

**TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD**

**REGULAR MEETING MINUTES
Wednesday, September 17, 2025**

A regular meeting of the Town of Sullivan's Island Design Review Board was held at 4:00 p.m. at Town Hall. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Tal Askins, Beverly Bohan, Bunky Wichmann, Ron Coish, Phil Clarke, and Sasha Rosen.

Town Council Members present: No members of Council were present.

Staff Members present: Charles Drayton, Planning and Zoning Director, Max Wurthmann, Building Official and Christina Oxford, Building and Planning Department Assistant.

Media present: No members of the media were present.

Members of the public: Robie Scott and Matt Decell of 1450 Middle St.

CALL TO ORDER: Ms. Bohan called the meeting to order at 4:00 p.m. and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present.

- I. **APPROVAL OF THE August 20, 2025 Meeting Minutes:** Mr. Wichmann made a motion to approve the August 20, 2025 Design Review Board Meeting Minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC COMMENT:** No public comment was made.
- III. **PROCESS FOR DESIGN REVIEW:** Ms. Bohan reviewed the meeting process for the Design Review Board which is as follows:
 - Statement of matters to be heard (Chair announcement)
 - Town staff presentation (5-minute limit)
 - Presentation by applicant (10-minute limit)
 - Town staff final statement (if needed)
 - Board Q & A (may occur at any point during hearing)
 - Public comment closed
 - Board deliberation and vote
- IV. **CONSENT DESIGN REVIEWS:**

1. 2910 Jasper Boulevard: Doyle Best, of Lifestyle Development, LLC, requests final approval for a change of design to the plans for a new home construction on this empty lot (PIN# 529-07-00-081).

No public comment was made.

The Board was satisfied with the application and had no questions for the applicant.

Mr. Wichmann made a motion to approve the application by title only. Mr. Coish seconded the motion. All were in favor. None opposed. Motion passed unanimously.

V. HISTORIC DESIGN REVIEWS:

1. 1914 Central Avenue: Amber Aument, of Aument Design Studio, requests final approval for the plans to construct a new home using the Historic ADU Special Exception on this Traditional Island Resource property, with requests for additional principal building coverage area and principal building square footage (PIN# 529-05-00-059).

Mr. Drayton stated this is the Board's third review of this Historic ADU Special Exception project; the Board granted conceptual approval for the historic cottage renovations at the meeting in March 2025, and in June 2025, the BZA granted the special exception that allows for the renovated historic cottage to become an accessory dwelling unit on the property with a new main house allowed to be constructed on the lot. The applicant received preliminary approval during a conceptual review by the Board in July and is now returning to request final approval. The Board will recall that the applicant requested historic designation for the property at the initial hearing in March, and the property was designated as a Traditional Island Resource located in the Sullivan's Island Local Historic District.

Mr. Drayton stated at the meeting in July, the Board commented on several design aspects for the applicant to study before requesting final approval:

- Keeping the historic cottage simple by eliminating some of the finer detailing,
- Reconsidering the sliding door on the rear of the cottage,
- Study the use of stucco on the new building and see where more can be added,
- Study the shutters on all elevations and consider adding an opening along the NE elevation, and
- Make the piers wider to give the house a sturdier look.

Mr. Drayton stated staff has confirmed that the Board can approve the solid, breakaway portal walls along the foundation level, and all required components for final approval of

the plan are included with the application, although the preferred method of detailing the streetscape includes both pictures and a massing sketch, but the massing sketch is not included.

Mr. Drayton stated staff recommends final approval of the plans for the renovation of the historic cottage and the construction of the new main house on this ADU Special Exception property, if the Board finds that the relief sought, including to the foundation enclosures, is justified by the design, upholding the Standards for Neighborhood Compatibility and following the guidance in the SIS Guidelines and the SIDRG.

Ms. Aument presented her application to the Board.

No public comment was made.

The Board was happy to see the changes in the design as discussed at the last meeting. The Board recommended that the decorative brackets above the canopy at the rear door be simplified. There was concern about the vertical element at the end of the pool and whether it complies with the regulations because it is so prominent when looking past the historic cottage. Mr. Drayton confirmed that it does meet the guidelines and could be permitted as an accessory structure. The Board suggested that it could be replaced with hedges or a trellis.

Mr. Clarke made a motion to approve for final approval for the cottage and the house but not the landscape ornamentation. Mr. Askins seconded this motion. All were in favor. None opposed. The application was approved for final approval with exception.

2. 1454 Middle Street: Anthony J. Cissell, of Cissell Design Studio, requests final approval of plans, replacing a previous DRB-approval, to renovate and adapt the former Fort Moultrie Post Theatre building, a Sullivan's Island Landmark property, into a single-family home, with a request for accessory structure setback relief (523-07-00-043).

Mr. Drayton stated this is the second review of new plans for an adaptive reuse renovation of this historic resource, modifying the old Fort Moultrie Post Movie Theater into a single-family residence; there are approved renovation plans for this structure, that the Board blessed in July 2022. Following that approval, the ownership has changed, and the new efforts began last year to revise the approved plans, meeting with the DRB on 3 occasions in 2024, but not receiving approval for the updated plans. In 2025 the ownership transitioned to a new design team and reconsidered the adaptive reuse project through a new lens. The Board conducted a conceptual review of the new plans in April and felt the design warranted preliminary approval.

Mr. Drayton stated the Post Theater is one of the more outstanding historic buildings on the island; it is of few buildings on the Island today that were constructed out of brick by the military, and because of its unique purpose, it is one of the larger structures on the Island. It

is protected by the Town as a designated Sullivan's Island Landmark property (Historic Survey Card # 259, New Survey Card), and it contributes to the Fort Moultrie Quartermaster and Support Facilities National Register Historic District, wherein the property is located.

Mr. Drayton stated at the April meeting the Board expressed accolades for the new design, approach, and soft touch that the architect was proposing, compared to the direction that had been considered; there was unanimous appreciation for the careful efforts to maintain the historic interior spaces, despite there being no regulatory requirement from the Town, though it is a necessary step for the historic tax credits the applicant is seeking for the project. The Board did request the applicant study several items and make a few adjustments before applying for a final approval; to that end the architect has taken a step back from the plans, considered the Board and staff's comments and has revised the plans according to those recommendations.

Mr. Drayton stated the Board and/or staff requested:

- 1) Study reducing the size of the large windows on each side of the building – The applicant has reduced the height of these windows from just over 18 ft tall to just under 14 ft tall.
 - 2) There was a concern about there being too much in the way of plantation mix pathways – The path on the left side of the building has been eliminated, and the relocation of the pool has led to a shorter pathway in the rear.
 - 3) There was a request to study the rear porch, expressing its design might be too delicate – The applicant has elected to maintain the thin steel frame design aesthetic for the rear porch.
 - 4) There were a mix of concerns and appreciation for the 3-car garage - the applicant has reduced the garage to a two-car model with an awning on the side to allow a golf cart to be parked out of the rain.
 - 5) The fencing has been studied and now meets the ordinance requirements for height limits and maximum opacity.
 - 6) The driveway has been configured to follow the design standards.
 - 7) The pool and associated deck have been relocated to meet the setback requirements.
- With the updated design the applicant is seeking relief from the Board for the 2 accessory structures in the rear to be located within the accessory structure setback, at 6 feet off the side property line on each side at the rear of the property. On the right hand side (from the front, the pool house is proposed in the setback, and on the left, the garage meets the setback requirement, but the golf cart awning would require relief as it overhangs the setback area.

Mr. Drayton stated staff recommends final approval should the Board find that the plans will maintain the Secretary of the Interior Standards and the TOSI Design Review Guidelines.

Ms. Robie Scott of 1450 Middle Street spoke in opposition to the application.

Mr. Cissell presented his application to the Board.

The Board commented that the structure was a theater and part of the rehabilitation and renovation is to take the core of the building and rehabilitate it to a new use. Windows are necessary to make it a livable home. It was suggested that landscaping could be used to help buffer the windows and help satisfy the neighbor's wishes. There were differing opinions of the windows. There was concern about the use of traditional wood-clad windows in a contemporary way. The traditional windows should show up in a more traditional arrangement. The second opinion was that considering the change of use of the building, the use of windows is respectful to the existing condition character of the building and the original form of the wall. The smaller windows that are being proposed are consistent with the number and size of windows that one would expect on a residential house. The haphazard character of the placement of the windows makes it look like an intervention which was appreciated. There was concern with the larger window that the mulled together residential windows would look different from the other windows and would end up looking clunky. It was suggested they something with a thinner profile could be used. The Board appreciated that the interior detailing was considered and the head of the window was brought up but it was suggested that the sill of the window could be raised to a standard height rather than having it at the floor line. It was also recommended that the brick header at the top of the larger windows be laid flat to be consistent with the other windows. There was also concern with the glass doors in the front that even though they are more similar to the historic doors, they would show the floor line of the elevated floor in the interior. The Board encouraged to respect the historic rough opening and do something reminiscent of the original but not glass. The Board expressed concern that the English Garden feel of the back porch is out of character with the overall design.

Mr. Clarke made a motion for preliminary approval with comments as given by the Board specifically focusing on windows and doors openings and restudy of the rear porch details. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. NON-HISTORIC DESIGN REVIEWS:

1. 3019 Jasper Boulevard: Rose Harrington, of Clarke Design Group, requests final approval for a new home construction on this empty lot, with requests for side setback relief, additional principal building square footage and principal building coverage area, (PIN# 529-08-00-011).

Mr. Clarke recused himself from discussion of the application.

Mr. Drayton stated this is the second review of a request to build a new home on this lot following the demolition of the previously existing home there; the initial review was a conceptual review in July, wherein the Board provided feedback on the concept to the

applicant. In line with the initial review, the applicant is seeking relief for additional Principal building square footage and coverage area and is requesting side setback relief. The request for additional house square footage is for 9% or 310 sf, which is below the maximum of 500sf that could be requested, and the increase is justified by the applicant on the grounds that the massing is similar to neighboring homes and the home's massing being appropriately broken up. The applicant should include an exhibit showing a streetscape to confirm the similarity of the massing within the neighborhood to the proposed home. With the design focusing most of the square footage on the first floor and stepping in for the second floor per ordinance requirements, the need for additional coverage area is justified if the amount of square footage is. Both of these requests are significantly reduced from the application in July, which addresses one of the Board's concerns about the proposed house being too big. The request for side setback relief is complicated, and the encroachment into the side setback is not required since the average side setback for that façade will remain greater than 15 feet and the encroachment is more than 20 feet behind the front façade, except for the fact that the encroachment extends for greater than 16 linear feet. This request is being triggered by the angle of the lot relative to the street; if the house were rotated slightly the house would fit into the buildable area but not front directly parallel to l'On Avenue; based on this assessment the request is justifiable.

Mr. Drayton stated in addition to the Board's concerns about the overall size of the house and the upper-limit nature of the additional square footage and coverage request the Board expressed concerns about the large knee wall with no fenestrations and the shoulders of the chimney extending beyond the ridgeline, during the meeting in July. Other than the streetscape exhibit, staff finds that all of the requirements for final approval have been met and all of staff's concerns have been satisfied.

Mr. Drayton stated staff recommends final approval the Board finds the design, massing, and relief requests will maintain the Standards for Neighborhood Compatibility.

Mr. Bryce Ritchie presented his application to the board.

No public comment was made.

The Board thought that the front porch completed the design and expressed appreciation that previous Board comments had been taken into consideration.

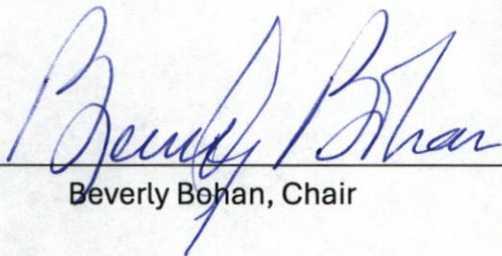
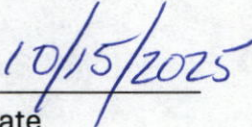
Mr. Wichmann made a motion to approve for final approval as submitted. Mr. Askins seconded the motion. All were in favor. None opposed. Motion passed unanimously.

VII. CONSIDERATION FOR SUBCOMMITTEE TO STUDY HISTORIC DESIGNATIONS

Mr. Drayton stated that in 2024 Town Council accepted the new historic resource survey that New South completed in 2023. The survey included recommendations for individual properties, new districts, expanding district boundaries and a few things that deserve the Board's consideration. The Board could create a subcommittee to study some of the unprotected properties on the Island that may deserve protection.

Mr. Wichmann made a motion for the Chair to appoint a sub-committee to study. Mr. Coish seconded the motion. All approved. None opposed. Motion passed unanimously.

VIII. ADJOURN: Mr. Wichmann made a motion to adjourn the meeting at 5:28 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Beverly Bohan, Chair Date