

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, October 21, 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 Luke Lewis, Ron Coish, Billy Craver, Steve Herlong, Kevin Pennington and Bunky Wichmann.

Town Council Members present: No members of Council were present.

Staff Members present: Joe Henderson, Director of Planning/Zoning Administrator, Randy Robinson, Building Official, and Jessi Gress, Business Licensing and Permit Technician.

Members of the public: No members of the public were present.

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:**
- II. **PUBLIC INPUT: No public comment was made.**
- III. **SPECIAL EXCEPTIONS:**

2630 Middle Street: Heather Wilson, applicant, requested conceptual approval to receive the accessory dwelling unit (ADU) special exception for a Sullivan's Island Landmark property in accordance with Zoning Ordinance Section 21-20 C. (2). No modifications were requested to the zoning standards. (TMS# 529-06-00-001)

Mr. Henderson stated that this property is know as the Oleander Cottage and is located just outside of the Atlanticville historic district. Mr. Henderson stated that the applicant requested the following:

- No standard increases
- Leaving home at its current elevation, removing nonoriginal additions
- Adding rear additions to restore original historic massing (must not exceed 1200 sq. ft.)
- Adding dormers per original design
- Remove non-original chimney

- Adding windows to the front façade

Mr. Henderson stated that Town Staff recommended granting conceptual approval and forward request to Board of Zoning Appeals. This application is compliant with the Zoning Ordinance standards.

Ms. Wilson presented her application to request approval to receive the accessory dwelling unit special exception of a second structure. Ms. Wilson stated that she was not asking for any additional square footage of the new structure on the lot.

No public comment was made.

Mr. Wichmann asked if this house was moved to the island? Ms. Wilson stated that yes, this house was moved onto Sullivan's Island. Mr. Wichmann asked if Ms. Wilson knew when the house was moved. Ms. Wilson believed it was moved after Hurricane Hugo. Mr. Wichmann was in favor of the application presented. Mr. Lewis stated that he is excited about this project. Mr. Lewis asked if the move date of the structure was relevant to this project. Ms. Wilson believe it does not. Mr. Lewis was in favor of the application presented. Mr. Craver was in favor of the application presented. Mr. Coish stated that he loves the design. Mr. Pennington stated that he agrees with the Board. Mr. Herlong believes it is a great project.

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

IV. NON-HISTORIC DESIGN REVIEWS:

1765 Atlantic Avenue: Jason Fowler, applicant, requested approval of renovations and additions with modifications to the zoning standards for side setbacks, principal building coverage and principal building side façade. (TMS# 523-12-00-030)

This application was moved to the last item to be discussed on the agenda.

Mr. Herlong recused himself from 3213 Middle Street and 810 Star of the West applications (Exhibit 1 and 2).

3213 Middle Street: Batton Kennon, applicant, requested 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 and second story side façade setback. (TMS# 529-12-00-019)

Mr. Henderson stated that this property is located outside of the historic district. Mr. Henderson stated that the applicant requested the following:

- Demolish existing non-historic home

- Construct new home
- New swimming pool to be elevated and made part of the ocean-front deck

Mr. Kennon presented his application of the demolition of the existing structure and to construct a new single-family residential home.

Mr Henderson stated that Town Staff recommended granting approval of the application as requested for complying with all other applicable Zoning Ordinance Regulations.

No public comment was made.

Mr. Wichmann asked if the applicant received support from the neighbors. The applicant confirmed support from the neighbors on the east and west side of the home.

Mr. Wichmann asked if the applicant reached out to any of the neighbors. Mr. Kennon stated that the neighbor to the east and west are in support of the application presented. Mr. Wichmann asked what the final square footage will be. Mr. Kennon stated that the final square footage will be 4,154 square feet. Mr. Craver, Mr. Coish, Mr. Lewis and Mr. Pennington were in favor of the application presented.

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

810 Star of the West: Kelly Weckman, applicant, requested conceptual approval to construct a new single-family home with approval of an attached addition design and modifications to the zoning standards for principal building side façade on several elevations. (TMS# 523-06-00-077)

Mr. Henderson stated that his property is located outside of the historic district on the south side of Star of the West. The property is currently vacant and has several concrete bunker structures fronting the water which will be repurposed. The new construction is to be setback from the RC-2 zoning district by the required 30' and is 15' from the Middle Street termination right-of-way. Mr. Henderson stated that the applicant requested the following:

- Construct a single-family home with a one attached addition [21-20 B (6)].
- Swimming pool construction
- Site modifications including water access and renovation of existing bunker

Mr. Henderson stated that Town Staff recommended that the Board ensure the proposed home and attached additions meet requirements of 21-20 B (6) and the standards for Neighborhood Compatibility and Design Guidelines. Mr. Henderson suggested to the Board moving on the staff recommendation.

Ms. Kelly Weckman and Ms. Lauralynn Wadel with Lake Flato Architects presented their application to request conceptual approval of a new single family home with an attached

addition. Ms. Weckman stated that they requested relief for side setback, principal building coverage and principal building side façade.

Three letters were submitted to Town Staff in favor of the application presented (Exhibits 3,4 and 5).

Mr. Craver stated that this is an unusual design for Sullivan's Island which makes him like it even more. Mr. Craver stated that this design belongs on the property that used to be owned by the Hagerty family. Mr. Lewis stated that he loves the design and does not have a problem with the application presented. Mr. Coish loved the design and is in favor of the application presented. Mr. Pennington agreed with the Board. Mr. Wichmann stated that this is a unique property and a design. Mr. Craver 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.

1765 Atlantic Avenue: Jason Fowler, applicant, requested approval of renovations and additions with modifications to the zoning standards for side setbacks, principal building coverage and principal building side façade. (TMS# 523-12-00-030)

Mr. Henderson stated that this property is located outside of the historic district. This property is considered a non-conforming structure for being located in the side and RC-1 setbacks. Mr. Henderson stated that the applicant requested the following:

- Remove area below BFE
- Add addition of principal building square footage
- Expand covered porch on ocean side (may not increase encroachment)
- Reduce pool nonconformity (may not increase encroachment)

Mr. Henderson stated that Town Staff recommended granting approval provided that the project complies with the Non-conforming Zoning Ordinance Standards of Section 21-151.

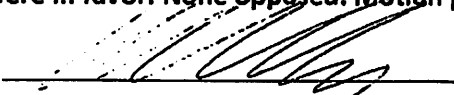
Mr. Fowler presented his application to request approval of renovations and additions to the existing structure.

Two letters were submitted to Town Staff in favor of the application submitted (Exhibits 6 and 7).

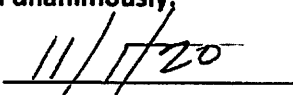
The Board was in favor of the application submitted.

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

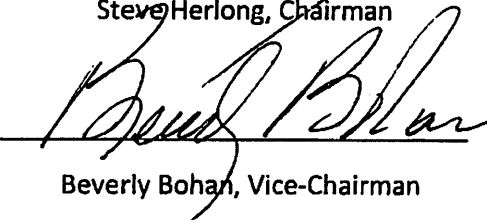
ADJOURN: Mr. Craver made a motion to adjourn at 5:08 p.m. Mr. Pennington seconded this motion. All were in favor. None opposed. Motion passed unanimously.



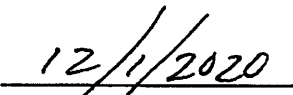
Steve Herlong, Chairman



Date



Beverly Bohan, Vice-Chairman



Date

RECUSAL STATEMENT

Member Name: Steve Herborg
Meeting Date: October 21, 2020
Agenda Item: Section E Number: 2
Topic: 3213 Middle Street

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

- Professionally employed by or under contract with principal
 Owns or has vested interest in principal or property
 Other: _____

Date: 10/26/20

Steve Herborg
Member

Approved by Parliamentarian: Jim [Signature]

RECUSAL STATEMENT

Member Name: Steve Herlong
Meeting Date: October 21, 2020
Agenda Item: Section E Number: 3
Topic: BIO Star of the West

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: _____

Date: 10/26/20

[Signature]
Member

Approved by Parliamentarian: [Signature]

Dear Joe,

Hope this email finds you doing well! I just wanted to voice my support for the plans that Ben has submitted for his lot. I think the home will be beautiful and we are anxious for him to be able to start his construction.

Please let me know if there is anything I can do to assist in the approval process.

Best,

John W. Derbyshire

Dear Joe,

Tommy and I live at 808 Star of the West which is the adjoining property to 810 Star of the West owned by Ben and Kelly Navarro's. We understand their building plans are going before the ARB for approval on Oct. 21st . We would like to go on record that we are in support of what the Navarro's are proposing. We plan to be present on the virtual meeting planned for that evening should any questions arise.

Warmest Regards,

Tommy and Paige Hall
704-619-3234 (Tommy)
843-259-1307 (Paige)
paige@paigehutto.com

Hi Joe,

I hope you're well. My wife Tara and I live at 813 Middle Street, across from 810 Star of the West. We have reviewed the plans for 810 Star of the West and are in support of the proposed plans.

Thanks,
Julian

September 28, 2020

To Whom it May Concern:

I am writing to express my satisfaction with the architectural plans for 1765 Atlantic Avenue. My husband and I own two of the adjacent properties; 1767 & 1771 Atlantic Avenue. I met with Jason Fowler and reviewed the plans for the proposed house. My husband and I are fine with the roughly 2-3 feet of side set back relief that is needed. I believe the plans are reasonable and the house will be compatible with other homes in our "neighborhood".

Thank you for your time and please feel free to contact me.

Manda M. Poletti
1mpoletti@comcast.net
843-813-5000



1765 Atlantic Project

Stacie Craddock to: 'Jason Fowler'

Cc: "Adam B. Berman"

09/29/2020 10:57 AM

[Hide Details](#)

From: "Stacie Craddock" <stacie@stacieandadam.com>
To: "Jason Fowler" <Jason.Fowler@seaislandbuilders.com>
Cc: "Adam B. Berman" <aBerman@MTAGServices.com>

Dear Jason:

Thanks so much for coming out to our house last week to discuss the renovation plans for our next door neighbors at 1765 Atlantic Ave. We were impressed with the proposed design changes. It appears the proposed changes would result in a more aesthetically pleasing and functional living environment. We also appreciate the 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