

# TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

## REGULAR MEETING MINUTES Wednesday, January 20, 2021

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, Kevin Pennington, Steve Herlong, and Bunky Wichmann.

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

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

Members of the public:

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:** Mr. Wichmann made a motion to approve the December 18, 2020 Design Review Board Meeting minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC INPUT:** No public input was made.
- III. **SPECIAL EXCEPTIONS:**

**Mr. Henderson informed the Board that the 2608 Myrtle Avenue application has been deferred from the agenda.**

**2608 Myrtle Avenue:** Bradley Hepner, applicant, requested final plan approval of design modifications for a previously granted historic accessory dwelling unit (ADU) special exception in accordance with Zoning Ordinance §21-20 C. (2). Modifications to the zoning standards are requested for principal building side façade and side setbacks. (PIN# 529-06-00-051)

**2630 Middle Street:** Heather Wilson, applicant, requested conceptual plan approval to receive the historic accessory dwelling unit (ADU) special exception for a Sullivan's Island Landmark property in accordance with Zoning Ordinance §21-20 C. (2). No modifications are requested to the zoning standards. (PIN# 529-06-00-001)

Mr. Henderson stated that this is a special exception request to get final approval for the ADU special exception. Mr Henderson stated that this is a special land use exception historic preservation incentive listed under Zoning Ordinance Section 21-20 C. (2). This allows someone to build a second dwelling unit on the same property with an existing cottage. Mr. Henderson stated that Ms. Wilson received Design Review Board preliminary approval on October 21<sup>st</sup> and approval from the Board of Zoning Appeals on November 12<sup>th</sup>.

Ms. Wilson presented her application to the Board.

Mr. Henderson suggested to the Board to make sure that the scale of the new construction is compatible with the historic structure.

No public comment was made.

Mr. Wichmann asked if the original structure will drop down to 1200 square feet. Ms. Wilson responded by stating that it will drop down just under 1200 square feet. Mr. Wichmann asked what would happen to the existing accessory structure that is on the property. Ms. Wilson responded by stating that will be demolished and removed from the property. Mr. Wichmann asked what will be the total square footage on this property. Ms. Wilson responded by stating that the total heated square footage would be 5,002 square feet on a 31,000 square foot lot.

Mr. Henderson stated that the maximum square footage allowed on this lot is 5,023 square feet so the applicant is within the allowed amount of square footage.

Ms. Bohan asked if the applicant was going to be gutting the existing cottage and rebuilding the façade in pieces taking parts of it to create the 1200 square feet and going back to the 1920-1940 style of the home. Ms. Wilson responded by stating that is correct. Ms. Wilson stated that the non-historic elements will be removed from the existing cottage but the historic pieces will remain intact. Ms. Wilson stated that the goal is to re-establish the original historic structure and bring it back to its original form including bringing back the chimney that was once there.

Mr. Coish stated that the biggest concern was seeing a lot of house on the lot but likes the design that was presented.

Mr. Craver, Mr. Lewis, Mr. Pennington and Mr. Herlong were all in favor of the application presented.

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

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

**2923 Middle Street:** Heather Wilson, applicant, requested conceptual approval to construct a new single-family home with modifications to the zoning standards for principal building coverage and side setbacks. (PIN# 523-12-00-030)

Mr. Henderson stated that the applicant requested approval to construct a new single-family home. Mr. Henderson stated that the property has received Tree Commission approval to remove multiple Category 1 pine trees with a preservation plan for shown live oaks. Mr. Henderson stated that there is a pump station located on the back of the lot so heavy mitigation will be done in attempts to block the pump station. Mr. Henderson stated that the applicant requested the following:

- Elevated one-story home
- Swimming pool on western side
- Side setback relief- 25% in the amount of 35'
- Principal building coverage- 20% in the amount of 2,612 sq. ft.

Ms. Wilson presented her application to the Board.

Mr. Henderson stated that the applicant mentioned the knee wall was over 3 feet in height. Ms. Wilson responded by confirming that the knee wall is 5 feet in height. Mr. Henderson responding by stating that because the knee wall is more than 3 feet the applicant will need to modify her application to request 100% second story setback relief. Ms. Wilson stated that she could add a dormer and take it back down to 3 feet so its compliant. Mr. Henderson stated that Ms. Wilson could do the dormer or make a modification to the application to request 100% side setback relief.

Mr. Henderson addressed the Board by stating that the applicant modified her application by requested 100% side setback relief to accommodate the knee wall. Mr. Henderson stated that the way that regulation reads is that any wall length over 10 linear feet on the second story needs to have an articulation or a break or a setback of 2 feet from the first story wall.

Mr. Lewis asked if the Board could make an exception. Mr. Henderson stated that yes, the applicant can add the request to her application for approval from the Board.

No public comment was made.

The Board was in favor of the application presented.

**Mr. Craver 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 informed the Board that the 3118 Marshall Boulevard application has been deferred from the agenda.**

**3118 Marshall Boulevard:** Heather Wilson, applicant, requested conceptual approval to construct a new single-family home with modifications to the zoning standards for principal building coverage, principal building square footage and nominal side setback relief per plan. (PIN# 523-12-00-030)

Mr. Herlong recused himself from the 3029 Marshall Boulevard application (Exhibit 1).

**3029 Marshall Boulevard:** Batton Kennon, of Herlong and Associates, requested conceptual approval to construct an attached addition with modifications to the zoning standards for principal building square footage, principal building coverage and side setback. (PIN# 529-12-00-075)

Mr. Henderson stated that the applicant requested approval to construct an attached addition. Mr. Henderson stated that the applicant requested the following:

- Construct attached addition on the east side of the home (deed restricted)
- Construct small addition on the west side
- New swimming pool to be elevated and made part of the ocean-front deck
- Side setback relief.

Mr. Henderson stated that staff recommended approval of the application presented and to ensure neighborhood compatibility.

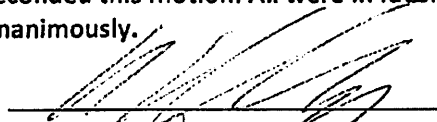
Mr. Kennon presented his application to the Board.

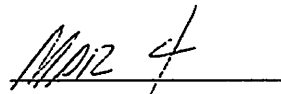
No public comment was made.

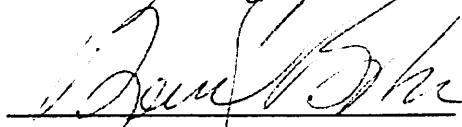
The Board was in favor of the application presented.

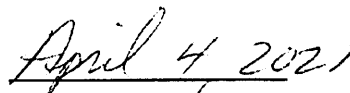
Mr. Craver made a motion to approve the application for final approval. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

- V. **ADJOURN:** Mr. Wichmann made a motion to adjourn at 4:56pm. Mr. Coish 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

# RECUSAL STATEMENT

Member Name: Steve Herlong  
Meeting Date: January 20, 2021  
Agenda Item: Section E Number: 3  
Topic: 3029 Marshall Blvd.

*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: JAN 22, 2021 \_\_\_\_\_  
Member

Approved by Parliamentarian: \_\_\_\_\_