

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, December 18, 2019

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 were verified to have been satisfied. Present were Board members Beverly Bohan, Ron Coish, Billy Craver, Steve Herlong, Kevin Pennington and Bunky Wichmann.

Town Council Members present: Kaye Smith

Staff Members present: Joe Henderson, Director of Planning/Zoning Administrator, Jessi Gress, Business Licensing and Permit Technician, Randy Robinson, Building Official and Max Wurthmann, Building Inspector.

Members of the public: John Hines, Mark Howard, Pat Votava, Mark Jordan, Stephany Albion, Roy Williams, Cindy Ewing, Linda Perkis, and Susan Middaugh.

Media present: No members of the media were present.

CALL TO ORDER: Mr. Herlong called the meeting to order at 6:00 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 November 20, 2019 Design Review Board Meeting Minutes. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC INPUT:** No public input was made.
- III. **SPECIAL EXCEPTIONS:**

2714 Jasper Boulevard: Carl McCants, applicant, requested final approval to receive the accessory dwelling unit special exception in accordance with Zoning Ordinance section 21-20 C. (2). (TMS# 529-07-00-020)

Mr. Henderson stated that this property is bound by Jasper Boulevard to the south, and Goldbug Avenue to the north with a historical designation of a Traditional Island Resource by way of survey card #310. The post Hugo assessment states that two additions were added since the 1970's and a new roof structure was added in 1989 with "new sawn balustrade." Mr. Henderson stated the applicant received BZA approval for the accessory dwelling unit (ADU) special exception on November 14, 2019 along with their strategy for site development.

Henderson summarized the special exception incentive and stated that approval will legally render the small cottage an accessory dwelling unit and allow a second dwelling on the property (to become the principal building).

No public comment was made.

All Board comments were in favor of the application as presented.

Mr. Wichmann made a motion to approve this application for final approval. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously.

IV. COMMERCIAL DESIGN REVIEWS:

Refuel Gas Station: The Middleton Group, applicants, requested final approval of proposed parking modifications, landscaping, signage and structural renovations for the existing gas station property at 2220 Middle Street. (TMS# 529-5-00-030)

Mr. Henderson stated that during the November 20, 2019 Design Review Board meeting the following comments were made from the Board and members of the public.

- Consider removal of the curb cut closest to Middle Street or closing access to the property. Applicants proposed to close access via the Middle Street curb cut by installing a landscape bed along Station 22.5.
- Consider lowering the gas canopy and redesigning to relate better with the building. Canopy has not been lowered. Applicant explained that fuel and delivery trucks require clearance of a minimum height of 15'. Design is specific to the Refuel band and remains unchanged.
- Provide lighting that does not spill onto adjacent residential properties. Lighting cut sheets were provided by applicant.
- Provide more detail on brick type and color pallet. Materials and color description were included in the application.

Mr. Henderson stated the following changes were proposed for this site:

- Free standing sign improvements
- Removal and relocation of gas pump
- Gas canopy replacement and expansion to cover the relocated pump
- The building design shows a shed roof on three sides
- Rearrange existing eight parking spaces

Chairman Herlong asked if there is any public input.

Mr. John Hines, property owner of 1624 Middle Street, suggested the installation of shades to cover the LED lights to help with direct lighting on the neighboring properties.

Mr. Mark Howard, property owner of 1820 Central Avenue, asked if there was a way to install a switch to control the lighting or only light curtain areas on the property at certain times.

Ms. Pat Votava, property owner of 2214 Jasper Boulevard, thanked Mr. Mark Jordan, President and owner of Refuel Gas Company, for taking his time to meet with her and other neighbors to address all concerns from the previous DRB meeting. Ms. Votava requested that the gas station close at 11 p.m. so the lights can be turned off at this time. Ms. Votava was not certain if this was in the purview of the Design Review Board.

Mr. Henderson stated that there is no specific regulation in the Town's Code of Ordinances that dictates when a business is required to close.

Mark Jordan, President and owner of Refuel Gas Company, stated that typically the canopy lights are left on as a way of letting customers know that they are still able to purchase gas. Mr. Jordan stated that he understands the lighting canopy is a concern and would be willing to turn the lights off at 11 p.m. The LED lights proposed do come with shades and were selected to focus all light to stream downward. Mr. Jordan suggested only leaving the LED lights on that are located under the awnings which would be located on the proposed porch.

The Board believed that the applicant made all necessary adjustments to the application based on the comments given at the November 20, 2019 Design Review Board Meeting. Mr. Pennington stated that he believes the gas canopy is too high and does not fit with the neighborhood.

Mr. Jordan stated that the gas canopy is in the shape of a sail. It was designed this way for the South Carolina beach feel to stand out from other gas stations. Mr. Jordan stated that this is a trademark to Refuel and would ask the Board to accept the gas pump canopy.

Mr. Craver made a motion to approve this application for final approval. Mr. Wichmann seconded this motion. Mr. Pennington opposed. Motion passed 5 to 1.

V. NON-HISTORIC DESIGN REVIEWS:

Mr. Herlong recused himself from the 1771 Atlantic Avenue application (Exhibit one).

1771 Atlantic Avenue: Herlong and Associates, applicants, requested approval of a bedroom addition to an existing single-family residence with a modification to the zoning standards for principal building square footage and second story side façade setbacks. (TMS# 523-12-00-032)

Mr. Henderson stated that the applicant received DRB approval for a previous renovation in 2009 and are now requesting an additional 12.6% in principal building square footage, bringing

the aggregate modification to 20% or 683'. The bedroom addition will be expanded toward the Atlantic Avenue frontage and remain unseen from the street. Mr. Henderson stated that the second story side façade setback modification is triggered by adding a bedroom to the elevated second story wall, however, the property owner has little option to adding the addition in an alternative location due to the size and shape of the lot.

No public comment was made.

All Board comments were in favor of the application as presented

Mr. Wichmann made a motion to approve this application for final approval. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously.

3103 Marshall Boulevard: Abraham Christian, applicant, requested approval for principal building square footage modification for an existing single-family residence. (TMS# 529-12-00-101)

Mr. Henderson stated that the existing structure is over the allowable principal building square footage by 7.5% or 247.6' (totaling 3,526 square feet). Mr. Henderson stated that to bring this property into compliance and add roof dormer additions, the applicant has requested 15.4% or 4044' total square feet. This request renders the proposed work and existing home compliant.

No public comment was made.

All Board comments were in favor of unanimous approval of the application.

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

2914 Middle Street: Allen Design Inc., applicant, requested final approval to construct a single-family residence with modifications to the zoning standards for principal building square footage, principal building coverage, building foundation height and second story side façade. (TMS# 529-7-00-078)

Mr. Henderson stated that during the November 20, 2019 Design Review Board Meeting, the Board made no recommendations for architectural or site changes however, the neighbors requested additional time to communicate with the owners. Mr. Henderson stated this property is currently vacant and maintains one road frontage along Middle Street. The applicants requested relief from the second story side setback standards on east and west sides. A landmark live oak is located on the southwestern side of the property. The zoning standards from principal building square footage was requested for 23.7% and principal building coverage of 17%.

No public comment was made.

The Board was in favor of this application.

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

2851 Marshall Boulevard: Beau Clowney Architects, applicant, requested final plan approval for an addition and modifications to the zoning standards for principal building square footage, principal building coverage, and second story side façade setbacks. (TMS# 529-11-00-077)

Mr. Henderson stated that the existing non-historic structure was constructed in the early 1990's and is a contemporary design and does not meet many of the design standards and design guidelines for the Zoning Ordinance. The applicant presented a renovation plan and addition to the south east side of the dome structure. The addition is to be one story with a swimming pool and deck/terrace fronting the beach. Mr. Henderson stated the applicant made a request architectural relief due to the unusual circular shape not being consistent with the vernacular home design encouraged by the Zoning Ordinance.

No public input was made.

All Board comments were in favor of the application as presented.

Mr. Wichmann made a motion to approve this application for final approval. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. HISTORIC DESIGN REVIEWS:

2508 Atlantic Avenue: Heather Wilson, applicant, requested approval of a detached single car garage and several architectural changes to the Design Review Board addition to a Sullivan's Island Landmark property. (TMS# 529-10-00-038)

Mr. Henderson stated that on November 19, 2018, the Design Review Board granted final approval of the application for the proposed new addition and relocation of the existing historic home. The applicants requested a detached one car garage in lieu of elevating the home as originally approved, and intends to capture parking originally proposed underneath the house. No architectural changes are proposed and have been removed from the applicant's request.

Ms. Wilson submitted documents to the Board for review (Exhibit 2 through 10).

Ms. Stephany Albion, 2513 l'On Avenue, read a section from the Sullivan's Island Comprehensive plan which stated the following:

"The historic buildings are a reminder of our past and are cherished by the community. The past is what brought Sullivan's Island to this point in history and has formed the type of community that exists. In addition, the historical buildings on Sullivan's Island give the island's architecture

a variety and richness that is not found on many of the barrier islands. The Sullivan's Island Design Review Board serves as the overseeing authority of the Town's local historic district and is charged with the protection of all designated properties within the historic preservation overlay. The Design Review Boards powers and duties include reviewing and approving projects within all local historic districts and individually designated properties. Combined there are approximately 240 historic properties island wide accounting for approximately 25% of the houses on Sullivan's Island.

Ms. Albion stated the new garage is so close to the neighboring property line which makes her nervous. With the proposed new garage Ms. Albion believes it will disrupt the view and breeze flow.

Ms. Ewing submitted documents to the Board for review (Exhibit 10 and 11).

Ms. Cindy Ewing, 2514 l'On Avenue, referred to page one of her submittal (Exhibit 10) and stated this was what she believed was the applicants proposed plans. Ms. Ewing stated this home is located on a block that is very historic to the Island.

Mr. Henderson stated that the applicant requested the detached accessory structure to provide parking lost due to lowering the home. When the DRB granted final approval on November 19, 2018, the Board requested of the owners, to lower the home if at all possible. Town staff authorized this lowering of the home "at staff level" along with several design changes to the new addition facing l'On Avenue by adding a semi-circular element to the breezeway.

Mr. Henderson informed the Board that when an applicant makes a DRB presentation and is granted final approval, Town Staff has the authority to approve slight design changes to the application. If Town staff feels the design change is substantial enough to require the Board's approval, they would be required to present the changes during a subsequent DRB meeting.

Ms. Ewing stated the Design Review Board was created to protect and preserve historic homes and historic districts on the island. Ms. Ewing believes the Board only tried to benefit the applicant not the importance of saving this historic neighborhood. Ms. Ewing stated this is the last block on Sullivan's Island that has this density of historical homes. Ms. Ewing asked the Board to defer this application until everyone can review to exact changes to be made.

Ms. Linda Perkis, 2871 Brownell Avenue, stated she was on the Design Review Board when the original application was approved. Ms. Perkis stated that the Board gave the applicant approval to remove the existing garage with hesitation. Now the applicant is asked for a garage because they lowered the home so parking under the structure will not be an option. Ms. Perkis asked how will the owners be able to get to the garage based on the proposed location. Mr. Herlong stated that based on the proposed plan it looks as though they will be driving under the arch which is located under the home.

Mr. Roy Williams, 2513 I' On Avenue, stated he wishes some of these problems could be avoided because it would be easier on the owners, architect and the Board. Mr. Williams was concerned about the proposed garage because it is close to the westward wall of his home. Mr. Williams asked if the garage could be placed in a different location.

Ms. Pat Votava, 2214 Jasper Boulevard, stated that the Board has a tough job and thanked the Board for serving. Ms. Votava believes that everyone moves to this island because of the way it looked and its history. Ms. Votava stated the Board has the power to alter the look of Sullivan's Island, which is a huge role. Ms. Votava asked the Board not to destroy the integrity of this property but to preserve the integrity of the structure.

Mr. John Hines, 1624 Middle Street, stated he is not clear whether or not the applicant is asking for the garage or if it was a part of the original design. Mr. Hines asked the Board to defer this application until everyone can clearly see what is being proposed.

Ms. Susan Middaugh, 2420 Raven Drive, stated she is pleased to hear that this house will be lowered. Ms. Middaugh asked if the applicant would consider relocating the proposed garage.

Mr. Mark Howard, 1820 Central Avenue, stated he was unclear as to what was being proposed. Mr. Howard agreed with Ms. Middaugh in regard to the location of the proposed garage. Mr. Howard asked the Board to defer this application.

Mr. Henderson stated that the request before the Board is that of adding a detached accessory structure to the site. All other elevation changes were already authorized by Town Staff as minor changes to the Certificate of Appropriateness and permitted. Mr. Henderson referred to Section 21-109 of the Zoning Ordinance which stated that Town staff may review and approve minor refinements to any given Certificate of Appropriateness under certain circumstances.

The Board agreed that the design of the structure as approved at the staff level is compatible with the historic nature of the island and supports the owner and staff's decision to move forward with the lowering of the home. Mr. Pennington stated that he was not in favor of the location of the garage. The Board made a recommendation to move the location of the garage toward the home as much as possible, and away from the neighboring property, but was in favor of the application presented.

Mr. Craver made a motion to approve this application for final approval. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2862 Jasper Boulevard: Myles Trudell, applicant, requested approval of a bedroom addition and rear porch enclosure on a property designated as a Traditional Island Resource. (TMS# 529-07-00-032)

Mr. Henderson stated that on June 17, 2015, the Design Review Board granted approval for several exterior architectural changes and improvements, including chimney replacement,

removal of nonoriginal siding and front porch restoration. The new owners of the property requested to add a bathroom addition to the rear elevations and enclose a rear covered porch. Addition materials include the following:

- Cementous siding to match the existing house
- Standing seam metal roofing
- Windows and trim to match existing
- Add brick chimney to enclosed porch to match the existing chimney

No public comment was made.

All Board comments were in favor of the application as presented.

Ms. Bohan made a motion to approve this application for final approval. Mr. Pennington seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1857 l'On Avenue: Heather Wilson, applicant, requested approval to remove all existing windows and front door with surrounding sidelights on a property designated as a Sullivan's Island Landmark. (TMS# 529-09-00-072)

Mr. Henderson stated that this structure was built in 1900 and heavily altered in 1970 by adding synthetic siding and several additions to the north and western elevations. In 2018 Town staff authorized a building permit to conduct repairs of rotten siding and replacement of the foundation underpinning lattice with horizontal boards. The applicants requested to remove the west elevation nonoriginal addition.

No public comment was made.

All Board comments were in favor of the application as presented.

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

Mr. Henderson stated that there was an additional conceptual application to be presented to the Board.

2219 Myrtle Avenue: Max Wurthmann, applicant, requested conceptual approval to remove and reconstruct an accessory structure on the Station 22 ½ and Myrtle Avenue. (TMS# 529-05-00-023)

Mr. Henderson stated that in 2017 Mr. Wurthmann presented a historic renovation presentation to the Board and was granted final approval. The applicant requested side setback relief from the 10-foot required setback of 40% which would allow a 6-foot yard side setback which is what is currently existing. Mr. Henderson stated that in order for the applicant to

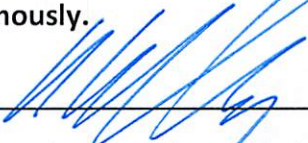
rebuild a new accessory structure and be granted the setback relief of 40% the house must be reoriented towards Station 22.5 to allow the detached structure to be placed in the side yard instead of the front.

No public comment was made.

All Board comments were in favor of the application as presented.

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

VII. **ADJOURN:** Mr. Wichmann made a motion to adjourn at 8:30 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Steve Herlong, Chairman

JAN 15, 2020
Date



Beverly Bohan, Vice-Chairman

Jan. 15, 2020
Date

RECUSAL STATEMENT

Member Name: Steve Herlong
 Meeting Date: December 18, 2019
 Agenda Item: Section F Number: 1
 Topic: 1771 Atlantic 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: _____

Date: 12/18/19

Member

Approved by Parliamentarian: _____

Supplemental Material via Digital Presentation: 12-18-2019

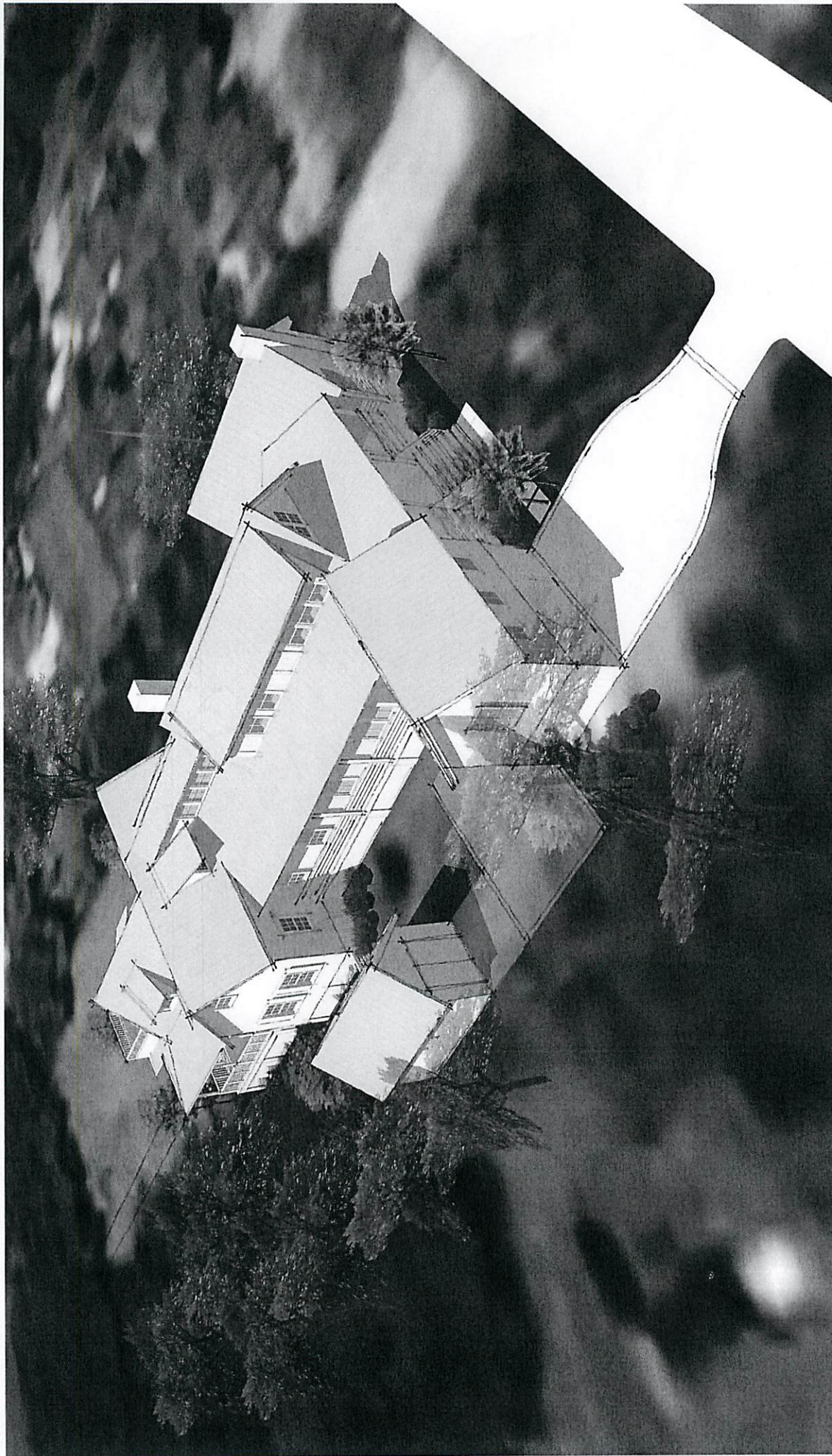
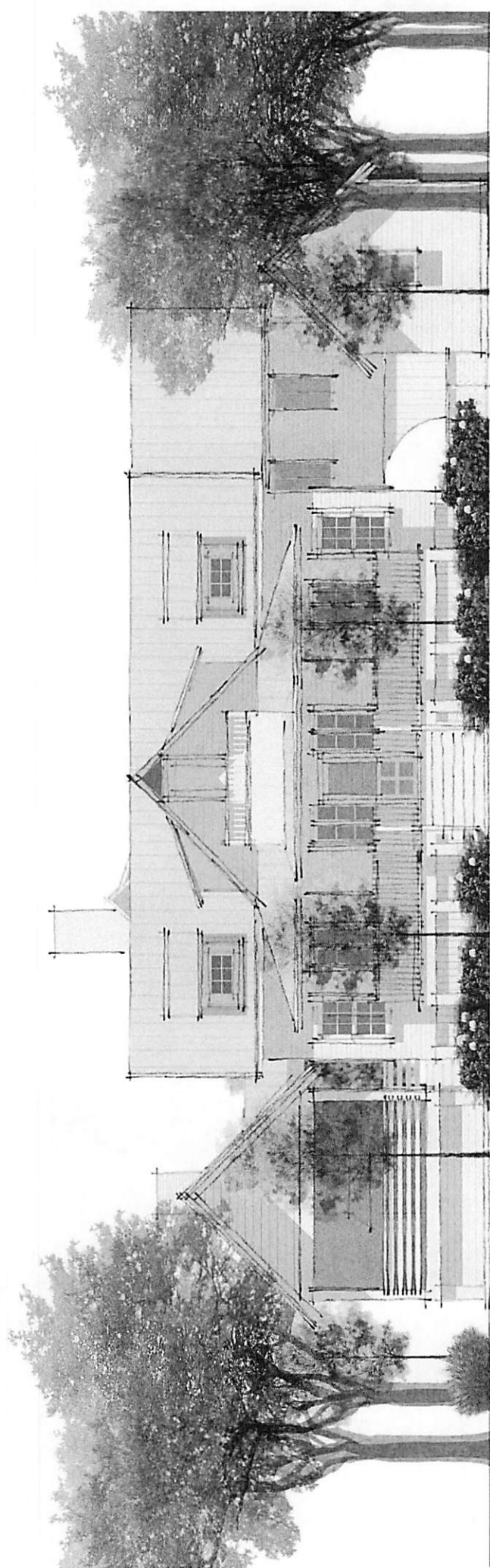
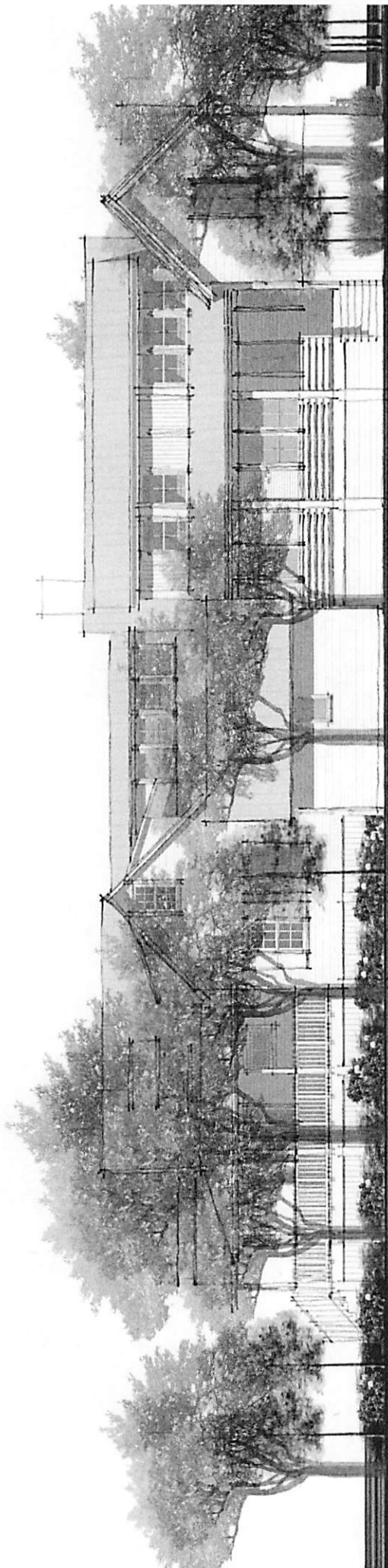


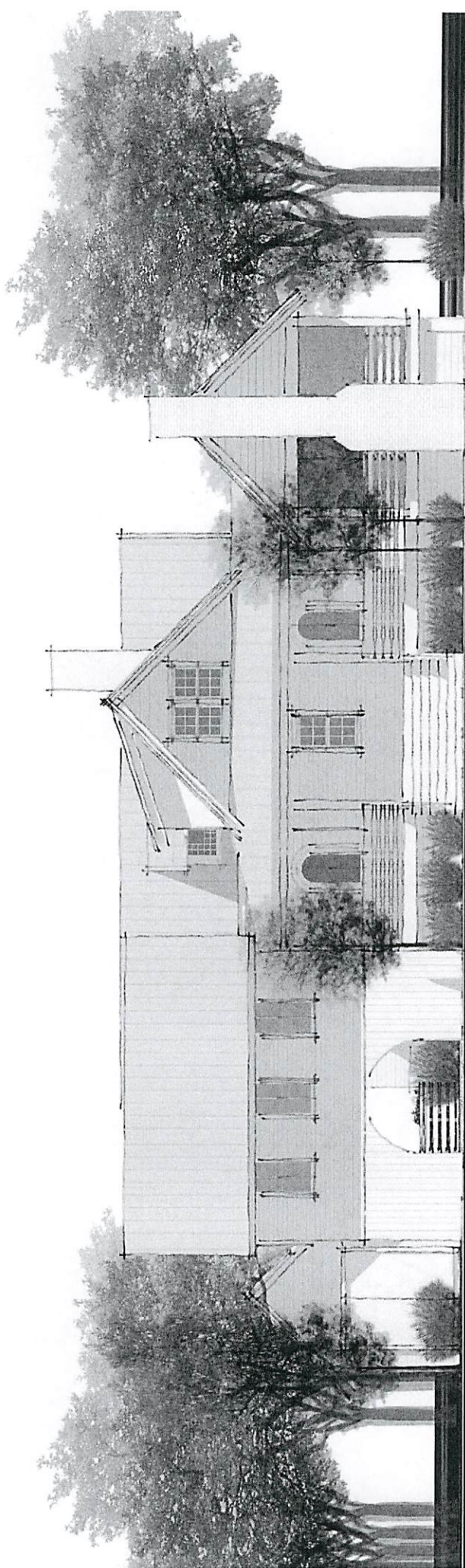
Exhibit
two

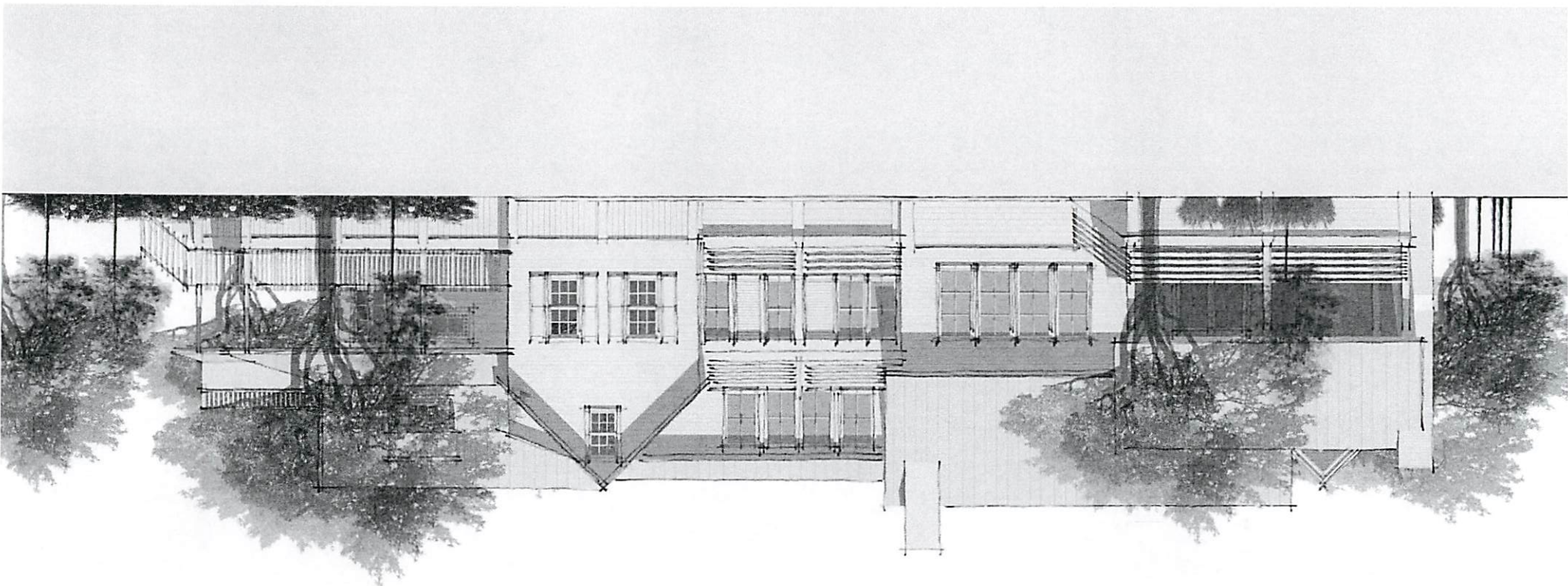
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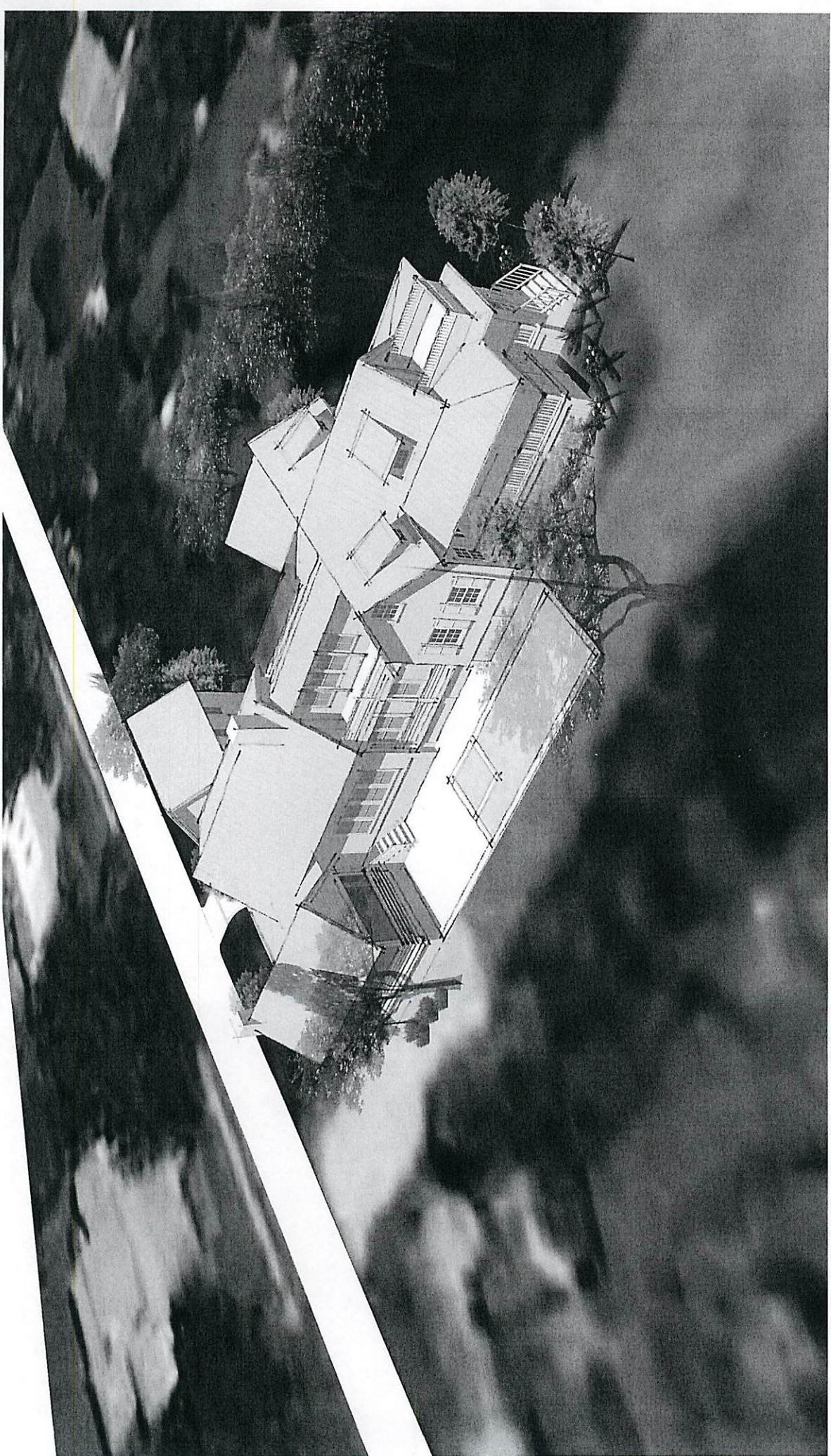
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Seven





nine

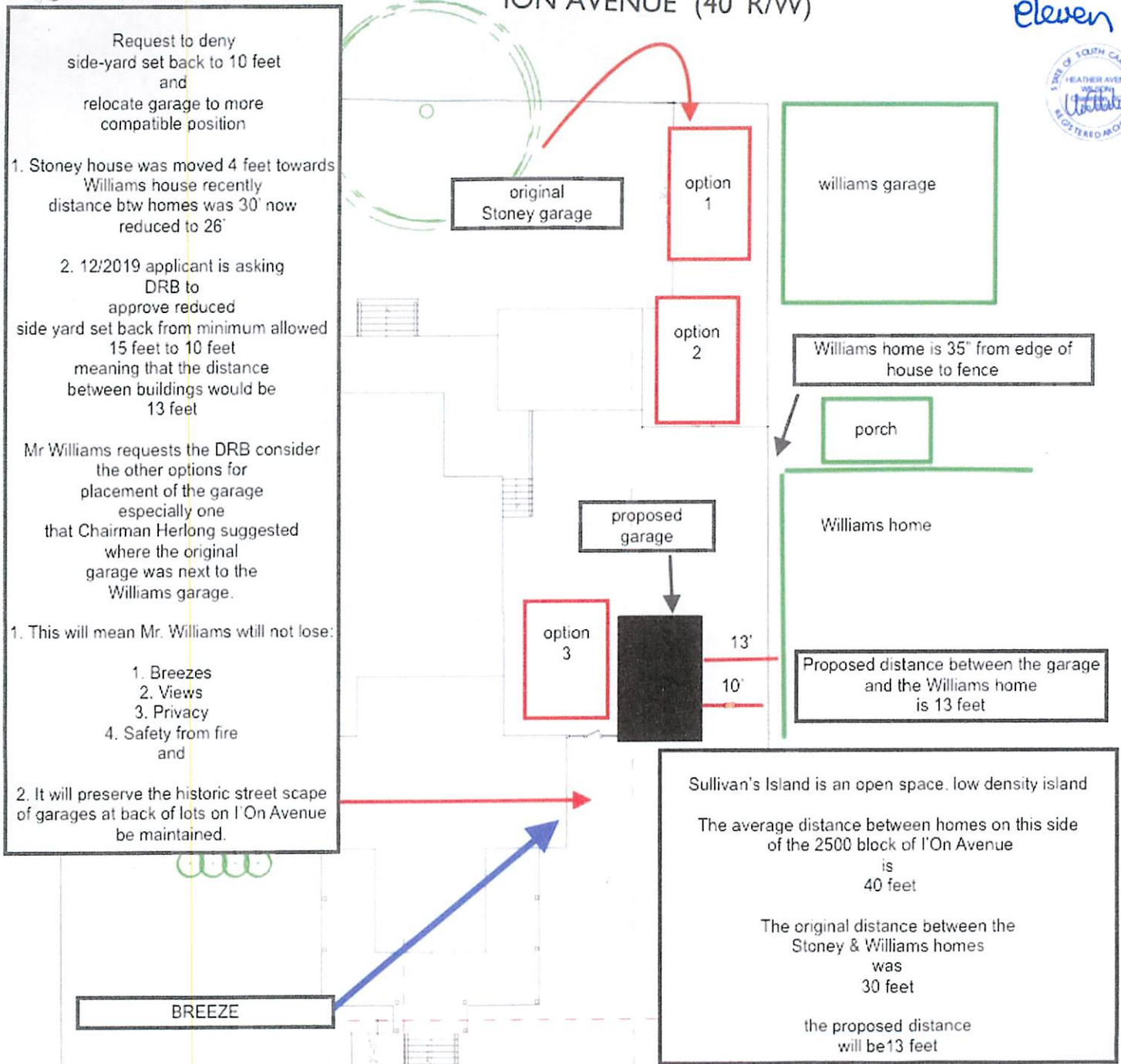


ten





ION AVENUE (40' R/W)



ARTICLE XV. Accessory Uses and Structures.

Sec. 21-136. Intent.

Placement of garage should not negatively impact the neighbors or be incompatible with neighborhood.

An accessory use or structure is subordinate to the Principal Building on a lot and is used for purposes customarily incidental to the main or principal use or building and located on the same lot. Its purpose is for the enhanced utilization of the principal use of the property but would not exist independent of the principal use.

An accessory use or structure is permitted on a property in conjunction with a principal use. The size of accessory structures should bear a relation to the size of the principal structure. Proper location of accessory structures is important to their impact on adjacent homes and businesses.

This Design is the best design for the neighborhood and meeting historic home and historic district guidelines.

neighborhood wholeheartedly embraced this design



This proposed design is a confusion of architectural styles

Sullivan's Island Traditional architectural style is SIMPLE restrained use the same features.

The drive-thru archway has no relationship to Trad SI arch or neighborhood.

Vertical is not not compatible w/ neighborhood, and creates an effect that emphasizes the height of that addition.

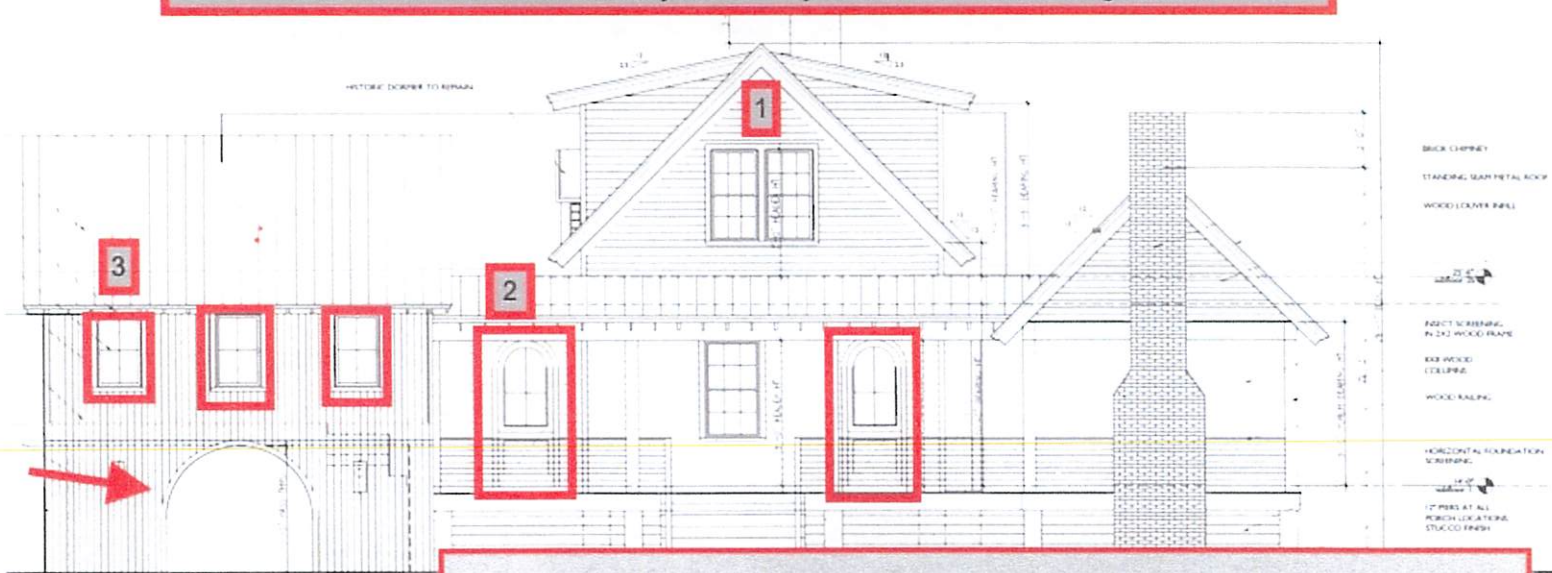
This might work in a non historic neighborhood but it takes away from the character of this neighborhood.



NORTH ELEVATION AS APPROVED BY DRB ON 11.19.2018

SCALE: 1/8" = 1'

The proposed plan diminishes the historic Stoney House and is does not contribute and actually takes away from the the historic neighborhood



NORTH ELEVATION PROPOSED
SCALE: 1/8" = 1'-0"

We ask that the DRB not approve any one of these changes with the exception of adding a dormer if needed.



Town of Sullivan's Island
Design Review Board

Sign in Sheet
December 18, 2019

Print Name

Address

Email

CARL MCCANTS	2715 JAMES	CARLMCCANTS3@gmail.com
BLAKE MIDDLETON	172 HISTORIC DR. MT. PLEASANT.	BLAKE@THEMIDDLETONGROUP.NET
SEAN CARLIN	2220 MIDDLE ST.	SEAN@THEMIDDLETONGROUP.NET
JAMES P. PARLES	2851 MARSHALL BLVD	JAMES@BRAUCCOUNTRY.COM
Bronwyn Hurkin	2214 Middle St.	bronwyn@herlangarchitects.com
Elizabeth Allen	2914 Middle St.	elizabethnecharlestonarchitects.com



**Town of Sullivan's Island
Design Review Board**

Sign in Sheet
December 18, 2019

<u>Print Name</u>	<u>Address</u>	<u>Email</u>
Stephanny Albion	2513 Ion	
Roy Williams	2513 Ion	
Cyndy Ewing	2514 Ion.	cmewing@comcast.net.
Susan Midlaugh	2420 Raven	
PAT VOTAVA	2214 Jasper	votava@musc.edu
MARK HOWARD	1820 Central	
John Ball Hines	1624 Middle St	