

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Monday, November 19, 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 were confirmed to have been satisfied. Present were Board members Bunky Wichmann, Duke Wright, Linda Perkis, Ron Coish and Rhonda Sanders.

Town Council members present: Mark Howard.

Staff members present: Joe Henderson, Director of Planning/Zoning Administrator, Randy Robinson, Building Official, and Max Wurthmann, Building Department Inspector Trainee.

Members of the public present: Cindy Ewing-2514 I'On Avenue, Roy Williams-2513 I'On Avenue and Michael Royal-2851 Marshall Boulevard.

- I. **CALL TO ORDER:** Duke Wright 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 known members of media present.
- II. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the October 17, 2018 Design Review Board Meeting Minutes. Ms. Perkis seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- III. **PUBLIC INPUT:** No public input was made.
- IV. **HISTORIC PROPERTY DESIGN REVIEW**

2508 Atlantic Avenue: Heather Wilson, applicant, requested final approval of a new addition and the elevation and relocation of a Sullivan's Island Landmark property with modification to the side setback requirements. (TMS# 529-10-00-038)

Joe Henderson stated that the application was presented to the Board on October 17, 2018 which resulted in a conceptual approval. The Design Review Board commended the applicants for addressing many of the concerns from the neighborhood by meeting onsite with multiple neighbors and providing a guided tour of individual members of the Board. The following changes were approved conceptually:

- The original house has shifted 2' forward and an additional 2' east (for a total of 4' east)
- Side setback modification of 12.5% or 5' bringing the total setback aggregate to 35'. 17'6" setback on the west and 18'6" setback on the east.

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- The overall length of the addition has been reduced 3', which in combination with the 2' shift forward moves the addition to over 30' from the north property line and over 43' from the edge of l'On Avenue.
- The dormers on the west side have been removed and added to the east side as they will be largely screened by the large oaks on the east property line.
- The tree is accommodated and embraced by the design.
- The height of the addition has been reduced by 3' to be 3'8" taller than the ridge of the original house.
- The chimney at the gable end of the elevation facing l'On Avenue has been removed; and in its place are French doors at the top of the stairs leading to the rear of the porch.

Several Board members remarked that Heather Wilson did a good job with taking a historical property and meeting all guidelines and requests from the Board, homeowners and the public. Mr. Wright stated that he believes the application meets three very important zoning regulations which are Section 21-44 Elevating the structure, Section 21-97 the Secretary Standards of Improvement, and Section 21-11 neighborhood compatibility.

Cindy Ewing at 2514 l'On Avenue expressed concern regarding the application and the height of the structure. She stated that the neighborhood is concerned that if this house is raised, it is at the tipping point and sets the standard for the neighborhood. Ms. Ewing stated that there are plenty of homes on the island that are low to the ground and that this house should stay where it is.

Roy Williams at 2513 l'On Avenue expressed concern regarding the east elevation of this structure. This process with this application has been going on for a long time. He stated he is not happy with the west elevation or the view from the back addition. He stated that he drives on the l'On side of this property more than the Atlantic side which raises concern as to what he will be seeing from this property.

Mr. Wichmann made a motion to approve the application as submitted for final with the exception that the homeowner has the ability to lower the structure based on the current FEMA flood maps should the new maps be released before the permit is applied for or construction begins. Mr. Wright seconded this motion. Four were in favor. Ms. Perkis opposed. Motion passed four to one.

V. NON-HISTORIC PROPERTY DESIGN REVIEW

2857 Marshall Boulevard: Carl McCants, applicant, requested conceptual approval of a new home construction and modification to the zoning standards for principal building square footage and second story side setback. (TMS# 529-11-00-078)

Joe Henderson stated that the applicants plan to demolish the existing home and construct a new home in full compliance with the Zoning Ordinance standards. Neighborhood compatibility responses for modifications are as follows:

- Principal building square footage: 20% requested or 795' added. A conceptual comparison has been made to other houses in the area.
- Second story side setback: describes lower plate height and dormer articulation have been designed on the second story. House is one story and a half instead of full two stories. Livable space is located in the dormers.

Michael Royal at 2851 Marshall Boulevard stated that he owns the house to the west and will have the most effect from this new construction. Mr. Royal stated that he is giving 100% support of the application being presented.

Mr. Wichmann stated that this is a very nice design with good articulation. Ms. Perkis stated that all houses in either direction are parallel to the ocean, where this application, is perpendicular to the ocean. She stated that it does not fit within neighborhood compatibility. She also has concern about the heated square footage of this application. There was a conversation between Mr. McCants and Mrs. Perkis to address the orientation of the house to the ocean. Mr. Wright stated that his concern is that this home is going to be closer to the ocean than the rest of the neighborhood. Henderson explained that Zoning Ordinance section 21-23 D. (1)(B), requires a setback from the RC-1 district to ensure a build-to line is met. This means the house cannot be constructed closer to the ocean than the closest house on that block. A discussion took place about this requirement and the need for a revised rendering showing compliance with 21-23 D. (1)(B).

Mr. Coish recommends the applicant present the plat of the property in the next submittal. Ms. Sanders recommends the applicant present a site plan with the existing structure and the proposed structure on the site plan.

Mr. Wichmann amended the previous motion and made a new motion to approve this application conceptually, contingent upon the submittal of a revised overview plat at the next presentation. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. ITEMS FOR CONSIDERATION

2019 Meeting Schedule: Staff requested review and approval of the 2019 meeting schedule prior to public advertisement.

The Board approved the 2019 Design Review Board Meeting dates with the change of November's dates to be November 20, 2019 and the submittal date as November 22, 2019.

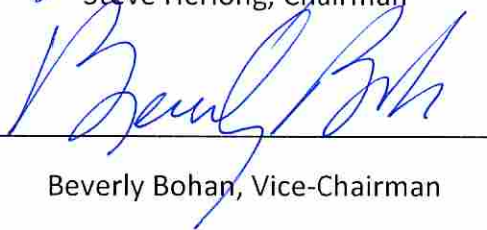
VII. ADJOURN: Meeting was adjourned at 7:30 p.m.



Steve Herlong, Chairman



Date



Beverly Bohan, Vice-Chairman



Date