

**TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
Wednesday, September 16, 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, 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: James Garton of 2672 Atlantic Avenue, Kat Kenyon of 1701 Middle Street, Patricia Jones of 1315 Thompson Avenue, Justin Ferrick for 2256 l'on Avenue, Jon Morris for 2672 Atlantic Avenue, Summer Eudy of 1301 Thompson Avenue, Gerald Benoit for 2250 Myrtle, Troy Barber for 2250 Myrtle, Kate Campbell for 2672 Atlantic Avenue, Kelerie Chasteen for 1311 Thompson Avenue

CALL TO ORDER: Ms. Bohan called the meeting to order at 4:01 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 August 19, 2026 MEETING MINUTES:** Mr. Wichmann made a motion to approve the August 19, 2026 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. HISTORIC DESIGN REVIEWS:

2250 Myrtle Avenue: Carl McCants, of Mc3 Designs, Inc., requests final approval to relocate this Traditional Island Resource cottage. The previously approved plans included removing non-historic additions from the rear of the structure and reopening the front porch, which has been converted into conditioned living space and a request for side setback relief. The current request is to move the cottage forward on the lot, closer to the front setback (529-06-00-112).

Mr. Drayton stated this is a new review of modifications to the DRB-approved renovations and relocation plan for this Traditional Island Resource property (2024 Survey Card), known as the Bolick House. The renovation plans were approved last month along with a condition that the house be moved to a new location that had not been previously considered by the applicant. After further consideration of the approved location for the cottage, the applicant wishes to locate it closer to the location that he had proposed for the meeting last month. The current location of the cottage is 40.9 feet setback from the front property line and 21.8 feet off the side property line along Station 22.5; this, however, is not the original location. The cottage was moved to this location between 1917 and 1957 from a location on the lot that placed it closer to Station 22.5, according to the documentation from Christina Butler. Using some GIS measurement tools to make rough estimates, staff believes that the Station 22.5 right of way was widened from ~45 feet in the 1917 map to the current 60-ft width during the same time period of when the cottage was moved. Based on this analysis staff believes the original cottage location was ~15 ft off of the Station 22.5 right of way and ~49 feet off of the Myrtle Avenue right of way, and that when Station 22.5 right of way was widened, the subject parcel lost several feet of width, going from a standard 105-ft wide lot to its current 95-ft width. This points to the cottage having previously been moved ~8 feet forward and ~16.8 feet away from Station 22.5.

Mr. Drayton stated the applicant had originally proposed to move the cottage forward to 25 ft, 11 in from the front property line and 20 feet off the Station 22.5 side. That request remained unchanged through the May and July meetings, but after meeting on-site with the Board members, there were requests to move the cottage over to expose the historic cistern, currently resting under the cottage. The applicant responded to this request by pulling the cottage over to the minimum side setback the Board could approve and proposed the location for the cottage at 10 ft off the side and 25 ft, 11 in off the front. Then at the last meeting the Board cited concerns about the protected root zone of a large oak that the new cottage location would be close to and approved the renovation plans and relocation plans with the condition that the cottage not be pulled forward on the lot and remain at 40.9 ft setback from Myrtle Avenue with the 10-ft setback along Station 22.5.

Mr. Drayton continued, this approved location does not suit the long-term plans the applicant has for the property, as it is his intent to prepare the lot for a Historic ADU Special

Exception to allow a second home to be built on the lot. Therefore, the applicant is requesting consideration for a new location of the cottage that would maintain the 10-ft setback along Station 22.5 (keeping the cistern exposed) but pulling the cottage forward to be 26 ft, 11 in off the Myrtle Avenue right of way; this proposes a 1-ft change from the location the applicant proposed last month and ~19 ft farther forward than the Board approved last month.

Mr. Drayton stated staff recommends final approval if the Board considers the applicant's proposed new location can coincide with the live oak without causing irreparable harm to the tree and that the proposed location will highlight the historic cottage as vehicles come onto the Island from the Ben Sawyer bridge.

Ms. Summer Eudy and Mr. Troy Barber presented the application to the Board.

No public comment was made.

The Board expressed that the request to move the house forward is not a historically accurate location. The Board thought that they are being asked to approve moving the house forward without understanding the full scope of the project. The Board also expressed that if they could see the entire project, it might make sense to move the cottage forward. In other cases when moving a historical cottage has been approved, the Board has seen the relationship of the proposed location and the justification for why the house is being shifted from its existing location to the new location with respect to the relationship to the new house that is being proposed. The shift towards the west has a historic preservation rationale which is to restore the original relationship between the house and Station 22 ½ and to expose the cistern which is why that move can be supported without seeing the proposed new structure. Shifting towards the South is being requested in anticipation of the future complete build out of the site which is not inconsistent with what has been approved but the Board has always asked for the plan so they can justify the relationship between the new house and the historic structure. The applicant stated they are going before the BZA for the historic special exception to add a second home to the lot and then plan on coming back to the DRB for approval of the full site plan so the DRB will get the opportunity to approve the full plan but they wanted the approval to move the cottage before they spent the time, effort and money going through the full process. She added that this move would make the cottage even more visible from the street. The applicant expressed concern that what they were told during the on-site visit is not what is being discussed currently. The Board expressed that they might approve the plan of moving the house forward but the decision cannot be made in a vacuum without knowing the full plans. The new proposed location of the cottage works well when it is part of a greater master plan.

Mr. Coish made a motion to deny as presented. Ms. Wilson seconded the motion. The motion was amended to say that the application is deferred until it goes to the BZA and the Board needs to see the complete package. Ms. Wilson seconded the motion. Six members approved, one opposed. The motion was deferred.

2256 I'On Avenue: Claire Mishoe, of Beau Clowney Architects, requests final approval for a proposed addition and adding a pool in the setbacks on this historic Traditional Island Resource property, with a relief request for additional principal building square footage (PIN# 529-10-00-002).

Mr. Drayton stated this is the second review of a request to build a new one-story rear addition onto this Traditional Island Resource property (2024 Historic Survey) that has been extensively modified over the years. The historic cottage was constructed around 1895 and was moved to this property in 1978; after which there was a massive renovation and addition project that appears to have married another cottage onto the house and added a second floor in the roof system with dormers added to the roof.

Mr Drayton stated the Board will recall from the July 2026 meeting that the applicant is proposing a new rear addition to come off of the rear, western corner of the existing structure, avoiding impacts to the core historic structure, and to add a pool to the east, adjacent to the new addition. As part of this review, the Board is being asked to grant relief for additional principal building square footage (pbSF) for 3% more pbSF than is the standard for this lot (an additional 120 sf). Additionally, this home has a 800-sf legal, nonconforming ground floor unit; the applicant is proposing to remove a 184-sf portion of the ground floor unit to enable the construction of a 166-sf enclosed entry space, thus making a 18-sf reduction to the non-conforming condition on the property and converting 166 sf of that nonconforming space from use as living quarters to use for entry to the building, a conforming use for space below flood elevation.

Mr Drayton stated at the July meeting the Board commented on the potpourri of architectural design, time periods, and construction methods that are apparent in the historic structure, and based on that menagerie, felt that the addition was generally appropriate, well located on the property, and being added with a gentle touch. The Board expressed some concerns about the height and scale of the addition protruding over the corner of the historic building. They were also concerned about the roof lines where the addition was proposed to attach to the historic structure and asked for the applicant to study that roof knuckle. As a result of these comments the applicant has lowered the ridge height of the addition and tucked the peak of the ridge in closer behind the historic structure, while also adding a bit of intrigue by providing a change in pitch as the roof approaches the side façade, creating a sort of Dutch gable. These changes did not materially alter the proposed interior space layout or square footage, but there are slight alterations in the dimensions of the exterior walls and a small indentation was added in the back corner of the addition with a small window now proposed in that inset. The proposed addition request includes all of the material call-outs, and other exhibits that are required for final approval.

Mr. Drayton stated staff recommends final approval if the Board finds that the proposed addition and pool follow the SIS and SIDRG Guidelines and that the proposed increase in square footage, due to the addition, will maintain the Standards for Neighborhood Compatibility.

Mr. Justin Ferrick of Beau Clowney Architects presented the application to the Board.

No public comment was made.

The Board asked what the reason was for moving the pool so that the pool deck is in the setback when it doesn't need to avoid trees or space to put it. The Applicant expressed they would like to maintain some level of yard so the pool is not in the middle of the yard. The Board has questions about the plans for flooding and perhaps raising the level of the garage.

Ms. Clarke made a motion for final approval for the house and the pool location but not the pool deck. As drawn final approval on the addition and the pool with the exception of the pool deck. Ms. Bohan seconded the motion. All approved. None opposed. The motion passed unanimously.

2262 Atlantic Avenue: Daniel Moss, of Moss Construction, requests final approval to replace several windows on this Sullivan's Island Landmark property (529-10-00-051).

Mr. Wichmann was recused from the discussion of the application at 2262 Atlantic Ave.

Mr. Drayton stated this is an initial review of a request to repair and/or replace 10 historic windows on this early 1900's Sullivan's Island Landmark property (2024 Survey Card), known alternatively as Myrna Brown's Boarding House and as the Charleston Club House. The request was originally on the July 2026 agenda, but the application was deferred by the Board to allow the applicant time to give the Board a chance to review the proposal with an on-site visit. The applicant has provided photos that speak to the deterioration of the current windows, and the application states that 19 of the sashes in the existing windows are beyond repair but that efforts will be made to preserve any original hardware and that the replacement sashes will match the existing design and specifications. The application does include the proposed replacement windows, which are from the Victorbilt Historic Series and include all wood construction, true divided light, and an all wood balance system. The NPS guidance for replacing historic windows states: *"Attempt to understand the contribution of the window(s) to the appearance of the facade including: 1) the pattern of the openings and their size; 2) proportions of the frame and sash; 3) configuration of window panes; 4) muntin profiles; 5) type of wood; 6) paint color; 7) characteristics of the glass; and 8) associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development."* These factors should be considered when deciding if the proposed replacement windows are suitable. There is no relief sought from the Board with this application.

Mr. Drayton stated staff recommends the Board study the existing windows, follow the SIS and SIDRRG guidance, and clarify the restoration and/or replacement needs in each fenestration to

provide the applicant with the appropriate approach for the window work needed for this building.

Mr. Bucky Wichmann presented the application to the Board.

Public comment:

- Ms. Kat Kenyon of 1705 Middle St stated she does not disapprove of the windows but does disapprove that a Design Review Board Member came down to give the presentation.

The Board was in support of repairing and replacing the windows.

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

2672 Atlantic Avenue: Jon Morris, of Beau Clowney Architects, requests preliminary approval to place an attached addition onto this Sullivan's Island Landmark property and add a new pool, with requests no relief requests (529-11-00-032).

Mr. Drayton stated this is an initial review of a request to place an addition on the rear corner of the home on this historic Sullivan's Island Landmark property (#015) located outside of any of the island's historic districts. The home on this property has one of the most distinctive facades on the island with the matching, nearly octagonal gazebos attached to the ends of the screen porch that covers the entire front façade. The applicant is proposing to construct a one-story addition off the rear left corner of the house, add an in-ground pool, and rearrange and formalize the parking and driveway off of I'On Avenue so that the new driveway comes in near the northwest corner of the property, away from the historic cottage, and ends in parking spaces located under the proposed addition.

Mr. Drayton stated the Board may recall that a similar request for a modern addition in this location was proposed in 2023; however, the Board was not elated with the design or the size of that proposed addition, which would have required DRB relief for additional foundation height, coverage area, and square footage. The current proposal eliminates all of those requests and does not propose any Board-granted relief. The design may require side setback relief once the site plan, floor plans, and elevations are fully dimensioned. The home is a historic resource, so the existing setbacks create conforming conditions, as such the average setback that must be met on the western side of the home where the addition is proposed will be 18.9 feet. The plans do show that the proposed floor elevation on the addition would be just under 9 feet above the slab, but the lowest structural member also needs to be called out. Material call outs and 3D renderings will also be needed before final approval.

Mr. Drayton stated staff recommends preliminary approval should the Board find that the SIS and SEDRG guidelines are being followed and that the proposed modifications maintain the Standards for Neighborhood Compatibility.

Ms. Kate Campbell and Mr. Jon Morris of Beau Clowney Architects presented the application to the Board.

Public Comment:

- Ms. Kat Kenyon of 1701 Middle St thinks it will not be visible from the street and that it looks great.

The Board was concerned with how the addition will be differentiated from the historic structure given similar materials will be used in the addition. The elevation off of the ground and the foundation material will be different in the addition. The Board thought it was an appropriate use in that it looks similar but is differentiated by the height difference and the different foundation. They also appreciated that they are minimally taking off part of the house.

Mr. Coish made a motion for final as submitted. Mr. Wichmann seconded the motion. All approve. None opposed. The motion passed.

The motion was then amended by Ms Wilson. Ms. Wilson made a motion to grant staff the ability to work with the applicant should they need side yard setback relief for the footprint as designed. Mr. Coish seconded the motion. All approved. None opposed. The motion passed unanimously.

409 Station 22 ½: Lucas Boyd, of Boyd Architects, requests a conceptual review of plans for an addition to this Traditional Island Resource property, with a request for side setback relief and additional principal building coverage area (PIN# 529-05-00-005).

Mr. Drayton stated this is the initial review of a request for renovations and an addition to this Traditional Island Resource property (2024 survey card). This cottage is on one of the smaller lots on the Island; the lot area is just 6,408 sf, which is a uniform size for lots on this block but less than 1/3 the size of a standard Sullivan's Island half-acre lot. The applicant is proposing a modest 449-sf addition on the back, left-hand side of the historic cottage, to create a primary suite for the home. Due to the small size of the lot, the applicant is seeking principal building coverage area relief for the placement of the addition, avoiding a request to build a second floor, and setback relief for the addition, even though it is proposed to be located over 17 feet off the property line; because of the small lot size, the lot is only 70 feet wide and has a combined setback of 28 feet by right, and the house currently has setbacks of 5.9 feet and 39.9 feet. The required setback for the side with the proposed addition would be 22.1 feet, and the applicant requests to reduce that by exactly 5 feet, which represents a 17.9% reduction.

He applicant also seeks to renovate the historic cottage and has proposed a repair plan for the exterior that only proposes to repair or replace in kind where necessary for siding and trim details. The proposed addition will be slightly elevated above the floor level of the cottage to meet the design flood elevation (11 ft); the existing home is at 10.7 ft and the addition would be at 11.3 ft. The plans include the material call outs and a photographic streetscape analysis; the Board may request more detail for the streetscape analysis and will need to see 3D renderings before moving the plans to final approval.

Mr. Drayton stated staff recommends preliminary approval if the Board finds the relief requests and addition design are appropriate, comply with both the SIS and SIDRG guidelines, and will maintain or enhance the Standards for Neighborhood Compatibility.

Mr. Boyd presented the application to the Board.

No public comment was made.

The Board expressed appreciated the respect shown for the historic structure and the way the addition is differentiated. They also appreciated the addition is attached to the house and accents the original home. The Board also complemented the design in that it does not overwhelm the original structure. The Board asked for more information on the brick stucco.

Ms. Wilson made a motion to approve the application for preliminary approval as submitted. Mr. Coish seconded the motion. All approved. None opposed. The motion passed unanimously.

VI. NON-HISTORIC DESIGN REVIEWS

1311 Thompson Avenue: Keleri Chasteen, of Clarke Design Group, requests a conceptual review for a new home construction following the demolition of the existing non-historic building on this property, with requests for additional principal building square footage, principal building coverage area, and foundation height, along with a request for side setback relief (PIN# 523-07-00-035).

Mr. Clarke was recused from the discussion of the application at 1311 Thompson Ave.

Mr. Drayton stated this is the initial review of a proposed new construction on a lot once the existing home there is demolished. This is a small lot, roughly ¼ acre, and the applicant is proposing to construct a new home with five relief requests to the Board. The applicant is seeking front setback and combined side setback relief, along with additional principal building coverage area, principal building square footage, and foundation height. These requests combine to form a house that towers over the neighboring one-story home that is built only 3 steps above grade. To mitigate this concern the applicant is proposing a one-story element on the side adjacent to the low-lying home, with the bulk of the massing located on the other side, next to the elevated 3-story home. There is also a large magnolia tree in the rear setback of the property, but its critical root zone encroaches into the buildable area and into the coverage area of the proposed design, so an arborist will need to certify that the

proposed plans will not materially damage the tree. It appears that the design will also require principal building side façade relief for a 42-ft long wall section with a minor articulation that is not dimensioned but appears to be less than 18 inches.

Mr. Drayton stated the application includes all other dimensions and has the necessary material call outs but will need an enhanced streetscape analysis and 3D renderings before final approval.

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

Ms. Chasteen presented the application to the Board.

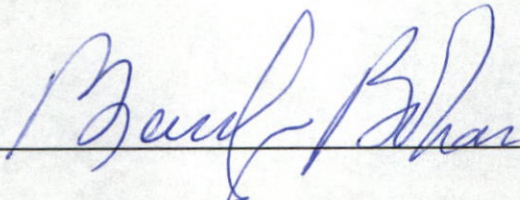
Public Comment:

- Kat Kenyon of 1701 Middle St had concerns with the setbacks on the left side and where the pool equipment will be. She also stated no other homes on Thompson Avenue have a 4 foot front set back and she said it will be sticking out in front of the other homes. She stated that if the pool equipment is in the basement that it echoes for the neighbors.
- Patsy Jones of 1315 Thompson is not happy with the variances and is concerned about the Magnolia tree. She is concerned about a swimming pool being so close to her and the noise generated by the pool equipment and the people in the pool. She continued that the same people own both lots and they could have built a home at 1305 Thompson.
- Tony Blanchard stated that the home that at 1305 Thompson was owned by his parents but is now owned by the Barbers but the homes are owned by two different Barbers.

The Board appreciated the single-story masses but suggested that if they didn't all have the same top plate that so that the freeze and the rafter tails aren't a band that becomes very consistent because that takes away from the effort to do the one-story pieces and that might help with the massing coming down on the street and would clear up the front yard request. The Board suggested talking to the neighbors and suggested not asking for the foundation height request because the taller foundation height will have an impact on the smaller one-story home on the right. The Board was also concerned with the echo of the pool equipment and would like more information on where it will be located.

Ms. Wilson made a motion for preliminary approval with the request and conditions that you study the eave height of the single-story masses, the foundation height and talk to the arborist and the neighbor. Mr. Coish seconded the motion. All were in favor. None opposed. Motion passed unanimously.

VII. ADJOURN: Mr. Wichmann made a motion to adjourn the meeting at 6:04 p.m. Ms. Wilson seconded the motion. All were in favor. None opposed. Motion passed unanimously.

 10/21/2026

Beverly Bohan, Chair Date