

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, February 15, 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, Heather Wilson, Phil Clarke, and Tal Askins.

Town Council Members present: No Council members were present.

Staff Members present: Joe Henderson, Deputy Town Administrator, Charles Drayton, Planning and Zoning Director, Max Wuthmann, Building Official, and Jessi Gress, Business Licensing and Building Permit Technician.

Media present: No members of the media were present.

Members of the public:

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:** Ms. Wilson made a motion to grant approval of the January 18, 2023 Design Review Board Meeting Minutes. Mr. Clarke 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:

2826 Marshall Boulevard: Mr. Peter Coish, applicant representative, requested final approval for a historic renovation and an addition on the rear of this Traditional Island Resource with requests for principal building side façade relief. (PIN# 529-11-00-054)

Mr. Drayton stated that this is the Board's initial review of this project.

- Ensure that proposed addition will not create a negative impact on the historic home.
- Ensure that the proposed materials are appropriate for this historic property.
- Ensure that the proposed extensions of the side façade will not negatively impact neighborhood compatibility.

Mr. Drayton stated that staff recommended final approval provided that the DRB finds the proposed addition and restoration work to be appropriately in keeping with the SIS Guidelines and that relief on side faced will not negatively impact Neighborhood Compatibility.

Mr. Coish presented his application to the Board.

No public comment was made.

Ms. Bohan asked what materials would be used in regard to the siding. Mr. Coish responded by stating that it looks as though cypress siding is currently in use and it will be restored if salvageable and if not all wood siding in like with what is existing will be used.

Ms. Wilson asked how the addition will be differentiated with what is currently existing and if the siding will be feathered in. Mr. Coish responded by stating the siding will be feathered in and matched as much as possible.

The Board was in favor of the application presented.

Ms. Wilson made a motion to grant final approval for the application presented provided that the applicant integrate the siding so there is no seem between the existing and the addition. Mr. Askins seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. NON-HISTORIC DESIGN REVIEWS:

1655 Atlantic Avenue: Kate W. Campbell, of Beau Clowney Architects, requested final approval to construct a new two-story home, with requests for additional principal building square footage, side setback relief, principal building side facade relief, and 2nd story side setback relief. (PIN# 523-12-00-007)

Mr. Drayton stated that this is the DRB's third review of this project. Mr. Drayton stated that at the December 2022 meeting, the Board granted preliminary approval for this project,

requesting additional building details for final approval. In response, the applicant has provided:

- 1) additional exhibits identifying the build-to line,
- 2) shown that the attached addition will meet the dimensional requirements for the conditional use, and
- 3) detailed elevations that are no longer concept drawings but are CAD drawings with construction material details.

The side setback relief request increased by five (5) inches from the previous iteration to six (6) feet eight (8) inches, and while unlikely to be impacted, there is a thirty-nine (39) inch, triple-stemmed live oak that appears to be about fifteen (15) feet from the encroaching, single story element; please ensure that the angles of the oak stems are not going to be impacted by the development of the building envelope.

- 4) Ensure that the proposed roof deck, which has been modified in the latest plans, is minimally impactful and an integral part of the roof structure.

Mr. Drayton stated that town staff recommended final approval provided the Board finds the modifications to the plans remain in keeping with the Standards for Neighborhood Compatibility.

Ms. Campbell presented her application to the Board.

No public comment was made.

Ms. Wilson stated that the massing is very large however the applicant met all the requests of the Board. Ms. Wilson made a general statement by saying when requesting final approval, the applicant should present 3D renderings and a comparison of what was requested at the previous submittal compared to the currently submittal for the Board to see the changes made.

The Board was in favor of the application presented.

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

808 Star of the West Street: Daphne Wertz, representative of Mc3 Designs, LLC, requested preliminary approval to construct a one-story addition on the side of the existing home with a request for side setback relief and principal building side façade relief. (PIN# 523-06-00-078)

Mr. Drayton stated that this is the DRB's initial review of this addition project; the applicant is requesting the maximum side setback relief and is seeking relief along the principal building side façade to allow the addition to extend for 42.5 feet along the western façade without a 4-ft articulation; there are several small articulations in the proposed façade. The request is for an additional 12.5 feet of wall length along the façade, which represents a 42% increase from 30-foot regulation but is near the 100% (30-ft) increase that the Board may consider. The proposed addition would only encroach 5 ft 5 in further into the setback than the side of the

existing home, and it would articulate in from the existing side façade, but due to the lot's shape, it would create further encroachment.

Mr. Drayton stated that based on the limitations placed on the buildable area due to the odd shape of this lot, staff recommends preliminary approval of the request if the Board find that the proposed addition, with setback relief and an extended side façade wall, befits the Standards for Neighborhood Compatibility.

Town staff received modified plans from the applicant which were provided to the Board (Exhibit 1).

Ms. Daphne Wertz presented his application to the Board. Ms. Wertz stated that the neighboring properties have viewed the proposed plans and they are in favor of the application presented.

No public comment was made.

Ms. Wilson voiced her concern regarding the width of the addition and suggested moving it to the other side of the home, removing the porch or compressing it and suggested adding some sort of hyphen to connect the addition. Mr. McCants responded by stating the width and location of the addition is what made sense with the existing home. Mr. McCants stated that they worked on this addition carefully and this option is the only option that made sense in functionality and financially.

Mr. Clarke voiced his concern regarding the long wall and roof on the side elevation of the addition. Mr. Clarke suggested removing the porch and creating more of a balcony on the master suite addition.

Ms. Bohan and Mr. Askins were in favor of the application presented.

Mr. Askins made a motion to grant preliminary approval for the application presented. Motion withdrawn.

Mr. Clarke made a motion to grant preliminary approval for the application presented provided the applicant review the porch and to address the long wall and roof of the side elevation. Mr. Askins seconded this motion. Motion passed 3 to 1. Ms. Wilson opposed.

2656 Bayonne Street: Joel Adrian, of Studio 291, LLC, requested conceptual approval to construct a raised, one-story addition on the existing home, with requests for side setback relief and principal building side façade relief. (PIN# 529-11-00-038)

Mr. Drayton stated that this is the Board's first review for this project and the applicant requested side setback relief in the amount of 9 ft 3 in to bring the western facade of the addition to the house 5 ft 7 in closer to the property than the existing home is set. This would

leave an 11-ft 6.5-in setback along the proposed 34-ft long addition wall. The 34-ft wall of the addition will also require relief from the Board as it exceeds the 30-ft allowance for principal building side facades; the 4 feet of additional length constitutes a 13% increase to the standard. The scope of the addition will ultimately require a certified stormwater plan at permitting since the addition exceeds 625 sf.

Mr. Drayton stated that town staff recommended conceptual approval provided the Board finds the proposed addition's placement in keeping with the Standards for Neighborhood Compatibility and that the additional side façade wall length will not negatively impact those standards.

Mr. Adrian presented his application to the Board.

Ms. Bohan stated that town staff received one letter of public comment in favor of the application presented (Exhibit 2).

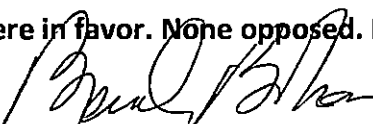
No public comment was made.

Ms. Wilson asked what the purpose of the small concrete slab was for. Mr. Adrian responded by stating there is no use for the slab and would remove it if required.

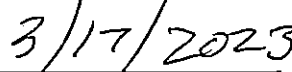
The Board was in favor of the application presented.

Ms. Wilson made a motion to approve the application presented provided the concrete slab be removed. Mr. Askins seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. **ADJOURN: Ms. Wilson made a motion to adjourn at 5:10 p.m. Mr. Askins seconded this motion. All were in favor. None opposed. Motion passed unanimously.**



Beverly Bohan, Chair



Date

Dear Scott:

I hope you are well and off to a good start in 2023. I wanted to share with you the plans we submitted to Sullivans Island for a small addition we are planning for our house on the Atlantic Avenue side. We are working with Coastal Creek Design which manages both the architectural and structural aspects of the planning process. We have not selected a builder yet as we are just beginning the planning phase and we have not decided exactly when we would move ahead with the construction subject to Sullivans Island approvals. Coastal Creek Design is an experienced firm that is active in the Mount Pleasant and Sullivans Island area with multiple projects currently underway.

Our preliminary plans call for a 693 square foot addition which will connect to our current structure on the northwest corner of the house. Our plan is to add a single story structure which will comprise of two bedrooms and two bathrooms. Our current house is approximately 2700 square feet which makes it one of the smallest houses on Bayonne or Atlantic. With the addition, our total square footage on the revised structure will be 3,400 square feet, still one of the smaller house on our street and almost 50% below the maximum 5,100 square foot limit that most of the new builds on Sullivans Island currently achieve. We believe this small addition will allow us to maintain the current look and feel of the existing house and provide adequate space for our family without having to consider tearing down the existing structure and building an entirely new house. We would expect construction time of 4-6 months to build the addition rather than the approximate 2 years it would take to build a new house from the ground up.

In order to receive approvals from Sullivans Island for the proposed 693 square foot structure, our plans request approval for two small variances from the current building code. The first variance request would be to have a total of 34 running feet which is four feet over the current code of 30 feet. The second variance request will be to extend past the current building line by 5 feet 7 inches which represents a 14% increase over the current code. The Sullivans Island Building Department has authority and regularly grants these types of modest variances and will look favorable on the modest 3400 square feet of the revised plan given we are far under the maximum density allowed under the building code.

Our architect Joel Adrean (cc'd) would be happy to walk you though the complete set of preliminary plans to explain the variance requests or any other concerns you might have. We would plan to let the building department know that we have shared the preliminary plans with all of the adjacent neighbors and we would ask you all for your support after you have had a chance to review the project.

Best Patrick

Patrick Steel
psteel44@gmail.com
202-815-3020



HUTTO HOUSE
808 STAR OF THE WEST - SULLIVAN'S ISLAND - SC

GENERAL NOTES:

- CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK

USE OF SAFE METHODS OF CONSTRUCTION AND ERECTION OF STRUCTURAL MATERIALS IS CONTRACTORS RESPONSIBILITY.

CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90 GRADE N-1, TYPE 1. COMPRESSIVE STRENGTH OF MASONRY SHALL BE 1000 PSI (MIN.) OF THE GROSS AREA.

PIER MASONRY CORES SHALL BE FILLED WITH 3000 PSI GROUT AND SHALL CONFORM TO ASTM C476. GROUT MIX SHALL HAVE 3/8" MIN. SIZE AGGREGATE WITH A MAX. SLUMP OF 8". (MORTAR MAY NOT BE USED)

ALL REINFORCING BARS SHALL CONFORM TO ASTM SPEC. A615 GRADE 60.

CAST-IN-PLACE CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A MIN COMPRESSIVE STRENGTH OF 3000 PSI. AT 28 DAYS. LIMIT SLUMP TO 4" MAX. MINIMUM COVER FOR REBARS SHALL BE 3".

A SOILS ANALYSIS TO BE PERFORMED BY A SOILS ENGINEERING CONSULTANT TO VERIFY PILE BEARING CAPACITY AND REQUIRED EMBEDMENT DEPTH. IF THE REPORT ALLOWS PILES MAY BE PREAUGERED TO A DEPTH OF 10' & TO DRIVEN TO A DEPTH OF 18' BELOW EXISTING GRADE TO ACHIEVE A BEARING CAPACITY OF 10 TONS. THE DIAMETER OF THE AUGER SHOULD NOT EXCEED THE TIP DIAMETER OF THE PILE. PARKING AREA TO BE PREPARED IN ACCORDANCE WITH SOILS REPORT.

- ALL STRUCTURAL WOOD TO BE #2 SR SOUTHERN PINE (19%MC) WITH Fb=1400 PSI , Fc=375 PSI, AND E=1,400,000 PSI UNLESS OTHERWISE NOTED.
- ALL FASTENERS SHALL BE COMMON OR HOT DIPPED GALVANIZED BOX NAILS. NAILING PATTERNS SHALL CONFORM TO STANDARD BUILDING CODE REQUIREMENTS FOR FLOOD AREA. STEEL PLATES SHALL BE ASTM A-36 AND BOLTS SHALL BE A-325.
- ALL WINDOWS, DOORS, & VENTS TO MEET WIND LOAD REQUIREMENTS AND BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- ALL WALLS, STEPS, AND GARAGE DOORS BELOW FLOOD LEVEL TO BE CLASS 4 OR 5.
- ALL DOORS AND WINDOWS ARE TO BE INSTALLED PER MANUFACTURE SPECS. SEE MANUFACTURE'S SHOP DRAWINGS FOR INSTALLATION AND FLASHING DETAILS.
- ALL EXTERIOR MATERIALS- SIDING AND TRIM, STUCCO CONVENTIONAL OR SYNTHETIC, AND ROOFING - SHALL BE INSTALLED PER MANUFACTURE'S SPECS AND RECOMMENDATION. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE SHOP DRAWINGS AND MANUFACTURE SPECIFICATION FOR INSTALLATION, AS WELL AS OVERSEEING THE INSTALLATION AND OR APPLICATION.
- PROVIDE DBL. JSTS. UNDER WALLS.
- PARALAM BEAMS (P-LAM) TO BE SIZED BY MNFR.
- WINDOW AND DOOR HEADERS TO BE 2- SYP #2 2x10's w/ 1/2" PLYWOOD BETWEEN, GLD. & NLD. (UNLESS OTHERWISE NOTED.)
- CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS INSTALLED. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE SHOP DRAWINGS FOR ALL INSTALLED ITEMS.

CONTENTS

- COVER
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- SECOND FLOOR PLAN
- FRONT ELEVATION
- RIGHT ELEVATION
- REAR SIDE ELEVATION
- LEFT ELEVATION
- EXISTING CONDITIONS
- EXISTING CONDITIONS
- STREETSCAPE

DATE
1/20/23

REVISIONS

SQUARE FOOTAGE
FIRST FLOOR 3,211 SQ.FT.
SECOND FLOOR 1300 SQ.FT.
TOTAL HEATED 4,511 SQ.FT.

PROJECT
HUTTO HOUSE
808 STAR OF THE WEST - SULLIVAN'S ISLAND - SC
SHEET NAME
COVER

SHEET
1

THIS DRAWING IS A PART OF A SET OF 24" x 36" DRAWINGS AND SHALL NOT BE USED WITH OUT ALL OTHER DRAWINGS IN THE SET

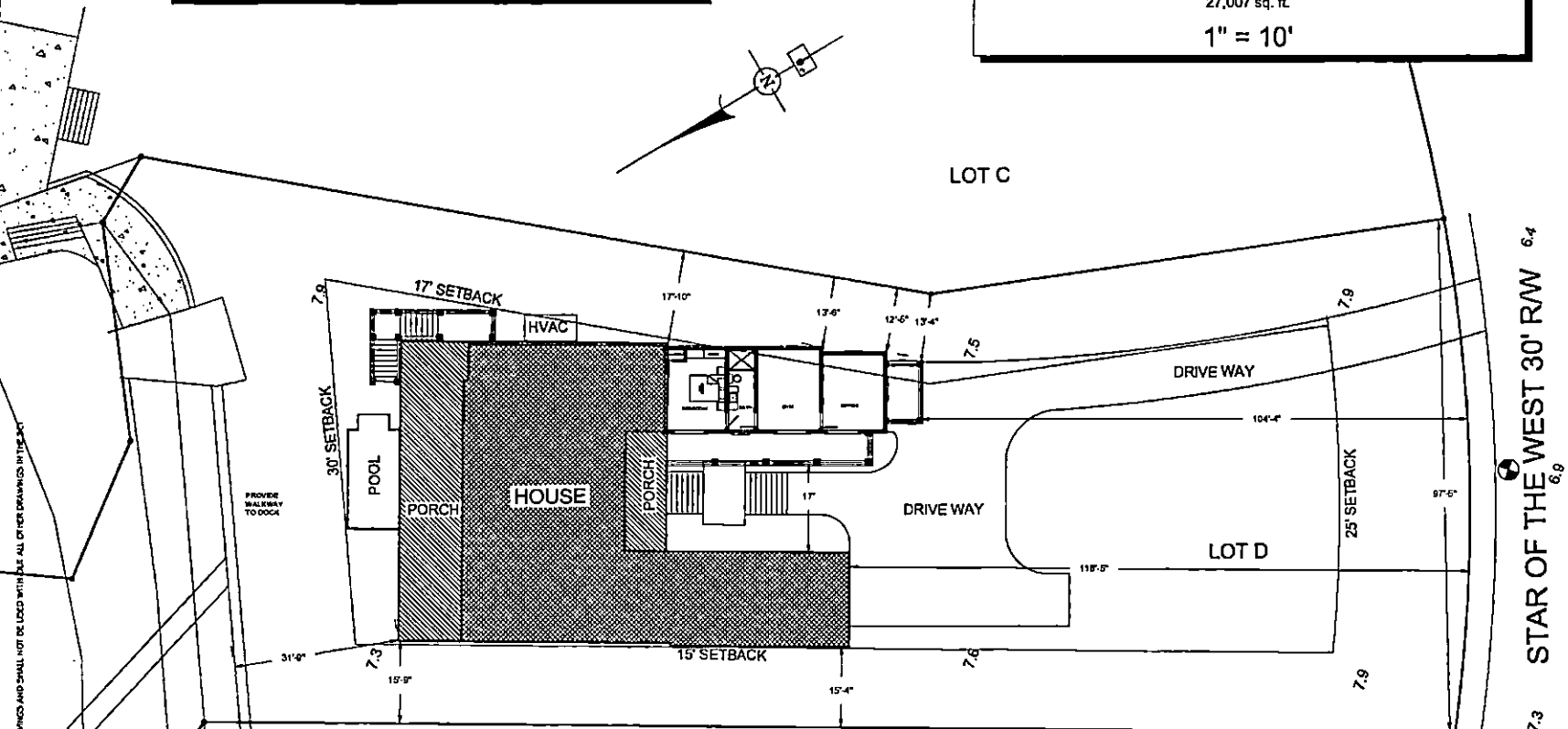
THIS PLAN IS PROPERTY OF CARL B. MCANTIS INC. UNAUTHORIZED USE IS PROHIBITED

LOT COVERAGE BREAKDOWN	
BUILDING/ COVERED PORCHES	4,543 SQ. FT.
OPEN DECKING	608 SQ. FT.
POOL	224 SQ. FT.
PERVIOUS DRIVES/ WALKWAYS	2,412 SQ. FT.

A PROPOSED SITE PLAN OF
808 STAR OF THE W.
SULLIVAN'S ISLAND, SOUTH CAROLINA
 TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA
 TMS: 532-12-00-022

 0.62 ACRES
 27,007 sq. ft.

1" = 10'



LOT COVERAGE		LOT SIZE 26801 SQ.FT.			
ZONING ORDINANCE REFERENCE SECTION	ZONING STANDARD	DRB% MAX RELIEF	% RELIEF	TOTAL ALLOWED + REQUESTED RELIEF	
21-22 FRONT SETBACK	25'	15%	N/A	N/A	
21-22 SIDE SETBACK	32' COMBINED	25%	17%	N/A	
21-25 PRINCIPAL BUILDING COVERAGE	4,776 SQ. FT.	20%	N/A	N/A	
21-26 IMPERVIOUS COVERAGE	7,184 SQ. FT.	N/A	N/A	N/A	
21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	5,970 SQ. FT.	25%	N/A	N/A	
50% GREEN SPACE	11,940 SQ. FT.	N/A	N/A	X	

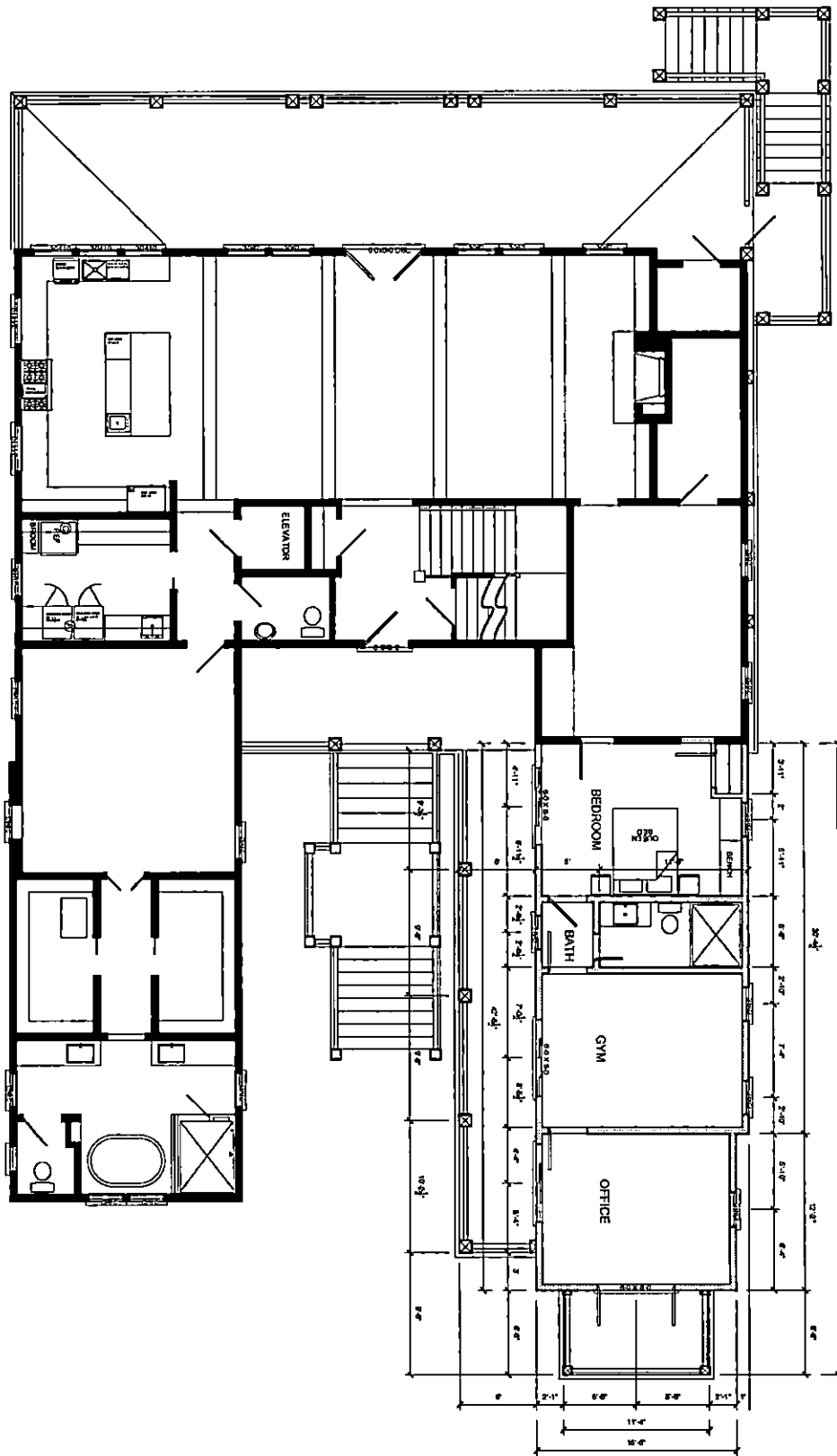
DATE 1/20/23
REVISIONS
SQUARE FOOTAGE FIRST FLOOR 3211 SQ.FT. SECOND FLOOR 1300 SQ.FT. TOTAL HEATED 4511 SQ.FT.

PROJECT HUNTER HOUSE 808 STAR OF THE WEST - SULLIVAN'S ISLAND - SC SHEET NAME SITE PLAN
SHEET 2

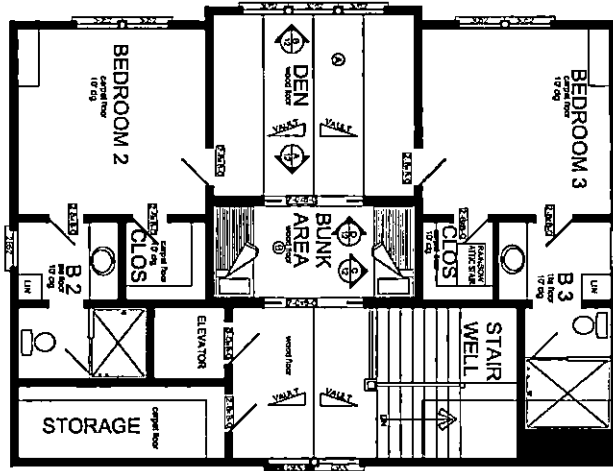
THIS DRAWING IS A PART OF A SET OF 24-1/2" X 36" DRAWINGS AND SHALL NOT BE USED WITH OUT ALL OTHER DRAWINGS IN THE SET

THIS PLAN IS PROPERTY OF CARL D. JACOBS II. UNAUTHORIZED USE IS PROHIBITED. THIS DRAWING IS A PART OF A SET OF 24-1/2" X 36" DRAWINGS AND SHALL NOT BE USED WITH OUT ALL OTHER DRAWINGS IN THE SET.

STAR OF THE WEST 30' RW 6.4
 6.9
 7.3

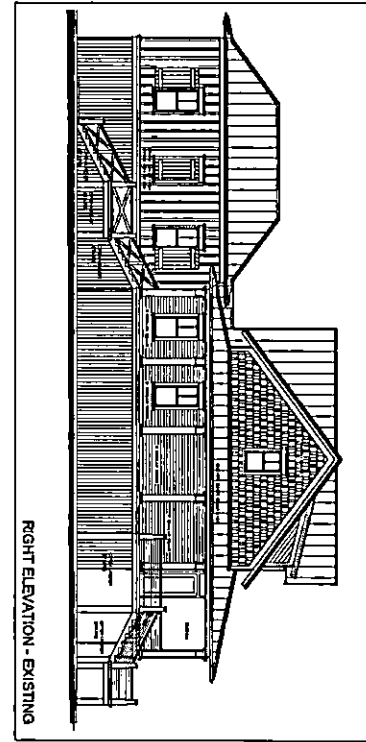
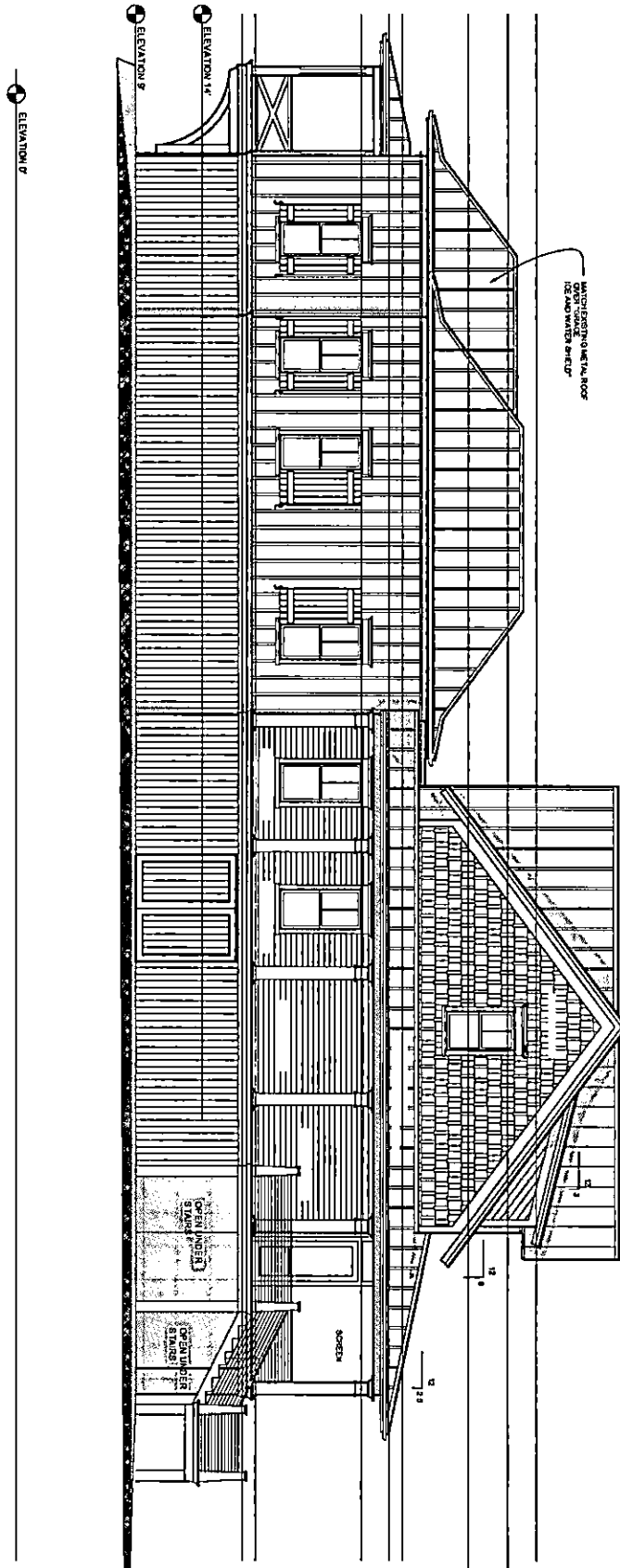


<p>3</p> <p>SHEET</p>	<p>PROJECT HUITTO HOUSE 808 STAR OF THE WEST - SULLIVAN'S ISLAND - SC</p> <p>SHEET NAME FIRST FLOOR PLAN - PROPOSED</p>		<p>SQUARE FOOTAGE FIRST FLOOR 3,211 SQ.FT. SECOND FLOOR 1300 SQ.FT. TOTAL HEATED 4,511 SQ.FT.</p>	<p>REVISIONS</p> <p>1</p>	<p>DATE 1/20/23</p>
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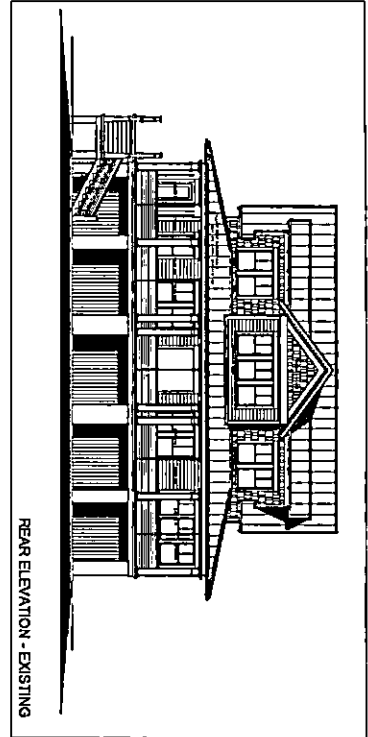
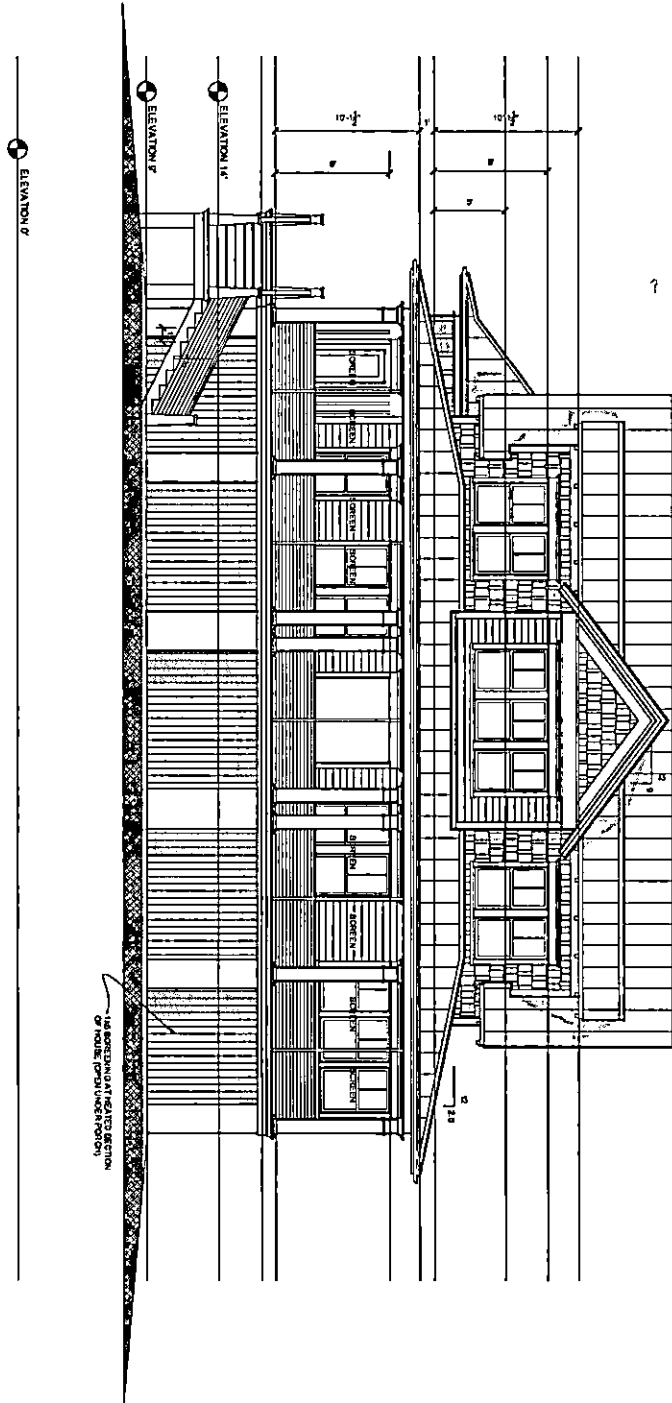
SECOND FLOOR PLAN
1/8" = 1'-0"

<p>4</p> <p>SHEET</p>	<p>PROJECT HUTTO HOUSE 888 STAR OF THE WEST - SULLIVAN'S ISLAND - SC</p>	<p>CARL D. McCANTS III ARCHITECT 1200 N. W. 10th St. Fort Lauderdale, FL 33309</p>	<p>SQUARE FOOTAGE FIRST FLOOR 3,211 SQ.FT. SECOND FLOOR 1300 SQ.FT. TOTAL HEATED 4,511 SQ.FT.</p>	<p>REVISIONS</p>	<p>DATE 1/20/23</p>
	<p>SHEET NAME SECOND FLOOR PLAN - PROPOSED</p>				



RIGHT ELEVATION - PROPOSED
1/8" = 1'-0"

<p>6 SHEET</p>	<p>PROJECT HUTTO HOUSE 808 STAR OF THE WEST - SULLIVAN'S ISLAND - SC</p>	<p>TFS DESIGN, INC. CARL McCANTS II CDS-908-1802</p>	<p>SQUARE FOOTAGE FIRST FLOOR 3,211 SQ.FT. SECOND FLOOR 1,300 SQ.FT. TOTAL HEATED 4,511 SQ.FT.</p>	<p>REVISIONS</p>	<p>DATE 1/20/23</p>
	<p>SHEET NAME RIGHT ELEVATION - PROPOSED</p>				



REAR ELEVATION - PROPOSED
1/8" = 1'-0"

<p>7 SHEET</p>	<p>PROJECT HUTTO HOUSE 808 STAR OF THE WEST - SULLIVAN'S ISLAND - SC</p>	<p>F&S DESIGN, INC. CARL D. McCANTS II CREATED 08/25/2008</p>	<p>SQUARE FOOTAGE FIRST FLOOR 3,211 SQ.FT. SECOND FLOOR 1300 SQ.FT. TOTAL HEATED 4,511 SQ.FT.</p>	<p>REVISIONS</p>	<p>DATE 1/20/23</p>
	<p>SHEET NAME REAR ELEVATION - PROPOSED</p>		<p>THIS DRAWING IS A PART OF A SET OF 24" x 36" DRAWINGS AND SHALL NOT BE USED WITH OUT ALL OTHER DRAWINGS IN THE SET</p>	<p>THIS PLAN IS PROPERTY OF CARL D. McCANTS II, UNAUTHORIZED USE IS PROHIBITED</p>	

TOWN OF SULLIVAN'S ISLAND
Design Review Board Meeting
February 15, 2023, 4:00 p.m.
PUBLIC INPUT SIGN UP SHEET

****PLEASE SIGN THIS FORM IF YOU WOULD LIKE
TO SPEAK ON A SPECIFIC AGENDA ITEM****

NAME	AGENDA ITEM
Kate Campbell Jan Morris	F1
CARL MCCANTS	808 SOW
DAPHNE WERTZ	808 SOTW
PETER COISH	2826 MARSHALL