



Design Review Board Meeting

Chairman

JAMES C. ATKINS

Vice Chairman

VACANT

Board Members

KRIS FELDMANN

DENISE PROCIDA

JOHN TETER

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

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Design Review Board Meeting Agenda

Thursday, November 6, 2025, 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 – September 4, 2025
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (Comments are limited to 3 minutes)

ACTION ITEMS

5. **NEW BUSINESS:** None
6. **OLD BUSINESS:**
 - [A.](#) Yard Farm RV Park, 700 Sea Island Parkway, St. Helena Island – Conceptual (Revisit)
7. **BOARD BUSINESS:**
 - A. Eric Walsnovich - Resignation from the Board 10.20.25
 - [B.](#) Board Vote: 2026 Design Review Board Meeting Schedule
 - C. December 2025 DRB Meeting – Board Vote For DRB Chairman & Vice Chairman

OTHER BUSINESS

7. **NEXT SCHEDULED MEETING** – 2:30 p.m. on Thursday, December 4, 2025, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. **ADJOURNMENT**



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
September 4, 2025, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, Eric Walsnovich, Kris Feldmann (via telephone), Denise Procida and John Teter

Members Absent: None

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Sam's Club & Fuel Station Repainting Project: Dennis Wilson, BRR Architecture Inc.

Beaufort County Councilwoman Paula Brown, District 8

No members of the public were 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 July 10, 2025, meeting minutes. Mr. Atkins, Mr. Walsnovich, and Ms. Procida approved of the minutes as submitted. Mr. Teter and Mr. Feldmann abstained from the vote because they did not attend this meeting.
4. **MINUTES:** Chairman Atkins asked if there were comments on the August 7, 2025, meeting minutes. Mr. Walsnovich, Mr. Feldmann and Mr. Teter approved of the minutes as submitted. Mr. Atkins and Ms. Procida abstained from the vote because they did not attend this meeting.
5. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

ACTION ITEMS

6. **NEW BUSINESS:** None

7. **OLD BUSINESS:**

A. Sam's Club & Fuel Station Repainting Project, 14 & 20 Bluffton Road – Bluffton – Final (Revisit):

Ms. Moss provided the project background. Mr. Atkins asked for public comment, but no comments were made. Dennis Wilson, the Architect for the project, attended via telephone and made the presentation. He said that the revised submission addressed all of the Design Review Board's comments and welcomed any questions from the Board.

Mr. Teter, Mr. Walsnovich, Ms. Procida and Mr. Feldmann had no comments.

Mr. Atkins said that once these two buildings were repainted, the Walmart store would have a different color scheme. He asked the applicant if there were any long-term plans to repaint the Walmart store to align with the gray color scheme of Sam's Club and the Fuel Station. Mr. Wilson stated that there are plans to convert the Walmart wall colors similar to the wall colors of Sam's Club and the fuel station. Mr. Atkins asked that the applicant share the new gray color scheme on Sam's Club and the Fuel Station with the Walmart people so the buildings within this development have the same colors applied. Mr. Wilson agreed to share the new gray color scheme with Walmart.

Mr. Walsnovich made a motion to approve the gray facade colors and blue wall signage background color for the Sam's Club and Fuel Station as submitted.

Ms. Procida seconded the motion.

Mr. Atkins asked if a discussion was needed. There was no discussion.

The motion passed unanimously.

Mr. Atkins read the final standard condition and said that "the exterior of the buildings must be repainted according to the plans reviewed and approved by the DRB. The material and 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. NEXT SCHEDULED MEETING:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, October 2, 2025, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

The Board had a discussion and asked staff to consult with the County's Legal Department if a Board member, Eric Walsnovich, with a vested business interest in Beaufort County could remain on the Board and whether Mr. Atkins could make an informal presentation about an upcoming commercial project to the Board. Ms. Moss agreed to do so.

- 9. ADJOURNMENT:** Mr. Teter made a motion to close the meeting, Mr. Walsnovich seconded the motion. The meeting was adjourned at 3:00 p.m.

Yard Farm RV Park

Type of Submission:	Conceptual (Revisit)
Developer:	John Trask III
Architect:	Nate Schoen, Bridgewater Consulting, LLC
Engineer:	Paul Moore, Ward Edwards Engineering
Landscape Architect:	Dan Keefer, Witmer, Jones, Keefer, Ltd.
Type of Project:	Commercial
Location:	700 Sea Island Parkway, St. Helena Island
Zoning Designation:	T2R & T2RC (dual zoning)

The architecture for this semi-developed RV Park was conceptually reviewed by the Design Review Board (DRB) on September 5, 2024, and received conditional approval. After this DRB review, the site plan was revised to such an extent that it required another conceptual SRT review which was done on September 24, 2025. The site plan changes includes the introduction of a second full access entrance to the RV Park off Sea Island Parkway which is routed through an adjacent developed corner parcel that contains a retail store which is also owned by the RV Park developer, the number of camp sites have been reduced from 113 sites to 111 sites, the number of buildings being proposed decreased from three to one large combined laundry, bathroom & fitness center facility, and fenced-in pickle ball courts have been added. The SRT allowed this project to proceed to the DRB for conceptual architecture review **with the caveat that the civil site plans and the landscape plan will be subject to change because the applicant is working with the SRT to increase the number of saved trees between the camp sites to meet the tree preservation requirement in Division 4.1.190 of the Code.**

This semi-developed RV Park project will be built on two densely wooded vacant lots that will be combined into one 28.35-acre parcel which has direct view and access to the marsh with 111 RV camp sites, a one-story a 1,920 square foot laundry, bathroom & fitness center building, an open-air 625 square foot pavilion, pickle ball courts, internal drives, parking areas, walkways, landscaping, lighting, infrastructure, two stormwater detention ponds and two trash collection areas. The project has two full access driveway cuts off Sea Island Parkway and secondary/emergency access off Yard Farm Road.

The one-story laundry, bathroom & fitness center building is centrally located on the site to serve the development and has simple Lowcountry architecture featuring a gable roof covered with black asphalt shingles with exposed rafter tail detailing and a covered porch that wraps around the front and left sides supported by white square columns with T&G deck boards. The building facade is clad with pewter-colored board & batten siding with 6/6 divided lite white framed double-hung windows with white trim, operable window shutters Charleston green in color and red-colored twin front entry doors with a transom. The service yard is completely concealed with a white colored wooden fence.

Staff Comments:

1. Per Division 4.1.190.B of the Code, "Recreation Facility: Campgrounds" (semi-developed) is a Conditional Use. The SRT has determined that the site plan does not currently meet the condition that "existing trees shall be left between all campsites and/or RV pads, to the maximum extent practicable" due to the extensive filling and grading work being proposed. https://library.municode.com/sc/beaufort_county/codes/community_development_code?nodeId=ART4SPUS_DIV4.1SPUS_4.1.190REFACA
2. The building is not flush with the ground level and must be modified to be handicapped accessible.
3. The maximum size of buildings and structures allowed at this development is limited to a combined total of 3,000 square feet per Division 4.1.190 of the Code. The square footage of the bathrooms is not

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counted toward the 3,000 square footage cap. The building/structure square footages are broken down as follows:

1,920.00 SF	Laundry, Bathroom & Fitness Center building SF (Gross)
<u>(389.70)SF</u>	Four (4) bathrooms SF
1,530.30 SF	Adjusted Laundry, Bathroom & Fitness Center Building SF
<u>625.00 SF</u>	Open Air Pavilion SF
<u>2,155.30 SF</u>	Total Combined square footage of the structures proposed which meets the condition of 4.1.190 of the Code.

4. An image of an open-air pavilion has been submitted as an example of the type of pavilion the developer would like to build at this development. Formal architectural drawings will be provided at the final DRB meeting.

END OF REPORT

Preliminary 2026 Meeting Schedule		
Design Review Board		
<u>Date *</u>	<u>Time</u>	<u>Location</u>
January 8, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
February 5, 2026	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
March 5, 2026	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
April 2, 2026	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
May 7, 2026	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
June 4, 2026	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
7/2/26 or 7/9/26	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
August 6, 2026	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
September 3, 2026	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
October 1, 2026	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
November 5, 2026	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
December 3, 2026	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
* Meetings are subject to cancellation if there are no projects to review.		