

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, June 15, 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 Babak Bryan, Beverly Bohan, Billy Craver, Bunky Wichmann, Kevin Pennington, 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: Sallie Pritchard, property owner at 2830 Marshall Boulevard.

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. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the May 18, 2022, Design review Board Meeting minutes. Mr. Bryan seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC COMMENT:** No public comment was made.
- III. **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

IV. NON-HISTORIC DESIGN REVIEWS:

1817 Back Street: Jane and Chuck Galis, homeowners of 1817 Back Street, requested conceptual approval to re-orient the principal structure to change the front façade from Back Street to face on Station 18.5 to permit a future pool to be in the new rear yard. (PIN# 529-05-00-074)

Mr. Drayton stated that the applicants have proposed to construct an elevated pool attached to their home at the corner of Back Street and Station 18 ½. The conceptual site plan for the pool intends to locate it in the northwest corner of the property along Back Street. Mr. Drayton stated that the current orientation of the building is fronted on Back Street making the proposed pool location non-conforming to the requirement for accessory recreational facilities to be located a minimum of 20 feet to the rear of the front façade of the principal building. Therefore, a request to re-orient the principal building so that it faces Station 18 ½ has been proposed to create the opportunity for the proposed location of the elevated pool.

Mr. Drayton stated that Town staff recommended granting conceptual approval of the application presented provided the Standards for Neighborhood Compatibility are justified by referencing the applicant responses.

Mr. Galis submitted a packet of images of the property and a list of six signatures from neighbors in support of the application presented (Exhibit 1).

Mr. Galis presented his application to the Board. Mr. Galis stated that all of the neighbors were in favor of the application presented.

No public comment was made.

Ms. Bohan asked if there would be any legal changes needed to be made such as an address change. Mr. Drayton responded stating no legal changes or an address change would be required.

Mr. Wichmann was in favor of the application presented however asked that the applicant come back before the Board with an architectural rendering showing the integration of the pool and its specifications.

The Board agreed with Mr. Wichmann's comments and was in favor of the application presented.

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

2864 I 'On Avenue: Joel Adrian, of Studio 291 LLC., requested final plan approval to convert an unfinished attic space into living area with modifications to the zoning standards for principal building square footage. (PIN# 529-11-00-102)

Mr. Drayton stated that this is a new home currently under construction. Permits were issued at the staff level after demonstrating compliance with all coverage standards. Mr. Drayton stated that the contractors are requesting to finish space originally approved to be the attic space. They require principal building square footage increases of 6% or 199 square feet. Mr. Drayton stated that the approved plans contain a considerable section of unbroken, second floor wall surface. Mr. Drayton stated that in requesting the additional square footage the applicant intends to improve the aesthetics, and therefore the neighborhood compatibility, by providing a new egress window on each of the side facades, breaking up the 10-foot-wide blank walls on the second story with these additions to the fenestration.

Mr. Drayton stated that Town staff recommended the Board review the Standards for Neighborhood Compatibility and ensure that they are met when considering approval.

Mr. Adrian submitted documents to the Board for review (Exhibit 2).

Mr. Adrian apologized to the Board for last month's presentation because he did not provide the Board with enough information in his previous application such as providing neighborhood compatibility in showing that the request fits within the context of the neighborhood.

Mr. Adrian presented his application to the Board. Mr. Adrian stated that in the packet given to the Board, was 20 signatures from neighboring properties supporting the design being presented. Mr. Adrian stated that he has learned his lesson and this approach on an application will never happen again.

Ms. Bohan asked the applicant to explain how the application is different from the application previously submitted at last month's meeting. Mr. Adrian responded by stating he doesn't believe that the Board stated a specific reason as to why the application was rejected last month. Mr. Adrian stated that as the applicant the information for neighborhood compatibility requirements have been met. Mr. Adrian stated that the original application had 4 windows, 2 in each dormer, being added but this application has 2 windows, 1 in each dormer which he believed this is appropriate for Sullivan's Island and asked the Board to reconsider.

Ms. Sallie Prichard, property owner at 2830 Middle Street, stated she is currently renovating her other property at 2830 Brooks Street. Ms. Pritchard stated that she was approached by Mr. Sammy Rhodes to view the application and grant approval of the proposed plans in which she was happy to do so. Ms. Pritchard stated that she used to be a member of the Board of Zoning Appeals and this situation came up before where there was a need for additional space for an AC unit and the BZA granted approval. Ms. Pritchard stated that she seems to think that the precedent is already there to approve this application because it is already existing square footage, they are just recapturing it as usable square footage.

Ms. Bohan asked that even though the applicant received a denial at last month's meeting, because they are presenting new information are they allowed to come back before the Board. Mr. Drayton

responded by stating because they are proposing a new application with a different request, they are allowed to come back to the Board for review and potential approval.

Mr. Bryan stated he understands that there are some cosmetic differences with this application, but they are still asking for forgiveness for a denial that was given previously to use this as heated space. Mr. Bryan stated that the applicant was denied twice by the Board and does not see a reason why this current application should be considered any differently. Mr. Bryan stated that this application does not meet neighborhood compatibility and the removal of a couple of windows should not make a difference. Mr. Bryan stated that he believes that really the applicant is asking the for the same thing repeatedly even though the Board has already turned it down. Mr. Bryan was not in favor of the application presented.

Mr. Craver stated that he was under the impression that the applicant only came before the Board with this request once and it was denied. Prior to that they submitted for the building permit with Town staff and just didn't ask for heated space in this location. Mr. Drayton and Mr. Henderson confirmed that this comment was correct.

Mr. Craver felt that there is a level of "meanness" coming into this decision because the applicant didn't ask for it in the beginning the Board doesn't want to give it to them now. Mr. Craver stated that the square footage isn't changing as it is already built. The only change that anyone would notice is the additional windows. Mr. Craver stated that the Board would have approved this if the applicant would have come before the Board before permitting with no question. Mr. Craver believed that it isn't incompatible with the neighborhood but there is just some sort of spitefulness because they are asking for the heated square footage after the fact. Mr. Craver stated that this is distasteful, and he would approve the application because the Board would have approved it from the beginning and believed this is appropriate and fits within the neighborhood compatibility.

Mr. Bryan responded to Mr. Cravers comments by stating that it is not a matter of meanness and can't really say what other people would have said on this design. Mr. Bryan stated that others may have approved this he probably would have been the only one who voted against it and his vote would remain consistent. Mr. Bryan stated that he was not denying this application because of spite but from a understanding that the island is becoming overbuilt, and the Board is allowing way too many considerations for larger and larger structures which is destroying the neighborhood of this island. Mr. Bryan stated he moved here and loves this island and wants it to stay with beautiful, habitable, sustainable sized homes and believes that the Board has allowed too many larger homes to be built so he did what he feels best to rein that in.

Mr. Wichmann asked if this was a new application or a resubmittal of the previous application and if final approval be appropriate given the sequence of events. Mr. Drayton responded by stating the Board should consider this as new application and if the Board chooses to grant final approval, then that would be allowed. Mr. Wichmann doesn't necessarily agree with Mr. Craver. Mr. Wichmann stated that if they were to come before the Board in the beginning the Board may or may not have granted approval, but the Board would have had the chance to be involved. Mr. Wichmann did not understand why the additional square footage was not asked for when the

original permit was pulled. Mr. Adrian responded by stating that the original application was submitted to Town staff without the request because they originally met all the zoning standards and wanted to be able to proceed with construction. Mr. Adrian stated that as the Board reviewed the application, if there is something the Board sees in addition to that needs to be changed and doesn't meet the standards for neighborhood to let him know but he believes the home meets all standards.

Mr. Wichmann stated that when the house was designed this space was designed to be utilized and when it was marketed for sale it was listed in the listing as additional square footage being an option. Mr. Wichmann stated that if you are going to list a home with an option for additional square footage, why not just go ahead and come before the Board to get approval for the additional square footage instead of taking the risk of being denied. Mr. Wichmann stated that procedurally it seems questionable, and it gives it the appearance that someone wanted to build the house as they wanted to, and nothing could be changed after the fact which raises concerns in the process.

Mr. Adrian apologized for not coming before the Board in the beginning to request the relief.

Mr. Coish stated that procedurally this was a bust. Mr. Coish stated that he agreed with his fellow Board members but from now on everyone including Town staff will be looking out for this because it applies a lot of pressure to do the right thing. Mr. Coish stated that Mr. Bryan, Mr. Craver, and Mr. Wichmann all made very good points, and this puts the Board in a very difficult position.

Mr. Pennington stated that he doesn't recall that that this was a neighborhood compatibility discussion but a procedural discussion and that some of the Board members felt that they got removed from the influencing of the design of the house. Mr. Pennington stated that looking at the current application with the window, he thought it looked good. Mr. Pennington stated that you would have to go into the yard to actually see this window as it is not visible from the front of the home. Mr. Pennington stated that hypothetically if the owner came before the Board asking for this request, he would hope that the Board would approve it because they are only asking for an additional 250 square feet of heated space. Mr. Pennington stated that the applicant has provided the Board with 20 plus signatures from neighbors stating that they do not have a problem with it. He doesn't see a problem with the design however he didn't really care for the process and could see why some would be annoyed but when you see the home it looks like any other. Mr. Pennington stated he can't find a reason to say no.

Ms. Bohan stated that she thinks that they want to avoid having a situation come up like this and there is some talk of every application coming before the DRB so that nothing is missed. Ms. Bohan stated that there may not be any ill intention, but it is really about providing full disclosure of what is to be done. Ms. Bohan stated that the window does make it look better however coming to the Board after the fact puts pressure on the Board and makes for a very stressful situation.

Mr. Sammy Rhodes, residential builder and property owner on Sullivan's Island, stated that he is the builder for this project, and he has come before the Board many times with similar requests such

as this when Mr. Steve Herlong was the Chair and there was never an issue. Mr. Rhodes stated that now he knows these members are not in favor of this process. Mr. Rhodes stated he personally went and knocked on every single neighboring property door showing them the application, and no one had an issue with it. Mr. Rhodes asked that the Board grant the approval of this application and stressed that this will never happen again in future.

Mr. Coish made a motion to grant final approval for the application presented.

Mr. Coish stated that this is very irritating and very frustrating to the Board. Mr. Coish stated that this will never happen again. Mr. Coish stated that everyone is going to put this to bed and move forward but there will be a new future. Mr. Coish stated that he agreed with the comments made by the Board and understands that they aren't extending the square footage, so he does not see any problem with it, but this is enough.

Mr. Bryan stated that he is concerned that it looks better by adding a window and of course it looks better by adding a window because it is a dormer without one. Mr. Bryan stated that we can do a lot of things architecturally to create really ugly things that would then be improved upon if they were finished. Mr. Bryan stated that this is not a sufficient justification. Mr. Bryan believed that holding back on finishing a design but then coming back later to add those it would look better. Mr. Bryan stated that the real question is if the Board would have done this before and how would the Board have considered it and all of these things still remain unanswered. Mr. Bryan stated that the Board should not be swayed by the idea that the window makes it look better. A few months ago, another applicant came before the Board requesting the same thing and there was some question on that application as well. Mr. Bryan stated that if the Board approved this application, then they should just say yes to everything.

Mr. Craver disagreed with Mr. Bryan's comments by stating the Board should make decisions on a case-by-case basis. Mr. Craver stated that saying they shouldn't get the window because it doesn't follow the process shouldn't be ok. Mr. Craver stated that Mr. Rhodes just stated that the previous DRB chair told him to proceed with this process which is exactly what they did here. Mr. Craver stated that he doesn't understand the sin. The applicant is here now, and the Board can either grant the approval with the window or not.

Mr. Pennington stated that there is a time, and a place and things should have been run differently but there is a judgement that the Board has to make on things that are grey. Mr. Pennington stated that they are enhancing this design by adding the window when they really didn't have to.

Mr. Coish stated it is the procedural issue that has given this whole application a bad feeling. Mr. Coish stated that all the members are right with their opinions and as a Board they have to just stand by their decision and proceed cautiously in future.

Ms. Bohan stated that she has worked with several different architects with interior design, and she has never seen an architect yet that hasn't made a mistake. Ms. Bohan stated it happens all the time and there is always something that needs to be adjusted as you work through a project. Ms.

Bohan stated that there is neighborhood compatibility and approval by the neighbors and the Board needs to understand that this is a one hit wonder and people make mistakes and the applicant came back to ask for permission later which happens often.

Mr. Coish made a motion to grant final approval for the application presented. Mr. Coish seconded this motion. Motion passed 4 to 2. Mr. Wichmann and Mr. Bryan opposed.

V. HISTORIC DESIGN REVIEWS:

2208 I 'On Avenue: Ben Story of Walker Concepts Architects, requested final approval for an attached addition and swimming pool for a Traditional Island Resource with exemptions requested for principal building coverage, impervious coverage, and side setbacks. (PIN# 529-09-00-030)

Mr. Drayton stated that on April 20th, DRB reviewed and granted preliminary approval for a requested one-story "attached addition" on the rear elevation of the Traditional Island Resource house for a bedroom and office, with demolition of the rear deck, wall, and staircase, added in the 1980's, and the reopening of the front porch area that was enclosed in the 1980's, as well as rebuilding the front steps to align with the front entrance Mr. Drayton stated that the proposal includes replacement of the existing roof with a metal roof.

Mr. Drayton stated that Town staff recommended granting final approval of the proposed "attached addition" and front façade changes provided the renovations and additions are compatible with the developments on the adjacent properties and in compliance with the historic standards and SIS guidelines.

Mr. Pennington asked if the property from the back of the commercial property to the fence was an easement. Mr. Drayton responded by stating that it is the easement over private property which is owned by the property owner of 2208 I 'On Avenue. Mr. Pennington doesn't understand the math with the lot and the setbacks. Mr. Craver responded by stating that the whole lot is the owners so they can include the total lot amount when calculating buildable space. Mr. Pennington stated that if that is the case then there will not be any grass on this lot and does not understand how they can factor in the easements when it is not available for them to build on.

Mr. Henderson stated that there is nothing in the ordinance that codifies and excludes the easements from being included in the calculations, so it has to be included.

Mr. Pennington understands but there will be far more things built on this lot than anywhere else on this island because the easement is being added. Visually there will be a lot of building shoved on this lot.

Mr. Drayton stated that the owner pays taxes on the easement.

Mr. Story presented his application to the Board.

No public comment was made.

Ms. Bohan asked if the applicant would be required to abate the asbestos or encapsulate it. Mr. Story responded stated that an asbestos contractor would treat and handle this material.

Mr. Coish stated asked that since the owner pays taxes on the easement and the calculations for the easement are included, could the drainage plan be placed into the easement if needed. Mr. Henderson stated that we don't know what the easement language looks like so there is no way of knowing. Mr. Henderson stated that what is being proposed would stay out of the easement.

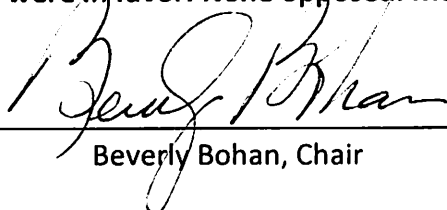
Mr. Story stated that the easement language reads that there would be permanent ingress and egress parking, so it doesn't say anything about doing anything below ground. Mr. Story stated that they have spoken to Mr. Ilderton about this being a possibility and it still could be but, in the meantime, he wanted to focus more on the owner's side of the fence. Mr. Story stated that there may be some synergy there to combine the efforts but there isn't an exit to Middle Street or Station 22.5 so they would have to at least connect to the owner's side of the drainage. Mr. Story stated that at the end of the day he believes it will be combined effort where they catch as much as possible onsite and the rest of the stormwater can be directed to the front of the property.

Mr. Wichmann stated the drainage is a concern, but the applicant has Tim Cook who is one of the best and knowing they have Mr. Ilderton involved he believed everything will fall into their favor. Mr. Wichmann stated that since the owners are going to being making this their primary residence and that this property backs up to a commercial district it should be given special exception. Mr. Wichmann was in favor of the application presented.

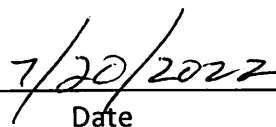
The rest of the Board had no objections and were in favor of the application presented.

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

VI. ADJOURN: Mr. Wichmann made a motion to adjourn at 5:30 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Beverly Bohan, Chair



Date

I / we support the designation of Station 18 ½ as the front yard of the home located at 1817 Back Street and further understand this change provides a pool may be located per the attached Site Plan.

1903 Back St.

Clydie DeBrux

Clydie M. de Brux 5.28.22

Sumter DeBrux

Sumter D. de Brux
5/28/22

402 Station 18 ½

Patrick Hassell

Patrick Hassell

1806 Back St.

Ian Ratcliffe

Ian Ratcliffe 5/28/22

Elizabeth Ratcliffe

Elizabeth Ratcliffe 5/28/22

1802 Back St.

Paul Vannatta

Paul Vannatta

Jennifer Vannatta

Jennifer Vannatta

1801 Back St.

Harry Clarke

Harry Clarke 5-28-2022

Jennifer Clarke

Jennifer Clarke 5/28/22

1813 Back St.

Billy Killough

Billy Killough

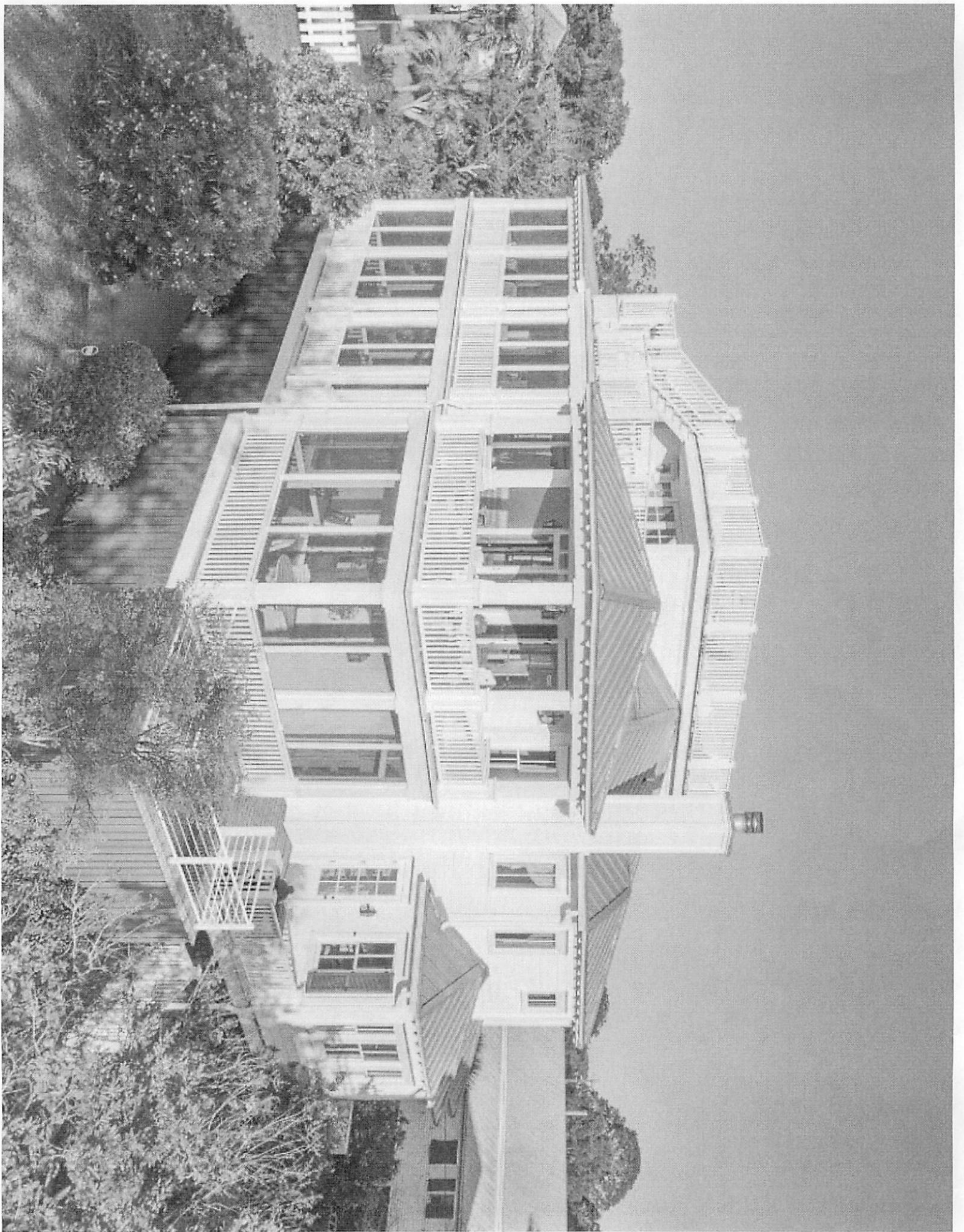
Carol Killough

Carol Killough 6/2/22











1850 Highway 170, Suite 200
 Charleston, South Carolina 29405
 Phone: 843.762.2911
 Fax: 843.762.2912

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Project:
 New Residence
 2864 1st on Ave., Sullivan's Island South Carolina

Sheet Title:
 CONTEXT PHOTOS

Project Number:
 21-231-076

Sheet 1 of 1
 CP



2870 1st ON 2,452 SQFT



2902 1st ON 3,923 SQFT



2858 1st ON 1,395 SQFT





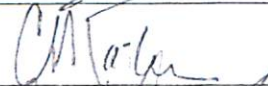
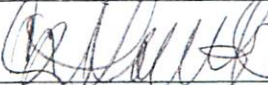
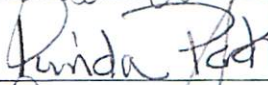


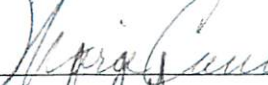





2850 1st ON 3,354 SQFT

2864 Ion Avenue - Attic Square Footage
 approved for heated and cooled Square Footage
 Request to Town of Sullivan's Island Design
 Review Board by Rhodes Residential Builders



The following neighbors hereby are in support of the request for the additional heated and cooled square footage from the DRB:

SIGNATURE	NAME	ADDRESS
	STEVE BROWN	2863 Ion Ave, SI
	Kelly Murphy	2857 Ion Ave SI
	Tiffany & Gary	2830 Ion Ave SI
	Matthew Raymond	2105 Station 28 1/2 St SI
	Cindy Martin	2850 Brownell Ave
	Cindy Campbell	2857 Brownell
	Linda Perkins	2871 Brownell
	Dawn Thomas	2877 Brownell
	KEATWA CROWN	2902 ION
	Marie Cunningham	2904 Middle
	SID GLASGOW	2857 MIDDLE STREET
	Sallie Pitchard	2830 Middle St
	Jimmy Kovalishin	2876 Ion Ave







I' ON AVENUE



TOWN OF SULLIVAN'S ISLAND
Design Review Board meeting
June 15, 2022, 4:00 p.m.
PUBLIC INPUT SIGN UP SHEET

****PLEASE SIGN THIS FORM IF YOU WOULD LIKE
TO SPEAK ON A SPECIFIC AGENDA ITEM****

NAME	AGENDA ITEM
JOEL ADRIAN	2864 I'on
Sally Pittman	2864 I'on