



Design Review Board Meeting

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KRIS FELDMANN

Board Members

CAROLINE ATKINS
ELIZABETH EPSTEIN
CELINA MORELLO
DENISE PROCIDA
JOHN TETER

County Administrator

MICHAEL MOORE

Council Liaison

PAULA BROWN

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Design Review Board Special Called Meeting Agenda

Thursday, May 14, 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. INTRODUCTION OF NEW BOARD MEMBERS: CAROLINE ATKINS, ELIZABETH EPSTEIN AND CELINA MORELLO
4. APPROVAL OF MINUTES – April 2, 2026
5. PUBLIC COMMENTS ON NON-AGENDA ITEMS (Comments are limited to 3 minutes)

ACTION ITEMS

6. **NEW BUSINESS:**
 - A. Osprey Point – Malind Centre Buildings D, E, F & G, 1569 Pritcher Point Road - Okatie – Conceptual
7. **OLD BUSINESS:** (None)

OTHER BUSINESS

8. **NEXT SCHEDULED MEETING** – 2:30 p.m. on Thursday, June 4, 2026, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
9. **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.

Osprey Point - Malind Centre Commercial Development - Buildings D, E, F & G

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. The applicant indicated that they would submit a few conceptual designs at a time until all the buildings received conceptual review and would return for one final DRB review for all of the buildings.

For this review, the applicant has submitted conceptual architecture for four buildings that will be located on the east side of and will address both the main internal drive aisle within the commercial development and Perimeter Road. All of the buildings have an agrarian architecture style with gable roofs covered with metal roofing material, facades clad with board & batten and horizontal siding, with Lowcountry detailing featuring roof cupolas, galleries and recessed entry ways, wall-mounted gooseneck light fixtures & vertical open gapped siding accents at the building corners or storefront entrances and have a gray & charcoal color scheme with natural wood accenting.

Building “D”: This one-story +/- 11,500 square foot multi-tenant building has three retail units and is located on the northeast corner of the site. The building has simple gable roofs with a shed dormer with ganged windows, featuring a tall chimney and barn door elements on each side of the storefront door & window systems below gable roofs on each side of the structure and a low-pitched shed roof covering the center unit entry.

Building “E”: This one-story +/- 8,800 square foot multi-tenant building has five retail units and will be located south of Building D. The building has simple gable roofs with roof monitors a top the two gable

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roofs on each side and contains large recessed storefront window and doorway systems with barn door elements on a majority of the entries on the main side of the building.

Building "F": This one-story structure contains two multi-tenant buildings that are connected with a central roof breezeway and will be located south of building E. One side of the structure contains +/- 3,600 square feet and has two retail units while the other side of the structure contains +/- 6,400 square feet and has three retail units. The buildings have simple gable roofs, shed dormers ganged windows and feature two tall chimneys and barn door elements at each side of the storefront entries and a covered front porch across the front façade.

Building "G": This two-story building contains a combined total of +/- 27,300 SF with three retail units on the ground floor and three office units on the second floor and will be located south of building F. This building has simple gable roofs with two roof monitors, stacked porches, a large silo element and a tower feature and stairwells.

The Staff Review Team conceptually reviewed this project on November 12, 2025, and allowed this project to proceed with the DRB process subject to conditions.

Staff Comments: None.

END OF REPORT