

**TOWN OF SULLIVAN'S ISLAND  
DESIGN REVIEW BOARD**

**REGULAR MEETING MINUTES  
Wednesday, September 20, 2023**

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

Town Council Members present: No Council members 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. Chauncey and Ms. Cheryl Clark, property owners of 2119 Pettigrew; property owner of 2118 Pettigrew Street, Ms. Kimberly Brown; property owner of 2105 Pettigrew, Mr. Wayne Guckenberger.

**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 AUGUST 16, 2023 MINUTES:** Mr. Wichmann made a motion to grant approval of the August 16, 2023 Design Review Board Meeting Minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **BORD DISCUSSION AND APPROVAL OF CHAIR AND VICECHAIR:** Mr. Coish made a motion to keep the chair positions the same which is Beverly Bohan as Chair and Bunky Wichmann as Vice chair. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- III. **APPROVAL OF THE DESIGN REVIEW BOARD'S CALENDAR OF MEETINGS FOR 2024 (EXHIBIT 1):** Mr. Wichmann made a motion to grant approval of the 2024 meeting dates. Mr. Coish seconded this motion. All were in favor. None opposed.
- IV. **PUBLIC COMMENT:** No public comment was made.
- V. **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

## **VI. NON-HISTORIC DESIGN REVIEWS:**

**2108 Pettigrew Street:** Brent Fleming, of B. W. Fleming Architect, LLC, requested preliminary approval to renovate and add onto this existing home, with requests for additional principal building square footage and principal building side façade relief (PIN# 529-09-00-058).

Mr. Drayton stated that this is the DRB's second review of this project. At the initial meeting the Board requested that the porch enclosures be pulled back from the front façade to maintain the relief that they provided in the original design; the applicant has responded by pulling the porch enclosures 6.5 feet back from the front façade to maintain the aesthetic. The Board also pushed back against increasing the sf beyond 5000, and the applicant has responded by reducing the finished sf for the program to 4882 sf. Mr. Drayton stated that the Board requested 3D renderings to help visualize the proposed project, and the applicant has provided 3D images from 5 perspectives. The proposed changes include reworking of both the front and rear entryways, as well as renovations to the interior living space, but the project does not alter the building's footprint and would not increase the principal building coverage area beyond the lot's limitations. The applicant has included the material details and dimensions on the drawings that staff requested.

Mr. Drayton stated that based on the additional details in the plans and the consideration of the Board's comments, staff recommends final approval if the Board finds that the design addresses the Board's comments and accomplishes the goals set forth in the Standards for Neighborhood Compatibility.

Mr. Fleming presented his application to the Board.

Mr. Chauncey Clark, property owner of 2119 Pettigrew stated that he and his neighbors in attendance, Mr. Wayne Guckenberger, Ms. Kimberly Brown, and Ms. Cheryl Clark, are all in favor of the application presented.

**Ms. Bohan stated that Town staff received to letters from the public in favor of the application (Exhibits 2 and 3).**

The Board was in favor of the application presented.

**Mr. Coish 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.**

**2913 Middle Street:** Kate Campbell, of Beau Clowney Architects, requested final approval to construct a new two-story home, with requests for additional principal building coverage area, principal building square footage, side setback relief, and principal building side façade relief (PIN# 529-12-00-003).

Mr. Drayton stated that this is the DRB's second review of this project. At the initial meeting in June the Board liked the concept and was supportive of the relief requests. As stated, the additional request is a minor increase to the principal building square footage, but the overall design and layout are much the same as the concept that the Board gave conceptual approval to. The encroachment into the side setback on the western façade is for a one-story element that is only 12.5 feet long and is located at the rear of the design, roughly 70 feet from the front façade of the home; additionally, there is a wide section of unimproved right of way between the property and the pavement on Middle Street, 37.5 feet wide; these distances, combined with the front setback, locate the encroachment almost 140 feet from the street and to the rear of the development on the adjacent parcel. Mr. Drayton stated that the design proposes only about 740 feet of principal building square footage on the second floor; this design brings most of the massing onto the first story and spreads the home out on the lot, creating the request for additional principal building coverage area. The plans include all of the dimensions and material information that staff looks for on a plan requesting final approval.

Mr. Drayton stated that the staff recommended final approval, provided the Board finds the relief requests are justified by the design, and the design supports the Standards for Neighborhood Compatibility.

Ms. Campbell presented her application to the Board.

**No public comment was made.**

Mr. Bryan asked what the need was for the request for the additional 4 feet side setback relief. Ms. Campbell responded by stating the goal is to make the structure as much as one story as possible and to allow for the bedroom to connect more so to the porch. Ms. Campbell stated it is more just a request by the owners to allow the extra four feet more so than a need.

The Board was in favor of the application presented.

**Mr. Wichmann made a motion to grant final approval for the application presented. Mr. Coish seconded this motion. Motion passed 6 to 1. Mr. Bryan opposed.**

**2910 Jasper Boulevard:** Aaron Cote, of Aaron Cote Architecture, requested final approval to construct a new two-story home, with requests additional principal building square footage and for additional building foundation height (PIN# 529-07-00-081).

Mr. Drayton stated that this is the DRB's third review of this project; at the July DRB meeting, the Board granted conceptual approval to the project with guidance to work on the front façade massing and to break up the eastern façade more clearly. The Board did commend the applicant for taking their cues from the previous meeting. In response to the feedback from the Board the applicant has reduced his request for additional building foundation height by 50%, now requesting a 6-inch increase from the Board, thus lowering the overall mass. The ridge line of the front, two-story element has been lowered, more windows have been added to bring light into the hyphen, and the rooflines on the eastern façade have been further broken up with the introduction of a flared gable over the third block of massing. Finally, the pool and deck are elevated more than 6 inches above grade, so the Board should consider how it is integrated into the house's design.

Mr. Drayton stated that staff recommended final approval of the design if the Board is willing to grant the principal building side façade relief and finds that the Standards for Neighborhood Compatibility are met, and the changes address the Board's comments.

Mr. Cote presented his application to the Board.

**No public comment was made.**

Mr. Clark voiced his concern regarding the flat roof line but otherwise was in favor of the application presented.

Ms. Wilson voiced her concern regarding the pool. Ms. Wilson stated that the pool looks large and was unsure if it would meet lot coverage calculations and stormwater requirements. Ms. Wilson requested that the Board grant approval of the house but exclude the pool from the approval.

Mr. Drayton commented by stating that stormwater management is addressed at permitting by town staff.

The Board agreed with Ms. Wilson's comments.

**Mr. Wichmann made a motion to grant final approval for the application as presented. Mr. Bryan seconded this motion.**

Ms. Wilson asked Mr. Wichmann to amend his motion excluding the pool from the approval.

**Mr. Wichmann amended his motion by granting final approval of the new single-family home excluding the approval of the pool. Mr. Bryan seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**2658 Atlantic Avenue:** Justin Ferrick, of Beau Clowney Architects, requested final approval to construct a new two-story home, with requests for additional principal building square footage and principal building coverage area, and for additional side setback, second story side façade setback, and principal building side facade relief (PIN# 529-11-00-035).

Mr. Drayton stated that this is the DRB's third review of this project; at the previous meeting in July of this year, the Board granted conceptual approval with guidance to further study the size of the proposed home and the neighborhood compatibility. Specifically, the Board registered concerns over the lack of 3D renderings to support the massing, the effort to distinguish the sunporch from the heated and cooled square footage of the house, and the complexity of the building along the proposed eastern façade. In response the eastern façade has been simplified, reducing the 4 articulations to two; this has also brought added conformity to the articulation and principal building side façade standards along that façade; the only relief currently requested is a 40% reduction in articulation for one of the masses, which creates a 43-ft 6-in wall length which has over 2 feet of articulation in it and includes an additional articulation created by the fireplace. The applicant has reduced the overall mass of the proposed home by footprint, the square footage, and the encroachments into the side setbacks. 3D renderings have now been included in the plan set; the plans also include the dimensions (except for the second floor, floor plans) and materials that staff requires for a final approval request. It appears that the 100% second story side façade relief is requested to allow 3 walls more than 10 feet: (2) 24-ft 6-in walls on either side of the central mass of the home, and a 19-ft wall on the forward mass along the eastern façade. The attached addition proposed on the rear of the western façade meets the requirements in Section 21-20 B. (6).

Mr. Drayton stated that staff recommended granting final approval of the project design if the Board considers the reduced relief requests bring the massing and design into conformity with the Standards for Neighborhood Compatibility.

Mr. Ferrick presented his application to the Board.

**No public comment was made.**

The Board was in favor of the application presented.

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

**1616 Poe Avenue:** Kenny Craft, of Craft Design Studio, requested a conceptual review for a proposed second story addition to the existing home, with a relief request for additional principal building square footage (PIN# 523-08-00-011).

Mr. Drayton stated that this is the DRB's initial review of this project; the applicant is seeking a conceptual review of the proposed addition, so the applicant is seeking board comments and

direction for the proposal before requesting any design approval. Prior to final approval staff requests that the plans be updated to include:

- measurements on all elevations,
- construction materials annotated on the elevations,
- dimensions on all the floor plans,
- the request for the required second story side façade relief, and
- 3D renderings of the project.

Mr. Drayton stated that staff recommended consideration of the proposed design and the required relief for the design in the context of the Standards for Neighborhood Compatibility.

Mr. Craft presented his application to the Board.

**No public comment was made.**

The Board was in favor of the application presented.

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

**Ms. Wilson recused herself from the application regarding 1715 Atlantic Avenue (Exhibit 4).**

**1715 Atlantic Avenue:** Rodney Sims, property owner, requested final approval to condition an attic space on this new home that is currently under construction, with a request for additional principal building square footage (PIN# 523-12-00-014).

Mr. Drayton stated that this is the DRB's initial review of this project; the applicant is seeking final approval of the proposed change of design. Based on the photo and the drawings that were uploaded as the plans for this change, the space does not look adequate for conversion into a bedroom or any other necessary use within a home, but it could potentially enhance the aesthetics and functionality of the adjacent corridor.

Mr. Drayton stated that staff recommended weighing both the Standards for Neighborhood Compatibility and the minor impact the request when deciding whether to approve change of design.

Mr. Sims presented his application to the Board.

**No public comment was made.**

Ms. Bohan asked the purpose that the space will be used for if approval is granted. Mr. Sims responded by stating that it was going to be used for HVAC but that has now been moved to the other side of the home and this space will be used for storage. Mr. Sims stated that there is no

intention to add any sort of bathroom or bedroom to this space as it is the only access to a guest bedroom.

Mr. Clark was in favor of the application presented.

Mr. Bryan was not in favor of the application presented. Mr. Bryan felt as though the request was a manipulation of the Board and if they continue to allow this to happen it sets a precedent for the Board and this is a pattern that should be stopped.

Mr. Wichmann wanted confirmation that this is simply just a passageway and there would not be any sort of bathrooms or bedrooms to be put in.

Mr. Bryan asked Mr. Wurthmann if in future could the applicant turn this into livable space. Mr. Wurthmann stated that there is no other access to the bedroom on the other side of the hall and this pathway is small with that technically they could make it livable space but doesn't see how it would be comfortable. Mr. Sims responded by stating that if his intent was to get additional livable square footage, he would be asking for it in a different location as this space just isn't enough to allow for a bathroom or a bedroom of any kind.

Mr. Bryan strongly advised his Board members not to grant approval for this application.

Mr. Clark felt that is was a unique situation and see no reason to deny it.

**Mr. Clark made a motion to grant final approval for the application presented. Mr. Wichmann seconded this motion.**

Mr. Bryan requested that the Board seek legal counsel prior to granting approval for this application.

Mr. Drayton stated that as the Design Review Board it is within the members' preview to either approve or deny the application presented. Mr. Drayton stated that seeking legal counsel would result in them stating that it is up to the Board to decide to approve or deny.

**Mr. Clark restated his motion to grant final approval for the application presented. Mr. Wichmann seconded this motion. Motion passed 4 to 2. Ms. Bohan and Mr. Bryan opposed.**

**1508 Poe Avenue:** Carl McCants, of Mc3 Designs, Inc., requested preliminary approval to construct a new two-story with requests for additional principal building square footage and principal building coverage area (PIN# 523-08-00-016).

Mr. Drayton stated that this is the DRB's initial review of this project; the applicant is making modest requests for additional principal building square footage and coverage area. While the diminutive lot allows just over 3,000 sf for principal building square footage, the applicant is seeking a 13% increase so accommodate a 3,410-sf design; the increase in coverage area requested

is similar, at 14%, allowing 2,142 sf of coverage. The design has been careful to meet all the other standards, which has created a well-articulated design with nice open porches on the front and eastern facades. The applicant's meager intrusion into the side setbacks appears to be due simply to a failure to round to the nearest foot as prescribed in the ordinance, Section 21-22 C. (2)(a). The applicant has included all the details that staff requires for final approval.

Mr. Drayton stated that staff recommended granting final approval of the project design if the Board considers the relief requests are justified, and the design conforms with the Standards for Neighborhood Compatibility.

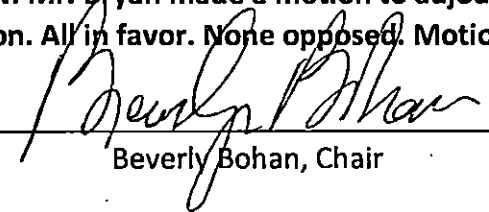
Mr. McCants presented his application to the Board.

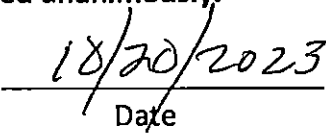
**No public comment was made.**

The Board was in favor of the application presented.

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

**VII. ADJOURN: Mr. Bryan made a motion to adjourn at 6:26 p.m. Mr. Wichmann seconded this motion. All in favor. None opposed. Motion passed unanimously.**

  
\_\_\_\_\_  
Beverly Bohan, Chair

  
\_\_\_\_\_  
Date



**2024 DESIGN REVIEW BOARD MEETINGS  
TOWN OF SULLIVAN'S ISLAND**

All meetings held in Council Chambers  
Town Hall, 2056 Middle Street

**3<sup>rd</sup> Wednesday of every month at 4:00 p.m.**

**Submittal Dates:**

\*December 21, 2023  
January 19, 2024  
February 23, 2024  
March 22, 2024  
April 19, 2024  
May 17, 2024  
June 21, 2024  
July 19, 2024  
August 23, 2024  
September 20, 2024  
October 18, 2024  
November 22, 2024

**Meeting Dates:**

January 17, 2024  
February 21, 2024  
March 20, 2024  
April 17, 2024  
May 15, 2024  
June 19, 2024\*  
July 17, 2024  
August 21, 2024  
September 18, 2024  
October 16, 2024  
November 20, 2024  
December 18, 2024

**Submittal Date Change:**

\*December 22, 2023 Town Hall Closed for Holiday – New Date December 21, 2023  
(Thursday Before)

**Meeting Date Note:**

\*Juneteenth Federal Holiday

Approved at the ----- Meeting

## Jessi Gress

---

**From:** Charles Drayton  
**Sent:** Thursday, September 14, 2023 12:28 PM  
**To:** Jessi Gress  
**Subject:** FW: 2108 Pettigrew Street: Application by Brent Fleming, of B. W. Fleming Architect, LLC

Charles Heyward Drayton | **Director of Planning and Zoning**  
*Town of Sullivan's Island*  
2056 Middle Street  
Sullivan's Island, South Carolina 29482  
T: 843.883.5752  
[cdrayton@sullivansisland.sc.gov](mailto:cdrayton@sullivansisland.sc.gov)

*Protect our natural resources: Please do not print this document unless it is necessary.*

---

**From:** Ian McCarthy <[ianmccarthy53@gmail.com](mailto:ianmccarthy53@gmail.com)>  
**Sent:** Thursday, September 14, 2023 12:24 PM  
**To:** DRB <[DRB@sullivansisland.sc.gov](mailto:DRB@sullivansisland.sc.gov)>  
**Cc:** Donal Mulligan <[donlmulligan@gmail.com](mailto:donlmulligan@gmail.com)>; Angela McCarthy (ATL) <[angelamccarthy4@gmail.com](mailto:angelamccarthy4@gmail.com)>  
**Subject:** 2108 Pettigrew Street: Application by Brent Fleming, of B. W. Fleming Architect, LLC

> This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Attention: DRB Members,

We would like to advise you that we fully support the renovation plans for 2108 Pettigrew Street as presented to you by Brent Fleming, of B. W. Fleming Architect, LLC.

Kind regards,

Ian and Angela McCarthy  
2065 Pettigrew Street  
Sullivans Island SC 29482

## Jessi Gress

---

**From:** Charles Drayton  
**Sent:** Thursday, September 14, 2023 9:32 AM  
**To:** Jessi Gress  
**Subject:** FW: 2108 Pettigrew

Charles Heyward Drayton | **Director of Planning and Zoning**  
*Town of Sullivan's Island*  
2056 Middle Street  
Sullivan's Island, South Carolina 29482  
T: 843.883.5752  
[cdrayton@sullivansisland.sc.gov](mailto:cdrayton@sullivansisland.sc.gov)

*Protect our natural resources: Please do not print this document unless it is necessary.*

---

**From:** Chauncey Clark <crclark3@gmail.com>  
**Sent:** Thursday, September 14, 2023 8:44 AM  
**To:** DRB <DRB@sullivansisland.sc.gov>  
**Subject:** 2108 Pettigrew

> This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

We are at 2119 Pettigrew and fully support the plans for our new neighbors.

*Chauncey*

Chauncey Clark  
[crclark3@gmail.com](mailto:crclark3@gmail.com)



## RECUSAL STATEMENT

Member Name: Heather Wilson

Meeting Date: September 20, 2023

Agenda Item: 11 Section: G Number: 6

Topic: 1715 Atlantic

*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: MAAA

Member Signature  
[Signature]  
Signature of Official

Date  
9/20/23  
Date

