

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, July 15, 2020

A regular meeting of the Town of Sullivan's Island Design Review Board was held on the above date at 4:00 p.m. online via Zoom. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Beverly Bohan, Luke Lewis Ron Coish, Billy Craver, Steve Herlong, Kevin Pennington and Bunky Wichmann.

Town Council Members present: No members of Council were present.

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

Members of the public: No members of the public were present.

Media present: No members of the media were present.

CALL TO ORDER: Mr. Herlong 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:

II. PUBLIC INPUT: No public comment was made.

III. HISTORIC DESIGN REVIEWS:

2608 I'On Avenue: Carl McCants, applicant, requested approval to modify a previously approved historic renovation plan for a designated Sullivan's Island Landmark property with request for principal building square footage increases. (TMS# 529-10-00-024)

Mr. Henderson stated that this property is in the "Atlanticville Local Historic District." In September 2019 the Design Review Board granted approval for a one-story addition and 6% (181 sq. ft) increase in principal building square footage. Mr. Henderson stated this request included the elevation of the historic structure and demolishing the accessory structure to build a new addition in its place. Mr. Henderson stated that the applicant is now requesting the following:

- a 9% (273 sq. ft) increase in principal building square footage
- to keep the accessory structure to connect to the new additions located in the rear of the home.

No public comment was made.

The Board was in favor of the application submitted.

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.

2314 Middle Street: Eddie Fava, applicant, requested conceptual approval to conduct a renovation on a designated Sullivan's Island Landmark property and modification of the zoning standards for principal building square footage, principal building coverage, side setbacks, principal building side façade, accessory structure setback and third story area. (TMS# 529-06-00-018)

Mr. Henderson stated that this property is in the "Atlanticville Local and National Register District". Henderson explained that the property is a nonconforming use for housing multiple dwelling units and further stated that the applicant's presentation is in violation of several provisions of the Zoning Ordinance including the proposed setback for the swimming pool and the alterations proposed for the accessory structure. The applicant has also failed to identify the historic preservation strategy for the siding roofing, windows, doors and other architectural elements. Because of the incomplete DRB submittal he recommended conceptual approval only for the below outlined scope of work:

- Remove nonoriginal additions (add additions to rear and dormers for third story)
- Modify accessory structure (currently not in compliance with the Zoning Ordinance)
- Elevate home 2.5' to comply with future FEMA maps (1.5' lower than required).
- Historic rehabilitation of historic home (incomplete details on elevations)

Mr. Fava stated that the neighbors to the left of the property were in favor of the application. The neighbors on the right were given notification but never responded. Mr. Fava stated that the neighbor located on the corner of Quarter Street was in favor of the application.

No public comment was made.

Ms. Bohn stated that she liked the concept and the applicant did a good job in keeping the historic structure. Ms. Bohan requested a rendering of the existing structure showing what it looks like now and what it will look like once completed. Ms. Bohn was in favor of the application submitted. Mr. Pennington stated that he is in favor of the application submitted. Mr. Pennington suggested granting final approval and stipulate that Town Staff could review and approve the application after it receives Board of Zoning Appeals approval and provided all the Town's zoning regulations are met. Mr. Craver agreed with Mr. Pennington. Mr. Lewis is in favor of the application as submitted. Mr. Wichmann asked if the proposed application would affect the Town's CRS rating. Mr. Henderson stated that might affect the CRS rating for a short period of time until the new FEMA FIRMs are released rendering the home as compliant. Mr.

Coish stated that he approved the application presented. Mr. Herlong stated he is in favor of the application presented.

Mr. Craver asked to make a motion to grant final approval given that the applicant receives Board of Zoning Appeal approval and for Town Staff to review the final application to see if it needs to come back to the Design Review Board. Mr. Wichmann asked Mr. Henderson if this was in the Town's purview. Mr. Henderson stated that typically, upon first review of a historic rehabilitation of a Sullivan's Island Landmark, the Design Review Board will grant conceptual approval only, with a subsequent presentation to the Board of Zoning Appeals. Mr. Henderson stated that staff rarely sees final approval of an application without all the final details clearly articulated for the DRB, such as proposed replacement materials, and what original building elements are to be preserved, what is to be replaced, and a general phasing of the project if an elevation is proposed. Typically, the applicant would be required to come back to the Design Review Board to receive final plan approval. Mr. Henderson stated that if the Board does grant final approval, to please make sure it is a conditional approval of meeting all the Zoning Ordinance regulations, Secretary of Interior Standard's Guidelines for Historic Buildings and based on Board of Zoning Appeals granting approval. Ms. Bohan stated she would like this application to be for conceptual only because the Board is responsible for reviewing the materials and making sure the applicant is preserving the historic nature of the structure.

Mr. Craver made a motion to grant final approval asking Town Staff to handle all specific details of the historic rehabilitation project and contingent upon meeting all of the Zoning Ordinance regulations, Secretary of Interior Standard's Guidelines for Historic Buildings and based on Board of Zoning Appeals granting approval of the Flood Protection Ordinance variance. Staff is also to determine whether the project will need to come back to the Design Review Board. Mr. Lewis seconded this motion. Ms. Bohan opposed. Motion passed 6 to 1.

IV. NON-HISTORIC DESIGN REVIEWS:

Mr. Herlong recused himself from this application (Exhibit one).

1320 Thompson Avenue: Emily Wyatt, applicant, requested approval of a new home construction with modifications to the zoning standards for principal building square footage, principal building coverage, second story side setbacks and front setback. (TMS# 523-07-00-028)

Mr. Henderson stated that this property is located outside of the historic district. The applicant received Tree Commission approval to remove a 28" pecan tree provided they submit a mitigation plan. Mr. Henderson stated that the applicant requested the following:

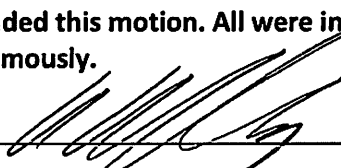
- Existing home to be demolished
- New single-family home to be built (3,053 principal building square footage)

No public comment was made.

The Board was in favor of the application presented.

Mr. Coish 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. ADJOURN: Mr. Craver made a motion to adjourn at 5:20 p.m. Mr. Pennington seconded this motion. All were in favor. None opposed. Motion passed unanimously.**



Steve Herlong, Chairman



Date

Beverly Bohan, Vice-Chairman

Date



RECUSAL STATEMENT

Member Name: STEPHEN HERLONG
Meeting Date: JULY 15, 2020
Agenda Item: 3 Section: E Number: 1
Topic: 1920 THOMPSON ACT.

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: _____

Member Signature

JULY 15, 2020
Date

[Signature]
Signature of Official

7/15/20
Date