



**BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
January 15, 2026, Grace Coastal Church, 15 Williams Drive, Okatie, SC**

Members Present: James Atkins, Kris Feldmann, and John Teter

Members Absent: Denise Procida

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

McCulloch Tract – Lot 1 – Discount Tire: Kelly Wagoner, Foresite Group, Inc. via telephone

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

Beaufort County Councilwoman Paula Brown, District 8

Members of the public were in attendance for the Yard Farm RV Park project [\(see Exhibit A\)](#)

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 stated that because Ms. Procida was absent at today’s meeting and that he was absent from the December 4, 2025, a majority of the Board was not present to vote on the meeting minutes so the vote on the December 4, 2025, meeting minutes must be postponed until the next meeting. Chairman Atkins asked the Board to review and send any corrections of the December 4, 2025, meeting minutes to staff in advance of the next meeting.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

ACTION ITEMS

5. **NEW BUSINESS:** None

6. **OLD BUSINESS:**

- A. **McCulloch Tract – Lot 1 – Discount Tire, 1000 Fording Island Road – Bluffton – Conceptual (Revisit):**

Mr. Atkins asked for public comment, but no comments were made. Ms. Moss provided the project background. Kelly Wagoner, the Civil Engineer for the project, attended the meeting by telephone to represent this project. He stated that they took the Board feedback from the last meeting which included that the Board wanted the architectural detailing from the 2020 design incorporated into the current design. He said that there were no color changes and that he would be glad to hear additional feedback from the Board.

Mr. Teter said that he had no questions or comments.

Mr. Feldmann said that the current architectural design was a big improvement over the previous design. He said that he had the following minor comments: break-up the storefront module, that the steel lattice trellis was nice but to add more and that the comment from last month to break down the facade seems to be addressed.

Mr. Atkins said that he was glad that some breakdown of the facade was done with different rhythms incorporated into the design. He said that he preferred the color of the overhead doors in the 2020 design because it blends in better with the building. He concurred with Mr. Feldmann's comment to add more trellis' on the right side of the building. Mr. Atkins said that there were a lot of facade materials on this small building and that the gray CMU seemed out of place. He said the siding or stucco should be substituted for the CMU and to align the top of the water table with the window mullions.

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

- Study the CMU façade material over the storefront windows on the front and the left sides and consider substituting it with stucco or panel board siding.
- Study the alignment of the storefront mullions with the brick water table height.
- Break up the storefront module.
- Incorporate additional trellis structures on the right side of the building.
- Change the color of the overhead doors to the color from the 2020 design.

Mr. Feldmann seconded the motion.

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

Motion passed unanimously.

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

Mr. Atkins opened the meeting to public comment and reminded the public that their comments would be limited to three (3) minutes.

Elizabeth Bishop stated that the developer seemed to be thoughtful on the design of this development and appreciated the opportunity to have this discussion. She stated that she and other members of the St. Helena Island community met several times with John Trask, the developer, and that Mr. Trask had been very respectful, made concessions and changed his plan in response to the community comments.

Denise Bishop stated that there was a ditch that runs through her property onto the Trask property and was concerned that it will become blocked up. She said that Mr. Trask was installing a fence so children could not wander onto her property.

Jane Griffith said that her biggest concern was traffic issues and with the sewerage system and any potential contamination in the marsh.

Mr. Trask, the Developer of the project, said that the pickle ball courts would be removed as a concession to be a good neighbor to the community. He said that he had a discussion with the Fire Marshal and that the emergency access drive off Yard Farm Road would no longer be required because there were two points of access off Sea Island Parkway.

Caleb King, the Landscape Architect for the project, stated that the revised landscape plan proposes plantings to fill in the gaps in the highway buffer and where the utility line installation will occur.

Ms. Moss provided the project background.

Mr. Teter asked if this project would be on sewer or septic. Mr. Trask said that the project would be tied into the sewer system so there would be no leach issue in the marsh.

Mr. Feldmann asked if there would be adequate room at the Low County Store entrance for RV turn around. Mr. Trask said that if the RV owners entered the RV Park and did not want to stay, they could drive through the RV park to the other Sea Island Parkway driveway and exit. Mr. Feldmann said that the skirting type around the porch being proposed was unclear and asked if it would be hog fencing or lattice. Mr. Trask said that there would be hog fencing. Mr. Feldmann warned the Developer that the door swing issue on this building would probably come up during the Building Codes plan review and asked if the door swings being proposed was from a clearance standpoint. Mr. Feldmann stated that the detail where the two roofs come together looks a little clumsy and asked that the architect clean it up.

Mr. Atkins asked staff if a Traffic Impact Study was required from the SRT. Per staff, the project engineer determined that the amount of traffic from this development would not trigger a Traffic Impact Analysis and that the County Traffic Engineer concurred. Mr. Atkins stated that although traffic concerns were not in the purview of the DRB, the Developer must make sure that the revised design does not negatively impact on the neighboring properties.

Mr. Task said that RVs were already going to Hunting Island and was hoping to capture some of the RV traffic.

Mr. Atkins said that the design looked good but to add hog fencing under the front porch, to clean up the roof pitch where the gable roof meets the front porch roof, to add a few more material notes, that the board & batten siding detail should be shown on the plans, that the restroom building does not meet Code and stated that if the Building Codes Department requires a significant change in the building design the DRB must approve the changes and that all four bathrooms are the same and to make sure 1 to 2 of the bathrooms have handicap shower access. Mr. Trask stated that all four bathrooms had handicap shower access.

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

- Provide hog fencing under the front porch.
- Resolve the detail where the lower porch roof meets the gable roof.
- Add more material notes on the drawings.
- The project Engineer must verify that adjacent properties are not negatively affected by this project.
- The pickle ball courts and Yard Farm Road emergency exit will be removed from the plans.
- Ensure that there is adequate stacking and that RV traffic will not back up onto Sea Island Parkway.

Mr. Teter seconded the motion.

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

Motion passed unanimously.

Mr. Atkins read the standard final condition and stated that “the building and pavilion must be built, 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”.

Mr. Atkins thanked the public for their active participation in this project.

OTHER BUSINESS

7. **NEXT SCHEDULED MEETING:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, February 5, 2026, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Feldmann made a motion to close the meeting, Mr. Teter seconded the motion. The meeting was adjourned at 3:15 p.m.



SIGN-IN SHEET

Design Review Board (DRB) Special Called Meeting

Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909

January 15, 2026

	Project Name	Print Name	Organization/Title	Phone #	Email
1.		JANE GRIFFITH		843 368 4383	jgriff@ISLC.NET
2.	Discourt Tice	Keari Wagoner	FURSSME GROUP	770-520-4973	KWAGONER@FG-INC.NET
3.		Elizabeth Bishop Luter		843-521-4273	elizabethbluter@gmail.com
4.		Dennis Bishop		843-252-1232	Louie4TR@ISLC.NET
5.		Mark Bura		469-774-5991	markbura50@gmail.com
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