

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

**REGULAR MEETING MINUTES
Wednesday, May 21, 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, Heather Wilson, Phil Clarke, Ron Coish 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 :Mr and Mrs Sheldon Stein of 2624 Bayonne St and Ms Brooke Hayden of 2624 l'on Avenue

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 April 16, 2025 Meeting Minutes:** Mr. Wichmann made a motion to approve the April 16, 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. **PROCESS FOR DESIGN REVIEW**

Mr Drayton stated the ad hoc committee met and decided not to change the application deadline as had been discussed but instead came up with a couple of other changes that are less intrusive and more appropriate. The first idea is for projects that require more time, the Board would have the opportunity to make a motion to give the review 30 days before it returns to the Board for consideration based on the comments made. The second idea would be to consider a consent agenda for an application that has come before the board and has one or two items that the Board has asked the applicant to do, staff would review the updated application and could recommend it for the consent agenda. Upon approval by the Chair of the Board, the application would be taken by title only for approval unless there were concerns expressed by a Board member or a member of the public at which time it would be moved back to the regular agenda. The Board agreed to implement the changes.

V. HISTORIC DESIGN REVIEWS:

Ms. Wilson recused herself from the application regarding 2314 Goldbug Avenue (Exhibit 1)

1. **2314 Goldbug Avenue:** Ross Ritchie, of Loyal Architects, requests a conceptual approval for the RS District Historic Dwelling Unit Special Exception to renovate the historic cottage on the property and to construct a new single-family home on this Traditional Island Resource property, with requests for additional principal building square footage and coverage area (PIN# 529-06-00-071).

Mr Drayton stated this is an unnamed historic cottage and a designated Traditional Island Resource property; the original cottage was constructed around 1932, according to both the County records and the historic property cards (2007 historic survey card #442 & 2024 historic survey card #8683). The shed on the property was also identified as a historic resource constructed in 1932; however concerns have been raised about this designation and further information is needed, as the applicant wishes to remove the shed from the property.. The property was added to the Town's historic designation list in 2008.

Mr Drayton stated the County records show the existing home has 1502 square feet of conditioned space (while the applicant's plans assert the square footage is 1440 sf), and the applicant has proposed that there were early additions to the property, perhaps also in the 1930's that give the cottage its current form, although the side and rear porches appear to be of a much more recent vintage.

Mr Drayton stated the applicant wishes to remove the side and rear porches, reopen the earlier side porch that was enclosed, and inset a small rear porch in the early T-shaped addition to the property.

Mr Drayton stated the applicant also seeks to lift the cottage and move it up to the front of the lot along the Goldbug Avenue setback and place the cottage back at the same finished floor elevation (12 ft 4 in) that it has today.

Mr Drayton stated this is the DRB's first review of this project; the applicant is seeking the Board's conceptual approval of renovations to the historic cottage so that the request can move to the BZA for consideration of the special exception. The existing cottage structure is between 1502 and 1440 square feet, and the ordinance requires historic cottages to have less than 1200 square feet to be eligible for the special exception, so the applicant will need to prove to the Board that the addition work they intend to remove is, in fact non-original to the cottage and also not historically significant to the cottage. Additions under 50 years old are typically non-historic, and if older than 50 years the applicant should show the Board how the additions obscure the historic characteristics, features, or elements of the original cottage; and then they need to provide the Board with a preservation plan detailing the treatment of the historic cottage and its contributing elements during the restoration process.

Mr Drayton stated the proposed plans include the new house and a new garage on the property. These additional elements, as designed, will require relief from the Board for their design. The relief requests that the Board should consider are for additional principal building square footage, additional principal building coverage area, and a setback relief for the accessory structure, garage.

Mr Drayton stated the staff recommends conceptual approval for the restoration of the historic cottage if the Board finds that the applicants have adequately proven the additions do not contribute to the historic nature of the cottage and that their removal will meet the SIS Guidelines and render the cottage less than 1200 square feet.

Mr. Ritchie presented his application to the Board.

No public comment was made.

The Board showed concern about what is and what is not historic to the cottage. There was also concern about destroying a historic structure to get below 1200 square feet so that a second structure can be built. The Board expressed that the cottage is a historic gem that should be preserved. Several members of the Board requested to walkthrough the cottage before making a decision.

Ms. Wichman made a motion to defer the application for final approval as submitted. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

NON-HISTORIC DESIGN REVIEWS

1. **1763 Atlantic Avenue:** Justin Ferrick, of Beau Clowney Architects, requests final approval of the plans for a new single-family home on this lot, following the removal of the existing house, with requests for additional principal building square footage and coverage area and a request for principal building front façade relief (PIN# 523-12-00-029).

Mr Drayton stated this is the second review of a request to build a new home on hammer-shaped Atlantic Avenue lot with the handle pointed to the ocean. At the initial meeting in March, the Board liked the design and approved of the relief needed to make the design work, while staff requested that the applicant return with greater material details and fully dimensioned plans required for final approval. The design and the relief requests remain largely unchanged from the original submittal, and the plans have been formalized in CAD with all of the required material call outs on the elevations. Staff notes that the maximum height of the structure is being shown now as 45 ft-2 in, which is 39 ft 6 in above natural grade, so there is either an error on the plans or the design needs to be lowered so that it fits within the maximum building height of 38 feet. The maximum height from the natural grade of 5 ft 8 in as shown on the plans, should be 43 ft 8 in. Additionally, the front façade dimensions are still not being shown to clearly identify the relief request; the application states the request is for 8 inches, seemingly to have a façade that is 50-ft 8-in, as opposed to the 50-ft or 2/3 of the width of the buildable area-façade discussed in the ordinance; this however does not represent a 14.9% relief request. The plans show the facade at 50-ft 4-in; staff remains unclear if the request being made by the applicant can be authorized by the DRB or if the request requires BZA approval to vary the ordinance requirements for design aesthetics.

Mr Drayton stated the staff recommends the Board to defer action unless the applicant can justify his design is within the standards and guidelines that are within the DRB's authority.

Mr. Ferrick presented his application to the Board.

No public comment was made.

The Board wanted confirmation of the materials being used for construction and the streetscape rendering.

Ms. Wichman made a motion to approve for final approval as submitted. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2. **2630 Bayonne Street:** Babak Bryan, of Babak Bryan Architect, llc, requests final approval of plans for a new home construction on this empty lot, to approve the conditions required for an attached addition (PIN# 529-10-00-079).

Mr Drayton stated this is the second review of a request to build a new home on an empty lot at the corner of Bayonne Street and Station 26.5 with rear frontage on Atlantic Avenue. The applicant has applied for final approval and has only a single request of the Board; the applicant seeks to include an attached addition in the design of the new home. As discussed in the April meeting, the design meets the conditions for an attached addition (below), provided the Board finds the connection is visually and aesthetically integrated into the principal building. The concern that staff expressed

about the building height has been addressed, and the ridge is now set below 38 feet from natural grade, at 36 ft 11.75 in.

Mr Drayton stated at the meeting last month, the Board expressed concerns about the visibility of the raised pool, the inconsistency of the fenestrations, and differentiation in roof pitches of the rear one-story elements. However, the only change to the plans was the lowering of the roof to be meet the ordinance requirements; the concerns expressed by the Board were not addressed, but none of the issues cited refer to any deficiencies in the plans in adherence to the ordinance, unless the Board feels that they relate to the visual and architectural integration of the connection from the attached addition to the principal building or neighborhood compatibility.

Mr Drayton stated there are Attached Addition conditions:

- 1) There can be no kitchen facilities in the attached addition.
- 2) A deed restriction is required that prohibits the use of the attached addition as a separate rental unit.
- 3) Attached additions must have an established connection to the principal building, sharing a roof structure and retaining a permanent floor system constructed above grade. The connection may not exceed a 2:1 dimensional relationship between its length and its width, with a minimum width of 4 feet and a maximum length of 20 feet. Furthermore, the connection must be visually and architecturally integrated into the principal building.

Mr Drayton stated the plans include all the required material call-outs, streetscapes, 3D renderings, and dimensions necessary for final approval.

Mr Drayton stated staff recommends final approval for the project if the Board finds the attached addition meets all of the conditions set forth in Section 21-20 C. (6), and the design will maintain the Standards for Neighborhood Compatibility.

Mr Bryan presented his application to the Board.

Sheldon Stein of 2624 Bayonne stated his concern of having a raised pool so close to his master bedroom and the other bedrooms in his home. Mr Stein stated he would rather see the pool located in the backyard and not so close to other structures. Mr Stein stated he had not seen other raised pool like this on the Island. Quality of life was a concern. Water mitigation and flooding was a concern

Brooke Hayden of 2624 Ion Ave spoke in support of the plans. She stated the house and family would be an asset to the Island.

The Board had questions about the placement of the pool on the lot. The Board stated there are other pools in the neighborhood that are situated in the interior of the lot and that privacy and noise would not be different because it is a raised pool. The Board determined that a U-shaped home with the pool in the middle is neighborhood compatible

and the home was positioned as far away from the property line as possible. The Board stated the applicant did all he could do to meet the neighborhood compatibility standard.

Ms Wilson made a motion to approve the application as submitted for final approval. Mr Clark seconded the motion. All were in favor. None opposed. The motion passed unanimously.

Ms. Wilson recused herself from the application regarding 1420 Thompson Avenue (Exhibit 2)

3. **1420 Thompson Avenue:** Liz Drake, on behalf of Heather A. Wilson, Architect, requests a conceptual review of renovation and addition plans for this existing home, with requests for additional principal building square footage and coverage area (PIN# 523-07-00-007).

Mr Drayton stated this is the initial review of a proposed addition and renovation project on a back beach home with plans for an attached addition on the front of the house. This home was approved for an addition on the front of the house in September 2022, but those plans have not been acted upon, and a more impactful addition and renovation project is now being proposed. The new plans call for a one-story attached addition off the Thompson Avenue side of the house and a one-story addition on the Cove Creek side of the home. The front façade currently has a one-story entry porch with stairs and a landing that address the street, and the rear of the house has a two-story porch that overlooks the rear yard with a pool and the marsh and creek system beyond the property. The proposed plan would eliminate the front stairs and provide a side porch along the attached addition with no visible way to approach the house, and the plans in the rear would replace the porches and rear stairs with a new kitchen addition and a deck that also would have no visible access into the rear yard.

Mr Drayton stated as proposed, the applicant's plans include 2 relief requests; they are seeking additional principal building square footage (pbSF) and additional principal building coverage area (pbCA) on the lot. The request for square footage is 9% or 307 sf, and the request for additional coverage is only 6% or 121 sf. The proposed plans also include an attached addition, which is to be located off the front of the house and accessed through the side porch that runs to a door on the front of the principal building. The requirements for an attached addition are enumerated below and staff can confirm that the design meets the dimensional criteria, so it is the Board's duty to again consider the visual and architectural integration with the principal building.

Mr Drayton stated there are Attached Addition conditions:

- 4) There can be no kitchen facilities in the attached addition.
- 5) A deed restriction is required that prohibits the use of the attached addition as a separate rental unit.
- 6) Attached additions must have an established connection to the principal building, sharing a roof structure and retaining a permanent floor system constructed above grade. The connection may not exceed a 2:1 dimensional relationship between its length and its width, with a minimum width of 4 feet and a maximum length of 20

feet. Furthermore, the connection must be visually and architecturally integrated into the principal building.

Mr Drayton stated this is before the Board for conceptual review, and the applicant has provided streetscapes, 3D renderings, and most of the dimensional notations needed for a final approval, but they still need to articulate the material palette. Staff also needs some additional dimensional information to determine if the proposed attached addition and rear addition meet the side setback requirements.

Mr Drayton stated the staff recommends for the Board to provide feedback on the design and relief requests to ensure the applicant's planned renovations and additions maintain the Standards for Neighborhood Compatibility.

Ms Drake presented her application to the Board.

No public comment was made.

The Board appreciated the simplifying of the home on the front and the waterfront sides. There was concern over the location of the stairs and the details of the chimney and whether or not it goes to the ground. The Board stated the design is appropriate for the neighborhood.

Mr Clark made a motion to approve for preliminary approval with details of materials, chimney and stairs. Mr. Askins seconded the motion. All were in favor. None opposed. Motion passed unanimously.

Ms. Wilson recused herself from the application regarding 3012 Jasper Blvd (Exhibit 3)

4. 3012 Jasper Boulevard: Heather Wilson, of Heather A. Wilson, Architect, requests final approval of the plans for a new single-family home on this lot, following the removal of the existing house, with requests for additional principal building foundation height and requests for principal building front and side façade relief (PIN# 529-08-00-042).

Mr Drayton stated this is the initial review of a request to build a new home on this lot following the removal of the recently fire-damaged home there; the existing home is non-conforming to the setbacks, and the new home will fit within the buildable area of the lot. Though this is an initial review the applicant has provided all of the details for materials and submitted all of the required documents, including the streetscape analysis and 3D renderings, required for their request for final approval. In the submittal as designed, the applicant is seeking 3 points of relief from the Board to the ordinance standards. They are requesting relief on the principal building front façade requirements to utilize a porch that is 9.5 inches less deep than the 8-foot requirement for front porches to count as breaking up the front façade massing. They are requesting the full 25% additional length the Board may grant for a first-floor side façade without an articulation; the standard is 38 feet, and the applicant's request is for the side façade to extend 47 feet 6 inches without

articulation. The last request from the applicant is to increase the building foundation to the maximum one-foot that the DRB may grant, taking the new home's finished floor elevation to 10-ft 4-in above finished grade. These requests are being made for a home that is proposed to be just under 2900 square feet, and the maximum that the home could be is almost 5000 square feet. Therefore, even with the relief requests this home does not present itself as a massive structure, and it is being set more than 85 feet off of the front property line. Furthermore, noting the elevations on this lot are in the 4 and 5-foot range, it seems appropriate from a flood potential perspective to elevate the home as much as possible. None of the requests are about maximizing about maximizing the size or mass of the home; they are all design related requests to simply rebuild the fire damaged home in a more appropriate location.

Mr Drayton stated the staff recommends final approval should the Board find that the design relief is justified and the proposed structure will maintain the Standards for Neighborhood Compatibility.

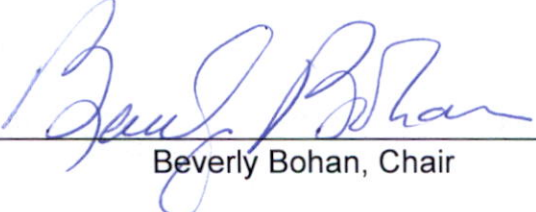
Mr Max Wurthmann presented the application to the Board.

No public comment was made.

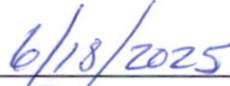
The Board expressed support for the design. The Board stated the design has a historic and beachy look that is similar to the Three Sisters and other historical properties that are taller which justifies the additional foot of elevation height. The Board stated the relief for the continuous façade on the west side is supported by the distance from the property line and the fact that the second floor has such a deep setback from the first floor and the nature of the design all helps lend acceptability of the long façade on the left.

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

VI. **ADJOURN: Mr. Wickmann made a motion to adjourn the meeting at 5:37 p.m. Mr Coish seconded the motion. All were in favor. None opposed. Motion passed unanimously.**



Beverly Bohan, Chair



Date