



# Town of Sullivan's Island

Historic Preservation and Design Study Group

April 14, 2022  
Thursday, 4:00 p.m.  
Council Chambers



# Agenda

A. Call to Order

B. Confirmation of FOIA Notification

C. Items for Discussion

1. Historic preservation incentives

- 50% exemption incentive
- ADU incentive

2. New Construction: Discussion of mass, size and scale of new single-family homes and additions

D. General Public Input and Questions

E. Discussion of next meeting's agenda items

F. Adjourn

# 50% Exemption incentive (additions)

## §21-43

### **B. Exceptions to standards.**

If efforts are made to retain a Principal Building because it is an historically significant or contributing building (an historic property as described in Sec. 21-94. Historic property designation criteria) that is compatible with existing development, the Design Review Board may:

- (1) Where an addition is made to an historic structure, exempt up to fifty (50%) of the Principal Building's existing square footage, building coverage (footprint) and impervious surface coverage (for example, a new structure on a half acre lot with an existing historic structure with two thousand (2,000) Principal Building Square Footage, an addition to the Principal Building could contain 3,078 square feet, for a total Principal Building Square Footage of 5,078 square feet. *However, in no case may the resulting total actual square footage of both structures exceed 5,600 square feet (this exemption does not apply where a second structure is built on the lot);*
- (2) Exempt the Principal Building's pre-existing nonconforming Setbacks in order to permit additions in keeping with the Principal Building's historic character; and,
- (3) Permit the Principal Building to be used as accessory dwelling unit only specified in previous section 21-20 C, occupied by persons meeting the Zoning Ordinance's definition of "family."

### **C. Design Review Board.**

*The Design Review Board shall make case-by-case determinations to decide to what extent the above exemptions shall be granted if the Principal Building is listed as an historic property as described in Sec. 21-94. Historic property designation.*



# Historic ADU Incentive

Z.O. §21-20 C. (2) and §21-140

- ▶ 1200 sf or less
- ▶ Deed restricted- no vacation rental, owner occupied to rent
- ▶ DRB approves height, scale, mass, placement of new construction is appropriate and compatible with the lot and surrounding neighborhood.
- ▶ No increases allowed by DRB

## Approved to date:

- 20 since program inception
- Future ADUs = 20-25 estimated
- Long-term rentals = 6 licensed since inception (two active)





# ADU Special Exception: Middle & Sta. 18





# ADU Special Exception: Middle & Sta. 28





# 2320 I'On Avenue (Heller Residence)



after new construction



before initial restoration



before ADU incentive



Scenario #1  
Standard lot, 1200 sf cottage

DRB exemption 50%: 600 sf

DRB increase 25%: 1,020 sf (5,098)

**Total combined: 5,698'**

**(5,600 max)**

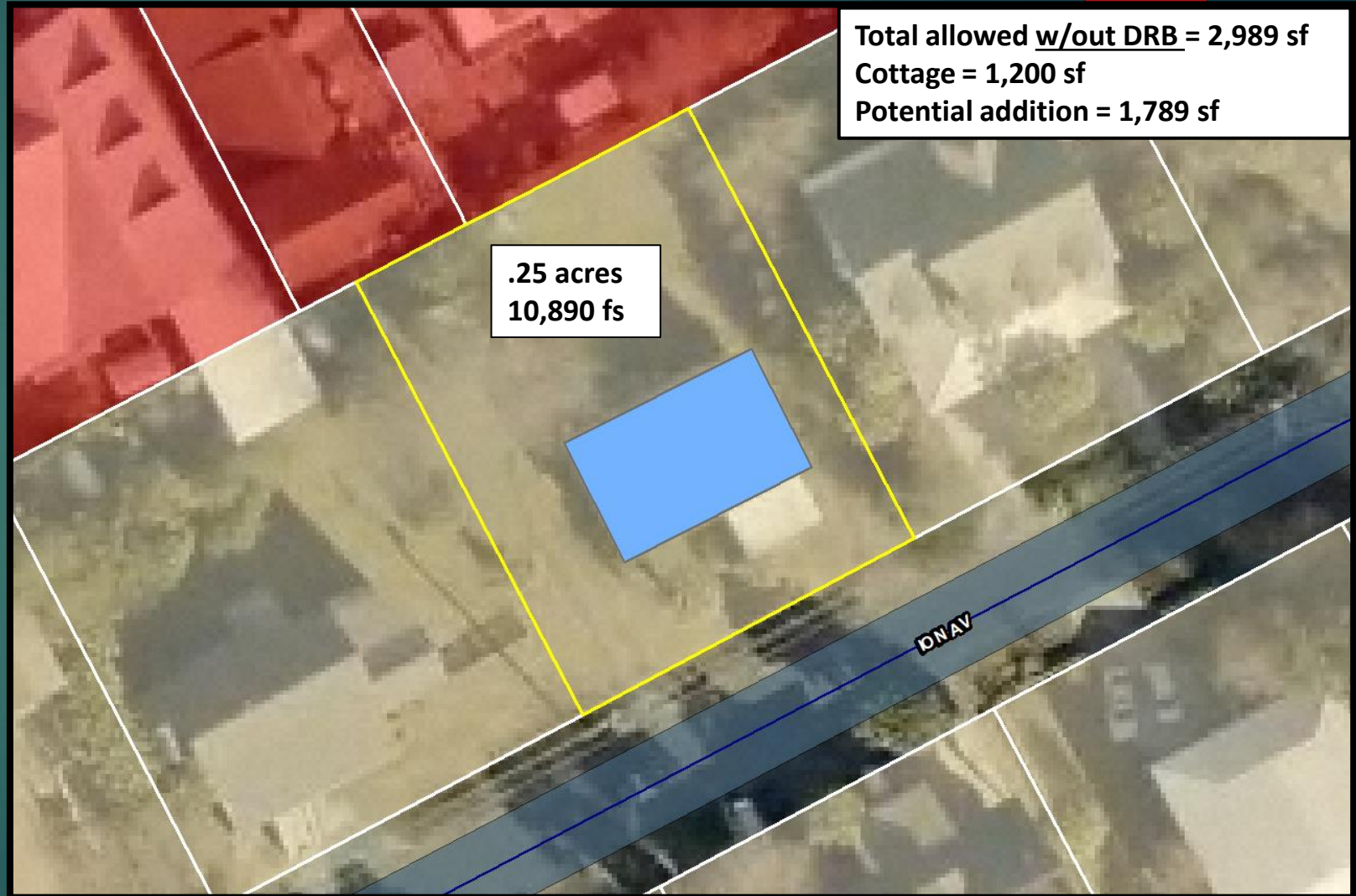


Scenario #3  
Small lot, 1200 sf cottage

DRB exemption 50%: 600 sf

DRB increase 25%: 747 sf (3,736)

**Total combined: 4,336'**





Scenario #2  
Large lot, 1200 sf cottage

DRB exemption 50%: 600 sf

DRB increase 25%: 1,346 sf

**Total combined: 7331**

**(max 5600')**







Total allowed w/out DRB = 3,946 sf  
Cottage = 964 sf  
Potential addition = 2,982 sf  
  
20,463 sf lot

- ▶ DRB increase 50%: 482 sf (50%)
  - ▶ DRB increase 25%: 987 sf (21%)
- Total allowed combined: 5,414 sf**  
**Actually permitted: 5,230 sf**

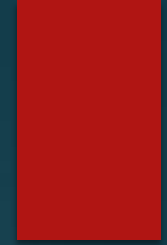




Project Address:

Submittal Date:

Meeting Date:

		1	2	3	4	5	
		Zoning Ordinance Reference Section	Total Area of Existing Structures (sf)	DRB Authority for Exemption	Applicant's Request for Relief in Sq. Ft.	Percent (%) Relief Requested	Total Proposed
<b>HISTORIC EXEMPTIONS</b>	<b>A</b>	21-43 Existing Principal Building Square Footage	964 sf	50% Enter Result: 482 sf	482 sf	50%	3,069 sf + 482 sf + 552 sf = 4,980 sf
	<b>B</b>	21-43 Existing Principal Building Coverage Area	964 sf	50% Enter Result: 482 sf	482 sf	50%	3,069 sf + 482 sf + 153 sf = 3,074 sf
	<b>C</b>	21-43 Existing Impervious Coverage Area	1,324 sf	50% Enter Result: 662 sf	662 sf	50%	6,138 sf + 662 sf + 6,800 sf

Requesting 1,291 sf Increase conditioned space

<b>LOT COVERAGE</b>	<b>F</b>	21-25 Principal Building Coverage	as per formula: Enter Result 3069 sf		20% 613 sf	153 sf	2%	3069 sf + 482 sf + 66 sf = 3,617 sf
	<b>G</b>	21-26 Impervious Coverage	as per formula: Enter Result 6,800 sf 30% sf maximum	✓	N/A	N/A	N/A	N/A
	<b>H</b>	21-27 Principal Building Square Footage	as per formula: Enter Result 3946 sf		25% 987 sf	809 sf	21%	3946 sf + 482 sf + 809 sf = 5,230 sf