



Design Review Board Meeting

Chairman

JAMES C. ATKINS

Vice Chairman

KRIS FELDMANN

Board Members

DENISE PROCIDA

JOHN TETER

VACANT

VACANT

VACANT

County Administrator

MICHAEL MOORE

Council Liaison

PAULA BROWN

Clerk to Council

SARAH W. BROCK

Staff Support

ROBERT MERCHANT

Administration Building

Beaufort County Government
Robert Smalls Complex
100 Ribaut Road
Beaufort, South Carolina 29901

Contact

Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
(843) 255-2140
www.beaufortcountysc.gov

Design Review Board Meeting Agenda

Thursday, April 2, 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
3. APPROVAL OF MINUTES – March 5, 2026
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (Comments are limited to 3 minutes)

ACTION ITEMS

5. **NEW BUSINESS:** None
6. **OLD BUSINESS:**
 - A. The Reserve at Broad River (Multi-Family Apartments), 101 Broad River Boulevard – Beaufort – Final

OTHER BUSINESS

7. **NEXT SCHEDULED MEETING** – 2:30 p.m. on Thursday, May 7, 2026, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. **ADJOURNMENT**



**BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
March 5, 2026, Grace Coastal Church, 15 Williams Drive, Okatie, SC**

Members Present: James Atkins, Kris Feldmann, and John Teter

Members Absent: Denise Procida

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Best Buy Buffer Tree Limbing: Ricky Donnelly, Southern Palmetto Landscapes

Osprey Point – Malind Centre: Jason Broene, Court Atkins Architects; Josh Tiller, JK Tiller Associates and Dan Schael, Forino

TMD Building Exterior Refresh: Travis Dodge, Building Virtually

McCulloch Tract – Lot 1 – Discount Tire: Kelly Wagoner, Foresite Group

Parris Island Commons: Grady Woods, Woods Dendy Architects, LLC

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 December 4, 2025, meeting minutes. Mr. Feldmann motioned to approve the minutes as prepared. Mr. Teter seconded the motion. The motion carried unanimously.
4. **MINUTES:** Chairman Atkins asked if there were comments on the January 15, 2026, Special DRB meeting minutes. Mr. Feldmann motioned to approve the minutes as prepared. Mr. Teter 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. Best Buy Center Highway Buffer Tree Limbing, 1007 Fording Island Road – Bluffton – Final:

Mr. Atkins asked for public comment, but no comments were made. Ms. Moss provided the project background. Ricky Donnelly, with Southern Palmetto tree company, attended via telephone to represent the project. He stated that his company installed the buffer plantings when the Best Buy shopping center was initially developed. He said that they would not touch the shrubbery in the buffer but would limb up the oak and pine trees 10'-12' above ground level to get visual into the development, remove one dead red maple and plant jasmine as ground cover in the buffer.

Mr. Teter asked if they would remove any small volunteer trees in the buffer. Mr. Donnelly said they would remove volunteer sweet gum and water oak trees that were 5'-6' tall but would not touch sweet gums that were less than 6".

Mr. Feldmann stated that it made sense to do the limbing work to let more light in for the plantings but struggled with thinning out the buffer for a view.

Mr. Atkins said that there was a lot of history with this buffer and that it has had challenges. He said that he did not have an issue with the removal of the dead maple or 3"-4" volunteer gum trees. Mr. Atkins shared Mr. Feldmann's concerns about limbing the trees for a view. He informed the applicant that the County will review the work once the tree limbing is done and if the buffer is lacking tree counts or has gaps, they would be required to plant back additional trees and shrubs. Mr. Donnelly said they would trim back as light as they can just to please the customer and would be willing to plant back if required.

Mr. Teter said that the purpose of the buffer is to provide screening and also agreed with Mr. Feldmann's comment. Mr. Donnelly said that they would not touch the wax myrtles or the loropetalum shrubs.

Mr. Atkins asked if the work would be done with hand tools or with heavy equipment. Mr. Donnelly said that the work would be done by hand with pole and chain saws and the chipper would be stationed in the parking lot. Mr. Atkins said that if any bushes are destroyed or the trees are limbed too high, they would be required to plant back. Mr. Donnelly said that he understood.

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

- The tree limbing must be done according to the plans reviewed and approved by the DRB. Any changes to the approved plans must be requested for and submitted to the DRB for formal approval before changes are made.
- Limbing work and dead tree cutting should be done delicately and by hand.
- If the buffer lacks tree counts, or if shrubs that are destroyed or the buffer has gaps once the work is done, the County will require that additional plantings are installed.

Mr. Feldmann seconded the motion.

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

Motion passed unanimously.

B. Osprey Point - Malind Centre Commercial Development, Buildings A, B, & C, 1569 Pritcher Point Road – Okatie – Conceptual:

Mr. Atkins recused himself from this project review, asked Mr. Feldmann to officiate the meeting and left the room. Mr. Feldmann asked for public comment, but no comments were made. Ms. Moss provided the project background. Jason Broene, the Architect, and Josh Tiller, the Landscape Architect and Dan Schael, the Developer for the project attended to make a presentation. Mr. Broene said the development had ten buildings but he only submitted three buildings for today's review and would come back to the DRB a few more times with 3 – 4 additional conceptual building designs and go to final DRB with all of the building designs for approval. He said that this was an exciting project and would serve as a commercial hub between Beaufort and Bluffton and would have retail, offices and restaurants. Mr. Broene said that history of this parcel was for farming which was the influence for the agrarian building designs and referred to the architectural site plan perspective to point out the locations of buildings A, B & C. He said that Building C was a single tenant restaurant building, that Building B had two restaurant spaces and the building had gable roof forms on the left & right with pulled gables at the entries and that building A will have big box stores on each end with a middle barn shape retail office to break up the facade between the box stores and that the rear service elevation ran parallel to Highway 170.

Josh Tiller stated that the bermed, planted buffer along Malind Bluff Drive would be maintained, that the developer gave up 25' for the Pritcher Point Road right-of-way plus there would be an on-site 20' buffer along Pritcher Point Road, and that the Highway 170 side of the site would maintain the 50' buffer which is thick. He stated that once the site is cleared and if the buffer does not appear as thick as it should, he would provide a supplemental planting list for the buffer. He said that the landscape plan submitted was a courtesy plan to give the Board an idea of what would be planted and would be finalized for final DRB.

Mr. Feldmann asked if the intent of the development would be for walkability. Dan Schael stated that the commercial development would be walkable and would have boutique retail shops and specialty box stores such as Trader Joes or Fresh Market, if the full-service intersection get installed, to serve the Malind Bluff neighborhood. He said that the development could also be closed off at the main interior boulevard for special events or art fairs, that he was proud of the design and thought it was a phenomenal development.

Mr. Teter said that the service yards and dumpster enclosures were not shown on the renderings. Mr. Broene said that these elements would be shown to the Board as the design becomes finalized. Mr. Feldmann said that the service yards were not shown and the rear parapets were flat and must fully screen the rooftop equipment.

Mr. Feldmann said that this development was more of an internally focused development and that he had concerns about the rear of building A and that over time the buffer may degrade and that the rear facade may be visible to the Highway and could use more hierarchy of forms. He said that the front elevation on building A works well but the rear needs more attention. He said that on Building C the west elevation lower right facade needs more definition at the entry and on the right. He stated that on Building A that the height & width & scale of the doors help break up the front facade but that the glazing doesn't read well. He asked the applicant to study the black and white colors because the color scheme seems to be a fad and that warmer tones would benefit the design. Mr. Feldmann said that at the informal DRB discussion, the Board asked to have as many existing trees as possible to be preserved but the current civil plans are not proposing to save any of the trees on the interior of the site. Mr. Tiller stated that there weren't many significant trees on the interior of the site worth saving.

Mr. Schael stated that the colors in the rendering are a little off and that the color scheme would be charcoal with creamy off-white accents.

Mr. Teter said the thickness of the Highway 170 buffer would be very important at the rear sides of the buildings and that supplemental plantings would have to be added.

Mr. Feldmann made a motion to approve Buildings A, B & C subject to the following conditions:

- Study the building's rear service areas; provide dumpster enclosure and service yard screening details and ensure that the parapets are tall enough to fully screen the rooftop equipment & hoods.
- Building C: provide more articulation to the entry & right facades.
- Study the color scheme – get away from the starkness of black & white.
- Ensure that the Highway & perimeter buffers have the proper opaqueness. At final, the landscape plan should provide supplemental evergreen plantings where needed to fill the buffer gaps, voids and narrow areas behind the signage easements.

Mr. Teter seconded the motion.

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

Motion passed unanimously.

Mr. Atkins returned to the meeting room.

C. TMD Building Exterior Refresh, 26 Buckingham Plantation Drive – Bluffton – Final:

Mr. Atkins asked for public comment, but no comments were made. Ms. Moss provided the project background. Travis Dodge, the project Architect attended the meeting via telephone to represent the project. He stated that the existing structure was basically a pole building with metal siding and that it was a cabinet showroom with low ceilings and a mezzanine for storage. He said that they would remove the interior walls and mezzanine and add meeting rooms and office space to showcase higher end European window systems. Mr. Dodge said that the building was not very attractive and that they wanted to clean it up and that the exterior work would involve an improved storefront door & window system and exterior painting.

Mr. Teter wanted to know if the exterior work included the front window & door replacement and to repaint the exterior of the building and that there would be no other changes. Mr. Dodge confirmed the exterior work as stated by Mr. Teter.

Mr. Feldmann said that it was a nice project and that they cleaned it up nicely.

Mr. Atkins said that they selected nice colors and requested that a supplemental landscape plan get submitted for the front of the building because it would be an opportunity to refresh the landscaping and it would do the building wonders.

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

- Submit a Landscape Plan for approval to include supplemental trees and shrubbery at the front of the building:
- Provide the DRB with clarity about the existing fencing and whether it will remain or it will be removed.

Mr. Feldmann seconded the motion.

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

Motion passed unanimously.

7. OLD BUSINESS:

A. McCulloch Tract – Lot 1 – Discount Tire, 1000 Fording Island Road – Bluffton – Final:

Mr. Atkins asked for public comment, but no comments were made. Ms. Moss provided the project background. Kelly Wagoner, the Civil Engineer for the project, attended the meeting to represent this project. He stated that they would revise the landscape plan to add more plantings and that Eric Kaelble, the architect for the project, was on the phone to answer questions about the building.

Mr. Teter had no comments.

Mr. Feldmann said that the black EIFS jumped out and that he did not think it was an appropriate color. He suggested to use a color less stark, preferably gray.

Mr. Atkins agreed with Mr. Feldmann that the black EIFS was too stark and recommended that they use the cream colored EIFS color above the storefront. He commented that the rendering shows the storefront system with black framing but that the color board proposes clear anodized and that the rendering & color board should match. Mr. Atkins stated that the staff landscaping & site lighting comments stand.

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

- Revise the Landscape Plan and the Lighting Plan to address staff comments.
- Change out the black EIFS above the storefront to cream EIFS.
- Revise the rendering to have clear anodized storefront framing.

Mr. Teter 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 building 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

- 8. INFORMAL ARCHITECTURAL DISCUSSION:** Parris Island Commons Apartment & Amenities Buildings, 395 Parris Island Gateway – Beaufort: Grady Woods, the architect for the project, made the presentation. He stated that he was seeking guidance from the Board about six of the apartment building designs and if they would be considered to be 2 ½ stories to meet the Code requirements in the C3 zoning district. He said that they addressed the third floor by wrapping the roof around to the back and that the street side of the building had roof dormers.

Mr. Atkins said that the only guide in the code comes from Division 4.1.170 that the buildings should be compatible with surrounding neighborhood character in size, scale, and architecture. He said that the amenity facade facing Parris Island Gateway needed more articulation. He said that the back side of the 2.5 story building had the potential to stand out and that the color approach was good. He said that the dormers were successful but was concerned about the porch end caps because it feels like a 3-story building and that perhaps the roof should wrap around the entire building. He suggested to add a low masonry base to better ground the buildings. He concluded by stating that the primary facade would be defined as a 2.5 story building and that one building color is good.

Mr. Feldmann agreed that another material with the addition of a water table at the base would help and said that the first 2.5 story building has two sides of the building that face the street. He said that he liked that the buildings increased in height from one-story to two-story then to 2.5 stories toward the center & rear.

Mr. Atkins said that the architecture had straight forms, but to look at the column spacing at the infill areas and that the third-floor detail should be revised so it recedes more.

Mr. Woods thanked the Board for their time and for their comments.

9. **NEXT SCHEDULED MEETING:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, April 2, 2026, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
10. **ADJOURNMENT:** Mr. Feldmann made a motion to close the meeting. Mr. Teter seconded the motion. The meeting was adjourned at 4:20 p.m.

The Reserve at Broad River Multi-Family Apartments

Type of Submission:	Final
Developer:	Edmund Waddill, Chaucer Creek Capital
Architect:	Shelly Blakesley, Kaas Wilson Architects
Engineer:	Alex Rhode, Seamon Whiteside
Landscape Architect:	Eric Walsnovich, Wood & Partners, Inc.
Type of Project:	Commercial
Location:	101 Broad River Boulevard, Beaufort
Zoning Designation:	C5 RCMU
Overlay:	This project is located outside of the MCAS Overlay

The project consists of constructing seven 3-story apartment buildings that will have a total of 204 units, a clubhouse, a summer kitchen building, a maintenance, bike & kayak storage building, a recycling & trash collection enclosure to include protecting an existing wetland and preserving existing trees with the buffers and selective locations on the interior of the site, constructing an internal round-about & drive aisles, walkways, a swimming pool, fenced-in dog park, vehicle & bike parking, landscaping, lighting and infrastructure on three undeveloped lots that will be combined into one 18.34-acre parcel. The driveway stub-out at the main entry round-about will connect to two parcels containing 20-acres that fall within the City of Beaufort's jurisdiction that will be a continuation of this project, subject to the City of Beaufort's approvals, and will also have 204 apartment units.

This project was conceptually reviewed by the Design Review Board on December 4, 2025, and received the following comments:

- Study the color locations (symmetry elements seemed a little off) & material palette in more detail. *The paint color scheme remains the same but the locations of the green color has been modified, more of the red accent color has been added to the gables and the dark red brick has been substituted with Savannah gray brick.*
- Simplify the outbuilding designs and incorporate the appropriate amount of Lowcountry features, but do not go overboard. *The Clubhouse architecture was redesigned to better mirror the apartment architecture and the triangular roof on the summer kitchen was removed to simplify the roof form. No changes were made to the maintenance building.*
- Reduce the board & batten siding spacing from 24" on center to 12" or 16". *The board & batten spacing has been reduced from 24" to 12" on all the buildings.*
- Study the shutter locations to demonstrate they are working or serving a practicable function. *The Bahama shutters placed over selective apartment windows were incorporated to add Lowcountry detailing and the shutters at the ends of the breezeways function to reduce water intrusion during wind driven rain events.*
- Provide real color and material samples at the final DRB review. *The applicant will bring the physical material and color samples to the meeting.*
- Resolve the site plan issues with the City of Beaufort before returning to final DRB review. *The site plan for this project was reviewed for a second time by the Staff Review Team (SRT) on March 11, 2026. The SRT determined that the site plan met the requirements of the Code, provided connectivity to the adjacent parcel within the City of Beaufort's jurisdiction and allowed this project to move forward to final DRB.*

All of the apartment buildings, and the Clubhouse, Summer Kitchen and Maintenance & Storage amenity buildings within this project have the same design features, facade materials and color scheme with simple gable roofs, and have 4/4 double hung windows.

Beaufort County Design Review Board
April 2, 2026

Staff Comments:

1. Landscape Plan:
 - a. Well done. An Exhibit (Sheet L-400) was provided to demonstrate that the thoroughfare and perimeter buffer planting counts are in compliance with the Code.
 - b. Sheet L-426: minor adjustments are needed regarding tree caliper sizes.
 - i. List a minimum of 1.5” caliper sizes for the fringetree, dahoon holly & vitex.
 - ii. Increase the caliper size of the Loblolly pine from 2” to 2.5”
2. Lighting Plan:
 - a. Reduce the type “A” lighting pole fixture height from 24’ to 20’ to meet Division 5.7.40.B.5 of the Code.
 - b. Adjust the locations of some light poles to avoid conflicts with existing and planted trees.
3. Signage: The DRB will review the design of the monument sign brick structures, but both the temporary and permanent signage panels must be applied for with a Sign Permit Application through the Planning & Zoning Department.

END OF REPORT