



Design Review Board

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Design Review Board Meeting Agenda

Thursday, June 4, 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
- [4.](#) APPROVAL OF MINUTES – April 2, 2026
- [5.](#) APPROVAL OF MINUTES – May 14, 2026
6. PUBLIC COMMENTS ON NON-AGENDA ITEMS (Comments are limited to 3 minutes)

ACTION ITEMS

7. **NEW BUSINESS:**
 - [A.](#) Parris Island Commons Amenity and Apartment Buildings, 395 Parris Island Gateway - Beaufort – Conceptual
8. **OLD BUSINESS:** (None)

OTHER BUSINESS

9. **NEXT SCHEDULED MEETING** – 2:30 p.m. on Thursday, July 9, 2026, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
10. **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.



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) SPECIAL CALLED MEETING MINUTES
May 14, 2026, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: Kris Feldmann, Caroline Atkins, Elizabeth Epstein, Celina Morello, Denise Procida and John Teter

Members Absent: James Atkins

Staff Present: Nancy Moss, Beaufort County Planning & Zoning Department

Guests:

Malind Centre: Jason Broene, Court Atkins Architects; and Dan Schael, Forino

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 2:32 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. **WELCOME NEW BOARD MEMBERS: Caroline Atkins, Elizabeth Epstein and Celina Morello:** Vice Chairman welcomed the new Board members, stated that they introduced themselves to each other before the meeting started and said that he was pleased that the Board vacancies were all filled.
4. **MINUTES:** Vice Chairman Feldmann stated that they would have to table the vote for the April 2, 2026 meeting minutes because he did not attend this meeting and James Atkins was not in attendance at today’s meeting so there would not be a majority of Board members to approve the minutes. He asked that this vote get postponed to the June 4th meeting agenda.
5. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

ACTION ITEMS

6. NEW BUSINESS:

A. Osprey Point – Malind Centre Buildings D, E, F & G, 1569 Pritcher Point Road – Okatie – Conceptual:

Mr. Feldmann asked for public comment, but no comments were made. Ms. Moss provided the project background. Jason Broene, the Architect for the project, attended the meeting to represent this project. Mr. Broene stated that this commercial development would contain high-end retail businesses and restaurants. He provided an overview of the project’s history, that at the December DRB meeting he gave an informal overview of all the building designs and said that historically, this site was used for farming and fishing activities which inspired the agrarian building architectural design. He added that at the March meeting, he provided conceptual designs for

buildings A, B & C. He said that building C was a restaurant, that building B contained two small restaurants and that building A had two anchor tenants. He stated that he was presenting the conceptual designs for buildings D, E, F & G at today's meeting and that each building had simple roof forms and materials featuring large barn doors and a lighter color scheme on the first building and the buildings address the main internal boulevard. He said that building D contained three retail tenants, building E had five retail units featuring roof cupolas and large barn doors. He said that Building F had chimney elements and featured a covered walkway with a park plaza between. He said that building G was the largest of the four buildings where the bottom floor contains retail space with the upper floor containing offices, is bookended with gables and features a two-story monument stair on the side that descends to a nice plaza. He said that the service side of the buildings faced Perimeter Road.

Mr. Feldmann said that he wanted to discuss the site plan and focused on the Highway 170 service side of the site and was also concerned about the Perimeter Road service side. He said that the facade on building G needs more attention because it feels large and blank. Dan Schael stated that a tall landscape berm was being proposed between the residential lots and this commercial development which would create a nice buffer. Mr. Feldmann said that building E from a scale standpoint feels heavy with the fascia treatment detail. He asked the applicant if the roofing color would be black. Mr. Broene said that they were still working through the conceptual color scheme and would bring a color board to the next meeting.

Mr. Teter stated that the west-facing storefront systems on buildings D through G would have a lot of heat coming in. Mr. Broene said that different window glazing and screening techniques would be used to combat the transfer of heat.

Ms. Morello stated that her main concern about this site would be the screening of the loading docks adjacent to Highway 170.

Ms. Epstein asked if the screening material would be wood. Mr. Broene stated that they wanted a durable product and were working through the material palette with the developer.

Ms. Morello said that she had a planting plan question about the tree symbols on the plan because they looked the same. She said that Ginko trees in the parking areas would drop a lot of litter and can be smelly. She said that the wetland setback hatching looked similar to the groundcover symbols on the plan.

Mr. Broene said that they will come back to the DRB for a conceptual review of buildings H & J. He said that building J was an office building with all four sides of the building having more fenestration than the other building and that building H was a retail building. He said that he will bring a color board to the next meeting. He stated that the service side elements were still being worked through and that Josh Tiller would be at the next meeting.

Mr. Feldmann suggested that they start to study the HVAC locations before final.

Ms. Procida agreed and stated that would be good to work through because there could be noise issues. Mr. Broene said that they would study the best approach.

Mr. Feldmann asked that the drawings also include the grease trap locations for the food & beverage units.

Ms. Epstein made a motion to approve the project subject to conditions. Mr. Feldmann listed the conditions:

- Confirm the dumpster, HVAC units, grease traps, meter boxes, etc. locations and how these service items will be properly screened from view.
- Study the articulation of the rear facing facades.
- Confirm parking lot trees are appropriate.
- Adjust the fascia treatment detail at the cupolas.
- Study the height of the smokestacks on building F.

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.

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, June 4, 2026, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909. Ms. Atkins stated that she would not be able to attend the June 4th meeting.

9. ADJOURNMENT: Mr. Teter made a motion to close the meeting; Ms. Atkins seconded the motion. The meeting was adjourned at 3:15 p.m.

Parris Island Commons Apartment & Amenity Buildings Project

Type of Submission:	Conceptual
Developer:	Marty Glisson, DJD 395 Parris Island, LLC
Architect:	Grady Woods, Woods Dendy Architects, LLC
Landscape Architect:	Brian Witmer, Witmer, Jones, Keefer, Ltd.
Engineer:	Jeff Ackerman, Carolina Engineering Consultants, Inc.
Type of Project:	Commercial
Location:	395 Parris Island Gateway, Beaufort
Zoning Designation:	C3 Neighborhood Mixed Use

This 6.62-acre redevelopment project site is located approximately 1.1 miles south of the Robert Smalls Parkway (Hwy. 170) & Parris Island Gateway signalized intersection. This site was originally developed in 1967 as a 2,460 square foot single-family residence that was demolished in 2022. The south, east and west buffers are mostly wooded, and the interior of the site and the north buffer have little or no existing trees. A major drainage ditch borders the east property line, and a small drainage swale runs parallel to the south property line and terminates at Parris Island Gateway. This site is bound by and accessed from Parris Island Gateway to the west, agricultural property to the north, the Mink Point residential subdivision to the east and East Coast Marine Repairs to the south.

The applicant made an informal presentation at the March 5, 2026, DRB meeting and received comments from the Board as guidance to further develop the building designs.

The scope of the work for this project involves the construction of a 3,544 SF one-story amenity building, a 20,068 SF two-story apartment building, two 36,885 SF 2.5-story apartment buildings and five 43,848 SF 2.5-story apartment buildings, a for a total of 77 dwelling units and also includes the installation of internal drive aisles & parking, landscaping, lighting, fenced-in dog park, infrastructure and stormwater retention areas.

There are four different building floor plans slated for this development. Three of the buildings will be constructed on the site once which includes the amenity building, the two-story 8-unit apartment building and the 9-unit apartment building. The fourth building will be constructed at five locations on the site. All of the buildings have hip roofs covered with fiberglass shingles, double-hung window units, and horizontal siding. The apartment buildings have a central covered breezeway with stairwell, stacked screened-in porches supported with large square columns and have a low board & panel water table.

This project was reviewed by the Staff Review Team on March 19, 2025 and once the conditions were met, allowed this project to proceed with the DRB process.

Staff Comment:

1. The multi-family “use” is a “Conditional Use” subject to the conditions in Division 4.1.170 of the Community Development Code:
https://library.municode.com/sc/beaufort_county/codes/community_development_code?nodeId=ART4SPUS_DIV4.1SPUS_4.1.170MUMIDW

END OF REPORT