

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

**REGULAR MEETING MINUTES  
Wednesday, March 15, 2023**

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, Babak Bryan, Phil Clarke, Ron Coish, Bunky Wichmann, and Heather Wilson.

Town Council Members present: No Council members were present.

Staff Members present: Joe Henderson, Deputy Town Administrator, Charles Drayton, Planning and Zoning Director, Max Wurthmann, Building Official, and Jessi Gress, Business Licensing and Building Permit Technician.

Media present: No members of the media were present.

Members of the public: Mr. Derek Wade, property owner at 2420 Ion Avenue, Mr. Jason Fabrizio and Ms. Lynn Fabrizio, property owners of 2414 Ion Avenue.

**CALL TO ORDER:** Mr. Wichmann 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 MINUTES:** Mr. Coish made a motion to approve the February 15, 2023 Design Review Board meeting minutes. Mr. Bryan seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC COMMENT:** No public comment was made.
- III. **MISSION STATEMENT:** Mr. Drayton reviewed a proposed mission statement to the Board.

Mr. Drayton stated that the Design Review Board was established with the goals of enhancing the island's character, preserving property values, and protecting the island's unique identity by promoting designs that are compatible in mass and scale with the existing development of the island by aiming to improve and augment the development controls in the Z. O. As such the Design Review Board is tasked with:

(1) The preservation and protection of historic and architecturally valuable districts and neighborhoods or significant or natural scenic areas.

(2) The protection of and/or provision for the unique, special, or desired character of Sullivan's Island and defined districts within the Island or any combination of it; and,

**(3) Governing the erection, demolition, removal in whole or in part, or alteration, of buildings, structures and/or grounds by the issuance of a Certificate of Appropriateness.**

**IV. PROCESS FOR DESIGN REVIEW: Mr. Wichmann 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

**V. HISTORIC DESIGN REVIEWS:**

**2415 Middle Street:** Jason Fowler, of Sea Island Builders, requested final approval to renovate this former church, to reduce the non-conformities on the property, add a two-story addition on the rear, and turn the building into a single-family home. (PIN# 529-10-00-012)

Mr. Drayton stated that this is an extremely unique property: the building was once a church; it has been converted into a 2-unit home; it is on one of the smallest parcels on the island ( $\pm$  3416 sf); and it sits across the parcel lines on one side. Mr. Drayton stated that the applicant is seeking to restore the building into a compliant single-family home and is requesting that the proposed renovations and addition be approved as a historic renovation/addition to the property before requesting the historic status of the building that would render the existing site non-conformities, conforming, but would also limit the scope and direction of the proposed renovations of the property. Mr. Drayton stated that records indicate that the church was constructed in 1920 as the Union Congregational Church. The 2007 historic resources survey identified the property as "Altered" stating there had been a loss in the historic integrity of the building through its conversion into a dwelling and the loss of all original windows and doors

Mr. Drayton stated that staff recommended granting final approval for the renovation and addition work to turn the former church into a single-family home if the Board feels that the proposed changes would maintain the historical integrity as prescribed in the SIS Guidelines and that the proposal meets the Standards for Neighborhood Compatibility.

Mr. Fowler presented his application to the Board.

Mr. Wichmann stated that two letters from the public were submitted to Town staff regarding this application (Exhibit 1 and 2).

Mr. Derek Wade, property owner of 2420 Ion, stated that he was not in favor of the application presented because of the following:

- Concerned about height and mass on the rear of structure.
- Stormwater runoff
- Does not meet neighborhood compatibility.

Mr. Wade stated that he is excited someone has bought this property and is taking on the task of remodeling this structure. Mr. Wade asked if the applicant could consider a one-story addition on the rear instead of a two story. Mr. Wade asked the Board to deny the application presented.

Ms. Lynn Fabrizio, property owner at 2414 Ion, stated that she was not in favor of the application presented because of the following:

- Large massing
- Drainage concerns
- Big addition on a small lot

Ms. Fabrizio asked that the Board to deny the application presented.

Mr. Jason Fabrizio, property owner of 2414 Ion Avenue, stated that he was not in favor of the application presented because of the following:

- Large massing
- Requested the rear windows be removed from the structure as they will allow the owners to see into his bedroom and son's bathroom

Mr. Fabrizio asked that the Board deny the application presented.

Mr. Coish suggested one story addition instead of a two-story addition to accommodate the neighbors concerns.

Mr. Bryan stated that he appreciates the applicant making all the requested changes by the Board. Mr. Bryan stated that he sees no issue with the second story addition but would ask that the chimney be reduced in size or pushed further back away from the street on the structure so that it isn't equal to the height of the tower because the tower is a defining element of the structure and shouldn't compete with the chimney.

Ms. Wilson agreed with Mr. Bryan and stated that the chimney competes with the steeple and impacts the historical fabric and requested it be decreased. Ms. Wilson suggested taking off a foot or two to the overall width of the structure to try to reduce some of the massing of the addition.

Mr. Clarke asked if there is still a regulation in effect that states you can only have an operable window on the rear of a structure provided it is 3 feet from the property line. Mr. Wurthmann responded by stating he was unsure and would need to investigate this regulation. Mr. Clarke stated that he was not in favor of the two-story addition and suggested a one-story addition.

Ms. Wilson commented by stating that currently this property is not listed as historic and with that the applicant could come in and demolish what's existing and build a two-story home. Ms. Wilson stated that while the Board makes their suggestions, the applicant is trying to preserve this home as much as possible and so the Board should allow some give and take with this application.

Ms. Wilson suggested that the applicant study the rear elevations, reduce the size and/or move the chimney away from the front façade of the home, and to study reducing the massing of the addition.

**Ms. Wilson made a motion to defer the application presented provided that the applicant study the rear setback, massing and chimney.**

Mr. Coish asked that the motion include neighborhood compatibility.

**Ms. Wilson made a motion to defer the application presented provided that the applicant study the rear setback, massing, chimney and to consider neighborhood compatibility. Mr. Bryan seconded this motion. Motion passed 5 to 1. Mr. Bryan opposed.**

**2415 Middle Street:** Jason Fowler, of Sea Island Builders, requested historic designation (Traditional Island Resource) of the former church building in accordance with Z. O. §21-94. (PIN# 529-10-00-012)

**Mr. Fowler requested that this application be deferred from the agenda. Ms. Wilson made a motion to defer the application below from the agenda. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

## **VI. NON-HISTORIC DESIGN REVIEWS:**

**2870 I 'On Avenue:** Justin Ferrick, of Beau Clowney Architects, requested final approval to construct a new two-story home with an attached addition, with requests for side setback, second story side façade setback, and principal building side façade relief, as well as additional principal building square footage and additional principal building coverage area. (PIN# 529-11-00-101)

Mr. Drayton stated that this is a request to construct a new single-family residence on a corner lot; the plan proposes 2 attached additions, referred to as one-story element cottages in the application. In addition to the 2 attached additions, the applicant is seeking relief on the side setbacks, 2nd-story side façade setbacks, additional length for the principal building side façade, and additional square footage for both the principal building and the coverage area.

Mr. Drayton stated that staff recommended final approval provided the Board finds the efforts to reduce the massing have satisfied the Standards for Neighborhood Compatibility.

Mr. Ferrick presented his application to the Board.

**Mr. Wichmann stated that one letter from the public was submitted to Town staff regarding this project (Exhibit 3).**

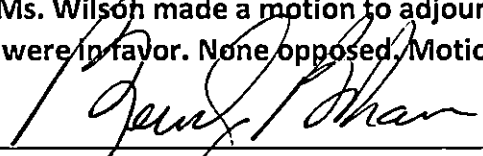
Mr. Coish stated that the side elevation looks very large from the side and suggested lowering the side elevation.

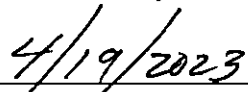
Ms. Wilson suggested lowering the roof line over the kitchen to help break up the massing and to remove the continuous ridge line on the structure.

The Board agreed with Ms. Wilsons suggestion.

**Ms. Wilson made a motion to approve the application for final approval if town staff ensures the lowering of the roof over the kitchen. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

- VII. **ADJOURN: Ms. Wilson made a motion to adjourn at 5:13 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

  
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Beverly Bohan, Chair

  
\_\_\_\_\_  
Date

March 15, 2023

Charles and Design Review Board,

We continue to be concerned about the size and the mass of the proposed new rear addition of the home. While the overall size of the home remains similar to the current home, the removal of approximately 50% of the old one story rear of property and the new size and mass of the 2 story addition in its place is going to have a permanent impact on our enjoyment of our property and is not in characteristics with building requirements and lot privacy on Sullivan's Island.

Concerns with the submittal;

- DRB board members have repeatedly asked that the tower be raised higher to get in more in line with historic nature of church's past. This has not been done; the peak is less than 3 feet above roof pitch. The DRB has said that a BZA variance would most likely be needed to be requested to accomplish this and to my knowledge it has not been done.
- Mr. Clark, Ms. Wilson, Mr. Cornish have asked in the 1/18/23 meeting that the size and mass of the new addition should be moved in or changed to lessen the impact on neighbors. With the 3/15/23 revision, the opposite has been done to address the impact to 2414 Ion. By adding back the full size windows and adding removable Bahama shutters the impact on our rear bedrooms and baths is concerning and problematic. These windows look directly into owner's bedroom and son's bathroom. Also consider the DRB decision to allowing the new proposed 2 story addition much larger "mass" which restricts Sullivan's Island building department without leaving enough spacing for "workable" areas for long term landscape and drainage success. While I understand this is not in the DRB scope, the DRB decisions affects the ability to accomplish the task later in the permitting process on this "one of a kind" property on Sullivan's Island.
  - Wade property side; current over line, Proposed 1 foot 7 inches
  - Rear property; current 1 foot 9 inches, proposed 2 feet 6 inches (rear fireplace 3 inches or less)
  - Side yard ; current 6 feet 7 inches – 4 feet (HVAC over line), proposed 7 feet 4 inch to 2 feet 1 inch (varies)
    - Keeping in mind MR. Drayton request at least a 4 foot walkway on side of house and still leave area for landscaping/drainage.
  - Staff should be required to be comfortable with "what left" prior to final approval granted
  - Go back to half/high windows on rear 2<sup>nd</sup> story of home
- DRB board members have repeatedly voices concerns on fireplaces/chimneys, with some members saying that there is no need for a fireplace in a church. Both fireplaces could be enclosed within the primary structure with a propane direct vent fireplace which would allow consistency on already reduced setbacks act artistically keeping it closer to the "historic church" desired look while making less impact on neighboring properties.
- Applicant says that they no longer need relief for desired setbacks are no longer needed by DRB. How can you remove and entire non historic structure (1 story addition on rear of property) and replace it with new huge 2 story structure (similar in square footage, but much more impactful to neighbors in height/mass) and say nothing has changed in reference to setback. Something has been removed and the new items should conform to current requirements or they are required to have variances granted.

Sincerely,

Jason and Lynn Fabrizio

2414 Ion Ave

Charles and members of the DRB,

We continue to have serious concerns about this project:

1. The size, height and mass of the new addition are too big and not in keeping with the character of Sullivan's Island. This new addition and its proximity to surrounding properties is more typical of downtown Charleston than Sullivan's Island. We would much prefer a single story addition to replace the current one story addition.
2. The Bermuda shutters proposed for the addition will be a temporary solution at best. It would be better to reconfigure the windows.
3. The proposed screening of the pool equipment, AVC and Shower area should be extended forward to the tower to block views of the parking/service area.
4. The proposed landscape plan will not properly screen adjacent properties. There is insufficient room and sunlight for the majority of plant the species listed. Native evergreens should be used whenever possible.

Respectfully submitted for your review and consideration,

Derek Wade

2420 I'on Ave.

843.296.3731

[derek@carolina-nursery.com](mailto:derek@carolina-nursery.com)

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**Sheppard H.C. Davis**

PO Box 430  
Sullivan's Island, SC  
29482  
shepdavis@gmail.com

To: The Sullivans Island DRB

Cc: Kate Campbell

Re: 2870 Ion pending application

Date: 3.13.23

Please accept these brief comments, submitted with respect, regarding the proposed 2870 Ion application. Please know they are intended to be fair to all the existing neighbors as well as supportive, encouraging, and welcoming to the applicant.

I am likely unable to attend the meeting on March 15 and very much appreciate these comments being duly considered by the DRB in my absence.

1. Note: there appear to be errors in the application for items C and H where requested amounts, % amounts and TA + RR do not calculate. This creates confusion as to what is being considered. To be clear, this letter addresses the final column for total allowed plus requested relief.
2. I acknowledge and appreciate the effort by applicant to partially address concerns regarding the massing and scale along the adjoining lot line. Thank you.
3. That being said, the neighborhood reiterates its concern regarding the excessive requested relief for total square footage ( noted to be 49 square feet less than the preliminary application but still totaling 762 square feet ) with applicant having again provided no offsets nor compelling reason to construct such a large house on this small lot. DRB guidelines are clear that any relief considered on any zoning guideline is not "a right that runs with the land" but an exception to be granted when there is demonstrated need with accompanying offsets and mitigation. These considerations remain absent here.

Thank you for allowing me to share our ongoing neighborhood concerns regarding 2870 Ion. And thank you again for the hard work and help for all of us on the island.

Sincerely,

Sheppard Davis

2867 Middle St



**TOWN OF SULLIVAN'S ISLAND**  
**Design Review Board Meeting**  
**March 15, 2023, 4:00 p.m.**  
**PUBLIC INPUT SIGN UP SHEET**

**\*\*PLEASE SIGN THIS FORM IF YOU WOULD LIKE  
TO SPEAK ON A SPECIFIC AGENDA ITEM\*\***

NAME	AGENDA ITEM
DEREK WADE	2415 MIDDLE ST.
Lynn Fabrizio	2414 Ion Ave
Jason Fabrizio	2919 Ion Ave
JUSTW FERRICK	2870 ION AVE