

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

**REGULAR MEETING MINUTES
Wednesday, July 20, 2022**

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 Babak Bryan, Beverly Bohan, Bunky Wichmann, Kevin Pennington and Luke Lewis.

Town Council Members present: No Council members were present.

Staff Members present: Joe Henderson, Deputy Town Administrator, 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: Ms. Cindy Ewing, property owner of 2514 I'On Avenue, Mr. Roy Williams, property owner of 2513 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 MINUTES:** Mr. Wichmann made a motion to approve the June 15, 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:

1754 Central Avenue: Joel Adrian, of Studio 291 LLC., requested preliminary approval for additional principal building square footage and coverage to perform historic restoration work, build a 1500 square foot addition on the back of the house, and reconstruct a garage on the existing slab at this Sullivan's Island Landmark property. (PIN# 529-08-00-040).

Mr. Drayton stated that the applicant requested the following:

Demolition:

- Removal of a portion of the enclosure on the left side of the 1st floor porch.
- Removal of the non-historic, lean-to shed attached to the rear of the historic building.
- Removing interior walls to create a modern flow inside the historic building.
- Removing exterior door along the west elevation.

New additions:

- 1,375 square-foot, single-story rear addition with a master suite and "great room".
- Single-story accessory structure garage to be built on existing slab.
- In-ground pool.
- Screen porch off the rear, and an open rear porch along the side of the addition.
- New stairs off the back of the new addition.
- Replacing the mulled windows along west elevation with single windows.

Historic rehabilitation work:

- Stucco over the CMU foundation.
- Replacing the mulled windows along west elevation with single windows.
- Preserve both chimneys
- Mr. Adrian presented his application to the Board.

Mr. Drayton stated that Staff recommended preliminary or final approval for the proposed removal of the infill and non-original rear shed that are not original portions of the historic home and that the Board consider the proposed changes to the design for their compatibility with the scale and size of the surrounding neighborhood and historic standards and SIS guidelines.

Mr. Adrian presented his application to the Board.

No public comment was made.

Mr. Pennington asked what the distance was from the historic building and the new addition to Station 18; Mr. Adrian responded by stating that the addition is roughly 3 feet closer to Station 18 than the historic building.

Mr. Lewis asked what the total square footage would be. Mr. Adrian stated its roughly 3505 heated square footage. Mr. Lewis was in favor of the application presented.

Mr. Wichmann asked what the pervious coverage was before and what it would be with the proposed application. Mr. Adrian stated that they will be putting in a pervious driveway and the specifications did not change and that there would be the allowed 30% pervious coverage. Mr. Adrian stated that with the relocation of the pool nothing changed, and the pervious coverage is to remain the same.

Mr. Wichmann asked if they would denote the porch infill on the left side. Mr. Adrian stated that the existing house is currently infilled, and some will be removed.

Mr. Bryan stated that the applicant did a good job restoring the historic building however he believed that the new addition should still differentiate with the historic structure so you can see the difference. Mr. Bryan suggested using Board and Batton siding on the new addition to differentiate the structures.

Ms. Bohan agreed with the Board members.

Mr. Lewis made a motion to grant final approval for the application presented. Mr. Pennington seconded this motion.

Mr. Wichmann asked if we could add a staff review and approval on the materials for the addition to differentiate from the historic structure.

Mr. Lewis withdrew his motion.

Mr. Wichmann made a motion to grant final approval for the application presented provided Town staff review and approve the materials used for the addition to ensure they differentiate from the original historic structure. Mr. Pennington seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1454 Middle Street: Kevan Hoertdoerfer, of Hoertdoerfer Architects, requested final plan approval for a historic rehabilitation and adaptive reuse of the Fort Moultrie Post Theater, a Sullivan's Island Landmark structure, with a historic exemption to allow additional impervious lot coverage. (PIN# 523-07-00-043)

Mr. Drayton stated that the applicant requested the following:

New Additions:

- Glass entry atrium under and behind the marquee.
- Glass façade loggia carved out of the first floor on the east elevation.
- Landscaped front lawn.

- Deck along the east side elevation at the first-floor level.
- Interior walls and floors to create a residential living unit within the envelope of the theater building includes creating an interior garage on the rear, a first floor above the garage and a second floor with a large open area looking into the living rooms on the first floor.
- Sky light in the center of the roof just behind the front façade.
- Elevated, attached pool off the rear of the new deck.
- New steel structured windows in various locations along the facades.

Demolition:

- Removal of the concrete between the building's entry and the sidewalk on Middle Street and the concrete walks on either side of the building.
- Removal of the 2 boiler rooms attached to the east and rear facades of the building
- Removing CMU infill on the front exterior wall under the marquee to recreate the historic storefront entrance.
- Removing portions of the rear façade's exterior wall to allow for garage parking of vehicles in the rear of the historic structure.
- Removing a portion of the roof to provide a skylight into the building.
- Removing a portion of the east elevation's roof from 1/3 to 1/2 of the way back along the side façade to create a loggia with a 2-story glass fenestration rising from the floor to the roof level.

Mr. Drayton stated that Staff recommended final approval pending Board consideration of the proposed elevated pool addition as an integral part of the principal building per Section 21-142.

Mr. Hoertdoerfer presented his application before 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. Mr. Bryan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2668 Goldbug Avenue: Beau Clowney, of Beau Clowney Architects, requested final approval for a redesign of a previously granted ADU special exception, including both a new construction and relocation of the historic cottage. (PIN# 529-07-00-008)

Mr. Drayton stated that on April 9, 2020, the BZA held a public hearing for a requested time extension of the previously approved "Accessory Dwelling Unit Special Exception" and a variance from the RC-2 setback requirements, in accordance with SC Code §6-29-1530, South Carolina Vested Rights Act. This was the applicant's 3rd extension and 4th trip to the BZA for the request, and at that meeting the Board and Town staff agreed to vest the rights granted by the BZA through the full use of the five allowable extensions, vesting the rights for the property

until June 2023. Mr. Drayton stated that in June 2016 the DRB granted issued the historic designation for the existing cottage on the property, approved restoration plans, and authorized it to be raised no more than one foot and for it to be moved from its current location on the property.

Mr. Drayton stated that Staff recommended final approval pending Board consideration of the proposed new location of the historic cottage and consideration of the revised plans for the new home to determine that they both still meet the intent of Section 21-20. C (2) – finding that the height, scale, mass, and placements of both structures are appropriate and compatible with the lot where they are to be located and the surrounding neighborhood.

Mr. Justin Ferrick presented his application to the Board.

No public comment was made.

Ms. Bohan asked if the project narrative that was submitted with the application could be read.

Mr. Drayton read the project narrative submitted by the applicant:

We are requesting revisions to a previously approved application (submitted by a different architect) to construct a main house behind the historic cottage on the property. As part of this application, pertaining to the new main house, we are keeping the same general massing and positioning of the home from the previous application and the granted zoning variance. This organization includes a one-story volume that projects toward the marsh on the east side of the property which was also part of the originally approved application. The general design of the home is overall less imposing than the previous design with the second floor entirely within the roof line, articulated with historically inspired dormers. Additionally, the massing of the house takes its cues from other low scale historic structures found on the island. This sense of scale and detail make it more harmonious with the historic cottage while also making for a more appropriate overall design for the property and neighborhood.

Ms. Bohan asked what materials the applicant would be using. Mr. Ferrick responded by stating that they intend to bring the structure back to its original form and add wood siding which is believed to be original.

Mr. Bryan stated that he is sad to see the front stairs to be removed but was in favor of the application presented.

The Board was in favor of the application presented.

Mr. Lewis 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:

Mr. Wichmann recused himself from this application (Exhibit 1).

313 Station 30th Street: Hunter Kennedy, of Kennedy Design Studios, LLC, requested final approval for an attached addition with relief from the side setback requirements. (PIN# 529-07-00-035)

Mr. Drayton stated that the applicant has proposed there will be 19' 11" from door to door between the existing house and the attached addition. The proposed addition would only be one-story tall with a ridge height of 24' 3" and the main house is 37' 9.5" tall. The siding, roof materials, ground floor wooden slats, and the new chimney will all have materials matching the existing house. The neighboring house adjacent to the proposed setback encroachment is a one-story, ranch-style home that has the driveway and parking area between the home and the subject property.

Mr. Drayton stated that staff recommended preliminary or final approval provided the DRB is satisfied by the side setback relief request on Form D-2 and the attached narrative and agrees the Standards for Neighborhood Compatibility will be maintained.

Mr. Kennedy presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

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

1907 I 'On Avenue: Brooke Gerbracht of Herlong Architects, requested conceptual approval to construct a two-story, mother-in-law suite addition with relief from the side setback requirements. (PIN# 529-09-00-070)

Mr. Drayton stated that the Board should consider the following:

- Ensure Standards for Neighborhood Compatibility are met by referencing the applicant responses on Form D-2.
- The proposed addition would be connected to the existing house through a doorway (connected conditioned space) and is therefore not subject to the conditions of Section 21-20 B. (6) for attached additions.
- The proposed addition is 2 stories, but the portion that would encroach 10 feet into the 25-foot setback would only be one story in height.

Ms. Brook Gerbracht presented her application to the Board.

No public comment was made.

Ms. Bohan asked if there was a second option if the tree is protected and the applicant remove the tree in the buildable area. Ms. Gerbracht stated that they haven't gotten to that phase yet in the project.

Mr. Lewis stated he doesn't really like the design of the house and asked if there was a way to move the addition forward

The Board was in favor of the application presented.

Mr. Wichmann made a motion to grant conceptual approval for the application presented pending the approval of the tree removal from the Tree Commission.

Mr. Bryan stated that Mr. Pennington and Mr. Drayton covered his concerns. Mr. Bryan stated that the aesthetics of a property is what the DRB should be talking about, and it is within the purview of the Board. Mr. Bryan stated it is the Boards duty to critique the looks of the home such as the siding and was not in favor of the application.

Ms. Bohan stated that they will be working around the tree. Mr. Drayton stated that they will need to work with a certified arborist to come up with a tree preservation plan.

Mr. Pennington asked the applicant if there was any consideration to bring the addition forward to create more of an entrance. Ms. Gerbracht stated if they moved the addition forward it would require more side setback relief but could look at this option.

Mr. Wichmann amended his motion by granting conceptual approval considering the recommendations of the Board regarding the location of the addition. Mr. Pennington seconded this motion. Motion passed 4 to 1. Mr. Bryan opposed.

2530 Atlantic Avenue: Heather Wilson, of Heather Wilson Architect, requested conceptual approval to re-orient the property so that the front façade of the proposed home would face 'On Avenue, allowing for a future pool location along the Atlantic Avenue frontage of the property. (PIN# 529-10-00-034)

Mr. Drayton stated that the applicant proposes to construct a pool in the yard along Atlantic Avenue, on a corner lot with frontages on Atlantic Avenue, Station 26, and Ion Avenue. The current orientation, in keeping with the design guidance in Section 21-30, faces towards Atlantic Avenue and the ocean; by ordinance any future principal building on this property should be oriented in the direction of the one it replaces. Given the applicant's desire to place a pool, a recreational facility which is required by Section 21-142 B. (1) to be "...located a minimum of twenty (20) feet to the rear of the Principal Building's front façade", in the front

yard on Atlantic Avenue, a re-orientation of the building, making the front face I 'On Avenue has been requested.

Mr. Drayton stated that staff recommended that the Board consider the Standards for Neighborhood Compatibility and determine if the proposal merits further consideration.

Ms. Wilson presented her application to the Board.

Ms. Wilson stated that along Atlantic Avenue there is a section of greenspace on every property within a few blocks. If The location of the pool goes on the Atlantic Avenue side of the property, it will illuminate the large amount of greenspace that is on this property.

Ms. Cindy Ewing, property owner of 2514 I 'On Avenue, stated that flooding, impervious lot coverage, and open space are some main issues with this lot. Ms. Ewing stated that currently water doesn't stand on the streets, and she does not want that to change due to overdevelopment of a lot. Ms. Ewing stated that she hopes that the DRB considers that at some point we can't engineer our way out of flooding. Ms. Ewing stated that the DRB should go back to abiding by the ordinances and not granting variances unless an extreme circumstance is necessary. Ms. Ewing stated that placing the pool on the wrong side of the yard, becomes an annoyance. Ms. Ewing asked the Board to consider that the home across the street was denied the pool location on the front of the property. Ms. Ewing also stated that over the last 10 years due to new construction the neighborhood has lost parking. Ms. Ewing asked that the Board consider the denial of this application.

Mr. Roy Williams, property owner of 2513 I 'On Avenue, stated that parking has become a very serious problem and asked that the Board takes this into consideration. Mr. Williams stated that he is also concerned with the flooding issue.

Mr. Pennington stated that the applicant had him convinced when she brought up the greenspace on Atlantic and keeping the massing away from the road. Mr. Pennington stated he doesn't really understand the parking concerns because parking is in the right-of-way so no one would be able to build in those spots. Mr. Pennington approved this application for conceptual approval.

Mr. Lewis agreed with Mr. Pennington. Mr. Lewis stated he had no problem with the pool being on the front façade.

Mr. Henderson stated that there is a mechanism in the ordinance that allows the Board to reorient a home which deems the front yard in the opposite direction. Mr. Henderson stated that with the orientation, all recreational spaces now must go where it would typically be considered the front yard.

Mr. Wichmann stated that he likes the design but has a problem with the relocation of the home and the pool in the front yard. Mr. Wichmann stated that a precedent was set with the

houses right across the street and when another applicant came before the Board, they were denied putting a pool in the front yard. Mr. Wichmann asked if there was another opportunity to do something with the pool in the back of the home.

Mr. Wilson stated that the house was a little bit of a different scenario because the house across the street was historic, so it was slightly a bit different than this application. Ms. Wilson stated that there's always another design, but she would like to balance what they want with the owners taking into consideration what the town wants with smaller massing structures, neighborhood compatibility, etc. Ms. Wilson believed that this is the best solution to meet all needs and there was an application that was just approved 2 blocks away at station 23 so she believes there's a way to grant approval. Ms. Wilson believed that there wouldn't be a nuisance with the location of the pool.

Mr. Bryan stated that it seems odd that if your home is between I 'On and Atlantic you can't have a pool in the front but if you are between Atlantic and Bayonne you can have a pool in the front yard. So, if there is a problem of having a pool on Atlantic how come half of the houses are mandated to have one on Atlantic and the others aren't allowed. Mr. Bryan stated there are some problematic issues with this request. Mr. Bryan stated that he believed that this request should be a BZA approval, but the BZA is very unfavorable towards pools because it isn't a hardship.

Mr. Wichmann stated that the houses on Bayonne, the pools are in the backyard because the front of the house is beach side. Mr. Bryan responded by stating either way the pool is still on Atlantic which seems to be the issue in this case.

Mr. Bryan stated that he is also concerned about the demolition of the existing structure. Mr. Bryan stated he is aware that it isn't historic, but it is a beautiful old structure and thinks it should stay. Ms. Wilson stated that the owners are talking with other parties to have the structure to move to a different part of the island.

Ms. Bohan stated that there are two issues which are the orientation for the pool and the approval of the pool to build the house which is kind of counterproductive. Ms. Bohan stated that she believed the house is massive and even though some pool locations have slid through the cracks, the pool should not be on the Atlantic side. Ms. Bohan stated that she was not in favor of the application presented.

Mr. Pennington stated that he is concerned that they get a large, raised house built all the way to the setbacks without getting DRB approval but with this application it's a reasonable size house and they just want the relocation. Mr. Pennington stated that he would be in favor of reorienting the house to avoid them from the owners creating a massive house. Mr. Bryan agreed with Mr. Pennington but what we don't know is how to resolve the other issues. Mr. Bryan suggested deferring the application until the applicant can resolve all the cascading issues with this project.

Mr. Wichmann made a motion to defer this application. Ms. Bohan seconded this motion. Motion passed 3 to 2. Mr. Pennington and Mr. Lewis opposed.

2308 Myrtle Avenue: Ms. Marshall, property owner, requested conceptual approval to construct a small addition onto the existing home with relief to allow additional principal building square footage. (PIN# 529-06-00-067)

Mr. Drayton suggest that the Board considered the following:

- The requested change does not change the building's footprint, as the request intends only to enclose a section of the existing covered porch to create additional conditioned living space.
- The home is not historic.

Mr. Drayton stated that staff recommended conceptual and preliminary or final approval provided the Board determines that Form D-2 has been completed in a satisfactory manner and that the proposed plans will maintain the Standards for Neighborhood Compatibility with the design changes being made.

Ms. Marshall presented her application to the Board.

No public comment was made.

The Board was in favor of the application presented.

Mr. Pennington 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.

2830 Marshall Boulevard: Elizabeth Drake, of Elizabeth Drake Architect, requests conceptual approval to construct an attached addition with relief for additional principal building square footage and coverage. (PIN# 529-11-00-053)

Mr. Drayton stated that the applicant requested the following:

- The applicant proposes a roof deck to be partially concealed within the roof lines of the addition; ensure that the roof deck meets the spirit of Section 21-39 as an integral part of the roof design.
- While the finished floor level of the first floor of the addition is proposed to be 30" lower than the finished floor level of the existing house, the roof line of the addition is proposed to be roughly 7 feet higher than the roof line of the existing house.
- The top ridge height of the proposed addition is 2' 6.5" lower than the peak of the existing house.
- The proposed distance from door to door between the existing house and the attached addition will be 18' 11.5".

- Review of the 2nd story side setbacks to ensure they are compliant with Section 21-22 D. (1).
- The proposed addition would be two-stories tall with a ridge height of 34' 3" and the main house is 37' 9.5" tall.
- The proposed addition will have all materials matching the existing house.
- To maintain compliance with the impervious surface lot coverage limitations, the applicant proposes to remove the impervious driveway; the applicant should address what the remedy will be for the removal of the driveway.
- Ensure Standards for Neighborhood Compatibility are met by referencing Form D-2.

Mr. Drayton stated that staff recommended conceptual provided the Board determines that the roof deck is integrated in a satisfactory manner, that the massing proposed in the plans will maintain the Standards for Neighborhood Compatibility, and provisions for a pervious driveway are adequately addressed.

Ms. Drake presented her application to the Board.

No public comment was made.

Mr. Pennington, Mr. Lewis and Mr. Wichmann were in favor of the application presented.

Mr. Bryan stated that this is a lot of addition on an already large structure. Mr. Bryan would like to see it be just a true addition to the house. Mr. Bryan was opposed to the treatment of how the addition connects with the existing structure and would like to see it more integrated with the existing home. Mr. Bryan stated he would be in favor of voting conceptually but would like the applicant to come back with a more integrated plan.

Ms. Bohan stated that she agreed with Mr. Bryan. Ms. Bohan stated that the two structures do not marry well together and asked the applicant to come back with the comments Mr. Bryan suggested.

Mr. Lewis made a motion to grant final approval for the application presented. Mr. Pennington seconded this motion.

Motion failed.

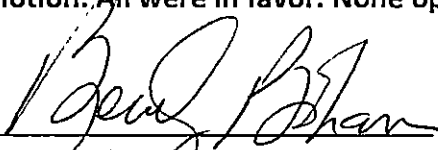
Mr. Bryan made a motion to grant conceptual approval for the application presented granted that the applicant consider the comments made by the Board. Ms. Bohan seconded this motion. Motion passed 3 to 2. Mr. Pennington and Mr. Lewis opposed.

VI. ITEMS FOR INFORMATION:

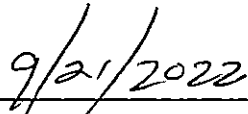
New historic markers: 3 new Historic markers being placed along Middle Street to commemorate important military sites on the island.

Mr. Drayton stated that Battery Gadsden Cultural Center has commissioned 2 new historical markers that will be placed to mark and commemorate Battery Capron, Base Gates, and Parade Field.

- VII. **ADJOURN: Mr. Wichmann made a motion to adjourn at 6:30 p.m. Mr. Pennington seconded this motion. All were in favor. None opposed. Motion passed unanimously.**



Beverly Bohan, Chair



Date



RECUSAL STATEMENT

Member Name: Bunty Wickmann

Meeting Date: July 20, 2022

Agenda Item: 4 Section: F Number: 1

Topic: 313 Station 30th Street

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:

1 Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: _____

[Signature] _____ 7-20-22 _____

Member Signature

Date

[Signature] _____ 7/20/22 _____

Signature of Official

Date