

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

**REGULAR MEETING MINUTES  
Wednesday, September 15, 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. at Town Hall. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Beverly Bohan, Bill 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, Max Wurthmann, Building Inspector, and Jessi Gress, Business Licensing and Permit Technician.

Members of the public: Sammy Rhodes, Alice Paylor, Ann Moore, Mike Walsh and Sheila Allen.

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 news media 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 August 18, 2021 Design Review Board Meeting Minutes. Ms. Bohan seconded this motion. All were in favor. None opposed.
- II. **PUBLIC INPUT:** No public comment was made.
- III. **SPECIAL EXCEPTIONS:**

**2107 Middle Street- Parking Lot:** Troy Barber, applicant, requested conceptual approval of a Commercial District special exception for a temporary automotive parking lot in accordance with §21-50 C (4). (PIN# 529-09-00-020)

Mr. Henderson stated that this property is located in the Community Commercial Overlay District 2 which is located outside of the historic district. This property is a split zoned lot with an existing single family residential home. Mr. Henderson stated that the applicant requested to install a parking lot installation. Mr. Henderson stated that a site plan and stormwater plans have been conceptually approved by Town Staff but may require some technical adjustments. Mr. Henderson stated that the applicant went before the Board of Zoning Appeals on September 9, 2021 and received approval of the special exception. Mr. Henderson stated that

Staff recommends approval of the special exception provided the project complies with design standards of Section 21-50 C (4) and the terms and conditions applied by the Board of Zoning Appeals on September 9, 2021, which included a right turn out only, trash cans in several locations and a regular maintenance plan for site cleaning and trash collection

Mr. Matt Cline, Cline Engineering, presented his application to the Board. Mr. Cline stated that there will be 26 parking spots, 2 handicap spots and 4 golf cart parking spots in the proposed gravel parking lot. Mr. Cline stated that there will be a 6-foot living fence and shrubs around the lot as well.

A member of the public asked if the lot is designated to one business or to multiple businesses. Mr. Barber responded by stating as of now it will be designated to just Longboard but they are talking with Council about allowing the lot to be used for multiuse.

Mr. Sammy Rhodes asked what was meant by temporary parking. Mr. Henderson responded by stating that the lot will be used during the day time hours of the business or short-term use.

Mr. Eddie Fava asked what the exact day time hours would be. Mr. Henderson responded by stating the ordinance does not specify a time frame for use however, they will not be allowed to store vehicles, boat trailers, etc. in this lot.

Mr. Pennington asked how long they intend to run the lights. Mr. Pennington asked if they be left on all night or will there be a cut off time. Mr. Barber stated that they are flexible and will adjust the lights as needed. Mr. Craver and Mr. Wichmann also asked if it is possible to add automation for the proposed plan for the lighting. Mr. Barber stated that they could potentially investigate getting motion sensor lights so that they turn on only when someone walks by.

Ms. Bohan asked who would be managing the security of the lot. Mr. Barber responded by stating that Acme Management Company will be in charge of property management as well as Sullivan's Island Police Department when needed.

**Mr. Craver made a motion to approve this application as approved by the BZA and with the condition lights be automated for final approval. Mr. Pennington seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**2824 Brooks Street:** Carl McCants, applicant, requested conceptual approval of the RS-District historic dwelling unit special exception. Proposal includes relocating an existing Traditional Island Resource and constructing a new single-family home. No modifications are requested to the zoning standards. (PIN# 527-07-00-044)

Mr. Henderson stated that this property is a Traditional Island Resource by survey card #33 and located outside of the historic district. Mr. Henderson stated that this is a small historic cottage and is slated to be relocated to the front eastern side of the yard. Mr. Henderson stated that the applicant requested the following:

- Remove nonoriginal additions and nonoriginal asbestos siding on the cottage
- Perform exploration of existing historic materials for final DRB review
- Elevate cottage 1' to meet BFE

Mr. Henderson stated that Staff recommended to approve the application for the redesign provided it meets the requirements of Section 21-20 C. (2).

Mr. Sammy Rhodes clarified that the historic cottage has been moved more so to the front of the property so the two structures would be more defined.

Mr. Henderson stated that if the Board grants approval the applicant will need to go before the Board of Zoning Appeals for approval, then back to the Design Review Board for final design review.

Mr. Craver was in favor of the application presented.

Mr. Wichmann asked if the two structures will be like material or will be different so you can see the different between the two structures.

Mr. McCants stated that the goal is to have the historic structure in the very front of the lot and the second structure will be more of a background building on the lot. The structures will be in like with each other but will have different materials to separate the historic structure from the new structure.

Ms. Bohan stated that she is very impressed with the design and this should set a president. Ms. Bohan was in favor of the application presented.

Mr. Coish stated that he is thrilled that the main historic structure is being left as is and the second structure is not being attached. Mr. Coish was in favor of the application presented.

Mr. Lewis, Mr. Pennington and Mr. Herlong were all in favor of the application presented.

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

#### **IV. HISTORIC DESIGN REVIEWS:**

**852 Middle Street:** Heather Wilson, applicant, requested preliminary 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 a Sullivan's Island Landmark by historic survey card #337 and is located outside of the historic district. Mr. Henderson stated that during the August

18, 2021 Design Review Board meeting the board granted conceptual approval with the following comments:

- Keep the home's orientation as is currently situated toward Middle Street
- Keep the original footprint where the shed roof is located on the east side and allow roof improvements as presented during the conceptual review
- Request an historic preservation assessment from Bennett Preservation Engineering

Mr. Henderson stated that the applicant requested the following:

- Keep the original cottage in its current orientation to Middle Street
- Removal of non-historic front porch framing yet keep original dimensions
- Remove nonoriginal additions on rear elevations
- Attach a large addition via a narrow-conditioned corridor
- Retore and maintain front façade with minimal changes to the front porch, windows, will framing and doors
- Elevating existing foundation 3' feet to be one foot over BFE (build CMU foundation)
- Extending the height of shed roof on east elevation with hipped roof

Mr. Henderson stated that Staff recommended considering preliminary approval considering the proposed changes and the "preservation engineering report" by the Design Review Boards preservation consultant.

Ms. Alice Paylor, Joy Morris property owner's attorney, stated that Ms. Morris bought this property with every intent to preserve the historic nature of the existing structure and to incorporate additions she needs to meet her families' personal needs. Ms. Paylor stated Ms. Morris is not trying to add on a massive structure. The addition is just a one bedroom with some additional living space. Ms. Paylor stated that the family has heard the several concerns about not wanting to attach the historic structure to the new addition but her family needs this to meet personal requirements. Ms. Paylor stated that if they do not get the approval needed then they will be force to either demolish the existing structure or potentially donate it to the Town to be relocated to another site. Ms. Paylor asked that the Board approve the plan being presented before them.

Ms. Wilson presented her application to the Board.

Ms. Anne Moore, previous owner of 852 Middle Street, stated that there is no history on Brady's Tavern. She stated that her grandparents bought this home from a church and has always been inherited. Ms. Moore stated that the family started to grow so they added on the left bedroom of the home and a shed that is still currently there. Ms. Moore stated that the family did all the repairs and no contractors were hired. This home is the only home that stood after Hurricane Hugo. Over the years, another bedroom was added. Ms. Moore stated that her great grandfather, James Thomas Maloney, loved the soldiers and invited them over to his

home to play poker. Ms. Moore stated that one of the soldiers got sick and his name was Brady. Brady died in the front room of this home. Ms. Moore stated that Mr. Maloney named this home Brady's Tavern after the soldier that passed away in this home. Ms. Moore stated that the home can be lifted and moved because her family looked into doing this in time past. Ms. Moore stated that the house needs some repair work, foundation work and central air but other than that it is livable. Ms. Moore stated that the new owner should have the pleasure of doing whatever work she chooses to be able to enjoy the treasures she has been able to enjoy over the years.

Mr. Mike Walsh, resident at 2530 l'On Avenue, stated that if the story from Ms. Moore doesn't add to the historic nature of this home, he doesn't know what would. Mr. Walsh stated that he came with the intention to oppose the application presented but with the stories shared, opinions from a professional, and all the modifications done to the plans the application has progressed from where it started. Mr. Walsh thanked the owners for complying with all of the modifications requested by everyone.

Ms. Sheila Allen, resident at 848 Middle Street, stated that she is the neighbor of this property and is in favor of the application presented.

Ms. Joy Morris, resident at 852 Middle Street, stated that when she bought this home, she has had every intention to preserve this home and does not plan to just let it sit and rot. Ms. Morris stated that she has a true passion for this structure with every intent to live in this home and doesn't want anymore problems than are already there. Ms. Morris stated that if an agreement can't be made on these plans, she offered to sell the structure to the Town and have them relocate it to a different location. Ms. Morris asked that people focus on the letter by Robert Moore's letter that covers the structure and engineering portion of the application.

Mr. Henderson stated that the suggestion of demolition of this structure or donation to the Town is not possible. This property is a designated Sullivan's Island Landmark and is part of the historic preservation overlay so the entire property is historic. Mr. Henderson stated that he responded to the Morris' request regarding the donation of the structure to the Town by stating that this is not an option.

Mr. Herlong stated that options were presented for the plans but was confused on to what is actually being requested.

Ms. Wilson stated that she presented the options as she did because of the report from Mr. Craig Bennett. Ms. Wilson presented what was being requested in her application.

Mr. Wichmann stated that that he understood that if the Board doesn't grant the approval, the owner will let the home deteriorate and he doesn't think this is the right thing to do. Mr. Wichmann stated that he understood that using a hyphen to connect the structures will delineate the massing of the new renovations. Mr. Wichmann was interested in the rest of the Boards comments but doesn't have a huge problem with the structure to be lifted.

Mr. Coish stated that after the story from Ms. Moore, this could be the most important structure on the island to stay a single-family home and have a new home built on the back of the lot. Mr. Coish disagreed with the connecting hyphen.

Mr. Lewis stated that he feels sorry for the owners. Mr. Lewis stated that he gets the passion but the neighbors should be ashamed for attacking these owners. Mr. Lewis stated that the owners are trying to do the right thing and the application presented satisfied all comments everyone has been made. Mr. Lewis was in favor of the application presented.

Mr. Pennington asked about articulating the addition to align with the angle of the cottage. Ms. Wilson stated that they can but it overwhelms the historic structure. Ms. Wilson stated that out of options A through D she would prefer option B. Option C was what was presented to the Board but created an awkward angle and the back of the structure. With Ms. Wilson's option it aligns together and allows for a slim hyphen to connect the two structures and addresses all of the comments submitted by Craig Bennett. Mr. Pennington apologized to the owner for this long process they have had to go through but he believed that the applicant has done exactly what the Board has asked for. Mr. Pennington suggested approving option B. Jessi, what is option B???? more on what these options mean...

Ms. Bohan asked Ms. Wilson what was the distance between the awkwardness of the corner of the structure and the edge of the historic structure. Ms. Wilson stated 12 feet. Ms. Bohan stated that this is really two houses even if it has a connecting hyphen. Ms. Bohan asked why the historic structure can't be left separate and build a second home 12 feet back from the original. Ms. Wilson responded stated that the owner simply doesn't want two structures. Ms. Morris wants one historic home with an addition. Ms. Wilson stated that the ordinance allowed for a historic exemption but does not say that an historic structure has to stay separate.

Mr. Craver stated that there are different kinds of historic structures on this island. The officer's quarters are very serious and shouldn't be touched. The rest of them, the historic homes should be preserved to the best as possible but should also meet the needs of the owners. Mr. Craver stated that if they can preserve the historic nature of this structure then the job is done. Mr. Craver stated that with the proposed application, it doesn't get any better. The house will be completely restored and a one-story addition on the rear is the perfect case scenario. Mr. Craver stated that the applicant could build a massive structure on the rear which is something that they really don't want. Mr. Craver stated that Craig Bennett did not say that the hyphen is going to destroy the historic nature of this house. Mr. Craver stated he would approve option B as presented and thanked the owner for what she is doing and not what she could do.

Mr. Herlong agreed with Mr. Craver's comments. Mr. Herlong stated that this is the perfect solution and the applicant's presentation is suitable.

**Mr. Craver made a motion to approve the application submitted for option B for final approval. Explain what option B is....may need to attach Heather's presentation Mr. Lewis seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**2830 Brooks Street:** Heather Wilson, applicant, requested conceptual approval to perform an historic restoration of a Traditional Island Resource structure. No modifications to the zoning standards are requested. (PIN# 523-07-00-111)

Mr. Henderson stated that this home is a Sullivan's Island Landmark by survey card #034 and located outside of the historic district. Mr. Henderson stated that the applicant requested the following:

- Remove nonoriginal additions. Confirm demolition is appropriate
- Keep original form: kitchen, bedroom, original footprint
- Remove vinyl siding
- Remove and replace non-original porch framing
- Restore French doors and windows on front porch

Mr. Henderson stated that Town Staff recommended considering conceptual approval of the removal of the non-original additions according to the historic assessment submitted by Craig Bennett. Also, to ensure the replacement materials for the front porch and the rear elevation replacement materials meet Standards for Historic Rehabilitation.

Ms. Wilson presented her application to the Board.

**No public comment was made.**

The Board was in favor of the application presented.

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

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

**2802 Brooks Street:** Herlong and Associates, applicants, requested final approval of an historic rehabilitation and additions to a Traditional Island Resource structure. Historic property exemptions are requested for principal building square footage, principal building coverage and impervious coverage with regular DRB modifications for side setbacks, principal building square footage and principal building coverage. (PIN# 529-07-00-048)

Mr. Henderson stated that this property is a Sullivan's Island Landmark by historic survey card #056 and located outside of the historic district. Mr. Henderson stated that the applicant requested the following:

- Remove nonoriginal additions
- Convert historic cottage to an “attached addition.” Build a principal building portion behind the cottage
- Preservation of historic windows and siding
- Demolish non-historic accessory structure
- Elevate home (cottage no more than 1’ over BFE, house no more than 2’ from LSM)

Mr. Henderson stated that during the August 18, 2021 Design Review Board Meeting the Board made the following comments when deferring the application:

- Consider smaller addition and less relief in principal building square footage
- Redesign the addition and link to make a less imposing massing over the cottage

Mr. Henderson stated that Staff recommended granting conceptual or preliminary approval only given historic preservation details that are missing on the submitted elevations.

Ms. Gerbracht presented her application to the Board.

Mr. Jason Fowler provided further detail on this presentation.

**No public comment was made.**

The Board was in favor of the application presented.

**Mr. Wichmann made a motion to grant final approval allowing for 40% of impervious coverage instead of 27%. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**1724 I’On Avenue:** Eddie Fava, applicant, requested conceptual approval for an historic rehabilitation of a Sullivan’s Island Landmark property. Historic property exemptions are requested for principal building square footage and principal building coverage. (PIN# 523-12-00-068)

Mr. Henderson stated that this property is a Sullivan’s Island Landmark by historic survey card #283 and is located within the Sullivan’s Island Local Historic District. Mr. Henderson stated that the applicant requested the following:

- Addition to the rear elevations to add on two-car garage and second story conditioned space
- Addition is added by way of a hyphen connecting to the original roof of existing kitchen house. Windows to be preserved.
- Enclose first and second story screen porch with glass windows
- Adding several windows and removal nonoriginal windows (ensure demo is appropriate)



- Maintaining the current front façade elevation of the home

Mr. Henderson stated that Staff recommended to consider and review the Standards for Historic Rehabilitation.

Mr. Eddie Fava, applicant, presented his application to the Board.

**No public comment was made.**

Mr. Henderson stated that there are two major changes being proposed. Mr. Henderson stated that the request for the addition with a hyphen connected to the back elevation and the infill of current screen porches. Mr. Henderson stated that these two things are unusual requests and asked that the Board asked and reviewed these two items.

Mr. Craver stated that the applicant did a good job with the application and would grant final approval.

Mr. Wichmann stated that he liked the design presented but struggled with inclosing the screen porch.

Ms. Bohan stated that the applicant had an extraordinary presentation. Ms. Bohan asked if there were any standards or guidelines that state that an historic house that has a screened porch cannot be enclosed. Mr. Henderson responded by stating that according to the Secretary of Interior's Standards Guidelines for historic building and related new construction, it is recommended that a simple recessed, small-scale hyphen, or connection, be used to physically and visually separate the addition from the historic building. Mr. Henderson stated that he believed you can use alternative material to separate the old from the new however inclosing porches is not recommended because he takes away from the historic features unless a new use is required. Mr. Henderson stated that in past he always pulled the Secretary of Interior Standards and informed owners that they are unable to enclose porches on such a significant historic structure.

Mr. Pennington stated that this is about what someone can see from the street. Mr. Pennington stated that this is a vast improvement and the applicant is abiding by the standards.

Mr. Lewis stated that almost all of the houses on this street has been altered and other houses have glassed in porches.

Mr. Henderson stated that the original form of these home has open porches.

Mr. Pennington stated that the point is to not change the character of the homes but most of these homes have enclosed porches.

Mr. Craver believed that the applicant is following the guidelines.

Mr. Herlong stated that the front porch is open for a distance then the rear will be enclosed so that it isn't viewed from the street.

Ms. Bohan stated that in her experience of being on the Board, the Junior Officer's Quarters and the Senior Officers Quarters were not to be touched on the street facing sides but opportunities for improvement and renovations on the rears. Mr. Henderson responded that over the years the Board has set a precedent of doing just restoration work where visible from l'On Avenue.

Mr. Coish stated that the applicant was very respectful with the house and liked the application presented.

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

#### **V. NON-HISTORIC DESIGN REVIEWS:**

**1771 Atlantic Avenue:** John Romano, applicant, requested final approval of an accessory structure design review with modifications to the zoning standards for side setbacks. (PIN# 523-12-00-032)

Mr. Henderson stated that this is a non-historic property and the applicant requested approval to construct an accessory structure. Mr. Henderson stated that Staff recommended granting final approval provided that the project complies with Standards for Neighborhood Compatibility.

Mr. John Romano presented his application to the Board.

**No public comment was made.**

The Board was in favor of the application presented.

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

**902 Middle Street:** Heather Wilson, applicant, requested conceptual approval of renovations and additions to an existing single-family home with modifications to the zoning standards for principal building square footage and side setbacks. (PIN# 523-06-00-024)

Mr. Henderson stated that this property is located outside of the historic district and the applicant requested approval to construct additions and renovations to an existing single-family

residential home. Mr. Henderson stated that Staff recommended granting final approval provided the project complies with Standards for Neighborhood Compatibility.

Ms. Heather Wilson presented her application to the Board.

**No public comment was made.**

Ms. Sheila Allen, property owner of 848 Middle Street, stated that she has no concern other than the length of the proposed structure. Ms. Allen believes its just going to have a warehouse feeling to it and asked that the applicant diminished the master bedroom and the hyphen a little bit so that it doesn't give that warehouse effect.

Mr. Henderson stated that in the design guidelines it states that you should encourage front porch accesses or staircases that spill out into the front yard but the applicant requested to remove that.

The Board liked the application presented but suggested that the applicant shorten the hyphen and move the stairs to face the ocean side of the property.

**Mr. Wichmann made a motion to approve this application for final provided the applicant reduces the size of the hyphen and to relocate the stairs on the ocean side of the property. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

VI. **ADJOURN: Mr. Wichmann made a motion to adjourn at 8:54 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

  
\_\_\_\_\_  
Beverly Bohan, Vice-Chairman

  
\_\_\_\_\_  
Date

# RECUSAL STATEMENT

Member Name: Steve Herlong

Meeting Date: September 15, 2021

Agenda Item: Section F Number: 3

Topic: 2002 Brooks 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**

**Owens or has vested interest in principal or property**

**Other:** \_\_\_\_\_

Date: SEPT 15 2021


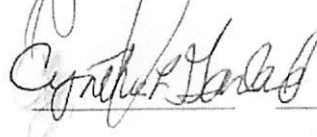
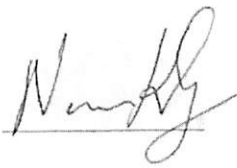
  
Member

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

e.

To Whom it May Concern

We the undersigned have had the opportunity to review Kim & Eric Strickland's plans for the proposed improvements to and new garage for their family home 1724 I'On. We appreciate the respectful treatment given to the historic structure, the neighbor's privacy and neighborhood compatibility. We are pleased that the plan also allows for the retention of several existing trees. We support their request for your approval to proceed. Thank you

NAME	STREET ADDRESS	SIGNATURE	DATE
Carol Bedford	1718 I'ON AVE		8/27/21
Cindy Garland	2 Citadel St.		9/9/21
Norman Khoury	1728 I'ON AVE		9/9/21

Dear Joe:

I would request that you forward this email to appropriate Board of Zoning Appeals/  
Town Council Members for the upcoming Zoning Board Meeting and include such  
in the minutes of the meeting.

I have had the opportunity to review and discuss the building plans being presented  
for construction at 1734 Ion Ave – the home next door to my residence at  
1728 Ion Ave.

This proposal appears to be consistent with, and complementary to, the design and  
standards of the “Officers Quarters” on Ion.

I urge the Board to approve these plans with which I have no argument.

Sincerely, Norman Khoury

**From:** David French <ddfrench17@gmail.com>  
**Date:** September 7, 2021 at 8:14:36 AM EDT  
**To:** Manda Poletti <1mpoletti@comcast.net>  
**Cc:** Jason Fowler <Jason.Fowler@seaislandbuilders.com>  
**Subject:** Re: Poletti pool cabana...DRB

Good morning Manda,

We have reviewed the proposed plans for your cabana, and think it looks great. Further, we are in support of this project for you and believe it will add aesthetic value to your property and our neighborhood.

Let us know how we can provide further support.

Thanks,

David French  
214.207.8893