

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, June 19, 2024

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, Phil Clarke, and Ron Coish.

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: Kimberly Brown, property owner at 2118 Pettigrew, Mr. Sammy Rhodes, Business owner of Rhodes Residential Construction, Mr. Ian Waterson, property owner of 2630 I' On 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 May 15, 2024 Meeting Minutes:** Mr. Askins made a motion to grant approval of the May 15, 2024 Design Review Board Meeting Minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC COMMENT:** Ms. Kimberly Brown, property owner of 2118 Pettigrew, requested a status update on the parking lot located at 2119 Middle Street as the plans and requirements that were promised are not being met such as loss of greenspace and dead trees. Mr. Wichmann responded by informing Ms. Brown to follow up with Charles Drayton, Planning and Zoning Administrator, or Joe Henderson, Town Administrator.
- 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. NON-HISTORIC DESIGN REVIEWS:

1727 Atlantic Avenue: Joel Adrian, of Studio 291, LLC, requested final approval for a new home construction and a pool with requests for additional principal building square footage and principal building coverage area, as well as second story side façade setback relief (PIN# 523-12-00-019).

Mr. Drayton stated that the three current requests for relief are below the maximum relief that the Board may grant for each request. The request for additional principal building square footage has been reduced from the previous meeting, going from 15.8% to 12.7%, representing a reduction in the proposed square footage of 96 sf. The error in the principal building coverage area request has been corrected, and the request reduced from 22.2% to 15%, which would allow 2,238 sf of the lot to be covered with principal building. The second story side façade setback relief request has not changed.

Mr. Drayton stated that at the meeting in April 2024 the Board expressed concerns about the lack privacy created through the site plan with the pool adjacent to the beach path and about the garage door on the front façade. The Board also asked the applicant to consider reducing the size and mass of the proposed house, stating that it may be too much house for this small lot and that the large masses could be simplified. The applicant heeded the concerns of the Board and has reduced the overall size of the structure, which has alleviated two requests for encroachments into the property's setbacks. The driveway has been relocated on the site plan, from the side along the beach path to the western side of the property, the pool at the rear of the property has been pushed further from the beach path, and lastly, the front garage door has been eliminated. The applicant has addressed all of the considerations for approval except for showing #D perspectives of the proposed home and providing streetscapes to gauge the massing of the home relative to the neighboring properties.

Mr. Drayton stated that staff recommended the Board grant preliminary approval provided the applicant's design aligns with the Standards for Neighborhood Compatibility.

Mr. Adrian presented his application to the Board.

Mr. Sammy Rhodes, owner of Rhodes Residential Construction, asked the Board to consider the driveway placement because if he were to live in this home, he would not want his driveway along a beach path.

Mr. Clarke stated that the applicant would need to lose about a foot of grade to get it within proper guidelines which would be 6 feet at grade. Mr. Clarke believed that there are minor changes that need to be addressed to meet grade which would alter the look of the home and the applicant should fix the average grade issue and come back with the adjusted plans.

Ms. Wilson suggested dropping the top plate of the upper floor to address the concern. MS. Wilson believed that if the applicant were changing pitches as a solution, we would need to see revised plans unless the applicant plans to address the issue inside the home so it doesn't effect the look on the outside.

Ms. Wilson made a motion to defer the application presented for further study to comply with the 6 feet above grade requirement. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2624 I 'On Avenue: Bryce Richey, of Clarke Design Group, requested preliminary approval of plans for a new home on this lot following the removal of the existing home, with a request for additional principal building square footage, as well as side setback and principal building side facade relief (PIN# 529-12-00-005).

Mr. Drayton stated that at the meeting in April the Board offered advice to the applicant for moving the design towards approval. For design details the Board suggested adding more windows along some of the blank walls and reducing the size of the dining room to better articulate the side façade and remove relief requests. The revised plans appear to show fewer window openings along the western façade, but the articulation of the dining room now articulates into the mass of the home rather than bumping out as in the previous iteration. The Board also delivered some process related comments: include streetscapes and reach out to neighbors for support. To date Town Staff have not received any correspondence regarding this project but that does not mean the applicants have not been in contact with their neighbors, and we have not seen any streetscapes. The relief requests, as stated before, have been modified; the side setback relief request has expanded slightly from 22.5% to 24.9% so that the eastern side setback would be 10 ft 10.25 in, and the western side setback would be 19 ft 10.5 in, making the combined side setback 30 ft 8.75 in. The principal building square footage request a=has increased as well, going from 9.7% to 10.8%, going from a 371-sf request to a 497-sf request. The application now appears to accurately reflect the requests for principal building side façade relief.

Mr. Drayton stated that the applicant still needs to dimension the distance from the principal building to the attached addition. On the elevations the applicant has proposed the building height based on the final grade of the property, but this measurement needs to

be taken from the natural grade of the property, as determined by the Town Building Official; these issues should not prevent the Board from exercising their authority to approve the plans but will be mandatory for permitting the project. The other consideration that needs to be addressed is the front setback on the side elevations to determine if the steps at 6 ft above grade are in the setback or in the buildable area.

Mr. Drayton stated that staff recommended preliminary approval of the proposed project if the Board finds that the efforts made to address the Board and staff comments have been addressed and that the design will preserve the goals of the Standards for Neighborhood Compatibility.

Mr. Richey presented his application to the Board.

Mr. Ian Waterson, property owner at 2630 Ion Avenue, voiced his concern regarding the water run off from this lot onto his and believed that the right side of the elevations seems to be very crowded on one side.

Ms. Wilson suggested removing the east side 4-foot storage section as it seems to take away from the home and adds extra relief that the applicant has to ask for when its not needed.

The Board was in favor of Ms. Wilson's comment.

Ms. Wilson made a motion to grant final approval for the application presented provided that the applicant removes the 4-foot storage area from the east side elevation. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. PRESENTATION-HISTORIC DESIGN GUIDELINES: Mr. Phil Thomason of Thomason & Associates will give a kick-off presentation of the work to be done creating the first Historic Design Guidelines Manual for the Town of Sullivan's Island.

Mr. Phil Thomason provided the Board with a brief presentation of the historic design guidelines and timeline for completion.

VI. ADJOURN: Mr. Coish made a motion to adjourn the meeting at 5:03 p.m. Mr. Askins seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Beverly Bohan, Chair



Date



RECUSAL STATEMENT

Member Name: Phil Clarke

Meeting Date: June 19, 2024

Agenda Item: 2 Section: E Number: 2

Topic: 2024 Lion Avenue

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: _____

Phil Clarke

Member Signature

6/19/24

Date

Phil Clarke

Signature of Official

6/19/24

Date