

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, March 16, 2022

A regular meeting of the Town of Sullivan's Island Design Review Board was held on Wednesday March 16th 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 Babak Bryan, Beverly Bohan, Ron Coish, and Luke Lewis.

Town Council Members present: Mr. Bob Tressler, property owner of 1650 Atlantic Avenue

Staff Members present: Joe Henderson, 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. Bob Tressler.

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 MINUTES:** Mr. Coish made a motion to approve the February 16, 2022, Design Review Board Meeting Minutes. Mr. Bryan 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:

1454 Middle Street: Kevan Hoertdoerfer, applicant, requested preliminary approval to conduct an historic rehabilitation and adaptive reuse of the Fort Moultrie Post Theater, a Sullivan's Island Landmark structure, with requested historic exemption for impervious coverage (TMS# 523-07-00-043).

Mr. Henderson stated that this property is in the Sullivan's Island Local Historic District and Fort Moultrie Quartermaster and Support Facilities District. This property is historic by way of survey card #259 ca. 1930. This property used to be a theatre and was deactivated in the late 1960's. Mr. Henderson stated the entrance was infilled with CMU in 1975 and the property is now used for private storage. Mr. Henderson stated that based on the RS-District, zoning only allows a single-family use of this property and only the frame of the marquee remains. Mr. Henderson stated that this project was granted conceptual DRB approval in June 2021 pending the following DRB comments and considerations:

- Provide 3-dimensional renderings of all elevations
- Reach out to surrounding property owners about adaptive reuse plans
- Modifications to the roof and adding punched openings are generally accepted to allow conversion to a single-family residence.
- Lime-wash is acceptable
- Keep front elevations

Mr. Henderson stated Staff recommended preliminary approval provided the following items are addressed:

- Proposed decking should meet a 10' side yard setback. DRB relief needed of 25% or 10' relief from the 40' combined side setback requirement
- Address new roof and rafter tails
- Provide details for treatments to the marquee
- Elevated pools must be design as an integral part of the principal building per Zoning Ordinance Section 21-142.

Mr. Hoertdoerfer presented his application to the Board. Mr. Hoertdoerfer stated that there are three main revisions that were made with this application. Those three revisions are as follows:

1. Creating an entryway utilizing the proposed glass storefront under the marquee that is usable and a functional space.
2. Reducing the size of the atrium (area of roof removal).
3. Moving the location of the pool from under the building to the backyard towards Thompson Avenue.

No public comment was made.

Mr. Lewis stated that keeping the marquee is significant. Mr. Lewis stated his concern would be who would be looking at this property from a neighboring point of view. Mr. Henderson stated that the neighboring properties are Town lots and currently there are no plans for any kind of development on these lots. Mr. Lewis was in favor of the application presented.

Mr. Coish stated that after the work is completed on this structure, you will still know that it used to be an old movie theatre. Mr. Coish stated that his other concern would be the elevated pool foundation wall massing. Mr. Coish stated that this issue has been brought to the Boards attention and with this project he suggested putting lattice or some kind of landscaping around the wall to avoid the look of excessive massing.

Mr. Bryan agreed with the Board's comments. Mr. Bryan asked if there were two relief requests needed, one for the impervious surface and another request for the side yard setback. Mr. Henderson responded by stating he would only need side yard setback relief, not an impervious surface. He does feel it would be best to grant that to make it compliant. Mr. Bryan asked if an impervious surface would be possible in the driveway material. He asked if the above ground pool could include incorporating and softening that pool wall and use that treatment to extend to the driveway to increase even further the impervious surface on the driveway. He said the requirement for how these pools need to be considered as being part of the building in the rendering does not show it clearly as being integral, that it can look a bit more cohesive.

Ms. Bohan mentioned her appreciation for Mr. Hoertdoerfer doing as much as possible to preserve this historical landmark and not request more changes. She also feels major improvements were made from the last presentation and agrees with the Board's request to integrate the pool more. She suggested that the board give preliminary approval.

Mr. Bryan made a motion to give preliminary approval with the addition of considering further design to integrate the above ground pool and make it more connected and cohesive with the building. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. NON-HISTORIC DESIGN REVIEWS:

1659 Atlantic Avenue: LaRue Architects, applicants, requested conceptual approval to construct a new single-family home with modifications to the zoning standards for principal building square footage and second story side façade setbacks (TMS# 523-12-00-008).

Mr. Henderson stated that the applicant requested approval to construct a new single-family home. Mr. Henderson made the following comments:

- First time DRB reviews are always "conceptual." The application has checked "final."

- Build-to line: Per Section 21-23 D (1) (b), An overview of the block should show that the house meets a build-to line for any portion of the home over 4.5' high. This line is identified by the distance from the centerline of the street to the house on the block located furthest toward the ocean (or any structure, deck, etc. exceeding 4.5' high).
- Coverage table: No table has been provided showing the proposed Principal Building SF, Principal Building Coverage, impervious coverage, required natural vegetation, setbacks, etc. Why was the previously reviewed information not submitted (attached from my 1-22-22 review)?
- Rooftop deck: Please see design guideline 21-39 regarding roof decks not being a compatible design feature. The DRB will likely question this element in your design.
- Foundation enclosure: Section 21-32 Foundation Enclosure requires a foundation elevated over 3' to be enclosed with lattice or slats. The DRB grant modification provided it achieves greater neighborhood compatibility.
- Ensure Standards for Neighborhood Compatibility are justified by referencing the applicant responses on Form D-2/ attached narrative.

There were no questions for Mr. Henderson from the Board. Mark Volkman, owner and applicant, presented his application to the Board. He reviewed the floorplan of the house, 3 bedrooms, 2 offices, a small workshop and work out room. He stated the design is a more contemporary design than most "Lowcountry living" designs, with multiple large overhangs to take preserve open outdoor living spaces.

Bob Tressler, 1650 Atlantic Avenue, made a public comment. He lives catty corner to the proposed home and stated he has no problems with the concept of a modern contemporary home on the lot. He particularly likes how the swimming pool is integrated into the terrace of the home and feels the Theatre could possibly do something similar. His one concern is with the northwest corner of lot, where there is a currently a large live oak tree he would like to see protected.

Mr. Henderson also mentioned the applicant has requested an attached addition on the Atlantic Avenue side, which must be compatible with the rest of the house and has some requirements that must be met. These include a limitation of 20 feet from door to door of the main house to the attached addition, which would need to be demonstrated in the revised plans.

Mr. Bryan mentioned that while he did like the design, he does have concerns about it fitting into the "Lowcountry aesthetic," and wants to be careful about the vernacular used. He stated he is not sure that it merits the value for relief regarding neighborhood compatibility since it quite different from any "Lowcountry design." He suggested possibly breaking up the flatness of the roof since the design has a lot of massing steps. It also creates a lot of impervious surfaces on the lot.

Mr. Coish agreed with Mr. Bryan and asked about the decision to leave part of the underside of the house without lattice, which the rest of the house has. The applicant stated he agreed with

adding it, rather than keeping the proposed supports. He feels with a few tweaks and possibly adding lattice and roof pitching, the house would be approved.

Mr. Lewis asked the purpose of the design coming before the Board. Mr. Henderson stated they are asking for 19% increase in principal building square footage and to modify the second level. The applicant stated they did want to be approved for the extra 800 square feet to keep an airy, open space. Mr. Lewis also agreed with lattice suggested by Mr. Coish. Mr. Henderson mentioned the roof top deck that is visible from the western line property and wonders if there is design flexibility if it is not part of the roof. The applicant mentioned they are hoping to have the house be as environmentally friendly and the roof will have solar panels and AC units. The stairs on the side will serve as access to the panels.

Ms. Bohan asked what distance from door to door from the breezeway to the attached addition was. The applicant does not have the exact dimensions but stated it will contain a staircase. Ms. Bohan asked for some clarification on the vicinity plans. She questioned if the seaward most point proposed structure should be pulled from the back or front end of the structure. Mr. Henderson clarified that the build-to line is measured within the block. The home is on the 1600 block so they will need to determine which home will be used to decide about this application.

Ms. Bohan also asked if the applicant would be using the same color brown as seen in the architect's rendering. She feels a different color would help to make the home look less massive and less midwestern. Ms. Bohan also agreed with the suggestion of lattice (screening) around the pilings and for the roof deck to be integrated, while still allowing access to solar panels. She also commented on the terrace, suggesting a more organic look with possible vegetation or impervious materials, rather than just concrete. She also mentioned that the Island already has similar homes so it is not out of character for the area but could still use some tweaking.

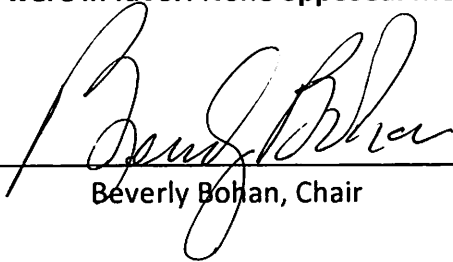
Mr. Coish asked Mr. Henderson if the seaward-most point of proposed structure is beyond the 300ft mark from Atlantic. He also asked for clarification on the build-to line on the block. Mr. Henderson mentioned the street is at somewhat of angle and the line would likely be pulled from the home adjacent. The applicant asked if would be able to ask for relief if the structure did go past the build-to line. Mr. Henderson stated the Board of Zoning Appeals would have to grant a variance for the request, which would proving a physical hardship based on the parcel. The applicant would also have to prove they are unable to build their desired structure without the variance. It would also have to be an elevated pool, as an in-ground pool is not considered, since it is not 4 ½ feet tall. The applicant mentioned the live oak tree in the front does not allow moving the structure forward. Ms. Bohan again mentioned possibly shortening the breezeway as an option, but it will have to be looked at further because there are no dimensions on the plans.

Mr. Henderson would like to verify the footprint of the home next door since the live view does not seem to match the plans. Ms. Bohan feels the plans could be tweaked to meet the Board's concerns. The applicant mentioned the lot is a bit narrow, so there is also a possibility of

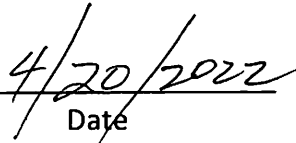
requesting a side setback relief to widen the home to make it shorter. Mr. Bryan questioned whether the primary would even be granted as there are some issues with compatibility with the neighborhood. He is reluctant to grant the 800 square feet relief, especially since there would not be an issue with the build-to line if the pool were changed to an in-ground pool rather than above-ground pool structure.

Mr. Coish made a motion to grant conceptual approval provided that the applicant address and modify the rooftop deck, roof pitch, parafit wall along the rooftop deck, reducing the massing of the structure, lattice work around the addition, consider modifying paint colors on the exterior, and providing a full set of complete plans. Mr. Lewis seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. **ADJOURN:** Mr. Coish made a motion to adjourn at 5:15 pm. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Beverly Bohan, Chair



Date