

# TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

## REGULAR MEETING MINUTES Wednesday, February 17, 2021

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, 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 Director, Randy Robinson, Building Official, and Jessi Gress, Business Licensing and Permit Technician.

Members of the public: Howard and Joy Hall, property owners of 1808 Atlantic Avenue.

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. Wichmann made a motion to approve the January 21, 2021 Design Review Board Meeting Minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC INPUT:** No public input was made.
- III. **NON-HISTORIC DESIGN REVIEW:**

**1808 Atlantic Avenue:** Rachel Burton, applicant, requested conceptual approval to construct a new addition to a single-family home with modifications to the zoning standards for principal building side façade (TMS# 529-09-00-084).

Mr. Henderson stated that this is non-historic property but located within the Sullivan's Island Local Historic District. Mr. Henderson stated that the applicant, Rachel Burton, requested conceptual approval to construct a new addition to a single-family home. Mr. Henderson stated that the applicant requested principal building side façade relief in the amount of 14%. Mr. Henderson recommended that the Board grant approval provided that the project complies with Zoning Ordinance standards for Neighborhood Compatibility.

Ms. Rachel Burton, applicant, presented her application to the Board.

**No public comment was made.**

Mr. Wichmann asked if the neighbors have been notified. Ms. Burton stated that the neighbors have been notified and are in favor of the application presented. Mr. Wichmann asked is there a way to put something in that blank vast space or is it just going to be invisible to see. Ms. Burton responded by stating that she believes it will be invisible because when you are standing in the yard you hardly see that building and when you are on the street you cant see it.

The Board was in favor of the application presented.

**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.**

#### **IV. HISTORIC DESIGN REVIEW:**

**Mr. Herlong recused himself from this application (Exhibit 1).**

**1902 l'On Avenue:** Brooke Gerbracht, applicant, requested approval for a swimming pool, accessory structure and small porch enclosure with historic exemptions for impervious coverage and principal building coverage (TMS# 529-09-00-007)

Mr. Henderson stated that this property is located in the Sullivan's Island Local Historic District. Mr. Henderson stated that the applicant, Brooke Gerbracht, requested approval for a swimming pool, accessory structure and a small porch enclosure with historic exemptions for impervious coverage and principal building coverage. This property maintains one conforming historic dwelling and two nonconforming dwelling units. Mr. Henderson stated that in 2012, the Design Review Board approved a large addition to the historic home granting 50% exemption for principal building coverage, principal building square footage and side setback relief. Mr. Henderson stated the applicant requested the following:

- Enclose existing screen porch on 2012 addition. No massing changes.
- Renovate existing accessory structure: new roof, shed roofs, doors and windows
- Pool and pervious pool decking
- Renovate the Traditional Island Resource that is located on Station 19 side

Mr. Henderson suggested granting approval pending compliance with the Secretary of Interior Standards for Historic Preservation.

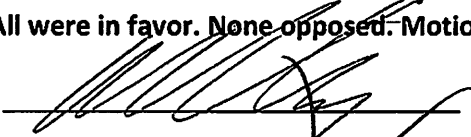
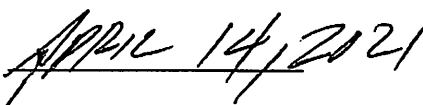
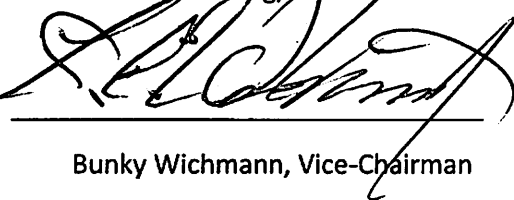
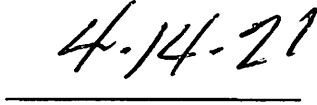
Ms. Brooke Gerbracht, applicant, presented her application to the Board.

**No public comment was made.**

The Board 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.

- V. ADJOURN: Mr. Craver made a motion to adjourn at 4:25pm. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

 _____ Steve Herlong, Chairman	 _____ Date
 _____ Bunky Wichmann, Vice-Chairman	 _____ Date

# RECUSAL STATEMENT

Member Name: Steve Herlong  
 Meeting Date: February 17, 2021  
 Agenda Item: Section E Number: 1  
 Topic: 1902 Lion Avenue

*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: MM/DD/YY  
 \_\_\_\_\_  
 Member

Approved by Parliamentarian: \_\_\_\_\_