

# TOWN OF SULLIVAN'S ISLAND, SOUTH CAROLINA

## DESIGN REVIEW BOARD

### REGULAR MEETING MINUTES

**Wednesday, May 16, 2018**

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 having been satisfied. Present were Board Members Beverly Bohan, Ron Coish, Linda Perkis, Rhonda Sanders, Bunky Wichmann, and Duke Wright.

Staff members present: Joe Henderson, Randy Robinson, and Jessica Gress

- I. **Call to Order:** Beverly Bohan called the meeting to order and stated that the press and public were duly notified pursuant to State Law and all Board Members present. There were no members of media present.
- II. **Approval of Minutes:** Mr. Wright made a motion to approve the meeting minutes for April 18, 2018. This motion passed unanimously. Mr. Wichmann seconded the motion.
- III. **Public Input:** No public input was made.
- IV. **HISTORIC PROPERTY DESIGN REVIEW**

**2220 I 'On Avenue:** Bronwyn Lurkin, of Herlong and Associates, requested conceptual approval to relocate and elevate a Traditional Island Resource and historic exemption for principal building coverage with modification of requirements for principal building side façade and front and side setbacks.

Mr. Henderson stated the applicant is requesting to raise, rotate and relocate the front façade of the historic home from I 'On Avenue to Station 22 ½ side and convert that element to a side porch. An addition will be added to the I 'On side becoming the new front façade. Historic exemption is requested for principal building coverage (43% or 260') with relief for side setback of the 25% (10' side setback) and 12% (22') for the front setback relief.

Mrs. Perkis asked how far the current house sits on the property line. Henderson stated the house sits twenty-one (21) feet on the property line and that applicant wants to change that to ten (10) feet. Mr. Coish stated that he feels it is a huge change and is unsure of the neighborhood compatibility. Mr. Coish recommended making the new structure a little smaller

instead of the dramatic change. Mr. Wright stated he does not mind the addition but is struggling with the movement of the structure. Mrs. Sanders stated that she does not have all the information regarding the historic structure so this application could be approved as conceptual. Mr. Wichmann stated that he believes the board is struggling with identifying and seeing the historic structure and rotating the structure. Mrs. Perkis stated she is very familiar with the house but her concern is that if they rotate the structure it will take away from the structure being historic. Mrs. Bohan stated she is struggling with the preservation of the historic property. The board believes there could be a way to complete this project with more detailed information, updated plans, and proper documentation. **Mr. Wichmann made a motion to table this application for a subsequent meeting where a more sensitive treatment can be presented for the historic structure by maintaining the orientation toward I'On Avenue. Mrs. Sanders seconded the motion. All were in favor. None opposed. Motion passed unanimously.**

## **V. NON-HISTORIC PROPERTY DESIGN REVIEW**

**916 Middle Street:** Brian Harvin, applicant, requested final approval for interior renovations requiring modification to the zoning standards for principal building square footage.

Mr. Henderson stated the applicant is requesting to add a 302' square feet of loft space in the existing home. 25% increase in Principal Building square footage will provide the 302' square feet needed to accommodate the additional space. No exterior changes are being made.

All Design Review Board Members stated this application was a reasonable request for approval. **Mr. Wichmann made a motion to approve this application as final. Mrs. Sanders seconded the motion. All were in favor. None opposed. Motion passed unanimously.**

**823 Middle Street:** Carl McCants, applicant, requested conceptual approval for a new home construction and modification to the zoning standards for principal building square footage.

Mr. Henderson stated the applicant requested increasing principal building sq. ft. of 24% or 991' in heated square footage, bringing the total to 5,125.

Mrs. Perkis noticed that there was an encroachment of ten (10) feet on the side setback line. Mr. Henderson stated if the setback is less than fifteen (15) feet, a request for reduction to the setback is required. A request for side setback relief of 25% or 10' was added to the application. The Board approved this application change. All Board members agreed that the structure itself is large however it related well with the context of the surrounding houses, which are larger than most areas of the Island. The Board discussed approving the application as amended with the 25% or 10' side setbacks along the western property line. **Mr. Wichmann made a motion to approve this application as final for the 25% modification to the western side setbacks. Mrs. Sanders seconded the motion. All were in favor. None opposed. Motion passed unanimously.**

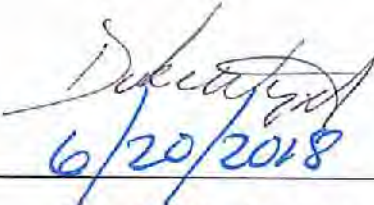
**3: 2602 Middle Street:** Carl Berry, applicant, requested conceptual approval of two attached additions and modification to the zoning standards for principal building square footage and foundation height increase of one foot.

Mr. Henderson stated the applicant has modified their request by incorporating two attached additions connected by non-heated space. In accordance with Zoning Ordinance Section 21-20. B., the Design Review Board is required to ensure all attached additions are visually and architecturally integrated and compatible with the existing home. Henderson also explained that staff has always interpreted that Section 21-20 limits the non-heated connection to be 20' from the door of the principal structure to the door of the attached addition. The proposal before the Board shows two non heated connections that are well over 20' in length if combined. The Zoning Ordinance requires the DRB to clarify interpretations related to design standards, therefore staff yields to the Board relating to the 20' foot provision.

Mrs. Vicky Clark, the resident at 2530 Middle Street, stated she thinks it looks charming. She thinks that their home will be an attraction to Sullivan's Island and the plans being proposed will only benefit the structure. Mrs. Dina Wall, the homeowner of this property, stated that she wanted to emphasize that she is not planning to rent or sell this property. Mrs. Wall plans to pass this home down to her family in hopes that it will stay in the family from generation to generation. Mrs. Wall also stated that there will not be a kitchen located in the new addition, which is required to be deed restricted. She feels that Mr. Berry has addressed all recommendations provided by the Board. The Board deliberated and felt as though the applicant listened to their recommendations and addressed their concerns. The Board also felt as though the redesign was a huge improvement compared to the previous application that was submitted. **Mr. Wichmann made a motion to approve this application as final. Mr. Wright seconded the motion. Five were in favor. Mrs. Sanders opposed this motion.**

**VI: ADJOURN- Mr. Wichmann made a motion to adjourn this meeting at 7:25 p.m. Mr. Wright seconded the motion. All were in favor. None opposed. Motion passed unanimously.**

  
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Beverly Bohan, Vice-Chairman  
6/20/18

  
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Duke Wright, Secretary