

TOWN OF SULLIVAN'S ISLAND, SOUTH CAROLINA

DESIGN REVIEW BOARD

REGULAR MEETING MINUTES

Wednesday, June 20, 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, Steve Herlong, Rhonda Sanders, and Duke Wright.

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

- I. **CALL TO ORDER:** Steve Herlong 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. There were no members of media present.
- II. **APPROVAL OF MINUTES:** Mr. Wright made a motion to approve the meeting minutes of May 16, 2018. Mr. Coish seconded the motion. This motion passed unanimously.
- III. **PUBLIC INPUT:** No public input was made.
- IV. **HISTORIC PROPERTY DESIGN REVIEW**

1714 Middle Street: Jay Brown, Brown-Glaws Contractors, requested conceptual approval to conduct a historic restoration and add an accessory decking to a Sullivan's Island Landmark property (Fort Moultrie Post Exchange). (TMS# 523-08-00-049)

Mr. Henderson stated that the applicants requested to remove their application from the June 20, 2018 Design Review Board meeting agenda.

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

1424 Poe Avenue: Mark Rawlings, applicant, requested conceptual approval of a new construction and modification to the zoning standards for second story side setback, front setback and additional front yard setback. (TMS# 523-07-00-088)

Mr. Henderson stated that the owners are demolishing a nonconforming two dwelling house and constructing a new home that will be oriented toward Hennessy Street and Poe Avenue.

The applicant's requested modification for second story side setback, side setbacks, additional front setback and front setbacks. No coverage modifications were being made. Mr. Henderson recommends consideration of the requested modifications if compliant with the *Neighborhood Compatibility Standards and Residential Design Guidelines*. Mr. Henderson also stated that there is a modification to the application to request a full 25% setback relief request for the side setback to accommodate the pool and pool decking.

No public comment was made.

Mr. Coish and Mr. Wright stated that they were fine with the design that was being presented. Mrs. Sanders stated that she believes the structure would be more compatible with the design of the neighborhood if the structure was facing the ocean like of the rest of the homes located on Poe Avenue. She also believes that the second story of this structure should have more articulation. Mrs. Bohan agreed with Mrs. Sanders. **Mr. Wright made a motion to grant conceptual approval of the design with the recommendation that the East elevation be adjusted to reduce the massing and address the perception of a "box" with no second-story setback. The Board also granted approval of the full 25% side setback relief for the pool, front setback, and additional front yard setback. Mr. Coish seconded the motion. Four were in favor. Mrs. Sanders opposed.**

1424 Thompson Avenue: Phil Clarke, Clarke Design Group, requested conceptual approval of a new home construction and modification to the zoning standards for principal building square footage, principal building coverage and second story side façade setback. (TMS# 523-07-00-006)

Mr. Henderson stated that there is an amended modification to this application. The applicant is now requesting conceptual approval for a renovation to an existing structure and not a new construction. The property owners are requesting to relocate and elevate a portion of the existing home to meet FEMA standards. Several additions are proposed to be constructed toward the marsh. The applicant is requesting approval for principal building square footage of 18% or 542'; Principal Building Coverage 7.2% or 132'; and, Principal Building side façade of 22% or 36.5'. Town Staff recommends approving the requested modifications for complying with the Design Review Board's maximum authority for relief and provided all changes comply with the *Neighborhood Compatibility Standards and the Residential Design Guidelines*.

All Board Members agreed that they were satisfied with this design. **Mrs. Bohan made a motion to grant final approval of the application. Mrs. Sanders seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

VI. ITEMS FOR CONSIDERATION

DESIGN REVIEW BOARD APPLICATION: Mr. Henderson stated that the Board has been working for the past six months to refine the Design Review Board's process of conducting new

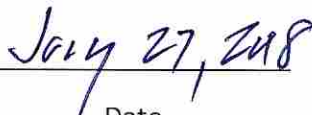
construction design reviews and historic restoration projects. In studying their process, the Board has updated its application and made several procedural modifications. Mr. Wichmann, Mr. Herlong, and Mr. Wright have all been working closely with staff to ensure the new application addresses many of the concerns from the community related to size and massing of homes and new additions. The Board was presented with the modified Design Review Board Application to review and approve.

Mr. Herlong stated that the Board and staff were trying to create a document that citizens and Board members could use to benefit both applicants, DRB members and staff. The goal was to create an application that could be easily read and followed by the applicant and Board members. The application will also require the applicant to answer any and all questions that The Board may have when a design is presented. **Mr. Herlong made a motion to grant final approval of the application. Mrs. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

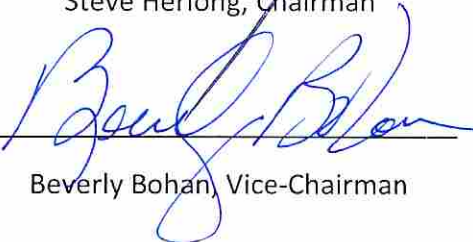
- VII. **ADJOURN-** Mr. Herlong made a motion to adjourn this meeting at 7:01 p.m. Mrs. Sanders seconded the motion. All were in favor. None opposed. Motion passed unanimously.



Steve Herlong, Chairman



Date



Beverly Bohan, Vice-Chairman



Date