

# TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

## REGULAR MEETING MINUTES Wednesday, October 16, 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, Billy Craver, Luke Lewis, Kevin Pennington and Bunky Wichmann.

Town Council Members present: Council Member Chauncey Clark.

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: Mr. Bobby Pearce and Mr. Will Haynie were present.

There were no known members of media present.

**CALL TO ORDER:** Ms. Bohan called the meeting to order 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 September 18, 2019 Design Review Board Meeting Minutes. Mr. Lewis seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC INPUT:** No public comment was made.
- III. **COMMERCIAL DESIGN REVIEWS:**

**2213-B Middle Street:** Kate Campbell, applicant, requested conceptual approval for exterior renovations to the existing front porch patron area, entrance way, roof improvements and architectural details. (TMS# 529-09-00-118).

Mr. Henderson stated that Longboard is a new restaurant concept being proposed for the current 450 Pizza location and proposed several aesthetic and structural improvements. All restaurant uses located within the commercial district are considered nonconforming (grandfathered) uses and may continue operation provided that they are not expanded, enlarged or intensified by increasing patron floor space or capacity of seats/tables. Mr. Henderson stated that Town Staff determined that the proposed application does not intensify the use or increase patron floor area which means it meets the conditions of Article 16. Mr. Henderson stated the applicant proposed the following:

- Remove existing front façade
- Remove front porch framing and roof
- Remove existing roof and parapet walls over both building entrances
- Reconstruct the existing front porch
  - Reduce the area of patron dining and tables by 135' sq. ft.
  - Incorporate a planter bed between the front property line and the building
- Replace parapet walls with new design for parapets
- Replace existing roof with new metal roof with similar roof pitch (no roof expansion in height proposed)

No public comment was made.

The Board 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.**

#### **IV. NON-HISTORIC DESIGN REVIEWS:**

**2301 Atlantic Avenue:** Heather Wilson, applicant, requested modification to a previously approved Certificate of Appropriateness by increasing the granted principal building square footage from 4% to 10%. (TMS# 529-10-00-058)

Mr. Henderson stated that the existing home is non-historic and located outside of the historic district. On September 21, 2016 the Design Review Board granted a 4% modification of principal building sq. ft. Mr. Henderson stated that the applicant requested an additional 6% (10% or 4123') to enclose a portion of the attic.

No public comment was made.

The Board was in favor of the application presented.

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

#### **V. HISTORIC DESIGN REVIEWS:**

**2008 l'On Avenue:** Phil Clark, applicant, requested final approval to renovate a Traditional Island Resource by removing nonoriginal addition elements, adding an attached addition and elevating the home. Modifications were requested for principal building coverage and principal building side façade. (TMS# 529-09-00-012)

Mr. Henderson stated that this property is identified as a Sullivan's Island Landmark by survey card #189. The home sustained moderate damage during Hugo and is considered a per-FIRM structure or located below base flood elevation. Mr. Henderson stated the applicant requested the following:

- Elevation of home to meet FEMA regulations
- Roof alterations:
  - Adding hipped roof to the south (front) elevation of the home
  - Replace shingles with standing seam metal roof
- Remove non-original siding
- Open the porch by removing the screen and replacing balustrades
- Adding chimney to east elevations
- Replacing lattice with horizontal slats

No public comment was made.

The Board was in favor of the application presented.

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

**1109 Middle Street:** Eddie Fava, applicant, requested final approval for an historic renovation to a Sullivan's Island Landmark with no modifications to the zoning standards. (TMS# 523-07-00-078)

Mr. Henderson stated that this property is identified as a Sullivan's Island Landmark by survey card #298. The home is known as the "Salmons-Lawson House" of the Moultrieville Local Historic District, building circa 1867. The guest house is referenced in the historic survey card along with the kitchen house. Mr. Henderson stated that during the August 14, 2019 Design Review Board Meeting, the Board granted preliminary approval of the renovation plan and recommended that the applicant consider applying for a variance from the Board of Zoning Appeals for the following reasons:

- Elevating the home (to meet FEMA regulations) would require the home to be raised over the allowable height of 38' (to 42')
- This elevating would bring the finished floor elevation to 16' from natural grade, and would destroy the historic fabric of the home; potentially negatively affecting the Moultrieville Historic District.

Mr. Henderson stated that the Board of Zoning Appeals granted this variance on August 8, 2019 which allowed an exemption for the flood elevations requirements of the Town Code, with the condition that the proposed 1' 8" elevation will meet the upcoming FEMA maps. Mr. Henderson stated that on August 14, 2019 the Design Review Board asked that the applicant

reconsider modifications to the roof dormer on the ocean side elevations, design of louvers and provide addition information on the garage design and placement. Mr. Henderson stated that the applicant requested the following:

House modifications:

- Elevation of home to meet FEMA regulations
- Adding an addition to the non-west corner of the home
- Roof alterations:
  - Adding two gables on the north side of the home
  - Adding once large gable on the ocean side of the roof (south)
- Enclosing a portion of the wrap-around porch, an original feature of the house
  - Windows are to be placed on the enclosure
- Establish a connection between the kitchen house and the cottage

Kitchen house:

- Remove porch
- Add hyphen addition between the house

Cottage modifications:

- Elevating the structure
- Keeping the chimney
- Relocation of doors and windows

Mr. Pearce, property owner of 1105 Middle Street, stated that these homes are iconic treasures to Sullivan's Island. Mr. Pearce objected to the proposed pool, the front dormer, and the garage. Mr. Pearce believes that if the garage were smaller there would be room for the pool to be located in the rear of the property.

Mr. Haynie, property owner of 1105 Middle Street, stated that he is not in favor of the front dormer, garage and the swimming pool located on the beach side. Mr. Haynie stated that if the two-car garage is located on the street side, this will cause more flooding to occur on his property. Mr. Haynie stated it is the duty of the public to preserve and restore as much as we possibly can of the historic properties. If these features are added it will take away the historic nature of this home.

Mr. Fava stated that the proposed pool was removed from this application submittal but will return at another meeting.

Mr. Wichmann strongly opposed the changes to the front façade of the structure such as the enclosure of the porch and the addition of the third dormer. Mr. Craver stated that he is ok with the dormer and the enclosure of the porch but was not in favor of the garage and placement of the pool location. Mr. Pennington suggested coming back with the application with the pool included. Mr. Pennington recommended modifying the garage so there is a better

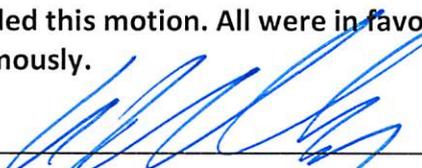
view of the home. Mr. Lewis was in favor of the enclosure of the porches and the addition of the third dormer. Mr. Lewis stated that if the pool were to be located on the beach side of this property, the neighbors would be the only ones who could see the pool. If it is located on the street side of the home, everyone would see the pool. For this reason, Mr. Lewis believes the pool would be located best on the beach side. Ms. Bohan suggested that the applicant relocate the garage by turning it to the right side of the property and come back with a complete full set of plans.

**Mr. Craver made a motion to defer the application based on suggestions given by the Board.**

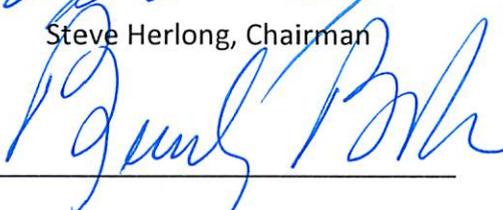
Mr. Pennington suggested to grant final approval for the enclosure of the porches and the addition of the third dormer and deferring the position of the garage and pool.

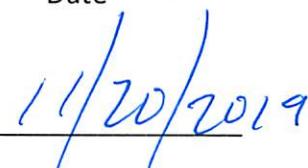
**Mr. Craver amended his motion by granting final approval of all modifications to the principal building coverages such as the enclosure of the porches and the addition of the third dormer and to defer the placement of the garage and pool based on the suggestions given by the Board. Mr. Lewis seconded this motion. Four were in favor. Mr. Wichmann opposed. Motion passed 4 to 1.**

VI. **ADJOURN: Mr. Wichmann made a motion to adjourn at 7:35 p.m. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

  
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Steve Herlong, Chairman

  
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Date

  
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Beverly Bohan, Vice-Chairman

  
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Date



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

Sign in Sheet  
October 16, 2019

<u>Print Name</u>	<u>Address</u>	<u>Email</u>
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