

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, December 18, 2024

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, Heather Wilson, Phil Clarke, and Sasha Rosen.

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

Staff Members present: Charles Drayton, Planning and Zoning Director, and Jessi Gress, Business Licensing and Building Permit Technician.

Media present: No members of the media were present.

Members of the public: Ms. Robbie Scott, property owner at 1450 Middle Street, and Pat Ilderton, owner of Ilderton Contracting.

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 November 20, 2024 Meeting Minutes:** Mr. Wichmann made a motion to approve the November 20, 2024 Meeting Minutes. Ms. Wilson 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. HISTORIC DESIGN REVIEWS:

1454 Middle Street: Kevan Hoertdoerfer, of Kevan Hoertdoerfer Architects, requested final approval to modify a previous DRB-approval for renovations to the former Fort Moultrie Post Theatre building, a Sullivan's Island Landmark property, into a single-family home, with a request for increased principal building square footage. (523-07-00-043).

Mr. Drayton stated that at the October 2024 DRB meeting the Board the applicant addressed most of the concerns that were raised by the adjacent neighbor and by the Board during the August meeting. The Board heard new concerns about light pollution from all of the windows, which the applicant responded would be addressed by window dressings, and the Board expressed concerns about the specifics of the proposed windows; noting that the type and quality of the windows will either make or break this project, the Board requested that the applicant review the window package and return to the Board with specs for the proposed windows that would be in the new fenestrations of the building. Lastly, the Board requested that the western façade of the property be studied more and that the Board be provided with 3D renderings of that façade. The applicant has responded by providing a full materials package including the window specs from French Steel Co. and the engineering drawings from Powell Engineering. However, the applicant has not provided the additional 3D rendering of the western façade, as requested.

Mr. Drayton stated that staff recommended final approval if the Board finds that the plans will maintain the Secretary of the Interior Standards and if the applicant provides the requested 3D rendering for the Board.

Mr. Hoertdoerfer presented his application to the Board.

Ms. Robbie Scott, property owner of 1450 Middle Street, stated that the applicant and homeowner have neglected to speak with her regarding this application, and she had some concerns. Ms. Scott stated that she is concerned the large windows would affect her privacy and doesn't see how some palmetto trees will address this concern. Ms. Scott voiced her concern regarding the existing fence in hopes that it will remain and that she hopes that the magnolia tree is not harmed.

Mr. Wichmann asked for clarification of the additional 225 square feet request. Mr. Drayton responded by stating that the additional 225 square feet is for additional pervious coverage not for additional square footage.

Mr. Rosen asked the applicant to explain what the door located underneath the pool structure would go to. Mr. Hoertdoerfer responded by stating that under the pool is just the pool sub structure and open space. The door leads to the stairwell that allows access to the deck.

Ms. Wilson asked the applicant to explain the window structure and how they will see the openings in reference to the inside. Mr. Hoertdoerfer responded by stating that the openings will be a steel beam to allow support for the windows to sit. Ms. Wilson suggested coming back to the Board with plans from an engineer to ensure that the windows will be stable and look in keeping with the structure. Ms. Wilson stated her concern about the windows might just be too large in general and the applicant should get with the neighbors to address her concerns.

Mr. Clarke agreed with Ms. Wilson and also suggested the possibility of inserting 2 4-foot windows instead of one large 12 foot window to allow for better support and to break up the huge mass from the window.

The other Board members agreed with Ms. Wilson and Mr. Clarke's comments.

Ms. Wilson made a motion to defer the application presented provided that the applicant come back with more details regarding the windows, to look at the possibility of other window opportunities, and to speak with the owners of the neighboring properties. Mr. Clarke seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1702 I 'On Avenue: Melissa Vorhees, of Beau Clowney Architects, requested final approval for the renovation plans for this Sullivan's Island Landmark property, with no requests for relief. (523-12-00-065)

Mr. Drayton stated that this is the second review to consider proposed renovations to this Sullivan's Island Landmark home located at the corner of I 'On Avenue and Station 17. The home sits at the beginning of Officer's Row and was formerly the Fort Moultrie Base Commander's Quarters, making it one of the more historically significant properties on the Island. The applicant is requesting renovations to update the property and to move some of the conditioned square footage of the home by in filling and ex-filling porches in a couple of locations; however, none of the proposed changes will affect the square footage or coverage area of the principal building. In fact, there are no requests for relief of the Board for any of the zoning standards in the Ordinance, so the Board's task is to endure the proposed changes and renovations are historically appropriate per the SIS Guidelines and will not negatively impact the historic character of the building or its setting, through maintaining the neighborhood compatibility within the Sullivan's Island Local and National Register Historic Districts, where the property is located.

Mr. Drayton stated that the plans have only been modified slightly from what the Board reviewed in October:

1) On the East façade, the applicant has extended the proposed second-floor porch in-fill to include 2 full porch bays, whereas the original submittal would have filled 1 and 2/3 bays; the Board suggested this change to the plans;

- 2) The mechanical enclosure on the rear of the building has been further reduced in size; and
- 3) Slight modifications to fenestrations on the second floor of the rear façade, including removing a proposed window from the rear of the side porch in-fill, and placing a window to the left of the rear porch staircase.

The Board was generally supportive of the proposed plans in the initial meeting; they requested as much historical documentation to support the timing of additions and previous modifications to the property, consideration of opening more of the porch along Station 17, and distinct consideration of each window to understand their historical value. The applicant has responded to the Board's comments by providing a schedule of all of the fenestrations in the home; there are also historic photos of the property and images of the framing components that speak to the Board's requests. The porch along Station 17 was not modified, as the applicant noted those spaces are needed for the program that the owners have envisioned.

Mr. Drayton stated that staff recommended final approval if the Board considers the proposed changes will retain the historic integrity of the house and enhance the project both in terms of adherence to the SIS Guidelines and compatibility with the Standards for Neighborhood Compatibility.

Ms. Vorhees presented her application to the Board.

No public comment was made.

Ms. Bohan asked who from staff and the applicants team verified the window documentation on windows that are and are not historic. Mr. Drayton responded by stating Town staff has not verified this window study and Ms. Vorhees responded by stating that her and her team conducted this project through physical evidence and historic images.

Ms. Bohan felt that a Board walkthrough of the property should be conducted prior to granting final approval.

Mr. Rosen asked if there was a way for the applicant to provide details regarding the porch enclosures that show proof that the capsulated floors could be removed at a later time.

Mr. Clarke stated that the proposed porch enclosure looks a little awkward since its not being brought all the way to the column and would ask that the square footage is shifted to adjust this.

Ms. Wilson made a motion to defer the application presented provided a Board walkthrough. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Ms. Wilson recused herself from the application regarding 2630 Goldbug Avenue (Exhibit 1).

2630 Goldbug Avenue: Madison Rice, of Madison Rice Landscape Architects, requested final approval to modify the pool location on the previously approved Historic ADU Special Exception plans on this Traditional Island Resource property, with a request to approve the partially elevated pool as integral to the home (529-06-00-090).

Mr. Drayton stated that this is the DRB's fifth review of this project, but an initial review of the revisions to the plans that the Board approved in March 2024. The applicant seeks to revise the approved plan by rotating the pool in its previously approved location so that it aligns more elegantly with the flow of the home. The minor rearrangement creates a situation in which a portion of the pool would become elevated more than 6 inches above the finished grade on the lot; this is due to a hill or dune ridge that follows the depth of the property but tapers down towards Station 26.5, and the re-angling of the pool would push the eastern portion closer to that road and farther down the slope of the hill. The request is for the Board to find that the elevated pool meets the ordinance requirement for elevated pools to be integrated with the house. The kitchen and sitting room doors would open onto the pool patio, dropping 6 inches from the finished floor elevation to the pool deck elevation. While staff is generally supportive of the request, it is unclear from the submitted plans exactly what the grade changes are and what the proposed elevations around the pool would be.

Mr. Drayton stated that staff recommended final approval if the Board finds the proposed elevated pool properly integrated with the new home and that the revision will maintain the Standards for Neighborhood Compatibility.

Mr. Rice presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

Mr. Wichmann made a motion to grant final approval for the application presented. Mr. Clarke seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. NON-HISTORIC DESIGN REVIEWS:

3203 Marshall Boulevard: Damien Busillo, of DLB Custom Home Design, requested final approval to construct a new home on this lot (following demolition of the existing home), with a request for additional principal building square footage, as well as front setback relief (PIN# 529-12-00-106).

Mr. Drayton stated that the proposed design is well articulated on all facades and features porches on three of the four facades, and the second story is setback the additional 5 feet on average that is a new ordinance requirement. The proposed pool would be elevated, so the Board should make a determination of its integral nature with the principal building. The applicant has provided 3D renderings and streetscapes, as well as dimensional and material call outs on the floor plans and elevations. In the November meeting the Board favored the project and gave a couple of thoughtful comments to the applicant to improve the neighborhood compatibility of the plans. They requested more continuity of the window shape, size and design, and they requested more fenestrations along the Station 32 beach access side to break up the mass and soften the look from the beach walk. The Board also asked for the applicant to supply more information about the surrounding built environment to substantiate the neighborhood compatibility of the planned project. In response the applicant has shown images of many of the neighboring properties and has provided an aerial with the square footages of the nearest 12 homes to the property. The applicant has also added 6 windows along the beach access side of the home and has carried the foundation treatments around that side as well.

Mr. Drayton stated that staff recommends granting final approval for the new construction if the Board finds that the proposed front setback relief and additional principal building square footage are justified by the design and maintain the Standards for Neighborhood Compatibility.

Mr. Busillo presented his application to the Board.

No public comment was made.

Ms. Wilson was not in favor of the three transom windows located on the front façade and suggested the applicant look at a different approach.

Mr. Clarke agreed with Ms. Wilson and also suggested that the applicant draws the plans correctly in regard to the areas below flood showing louvers or some sort of breakaway walls instead of the hard stucco. Mr. Clarke also asked if this property was in a V zone and if so if they could have a solid block wall below the pool or if it also had to be open space.

Ms. Wilson made a motion to defer the application presented provided that the applicant address the front façade, draw breakaway walls below flood, and find out if a solid block wall is allowed below the pool. Mr. Clarke seconded this motion. Motion passed 5 to 1. Mr. Rosen opposed.

2623 Bayonne Street: Hunter Kennedy, of KDS, LLC, requested preliminary approval to renovate the existing home, with a request for additional principal square building footage (PIN# 529-10-00-081).

Mr. Drayton stated that this is the initial review of renovation and addition plans for this home located adjacent to the maritime forest along Bayonne Street. The applicant is

seeking preliminary approval for the renovations to this existing non-conforming home. The home was constructed in 1995 and exceeds the maximum allowable square footage on the lot by 472 square feet, and with the renovation plans the applicant requests the ability to expand that by an additional 27 square feet, which would make the total square footage 1 less than the maximum allowable relief the Board may grant. In support of this request the applicant plans to redesign and expand the front porch to increase the curb appeal and neighborhood compatibility of the home. They also plan to remove the second story front balcony and redesign the roof lines and install a standing seam metal roof. There are several other exterior modifications that are proposed, including expanding the rear screen porch, the second floor deck, some window replacements, and redesigning the two-story rounded bay with a flat façade on the right hand side of the rear facade.

Mr. Drayton stated that staff recommends final approval provided the Board finds the requests for added square footage is justified by the designs overall enhancement in connection with the Standards for Neighborhood Compatibility.

Mr. Kennedy presented his application to the Board.

Ms. Bohan stated that Town staff received two letters in support for the application presented (Exhibits 2 and 3).

The Board was in favor of the application presented.

Mr. Wichmann made a motion to grant final approval for the application presented. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Mr. Wichmann recused himself from the application regarding 2118 Atlantic Avenue (Exhibit 4).

2118 Atlantic Avenue: Clark Ferguson, of Clark Ferguson Architect, requested a conceptual review to renovate and put an addition on the existing home, with a request for additional principal building square footage (PIN# 529-09-00-061).

Mr. Drayton stated that this is the initial review of a request to include the addition of a master suite with the renovation of this home. The existing home has a two-story façade that faces Atlantic Avenue and a single-story wing that runs back on the right-hand side of the property along Station 22. The applicant seeks to extend the one-story wing by about 20 feet to build a master suite for the homeowners. The current home is non-conforming with regard to the principal building square footage, exceeding the standard allowed in the ordinance by 51 square feet, and the applicant seeks to capture that non-conformity and add a 449-square foot addition to the property; the combination of the request and the existing non-conformity make it a request for the maximum relief allowable by the Board, 500 square feet. The design conforms to all other standards within the ordinance, so the

increase in square footage is the only request to the Board. The plans also call for adding some windows along that eastern façade that faces Station 22 and providing articulations along that façade to break up the massing.

Mr. Drayton stated that staff recommends preliminary approval if the Board find that the proposed addition, with the additional principal building square footage request will maintain the Standards for Neighborhood Compatibility.

Mr. Ferguson presented his application to the Board.

Ms. Bohan stated that Town Staff received a letter in support of the application presented (Exhibit 5).

Mr. Clarke felt that the gables on the rear elevation look a bit awkward and suggested adjusting the hip roofs, so they don't cross in the way they currently do. Mr. Clarke stated that if the roof stays it could also collect water and leaves which could create water issues later down the road.

Mr. Rosen agreed with Mr. Clarke and suggested possibly breaking up the addition from the current structure to address the roof intersections.

Ms. Wilson recused herself from the application regarding 1717 Atlantic Avenue (Exhibit 6).

1717 Atlantic Avenue: Heather Wilson, of heather a. wilson, architect, requested preliminary approval of plans for a new home on this lot (following demolition of the existing home), with a request for side setback relief (PIN# 523-12-00-005).

Mr. Drayton stated that this is an initial review of a design for a new construction on a lot with an existing home that will be removed. The proposed new home would comply with all of the zoning standards except for the side setbacks, which the applicant is seeking a 5-foot reduction in to allow for the proposed design to fit on this lot. The applicant's design also proposes an attached addition, which is a conditional use that the Board must concur meets the conditions set forth in Section 21-20 B. (6); these are the only 2 requests for consideration before the Board on this project. The proposed pool is located on the Atlantic Avenue side of the property, which is permitted in this case, since the lot is an oceanfront lot, based on the "flagpole" that runs between the adjacent parcels to a shared property line with the maritime forest.

Mr. Drayton stated that the applicant is seeking preliminary approval for the plans and will need to provide dimensions and draft deed restriction language to show that attached addition will meet the conditions of the ordinance; the plans show the layout in the attached addition consists of bedrooms and bathrooms, but no kitchen facilities per the requirements of Section 21-20 B. (6)(a). It appears that the finished floor elevation exceeds

the maximum elevation by 2 inches, so that will need to either be reworked or an additional request for foundation height relief should be sought. All of the materials and dimensions need to be shown prior to final approval, and the site plan showing setbacks and dimensions of the facades on each elevation and floor need to be shown for staff to confirm the new setback requirements are being met. Streetscapes and 3D renderings are also required.

Mr. Drayton stated that staff recommends preliminary approval of the proposed plan provided the Board finds the design, with the request for relief, upholds the Standards for Neighborhood Compatibility.

Mr. Jeremy Graves, applicant representative, presented the application to the Board.

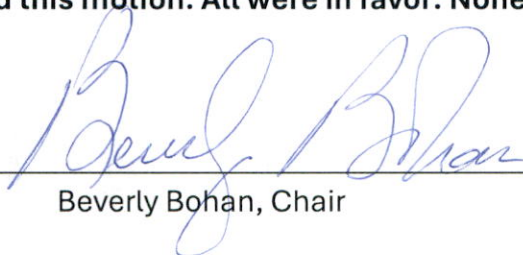
Mr. Pat Ilderton, owner of Ilderton Contracting and 1717 Atlantic Avenue, informed the Board that this property was inherited to him and hopes the Board is ok with the plans presented for them to proceed with construction.

Mr. Rosen felt that the side front door approach did not meet neighborhood compatibility or within the character of Sullivan’s Island. Mr. Rosen suggested placing the front door on the front façade to in keep with neighborhood compatibility.

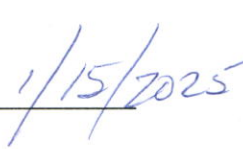
The Board agreed with Mr. Rosen’s suggestion.

Mr. Clarke made a motion to grant preliminary approval for the application presented. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. ADJOURN: Mr. Wichmann made a motion to adjourn the meeting at 6:18 p.m. Mr. Askins seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Beverly Bohan, Chair


Date



RECUSAL STATEMENT

Member Name: Heather Wilson

Meeting Date: December 18, 2024

Agenda Item: 3 Section: E Number: 3

Topic: 2630 Goldkey Avenue

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: _____

[Signature]
Member Signature

12.18.24
Date

[Signature]
Signature of Official

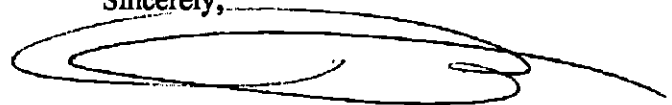
12/18/24
Date

11/26/24

Dear Sullivans Island Design Review Board:

I have reviewed the plans for the proposed renovation of 2623 Bayonne Avenue and approve of the improvements to the property. Please consider supporting this application.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Paul J. Lopez".

Name: PAUL J. LOPEZ

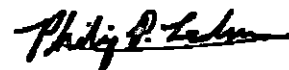
Address: 2619 Bayonne ST
Sullivans Island, SC
29482

11/26/24

Dear Sullivans Island Design Review Board:

I have reviewed the plans for the proposed renovation of 2623 Bayonne Avenue and approve of the improvements to the property. Please consider supporting this application.

Sincerely,



Name: **Philip Trahanas**

Address: **2629 Bayonne St.
Sullivans Island, SC**



RECUSAL STATEMENT

Member Name: Bunky Wichmann

Meeting Date: December 18, 2024

Agenda Item: 6 Section: F Number: 3

Topic: 2118 Atlantic Avenue

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: _____

[Handwritten Signature]
Member Signature

Date

[Handwritten Signature]
Signature of Official

12/18/24
Date

Hello,

We hope this finds you all well.

We wanted to send a note regarding the renovations/addition at 2118 Atlantic Avenue.

The Eberts reached out to us as well as other neighbors, shared their plans, and asked if there were any comments/objections.

We wholeheartedly support the Eberts thoughtful plan and are grateful that they included neighbor input in their process.

Thank you for all you do.

Kindest regards,

Kimberly Brown
Brian Gilhuly
2118 Pettigrew Street



RECUSAL STATEMENT

Member Name: Heather Wilson

Meeting Date: December 18, 2024

Agenda Item: 7 Section: F Number: 4

Topic: 1717 Atlantic Avenue

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: _____

HAHA
Member Signature

12-18-24
Date

[Signature]
Signature of Official

12/18/24
Date

