



**Town of Sullivan's Island, South Carolina  
Historic Preservation and Design Study Group  
A Subcommittee of the Land Use and Natural Resources Committee of Council**

Thursday, July 7, 2022

Subcommittee met at 4:00pm, at Town Hall, 2056 Middle Street, all requirements of the Freedom of Information Act having been met. Present were:

Subcommittee voting members: John Winchester (Chair), Aussie Geer (Vice Chair), Eddie Fava, Elizabeth Tezza, Beverly Bohan, Rita Langley, and Manda Poletti.

Staff: Charles Drayton, Director of Planning and Zoning, Joe Henderson, Deputy Administrator, Max Wurthmann, Building Official, and Pamela Otto, Study Group staff member.

**A. Call to Order.** Chair Winchester called the meeting to order at 4:00pm, stating the press and public were duly notified pursuant to state law.

Media: None present

Public: Four (4) members present, including Design and Review Board (DRB) member Ron Coish and Planning Commission member Mark Howard.

**B. Approval of Minutes from June 9, 2022 meeting.**

Ms. Geer needed to make a correction to the minutes. On page six (6), first (1<sup>st</sup>) paragraph under Attached Additions, the fourth (4<sup>th</sup>) sentence in the minutes states "It is a conditional use due to the fact that it must meet certain conditions, they must be deed restricted, they can't have a bathroom or kitchen, there is a distance limitation between the main house and the addition (20 linear feet), a width ratio is required and all must come before the DRB." The words "bathroom or" need to be removed from the minutes in order to make this a true statement, as attached additions are allowed to have a bathroom. The Subcommittee voting members that were present agreed with this correction.

**Motion:** A motion was made to approve the corrected June 9, 2022, meeting minutes as written by Ms. Langley, seconded by Ms. Bohan; this motion passed unanimously with a 7-0 vote.

**C. Items for Discussion.**

1. **Final Report:** Review and recommendations of the Historic Preservation and Design Study Group's Final Report.

Chair Winchester welcomed everyone to the ninth (9<sup>th</sup>) and final meeting of the Historic Preservation and Design Study Group. He mentioned that all should have had a chance to review the Study Group Final Report.

**Motion:** A motion was made to approve the Historic Preservation and Design Study Group Final Report by Ms. Poletti, seconded by Ms. Bohan; this motion passed unanimously with a 7-0 vote.

**D. General Public Input and Questions.**

Chair Winchester asked if anyone had any thoughts on the results of the Study Group, what was correct, what should have been done better, and what has been missed.

Ms. Tezza feels that the charge of the group was sizable and it was a credit to the group that they were able to get the job done in the time allotted. She is very pleased with the final product.

Chair Winchester thanked Mr. Fava for his help and input on the architect's point of view.

Ms. Geer stated that the input of the Group and the members of the public who attended the meetings was very helpful. She feels that the final report is very detailed and well thought out.

Ms. Poletti stated that Chair Winchester made the process very efficient, and the final report is exactly what it needs to be.

Mr. Howard thanked the Subcommittee for their hard work. He also wanted to point out that there were a significant number of people who think that the current system of allowances permits too many of them. He feels that the number of allowances should be limited. Ms. Tezza asked if he meant through the DRB or through the Board of Zoning Appeals. Mr. Howard said through the DRB. Ms. Poletti then asked if he meant to limit them through the life of the property or just new construction. Mr. Howard said he was referring to new construction only.

Ms. Clark stated that the report now had to go to the Land Use and Natural Resources (LUNR) Committee, Town Council and the Planning Commission, and that the path would provide ample opportunity for revisions.

Henderson thanked the Group for streamlining the process and making it easy. He also stated that the Town had recently received informal approval from the South Carolina Department of Archives and History for a matching grant for a new historic survey. He said this will allow for a new historic survey, that will lead into historic design guidelines, moving these policies forward.

Chair Winchester thanked staff, mentioning the behind the scenes work of Joe Henderson, Charles Drayton, Max Wurthmann and Pamela Otto.

Mr. Coish thanked the group and feels like the work done by the Study Group is a great example of working together and produced something that will make the Town better.

### **E. Adjourn**

There being no further public discussion and no new business, the meeting adjourned at approximately 4:14pm.

**Motion:** A motion was made to adjourn by Ms. Langley, seconded by Ms. Bohan; this motion passed unanimously with a 7-0 vote.

Respectfully submitted,

Pamela Otto,  
Historic Preservation and Design Study Group staff member

Approved via email 10/13/2022