

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, December 16, 2020

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: Sam Ratner, property owner at 2860 Marshall Blvd, and Chauncey Clark, property owner at 2119 Pettigrew Street.

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. Craver made a motion to approve the November 18, 2020 Design Review Board Meeting Minutes. Mr. Pennington seconded this meeting. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC INPUT:** No public comment was made.
- III. **NON-HISTORIC DESIGN REVIEWS:**

405 Station 12 Street: Bronwyn Lurkin Architecture, applicant, requests conceptual approval for renovations to an existing single-family home with modifications to the zoning standards for principal building square footage and principal building coverage. (PIN# 523-07-00-062)

Mr. Henderson stated that the applicant requested a large renovation to a single-family home. Mr. Henderson stated that the scope of work included the following:

- Convert existing open decks to principal building square footage
- Addition of living space
- 25% in principal building square footage (4,742')
- 20% principal building coverage (3,408')

Mr. Henderson stated that Town Staff recommended preliminary or final approval for complying with all other applicable Zoning Ordinance regulations and to ensure compliance with Neighborhood Compatibility Standards.

Ms. Bronwyn Lurkin, applicant, presented her application to the Board.

No public comment was made.

Mr. Wichmann made a comment for the record that he is really good friends with the potential buyers of this home. Mr. Wichmann stated this will not affect his judgement on the application. Mr. Wichmann stated he is in favor of the application presented and would grant final approval. Mr. Lewis, Mr. Craver, Ms. Bohan and Mr. Herlong were in favor of the application presented. Mr. Pennington asked if the applicant received approval from the neighboring properties due to the 25% increase. Ms. Lurkin stated that they have been in touch with the neighbors and received no objections.

Mr. Wichmann made a motion to approve the application presented for final approval. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1765 Atlantic Avenue: Mr. Henderson stated that the applicant requested to construct a new single-family home. Mr. Henderson informed the Board that during the November 2020 Design Review Board meeting the Board approved additions and renovations to existing home. Mr. Henderson stated that the scope of work included the following:

- Complete demo of the existing home
- 4319' sf principal building square footage (24.3% increase)
- 2817' sf principal building coverage (19.7% increase)
- Setback relief of 25%
- Reduce pool nonconformity (may not increase encroachment)

Mr. Henderson stated that Town Staff recommended granting preliminary or final approval for complying with all other applicable Zoning Ordinance regulations and to ensure compliance with Neighborhood Compatibility Standards.

Mr. Jason Fowler, applicant, presented his application to the Board. Mr. Fowler stated that the neighboring properties were in favor of the application presented.

Two letters were submitted to the Board in favor of the application presented (Exhibit 1 and 2).

No public comment was made.

The Board was in favor of the application presented.

Mr. Wichmann made a motion to approve this application for conceptual approval. Mr. Craver voted against conceptual approval and suggested amending the motion to grant final approval. Mr. Lewis agreed with Mr. Craver.

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

2863 Marshall Boulevard: Kate Campbell, of Beau Clowney Architects, requests conceptual approval to construct a new single-family home with modifications to the zoning standards for principal building square footage, principal building coverage, side setback, second story side facade setback and principal building side façade (over 30'). (PIN# 529-11-00-079)

Mr. Henderson stated that the applicant requested approval to construct a new single-family home. Mr. Henderson informed the Board that currently this home is a vacation rental. Once construction begins, the owners will lose the privilege to rent this home as a vacation rental. Mr. Henderson stated that the scope of work included the following:

- Demolish existing non-historic home
- Construct new home with attached addition
- New swimming pool to be elevated and made part of the ocean-front deck

Mr. Henderson stated that Town Staff recommended granting preliminary or final approval for complying with all other applicable Zoning Ordinance regulations and to ensure compliance with Neighborhood Compatibility Standards.

Ms. Kate Campbell, applicant, presented her application to the Board.

Mr. Henderson stated that the applicant requested an attached addition by non-heated and cooled space. Mr. Henderson asked Ms. Campbell to present those elevations.

Ms. Campbell stated that the distance between the door to the main house to the attached addition will be 20 feet which meets requirements. Ms. Campbell presented plans showing all elevations of the proposed attached addition.

Mr. Sam Ratner, property owner at 2860 Marshall Blvd, stated that his home is placed at an angle on his property which takes advantage of the view between 2863 Marshall Blvd and the adjacent home. Mr. Ratner stated that he is not opposed to all requests but asked that the applicant move the house closer to the left of the adjacent home so it does not interfere with his current view. Mr. Ratner asked that this meeting be reviewed by his neighbor who will be affected more so by the propose new home.

Ms. Campbell showed a site plan of the exiting home showing that the new home is being moved as far north as allowed. There is a 20-foot side setback on the south side and 10 feet on

the north side. Ms. Campbell stated that the proposed new construction will come out only a couple more feet out than what is already there.

Mr. Ratner asked what the plan is to be for the area between the homes located on the south side. Ms. Campbell responded by stating that they will not be allowed to build a structure there. The owner's intent is to use that area for a possible garden and beach access.

The Board was in favor of the application presented.

Mr. Wichmann 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. Craver made a comment for the record that he believes the applicant did everything they were supposed to do to give plenty of open space between the two homes based on the neighbor's concerns. Mr. Herlong stated that someone else could have come in and built the home blocking the view without having to come to the Design Review Board. Mr. Herlong believed that the applicant was very generous in the spacing of the two homes.

IV. HISTORIC DESIGN REVIEWS:

Mr. Wichmann recused himself from this application (Exhibit 3).

2062 Pettigrew Street: James Quarles, of Beau Clowney Architects, requests conceptual approval to perform an historic rehabilitation and relocation of a Sullivan's Island Landmark structure with modifications to the zoning standards for principal building square footage, side setbacks, principal building side facade and second story side facade setback. (PIN# 529-09-00-055)

Mr. Henderson stated that this property is a Sullivan's Island Landmark by historic survey card #164. Mr. Henderson stated that the applicant requested a historic rehabilitation and relocation of the existing structure. The scope of work included the following:

- Relocate historic cottage to Atlantic Avenue (consideration of potential damage to future district)
- Removal of non-original additions
- Restoring and preserving the following:
 - Restore all original wood siding and re-install
 - Front façade windows and re-install
 - Doors divided lights surrounding the door and re-install
- Meet current FEMA regulations. Removing conditioned space below BFE.
- New additions to the south elevations (ocean side)
- Request to sheath behind historic siding and replace roof system

Mr. Henderson stated that Town Staff recommended granting conceptual approval provided that the following issues be addressed:

- How high the historic home is to be elevated
- Ensure reorientation is approved for neighborhood compatibility and will not damage the historic significance of the home.

Mr. James Quarles, applicant, presented his application to the Board.

Mr. Chauncey Clark, property owner at 2119 Pettigrew Street, stated that he likes the new house and the application presented. Mr. Clark was in favor of the application presented.

Mr. Henderson stated that there were several modifications to the application and asked that the applicant to address these to the Board.

Mr. Quarles stated that the modifications made to the application were second floor side facade relief to the side wall. Mr. Quarles stated they requested an additional 5 feet 4 inches over the 30 feet max because it adds square footage but at the same time allows them to preserve the historic nature of the home.

Mr. Coish stated that he was in favor of the application presented.

Ms. Bohan asked if the elevation would be 10 feet above based flood. Mr. Quarles stated that the current design flood will be 12 feet. Mr. Quarles stated it will be more redefined at final submittal based on the current flood maps. Ms. Bohan stated that she loved the design element but stated that when you start raising and renovating an historic home it brings some concerns. Ms. Bohan wanted to be sure that the historic structure remains intact. Ms. Bohan asked if the home has to be relocated and how does the relocation of the home change the historic value of the home. Mr. Quarles responded by stating that based on the historic photo presented in the application the home has already been moved on the lot. Ms. Campbell stated that the goal is to keep the home as low as possible with giving the owners the ability to park underneath the home and keep the home from flooding. Mr. Beau Clowney stated that they are requesting to move the location of the home to bring more of a treasure to the island and to preserve the historic nature of the home. Ms. Bohan stated that she loves the design but is concerned about defacing the historic nature of the home with the relocation and just asked for reassurance that the historic nature will in fact stay intact. Mr. Clowney stated that the goal of this project is to preserve and protect the home as much as possible. Ms. Bohan asked if the renovation will destroy the historic significance of this home. Ms. Bohan believed that a precedent needs to be set when making decisions on applications such as this. Ms. Bohan stated that she doesn't want any repercussions on the Board or Town Staff when making approvals on a design like this one. Ms. Bohan asked for reassurance that the historic nature of this home will remain intact after construction. Ms. Bohan asked the Board to walk slowly and examine this application conceptually so that they do not get any repercussions later down the road. Mr. Henderson

Exhibit 1



Re: 1765 Atlantic Plans
Manda Poletti to: Jason Fowler

12/12/2020 09:31 AM
[Hide Details](#)

From: Manda Poletti <1mpoletti@comcast.net>
To: Jason Fowler <Jason.Fowler@seaislandbuilders.com>

To Whom it May Concern:

I am writing in support of the new home that has been proposed for 1765 Atlantic Ave.
I reviewed the plans and I believe the character and scale of the home is compatible with the neighborhood.

Thank you.

Manda M. Poletti
Sent from my iPhone

Exhibit 2



1765 Atlantic Ave

Stacie Craddock to: 'Jason Fowler'

Cc: aBerman

12/04/2020 04:01 PM

[Hide Details](#)

From: "Stacie Craddock" <stacie@stacieandadam.com>
To: "Jason Fowler" <Jason.Fowler@seaislandbuilders.com>
Cc: <aBerman@mtaqservices.com>

Dear Jason:

Thanks so much for coming out to our house last week to discuss the revised plans to build a new home next door to us at 1765 Atlantic Ave. We were impressed with the proposed plans, and we also appreciate the proposed landscaping improvements as well.

Thanks again for sharing the plans, and we look forward to hearing about any updates on plans and timeframes as you progress.

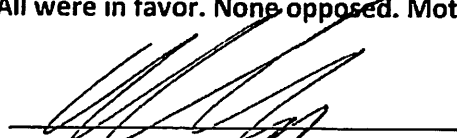
Sincerely,
Adam Berman and Stacie Craddock
1761 Atlantic Ave, Sullivan's Island

stated that the staff recommendation was more so of a word of caution because this home is not in the historic district but maybe at one day it maybe placed in the historic district.

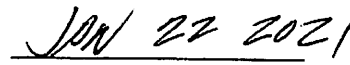
Mr. Pennington stated that he agreed with Ms. Behan's concerns. Mr. Pennington believed that the application presented will preserve the home more so than as is now. Mr. Pennington would grant approval for the plan submitted. Mr. Craver agreed with Mr. Pennington. Mr. Lewis stated that he really liked the plan presented and it will accentuate the historic nature of this home. Mr. Herlong stated that this is going to bring the historic portion closer to the street which Mr. Herlong believes this will benefit this home and preserve it. Mr. Herlong was in favor of the application presented.

Mr. Lewis made a motion to approve this application for final approval. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously. 3

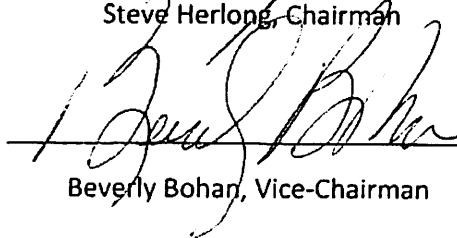
- V. **ADJOURN: Mr. Craver made a motion to adjourn at 5:36 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**



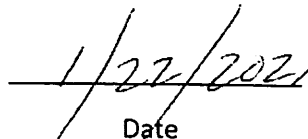
Steve Herlong, Chairman



Date



Beverly Bohan, Vice-Chairman



Date