

**TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
Wednesday, August 19, 2026**

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, Tal Askins, Phil Clarke, Ron Coish, Sacha Rosen and Heather Wilson.

Town Council Members present:

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

Media present: No members of the media were present.

Members of the public: Pat Marr of 3010 Marshall, Ralph Byers of 3025 Marshall, Babak and Stacy Bryan of 3013 Brownell, Laura Sertich of 3034 Marshall

CALL TO ORDER: Ms. Bohan called the meeting to order at 4:03 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 July 15, 2026 MEETING MINUTES:** Mr. Coish made a motion to approve the July 15, 2026 Design Review Board 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. CONSENT AGENDA ITEMS:

2250 Myrtle Avenue: Carl McCants, of Mc3 Designs, Inc., requests final approval of the renovations of this Traditional Island Resource cottage. The plans include removing non-historic additions from the rear of the structure and reopening the front porch, which has been converted into conditioned living space, with a request for side setback relief (529-06-00-112).

Ms. Wilson stated she would like the Board to discuss the project. Ms. Wilson made a motion to not approve by consent but rather discuss in historic design review. Mr. Coish seconded the motion. All approved. None opposed. The motion passed unanimously and was moved to Historic Design Review.

V. HISTORIC DESIGN REVIEWS:

2250 Myrtle Avenue: Carl McCants, of Mc3 Designs, Inc., requests final approval of the renovations of this Traditional Island Resource cottage. The plans include removing non-historic additions from the rear of the structure and reopening the front porch, which has been converted into conditioned living space, with a request for side setback relief (529-06-00-112).

Mr. Drayton stated this is a proposed renovation to return the existing home to a historical form that it had prior to the modern additions from the post-World War 2 period; the plans include maintaining the additions to the 1912 cottage that were added in the pre-World War 2 period. Additionally, the cottage is proposed to be relocated close to its original location, which will expose the historic cistern on the property. The applicant has met with the Board on three occasions to review these plans and has satisfied all of the Board's concerns for the renovation of this Traditional Island Resource property (2024 Historic Survey Card). The application includes a request to reduce the 37-foot combined setback on this lot to 32 feet combined and reduce the minimum on any one side from 15 feet to 10 feet, thus exposing the cistern.

Mr. McCants and Professor Christina Butler presented the application to the Board.

No public comment was made.

The Board is in support of the preservation effort and want to see the cistern exposed but are concerned about moving the structure forward on the lot towards Myrtle. There is concern for a tree that could be affected by the move. The Board asked if there is a historic reason to move the house forward.

Ms. Wilson made a motion to approve for final approval with the exception of the forward shift so that the house remains relative to Myrtle as it exists and moves to the 10 foot requested setback on Staton 22 ½. Mr Clarke seconded the motion. All approved. None opposed. The motion passed with the condition that the relocated cottage would move to the 10-ft side setback, but it would not be pulled forward on the property.

1454 Middle Street: Anthony J. Cissell, of Cissell Design Studio, requests final approval to update the plans from a previous DRB-approval, to reconstruct the existing boiler room, and modify the new rear porch detailing, as part of this adaptive reuse renovation project for the former Fort Moultrie Post Theatre building, a Sullivan's Island Landmark property (523-07-00-043).

Mr. Rosen was recused from the deliberation of the 1454 Middle St application.

Mr. Drayton stated this is the second review of modifications to the DRB-approved renovations that are currently underway on this property. The renovation plans for an adaptive reuse of this historic resource, the old Fort Moultrie Post Movie Theater, as a single-family residence were approved in December 2025. 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 Sullivans's Island Landmark property (Historic Survey Card # 259, New Survey Card) and is a contributing feature within the Fort Moultrie Quartermaster and Support Facilities National Register Historic District.

Mr. Drayton continued the ongoing work has uncovered some structural issues with the building that were not evident prior to the commencement of interior demolition. The applicant has eliminated replacing the historic windows from the request, so the focus of the request concerns the structural integrity of the brick work, specifically for the boiler room and for the pilasters, and a redesign of the approved rear porch.

Mr. Drayton stated the demolition work also uncovered a lack of structural integrity for the existing boiler room off the rear of the building. The foundation of that appendage to the historic building does not have proper footing and is settling away from the main structure, so the applicant is requesting to rebuild the boiler room to the specifications of the existing structure. The applicant heard the Board and is no longer seeking to elevate the floor system in the boiler room nor to incorporate it directly into the porch. The proposed redesign of the porch area remains largely unchanged from the June submission and would have stairs across the entirety of the porch façade along with the proposed change from a screen porch with solid panels at the base to an open porch with a roll-up screening system. The changes to principal building coverage area, and impervious coverage area have been quantified so that it can be determined that the proposed modifications remain within the regulatory limits for those measurements. Additionally, the arbor details which were modified to bring up the pedestal base and the overall height in the June submission have been abandoned in response to Board concerns about the aesthetics.

Mr. Drayton stated staff recommends final approval if the Board considers the applicant's proposed changes to the rear façade and plans for the brick detailing justified and follow both the SIS and SIDRG guidance.

Mr. Cissell presented the application to the Board. In the presentation, Mr. Cissell focused on the boiler room and the preservation efforts reutilizing the bricks from the boiler room to make repairs to the main building and then reconstructing the boiler room using new brick, but he also made the request to use 1/8th inch tempered low-e clear glass as the replacement glass in the restored windows.

No public comment was made.

The Board asked if there is enough brick from the boiler room to use to make the repairs on the building. The applicant responded they will be 200 sq feet short of historic brick and will have to use non-historic brick. The Board also asked if there is the possibility of having in kind bricks made. The applicant responded that the brick manufacturers in the Southeast would require many more bricks to be ordered than they need.

Ms. Wilson made a motion to approve for final as submitted including the tempered glass request. Mr. Wichmann seconded the motion. All approved. None opposed. The motion passed unanimously.

3016 Brownell Avenue: Ross Ritchie, of Loyal architects, requests a conceptual review for a new home construction on this Sullivan's Island Landmark property, with a request for additional front yard setback relief (PIN# 529-12-00-091).

Mr. Drayton stated this is the second conceptual review of a design to construct a new residential structure on the south face of the historic munitions bunker mound, known as the Fort Marshall Gun Battery (1987 Historic Survey card #027, 2023 Historic Survey card #0773). Construction of the munitions bunker and battery began in 1930 and was completed in 1944; it was abandoned and declared obsolete the following year when World War II ended. This is essentially a new review as the applicant has worked to bring a design that conforms to the Sullivan's Island ordinances and addresses the concerns the Board expressed during the initial meeting for redevelopment of this lot in February of this year. In the previous submittal the applicant sought 3 variances from the BZA and a determination from the BZA overturning staff's determination that the interior bunker square footage is principal building square footage. The applicant has reduced the number of variance requests to a single request for a building height variance of three feet for the currently proposed design and is considering an appeal to the BZA's decision to uphold the staff determination regarding the bunker's square footage. It should be noted that the height variance request that would have been sought in the original submittal was over ten feet while the current design only requires 3 feet. Additionally, the multiple setback concerns cited by staff as probable, needed relief requests in the initial review have been addressed

and whittled down to a single relief request to this Board for two extra feet of additional front setback height, however, the new design raises a couple of concerns which are discussed below. Last, the updated design would preserve one more tree than the initial proposal, but the Tree Commission will still need to review the removal of two Category 1 trees should this Board find the proposed design can move forward.

Mr. Drayton stated the subject property is one of 4 parcels that comprise the central munitions storage and conveyance area of the bunker that served the batteries located on either end of the bunker, and one of three parcels (the westernmost parcel) proposed for single-family development on the bunker. The parcel is undeveloped on the surface, but a 36-foot-tall mound crosses the middle of the property, hiding the munitions bunker below. One of these 4 parcels, 3012 Brownell Avenue is developed with a single-family home situated in front of the mound on the Brownell Avenue street frontage. The 2 ends of the bunker where the gun mounts/batteries are located have been converted into subterranean dwelling units, with the concrete structure of 3030 Brownell partially exposed revealing the southern and eastern facades of the concrete bunker.

Mr. Drayton continued this is the second initial review of new residential construction on a historic property; again, 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 surrounding neighborhood through the lens of the newly adopted Historic Design Guidelines manual and the SIS Guidelines, considering the impacts within the surrounding RS District to ensure that the Standards for Neighborhood Compatibility are followed. This is an unusual request considering that the historic structure is hidden within a mound of dirt that has been allowed to vegetate for the past 50 or so years and now appears from the street as a forested hill. The applicant is proposing to preserve that appearance on the l'On Avenue side of the property by leaving it untouched, thus the Board will need to consider the appropriateness of this development's effects on the Brownell Avenue vista.

Mr Drayton stated in this review the applicant has annotated most of the setback dimensions needed to apply the ordinance to the design, and the Board has only one relief request that is requested with the newly proposed design: the applicant is seeking relief from the requirements for additional front yard setbacks, which limit the height of the front façade as it relates to the street. The requirement creates a building envelope where massing along the front setback is limited to a 20-foot height, which then follows a 45-degree angle until it reaches the maximum building height of 38 feet. The applicant is seeking 2 extra feet at the front setback line for a 22-foot height; this represents a 10% increase and is within the Board's purview to grant, as the Board may authorize increases to this regulation of up to 15%. One issue that staff notes is that the pool deck must also adhere to the side setback requirements, and it does not appear to stay within the setback, and it appears to be within ten feet of the property line, which is an area where the DRB cannot approve principal building or recreational facility construction. The second story side setback requirement for an additional five feet of setback beyond the first story setbacks is not achieved with the current design: on the west side the second floor has only

a 5.25-inch further average setback than the first floor, and on the east side the second floor is only 2 feet, 7.5 inches further setback on average than the first floor. The Board should also consider the large 2-story garage volume located adjacent to the bunker and get an understanding of how that space will be used and how the applicant can assure the Town that it will not be converted into heated and cooled living space. Finally, it should be noted that the proposed driveway location would eliminate public parking and should be sited on the street frontage (I'On Avenue) that would not displace public parking spaces (per Section 21-15 A.(1)(c)), and that the Town's Zoning Ordinance does not consider retaining walls, thus a variance will be required for their construction as fences in excess of 5 feet and without 25% open space across the plane of the fence (wall).

Mr. Drayton stated staff recommends the Board review and provide feedback based on the Secretary of the Interior's Standards, the Town of Sullivan's Island Design Review Guidelines, and the Standards for Neighborhood Compatibility to help the applicant achieve a design that may receive final approval.

Mr. Ritchie and Professor Butler presented the application to the Board.

Mrs. Bohan stated the Board has received 9 letters in opposition to the application. The letters are from:

1. Patrick Callahan of 227 Station 31st St
2. Scott Millimet of 2902 Brownell Avenue
3. Jennifer and Eddie Lehner of 3020 I'on Avenue
4. Babak Bryan of 3013 Brownell Avenue
5. Kathy Smoley of 3003 Brownell Avenue
6. Camille Washington of 3009 Brownell Avenue
7. David Smoley of 3003 Brownell Avenue
8. Stacy Bryan of 3013 Brownell Avenue
9. Brian Burke of 2902 Marshall Blvd

Public comment:

- Mr. Ralph Byers of 3025 Middle St expressed concern about the affects of proposed construction that includes removing trees, drilling, and excavating which would be of substantial detriment to the adjacent properties and the public good.
- Laura Sertich of 3034 Marshall stated she is adamantly against the application for many reasons like the massing and tree preservation.
- Babak Bryan of 3013 Brownell expressed concern over the height and the setback relief. He asked that all concerns be brought before the Board so that they can be resolved at one time rather than having to come back month after month.
- Pat Marr of 3010 Marshall, the contract purchaser, stated that the third floor has been removed because of the outcome of the BZA meeting. They are not asking for

height relief. He remarked on the lot coverages of the neighboring properties and stated their lot coverages are the lowest on the block.

The Board had concerns about the BZA appeal of the square footage of the bunker. Mr. Drayton stated all the designs are dependent upon a favorable outcome for the applicant of the appeal. The Board wanted clarification that the applicant is able to go back to the BZA regardless of the feedback of the DRB. The Board felt that it was tough to tackle the issues with the outstanding issues still before the BZA because that could negate anything the DRB says but they want to give feedback on the design. The Board thought the 3-story façade is very stern and not compatible with the streetscape. They thought some of the massing could come off of the face of the house. The top second and third floors should be broken up and pushed back and to reveal more of the foundation. The Board questioned the idea of the ground floor being all garage space. It was emphasized by the Board that this space cannot be finished off and added to the square footage. The Board questioned why that is not going to be living space which could bring the house down. The Board also expressed concern about obscuring a historic site with the mass of the home. There was also a question about the soil movement and stabilization of the soil, the retaining wall and shoring it for pilings and drainage to the other properties, the seismic and safety upgrades preserving the bunker's integrity and the demo and construction and creating the footings. The Board would like to see a study of the bunker's structural elements. The Board expressed that the massing and scaling of the design needs to be brought down.

3020 Brownell Avenue: Ross Ritchie, of Loyal architects, requests a conceptual review for a new home construction on this Sullivan's Island Landmark property, with a request for additional front yard setback relief (PIN# 529-12-00-118).

Mr. Drayton stated This is the second conceptual review of a design to construct a new residential structure on the south face of the historic munitions bunker mound, known as the Fort Marshall Gun Battery (1987 Historic Survey card #027, 2023 Historic Survey card #0773). Construction of the munitions bunker and battery began in 1930 and was completed in 1944; it was abandoned and declared obsolete the following year when World War II ended. This is essentially a new review as the applicant has worked to bring a design that conforms to the Sullivan's Island ordinances and addresses the concerns the Board expressed during the initial meeting for redevelopment of this lot in February of this year. In the previous submittal the applicant sought 3 variances from the BZA and a determination from the BZA overturning staff's determination that the interior bunker square footage is principal building square footage. The applicant has reduced the number of variance requests to a single request for a building height variance of two and a half feet for the currently proposed design and is considering an appeal to the BZA's decision to uphold the staff determination regarding the bunker's square footage. It should be noted that the height variance request that would have been sought in the original submittal was 7.5 feet while the current design only requires 2.5 feet. Additionally, the multiple setback concerns cited by staff as probable, needed relief requests in the initial review have been addressed and whittled down to a single relief request to this Board for three extra feet of additional front

setback height. Last, the Tree Commission will still need to review the removal of two Category 1 trees should this Board find the proposed design can move forward.

Mr. Drayton stated the subject property is one of 4 parcels that comprise the central munitions storage and conveyance area of the bunker that served the batteries located on either end of the bunker, and one of three parcels (the middle parcel) proposed for single-family development on the bunker. The parcel is undeveloped on the surface, but a 36-foot-tall mound crosses the middle of the property, hiding the munitions bunker below. One of these 4 parcels, 3012 Brownell Avenue is developed with a single-family home situated in front of the mound on the Brownell Avenue street frontage. The 2 ends of the bunker where the gun mounts/batteries are located have been converted into subterranean dwelling units, with the concrete structure of 3030 Brownell partially exposed revealing the southern and eastern facades of the concrete bunker.

Mr Drayton continued this is the second initial review of new residential construction on a historic property; again, 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 surrounding neighborhood through the lens of the newly adopted Historic Design Guidelines manual and the SIS Guidelines, considering the impacts within the surrounding RS District to ensure that the Standards for Neighborhood Compatibility are followed. This is an unusual request considering that the historic structure is hidden within a mound of dirt that has been allowed to vegetate for the past 50 or so years and now appears from the street as a forested hill. The applicant is proposing to preserve that appearance on the I'On Avenue side of the property by leaving it untouched, thus the Board will need to consider the appropriateness of this development's effects on the Brownell Avenue vista.

Mr. Drayton stated in this review the applicant has annotated most of the setback dimensions needed to apply the ordinance to the design, and the Board has only one relief request that is requested with the newly proposed design: the applicant is seeking relief from the requirements for additional front yard setbacks, which limit the height of the front façade as it relates to the street. The requirement creates a building envelope where massing along the front setback is limited to a 20-foot height, which then follows a 45-degree angle until it reaches the maximum building height of 38 feet. The applicant is seeking 3 extra feet at the front setback line for a 23-foot height; this represents a 15% increase which is the maximum relief afforded to Board discretion. One potential issue that staff notes is that the encroachment into the required minimum 15-foot side setback on the eastern façade needs to be determined that it is located at least 20 feet to the rear of the front façade. The Board should also consider the large 2-story garage volume located adjacent to the bunker and get an understanding of how that space will be used and how the applicant can assure the Town that it will not be converted into heated and cooled living space. Finally, it should be noted that the proposed driveway location would eliminate public parking and should be sited on the street frontage (I'On Avenue) that would not displace public parking spaces (per Section 21-15 A.(1)(c), and that the Town's Zoning Ordinance does not consider retaining walls, thus a variance will be required for their

construction as fences in excess of 5 feet and without 25% open space across the plane of the fence (wall).

Mr. Drayton stated staff recommends the Board review and provide feedback based on the Secretary of the Interior's Standards, the Town of Sullivan's Island Design Review Guidelines, and the Standards for Neighborhood Compatibility to help the applicant achieve a design that may receive final approval.

Mr. Ritchie presented the application to the Board.

Mrs. Bohan stated the Board has received 9 letters in opposition to the application.

Public Comment:

- Babak Bryan of 3013 Brownell expressed concern about elements of the design that need to be identified and discussed in their totality.
- Patt Marr of 3010 Marshall stated that they are not asking for a lot of relief. He spoke about the importance of neighborhood compatibility and the design of the homes. These are not the standard design homes but that different designs appeal to different people. He stated the people writing the letters do not want anything to be built on the lots.
- Tim Reese of 305 Station 20 Street stated that the lots are buildable and that some residents oppose any development, which he said would be unfair to the owner. He noted that the proposed homes are different from one another and would preserve the l'On Avenue side of the lots and the top of the bunker. The current design of the homes work with the limited space on Brownell. He said the question to ask is whether the proposed development is the right use of the property.
- Stacy Bryan of 3013 Brownell stated that she and the other people that she has spoken to who have written letters are not opposed to homes being built on the lots, they just want something that conforms to the neighborhood.

The Board expressed the concern that the front entry garage doors will have a car parked 7 to 8 feet above the street and not far off of the street which is not appropriate. The house needs to come up to the front property line and needs to come down and the grade needs to be addressed better. The Board would be open to offering relief if it would help better address the grade. The historic structure that takes up most of the lot is an exceptional condition that deserves some relief. The Board stated the proposed designs have been moved closer to the front but still encroach on the top of the mound and the approach to the preservation aspect is still not good enough. The character of the site and setting is also important. Neighborhood compatibility and respect for the historic structure both need to be addressed. The Board appreciated the design of this house because it is an expression of the military structure. The Board also asked that the massing and size of the homes be considered and that the homes are a little too large for the buildable area of the lot. It was suggested that the middle house should be the template of the other two and the other two be downsized.

3024 Brownell Avenue: Ross Ritchie, of Loyal architects, requests a conceptual review for a new home construction on this Sullivan's Island Landmark property, with requests for additional front yard setback relief (PIN# 529-12-00-119).

Mr. Drayton stated this is the second conceptual review of a design to construct a new residential structure on the south face of the historic munitions bunker mound, known as the Fort Marshall Gun Battery (1987 Historic Survey card #027, 2023 Historic Survey card #0773). Construction of the munitions bunker and battery began in 1930 and was completed in 1944; it was abandoned and declared obsolete the following year when World War II ended. This is essentially a new review as the applicant has worked to bring a design that conforms to the Sullivan's Island ordinances and addresses the concerns the Board expressed during the initial meeting for redevelopment of this lot in February of this year. In the previous submittal the applicant sought 3 variances from the BZA and a determination from the BZA overturning staff's determination that the interior bunker square footage is principal building square footage. The applicant has reduced the number of variance requests to a single request for a building height variance of two and a half feet for the currently proposed design and is considering an appeal to the BZA's decision to uphold the staff determination regarding the bunker's square footage. It should be noted that the height variance request that would have been sought in the original submittal was over 11 feet while the current design only requires 2.5 feet. Additionally, the multiple setback concerns cited by staff as probable, needed relief requests in the initial review have been addressed and whittled down to a single relief request to this Board for three extra feet of additional front setback height. Last, the Tree Commission will still need to review the removal of one Category 1 tree should this Board find the proposed design can move forward.

Mr. Drayton stated the subject property is one of 4 parcels that comprise the central munitions storage and conveyance area of the bunker that served the batteries located on either end of the bunker, and one of three parcels (the middle parcel) proposed for single-family development on the bunker. The parcel is undeveloped on the surface, but a 38-foot-tall mound crosses the middle of the property, hiding the munitions bunker below. One of these 4 parcels, 3012 Brownell Avenue is developed with a single-family home situated in front of the mound on the Brownell Avenue street frontage. The 2 ends of the bunker where the gun mounts/batteries are located have been converted into subterranean dwelling units, with the concrete structure of 3030 Brownell partially exposed revealing the southern and eastern facades of the concrete bunker.

Mr. Drayton stated this is the second initial review of new residential construction on a historic property; again, 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 surrounding neighborhood through the lens of the newly adopted Historic Design Guidelines manual and the SIS Guidelines, considering the impacts within the surrounding RS District to ensure that the Standards for Neighborhood Compatibility are followed. This is an unusual request considering that the historic structure is hidden within a mound of dirt that has been allowed to vegetate for the past 50 or so years and now appears from the street as a

forested hill. The applicant is proposing to preserve that appearance on the I'On Avenue side of the property by leaving it untouched, thus the Board will need to consider the appropriateness of this development's effects on the Brownell Avenue vista.

Mr. Drayton continued in this review the applicant has annotated most of the setback dimensions needed to apply the ordinance to the design, and the Board has only one relief request that is associated with the newly proposed design: the applicant is seeking relief from the requirements for additional front yard setbacks, which limit the height of the front façade as it relates to the street. The requirement creates a building envelope where massing along the front setback is limited to a 20-foot height, which then follows a 45-degree angle until it reaches the maximum building height of 38 feet. The applicant is seeking 3 extra feet at the front setback line for a 23-foot height; this represents a 15% increase which is the maximum relief afforded to Board discretion. One issue that staff notes is that the encroachment into the required minimum 15-foot side setback on the eastern façade is located at the front façade, so the applicant would need to request side setback relief from the Board to reduce that side setback to 12 feet and 7/8 of an inch; this would be represented by a reduction in the combined side setback from 33 ft to 27 ft, an 18% reduction, that the applicant must request for this design. The pool will also need to meet this setback distance of 12 feet, or the applicant could make the request for maximum combined setback relief and the eastern setback could be brought to 10 feet. On the western façade, the applicant will need relief from the second story setback requirement for an additional five feet setback of average setback from the first story average setback; the first story is at 15.4 ft and the second story is at 19.4 ft; this 4 feet of additional setback can be allowed if the Board grants a 1-ft or 20% reduction in the second story side setback requirement. The Board should also consider the large volume located adjacent to the bunker and get an understanding of how that space will be used and how the applicant can assure the Town that it will not be converted into heated and cooled living space. Finally, it should be noted that the proposed driveway location would eliminate public parking and should be sited on the street frontage (I'On Avenue) that would not displace public parking spaces (per Section 21-15 A.(1)(c), and that the Town's Zoning Ordinance does not consider retaining walls, thus a variance will be required for their construction as fences in excess of 5 feet and without 25% open space across the plane of the fence (wall).

Mr. Drayton stated staff recommends the Board review and provide feedback based on the Secretary of the Interior's Standards, the Town of Sullivan's Island Design Review Guidelines, and the Standards for Neighborhood Compatibility to help the applicant achieve a design that may receive final approval.

Mr. Ritchie presented the application to the Board.

Mrs. Bohan stated the Board has received 9 letters in opposition to the application.

Public Comment:

Mrs Bohan stated there are nine letters in opposition to the application. She stated that this is

a conceptual review and there has been a lot of time dedicated to the applications. The discussion of the applications started at 4:35 and it is currently 6:11.

- Babak Bryan of 3013 Brownell complemented the design of this house saying that it accomplishes things that the neighborhood would like to see. He appreciates the denser two story mass with the third story on top of it that doesn't loom over the street. The design is too wide but there are elements that would integrate into the neighborhood.
- Pat Marr of 3010 Marshall stated they are open to pulling the structure forward but expressed that they will need relief to accomplish the input from the Board. He appreciates the Board saying they will work with him.

The Board expressed that they are open to granting relief given the unusual conditions of the lots but it is not relief for a larger or taller house but is relief for a house that addresses the neighborhood concerns and that works to fit into the neighborhood. There was concern regarding the garage and the driveway that would be 14 feet above sea level that would need about a 4-foot ramp going 20 to 25 feet which is not shown in the drawing. The Board stated there is going to have to be a retaining wall for any of the front driveways. What is in the drawing is not what it is really going to look like. The Board recommended pulling the house forward and move the garage doors further back. It was suggested that they go to the BZA to ask for help with the grading.

1220 Middle Street: Hunter Kennedy, of KDS, LLC, requests preliminary approval for renovations to this historic Sullivan's Island Landmark property located within the Moultrieville Local Historic District, with no requests for relief (PIN# 523-07-00-055).

Mr. Drayton stated this is the initial review of a request to provide renovations to update and restore historic characteristics to this Sullivan's Island Landmark property (new survey card) with no requests for relief being made to the Board. Additionally, the plans intend to reduce the nonconforming impervious coverage on the lot from 45.4% to 37.5%, primarily by replacing the 576 square feet of impervious driveways with a pervious paver system on the driveway to the rear of the property and eliminating the driveway/parking area in front of the home. build a new home on this lot following the demolition of the existing home there. The existing home is not historic, but the lot is within the Sullivan's Island Local Historic District, and therefore, the plans are subject to the DRB's review to confirm that the new construction will not harm the historic character of the district. In addition to removing impervious coverages on the lot, the plan includes:

1. removal of the vinyl siding to expose and restore the existing lap siding on the historic core of the building, while treating the non-historic hyphen and garage with a wider lap siding to differentiate the historic portion of the home from the additions,

2. expose the rafter tails that are currently hidden under vinyl soffits and trim,
3. replace the various roofing materials with a mechanical-lock, standing seam metal roof,
4. replace all of the non-historic windows and doors with period appropriate wooden framed materials, and adjust size of the fenestrations to reflect the taller proportions of the house,
5. Reopen a fenestration that was covered up by a second-floor shower wall, and
6. Update the non-historic porch railings with finishes that complement the character of the home.

Mr. Drayton stated there are also several existing encroachments into the side setbacks on the property that would be improved during the renovation: the HVAC stand is currently 7 ft, 10 in off the property line and would be relocated deeper towards the rear of the lot and placed 9 ft off the property line, rebuilding the side stairs on the interior of the lot to reduce the encroachment by about a foot to around 7 feet from the property line, and rebuilding the stairs on the Station 13 side maintaining the existing encroachment of the steps below 6 feet but widening those steps from 6 ft, 4 in wide to 11 ft wide. The existing principal building coverage is greater than the standard that would be allowed for this lot, however the coverage is considered conforming due to the historic status of the property, yet the plans do call for a reduction of the principal building coverage area from 25.3% to 24.9%, a 32-sf reduction which still renders the coverage beyond what the Board could approve if it were required.

Mr. Drayton continued the applicant has provided the material callouts and dimensions needed to review the project, as well as a photographic streetscape analysis. For final approval, the applicant will need to provide 3D renderings and most importantly, photographs and other evidence to support the removal of the materials stated to be non-historic.

Mr. Drayton stated staff recommends preliminary approval if the Board finds the renovations adhere to the Secretary of the Interior's Standards, the Town of Sullivan's Island Design Review Guidelines, and the Standards for Neighborhood Compatibility.

Mr. Kennedy presented the application to the Board.

Mrs. Bohan stated the Board has received 1 letter of support for the application from Mr. Raymond Sweigart of 1313 Station 13 Street.

The Board appreciates the thorough analysis and thoughtful design. The Board expressed that it should be used as a template for how to bring a modified house back to its historic condition.

Mr. Clarke made a motion for final approval. Mr. Askins seconded the motion. All approved. None opposed. The motion passed unanimously.

VI. NON-HISTORIC DESIGN REVIEWS

1773 Atlantic Avenue (Application): Philip L. Spitz, of Topwater Homes, LLC, requests preliminary approval for a new home construction on this property, with requests for additional principal building square footage and principal building coverage area (PIN# 523-12-00-033).

Mr. Drayton stated this is the second review of a proposed new construction on a lot once the existing home there is demolished. At the conceptual review the Board was complementary towards the overall design but offered the following critiques:

- 1) The western façade is too long without articulation,
- 2) The media room did not feel appropriately integrated to the design and felt out of place, and
- 3) The flanking ridges overwhelmed the front elevation and made the home appear too wide.

Mr. Drayton stated additional concerns expressed by staff included the lack of dimensions on the plans to be able to assess the conformity of the proposed development to the design statutes in the ordinance. The revised plans continue to lack the dimensions needed to fully assess the plans and determine conformity or relief needs. The western façade does contain greater articulation per the board's comments and the media room has been replaced by an open breezeway which further breaks up the massing of that façade; it does create an attached addition situation that the Board will need to review for conformity to the conditional requirements placed on attached additions in the ordinance; those conditions are:

1. No kitchen facilities are allowed, and
2. Deed restrictions are placed on the property prohibiting rental as a separate dwelling, and
3. Any attached addition with an established connection to the principal building, shall be located under one roof and retain a permanent floor constructed above grade. The length to width ratio of the proposed connection may not exceed a two to one (2:1) dimension ratio, with a minimum width of four (4) feet, a maximum length of twenty (20) feet, and shall be visually and architecturally integrated with the existing principal building; said structures, as conditional uses, **being reviewed and aesthetically approved by the Design Review Board.**

Mr. Drayton continued the flanking roof lines of the second story have been pulled to come down within the envelope of the first story, which addresses that concern raised at the June meeting. Staff is unclear from the floor plan drawings how the primary suite 1 is attached to the main floor because the roof lines are not present on the second-floor design, and a deck appears to cover that connection with a spiral staircase leading up to a third story porch that it does not appear to connect with. If this is a third story porch, the Board will need to assess its integration into the roof structure.

Mr. Drayton stated the relief requests on the application remain only for additional principal building square footage and principal building coverage area; both have been reduced from the original submittal. Prior to any approvals dimensions need to be shown on the site plans, the floor plans and the elevations, and before final approval there need to be material call outs

added to the elevations, 3D renderings of the design, and a deeper streetscape analysis to help determine neighborhood compatibility.

Mr Drayton concluded that staff recommends the Board review and provide feedback to move the design toward approval and maintaining the Standards for Neighborhood Compatibility.

Collin Cope of Balanced Works presented the application to the Board.

No public comment was made.

The Board appreciated the design but thought that the front still seems very wide for a single roof and needs to be broken up. The change in width still reads as one large hip. The Board thought the upper deck roof needs to be integrated into the roof or reworked. It was recommended that it could be pulled in like a terrace in the roofline.

Ms. Wilson made a motion for preliminary approval with comments noted for the record. Mr. Clarke seconded the motion. All were in favor. None opposed. Motion passed unanimously.

1651 Atlantic Avenue: Nicole Dallaire Lee, of Beau Clowney Architects, requests final approval for a new home construction on this property, with a request for additional principal building square footage, relief requests to reduce the combined side setback and the additional second story side setback, and a request for additional first floor side façade length (PIN# 529-12-00-006).

Mr. Drayton stated this is the second review of a proposed new construction on a lot once the existing home there is demolished. Last month the Board expressed positive feedback about the proposed, articulated two-story building with single-story, U-shaped front façade enclosing a courtyard entry into the house. The only scrutiny from the Board was a request for the applicant to study the massing in an effort to reduce the request for maximum additional principal building square footage; the applicant has reduced that request, and the four relief requests are:

1. A reduction in the 35-foot combined side setback to 31.84 feet (9%), (Essentially Unchanged)
2. A reduction in the 5-foot additional second story side setback to 4.1 ft (18%), (Essentially Unchanged)
3. A maximum increase in the principal building square footage (pbSF) by 358 sf (8.9%) to 4,381 sf, (Reduced by 142 sf), and
4. An increased principal building side façade to 42 ft, 5.5 in (11.8), (Slightly increased from previous submittal).

Mr. Drayton stated the home's design also includes an attached addition on the front of the building; attached additions are considered conditional uses in the ordinance, and the conditions for allowing them are:

- a) No kitchen facilities are allowed, and

- b) Deed restrictions are placed on the property prohibiting rental as a separate dwelling, and
- c) Any attached addition with an established connection to the principal building, shall be located under one roof and retain a permanent floor constructed above grade. The length to width ratio of the proposed connection may not exceed a two to one (2:1) dimension ratio, with a minimum width of four (4) feet, a maximum length of twenty (20) feet, and shall be visually and architecturally integrated with the existing principal building; said structures, as conditional uses, **being reviewed and aesthetically approved by the Design Review Board.**

Mr. Drayton continued the application includes streetscapes and 3D renderings, and the applicant has now included the material call-outs, and so the only potential concern relates to the build-to-line, which the applicant needs to demonstrate the distance from the centerline of Atlantic Avenue to the furthest structural element that extends over 4.5 ft above grade on the other properties on the lot and show that no element of this proposed development will be further from that furthest point.

Mr. Drayton concluded that staff recommends the Board grant final approval should it find that the design with the proposed points of relief will maintain the Standards for Neighborhood Compatibility and that the build-to-line is being properly adhered to.

Ms. Campbell presented the application to the Board.

No public comment was made.

The Board appreciated the design and the reduction in square footage.

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

2724 l'On Avenue (Application): Jon Morris, of Beau Clowney Architects, requests final approval for a new home construction, to resemble the existing home and include a new addition in the design, with a request for additional principal building coverage area and relief requests for combined side setbacks, second story side setbacks, and the second story side façade (PIN# 529-11-00-011).

Mr. Drayton stated This is an initial review of a proposed new construction on this lot; the Board reviewed a renovation plan for the existing historic, but altered and not protected home on this lot, in June and provided feedback to the applicant towards bringing that design plan to the Board for final approval. However, citing renovation costs, the applicant has decided to remove and resurrect the home in a similar fashion but with all new materials. To state this another way the applicant intends to build a new home on the lot that looks like the older

home with the additions that were proposed at the previous meeting. As such the relief requests from June have not been altered (except for the coverage area request, which increased from 96 sf):

1. A 1-foot (2.5%) reduction in the 40-foot combined average side setback,
2. A 1-foot, 3-inch (25%) reduction in the additional second story side setback,
3. Relief from the 32-foot limitation on second story side facades to allow a 40-foot second story side façade without an articulation, and
4. A 120-square foot (3%) increase in the principal building coverage area.

Mr. Drayton stated the new home construction plan would necessarily eliminate the existing, nonconforming ground floor dwelling area, located below flood elevation. Plus, the siting of the new home would fall essentially in line with the footprint of the original building and the previously proposed addition; this plan keeps the proposed construction away from the historic live oaks that encumber the central and rear portions of the buildable area. The new home would have the same single-story main elevation with the rear wing having the two-story component, aligning with the June proposal.

Mr. Drayton continued the second story side setback and the second story side façade requests are for the maximum allowable relief from the Board, but the other 2 requests are for minor variations from the zoning standards. Staff remains about the proposed new driveway location impacting the critical root zone of a grand oak and requiring a new curb cut off of Middle Street; the applicant would have to restore the curb and gutter in the existing driveway location (per Town requirements that limit lots to a single driveway) if SCDOT approved the new curb cut. Additionally, the applicant needs to show that the encroaching front steps will all be lower than 6 feet in height, and the side elevations need to also show that the additional front yard setback requirement is being met with the design and location. The application includes many of the items needed for final approval, but the applicant will need to include a more complete streetscape analysis as well as material call outs and documentation of the gap widths for the foundation openness on the elevation plans for final approval.

Mr. Drayton stated staff recommends preliminary approval if the Board finds the relief requested will maintain the Standards for Neighborhood Compatibility.

Mr. Morris presented the application to the Board.

No public comment was made.

The Board appreciated the design and the clients honoring what is there.

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

1740 Thompson Avenue (Application): Bryce Richey, of Clarke Design Group, requests a conceptual review of addition plans for this existing home, with a request for additional principal building square footage relief (PIN# 523-08-00-076).

Ms. Beverly Bohan and Mr. Phil Clarke were recused from discussion of the application for 1740 Thompson Ave.

Mr. Drayton stated this is an initial review of a request to build a new one-story flanking addition on the front right-hand side of the property, as viewed from the street. The property is outside of the historic districts and does not require any setback relief; the only request to the Board is for a marginal increase of the principal building square footage beyond the standards (95 sf or 4%). The property faces the Sullivan's Island Local and National Register Historic Districts, located on the other side of Thompson Avenue, and it backs up to the marshes along Cove Creek on the rear of the property. The proposed addition is properly articulated, but as it follows the setback line of the existing structure, 10 feet off of the property line, which is nonconforming to the current ordinance regulations. New construction is required to be a minimum of 15 feet off of the property line for the first 20 feet behind the front façade. The new addition will reset the front façade as it will be forward of the existing structure; the DRB could reduce this setback requirement by reducing the overall 35-ft combined setback on the property by up to 25%, which could render the addition and the current structure conforming.

Mr. Drayton stated the proposed addition request includes all of the material call-outs (but needs to state the openness for the louvred foundations) and includes the 3D renderings but will need the streetscape analysis before final approval.

Staff recommends preliminary approval if the Board finds that the proposed addition, allowing the addition to continue along the existing setback, despite the regulation requiring front facades to be 15 feet off the property line, and increase in square footage will maintain the Standards for Neighborhood Compatibility.

Mr. Ritchie presented the application to the Board.

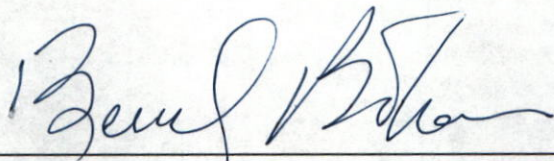
Mr. Wichmann stated the Board received 4 letters of support for the addition. The letters were from

- Donivon Glassburn of 1738 Middle Street
- Pat O'Neil of 1738 Thompson Avenue
- Rachel Hart of 1748 Central Avenue
- Brent and Nancy Havens of 1746 Thompson Avenue

Mr. Drayton asked Mr. Ritchie to show that the closest point of the critical line and the edge of the pool is at least 30 feet. The Board appreciated the design.

Ms. Wilson made a motion to approve for final approval on the condition that the pool is amended to be 30 feet from every part of the critical line. Mr. Coish seconded the motion. All were in favor. Non opposed. The motion passed unanimously.

VII. ADJOURN: Mr. Wilson made a motion to adjourn the meeting at 7:38 p.m. Mr. Askins seconded the motion. All were in favor. None opposed. Motion passed unanimously.

A handwritten signature in cursive script, appearing to read "Beverly Bohan", written over a horizontal line.

Beverly Bohan, Chair

Date