

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

**REGULAR MEETING MINUTES
Wednesday, December 21, 2022**

A regular meeting of the Town of Sullivan's Island Design Review Board was held 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, Bunky Wichmann, Heather Wilson, Phil Clarke, Tal Askins, and Ron Coish.

Town Council Members present: No Council members were present.

Staff Members present: Joe Henderson, Deputy Town Administrator, Charles Drayton, Planning and Zoning Director, Max Wurthmann, Building Official, and Jessi Gress, Business Licensing and Building Permit Technician.

Media present: No members of the media were present.

Members of the public:

CALL TO ORDER: Ms. Bohan 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. **The Board read the Civility Pledge which states, "I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my town." (Exhibits 1-6)**
- II. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the November 16, 2022 Design Review Board Meeting minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- III. **PUBLIC COMMENT:** No public comment was made.
- IV. **PROCESS FOR DESIGN REVIEW:** Ms. Bohan reviewed the meeting process for the Design Review Board which is as follows:
 - Statement of matters to be heard (Chair announcement)
 - Town staff presentation (5-minute limit)
 - Presentation by applicant (10-minute limit)
 - Town staff final statement (if needed)

- Board Q & A (may occur at any point during hearing)
- Public comment closed
- Board deliberation and vote

V. HISTORIC DESIGN REVIEWS:

Ms. Wilson recused herself from the application below (Exhibit 7).

2430 Middle Street: Mr. Jeremy Graves, on behalf of Ms. Wilson, requested final approval to renovate the historic island cottage and add a small addition to this Sullivans Island Landmark Property. (PIN# 529-06-00-012).

Mr. Drayton stated that This is the DRB's second review of this project; at the first meeting, last month, the Board made the following suggestions:

- Make the addition more cohesive with the original structure; stating that it kind of sticks out rather than blending in – in response the applicant has turned the addition to its side, extending the mesh point between the old and the proposed new structures along the entire length of the old kitchen building.
- Change the roof line of the addition – in a response that softens the appearance from the front elevation, the applicant has wrapped a porch feature along the side where the addition is located and pulled the addition back further to the rear, obscuring the roof line more so than the previous plans.

Mr. Drayton stated that staff recommended granting final approval for the cottage rehabilitation and addition provided the Board finds that the plans follow the Secretary of the Interior's Guidelines, and that the applicant has addressed the concerns raised by the Board.

Mr. Graves presented her application to the Board.

No public comment was made.

The Board was in favor of the application presented.

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

Ms. Wilson recused herself from the application below (Exhibit 8).

2262 Myrtle Avenue: Nicole Dallaire, of Beau Clowney Architects, requested final approval for an addition and renovations to this Sullivan's Island Landmark Property, with requests for side setback relief, principal building side façade relief, and second story side façade setback relief. (PIN# 529-06-00-110).

Mr. Drayton stated that the applicant is proposing to add a second story to the existing, single-story addition from circa 1945, add a second, two-story addition off the rear east elevation of the 1945 addition, open the second story porch back up, extend the porches across the front façade, and update some of the windows and siding to be more in keeping with the history of the building.

Mr. Drayton stated that this is the second review of this project; it came before the Board in October of this year, and the Board raised the following concerns:

- 1) Justifying the request for setback relief by the presence of the previously constructed pool setting the other side setback – the applicant feels that the enhancement of the historic front façade and the tucked away location of the addition on the back along the side justifies the request.
- 2) Questions were raised as to the proposed renovations to the historic front façade - the applicant responded by doing the requested exploratory demolition to show that the historic façade had French doors which presumably lead to a previously wider porch; they have also included an oral history from the Battery Gadsden Cultural Center which substantiates the original porch being wider and open on both stories.
- 3) There were concerns about the appearance of the addition as dominating the historic cottage due to its size, height, and roof lines – the applicant responded by lowering the roof height of the addition and creating a more gradual slope of that roof addition coming off the main historic cottage.

Mr. Drayton stated that staff recommended granting final approval to the proposed addition with its encroachment into the side setback and the renovation to the front façade and porches provided the Board determines that the addition and renovation are in keeping with the Standards for Neighborhood Compatibility and the Secretary of the Interior's Standards.

Ms. Dallaire presented her application to the Board.

No public comment was made.

Mr. Wichmann asked what the applicant would be using to differentiate the siding from the new addition to the historic structure. Ms. Kate Campbell stated that they could use an 8-inch exposure on the siding for the existing structure to in keep with the historic nature and use 6-inch exposure on the siding for the addition.

The Board was in favor of the application presented.

Mr. Wichmann made a motion to grant final approval for the application presented provided that the applicant proceed with the siding proposal given. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

24301 'On Avenue: Hunter Kennedy, of KDS, LLC, requested final approval to construct a new detached garage on this Sullivans Island Landmark Property, with requests for additional accessory structure height and square footage. (PIN# 529-10-00-015).

This application was deferred from the agenda.

VI. NON-HISTORIC DESIGN REVIEWS:

818 Conquest Avenue: Daniel Beck, of Daniel Beck Architecture, LLC, requested preliminary approval to construct a new two-story home, with requests for additional principal building square footage, additional principal building coverage area, and additional building foundation height. (PIN# 523-06-00-027).

Mr. Drayton stated that this is the DRB's second review of this project; at the initial meeting last month the Board made the following critiques:

- The home feels massive even with the 2nd story setbacks.
- Lower the roof lines and consider bringing the gables closer together on the front; and
- There is too much glass on the riverside of the structure; find ways to reduce the amount of glass and consider adding a muntin pattern in the windows.

In response to these concerns, the applicant has:

- Lowered the front façade dormers to reduce the appearance of height and mass along the street,
- Lowered the ridge height of the connecting roof along the front between the two gables,
- Lowered the second story, rear porch roof to emphasize its lower order in hierarchy relative to the main roof ridge line,
- Lowered the front porch roof line and dropped the column height,
- Raised the sill of the rear windows to reduce the amount of glass, and
- Increased the vertical length of the pattern glass at the tops of the windows and narrowed the widths to mimic double-hung window patterns and visually reduce the amount of clear glass.

Mr. Drayton stated that staff recommended final approval of the project if the Board considers the increases in square footage and coverage area, as well as the modest increase in building foundation height, are justified by the efforts to reduce the massing effect of the building on the property.

Mr. Beck presented his application to the Board.

No public comment was made.

Ms. Wilson stated her concerns regarding the large massing, rear elevation, raised foundation and streetscape. Ms. Wilson suggested adding some 2 story elements to the water side of the home and providing the board with a streetscape to show the neighboring properties in comparison. Ms. Wilson also suggested removing the raised foundation height and sticking with what is allowed by ordinance.

Mr. Clarke agreed with Ms. Wilson and stated that he feels as though the front façade seems flat and wide. Mr. Clarke suggested adding a 3 bay porch to help. MR. Clarke asked that the applicant provide documentation of the streetscape and a 3D model of what is to be constructed.

Ms. Wilson would like the applicant to revise the gable of the rear elevations.

Mr. Clarke made a motion to grant preliminary approval provided that the applicant consider the Boards comments. Mr. Coish seconded this motion. Ms. Wilson opposed. Motion passed 5 to 1.

1745 Atlantic Avenue: Carl McCants, of Mc3 Designs, Inc., requested preliminary approval to construct a new single-family home with a request for additional principal building square footage. (PIN# 532-12-00-022).

Mr. Drayton stated that this is the DRB's second review of this project. At the initial meeting the Board requested:

- 3D modeling of the proposed structure to better understand how this large building would fit within a neighborhood compatibility lens – a 3D model was not submitted, nor was the concern about the street scape addressed.
- Consideration of more one-story elements to break up and veil some of the massing – the applicant has accentuated the one-story element over the garage to create a more distinct look to the element, differentiating it from the main massing of the house.
- Consider how the wrap around porches extend the roof lines and add to visual massing – the protruding roof line on the west side of the building has been pulled into the main house massing by removing a fifth bedroom from over the master suite, creating a more uniform appearance from the street

Mr. Drayton stated that the applicant has provided an exhibit to address the staff's concern of the need to ensure the structure will meet the build-to line requirements. Additionally, the applicant has reduced the massing on the second floor by removing the fifth bedroom and in doing so has eliminated the need for second story side setback relief from the Board. Lastly, it should also be noted that the overall request for additional principal building square footage has been reduced by nearly 600 square feet, making the only request for the DRB to consider a 320 square foot or 7% increase to the principal building square footage.

Mr. Drayton stated that the staff recommended preliminary approval provided the Board finds the additional square footage to be in keeping with the Standards for Neighborhood Compatibility.

Mr. McCants presented his application to the Board.

No public comment was made.

Ms. Wilson stated that she would like to see a streetscape and asked the applicant to consider pulling the home forward and squeezing it in a little.

The Board agreed with Ms. Wilson's comments.

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

1655 Atlantic Avenue: Kate Campbell, of Beau Clowney Architects, requested conceptual approval to construct a new single-family home with requests for additional principal building square footage, and relief along the side setbacks and the second story side setbacks. (PIN# 532-12-00-007).

Mr. Drayton stated that this is the DRB's second review of this project. The applicant has reduced the scope of the principal building square footage request by roughly 200 square feet and reduced the request for setback relief from 8 feet 9 inches to 6 feet 3 inches. Additionally, the building footprint has been shifted to the western side of the lot so that the proposal now maintains a 15-foot setback on the eastern boundary but only a 13-foot 9-inch setback on the west; in doing so the applicant is addressing the some of the concerns regarding the massing along that eastern façade. The eastern façade has also been addressed with some additional articulation, however, the needs for principal building side setback and second story side setback relief remain unchanged.

Mr. Drayton stated that several of staff's comments have not been addressed:

- Ensure that the proposed attached addition meets the conditions set forth in Section 21-20 B – noting the need for deed restrictions, that no kitchens are allowed in the attached addition, and that the dimensions of the attachment meet the 2:1 ratio requirements and door-to-door distance does not exceed 20 feet.
- The applicant needs to justify the build-to line for this property by showing the survey of the houses on the block.
- Ensure that the natural grade of the property has been requested from the building official to determine the ridge elevation.

Mr. Drayton stated that the DRB made comments regarding:

- the long façade on the eastern elevation being 10 feet from the property line – as previously stated, the applicant has pulled the massing back along that elevation to maintain a 15-foot setback
- the proximity of the attached addition to the road being uncharacteristic for the streetscape of the area – it appears that the applicant has pulled the attached addition back further from the street, but the exact distance is unclear, but a new driveway turnaround has been proposed in front of the addition and should be annotated to ensure it meets the driveway turnaround requirements and does not present itself as a parking space in front of the house
- overall size and the requests for 100% relief – in response the applicant has scaled down the proposal and the requests
- the need for more articulation to temper the large design – as stated the applicant has provided additional articulation in the design
- drive under parking as potentially inappropriate – the applicant has maintained the drive under parking while reducing the size and messing in other ways, as articulated above.

Mr. Drayton stated that the staff recommended conceptual approval provided the Board finds the additional square footage and the massing created by the setback relief to be in keeping with the Standards for Neighborhood Compatibility.

Ms. Campbell presented her application to the Board.

Ms. Bohan stated that Town staff received two letters from the public regarding this application (Exhibit 9 and 10).

No public comment was made.

The Board was in favor of the application presented.

Mr. Clarke made a motion granting preliminary approval of the application presented provided the applicant provides more building details upon return. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2302 Atlantic Avenue: Katie Duncan, of Duncan Design Studio, requested conceptual approval to reorient the home to allow the front entry on I 'On Avenue and a pool and driveway along Atlantic Avenue. (PIN# 529-10-00-049).

Mr. Drayton stated that this is a first look at a request for conceptual approval to reorient the existing home at 3202 Atlantic Avenue to facilitate the construction of a pool in the yard on the Atlantic Avenue side of the property. The same request for conceptual approval was made and granted final approval from the DRB in April of 2020, however, the owner did not move forward with the proposed work at that time (in part due to COVID), and the 2-year window for project implementation, as prescribed by the South Carolina Vesting Rights Act, has closed, requiring reauthorization for the home's reorientation. The home currently orients towards Atlantic Avenue and has an accessory structure that is located along the rear property line, facing I 'On Avenue; it should be noted that accessory structures are only allowed 20 feet to the rear of the of the principal building's primary front façade, so re-orientation would render this accessory structure non-conforming to the same statute that prevents the pool from being located on the Atlantic Avenue side of the property.

Mr. Drayton stated that there are three other homes that share the block with 2302 Atlantic Avenue, and all 4 of the homes are oriented towards Atlantic Avenue. On the adjacent block across Station 23 there are also 4 homes; 3 are oriented towards Atlantic Avenue, and the one directly across Station 23 from the subject property was granted a reorientation by the DRB in 2016 and now has a pool on the Atlantic Avenue side of the property. The homes on the block across I 'On Avenue from the subject property's block are all oriented towards I 'On Avenue, per the island-wide vernacular and codified in Section 21-30, which states, "the Principal Building's Primary Façade shall be oriented toward the ocean, unless the Principal Building is replacing one oriented

otherwise." The catty-corned block across I 'On and Station 23 also has all the homes located there oriented towards I 'On Avenue.

Mr. Drayton stated that staff recommended that the Board maintain the Standards for Neighborhood Compatibility in determining if the current orientation is appropriate or if the proposed orientation conforms to those standards.

Ms. Duncan presented her application to the Board.

No public comment was made.

Ms. Bohan read section 21-30 of the Zoning Ordinance which states, "*The Principal Building's Primary Facade (front door) shall be oriented toward a public street, excluding Principal Buildings on lots adjacent to the ocean or marsh.*" Ms. Bohan stated that this will produce a non-conforming accessory structure and asked the applicant to explain how they would address this from a design aspect. Ms. Duncan stated that there is a focus to the stairs to make it more of the predominate element of the structure and would seek historic designation on the accessory structure.

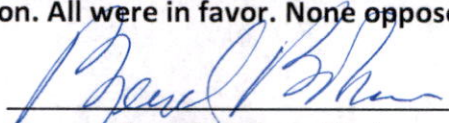
Mr. Wichmann stated that typically an ocean facing house has a front façade that's on the ocean side and the I 'On side is the rear. Mr. Wichmann believes that this request doesn't meet neighborhood compatibility and was not in favor of the application presented.

Ms. Wilson asked if the Board was allowed to approve a non-conforming condition. Mr. Drayton responded by stating that this property is an ADU and already non-conforming and it doesn't meet the side setbacks. Mr. Drayton stated that town staff believed that the Board isn't prohibited from making this decision.

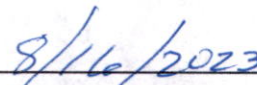
The Board was not in favor of the application presented.

Mr. Coish made a motion to deny the application presented. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VII. ADJOURN: Mr. Wichmann made a motion to adjourn at 6:30 p.m. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Beverly Bohan, Chair



Date

Exhibit 1
Wilson



CIVILITY PLEDGE

“I pledge to build a stronger and more prosperous community
by advocating for civil engagement,
respecting others and their viewpoints,
and finding solutions for the betterment of my town.”

A stylized, handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end.

Name

A handwritten date in blue ink, appearing to be "12.22.20".

Date



CIVILITY PLEDGE

“I pledge to build a stronger and more prosperous community
by advocating for civil engagement,
respecting others and their viewpoints,
and finding solutions for the betterment of my town.”

Rm Coish

Name

Dec 21, 2022

Date



CIVILITY PLEDGE

“I pledge to build a stronger and more prosperous community
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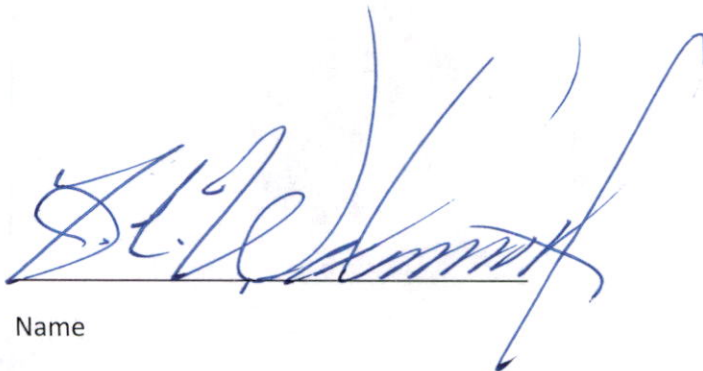
Bohan
Name

12/29/2022
Date



CIVILITY PLEDGE

“I pledge to build a stronger and more prosperous community
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and finding solutions for the betterment of my town.”



Name

12-21-22

Date

Exhibit 6
Clarke



CIVILITY PLEDGE

“I pledge to build a stronger and more prosperous community
by advocating for civil engagement,
respecting others and their viewpoints,
and finding solutions for the betterment of my town.”

A handwritten signature in blue ink, appearing to be "Julie", written over a horizontal line.

Name

A handwritten date "12/21/22" in blue ink, written over a horizontal line.

Date



RECUSAL STATEMENT

Member Name: Heather Wilson

Meeting Date: December 21, 2022

Agenda Item: 1 Section: F Number: 1

Topic: 2430 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: _____

<u>Heather Wilson</u>	<u>12/21/22</u>
Member Signature	Date
<u>[Signature]</u>	<u>12/21/22</u>
Signature of Official	Date



RECUSAL STATEMENT

Member Name: Heather Wilson

Meeting Date: December 21, 2022

Agenda Item: 2 Section: F Number: 2

Topic: 2262 Myrtle Ave

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: offered advice previously.

[Signature]
Member Signature

12/21/22
Date

[Signature]
Signature of Official

12/21/22
Date

Dear Mr. Drayton,

My name is Jason Aryeh. I am a Sullivan's Island homeowner living at 1651 Atlantic Avenue. John & Ashlie Graham, and their lovely daughters, are our immediate neighbors at 1655 Atlantic Ave. In fact, ours is the only currently built home that shares a property line with the Grahams. I have thoroughly reviewed their building plans, and am very much looking forward to their beautiful new home being built next door. Their newly designed house will be a significant improvement over the existing eyesore that negatively affects our neighborhood, both visually and from a comparable property value perspective.

Post the completion of their new home, my family and I look forward to having the Grahams as lovely neighbors, and as full time members of our Sullivan's Island community.

My Regards,

Jason Aryeh
Jason@JALAA.com
203-918-4174

Jessica Gress

Exhibit 10

From: Michael Burkhold <mburkhold@gmail.com>
Sent: Thursday, December 15, 2022 10:44 AM
To: Jessica Gress; Melanie Burkhold
Subject: 1655 Atlantic Avenue

CAUTION: > This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Hello Jessi,

A word of support for the updated plan that has been provided for 1655 Atlantic Avenue. We have reviewed the updated plan dated November 18th and are supportive of the new design.

Michael and Melanie Burkhold, 1660 Atlantic Ave, Sullivan's Island, SC 29482

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Michael Burkhold
843.478.5696
mburkhold@gmail.com

