

**TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
Wednesday, June 18, 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 Beverly Bohan, Bunky Wichmann, Phil Clarke, and Ron Coish.

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: Ms. Kati Eller of 1118 Middle St, Ms. Ann Thompson of 1707 Omni, Mt Pleasant, Rev Lawrence McInerny of 1204 Middle St, Ms. Cecilia Atkins of 2656 Goldbug Ave, Mr. Michael Molony of 2707 Goldbug Ave, Mr. Luke Cunningham of 290 Jasper Blvd.

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 May 21, 2025 Meeting Minutes:** Mr. Wichmann made a motion to approve the May 21, 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 AGENDA ITEMS:

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

Mr. Drayton stated This has been in front of the Board on 2 previous occasions; December 2024 and February 2025. At the February meeting the Board was comfortable with the relief request and asked the applicant to:

1. Study pulling back the roof and adding a hyphen to connect the gable attachment, and
2. Study the triple windows.

The applicant has addressed the Board's comments by introducing a hyphen connection for the new gable attachment and converting the triple windows into a double window.

1420 Thompson Avenue: Heather Wilson, of Heather A. Wilson, Architect, requests final approval 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 item came before the Board for conceptual review in May, and the Board was generally supportive of the renovation plans and the relief requests. The Board requested that the applicant study the location of the stairs and the chimney material and positioning. The applicant has provided plans that include the stairs tucked into the porch between the main house and the new attached addition. The chimney and all other details have been added to the plans.

No public comment was made.

Mr Clarke made a motion for final approval for consent agenda items, 2118 Atlantic Avenue and 1420 Thompson Avenue. Mr Wichmann seconded the motion. All were in favor. None opposed. Motion passed unanimously.

V. HISTORIC DESIGN REVIEWS:

1204 Middle Street: ee fava architects, etc, requests a conceptual review of plans for the renovations to the historic church offices building (A Sullivan's Island Landmark Property) and the demolition and new construction of the non-historic parish hall that are both located on this parcel (523-07-00-058).

Mr. Drayton stated this is a request to replace the existing non-historic parish hall on the Stella Maris Church campus; the Church has been on the Island in its current building and location for over 150 years, and the parish hall sits on an historic property of the church where the Sullivan's Island Landmark resource, the Stella Maris Parish Offices building (ca. 1930), is

located. The existing parish hall (built in the 1980s) is set behind the parish offices and is in the location of the proposed new parish hall replacement building.

Mr. Drayton stated earlier this month the BZA approved variances from RS, Residential, Zoning District standards to pave the way for the construction of the new parish hall, adjusting the single-family house regulations to suite a building designed for congregating. Coverage variances were granted for principal building square footage, principal building coverage area, and impervious surface area; setback variances were granted to the side setback, the side façade articulations, second story side façade articulations, the amount of side façade allowed within 15 feet of the property line, and the additional second story setback requirements. It should be noted to the Board that many of these variances established nonconformities of the existing parish hall, making the new parish hall possible and ultimately conforming.

Mr. Drayton continued this is an initial review of the new parish hall design by the Board, and the applicant is requesting a conceptual review to get feedback from the Board, not necessarily seeking any approvals. The Board should consider the relationships between the historic structure on the property and the greater historic church campus through the lens of the newly adopted Historic Design Guidelines manual and the SIS Guidelines and consider the impacts within the surrounding RS District to ensure that the Standards for Neighborhood Compatibility are followed.

Mr. Drayton stated since variances were granted for many of the guidelines that would have been ultimately beyond the Board's purview to grant, there are no relief requests for this application.

Mr. Drayton stated the staff recommends the Board review and provide feedback to move the design toward final approval.

Mr. Fava presented his application to the Board.

Ms. Bohan stated the Town staff received 2 letters in support and 1 letter in opposition from the public regarding this application. (Exhibits 1-3)

Mr. Joe Bustos of 649 King St of Mount Pleasant spoke in support of the application.

The Board expressed concern with the back part of the building and suggested the design could be softened to make it not mimic a historical structure but make it more compatible with the vernacular of the Island. The Board suggested the building could be broken up so that it matches the historical structure in height, scale, size and massing, so that it does not overpower it visually. The spacing of the windows and doors are key. It should be more compatible with the rhythm of the streetscape.

Mr. Clarke recused himself from the application regarding 1656 Atlantic Ave (Exhibit 4)

1656 Atlantic Avenue: Bryce Richey, of Clarke Design Group, requests a conceptual review for renovations to this existing home, with requests for additional principal building square footage and principal building coverage area (PIN# 523-12-00-050).

Mr. Drayton stated this is an initial review with the applicant requesting a conceptual review to get Board feedback on the proposed project. Mr Drayton continued the Board will recall that the subject property came before the Board in March 2024 to request that the property be designated as a historic resource by the Town and to approve some renovations primarily to the rear porches of the property. The Board approved both requests and the property is now designated as a Traditional Island Resource.

Mr. Drayton stated the current request is primarily to modify the porches on the building, removing the side deck and wrapping the front porch around, removing the heated in-fill on the rear porch and replacing with a covered porch that matches the front porch. To make these renovations possible, the applicant is requesting small increases in both principal building square footage (pbSF) and coverage area (pbCA). The pbSF request is for 39 sf or a 1% increase to allow a 3062-sf home. The pbCA request is for 82 sf, which is also only a 1% request and would allow the principal building coverage to amount to 2162 sf.

Mr. Drayton stated the applicant intends to maintain the historic structure and the changes will only affect non-historic components of the home. The proposed design will also require side façade relief to allow a façade that has a linear length greater than 38 feet without an articulation; the proposed distance between the front porch and the rear of the house on the western façade is 45 ft 9 in, which represents a 20% increase. The encroachment into the side setback on the western elevation is an existing condition and, since the property is historic, this is a conforming setback.

Mr. Drayton stated the staff recommends the Board review and provide feedback to move the design toward final approval.

Mr. Richey presented his application to the Board.

No public comment was made.

The Board thought the porch created an articulation effect and the design is better than what was previously approved. There was concern that the side wall on the east elevation is rambling and needs to be broken up. There was also concern with the windows and whether they are historic or part of the 1980's renovation. Because the lot is low lying, they expressed appreciation that the driveway is going to be pervious which will be better for drainage.

VI. NON-HISTORIC DESIGN REVIEWS

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).

Mr Drayton stated this is the initial review for a change of design to a previously approved new home construction project that is currently underway. The applicant is seeking final approval to make a few design changes that do not require any additional relief from the Board. The Board reviewed and approved the original design of the home at the September 2023 DRB meeting. The current requests are to: reduce the size of the pool within the same pool footprint location, lower the roof ridge over the right-side garage, and remove the arched openings on the ground floor of the rear elevation so that the rear openings are rectangular.

Mr Drayton stated the staff recommends final approval for the minor aesthetic changes as proposed as long as the Board finds that the design will remain within the Standards for Neighborhood Compatibility.

Luke Cunningham, business development director for Dillard Jones, presented the application to the Board.

No public comment was made.

The Board thought it was an improvement over what was previously approved. The Board felt the design was cleaned up and is now more classic and timeless.

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

2857 Jasper Boulevard: Cindy Cline, of Wertimer + Cline Landscape Architects, requests final approval of the plans for a new swimming pool in the back yard of the existing house, with request a for side setback relief (PIN# 529-07-00-041).

Mr Drayton stated this is an initial review of a request to build a new pool in the rear of this existing house with a request for side setback relief. In March of this year the Board reviewed and approved plans for renovations of the existing home that included minor requests for side setback relief and principal building square footage. The standard combined setback for this lot would be 38.33 feet and with the relief granted in March the required combined setback is currently 36.75 feet; now the applicant is requesting to reduce the setback by an additional 3.92 feet (3 ft 11 inches) to make the combined setback 32.83 feet (32 ft 10 inches). This is actually a request for 14.3% relief on the combined side setback, not the 25% shown on the application, and that 14.3% includes the previously granted 4.12%, so the actual request is for just under 10% increase in the setback relief.

Mr Drayton continued the staff recommends final approval for the project if the Board finds the pool location within the setback meets the conditions for the Standards for Neighborhood Compatibility.

Cindy Cline presented her application to the Board.

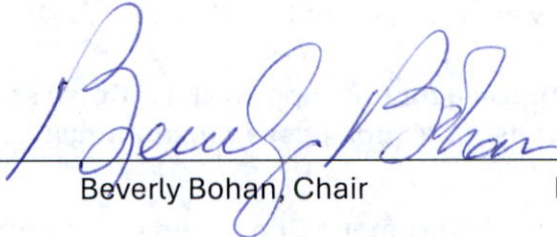
No public comment was made.

The Board questioned whether the live oak or size of the pool was dictating the need for the

setback relief. The pool is the minimum size for a lap pool. The Board appreciated the homeowners keeping the tree. It was noted that this pool is in a more hidden location located within the rear setback with lots of plantings for a buffer.

Mr Clarke made a motion for final approval as submitted. Mr Wichmann seconded the motion. All were in favor. None opposed. The motion passed unanimously.

VII. ADJOURN: Mr. Clarke made a motion to adjourn the meeting at 5:23 p.m. Mr Wichmann seconded the motion. All were in favor. None opposed. Motion passed unanimously.


Beverly Bohan, Chair

Date

7/16/25