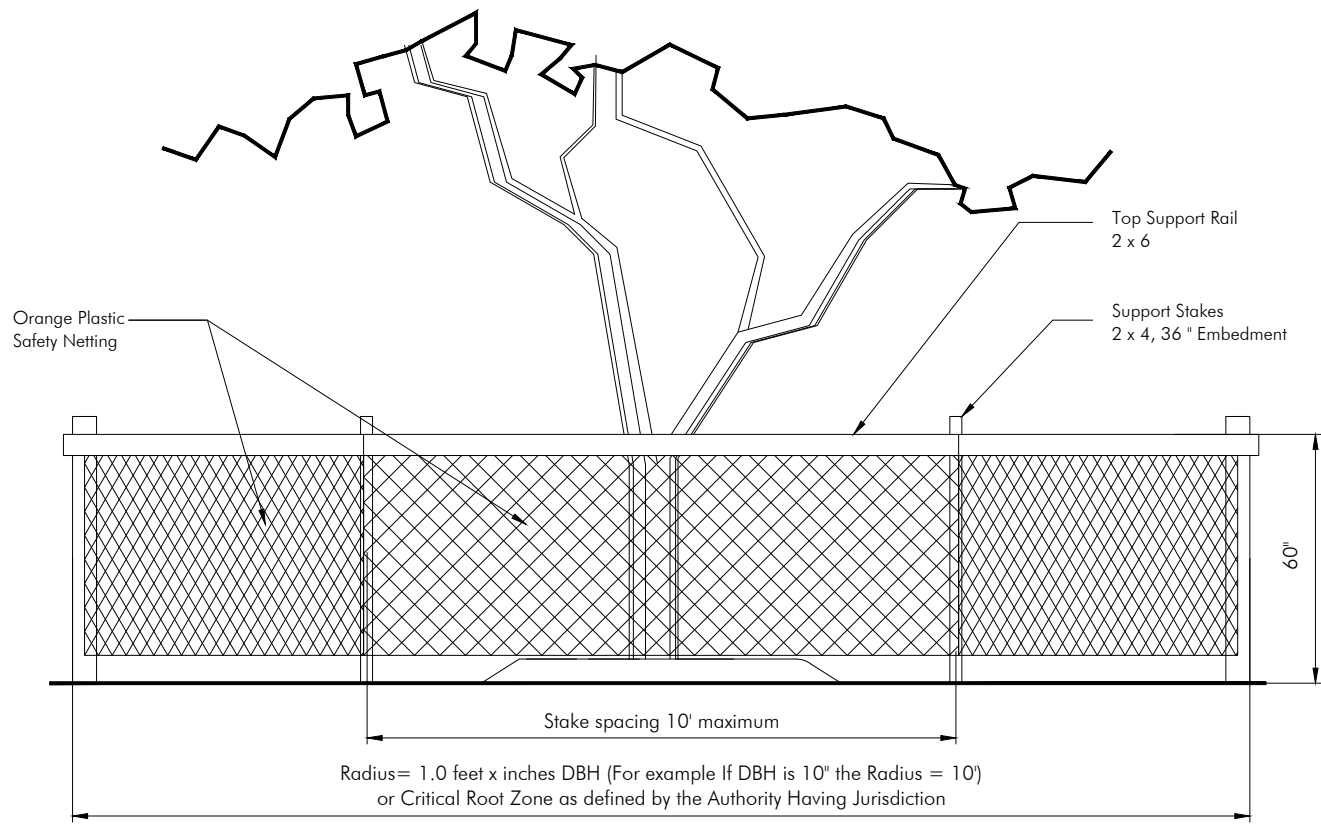
G TRASH/RECYCLE ENCLOSURE
NO SCALE



F GRAVEL WALK
NO SCALE

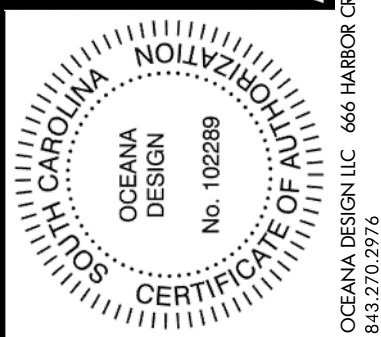


G SILT FENCE
NO SCALE



E TREE PROTECTION
NO SCALE

OCEANA



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PURPOSE
Revise ADA Parking Location
Remove OH Power Lines & poles

DATE
7/31/26

PURPOSE
SCHEMATIC DESIGN REVIEW

DATE
6/27/26

CONTENT
SITE DETAILS
FIRM/LOCATION MAP

PROJECT
RESTORATION & REUSE
CORNER PACKING SHED
7 DeGulah Way
St. Helena Island, South Carolina 29920

for: MARSHVIEW COMMUNITY ORGANIC FARMS, INC.
PID R300 016 000 0130 0000

SHEET
T 1.2

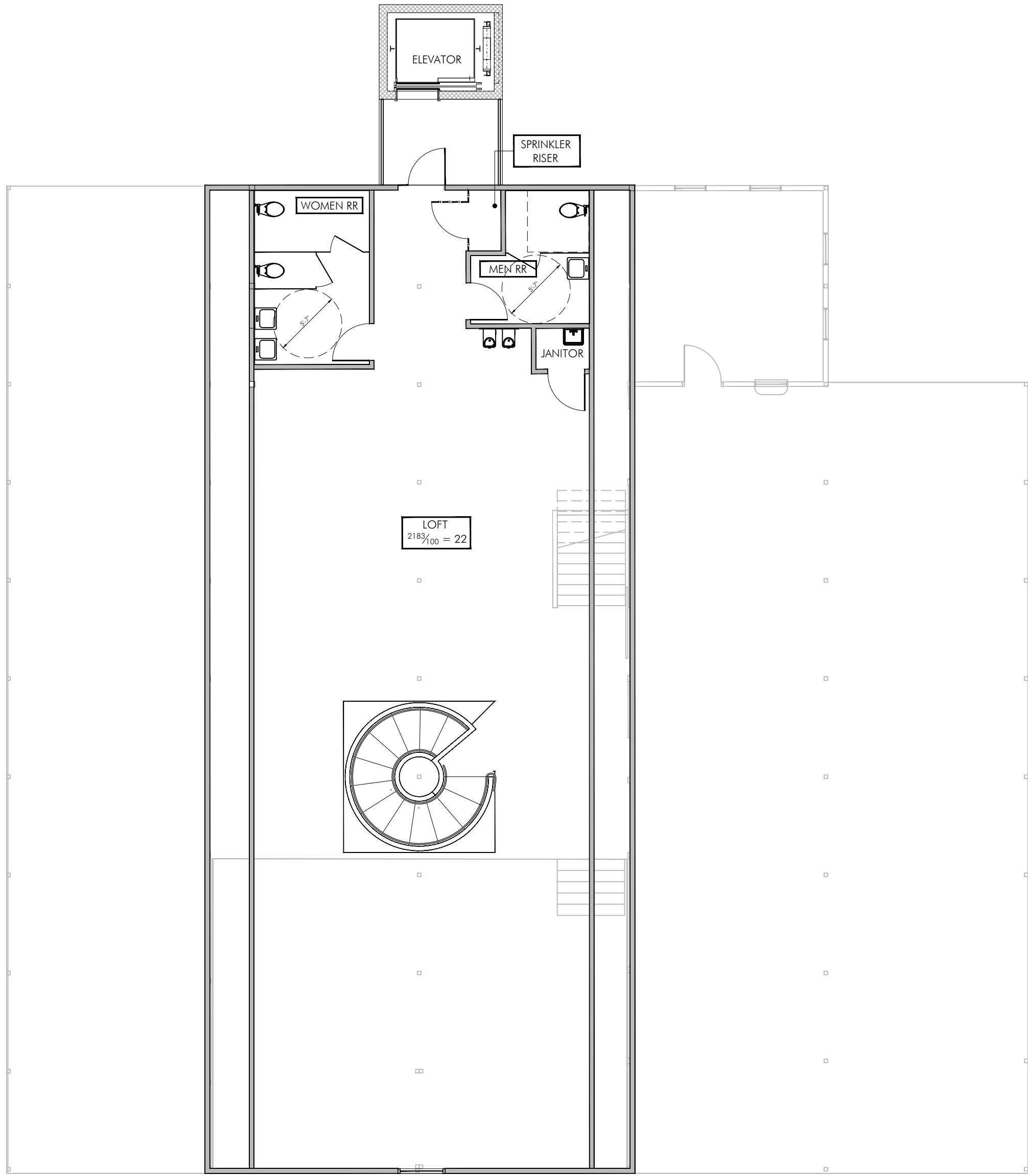
B LOFT FLOOR PLAN
A 1.0 1/8" = 1'-0"



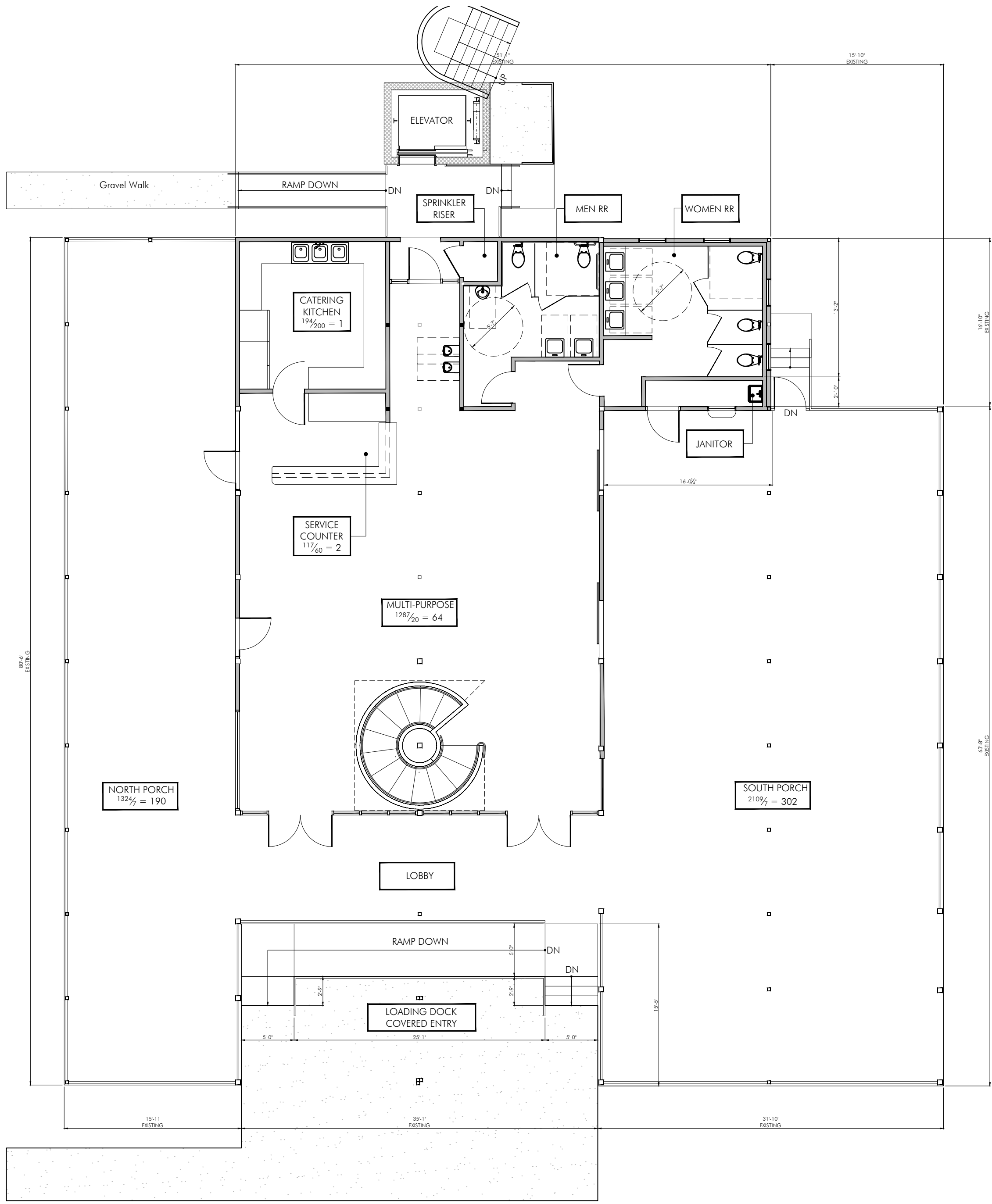
A FIRST FLOOR PLAN
A 1.0 1/8" = 1'-0"



B LOFT FLOOR PLAN
A 1.1 1/8" = 1'-0"



A FIRST FLOOR PLAN
A 1.1 1/8" = 1'-0"



SHEET

PROJECT
RESTORATION & REUSE
CORNER PACKING SHED

7 DeGullah Way
St. Helena Island, South Carolina 29920

for: MARSHVIEW COMMUNITY ORGANIC FARMS, INC.
PID R300 016 000 0130 0000

CONTENT
PLAN
GROUND
LOFT

ISSUED
DATE 6.27.26
PURPOSE SCHEMATIC DESIGN REVIEW

DATE 7.31.26
PURPOSE
Revise ADA Parking Location
Remove OH Power Lines & poles

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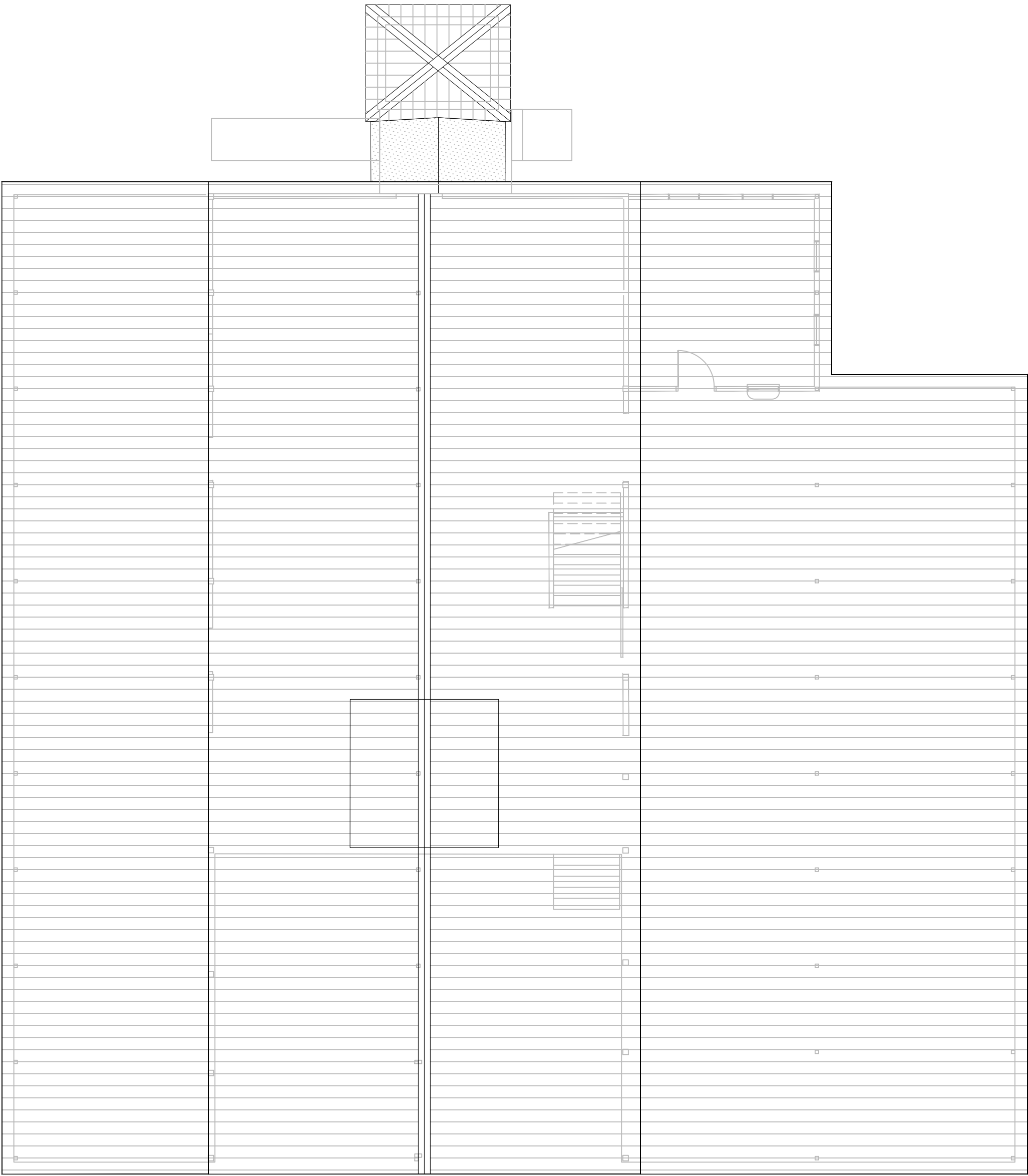
OCEANA

ARCHITECTURE • INTERIORS
OCEANA DESIGN, LLC 464 HARBOR CREEK DRIVE
St. Helena Island, South Carolina 29920
843.270.2976
info@OceanDesignLLC.com

A 1.1

CREATED BY: OCEANA

A ROOF PLAN
A 1.2 1/8" = 1'-0"



PROJECT
RESTORATION & REUSE
CORNER PACKING SHED
7 DeGullah Way
St. Helena Island, South Carolina 29920

for: MARSHVIEW COMMUNITY ORGANIC FARMS, INC.
PID R300 016 000 0130 0000

CONTENT
FUNCTION:
ROOF

ISSUED
DATE: 6/27/26
PURPOSE: SCHEMATIC DESIGN REVIEW

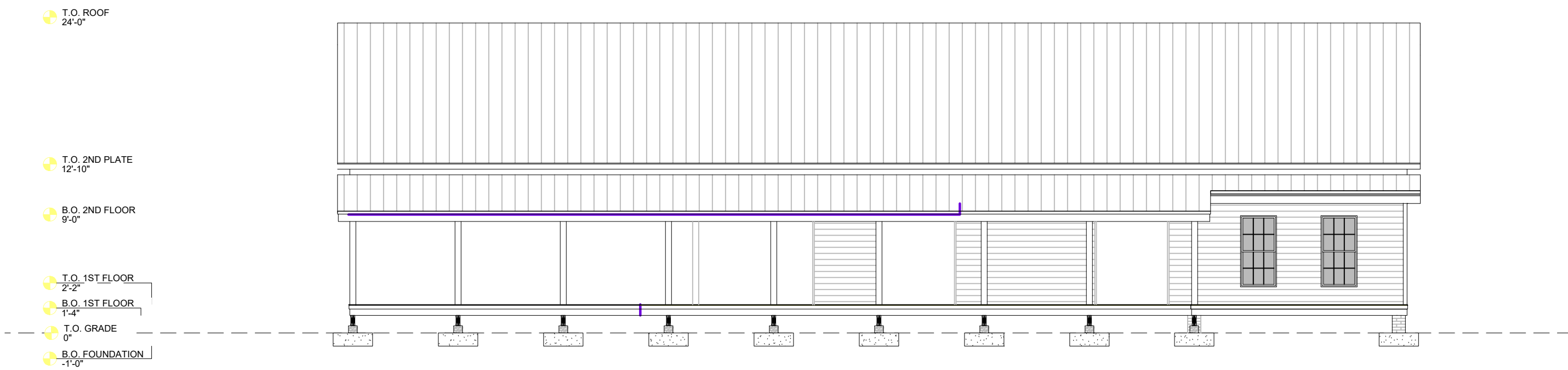
DATE 7/31/26
PURPOSE Revise ADA Parking Location
Remove OH Power Lines & poles

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CREATED BY: OCEANA DESIGN, LLC
DATE: 6/27/26
PROJECT: MARSHVIEW COMMUNITY ORGANIC FARMS, INC.
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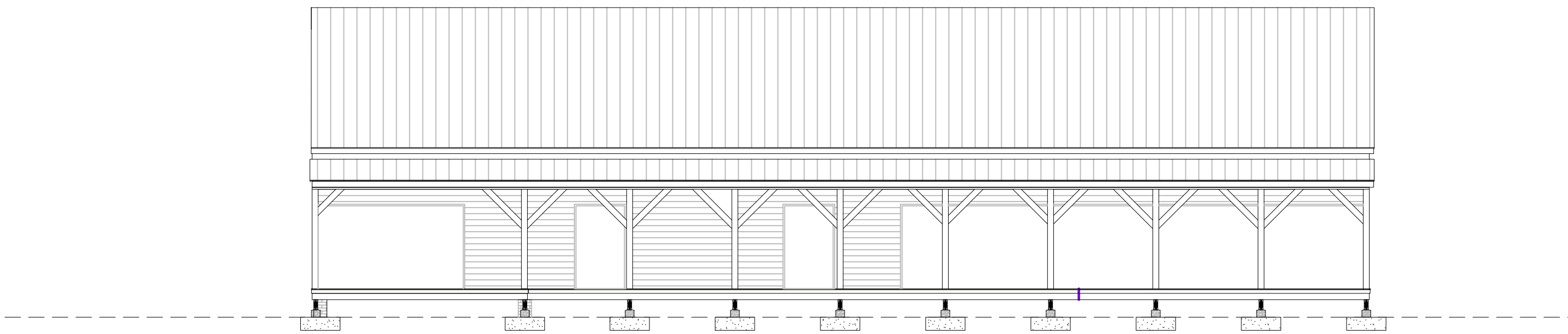


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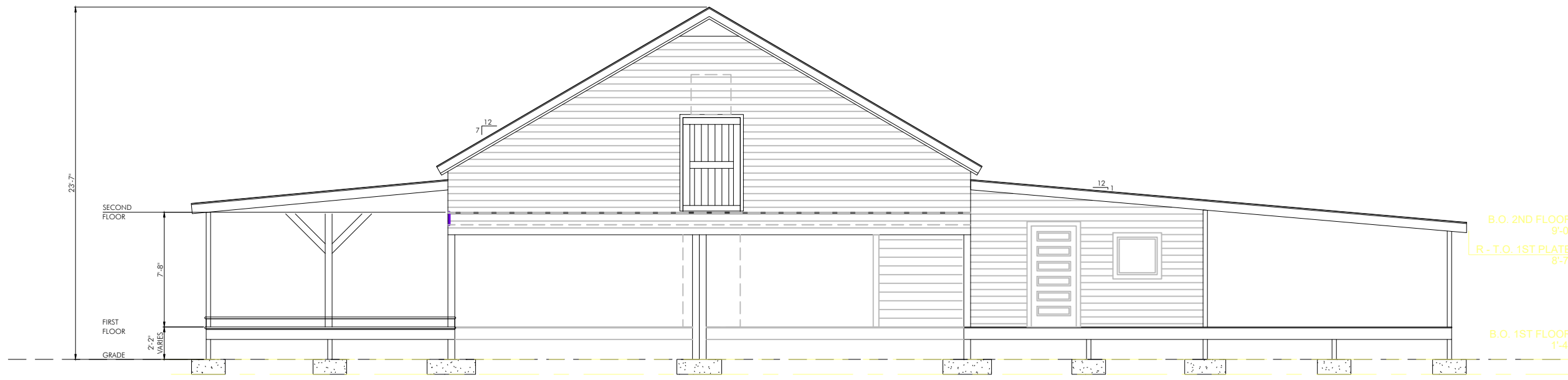
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OCEANA DESIGN, LLC
666 HARBOR CIRCLE, FLOOR 1111
CHARLOTTE, NC 28202
843.270.2978
oceanadesignllc.com



B SOUTH ELEVATION
A 2.0 1/8" = 1'-0"



D NORTH ELEVATION
A 2.0 1/8" = 1'-0"



A WEST (FRONT) ELEVATION
A 2.0 1/8" = 1'-0"



D EAST (REAR) ELEVATION
A 2.0 1/8" = 1'-0"



- G** **NOTES KEY**
A 2.1 NO SCALE

Architectural section drawing of a building showing interior spaces and structural details. The drawing includes a North Porch, a Covered Entry Porch (Loading Dock), a Lobby Multi-Purpose area, Restrooms, and a Restroom in the Rear. Key features include a Loft Railing with a Composite Guard and White Aluminum Posts, a Loft Stair with Blue GWS, and a North Porch with a 12/12 pitch roof. Dimensions are provided for various elements, such as 8'-6" for the North Porch height, 10'-0" for the Lobby height, and 7'-3" for the Restroom height. The drawing also shows a cross-section of a curved structure, possibly a ramp or a large window.

Labels and dimensions include:

- LOFT RAILING
 - Guard: Composite, Blue 1 1/2" x 42"
 - Posts: White Aluminum
 - Insert: Glass
- LOFT STAIR
 - Blue GWS
 - ID-22"
 - OD 144"
- RESTROOM IN REAR
- NORTH PORCH
- COVERED ENTRY PORCH (LOADING DOCK), LOBBY MULTI-PURPOSE, RESTROOMS
- RESTROOM
- NORTH PORCH
- Dimensions: 8'-6", 10'-0", 7'-8", 6'-10", 2'-2", 7'-3", 12/12, 12/12, 6'-5", 5'-0", 7'-12"

FLOOR SYSTEM
Joists: 2 x 10 16" OC
Flooring: 2 x 6 16" OC Beams
Prestressed Beam:
Double 2 x 10 or add 4 x 10

—LOFT RAILING
Guard: Composite, Blue 1½
+42"
Posts: White Aluminum
Insert: Glass

—LOFT STAIR
Blue GWB
ID-22"
OD 144"

RESTROOM IN REAR

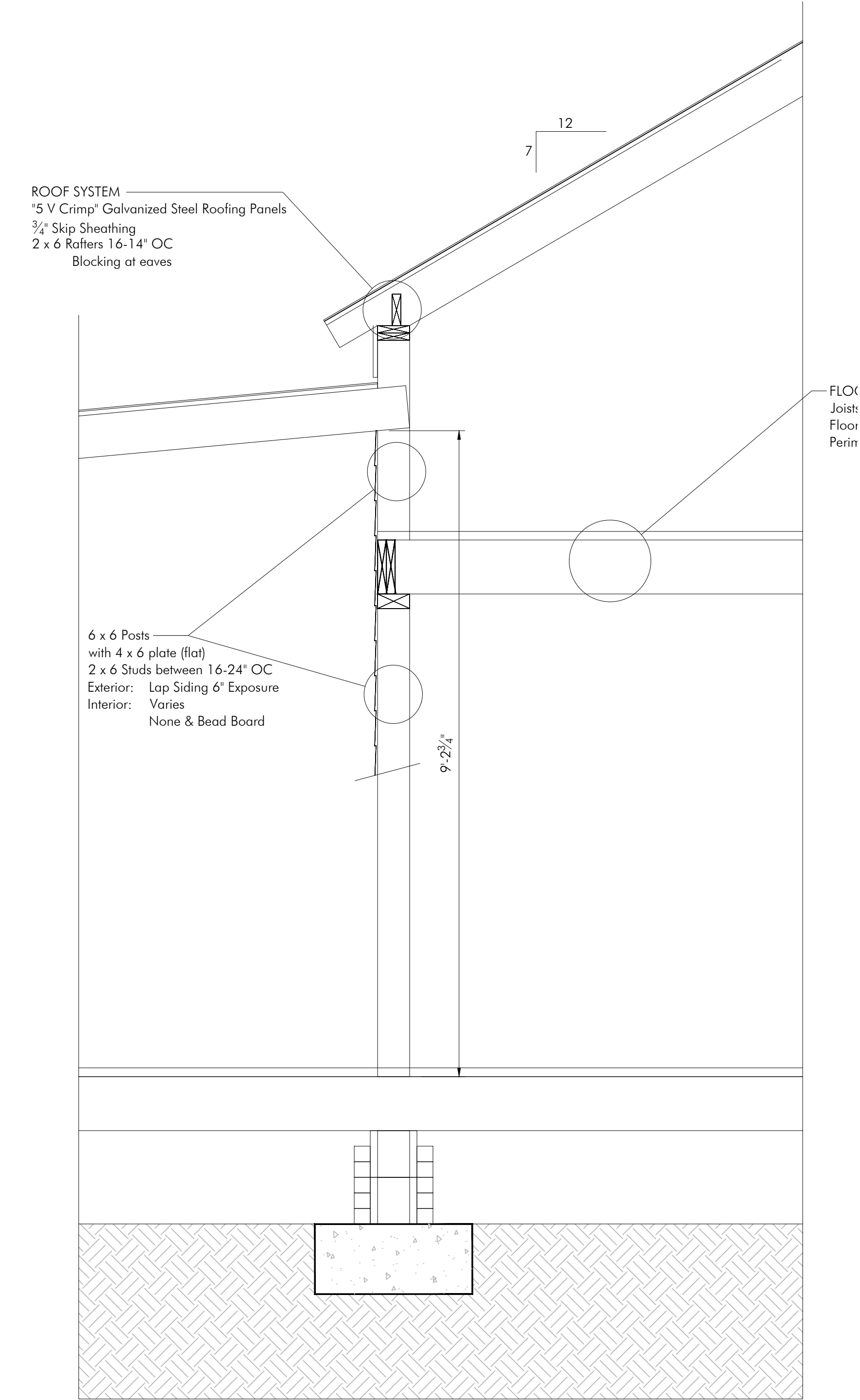
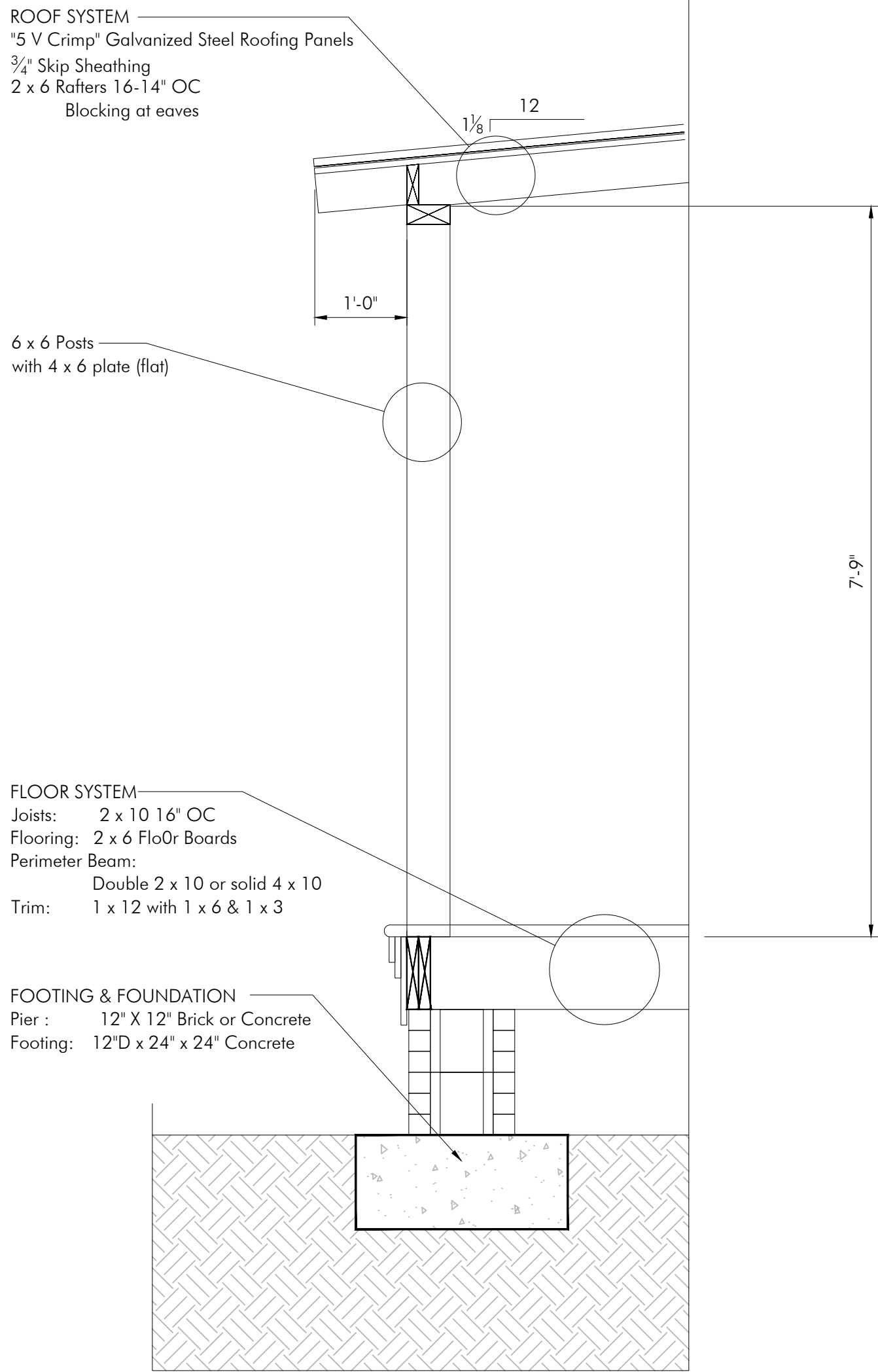
NORTH PORCH

COVERED ENTRY PORCH (LOADING DOCK), LOBBY MULTI-PURPOSE, RESTROOMS

NORTH PORCH

LOFT


OCEANA DESIGN LLC 666 HARBOR CREEK PLACE CHARLESTON, SC 29412
 843.270.2976
 Admin@OceanDesignLLC.com





8.03.26

PROJECT: Restoration-Reuse
CORNER PACKING SHED
7 DeGullah Way
St. Helena Island, SC 29920
PIN: R1120-003-000-0126-0000

SUBJECT: MATERIALS & COLORS

MATERIALS & COLORS

We will reuse, or recreate all existing doors, windows, trim, siding, and roofing when repairing and restoring the historic envelope of the building.

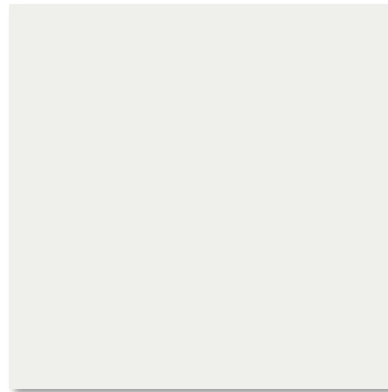
New construction consists of Storefront system to enclose the heated gable area, Elevator Tower & "bridge" & Cable Railing. These elements are designed to be easily discernable from the original so the historic mass, solid, & voids of the building are prominent.

Note that we will match that existing with sample panels in the field prior to final finish coats



Medium Blue

Sherwin Williams SW 6795
Major Blue



White

Sherwin Williams SW 7006
Extra White



Existing

Remnants of Color on Packing Shed



Cable Rail

Black Aluminum Framing
Black Vinyl Coated Aircraft cable



Storefront

YKK/AP
Impact Framing
Clear Insulated Glazing
White Aluminum Framing & Doors

END