

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, September 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, 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: David Russell and Jamie Brownlee, property owners of 1102 Middle 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 August 19, 2020 Design Review Board Meeting Minutes. Mr. Pennington seconded this motion. All in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC INPUT:** No public comment was made.
- III. **NON-HISTORIC DESIGN REVIEWS:**

2724 Atlantic Avenue: Kelly Messier, applicant and RLA, requested approval of a side setback modification for a new swimming pool and decking located outside of the historic district. (TMS# 529-11-00-026)

Mr. Henderson stated that this property is located out of the Historic District between l'On Avenue to the north and Atlantic Avenue to the south. Mr. Henderson stated that the applicant requested approval of a side setback modification for a new swimming pool. The required setbacks for pools and decks are 15'. 25% relief in the setback requirement was requested allowing a 10' side yard setback.

No public comment was made.

The Board was in favor of the application presented.

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

2008 Central Avenue: Rachel Burton, applicant, requested conceptual approval to construct an attached addition to an existing single-family home with modifications to the zoning standards for principal building square footage, building foundation height, side setback and second story side façade setback. (TMS# 529-05-00-062)

Mr Henderson stated that this property is located out of the Historic District and fronts Central Avenue and Gull to the north. Mr. Henderson stated that this property was granted new construction approval in April of 2016. They were granted side setback relief of 1' and foundation elevation. Mr. Henderson stated the applicant requested to add an addition that will encroach 3" further into the setback.

No public comment was made.

Mr. Pennington suggested that the applicant find a way to break up the rear wall on the right side of the structure to add more articulation. Ms. Bohan agreed with Mr. Pennington. She stated the wall looks long and could use something to separate it a little bit. Mr. Wichmann agreed with the comments made by Mr. Pennington and Ms. Bohan. Mr. Lewis was good with the application presented. Mr. Craver was good with the application presented. Mr. Herlong suggested adding an eyebrow roof to help with the articulation on the rear wall.

The Board was in favor of the application.

Mr. Craver made a motion to grant final approval with the exception of adding an eyebrow roof to the rear of the building for Town Staff to approve. Mr. Lewis seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Mr. Herlong recused himself from applications D3 and E1 (Exhibits 1 and 2).

3308 Jasper Boulevard: Herlong and Associates, applicants, requested conceptual approval to construct an addition to an existing single-family home with modifications to the zoning standards for principal building square footage. (TMS# 529-08-00-056)

Mr. Henderson stated that the property is bounded by Jasper Boulevard to the south and marsh to the north. This property is located outside of the Historic District. Mr. Henderson stated that in May 2015 the Board granted 20% approval. The applicant requested 5% to max out the allowable principal building square footage.

No public comment was made.

The Board was in favor of the application presented.

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

IV. HISTORIC DESIGN REVIEWS:

1102 Middle Street: Herlong and Associates, applicants, requested conceptual approval to elevate an existing home, add additions and conduct an historic rehabilitation on a property designated as a Sullivan's Island Landmark. Historic exemption modifications were requested for impervious coverage, principal building square footage and principal building side façade. (TMS# 523-07-00-075)

Mr. Henderson stated that this property is bounded by Middle Street to the south and Osceola to the north. This property is located within the Moultrieville historic district. Mr. Henderson stated that the applicant requested the following:

- Restoring and rehabilitating original front facades
- Elevating the home to meeting current FEMA regulations. Removing conditioned space below BFE.
- Additions to the north (rear) elevations

Mr. Henderson stated that the historic modifications were requested for impervious coverage, principal building square footage and principal building side façade. In 2007, the Board of Zoning Appeals granted a FEMA flood variance because the significant historic nature of the home and because at that time the owners exceeded the 50% substantial improvement rule. Also, in 2007 the Design Review Board granted final approval of this enclosure deeming it historically significant. Mr. Henderson stated that this space will not be included in the principal building square footage and plumbing will be removed below BFE. Mr. Henderson stated that the applicant requested historic exemptions for principal building square footage of 35% and principal building side façade relief in the amount of 1%.

Mr. Henderson stated that there were eleven public comment submittals in support of this application (Exhibits 3 through 13).

David Russell and Jamie Brownlee, property owners of 1102 Middle Street, stated that they love the history and character of their historic home. Ms. Brownlee stated they spent lots of money to rehabilitate their home in 2008 because it was starting to fall apart. Ms. Brownlee said it has been painful to watch their home erode and deteriorate again due to flooding. Ms. Brownlee stated that due to flooding they are no longer allowed to use the renovation that was built back in 2008 because they get up to 2 feet of water on the ground floor. They do not want to walk away from this home. Ms. Brownlee stated that they are willing to do whatever is needed to preserve and protect the historic nature and integrity of this home. Ms. Brownlee stated that this home has been in their home for 35 years and they want their families to be

able to enjoy it as well. Ms. Brownlee stated that her neighbors are in full support of this renovation and thanked the Board for their consideration.

Ms. Bohan stated that she can tell the owners are passionate about their home and the Board is listening.

Mr. Wichmann stated that this is a very important structure. Mr. Wichmann asked how much fill will be added to the property and is there a stormwater system to be implemented.

Mr. Henderson responded by stating that the zoning ordinance allows you to add fill up to 12 inches. About three years ago the agenda was amended by adding section 21-44 which speaks to elevating historic structures. In this section it allows various strategies for historic properties such as the tiering effect. The Board has approved this concept for other properties. Mr. Henderson stated that the zoning ordinance states that when you are adding 20% of fill to a property you have to submit a stormwater management plan from a landscape architect.

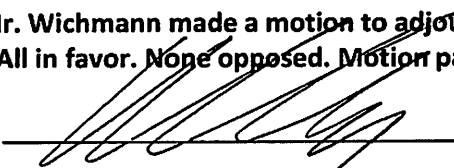
Mr. Wichmann asked the applicant what the current square footage is and what it will be going to. The applicant stated that the current structure is at 2202 square feet and 1600 square feet is to be added. It will be about 4100 square feet in total.

Mr. Russell stated that there is a ditch on Middle Street and Osceola that the flow of water will go into and out to the marsh.

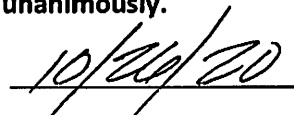
Mr. Pennington stated that he loves the design and would grant final approval. Mr. Lewis stated he agreed with Mr. Pennington. Mr. Craver stated he would grant final approval. Mr. Coish stated that he liked the proposed design. Ms. Bohan asked Mr Henderson if the applicant will need to go back to the Board of Zoning Appeals with this presentation. Mr. Henderson stated that they would not have to go back to the Board of Zoning Appeals. Ms. Bohan was in favor of the application presented.

Mr. Wichmann 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. Wichmann made a motion to adjourn at 5:20 p.m. Mr. Pennington seconded this motion. All in favor. None opposed. Motion passed unanimously.



Steve Herlong, Chairman



Date

Beverly Bohan, Vice-Chairman

Date

RECUSAL STATEMENT

Member Name: Steve Herlong
 Meeting Date: September 16, 2020
 Agenda Item: Section D Number: 3
 Topic: 3308 Jasper Blvd.

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: 9/17/20 _____

 Member

Approved by Parliamentarian: _____

RECUSAL STATEMENT

Member Name: Steve Herlong

Meeting Date: September 16, 2020

Agenda Item: Section E Number: 1

Topic: 1102 Middle St.

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: [Signature]

Date: 9/17/20 [Signature]
Member

Approved by Parliamentarian: [Signature]

Dear Mr. Henderson,

I am reaching out to express my support of the renovations that are being proposed for the property at 1102 Middle St, Sullivan's Island. I am the owner of a neighboring property, 1104 Osceola Ave.

Through their architect, Jamie Brownlee and David Russell, the homeowners, have provided me with the proposed changes. After having the opportunity to review them, I believe the proposed changes would add value to the neighborhood and further enhance its overall aesthetics. I support the board voting to approve them.

Thank you for your time in reviewing this correspondence. Please don't hesitate to reach out to me if you require anything more.

Sincerely,
Stuart E. Huston

Hello Joe,

George and I wanted to extend our full support for the renovations proposed by our long time neighbors for one of our favorite island homes. We look forward to having them as full time residents soon.

Kindest Regards,

George and Dawn Durst

I live at 816 Conquest Ave and have lived there since 1985. David and Jamie shared their plans for the renovations at 1102 Middle. I think they are making a great improvement to the property while maintaining the character of an old historic island home. I support their efforts and think the renovations are appropriate for the home.

Mike Cole

O 843-720-4325

M 843-270-4325

Mike Cole

843-270-4325

Hi Joe,

This is Jason Tompkins – owner of 1102 Osceola Ave. I hope you are doing well. We are across the street neighbors of David Russell and Jamie Brownlee at 1102 Middle St. I have reviewed the plans submitted to the DRB and am fully supportive of what they would like to do. It looks awesome!

-Jason

Mr. Henderson,

My name is T. Scott Smith and I live at 1019 Middle St. I reviewed the Russell plans to improve the property caddy cornered to my house, at 1102 Middle St. I am in 100% support of these improvements to the property. The plans are not only aesthetically pleasing, but very much in tune with the surrounding properties. I look forward to the upgrading of this property. Please let me know should you have any questions of me.

Thank you,
T. Scott Smith

Joe,

We were recently with Jamie Brownlee and David Russell who are friends from Atlanta and also Sullivan's. We were able to see a copy of the plans for the renovation.

I grew up on the island in the summers at my family's house on 2301 Atlantic. My husband Tommy and I have now owned our Sullivan's home at 2667 I'on since 2007.

I'm writing to say that the plans for the Brownlee-Russell house at 1102 Middle look wonderful and are in keeping with the island's charm and history.

In addition, we fully support this renovation personally knowing that David and Jamie have a vested interest in being a vital part of the Sullivan's community.

Hoping all will move forward on this project with approval from the DRB on September 16, 2020.

Sincerely,

Barbara and Tommy Pendergrast

I am writing to support the plans to renovate the residence at 1102 Middle Street. I leased the property for over 10 years, occupying the residence full-time. I am very familiar with the neighborhood and the current plans to elevate the house and make additions. I was living in the house when Hugo flooded the ground level several feet, so obviously it is wise to raise the structure now, given the increased flooding risk. The design for improvements included in this plan are compatible with the historic neighborhood and will enhance the property while maintaining its essential character. As a resident for 37 years, I value the need to enable renovations that ensure the opportunity for owners to occupy their home full-time, which this plan will do.

I urge you to support this application for renovation.

Thank you

Meg Howle

2523 Goldbug Ave

Sullivan's Island

Steve

I am Kathy Heller at 2320 Ion Ave on Sullivans. We are the ones who restored the red cottage "The Barn" circa 1880 in 2007. Susan and I are also friends and Bob and I are friends of the Russells as well as the Alexanders. You do amazing work!

These design plans are fabulous! This is exactly what the island should want, not the historical houses that have been "renovated" and you cannot even find the old house in the new.

These plans are compatible and functional while still keeping the original house the focus.

Bob and I also fully understand the slight raising of the house and the drainage issues. We have spent tons of money to save our red cottage from flooding damage to include drains, concrete pad etc. The list goes on and the drainage after 15 years finally works. Our red house should be there for generations to come, and the Russells are also working to save their historic home with proper drainage, landscape tiering etc. This is the kind of project that I hope others will follow and maintain our historical island architecture.

[https://sullivansisland.sc.gov/sites/default/files/Documents/Design Review Board/DRB Applications/2020/September 2020/1102 Middle Street/1102 Middle Street Plans.pdf](https://sullivansisland.sc.gov/sites/default/files/Documents/Design%20Review%20Board/DRB%20Applications/2020/September%202020/1102%20Middle%20Street/1102%20Middle%20Street%20Plans.pdf)

Thank you for your beautiful work and community service

Kathy Craig Heller

678-570-3596

Joe,

I am writing in support of the improvements planned for 1102 Middle St. David and Jamie have shared those plans with my wife and me -- we think the concept is well thought out and the outcome will be an improvement to the property next door. As you know, our home (1106 Middle) is the Russell/Brownlee's only adjoining property.

Please share this email with the Design Review Board and contact me if I can be of any assistance with the regulatory process.

Sincerely,

Page Morris

1106 Middle St.

Sullivan's IS, SC 29482

803-360-4421

Dear Mr. Henderson,

I am the owner of 1026 Middle Street and the neighbour of David Russell and Jaime Brownlee. I am emailing you to say that I support their planned renovations of 1102 Middle Street. The design looks beautiful and complements the existing house and neighborhood.

Kind regards,

Beth Harmstone

Hi Joe,

Jamie Brownlee and Steve Herlong shared the plans for the addition to the property at 1102 Middle and I am always appreciative when neighbors do so. I think the addition looks very nice and is in keeping with the character of the house and the neighborhood. I also understand their wish to elevate the house for flood prevention and can see no reason to object to the plans as submitted.

Respectfully submitted,
Kaye Smith
1019 Middle Street