

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, February 19, 2025

A regular meeting of the Town of Sullivan's Island Design Review Board was held at 4:00 p.m. at Town Hall. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Tal Askins, Beverly Bohan, Bunky Wichmann, Heather Wilson, Phil Clarke, and Sasha Rosen.

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

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

Media present: No members of the media were present.

Members of the public: Mr. Granger Osborne, property owner of 1801 Atlantic Avenue, Mr. Eddie Fava, property owner of 2424 Myrtle Avenue.

CALL TO ORDER: Ms. Bohan called the meeting to order at 4:00 p.m. and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present.

- I. **APPROVAL OF THE January 15, 2025 Meeting Minutes:** Mr. Wichmann made a motion to approve the January 15, 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. HISTORIC DESIGN REVIEWS:

2608 Myrtle Avenue: Adam Lloyd, homeowner representative, requested final approval of the RS-District historic dwelling unit special exception. The plans include renovating and removing non-historic additions from the existing Traditional Island Resource cottage in situ and constructing a new single-family home spaced away from the cottage, with requests for additional principal building coverage area and square footage (529-06-00-051).

Mr. Drayton stated that This is the DRB's fifth review of this project, and its third review of the plans for the proposed new house; the applicant is seeking final approval from the Board for renovations to the historic cottage to make it compliant with the requirements of the historic ADU special exception and for the construction plans for the new principal dwelling on the property. The applicant has revised the site plan based on feedback at the last meeting and has removed the garage and the pool/shed accessory structure from the plans, electing to place parking and any accessory uses considered for the pool/shed building under the new home; this effort follows the Board's directions to "uncrowded" the historic cottage on the lot. As discussed last month, the applicant revised the renovation plans for the cottage to clearly meet the 1200 sf limit set by the ordinance for historic ADU special exceptions.

Mr. Drayton stated that aside from removing the pool/shed structure from the plans, the applicant has only made minor changes to the proposed new house design:

- 1) The rear exterior stairs have been turned back towards the center of the house instead of towards the pool, and
- 2) The second-floor dormer on the front of the house has been narrowed per the Board's suggestion.

There were other changes made to the spaces within the home, but those are not within the Board's purview; however, the unfinished storage wing on the left side of the second floor, which the Board raised as a concern in January remains in the plans. These changes have resulted in slight reductions in the requested increases for principal building square footage and coverage area. The only other concern the Board expressed was the roof lines and the potential for water issues; this may have been adequately addressed by reducing the dormer width. The concerns that staff expressed last month have been addressed except for the treatment of the historic materials during the cottage rehabilitation, but this can be addressed at permitting by the contractor's narrative.

Mr. Drayton stated that staff recommended final approval if the Board finds that the proposed renovations to the historic cottage will maintain the SIS Guidelines and the historic integrity of the home and finds that the overall proposed plans will maintain the Standards for Neighborhood Compatibility.

Mr. Lloyd presented his application to the Board.

No public comment was made.

Ms. Wilson asked if they would just include the additional 200 square feet needed for the attic space or either remove the windows and treat it as actual nonheated and cooled space. The applicant stated that they can modify their application to include the additional square footage in their request.

The Board felt that the applicant needs to address the symmetry and attention to details of the exterior of the home such as window sizes and height, traditional raptors, traditional dormers, vertical doors, etc. to get this structure to where it needs to be for final approval.

Ms. Wilson made a motion to defer the application provided that the applicant provides additional study on the façade of the structure, revise application to include the additional 200 square feet of heated space and provide a full detailed plan set for review. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2262 Myrtle Avenue: Nicole Dallaire Lee, of Beau Clowney Architects, requested preliminary approval to renovate the existing, non-historic garage on this Traditional Island Resource property, with a request for additional dormer coverage of the roof area. (529-06-00-110).

Mr. Drayton stated that the applicant recently, December 2022, received Board-approval for a renovation and addition to the historic main house on this property, and they are nearing the completion of the work on that project. With the historic house looking so nice the old, but non-historic, garage on the rear of the property is sticking out, and the applicant would like to improve its aesthetic to complement the work that has been done to the main house. The existing garage has storage space above the garage space, and one of the goals is to bring the stairs to the upper storage from the exterior to the interior of the garage; doing this will remove some of the storage space, so the applicant is requesting relief to put dormers in the roof that will allow the storage space above the garage to be maintained. The 3-dormer plan would exceed the allowable amount of roof area that can be covered by dormers. Dormers are allowed to cover up to 20% of the roof area on accessory structures, and the applicant wishes to increase that amount by 7.6%, going from the allowable 150.4 sf of dormer allowed on this accessory structure roof, to 207.5 sf of dormer coverage over the roof. The garage is not considered to be a historic structure on the property, and there are no other requests for relief associated with this agenda item.

Mr. Drayton stated that staff recommended the Board provide guidance to the applicant for creating a compliant design for the accessory structure improvements.

Ms. Lee presented her application to the Board.

No public comment was made.

The Board suggesting installing 2 single dormers instead of one large. The applicant stated that they have explored this option and it looks off and the applicant decided to go with what is currently presented.

The Board was in favor of the application presented.

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

V. NON-HISTORIC DESIGN REVIEWS:

Ms. Wilson recused herself from the application regarding 1717 Atlantic Avenue (Exhibit 1).

1717 Atlantic Avenue: Pat Ilderton, homeowner representative, requested final approval of plans for a new home on this lot (following demolition of the existing home), with a request for side setback relief (PIN# 523-12-00-005).

Mr. Drayton stated that the applicant is seeking final approval for the plans, but the plans need to clarify the needed relief requests by showing all of the dimensions and distances along the sides of the building relative to the property lines for both the first and second floors. The applicant has included the streetscapes, but 3D renderings still need to be reviewed. The plans do include the proposed material palette and the dimensions on the elevation, but without all of the façade and setbacks dimensioned, compliance cannot be fully verified. At the meeting in December 2024, the Board granted preliminary approval and requested more detail in the plans and site plan. The Board also expressed concerns about the lack of neighborhood compatibility because there was no clear entry point on the front of the house, and the applicant has created a front facing stairway to orient the entry into the home on the front façade.

Mr. Drayton stated that staff recommended the preliminary approval of the proposed plan to remain until the staff and Board comments have all been adequately addressed.

Mr. Ilderton presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

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

Mr. Wichmann recused himself from the application regarding 2118 Atlantic Avenue (Exhibit 2).

2118 Atlantic Avenue: Clark Ferguson, of Clark Ferguson Architect, requested preliminary 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 that at the meeting last December, the Board was generally favorable towards the request for additional square footage, but they had a couple of comments on the design, which have been incorporated into the plans for consideration. The Board felt the multiple gables on the roof looked awkward and requested study of the roof lines; they were also concerned that the roof angles could cause water issues. The applicant responded by rotating the gable over the rear addition to avoid the multi-gabled look and break up the massing along Station22, the other Board concern. The side façade massing was further addressed by changing the monotony of the 3 identical mechanical screens per the DRB's direction.

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

Mr. Ferguson presented his application to the Board.

No public comment was made.

The Board suggested addressing the awkward rooflines on the west and east elevations, allowing some sort of articulation to the I' On Avenue side of the structure, and possibly installing 2 windows with 2 shutters instead of three windows on the east elevation.

Ms. Wilson made a motion to grant preliminary approval for the application presented provided that the applicant adjust the gables and full articulation. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1743 Atlantic Avenue: Joel Adrian, of Studio 291, LLC, requested preliminary approval of plans for a new home on this lot (following the moving of the grand oak encumbering the lot), with a request for additional principal building square footage and a request for second story side setback relief (PIN# 523-12-00-021).

Mr. Drayton stated that at the meeting last month, the Board provided feedback on the applicant's design. They noted the need for a smaller house on a smaller lot, and the applicant has acquiesced to this request. The Board also expressed concerns about the column pattern on the front façade, the top-heavy feel of the design, and the size of the protruding balcony off the second floor. The applicant addressed concern with the columns by cleaning up the pattern and spacing of the columns and fenestrations on the front façade,

and he pulled the balcony in to create a small balcony that looks almost like a Juliet balcony; the actual protrusion of the balcony is not dimensioned. Other than the reduction in the balcony protrusion, it appears that the comment regarding the building looking top-heavy was not addressed, perhaps due to the narrow shape of this lot. The staff comments about including material call outs have been addressed, but the Board should still request additional streetscape information and the required 3D renderings.

Mr. Drayton stated that staff recommended granting preliminary approval for the new construction if the Board finds that the proposed relief maintains the Standards for Neighborhood Compatibility.

Mr. Adrian presented his application to the Board.

No public comment was made.

The Board felt that they think the first plan is better than the one presented here and would suggest going back to that design provided that the smaller details such as window and column alignment are done. The Board requested that the applicant simplify the design and massing of the plans presented.

Mr. Clarke made a motion to grant preliminary approval for the application presented provided that the applicant simplifies the details and massing of the home. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

189 Station 18: Joel Adrian, of Studio 291, LLC, requested a conceptual review of plans for a new home on this lot, with a request for additional principal building square footage and accessory structure setback relief (PIN# 523-12-00-034).

Mr. Drayton stated that this is a proposed new construction on a lot which has traditionally served as the seaward lawn for the home at 1773 Atlantic Avenue. The limited street frontage on the lot is only 30 feet wide and is further encumbered by a large multi-stemmed oak tree that stands nearly centered along the property's street frontage and only a couple of feet inside the property line. The aforementioned live oak and a 49-inch live oak cover most of the lot's rear setback area and will require preservation plans for the encroaching driveway, which will be a necessary encroachment, and the potentially less impactful home encroachment. The applicant is only seeking relief from two standards in the ordinance: principal building square footage and accessory structure setbacks. The request for additional principal building square footage is close to the maximum of 500 sf that may be requested for new construction projects, but even with the request the home does not approach the 4000-sf threshold which many of the newer homes in the area dwarf.

Mr. Drayton stated that the request from relief from the accessory structure setback is unattainable except through a zoning variance granted by the BZA; the 30-foot setback on the

oceanside of the property from RC-1, Recreation and Conservation, Zoning District is a standard in Section 21-23 of the ZO that applies for all structures placed on lots bordering the RC-1 District. over 4.5 feet in height, and the DRB has no authority to grant relief for the RC District setbacks. Therefore, the proposed accessory structure must be moved to conform with the 30-foot front setback shown on the site plan, but by right, the accessory structure may be pulled closer to the side property line, where the setback requirement is only 10 feet, and the applicant could request relief there from the Board to tuck the accessory structure to as close as 6 feet from property line adjacent to the beach path. There is also a requirement for all structures over 4.5 feet in height be landward of what is called to Build-to Line; this requirement is also found in the RC-setbacks section of the ordinance as is set by the seaward most point of any dwelling on the block where the lot is located. An exhibit which demonstrates the proposed structures will meet the Build-to Line requirements needs to be included in the plans for future review. Although it appears that the main house will be compliant with all of the principal building setback requirements, there is more information needed to determine that the second story side setback requirements are being met along the western façade. These plans were submitted for a conceptual review, and staff will require 3D renderings, further streetscape and access analysis, and additional material and dimensional detailing prior to final approval.

Mr. Drayton stated that staff recommended granting preliminary approval for the new construction, contingent on the accessory structure being relocated outside the RC-1 District setbacks, if the Board finds that the proposed additional principal building square footage is justified by the design, and the design maintains the Standards for Neighborhood Compatibility.

Mr. Adrian presented his application to the Board.

Mr. Granger Osborne, property owner of 1801 Atlantic Avenue, strongly opposed the accessory structure location on this property and asked the Board not to approve the accessory structure.

Ms. Bohan stated that the Town staff received one letter from the public in opposition of the application presented (Exhibit 3 and 4).

The Board was not in favor of the accessory structure and did not see a need for it since the home is elevated and the area below flood could be used for storage. The Board suggested allowing the elevated pool on the ocean side of the property provided that the accessory structure be removed from the plan set. The Board asked the applicant to attempt to reduce the massing of the home and to simplify the roof lines.

Mr. Adrain asked if it was a possibility to simplify the roofline but to add in a rooftop deck. The Board did not see an issue with integrating a roof top deck provided that the applicant minimizes the several rooflines that were currently shown.

VI. COMMERCIAL DESIGN REVIEWS:

2101 Middle Street: Dane Derbyshire, of D4 Partners, requested final approval of the CC-District special exception, short-term automobile parking lot design in accordance with §21-143 D. (PIN# 529-09-00-135).

Mr. Drayton stated that this is the initial review for the design of a proposed short term auto parking lot to be located on Middle Street in the commercial district. The BZA met earlier this month and voted unanimously to approve a special exception to allow the short term auto parking lot land use, which is not a by-right land use in the Town's Community Commercial Zoning District, and they unanimously approved a variance from the design requirement in Section 21-143 D.(3)(g), which limits access driveways to 14 feet in width, so that the applicant may maintain the existing, nonconforming driveway apron into the parcel.

Mr. Drayton stated that approval of the parking lot design and landscaping falls under the direction of the DRB. The guidelines for the design of parking lots are found in Section 21-143 D. of the zoning ordinance, with the specific requirements for parking lots on the split zoned lots in the CCOD 2 District in 21-143 D.(3); these requirements state:

- Direct access provided from parking lot to a public street;
- Parking space: 18 feet x 9 feet; on-street parallel parking space a minimum of twenty (20) feet in length;
- Wheel stops shall be required for all parking area without raised curbing; the vehicle side of the wheel stop shall be no less than eighteen (18) inches from the end of the parking space; where sidewalks or other walkways occur, parked vehicles shall not overhang or extend over the sidewalk. In these parking facilities, wheel stops shall be provided even if the parking facility has curbing;
- Parking driveway aisle for off-street parking: minimum width of eighteen (18) feet for sixty (60) degree angle parking; minimum width of twenty-four (24) feet for ninety (90) degree parking;
- Permeable materials shall be used for on-site parking and drives;
- Access to parking areas shall not be permitted to cross residentially-zoned portions of lot;
- Access driveways shall not exceed fourteen (14) feet in width; and,
- Driveways shall be sited to minimize interruption of the continuity of the public sidewalk.

Mr. Drayton stated that the landscape and buffering plan requirements are in Section 21-143 D.(4); these requirements state at a minimum:

- 6-8-foot opaque fence abutting the residential district,

- 5-foot-wide planted buffers along rights of way,
- Planted buffers require one street tree per thirty linear feet of boundary
- Street trees must be at least eight feet tall and have a minimum 5-foot clear trunk height, and
- Remaining buffer area must be planted shrubs, lawn, ground cover, or other approved materials.

Mr. Drayton stated that the applicant has submitted plans that address all of the requirements found in the ordinance for parking lot design and for parking lot landscaping, however, the wheel stop requirement, (c), has been modified for the spaces located in the central parking aisle; as in the past two parking lots, these spaces have been left open at the front, instead using the wheel stops to delineate the spacing, allowing increased vehicular mobility in the tightly constrained lot. This design variation seems reasonable as long as the applicant's parking lot engineer does not have any concerns.

Mr. Drayton stated that staff recommended final approval of the request if the Board approves of the landscape and buffer plan and finds the applicant has met the requirements found in the Z.O. Section 21-143 D.

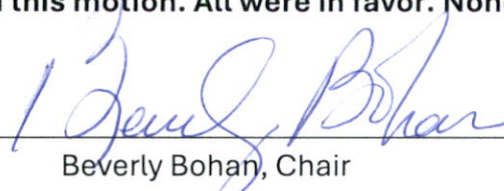
Mr. Derbyshire presented his application to the Board.

Mr. Eddie Fava, property owner of 2424 Myrtle Avenue, stated that he was in favor of the actual parking plan but believe that the towns ordinance regarding parking lots are not good standards and recommended some sort of 6-foot hedge to allow for additional privacy.

Ms. Wilson asked if installing a 6-foot hedge would be allowed. Mr. Drayton responded by stating that this would be a public safety concern and would not be allowed.

The Board felt that the applicant did a poor job of his parking lot at 2219 Middle Street and didn't want to grant approval when the expectations of the previous lot were yet to be met. The Board asked for the applicant to provide 3D renderings of the plants being proposed and suggested that Ms. Rebecca Fanning, Director of Resilience & Natural Resource Management of the Town of Sullivan's Island, be present during the next meeting to ensure that the applicant is proposing native species to be planted.

VII. ADJOURN: Mr. Wichmann made a motion to adjourn the meeting at 6:40 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.



 Beverly Bohan, Chair



 Date



RECUSAL STATEMENT

Member Name: Tel. Aikie,
Meeting Date: 3-19-25
Agenda Item: Q1754 Section: Historic Number: 2
Topic: Center Accessory Structures Freeplace

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

Justification to Recuse:

☒ Professionally employed by or under contract with principal

☐ Owns or has vested interest in principal or property

☐ Other: _____

D. L. Aikie
Member Signature

3-19-25
Date

Signature of Official





Date

1856 Thee

CG

Colleen Gottlieb

To:  Jason Fowler

   Reply  Reply all  Forward   ...

Sat 2/22/2025 11:09 PM

Jason,

I wanted to send an email to you in support of the renovation of 1856 Thee St. I live directly next door at 1901 Thee. I have reviewed the plans and support allowing their main access off of 19th and Thee. This is how they currently access the property. They appear to be updating it tastefully but keeping the same footprint and I am in full support of the project.

Sincerely,

Colleen Gottlieb

Evergreen Housing Development Group

M: (912)659-5498

E: colleen@evergreenhd.com

FROM THE DESK OF

MARK AND LAURA SCHROEDER

March 17, 2025

Subject: DRB submission for 1856 Thee St

To DRB members and town administrators of Sullivan's Island

We have reviewed the proposed plans for the subject property and fully support its approval. We believe it is perfectly suited for neighborhood compatibility and thank Ms Coleman for investing in the upkeep and improvements on her property.

Laura and Mark Schroeder
204 Station 19 St. Sullivans Island

Dear Members of the Sullivan's Island Design Review Board,

I am aware of the application you are considering for 1754 Central Avenue. I live at 1412 Thompson Avenue and pass this location regularly.

Please know that I have reviewed the plans to add a chimney to the approved accessory structure at 1754 Central Ave and fully support the application.

The owners have done a beautiful job restoring their house, and this structure looks like a complementary addition.

Feel free to reach out any time. Please confirm receipt of this message.

Best regards,

Mindelle

--

Mindelle Ziff
1412 Thompson Ave
Sullivan's Island, SC 29482
843-270-600



Sam Schirmer
Owner/Principal Agent

Phone: 843-881-4707 **Fax:** 843-881-1771

Address: 1312 Bowman Rd. PO Box 1782
Mount Pleasant, SC 29465

Web: www.sigsc.com

3/19/2025

To: Town Of Sullivan's Island
Design Review Board

From : Sam and Gina Schirmer

Good Afternoon to all, We are fully aware of renovations Gay Coleman is wanting to do. Gina and I have no reservations, and we fully support Gay Coleman. We have no issues and no problems of any kind and we have no objections.

We feel any updates Gay wants to make will only enhance the beauty of Schirmerville.

Please reach out if needed. We approve and hope the Design Review Board will approve also.

Thanks
Sam and Gina Schirmer

Homeowners Auto Wind& Hail Earthquake Flood Business

Wednesday, March 19, 2025 at 15:34:35 Eastern Daylight Time

Subject: Fw: Improvements to 1856 Thee St, Sullivans Island SC
Date: Wednesday, March 19, 2025 at 3:30:54 PM Eastern Daylight Time
From: Tom Israel
To: Anita King

Hello again,

Below is endorsement #2 from the Schirmers...

Thank you!

Tom

----- Forwarded Message -----

From: Gina Schirmer <gina@sigsc.com>
To: Tom Israel <tmi4321@yahoo.com>
Sent: Wednesday, March 19, 2025 at 03:24:06 PM EDT
Subject: Improvements to 1856 Thee St, Sullivans Island SC

To Whom It May Concern-

Upon review of the proposed improvements to the above mentioned property, Sam & Gina Schirmer fully support this project & feel it to be 100% compatible with the surrounding area and all of Sullivans Island. The Coleman's have always & continue to keep their improvements very cohesive with the island and the lifestyles we have all grown to love here.

Full support from the
Sam Schirmer family

Thank you so much
Gina Schirmer

Sent from my iPhone