



**BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES**
November 6, 2025, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: None

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Yard Farm RV Park: John Trask III, and Caleb King, WJK, Ltd.

Beaufort County Councilman York Glover, District 3

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 September 4, 2025, meeting minutes. Ms. Procida motioned to approve the minutes as prepared. Mr. Teter seconded the motion. The motion carried with unanimous approval.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

ACTION ITEMS

5. **NEW BUSINESS:** None

6. **OLD BUSINESS:**

A. Yard Farm RV Park, 700 Sea Island Parkway – St. Helena Island – Conceptual (Revisit):

Ms. Moss provided the project background. Mr. Atkins asked for public comment, but no comments were made. John Trask, the Developer, and Caleb King, the Landscape Architect, represented the project. Mr. Trask described that the site was once a working farm with a packing shed where the Lowcountry Store is located now and that he would integrate farming into this RV Park project. He stated that they would either lower the building to ground level or add a handicap ramp. He commented that there was a 100' undisturbed buffer all the way around the RV Park that would have walking trails and that they would work with SRT to save additional existing trees on the interior of the site but that his understanding was to save as many trees as possible.

Ms. Procida stated that the building had no defined entry with a set of stairs or a ramp but that overall and that the building was in keeping with the Lowcountry style of architecture. Ms. Procida asked about the pavilion. John Trask said that it was an open-air pavilion that would be located

near the marsh and the future crabbing dock, and the pavilion may have a counter with a grill and would be a place to congregate. Ms. Procida asked if there would be a structure at the pickle ball courts. Mr. Trask said that the pickle ball courts would have a bench next to them but that the courts would not be covered.

Mr. Teter asked where the pickle ball courts would be located. Mr. Trask stated that they would be near the first entry drive off Sea Island Parkway to segregate it from the rest of the development because the sound from it was annoying. Mr. Teter asked how far the pavilion was from the pickle ball courts. Mr. Trask said that they were approximately 400 feet apart. Mr. Teter said that he liked the architecture of the building.

Mr. Atkins said that the architecture looks good but that he preferred that the building be raised and that a set of stairs & ramps get added to give that building a little presence on the site. He stated that the service yard faced Sea Island Parkway so when this is submitted for final DRB approval, make sure to have a really good landscape buffer screen on the service yard side as well as fencing details and the pickle ball amenities, if any, and lighting. He said that he liked the general design of the open-air pavilion but would prefer it be a bit more rustic to fit in with the rural, water's edge setting and cited the timber framed pavilion at Riverside Park as an example. Mr. Trask agreed that the pavilion should be more rustic. Mr. Atkins asked if there were defined control points at both entries and where they were located because he wanted to get a sense of where the primary entry would be located. Mr. Trask said that gates would be at both entries off Sea Island Parkway and that the main entry would be located at the Lowcountry Store driveway, and that there was a pull-off area that would be well screened from the parkway.

Ms. Procida said to have the exterior colors and materials on the building and the pavilion match each other for cohesiveness. She said that the service yard at the end of the breezeway should be shifted to either side so there would be an open view of the trees and not of the service yard.

Mr. Feldmann said that the architecture looked great. He suggested that the column spacing get shifted to coordinate with the breezeway and window openings versus being placed in front of them. He also recommended adjusting the door swing within the breezeway to make room for handicap accessibility concerns. He asked if the RV sites were for rent or if the campsites would be sold. Mr. Trask said that they were all for rent for 60 days or less.

Mr. Glover said that he was glad to be at the meeting. He said that Mr. Trask showed him plans for this project 1 ½ - 2 years ago and had no problem with it. He said that he appreciated the 100' buffer and that the RV Park would not be seen from the parkway because of the buffer. He said that a major concern on St. Helena is that people are bringing in RVs and making them permanent and it's hard to control. He said that he welcomed this project to accommodate RVs for 60 days or less in the Corners Community.

Mr. Trask said that he would like to add a fence, preferably a chain link fence, just inside the 100' buffer along Sea Island Parkway, for safety and as an impediment to prevent children & pets from wandering onto the parkway. Mr. Atkins said to relay this to Witmer Jones Keefer and to show it on the plans and to provide fence details at final DRB for review.

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

- Address the staff comments listed in the Staff Report.
- Adding stairs & ramps for accessibility to the building.
- Study the column & opening spacing on the Laundry, Bathroom & Fitness Center Building.

- Slide the service yard one way or the other to open up the breezeway.
- Ensure that all portions of the building & rooms are fully handicap accessible to the guests.

Ms. Procida seconded the motion.

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

The motion passed unanimously.

7. BOARD BUSINESS:

- A. **Eric Walsnovich - Resignation from the Board 10.20.25** - Mr. Atkins said that Mr. Walsnovich had to resign from the Board per the County Attorney because he moved outside of Beaufort County limits. He said that the Board now has three vacancies.
- B. **Board Vote: 2026 Design Review Board Meeting Schedule** - Mr. Atkins said that the 2026 meeting schedule had two options for the July meeting date, either the 2nd or the 9th. He said that the 9th would be a better date for the meeting and asked the Board to adopt the 2025 meeting schedule with July 9th. Mr. Teter made a motion to adopt the 2026 meeting schedule as Mr. Atkins recommended. Ms. Procida seconded the motion. The motion passed unanimously.
- C. **December 2025 Meeting – Board Vote for DRB Chairman & Vice Chairman** – Mr. Atkins said that with Mr. Walsnovich's resignation, the Vice Chair position was vacated and that he would continue as Chair if the Board wanted him to.

OTHER BUSINESS:

- 8. **NEXT SCHEDULED MEETING:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, December 4, 2025, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
- 9. **ADJOURNMENT:** Mr. Teter made a motion to close the meeting, Ms. Procida seconded the motion. The meeting was adjourned at 3:00 p.m.