



Design Review Board

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Design Review Board Meeting Agenda

Thursday, August 6, 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 – June 4, 2026
- [6.](#) APPROVAL OF MINUTES – July 9, 2026
7. PUBLIC COMMENTS ON NON-AGENDA ITEMS (Comments are limited to 3 minutes)

ACTION ITEMS

8. **NEW BUSINESS:** (None)
9. **OLD BUSINESS:**
 - [A.](#) Hilton Head Gas Station Reconstruction Project, 1610 Fording Island Road – Bluffton – Conceptual (Revisit)
 - [B.](#) Parris Island Commons Amenity & Apartment Buildings Project, 395 Parris Island Gateway – Beaufort – Final

OTHER BUSINESS

10. **NEXT SCHEDULED MEETING** – 2:30 p.m. on Thursday, September 3, 2026, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
11. **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) MEETING MINUTES
June 4, 2026, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: Kris Feldmann, Elizabeth Epstein, Celina Morello, and Denise Procida

Members Absent: James Atkins, Caroline Atkins and John Teter

Staff Present: Nancy Moss, Beaufort County Planning & Zoning Department
Carolyn Wallace, Beaufort County Project and Development Coordinator

Guests: Parris Island Commons – Grady Woods, Woods Dendy Architects and Mike Cox, Witmer, Jons Keefer, Ltd.

Members of the public were not in attendance.

1. **CALL TO ORDER:** Vice Chairman Feldmann called the meeting to order and took roll call at 2:28 p.m.
2. **FOIA:** Vice Chairman Feldmann said that “public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act”.
3. **04.02.26 MINUTES:** Vice Chairman Feldmann stated that they would have to table the vote for the April 2, 2026 meeting minutes because there wasn’t a quorum of the Board members present that attended the April Board meeting. He asked that this vote get postponed to the July 9th meeting agenda.
4. **05.14.26 MINUTES:** Vice Chairman Feldmann asked if there were comments on the May 14, 2026, meeting minutes. Ms. Procida motioned to approve the minutes as prepared. Ms. Morello seconded the motion. The motion carried unanimously.
5. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

ACTION ITEMS

6. **NEW BUSINESS:**
 - A. **Parris Island Commons Amenity and Apartment Buildings, 395 Parris Island Gateway – Beaufort – Conceptual:**

Mr. Feldmann asked for public comment, but no comments were made. Ms. Moss provided the project background. Grady Woods, the Architect for the project, and Mike Cox, the Landscape Architect for the project attended the meeting to represent this project. Mr. Woods stated that he appreciated the Board meeting with him informally to discuss the building architecture and for providing comments at the March 5, 2026 DRB meeting. He said that they addressed all of the Board’s previous comments and manipulated the Amenity building facade facing Parris Island Gateway by relocating the mailroom location and creating better articulation. He said that there was an odd number of units allowed so building #1 has a large penthouse. Mr. Woods stated that he would be glad to answer any questions. Mr. Cox said that they intentionally kept as many

significant trees as possible and that angled parking was incorporated along the interior street and that the parking areas were located behind the apartment buildings.

Ms. Epstein wondered about the buildings having to meet a 2.5-story building height. Mr. Woods stated that this very issue was under discussion at the March 5th DRB meeting and that the building design was revised per the suggestion of the DRB to recede the upper floor to reduce the mass and to let the roof continue to wrap around to make it look like a 2.5-story building.

Ms. Procida said that she liked how the design evolved from March to now. She said that the Amenity building needed more articulation and suggested that shutters or brackets get added to incorporate more Lowcountry features. She stated that the upper-level facade material had the same horizontal siding that was on the rest of the building and recommended that they introduce another siding material such as shake or board & batten. Ms. Procida stated that the proportion of the second level screen porch seemed too tall and that perhaps they lower the level of the second-floor porch roof or add panel & board siding as was done on the first floor or add horizontal louvers to break up the opening. She asked Mr. Woods if the building colors had been selected. Mr. Woods stated that the renderings were a good representation of the white building color being proposed. He said there was strength in simplicity with the white color and crisp detailing.

Ms. Epstein stated that the building design should incorporate more Lowcountry detailing.

Ms. Morello appreciated the effort to save the specimen trees. She said that the dumpster enclosure and dog park should be properly screened and that the sidewalk should be extended to the dog park.

Mr. Feldmann said that the architect responded well to the previous DRB comments with the updated architecture and massing presented at today's meeting and that they achieved 2.5-story buildings. He stated that he disagreed with Ms. Procida's comment about changing the facade material on the upper level and liked the horizontal siding but recommended that they introduce exposed rafter tails or eave brackets. Mr. Feldmann said he loved the open corridor concept. Mr. Feldmann commented on the site plan and said that it felt overparked and should be reduced. Mr. Cox said that 152 parking spaces are required but that they were allowed to have up to 20% above the number required and that 169 parking spaces were proposed. Mr. Feldmann said that some of the extra parking spaces should be removed, like the ones on the curved portion of the drive, to provide better access to the dog park and to reduce the amount of asphalt surface. Mr. Feldmann stated that the condenser locations should be identified and should ideally be fenced in. He said that on the Amenity building articulation on the blank walls may be resolved with heavy landscaping or faux openings. He asked that they better tie the amenity building architecture with the apartment buildings, particularly at the Amenity entry by adding a metal roof with Lowcountry detailing such as exposed rafter tails.

Ms. Procida agreed that will be very important to know where the condenser units will be located.

Mr. Feldmann recommended that they consider using the artisan Hardie plank siding versus the standard Hardie plank siding.

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

- Study the proportion of the second-floor porch height and the articulation at the screened in porch areas by incorporating Lowcountry elements.
- Identify the A/C condenser locations and specify the screening method.

- Better tie the entry area architecture of the Amenity building with the Apartment buildings by syncing the Apartment building metal entry porch roof detailing to the Amenity building and provide better facade articulation with the use of shutters, brackets or faux openings.
- Reduce the number of parking spaces to provide better access to the dog park and to reduce the amount of asphalt surface.
- Introduce exposed rafter tails or eave brackets to the upper-level areas on the Apartment buildings.
- Consider applying the artisan Hardie plank siding on the building facades.

Ms. Epstein seconded the motion.

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

Motion passed unanimously.

7. OLD BUSINESS: None

OTHER BUSINESS

- 8. NEXT SCHEDULED MEETING:** Mr. Feldmann stated that the next scheduled meeting is at 2:30 p.m. on Thursday, July 9, 2026, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
- 9. ADJOURNMENT:** Ms. Procida made a motion to close the meeting; Ms. Morello seconded the motion. The meeting was adjourned at 3:05 p.m.



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MEETING MINUTES
July 9, 2026, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, Caroline Atkins, Elizabeth Epstein, Celina Morello, and Denise Procida

Members Absent: Kris Feldmann and John Teter

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

Guests: Hilton Head Gasoline Station – Carlo Pardo, Morris & Ritchie and Hamzah Allawda, EDI Group

Malind Centre – Jason Broene, Court Atkins Architects, Josh Tiller, J. K. Tiller Associates and Dan Schael, Forino

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 and took roll call 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. **04.02.26 MINUTES:** Chairman Atkins stated that they would have to table the vote for the April 2, 2026, meeting minutes because there wasn’t a quorum of the Board members present that attended the April Board meeting. He asked that this vote get postponed to the August 6th meeting agenda.
4. **06.04.26 MINUTES:** Chairman Atkins stated that they would also have to table the vote for the June 4, 2026, meeting minutes because there wasn’t a quorum of the Board members present that attended the June Board meeting. He asked that this vote get postponed to the August 6th meeting agenda.
5. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

ACTION ITEMS

6. **NEW BUSINESS:**
 - A. **Hilton Head Gas Station Reconstruction Project, 1610 Fording Island Road – Bluffton - Conceptual:**

Mr. Atkins asked for public comment, but no comments were made. Ms. Moss provided the project background. Carlo Pardo, the Civil Engineer for the project, and Hamzah Allawda, the Architect for the project both attended the meeting via telephone to represent this project. Mr. Pardo stated that the gasoline canopy was going to remain but would be modified to match the new building colors and design, that there was an inactive drain field on the property and they would tap into the force main and that he did not have any other comments to add.

Ms. Atkins stated that there were many spelling errors on the civil set of plans and had no comments on the architecture. She asked that the spelling and labeling issues get corrected for the final review.

Ms. Epstein suggested that all the pervious parking spaces get placed together versus being placed at the end of the parking bays. Mr. Pardo stated that the pervious parking spaces as placed were a requirement of the SRT. Ms. Epstein commented on the architecture and stated that the visibility of the entire roof could be seen from the flyover, so all of the rooftop HVAC equipment had to be screened from view.

Ms. Morello said that there appeared to be a clerical error because there was a discrepancy between the plant quantities shown on the plant schedule and the number of plants shown on the plan.

Ms. Procida stated that the roof of the gas station is in the direct sightline from the flyover and that she was concerned that the roof parapets would not fully screen the rooftop equipment. She asked them to consider incorporating traditional Lowcountry features and to consider the texture of the materials. She said that the parapet roof should probably be changed out with a gable roof and suggested to slide the dumpster back, so it aligns with the front facade. Ms. Procida stated that the right side of the building was very plain and needed better articulation, with architecture detailing or enhanced landscaping. She asked about the gas canopy details on sheet A-600 and asked for clarification on its modification. Mr. Allawda said that brick would be added at the bases of the canopy columns and that a crown detail would be added around the top of the canopy, similar what was done at Parker's, and that the canopy renovations would have materials and colors applied to match the new minimart.

Mr. Pardo asked if the HVAC units could be ground mounted at the rear of the building. Ms. Atkins stated that the ground level may be too low, but if it can be done, the exhaust fans and vent stacks should be lined up so they can be concealed from view from the flyover.

Mr. Allawda asked whether a pitched roof or a flat roof would work best. Mr. Atkins stated that it would be highly possible that the project would be more successful with a pitched roof.

Mr. Atkins stated that he was excited that this site was being redeveloped and would like to hear from the architect. He said that most people who drive to Hilton Head would see this as Lowcountry architecture but try to design the building so it ties in with Hilton Head architecture as well. Mr. Atkins asked Mr. Allawda what about this building design had Lowcountry features. Mr. Allawda said they tried to design the building to fit in with what's already on buildings, like Parker's, in the area with the use of materials and awnings. Mr. Atkins said that the design for this building must be more representative of Hilton Head architecture and suggested that they take a look at the architecture at Parker's at Sea Turtle Market Place and Circle K across the street on Hilton Head to use as a guidance with the use of brackets, window patterns and awnings. He stated that the amount of vertical mullions was too much and that the windows should be more vertical to have the appearance of individual double-hung windows. He said there should be some level of detail on the right blank wall and that they would give them grace on the rear wall because it was mostly hidden. He said that adding a crown around the gas canopy and adding brackets on the columns would be great. He also liked the idea of moving the HVAC to the back of the building with a service yard around it.

Ms. Atkins made a motion to table the project to give the applicant the opportunity to revise the architecture and to address the Board's comments:

- Correct spelling errors, labeling and title block issues on the Civil plans.

- Adjust the discrepancy on the Landscape plan between the plant quantities shown on the plant schedule and the number of plants shown on the plan.
- Incorporate traditional Lowcountry features and consider the texture of the facade materials.
- The parapet will not screen the rooftop equipment from the flyover and should be changed out with a pitched roof with a rear roof well to house the rooftop equipment or place the HVAC units behind the building.
- Consider sliding the dumpster back so it aligns with the front facade.
- Better articulation is needed on the right side of the building.
- The architecture should be more representative of Hilton Head architecture.
- Reduce the number of window mullions; the windows should be more vertical to appear as individual windows with a center rail.
- The Board was receptive to adding a crown around the gas canopy, brackets at the top of the columns and brick at the base of the columns.

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.

B. Osprey Point – Malind Centre Commercial Buildings H & J, 1569 Pritcher Point Road – Okatie – Conceptual:

Mr. Atkins recused himself from this portion of the meeting and asked Ms. Procida to officiate in his place and left the room. Ms. Procida asked for public comment, but no comments were made. Ms. Moss provided the project background. Jason Broene, the Architect for the project, and Josh Tiller, the Landscape Architect for the project, attended the meeting to represent this project. Mr. Broene stated that this was a master planned development and the two buildings for review would be the last conceptual review and that at the final DRB review they would present all nine buildings at one time. He said that the design of Buildings H & J took the character from the other seven buildings and that Building H was two-stories for office space and Building J was three stories for office space with fenestration on all four sides of the building. He said that Building H's facade facing the parking lot had a lot of nice glazing and Lowcountry elements with columns and metal roofing. He said that Building J used change of color, glazing and vertical elements to help break up the scale of the 3-story building. He referred to the color board and said that they incorporated black and gray colors and engineered wood products to soften the facade. He said that all the HVAC units & hoods would be located on the roofs screened with roof wells.

Ms. Atkins asked if buildings H & J would have ebony window units, and Mr. Broene confirmed that would be the case.

Ms. Morello stated that there is an opportunity to layer more ground covers on the landscape plan. Mr. Tiller stated that the landscape plan submitted was a courtesy set and that he was working with Carolina Engineering and that there would be a lot of site changes once the civil work was complete which would allow them to finalize the landscape plan. Mr. Tiller stated that the Master Plan was modified and that the monument sign was shifted to allow room for enhanced buffering. Ms. Morello did not think that the ginkos were a good tree island choice. Mr. Tiller said that they would not use ginkos.

Ms. Atkins said that the ornamental trees were nice but that most of them would bloom at the same time of the season and to add other ornamentals that would bloom later in the year. She said that

she did not think there were enough dumpster locations on the site. Mr. Tiller said that there were nine dumpsters on the site, and that some were paired, but there was one dumpster for each building. Ms. Atkins stated that the dumpsters were awkwardly located at 45 degrees and it did not look like the turning radius was adequate for the garbage trucks. Mr. Schael said that the civil engineer could use the truck radius CAD program to confirm there was adequate room for the garbage trucks to maneuver in & around the site.

Ms. Epstein asked Mr. Broene to explain where the vertical cementitious siding would be placed on Building H. Mr. Broene showed where the cement siding would be placed and said that engineered wood would be applied on the soffits, columns and rafters. Ms. Epstein commented on the color board and suggested that an accent color, possibly blue, should be added for interest. She said that the window trim color on Building J did not give her a Lowcountry vibe with the black storefront and brown panel trim. She said that there was an interesting selection of materials but that she preferred a bronze storefront. She stated that Building J's gable over the entry seemed a little awkward and appeared unfinished. She wondered if the barn door elements were really needed but changed her mind once Ms. Procida said that they were operational. Mr. Broene thought the barn door elements were important to create character and that it carries through development.

Ms. Epstein stated that the flat canopies appeared a little high and that the smaller the canopy the lower they should be. Mr. Broene said that the canopies help identify the entry points and would make sure they were functional and added Lowcountry character.

Ms. Procida commented on Building H and wondered if the metal roofing on the entry gable continued down the sides of the gable because it reads as the same color as the roof. She asked that they study the rear elevation and to bring it down or bring the tall bands up where the parapet meets the gables. She said to tie the left stair tower into the architecture, that the facade was a flat surface with no awning and to consider changing the material on the angled area. She commented on Building J and that the water line seemed off and that the verticality of the windows draws the building design upward and to perhaps remove the band, study the window panel colors and change out the dark color with a lighter one. She said she liked the mix of materials. She referred to the site plan and thought it would be good to add an island to conceal the large loading area behind building A.

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

- Review the ornamental tree selections & their blooming seasons.
- Study the dumpster locations, number of dumpsters and the accessibility to service them.
- Review the color palette and consider adding an accent color for interest.
- Celebrate the facade materials with different textures.
- Review the elevations of the canopies so they are functional on Building J
- Study the entry canopy on Building J and possibly removing the band board.
- Consider the trim color on Building J so it looks less vertical.
- Study the facade material & color on the side of the entry gables & refine this detail.

Ms. Epstein seconded the motion.

Ms. Procida 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.

7. **OLD BUSINESS:** None

OTHER BUSINESS

8. **NEXT SCHEDULED MEETING:** Mr. Atkins stated that the next scheduled meeting is at 2:30 p.m. on Thursday, August 6, 2026, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
9. **ADJOURNMENT:** Ms. Procida made a motion to close the meeting; Ms. Epstein seconded the motion. The meeting was adjourned at 4:00 p.m.

Hilton Head Gas Station Reconstruction Project

Type of Submission:	Conceptual (Revisit)
Developer:	Alex Rentals, Inc.
Architect:	EDI Group
Landscape Architect:	Morris & Ritchie Associates, Inc.
Engineer:	Morris & Ritchie Associates, Inc.
Type of Project:	Commercial
Location:	1610 Fording Island Road, Bluffton
Zoning Designation:	Buckingham Landing Community Preservation District (BLCP)

This 1.57-acre reconstruction project site is located at the head of the Hilton Head Island bridges with the Bluffton Parkway flyover entry ramp built over the northwest corner of the site. This site was originally developed in 1984 with a 2,480 square foot minimart store, a 1,500 square foot gas canopy, paving and infrastructure. The site is bound by Highway 278 to the north, residential parcels to the east and Fording Island Road Extension to the south.

The minimart suffered devastating Hurricane related damages in 2016, was closed and recently the building's roof system collapsed, and the storefront system was boarded up. The property is currently a non-conforming site with a non-conforming "use" because the gasoline station is not allowed in the current zoning district, but is grandfathered, and does not meet the 100' setback from the OCRM critical line. At the December 10, 2025 Staff Review Team (SRT) meeting, the applicant was allowed to expand the minimart building by 15% and leave the gas canopy in its current location with conditions.

The scope of the work for this project involves the construction of a 2,750 SF one-story minimart building, to modify the existing gas canopy to match the building design/colors and also includes the installation of tree islands & pervious parking spaces, landscaping, removing the concrete parking area behind the building & the eastern driveway cut off Highway 278 and tying into the public sewer system.

This project was conceptually reviewed by the Design Review Board (DRB) on July 9, 2026, and was tabled to allow the applicant the opportunity to revise the building design and to address the following DRB comments:

- Correct spelling errors, labeling and title block issues on the Civil plans. ***Revisions have been made.***
- Adjust the discrepancy on the Landscape plan between the plant quantities shown on the plant schedule and the number of plants shown on the plan in the updated design. ***Revisions have been made.***
- Incorporate traditional Lowcountry features and consider the texture of the facade materials. ***The building facade is completely clad in brick and Lowcountry bracketed awnings and tower features have been incorporated in the new design.***
- The parapet will not screen the rooftop equipment from the flyover and should be changed out with a pitched roof with a rear roof well to house the rooftop equipment or place the HVAC units behind the building. ***Tower features have been added around the building, but the HVAC equipment is proposed on the roof.***
- Consider sliding the dumpster back so it aligns with the front facade. ***The dumpster enclosure has been shifted behind the front building facade (Sheet C1.0)***
- Better articulation is needed on the right side of the building. ***Two faux windows covered with bracketed awnings have been added to the right side of the building (A-300).***
- The architecture should be more representative of Hilton Head architecture. ***The building has been redesigned.***

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- Reduce the number of window mullions; the windows should be more vertical to appear as individual windows with a center rail. ***Complied.***
- The Board was receptive to adding a crown around the gas canopy, brackets at the top of the columns and brick at the base of the columns.

Revised civil drawings, schematic 3D building views and architecture plans have been submitted for this review. The building has a stepped parapet roofline with raised tower features covered with bronze colored metal roofing material on each corner and on the centers of the front and rear facades has a single sloped roof system that drains from the front to the back. The facade is entirely clad with brick and contains tall rectangular storefront windows covered with flat awnings over the main entry & on the front corners and angled bracketed metal awnings cover the storefront windows on the recessed areas in the front and over the windows on the left & right sides of the building.

Images of the gas canopy improvements indicate that the existing metal columns will be covered with brick and the gas canopy will have a mansard roof covered with bronze metal roofing material.

Staff Comments:

1. The preliminary landscape plan lacks the number of buffer plantings needed along Highway 278 and is void of proposed buffer plantings along Fording Island Road Extension (Sheet C5.0).
2. The palm trees proposed in the northwest tree island must be changed out with overstory shade trees (Sheet C5.0).
3. The light pole proposed in the northwest tree island will cause conflict with the required overstory shade trees and should be relocated outside of the tree island (Sheet C5.1)
4. The generic dumpster enclosure details must be refined and tailored for this project (Sheet D-100).

END OF REPORT

Parris Island Commons Amenity & Apartment Buildings Project

Type of Submission:	Final
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 project will consist of the construction of one 2-story and six 2.5-story apartment buildings that will have a total of 77 units, a one-story amenity building, and includes the installation of drive aisles, parking, walkways, a fenced-in dog park, landscaping, lighting and infrastructure on a 6.62-AC parcel which is currently undeveloped.

This project was conceptually reviewed by the Design Review Board on June 4, 2026, and received the following comments:

- Study the proportion of the second-floor porch height and the articulation at the entry areas and at the upper-level areas on the Apartment buildings with the introduction of rafter tails or brackets. ***Rafter tails & bracketed trellises have been added at selective locations on the buildings and horizontal louvers have been added under the second-floor porch ceiling beams.***
- Identify the A/C condenser locations and specify the screening method. ***The ground-mounted HVAC units will be completely screened with service yard fencing at all the buildings.***
- Better tie the entry area architecture of the Amenity building with the Apartment buildings by syncing the Apartment building metal entry porch roof detailing to the Amenity building and provide better facade articulation with the use of shutters, brackets or faux openings. ***The angled bracket detail has been incorporated on the amenity building entrance to match the apartment entrances.***
- Reduce the number of parking spaces to provide better access to the dog park and to reduce the amount of asphalt surface. ***The number of parking spaces has been reduced from 169 to 166.***
- Consider applying the artisan Hardie plank siding on the building facades. ***Fiber cement siding boards are specified.***

There are four different building floor plans slated for this development with similar design features and all have a soft white and bronze color scheme. Three of the building designs 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 design will be constructed at five locations on the site. All of the buildings have hip roofs covered with charcoal colored fiberglass shingles and have central covered entries accented with dark bronze metal roofing material, and the facade is clad with white horizontal siding with bronze-framed 2/2 double-hung window units. 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 around the perimeter of the buildings.

Staff Comments: None

END OF REPORT