

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, November 17, 2021

A regular meeting of the Town of Sullivan's Island Design Review Board was held on Wednesday October 21st at 4:00 p.m. at Town Hall. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Beverly Bohan, Ron Coish, Bill Craver, Kevin Pennington, 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 Building Permit Technician.

Members of the public: Pat Ilderton

Media present: No members of the media were present.

CALL TO ORDER: 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 October 20, 2021 Design Review Board Meeting Minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

II. PUBLIC COMMENT: No public comment was made.

III. ITEMS FOR CONSIDERATION:

1: Election of Board Officers: Mr. Coish made a motion to elect Beverly Bohan as Chair of the DRB and Bunky Wichmann as Vice-chair of the DRB. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2: Meeting Dates for 2022 (Exhibit 1): Mr. Wichmann made a motion to approve the proposed 2022 Design Review Board Meeting dates. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

IV. CONDUCT OF HEARING:

Ms. Bohan reviewed the conduct of hearing with the Board. Those items are as follows:

1. Statement of matters to be heard (Chair)

2. Town staff presentation (5-minute limit)
3. Presentation by applicant (10-minute limit)
4. Public comment (2-minute limit per person)
5. Town staff final statement (if needed)
6. Board Q & A (may occur at any point during hearing)
7. Public comment closed
8. Board deliberation and vote

V. HISTORIC DESIGN REVIEWS:

852 Middle Street: Heather Wilson, applicant, requested final approval of additions to a Sullivan's Island Landmark structure. Modifications to the zoning standards are requested for the principal building's side setbacks. (PIN# 523-06-00-031)

Mr. Henderson stated that this property is designated a Sullivan's Island Landmark by historic survey card #337. Mr. Henderson stated that during the September DRB meeting the Board granted final approval for the following:

- Pivoting of one corner of the cottage to face due south.
- The Board recommended a redesigned hyphen be used to connect to the new addition as opposed to an attachment by way of the cottage's rear corner.
- Shed roof to the east was authorized to remain in its current footprint but was allowed to raise its roof height per enclosed elevations.

Mr. Henderson stated that Town Staff recommended the Board consider the proposed changes and the "preservation and engineering report" by the DRB's historic preservation consultant along with the following guidelines:

- Consider modifying the hyphen connection, relocating more toward the east to preserve the corner.
- Consider maintaining the original design of the monoscope roof. This roof may be reconstructed with new materials if they are significantly deteriorated.

Ms. Wilson presented her application to the Board.

No public comment was made.

Mr. Henderson asked the applicant to clarify the plan for the front door and whether it would be restored or replaced. Ms. Wilson responded by stating that the front door will be renovated.

Mr. Lewis had no additional comments.

The Board commended the applicant for her hard work and working with the Board, Staff, the public and owners to accommodate everyone's needs with this project.

The Board was in favor of the application presented.

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

2802 Brooks Street: Herlong and Associates, applicants, requested modification of a previously approved COA for a Traditional Island Resource. Additional historic exemption is requested for principal building square footage and impervious coverage. (PIN# 529-07-00-048)

Mr. Henderson stated that this property is a Traditional Island Resource by survey card #056. Mr. Henderson stated the applicant requested the modification to a previously approved COA. The proposal includes the following:

- Minor adjustments to a previously approved rehabilitation project granted final approval on September 15th.
- Adding additional PBSF to the main living area of the new construction requiring an increase of from 14% to 21%. No exterior changes are resulting from the additional conditioned space.
- Adding two windows to the walls of the cottage's rear element.
- Request for impervious coverage exemption has increased from 40% to 50%
- Principal building coverage has decreased from 5% to 2%.

Mr. Henderson stated that Town staff recommended approval provided the project complies with the SIS and Guidelines.

Ms. Gerbracht presented her application to the Board.

No public comment was made.

Mr. Wichmann asked if there were a certain number of windows to be repaired or replaced. Ms. Gerbracht responded by stating that the two front porch windows are to be repaired and the rest of them will be replaced with matching material.

The Board was in favor of the application presented.

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

Mr. Wichmann recused himself from the next application (Exhibit 2).

2256 I'On Avenue: Beau Clowney Architects, applicants, requested conceptual approval for an historic rehabilitation of a Sullivan's Island Landmark property. Modifications to the zoning standards are requested for principal building square footage. (PIN# 529-10-00-002)

Mr. Henderson stated that this property is a Traditional Island Resource by survey card #359. Mr. Henderson stated that the applicant requested approval for an historic rehabilitation. Mr. Henderson made the following comments:

- Historic preservation narrative and demolition analysis enclosed.
- Staff requested that more information be provided on the removed portions of the existing home along the rear elevations. Staff has advised the applicant to elaborate on the age and building materials of these “non-original” additions.
- Accessory structure approval is part of this COA and meets the Zoning Ordinance size and height requirements.
- No elevation of the structure is needed. Existing front elevations will replace non-original materials and finishes yet remain in same design and proportion.

Mr. Henderson stated that Town staff recommended that the Board confirm the small gable addition off the rear deck is non-original. Ensure Secretary of Interior Standards and Guidelines are met for additions, porches, siding, windows and Historic site.

Ms. Campbell presented her application to the Board.

Mr. Pat Ilderton, contractor, stated that he was the original builder on this property. Mr. Ilderton stated that non-original additions being requested for removal are in fact not original and were built later in time. Mr. Ilderton stated that the proposed add ons technically will not be seen from the street view and will not affect the historic nature of this property.

Ms. Bohan asked if the applicant planned to expand the nonconforming space below flood and if they were to meet the 50% rule. Ms. Campbell responded by stating nothing will be added to the structure below but will be adding a stair to connect the house. Ms. Bohan asked if the front porch would be screened in. Ms. Campbell responded by stating they will be screening in the front porch.

The Board was in favor of the application presented.

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

VI. NON-HISTORIC DESIGN REVIEWS:

3010 Marshall Boulevard: Phil Clarke, applicant, requested conceptual approval of a one-story addition to an existing single-family home with modifications to the zoning standards for side setbacks. (PIN# 529-12-00-082)

Mr. Henderson stated that the applicant requested approval to construct a one-story addition to the existing structure. Mr. Henderson stated Town staff recommended granting final approval

provided Application Form D-2 has been completed and complies with Standards for Neighborhood Compatibility.

Mr. Clarke presented his application to the Board.

No public comment was made.

Ms. Bohan stated one letter was submitted to Town staff in favor of the application presented (Exhibit 3).

The Board was in favor of the application presented.

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

3030 l'On Avenue: Beau Clowney Architects, applicants, request final plan approval to construct a new single-family home with modifications to the zoning standards for principal building square footage, principal building coverage, principal building side façade, principal building front façade width, and second story side façade setbacks. (PIN# 529-12-00-035)

Mr. Henderson stated that the applicant requested approval to construct a new single-family home with modifications to the zoning standards. Mr. Henderson stated that this is a new review of this design however the DRB granted approval of a previous design in June 2021. Mr. Henderson stated that Town staff recommended granting conceptual approval pending from D-2 has been completed and is satisfactory to the DRB and the Standards for Neighborhood Compatibility have been met.

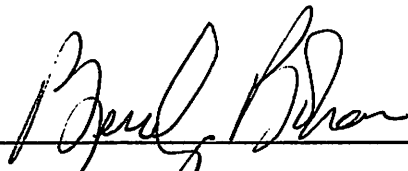
Mr. Ferrick presented her application to the Board. Mr. Ferrick stated that he requested to amend his application by requesting an additional 3 feet or 8% relief for the side setbacks. Mr. Ferrick stated that he asked for this request because they have a stair that encroaches into the side setback due to the location of the pool.

No public comment was made.

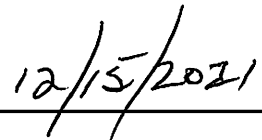
The Board was in favor of the application presented.

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

VII. ADJOURN: Mr. Wichmann made a motion to adjourn at 5:19 p.m. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Beverly Bohan, Vice-Chairman



Date

**2022 DESIGN REVIEW BOARD MEETINGS
TOWN OF SULLIVAN'S ISLAND**

All meeting held in Council Chambers
Town Hall, 2056 Middle Street

DRB Submittal Dates:

December 17, 2021
January 21, 2022
February 18, 2022
March 18, 2022
April 22, 2022
May 20, 2022
June 17, 2022
July 22, 2022
August 19, 2022
September 23, 2022
October 21, 2022
November 18, 2022

3rd Wednesday of every Month

4:00 p.m. DRB Meetings:

January 19, 2022
February 16, 2022
March 16, 2022
April 20, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022
September 21, 2022
October 19, 2022
November 16, 2022
December 21, 2022

RECUSAL STATEMENT

Member Name: Bonky Wichmann

Meeting Date: November 17, 2021

Agenda Item: Section F Number: 3

Topic: 22510 Iron 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: 11-17-21 [Signature]
Member

Approved by Parliamentarian: [Signature]

Hi Joe,

We are writing to you regarding the proposal for an addition to the Marr residence at 3010 Marshall. While we are not in favor of varying from the Town's established 13' side setbacks, as good neighbors, we will not oppose the Marr proposal.

Per my discussion with Pat Marr, he has confirmed that while completing the addition work, he will move their fence, located on the south side of the Marr property to their side of the property line. Currently, this fence erroneously sits on our side of the property line at 3004 Marshall as documented by previous surveys.

Regards,
Dave & Kathy Smoley
3003 Brownell Ave
302-268-4494