

TOWN OF SULLIVAN'S ISLAND, SOUTH CAROLINA

DESIGN REVIEW BOARD

REGULAR MEETING MINUTES

Wednesday, July 18, 2018

A regular meeting of the Town of Sullivan's Island Design Review Board was held on the above date at 6:00 p.m. at Town Hall, 2056 Middle Street. All requirements of the Freedom of Information Act having been satisfied. Present were Board Members Beverly Bohan, Ron Coish, Steve Herlong, Linda Perkis, Rhonda Sanders, Bunky Wichmann, and Duke Wright.

Members of the public in attendance: Mr. Batten-2430 Atlantic Avenue, Mr. Williams-2513 I'On Avenue, Mr. Hines-1306 Thompson Avenue, Mr. and Mrs. Ewing-2514 I'On Avenue, Mr. Wade-2420 I'On Avenue, Mrs. Bouch-2508 I'On Avenue, and Mr. Cole-816 Conquest Avenue.

Staff members present: Joe Henderson, Randy Robinson, and Jessica Gress

- I. **CALL TO ORDER:** Steve Herlong called the meeting to order and stated that the press and public were duly notified pursuant to State Law and all Board Members present. There were no members of media present.
- II. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the meeting minutes of June 20, 2018. Mrs. Bohan seconded the motion. This motion passed unanimously.
- III. **PUBLIC INPUT:** No public input was made.
- IV. **HISTORIC PROPERTY DESIGN REVIEW**

2505 I'On Avenue: Mr. Henderson reported that Heather Wilson, the applicant, requests conceptual approval of new additions, elevation and relocation of a Sullivan's Island Landmark property, and historic exemptions to Principal Building Square Footage, Principal Building Coverage and Impervious Coverage. Mrs. Wilson stressed that this concept is just for conceptual approval as she is coming to the board for their thoughts and opinions. (TMS# 529-05-00-072)

Mr. Henderson stated that this property is located in the Atlanticville Local Historic District and is designated as a Sullivan's Island Landmark. The applicant proposed to remove the non-original additions from 1965 found on the rear elevations of the house. The house is proposed to be elevated, relocated and a new addition added to the rear of the house along the demolished rear wall. The addition is likely to be 2,644 sq. ft. of heated space (with 400' sq. above the garage). A new garage and swimming pool is also proposed for the I'On Avenue side of the property.

Mr. Ewing, 2514 I'On Avenue, asked that the board not grant this application conceptual approval because the Design Review Board advertisement sign was not located clearly on the property which lead to residents being unaware of this project and they had no time to discuss this application. Mr. Ewing also stated that the purposed application did not have the correct historic exemptions and no elevation information was provided so he was unable to determine the size and mass of the proposed structure.

Mr. Batten, of 2430 Atlantic Avenue, asked several questions relating to the adding of fill during construction. Henderson explained that all properties that add fill or add impervious surfaces of 625 square feet or more, are required to develop a comprehensive stormwater management plan.

Mr. Williams, 2513 I'On Avenue, stated that there is only five feet between his home and the house being presented to the Board. He is concerned about the scale of this neighborhood. Each home is about 50 feet from the property line. He would like the proposed plans to stay within the neighborhood compatibility of Ion Avenue. He believes that there is nothing wrong with adding additions or making renovations but for the applicant to please keep in mind the delicacy of the situation and to be mindful of the neighborhood. This home belonged to Thomas Stony who was the Mayor of Charleston from 1923 until 1931. Mr. Stony passed the first Historic Preservation Zoning Ordinance in the United States. Mr. Williams is asking that the Board considered this project with great management and ensures all good intentions.

Mr. Hines, 1306 Thompson Avenue, stated that he is confused about the application presented. He stated that he believes the guidelines need to be clearer and they aren't being met. He asked the Board not to approve this application.

Mrs. Ewing, 2514 I'On Avenue, is very concerned because they never knew this property was being reviewed by the DRB because the sign wasn't clear and it was out of sight. He also claimed that other residents were unable to attend this meeting because they didn't know about this. She voiced their opinions as follows: Claire and Mike Walsh, 2530 Ion Avenue, are supporting low density, low height, and preserving the historic structure. Molly and Steve Hope and Janice McMenamin were unable to attend the meeting but are concerned about the property as well. The residents are asking that the Board doesn't make a decision until the August Design Review Board Meeting so they can voice their opinion.

Mr. Wade, 2420 I'On Avenue, stated that he believes it is very important that property owners should be able to do what they want with their homes and that Heather Wilson did a great job designing this project.

Mrs. Abilon, 2513 I'On Avenue, stated that she has a privilege to live in such a magical place. She believes it is a quiet oasis and Sullivan's Island is losing those features. She is concerned about this design of this structure and that she will lose her quietness once this project has been finished and a family of five moves in next door.

Mrs. Bouch, 2508 l'On Avenue, stated that she and her family purchased thier home because it had the old cottage style. She is asking that we maintain the uniqueness of this home and the neighborhood.

Heather Wilson stated that she is more asking for thoughts, comments, and concerns regarding this project so she can make the changes necessary to move forward with this project.

Mr. Wichmann stated that he apricates all of the public comment. He struggles with moving this structure due to the public comment and neighborhood compatibility of this home. Mr. Coish stated that this property is very delicate. After listening to all the comments, he doesn't feel comfortable with moving or raising this structure. Mrs. Perkis stated that we cannot dismiss all of the public comment that has been presented to the Board. She is not comfortable with moving this structure. She believes it will take away from the neighborhood. Mr. Wright stated that he is ok with this concept but believes that all pubic comment and concern should be taken into consideration. Mrs. Bohan stated that this should be diverted to a study. She recommended preserving the face and add on to the back. Mrs. Sanders stated that she wants to protect as many historic homes as possible. She does not want to see this property moved or raised. Mr. Herlong agrees with the board. He believes this is an iconic piece of property that should remain intact as much as possible. **Mr. Wichmann made a motion to table this application until a new application has been resubmitted with the recommendations from Town Staff, the Board, and the public. Mrs. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

Mr. Herlong stated that he would be recusing himself from the projects at 321 Station 19 and 814 Conquest Avenue.

321 Station 19: Charlie Miraziz, the applicant, requested conceptual approval of deck and swimming pool additions to a Traditional Island Resource property, and historic exemptions to Impervious Coverage. (TMS# 529-05-00-072)

Mr. Henderson stated that the owners are requesting an addition to the rear façade by adding a screen porch over the footprint of an existing deck. The swimming pool is requested with paver decking which will encroach within 10' of the side property. Impervious coverage exemption is also requested in the amount of 7.5% (225 sq. ft.) to accommodate the new addition and pool. Addition and pool will not be visible from the right of way.

No public comment was made.

All Board Members stated that they were fine with this project with the recommendation of speaking with the neighbors. The Board asked that the applicant provides them with a list of products to be used for this project just in case asbestos siding is found and needs to be replaced. **Mr. Coish made a motion to grant conceptual approval to the design. Mrs. Sanders seconded this motion. All were in favor. None opposed.**

V. NON-HISTORIC PROPERTY DESIGN REVIEW

814 Conquest Avenue: Bronwyn Lurkin, of Herlong and Associates, requested conceptual approval for a new home construction and modification to the zoning standards for principal building square footage, principal building coverage, side setbacks and foundation height. (TMS# 523-06-00-029)

Mr. Henderson stated that the property is located outside of the historic district. The property owners plan to demolish the existing home and construct a new home while maintaining the existing pier head, dock and walkway. The current home is nonconforming in that it is located within the 30' OCRM setback. The new home will be built closer towards Conquest. Modifications to the zoning standards are requested for principal building square footage of 18%, principal building coverage 13.7%, side setbacks of 21% and foundation height of 12".

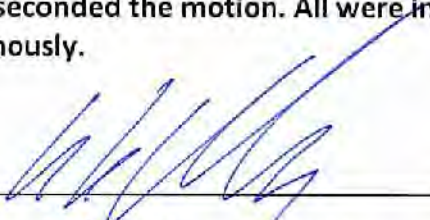
Michael Cole, 816 Conquest Avenue, requested that the Board does not approve this project as final until him and his wife have some time to discuss this project. He stated that this is a huge structure and they are asking for just a little more time to review and understand this property a little more in detail.

The Board stated that they are fine with this project with the consideration of the public. The Board requested that the applicant look into making this home a little smaller due to the fact that it is a very large property and the residents are concerned. **Mrs. Sanders made a motion to approve this design as conceptual. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

VI. ITEMS FOR CONSIDERATION


Mr. Coish stated that the most important thing when an application is presented to the Board the applicant should speak with the neighbors regarding the project at hand.

VII. ADJOURN- Mr. Wichmann made a motion to adjourn this meeting at 7:47 p.m. Mr. Wight seconded the motion. All were in favor. None opposed. Motion passed unanimously.



Steve Herlong, Chairman

Aug 15 2018
Date



Beverly Bohan, Vice-Chairman

Aug 15, 2018
Date

RECUSAL STATEMENT

Member Name: STEPHEN MERLONO
Meeting Date: JULY 18, 2018
Agenda Item: Section D Number: 2
Topic: 321 STATION 19

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
 Owens or has vested interest in principal or property
 Other: _____

Date: JULY 18, 2018 _____
Member

Approved by Parliamentarian: [Signature]

RECUSAL STATEMENT

Member Name: STEPHEN HERLONG

Meeting Date: JULY 18, 2018

Agenda Item: Section E Number: 1

Topic: 814 CONQUEST AVE

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.

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Date: JULY 18, 2018 _____

Member

Approved by Parliamentarian: [Signature]