

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

**REGULAR MEETING MINUTES
Wednesday, November 16, 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, Bunky Wichmann, 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: Mr. Jason Fabrizio, property owner of 2414 Ion Avenue, Mr. Derek Wade, property owner of 2420 Ion Avenue, Mr. Shep Davis, property owner at 2867 Middle Street,

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 October 19, 2022 Design Review Board meeting minutes. Mr. Bryan seconded this motion. All were in favor. None opposed.
- 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. HISTORIC DESIGN REVIEWS:

1. **2824 Brooks Street:** Daphne Wertz, of Mc3 Designs, Inc., requested final approval to construct a detached garage on the rear corner of a historic property with a historic cottage ADU that is a Sullivan's Island Traditional Island Resource. (PIN# 527-07-00-044)

Mr. Drayton stated that during the October meeting the Board expressed concerns regarding:

- The size of the garage and its encroachment into the critical root zone (CRZ) of a 24" magnolia tree – the applicant has responded by moving the garage closer to Jasper boulevard and out of the CRZ of the tree, and reducing the overall footprint of the garage by 40 sf,
- The relationship of the proposed garage to the historic cottage on the property and asked for 3D renderings to provide some perspective – the applicant responded by including 3D perspectives of the garage and its situation on the lot in relation to the historic cottage and the new home, and
- Lot coverages including roof eaves and the proposed driveway – staff confirmed that roof eaves are not considered as part of the coverage calculations, and the pervious coverage of the proposed driveway has been determined and added to the coverages table calculations.
- While the garage is exempt from the impervious surface coverage calculation, it should be shown in the table and noted as exempt but included in the natural vegetation calculations. Itemizing all surfaces in the coverage table will ease the permitting process.
- The driveway width at the edge of pavement should be noted on the plans, as well.

Mr. Drayton stated staff recommended granting final approval for the garage ensuring that the Secretary of the Interior's Guidelines are being followed and conditioned on approval from SCDOT to provide an encroachment permit from Jasper Boulevard.

Ms. Wertz 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 grant final approval for the application presented provided that the applicant addresses the items mentioned by Town staff. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2. **2430 Middle Street:** Brett Elrod, applicant, requested final approval to renovate the historic island cottage and add a small addition to this Sullivan's Island Landmark Property. (PIN# 529-06-00-012)

Mr. Drayton stated that the Board should consider the following:

- The proposed addition would be located along the rear interior elevations of the property and would not impact any of the primary viewsheds of the historic property.
- The existing home was originally 2 structures a main house and a kitchen building that were scabbed together, but staff was unable to substantiate the date of the renovation work.
- The proposed addition would encroach into the typical 25-foot rear setback on the lot, but it would not encroach as far as the existing historic structure, and since the building is historic, all of the existing setbacks are considered to be conforming.
- Ensure that the SIS Standards for Rehabilitating Historic Buildings are being followed with regard to building materials and features, clarifying which windows will be salvaged and where they will be placed as well as which will be rebuilt and if any will be replaced - noting also the proposed materials for any replacements.
- Ensure that the SIS Standards for new exterior additions are also being followed.
- Explain the plans for the “door to nowhere” on the east elevation; is it original? is it being replaced? did it originally lead to another feature or was it always only for aesthetics?

Mr. Drayton stated that staff recommended granting final approval for the cottage rehabilitation and addition if the Board finds that the plans follow the Secretary of the Interior’s Guidelines, and the applicant addresses any concerns raised by the Board and answers the questions staff has posed in its report.

Mr. Elrod presented his application to the Board.

No public comment was made.

Mr. Wichmann asked for clarification on what will be done. Mr. Elrod responded by stating that they intend to keep the structure as is as much as possible. Using plywood and sheer walls for siding as needed. The bead board will be kept. All windows are to be restored unless they must be replaced. Mr. Elrod stated that real wood cedar will be used for the addition to define the new from the old.

Mr. Bryan stated that the addition should be more in like with the existing structure and to make it more cohesive.

Mr. Clarke suggested a different roof line on the addition.

The Board was mostly in favor of the application presented provided that the applicant makes the addition more in like with the historic structure.

Mr. Wichmann made a motion to grant preliminary approval provided that the applicant address the Boards concerns. Mr. Coish seconded this motion.

Mr. Bryan felt that the applicant should address the Boards comments and should be only given conceptual approval.

Mr. Wichmann amended his motion by granting conceptual approval. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

3. 1750 I'On Avenue: Talby Taylor, of Talbot Taylor, LLC, requested final approval to construct two accessory structures on this Sullivan's Island Landmark Property. (PIN# 523-12-00-073). Supporting documentation.

Mr. Drayton suggested that the Board considered the following:

This is the Board's first review for this project. The applicant currently has a 36-foot-wide driveway and is proposing to reduce the non-conformity of that driveway width to 24 feet.

The applicant needs to justify the location of the garage and the shed, which would be non-compliant with Section 21-138 A. (5) (a); the requirement states that accessory structures must be 30 feet from the edge of pavement. While the ordinance allows the Board to grant up to a 40% relief from this requirement, the plans show only a 12-foot setback from the pavement, and the minimum distance with the full Board relief would be 18 feet.

Staff has calculated that if the two proposed structures were moved to 18 feet from the edge of pavement, the resulting increase in driveway would equal 144 sf, which would still maintain a net increase in vegetated coverage on the lot once the existing gravel parking area is removed and the accessory structures and connecting driveway are constructed.

Mr. Drayton stated that staff recommended preliminary approval provided that the DRB finds the proposed accessory structures and their placement to be in keeping with the SIS guidelines and the standards for neighborhood compatibility.

Ms. Taylor presented her application to the Board.

No public comment was made.

Mr. Clarke asked if the shed was moved back and would it touch the house. Ms. Taylor responded by stating yes it will be impeded on the home. Mr. Clark asked if the DRB can approve the 12 feet request. Mr. Drayton responded by stating that the Board cannot grant approval for the 12-foot setback.

Mr. Wichmann stated that there are too many disjointed structures on the Poe Avenue side of the lot. Mr. Wichmann stated that he isn't sure if the Board can make any requests unless the property is moved back 18 feet. Mr. Drayton stated that the applicant could go before the BZA to request the 12-foot setback relief.

Mr. Clark suggested that the applicant slide the carport back on the lot to 18 feet or redesign or move the shed. Mr. Clark stated that the setback issue needs to be resolved.

Mr. Wichmann made a motion to defer the application presented providing all zoning issues with the setbacks are resolved. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

4. 2415 Middle Street: Jason Fowler, of Sea Island Builders, requested conceptual approval to renovate this former church and currently non-conforming, multi-family dwelling to reduce the non-conformities on the property and turn the building into a single-family home. (PIN# 529-10-00-012)

Mr. Drayton stated that the applicant proposes to:

- Move the building about one foot, generally to the west in order to confine the building on its own parcel and remove the encroachment into the neighbor's property,
- Remove the rear addition from the building and with it the second residential unit,
- Rebuild the former church tower on the western side of the front façade and mimic the former churches fenestrations on that façade,
- Raise the second floor, that was non-original to the church, to create 10 feet of clearance on the first floor and provide more space for the floor system of the second floor, and
- Alter the access to the building to provide one on-site parking space on the diminutive lot.

Other considerations for the Board:

- Ensure that the setback non-conformities are being reduced by providing annotations on the site plans.
- Show heights on all elevations; include BFE and include heights on the existing addition and the proposed addition.
- Show all dimensions on the floor plans.
- Ensure the second story side façade setback is addressed for the proposed addition.

Mr. Drayton stated that staff recommended granting conceptual approval for the rehabilitation of the former church into a single-family home providing the additional information in the plans before granting final approval.

Mr. Fowler presented his application to the Board.

Mr. Fowler presented an evaluation report regarding this property from Palmetto Exterminators (Exhibit 1).

Ms. Bohan stated that staff received 3 letters from the public regarding this project (Exhibits 2, 3, and 4).

Mr. Jason Fabrizio, property owner of 2414 Ion Avenue, stated he submitted a letter to staff with his concerns. Mr. Fabrizio stated that he is concerned about the addition being proposed on the rear of the home. Mr. Fabrizio believed that with the proposed plans it will trigger a drainage issue and he will lose privacy with the large addition.

Mr. Derek Wade, property owner of 2420 Ion Avenue, stated he is concerned about the size and scale of the proposed addition. Mr. Wade was also concerned about the drainage issues with this property. Mr. Wade requested that the addition be reduced in size and the tree on the rear of the lot be taken care of.

Mr. Bryan had three major concerns. Mr. Bryan stated that his concerns were the front façade change, height and nonconformity of the addition, and the lot coverage. Mr. Bryan suggested reducing and/or relocating some of the massing and potentially removing the pool to reduce the lot coverage.

Mr. Clarke asked what the advantage would be to making this home historic. Mr. Drayton responded by stating that if it isn't historic the contractor can only work up to 50% and then brought into conformity which isn't possible. IF the house is historic the work is allowed.

Ms. Bohan stated that the original structure should not be altered.

Mr. Wichmann agreed with Ms. Bohan and the property should be treated as historic. Mr. Wichmann stated that staff should work with the applicant to address the drainage concerns.

Mr. Clarke suggested that the applicant treat this as a historical home and restore it as if it is one.

Mr. Clarke made a motion to grant conceptual approval provided that the property will be historic and that the applicant addresses the height and massing of the addition and the front façade remain. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

5. 2415 Middle Street: Jason Fowler, of Sea Island Builders, requested historic designation (Traditional Island Resource) of the former church building in accordance with Z. O. §21-94. (PIN# 529-10-00-012)

Mr. Drayton stated that 2415 Middle Street is located on a block along Middle Street with two historically designated properties; the property at the corner of Middle and Station 25, 2430 Ion Av, is a Sullivan's Island Landmark Property and is also within the boundaries of the Atlanticville Local and National Register Historic Districts, and the adjacent property to the west, 2420 Ion Av, is a Sullivan's Island Traditional Island Resource. Three of the other 4 properties on the block had historic structures that have been destroyed. Additionally, the subject property is located across Middle Street from the Atlanticville historic districts.

Mr. Drayton read section 21-94 of the Zoning ordinance which is the criteria for designating an historic property which are as follows:

- Has significant inherent character, interest, or value as part of the development or heritage of the Town, state, or nation;

- Is the site of an event significant in history;
- Is associated with a person or persons who contributed significantly to the culture and development of the Town, state, or nation;
- Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the Town, state, or nation;
- Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period, or specimen in architecture or engineering;
- Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;
- Represents an established and familiar visual feature of a neighborhood or the Town; or
- Has yielded, or may be likely to yield, information important in pre-history or history.

Mr. Drayton stated that staff recommended consideration of final approval for the historical designation (Section 21-94) of 2415 Middle Street as a Traditional Island Resource and consideration for approval by the Board for staff to move the Atlanticville historic districts boundaries to capture the property.

Mr. Fowler presented his application to the Board.

No public comment was made.

Mr. Fowler requested that this item be differed from the agenda. Agenda item was deferred.

V. NON-HISTORIC DESIGN REVIEWS:

1018 Osceola Avenue: Jeremy Graves, applicant, requested final approval to construct a new two-story home with an attached garage, with requests for side setback relief, additional principal building square footage, and additional principal building coverage area. (PIN# 523-06-00-002)

Mr. Drayton stated that this is the second review of this project. Staff has determined that the guest suite over the garage is an attached addition not sharing conditioned space with the rest of the house; the conditions for an attached addition are all met in the current design, and a deed restriction will be requested at permitting. During the first meeting the Board expressed several concerns, although there was general approval for the design.

- o Concerns over the long-term health of the 21" live oak was expressed – the applicant responded by moving the footprint of the garage 2-5 feet further from the tree but still within the critical root zone. An arborist has been hired to provide a treatment plan to maintain the tree's vitality.
- o Concerns over the setback relief whether it was warranted and how it might affect views and breezes through the setback corridors – the applicant did not address this concern in the redesign and proposes to protrude 2 feet further into the side setback on the eastern property line.
- o Concerns over the lack of articulation in the façade along the eastern property line – the applicant has responded by shortening the length of the façade and pulling the hyphen-section

back 6' 6" from the main façade on that side of the house; the articulation runs a distance of 17' 4". It should be noted that the articulated section is a 2-story section and should request second story side façade setback relief in the amount of 74% or 7' 4" in order to allow the 17' 4" long 2-story wall along the eastern elevation.

Mr. Drayton stated that staff recommended final approval provided the increases in requested relief provide a design that the Board feels is justified by the Standards for Neighborhood Compatibility and is sympathetic to the historic districts and properties that surround the subject property.

Mr. Graves presented his application to the Board.

No public comment was made.

Mr. Bryan felt as though creating a larger encroachment does not address his concerns and was not in favor of the application presented.

The rest of the Board was in favor of the application presented.

Mr. Clarke made a motion to grant final approval for the application presented. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed 5 to 1. Mr. Bryan opposed.

1755 Atlantic Avenue: Joel Adrian, of Studio 291, LLC, requested final approval to construct a new single-family home with requests for additional principal building square footage and second story side setback relief. (PIN# 532-12-00-026).

Mr. Drayton stated that this is the DRB's third review of this project; at last month's meeting the Board granted preliminary approval to the proposal requesting only some additional notes added to the plans regarding materials and details. The applicant has provided more notes to the plans and details, including information about the proposed materials and construction methods. Mr. Drayton stated that the Board did make comments wishing the redesign had gone farther to incorporate more one-story elements and had made a larger reduction in the proposed square footage; however, these concerns did not outweigh the Board's overall support for the project. The relief requests and the building design remain unchanged from the previous iteration.

Mr. Drayton stated that staff recommended final approval provided the Board finds the additional information satisfies the provision in the motion ("...motion to grant preliminary approval provided that the applicant provide building material detail") made last month.

Mr. Adrian presented his application to the Board.

No public comment was made.

The Board felt the applicant address the requests provided by the Board from the October meeting.

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

1412 Poe Avenue: Rachel Beverley Burton, of Swallowtail Architecture, requested final approval to enclose a porch on an existing home with request a minimal request for additional principal building square footage. (PIN# 523-07-00-109)

Mr. Drayton stated that the applicant is requested a minute increase in principal building square footage in order to entirely enclose their rear second floor porch. The existing covered porch is approximately 370 square and infilling it will increase the home's square footage to 3,535 sf, which is 16 square feet larger than the standards for principal building square footage allow.; the alternative is for the applicant to only infill 354 sf of the covered porch. Mr. Drayton stated that the applicant is proposing that such a modest increase should require no offsetting changes to increase neighborhood compatibility.; however, the proposal includes a row of windows along the rear façade of the infill that provide a rhythm to the second story fenestrations.

Mr. Drayton stated staff recommended final approval considering the minor nature of the request and the logic of the design.

Ms. Burton presented her application to the Board.

No public comment was made.

Mr. Wichmann asked the purpose of the infill. Ms. Burton stated that it is to create a family den for the owners' kids to play in and to create a home office.

Mr. Bryan doesn't understand the request for the infill and asked for more clarity on the graphics of the aesthetics. Mr. Bryan believed it is too much massing. Ms. Burton stated that they are inclosing an existing porch not adding an addition to the home. The pattern of the home will remain the same and this will not be a significant change.

Mr. Clarke asked how far back the columns sit to the face of the wall. Ms. Burton responded by stating it will be about 3 inches between the wall and the columns. Mr. Clarke stated if a motion is to be made, he would like to include additional spacing between the wall face and columns.

Mr. Clarke made a motion to grant final approval for the application presented provided that the face of the siding sits 4 ½ inches behind the face of the pilaster. Mr. Bryan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2870 I 'On Avenue: Kate Campbell, of Beau Clowney Architects, requested conceptual approval to construct a new two-story home with an attached addition, with requests for side setback, second

story side façade setback, and principal building side façade relief, as well as additional principal building square footage and additional principal building coverage area. (PIN# 529-11-00-101)

Mr. Drayton stated that this is the Boards first review of this project and made the following comments:

- Ensure that the proposed attached additions meet the conditions set forth in Section 21-20 B – noting the need for deed restrictions, that no kitchens are allowed in the attached additions, and that the dimensions of the attachments meet the 2:1 ratio requirements and door-to-door distances do not exceed 20 feet.
- Confirm the natural grade of the property with the building official to determine the ridge elevation.
- Annotate the LSM on all elevations.
- Include all dimensions on the floor plans, and note that no kitchen facilities are in the attached additions
- The second story side setback relief and principal building side façade relief are both needed for the wall along the eastern elevation; please ensure that the massing along this elevation will be appropriate in a neighborhood compatibility context, noting the proposed setback for this wall is only 17 feet and the wall would extend along 1/3 of the Station 29 frontage.
- Ensure that the coverage and setback calculations are accurately requested.
- Ensure that the parking turnaround is labeled and dimensions shown to indicate it is not a parking space.

Mr. Drayton stated that staff recommended consideration of conceptual approval of the request, in terms of neighborhood compatibility, 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 and that the applicant is able to revise the plans to ensure they meet the conditions for attached additions.

Ms. Bohan stated that Staff received 3 letters regarding this project (Exhibits 5, 6, and 7)

Mr. Shep Davis, property owner of 2867 Middle Street, stated he submitted a letter to staff but just wanted to express his concerns about this project. Mr. Davis stated that he will be the neighbor most affected by this project and the biggest concern he has is the large massing that will be up against his property line.

Mr. Wichmann stated that this is a lot of house and requested the applicant reduce the massing and/or modify the rooflines.

Ms. Campbell stated that they will modify the massing on the Station 29 side to address the neighbor's concerns.

Mr. Bryan stated that this house is too big and requested that the applicant revise the way this house sits on a corner lot and to reduce the massing.

Ms. Bohan suggested downplaying the structure by adding a 1 ½ story to the building instead of a mass two story house. Ms. Bohan suggested adding some sort of articulation to make the structure not look so overwhelming.

The rest of the Board agreed with the members' comments.

Mr. Clarke made a motion to grant conceptual approval of the application presented that the applicant address the Boards comments and to relief some of the massing on the Station 29th Street side of the structure. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Mr. Clarke recused himself from the application below (Exhibit 8).

3104 I 'On Avenue: Mr. Christian Sottile, applicant, requested conceptual approval to construct a new two-story home, with requests for second story side façade setback relief, additional principal building square footage, additional principal building coverage area, and additional building foundation height. (PIN# 529-12-00-033)

Mr. Drayton stated that this is the DRB's first review of this scope of this project and made the following considerations:

- The footprint for the proposed construction falls within the lot's buildable area.
- Ensure that proper tree protections are in place and that there are no encroachments into the critical root zone (CRZ) by delineating the CRZ on the site plan.
- Ensure that the building will meet the additional front yard setback by showing that line on the side elevations.
- Annotate all elevations to show the finished floor elevation, lowest structural member natural grade, finished grade, ridge height, and all other notable elevation dimensions.
- Show the balconies and any other overhangs exceeding 30 inches on the siter plan to ensure conformance to the setback requirements.
- Annotate the driveway dimensions and create an analysis demonstrating that a large personal vehicle would be able to access the garage parking via the driveway as designed.

Mr. Drayton stated that staff recommended conceptual approval provided the Board finds the relief, the added foundation height, and the added square footages of the home are in keeping with the Standards for Neighborhood Compatibility and that the design justifies the requests with additional considerations made for the trees and the other staff comments.

Mr. Sottile presented his application to the Board.

No public comment was made.

Mr. Wichmann asked the applicant to consider flipping the 2-story element more interior instead of along the Station 31 side.

The Board was in favor of the application provided that the applicant look at relocating the 2-story element on Station 31.

Mr. Wichmann made a motion to grant conceptual approval for the application presented provided that the applicant look at rotating or reducing the massing on the Station 31 side of the structure. Mr. Bryan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

818 Conquest Avenue: Daniel Beck, of Daniel Beck Architecture, LLC, requested conceptual 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 initial review of this project and made the following considerations:

- Ensure that the increase in building foundation height, albeit minimal, is justified in the application.
- Show the build-to line shown from the centerline on Conquest Av on the site plan and provide an additional exhibit to show the build-to line as it relates to all of the properties on the block.
- Note that the pervious walkway will require OCRM approval to extend beyond the critical line. Also note that all demo work beyond the OCRM critical line will require encroachment permits from said agency as well.
- Note that any work to the front wall where it is on or across the property line will require coordination with the Town, as the Conquest right-of-way is not maintained by SCDOT. (SCDOT Street Finder indicates this condition, but staff will follow up on this assertion prior to the meeting)

Mr. Drayton stated staff recommended conceptual 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 articulations and setback observances and the overall design is in line with the Standards for Neighborhood Compatibility.

Mr. Beck presented his application to the Board.

No public comment was made.

Mr. Bryan suggested reducing the massing of the structure. Mr. Bryan asked if all the 2nd story floor area is needed and if it isn't needed then he requested that the applicant reduce the size of the home.

Mr. Wichmann agreed that the house looks to be too big. Mr. Wichmann suggested pulling some of the roof lines down. Mr. Wichmann stated that he understands the need for a nice view but asked if there was something other than glass that could be placed on the marsh side of the home because he sees these homes from the water more than from the land and thinks there should be consideration of the water-side perspective.

The Board agreed with the comments made by Mr. Bryan and Mr. Wichmann. The Board suggested reducing the massing of the structure, scale down the roof lines, and breaking up some of the glass on the marsh side.

Mr. Wichmann made a motion to grant conceptual approval provided that the applicant address the Boards requests. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1408 Thompson Avenue: Brent Fleming, of B. W. Fleming Architect, requested conceptual approval to construct a new two-story home with requests for side setback relief, additional principal building square footage, and additional principal building coverage. (PIN# 523-07-00-011)

Mr. Drayton stated that this is the DRB's initial review of this project and made the following considerations:

- Ensure that the building foundation height of the LSM meets the standards by showing the measurement on all elevations.
- Show the exterior dimensions on all floor plans.
- Show the build-to line shown from the centerline on Thompson Av on the site plan and provide an additional exhibit to show the build-to line as it relates to all of the properties on the block.

Mr. Drayton stated staff recommended conceptual approval of the project if the Board considers the increases in square footage and coverage area, and setback relief are justified by the lot dimensions and the design conforms with the Standards for Neighborhood Compatibility.

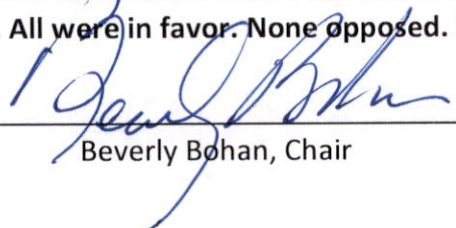
Mr. Fleming presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

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

VI. **ADJOURN: Mr. Wichmann made a motion to adjourn at 7:23 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**



Beverly Bohan, Chair



Date

Exhibit 1



2415 Middle Street, Sullivans Island, SC 29482

11/7/2022

PALMETTO EXTERMINATORS, INC.

name
2415 Middle Street, Sullivans Island, SC 29482

address

Joel Whitfield **11/7/2022**

inspector name (print) date

CONST. TYPE

- Crawlspace
- Basement
- Slab & Crawls
- Slab (type)
 - Floating
 - Supported
 - Monolithic

FOUND. PIERS

- Concrete
- H. Block Open
- H. Block Cap.
- Brick
- Stone
- Wood
- Other

FOUND./WALL

- Concrete
- H. Block Open
- H. Block Cap.
- Sgle Brick
- Dble Brick
- Tple Brick
- Other

EXTERIOR

- Brick
- Stone
- Stucco
- H. Board
- Wood
- Vinyl
- Other

- Wood/Ground Contact Yes No
- Crawlspace Insulation Yes No
- Vapor Barrier Yes No
- Slab air duct Yes No
- Foam Insulation Yes No
- Foam/Ground Contact Yes No

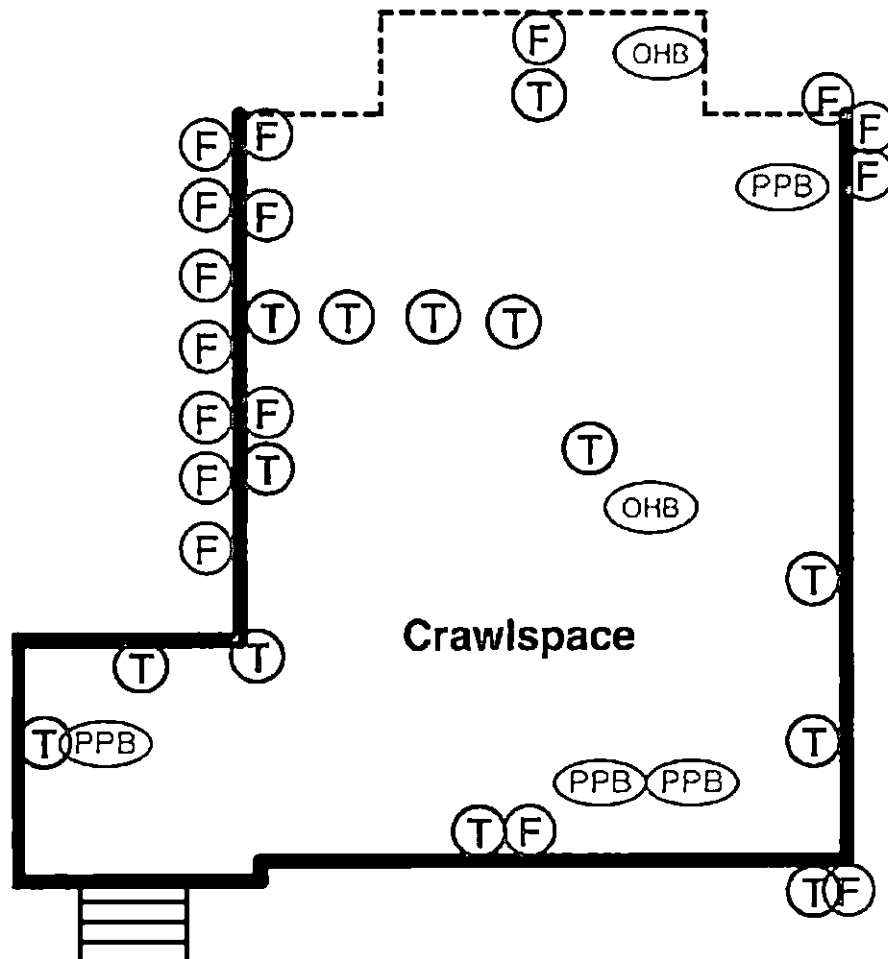
KEY

- IA - inaccessible area.
 - PPB - powder post beetles.
 - DWT - drywood termites.
 - WG - wood ground contact.
 - * - plumbing leak
 - T - subterranean termites.
 - F - fungi/rot.
 - OHB - old house borers.
 - SW - standing water.
 - DF - Dirt filled
- Circled letters indicate damage

This is a typical older structure of Sullivans Island. Due to the age of this structure it should be expected that there is evidence of and old damage from previous wood destroying organism activity.

There is evidence of previous subterranean termite activity and damage scattered throughout the crawlspace, in the interior studs, and exterior siding.

There is evidence of previous powder post and old house borer beetle activity and damage in the crawlspace.



*There is always the possibility of hidden wood destroying organism activity and or damage.

*Only the most obvious areas are marked on the graph.

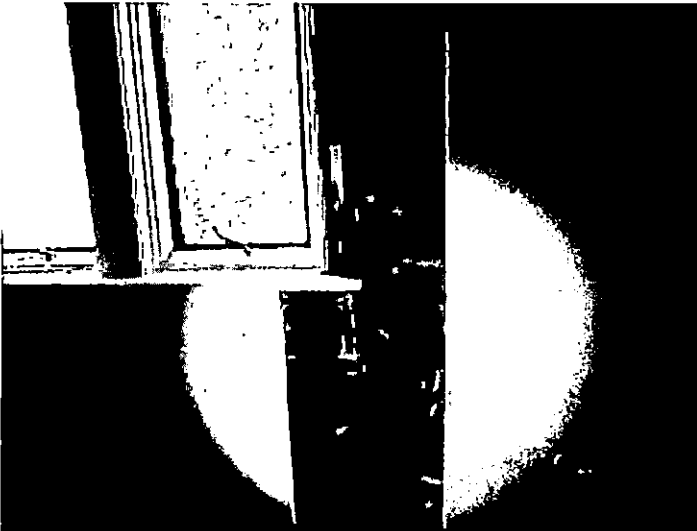
www.palmettoexterminators.net



Exterior



Evidence of previous subterranean termite activity and damage.



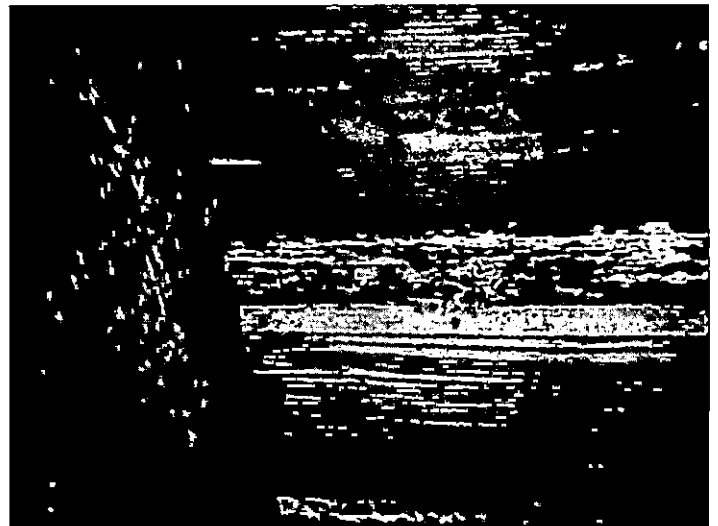
Evidence of previous subterranean termite activity and damage.



Evidence of previous subterranean termite activity and damage.



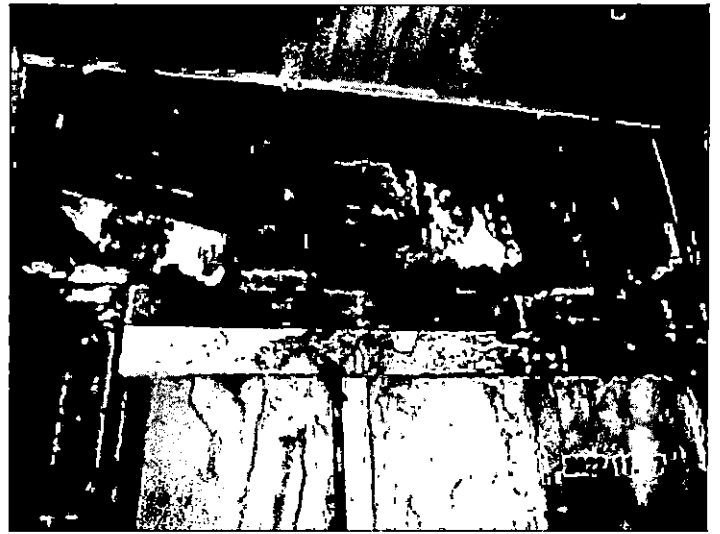
Rot/moisture damage to window.



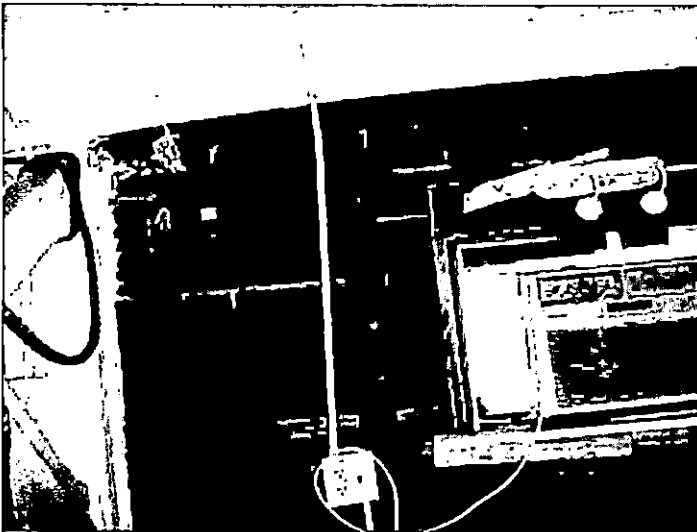
Rot/moisture damage to siding.



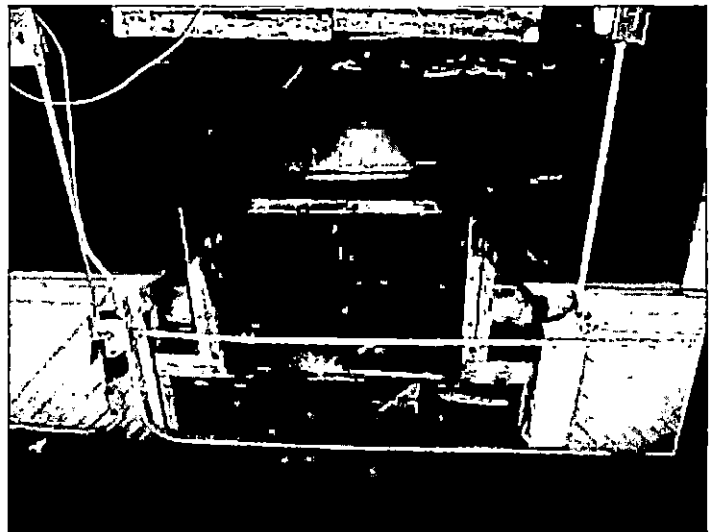
Rot/moisture damage to siding.



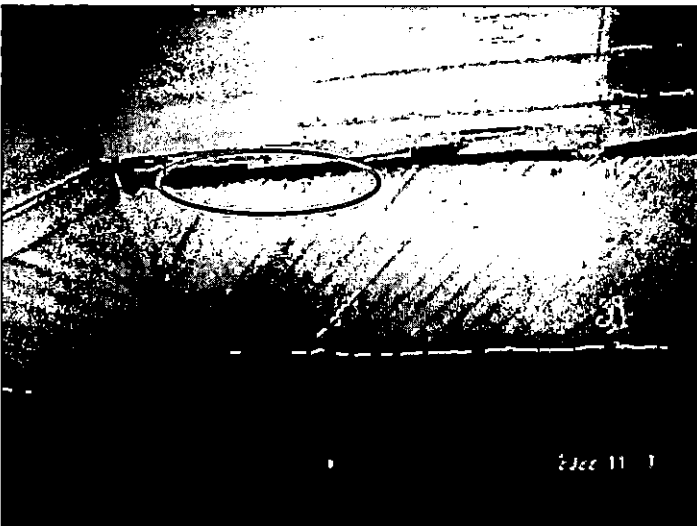
Rot/moisture damage.



Evidence of previous subterranean termite activity and damage.



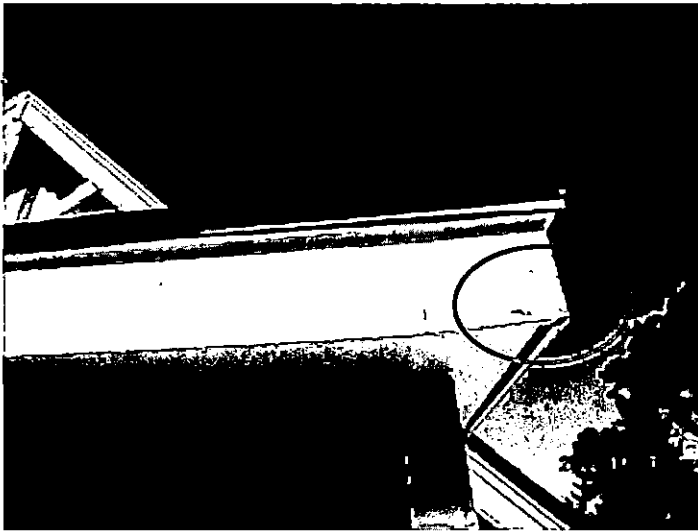
Rot/moisture damage.



Evidence of previous subterranean termite activity and damage.



Interior



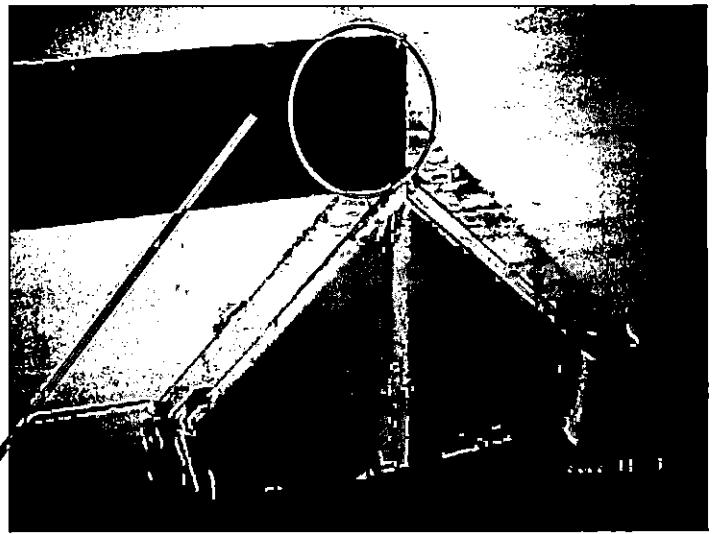
Rot/moisture damage to fascia.



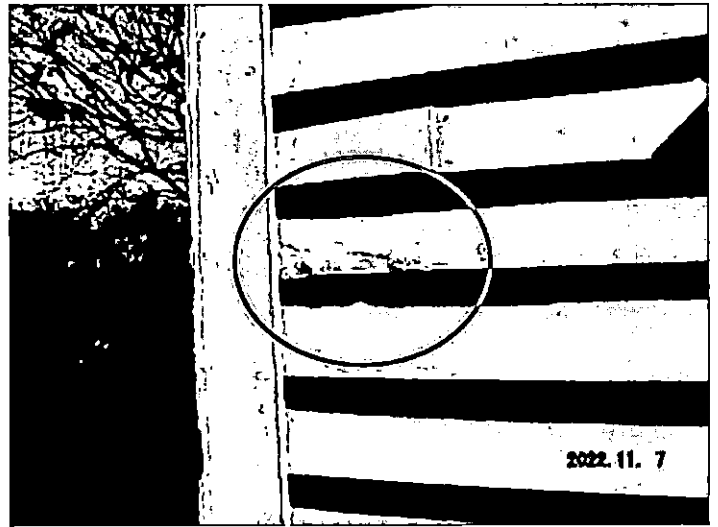
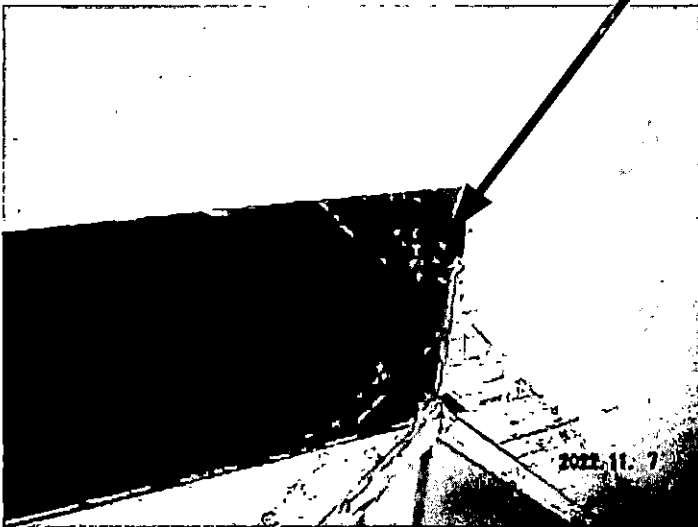
Rot/moisture damage to fascia.



Rot/moisture damage to fascia.



Evidence of previous subterranean termite activity and damage.



Rot/moisture damage to siding.



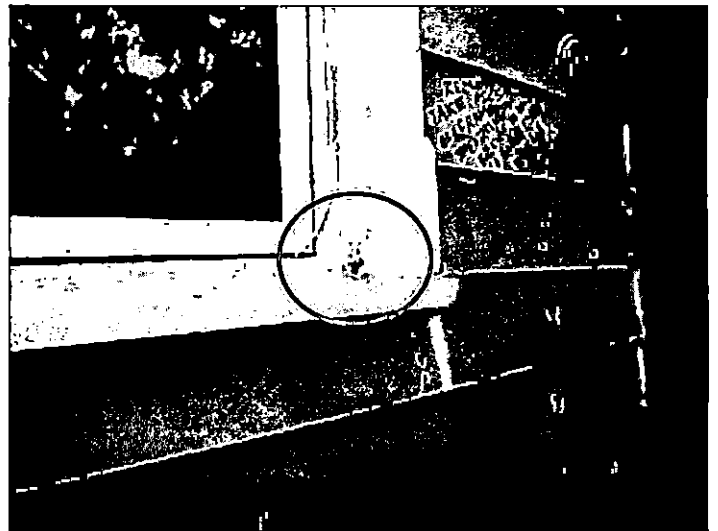
Rot/moisture damage.



Moisture stains on ceiling



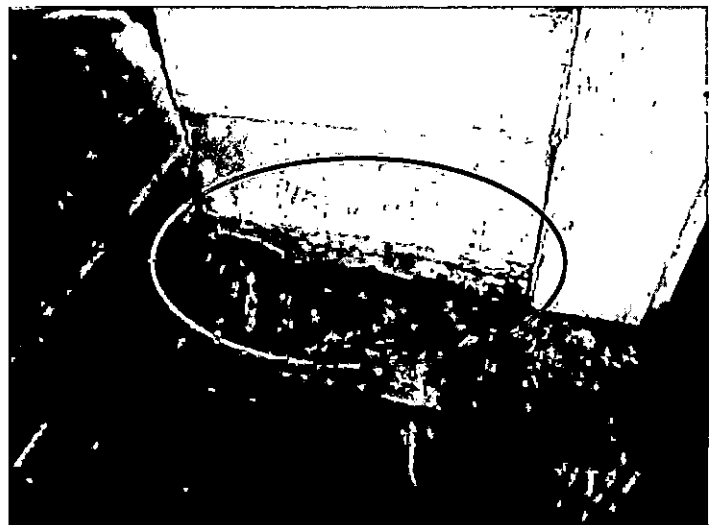
Rot/moisture damage and previous subterranean termite activity damage to siding.



Rot/moisture damage to window trim.



It appears to be rot/moisture damage



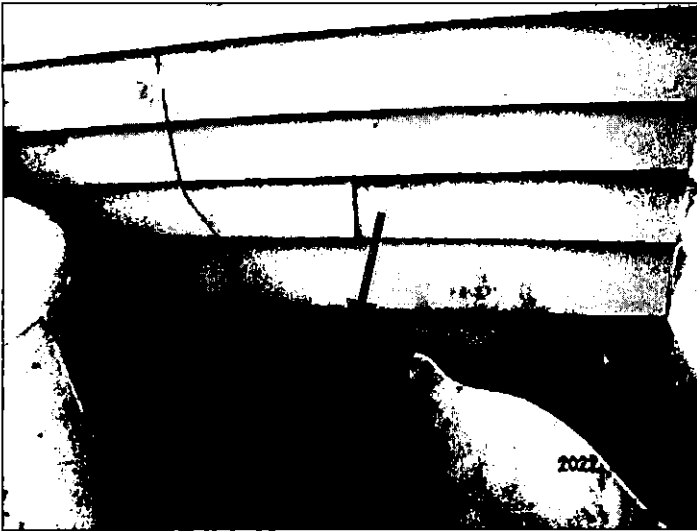
Rot/moisture damage to siding.



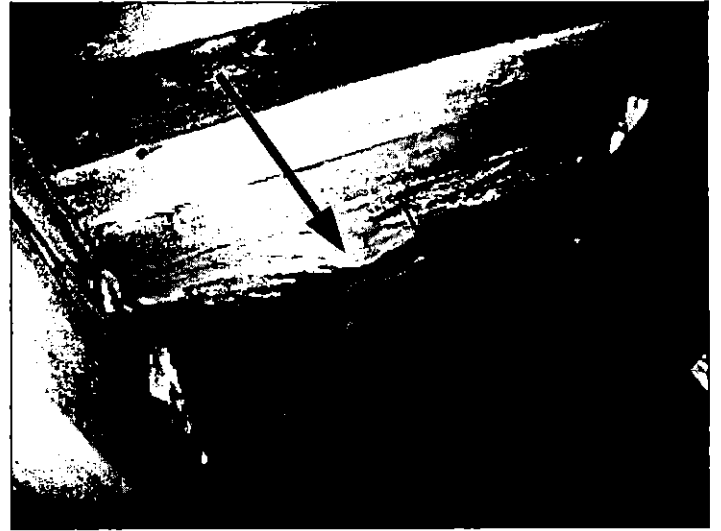
Rot/moisture damage to overhang.



Rot/moisture damage to trim.



Rot/moisture damage to siding.



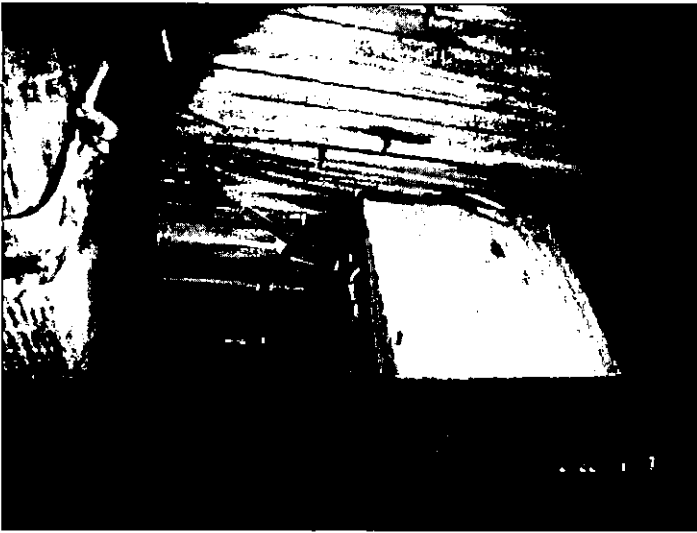
Previous subterranean termite activity and damage in the crawlspace.



Previous powder post beetle activity and damage in the crawlspace.



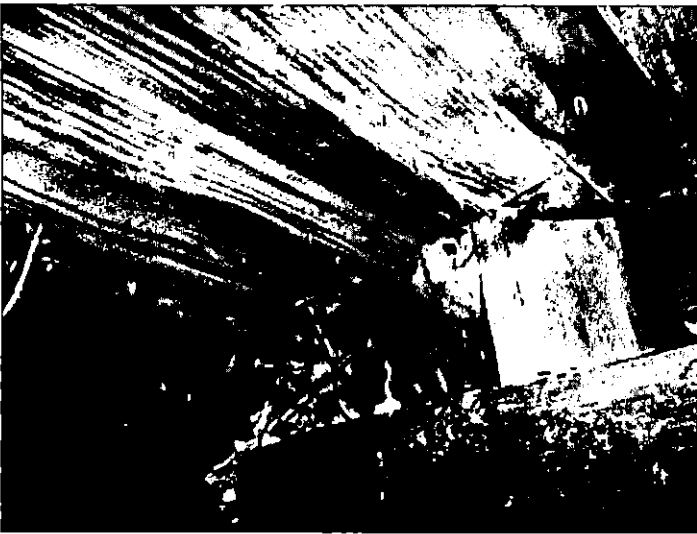
Previous subterranean termite and powder post beetle activity and damage in the crawlspace.



Previous subterranean termite activity and damage in the crawlspace.



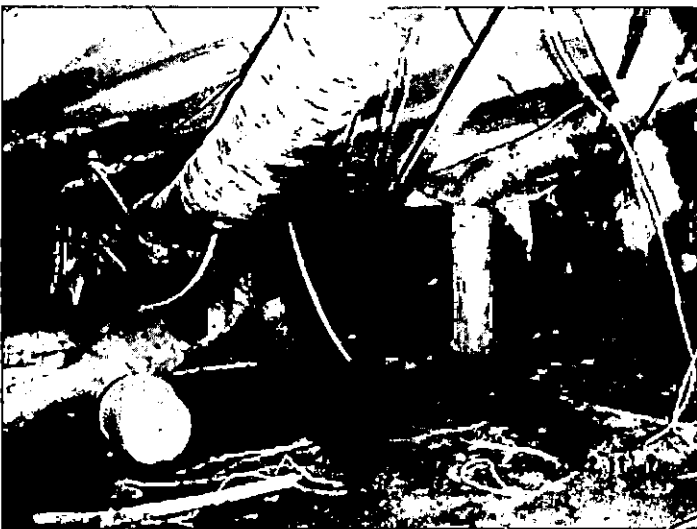
Previous powder post beetle activity and damage in the crawlspace.



Previous subterranean termite activity and damage in the crawlspace.



Previous subterranean termite activity and damage in the crawlspace.



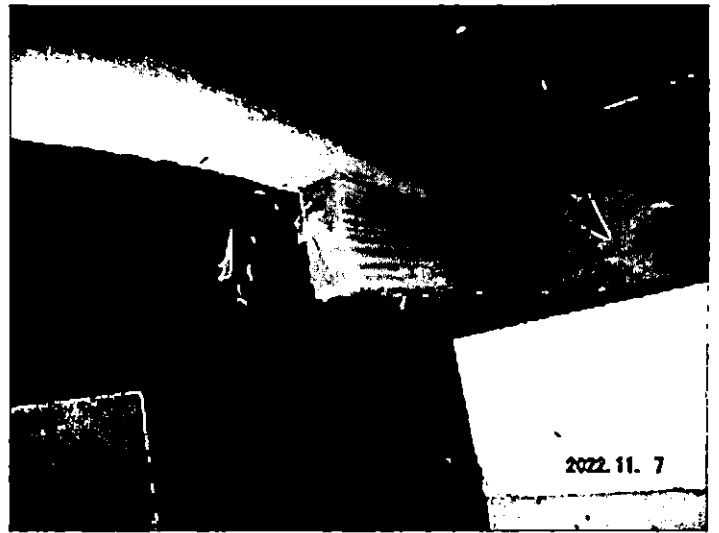
Crawlspace



Previous old house borer beetle activity and damage in the crawlspace.



Previous subterranean termite activity and damage in the crawlspace.



Previous powder post beetle activity and damage in the crawlspace.



Rot/moisture damage



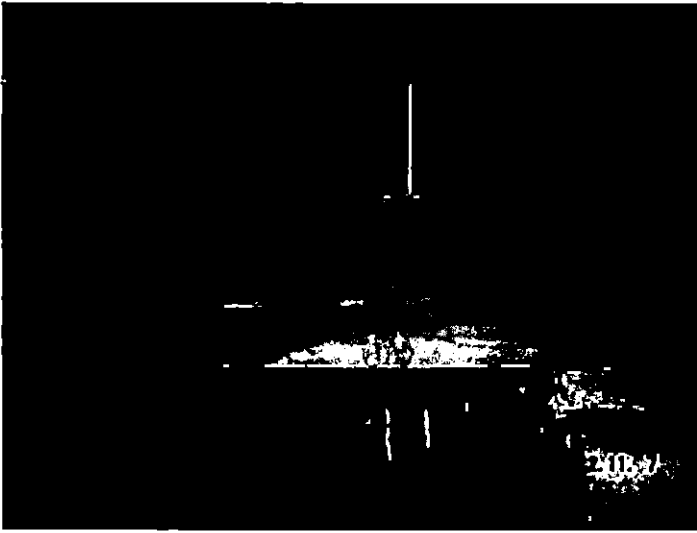
Previous powder post beetle activity and damage in the crawlspace.



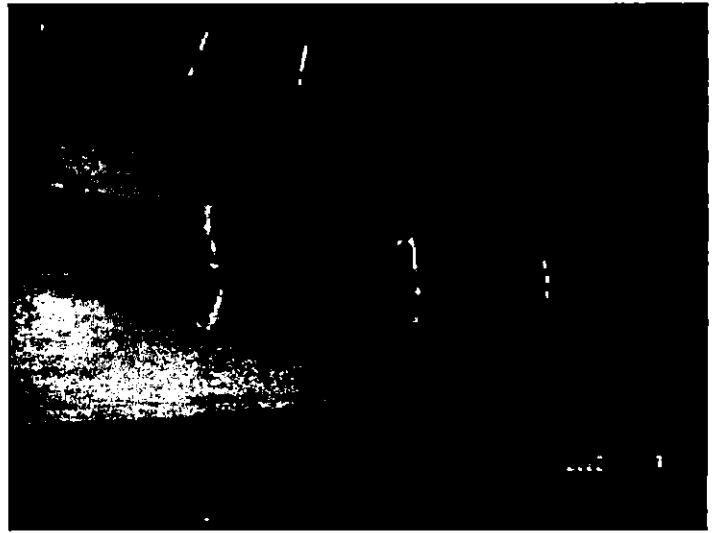
Previous subterranean termite activity and damage in the crawlspace.



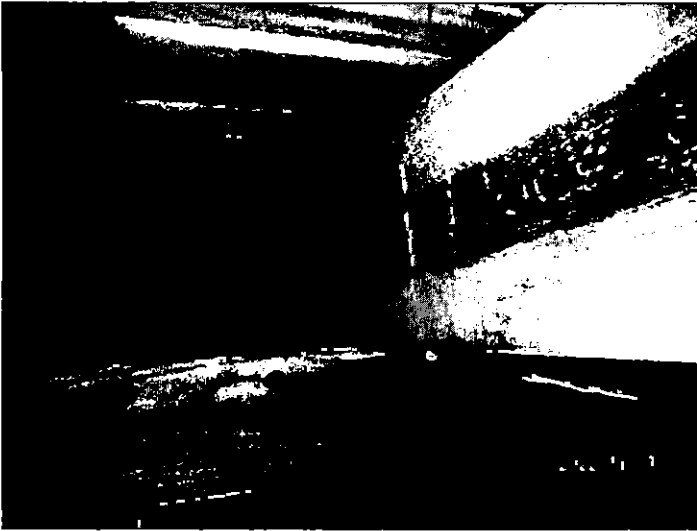
Previous subterranean termite activity and damage in the crawlspace.



Previous subterranean termite activity and damage in the crawlspace.



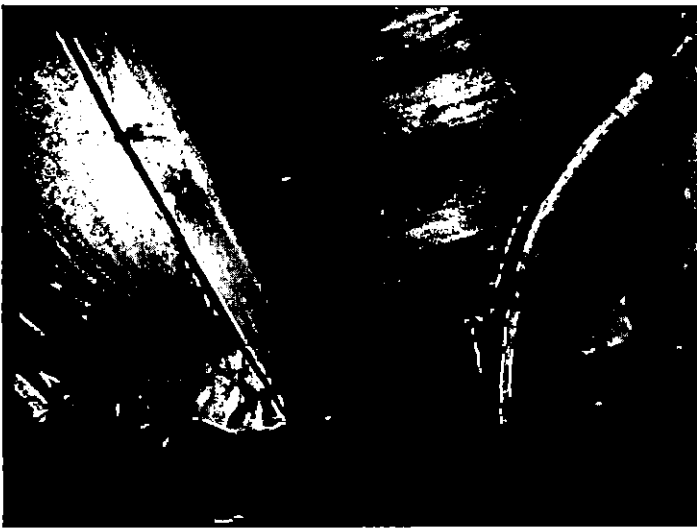
Previous subterranean termite activity and damage in the crawlspace.



Previous subterranean termite activity and damage in the crawlspace.



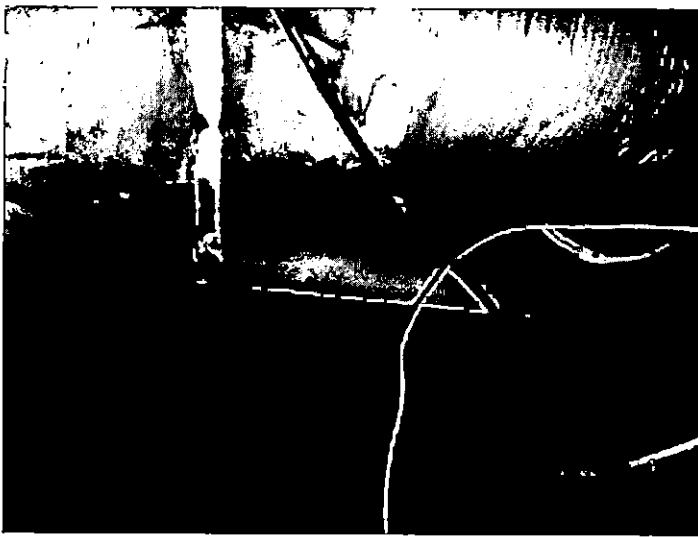
Previous subterranean termite and powder post beetle activity and damage in the crawlspace.



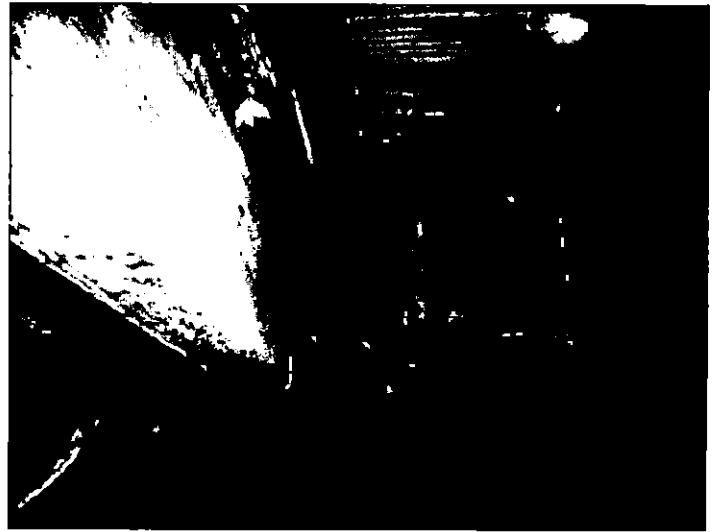
Previous subterranean termite activity and damage in the crawlspace.



Previous powder post beetle activity and damage in the crawlspace.



Previous subterranean termite activity and damage in the crawlspace.



Previous subterranean termite activity and damage in the crawlspace.



Previous subterranean termite activity and damage in the crawlspace.



Previous subterranean termite activity and damage in the crawlspace.

Recommended Protocols for Treating and Repairing Structures with Formosan Subterranean Termite infestations and Damage

Palmetto Exterminators, Inc. Updated 10/01/2020

Overview

The Formosan Subterranean Termite, *Coptotermes formosanus*, became established in the Charleston area in the mid 1950s. Over the last few decades it has become the dominant species of subterranean termite in the region. They are categorized as a subterranean termite because of their behavior and the fact that they use the soil as their primary source of moisture. Their colonies can become very large ranging from 5 to 7 million insects per colony with multiple colonies per acre. Each mature colony has the potential of producing 70,000 swarmers/alates each spring. These swarmers can fly onto structures and create aerial infestations with no ground contact if there is a sufficient above ground moisture source. Moisture sources can include but are not limited to condensation, leaks, leaf litter/debris on roofs, moisture intrusion, gutters, etc.... All Formosan ground based infestations will eventually create an above ground nest. All aerial infestations will eventually seek out contact with the ground over time.

Formosans are also considered an arboreal termite species meaning they will infest and build nests in live trees. These nests will also be built in structures. Formosan nests and tubing material are commonly referred to as carton. Carton material may consist of fecal matter, saliva, soil, wood or any building material they can manipulate. They are a very aggressive species and are very adept at finding above ground moisture sources. **Some research has shown that active wood destroying fungi in moist wood produces byproducts that are attractive to termites and may mimic the trailing pheromones of termites.**

When encountering above ground activity either prior to or during a repair, the challenge is in identifying all areas of possible activity/damage and determining the original source of the infestation. **A person cannot determine the source of an infestation by simply looking at the carton nest or tubing material. All carton nests and tubing have the same appearance regardless of the source being ground based or aerial.** Special attention should be given to following all visible evidence of activity until it ends. Eliminating or reducing all above ground moisture sources is also a critical component in controlling an existing infestation. Unfortunately, the Formosan is a very resilient species and hidden activity remaining above ground in a structure may continue to survive for a long period of time after a repair if left undisturbed. If enough are present, one of the termites may develop into an auxiliary/secondary reproductive (if not already present) and begin laying eggs, potentially creating a new colony. In some situations, it may not be possible to find all areas of hidden activity within a structure.

If repairs are being made more quickly, inspections/treatments must be made during the course of the repair. The inspections and treatments must be arranged between the contractor and an experienced termite control professional to ensure all areas have been inspected and treated properly through the repair process. **It must be understood that established above ground activity in a structure cannot be controlled with treatment alone. The repair, with exposing the areas of activity and the physical removal of carton nest/damaged wood and moisture control is a significant part of the control process.**

Recommended Protocols

Inspection Phase (Enhanced Formosan Termite Inspection)

The main purpose of an Enhanced Formosan Termite Inspection is to find Formosan termite activity and/or conditions conducive to infestations that would not be discovered with a traditional termite inspection or basic CL-100 inspection prior to the area being disturbed.

- 1) In addition to your home's Exterior, Crawlspace, Garage and Trees in your yard, these areas will need to be carefully and thoroughly examine:
 - All Attic spaces
 - The Entire Interior of Your Home – all floor levels
 - Every window, even opening and closing each
 - Every exterior door, even opening and closing each
 - All Interior Plumbing
 - All Crawlspace Plumbing, pulling back insulation
 - All HVAC Ductwork, pulling back insulation
 - All interior walls utilizing an Infrared Camera
 - All interior walls and windows utilizing a Termatrac Radar Scan if needed of suspected activity
- 2) Create an Inspection Report and Digital Diagram to provide more documentation and location details
- 3) Take digital color photographs with captions documenting inspection findings
- 4) If at all possible any areas of activity or nests should be treated with Termidor Dry (or other injectable systemic termiticide) and allowed to sit undisturbed for 4 to 8 weeks before repairs begin. This will give the termites time to distribute the Termidor throughout their colony with the potential of killing them out. The level of control will be determined during the course of the repair as the areas are exposed.
- 5) Follow-up inspections and injection treatments should be performed every two weeks until known locations of activity have died out.

Demolition Phase

- 1) Expose all framing in any areas with visible or suspected termite activity and/or damage.
- 2) Particular attention should be given to any framing where two or more boards are framed together (headers, sills, corners, etc...).
- 3) Once exposed, all damaged areas should be evaluated/inspected by a trained/experienced expert proficient in the identification of wood destroying organisms and their damage.
- 4) Document findings with photographs and structural diagrams for reference during future/annual inspections

- 5) Areas with visible evidence of termite activity must be exposed until the **trail of evidence of termite activity ends and a few feet past (2 to 4')**. This includes the **removal of insulation. Foam insulation that has been mined through by termites must be removed until the evidence of activity ends.**
- 6) All structurally compromised wood and carton nests must be removed.

Repair Phase.

- 1) It is highly recommended that all new framing be made with kiln dried pressure treated lumber and plywood where possible
- 2) Prior to insulation being installed all areas of previous termite activity should be coated twice (2) with Bora-Care at a one (1) to one (1) solution (See attached specification sheet).
- 3) Original untreated framing that is not replaced should be coated twice (2) with Bora-Care or other approved product and framing where two (2) or more boards are framed together should be evaluated for an Injecta treatment (See attached specification sheet).
- 4) Coat the backside of the sheet rock once (1) with Bora-Care or other approved product if possible.
- 5) Treat both sides of the plywood sheathing before installation if not pressure treated material.
- 6) Once the plywood sheathing is installed the exterior should be treated a minimum of two (2) feet up from the final grade and two (2) feet around the perimeter of all doors and windows.
- 7) All areas of the brick foundation should be drilled at no more than twelve (12) inch intervals and treated with Termidor HE (see attached brochure and label) at two (2) gallons per ten (10) lineal ft. Precautions should be made to ensure that treatment does not flow into the interior of the residence.
- 8) Bora-Care treatments should be made with a light tracking dye to ensure even coverage. Caution needs to be taken to not get dye on finished interior or exterior surfaces. Treatment can be performed without dye.

Post Repair Phase

- 1) Once the repairs have been completed and the final grade has been established a complete treatment of the soil should be performed with Termidor HE. (See attached Brochure and label).
- 2) Inspect all trees on the property in close proximity of the structure for evidence of Formosan termite activity. If there is suspected termite activity, treat the tree with Termidor using a foam machine (See attached tree article "Out on a Limb"). Or recommend an experienced Arborist to evaluate and treat the trees.
- 3) Optional: Install a monitoring/bait system around the structure and nearby trees (See attached brochure on Advance system).
- 4) Inspect the structure annually paying special attention to above ground moisture issues and areas of previous activity noted on the diagram generated during the Demolition Phase. Document the findings of the inspection with photographs and provide a copy of the report, diagram, and photographs to Property Owner annually. It is recommended that an Enhanced Formosan Termite Inspection be performed annually verse a traditional termite inspection of just the exterior and crawlspace.

It must be understood that Formosan termite control is a long-term process and not a single treatment event. **Special attention must be given to above ground moisture issues over time and routine maintenance addressing these issues in a timely manner is critical.** It is not “If” a Formosan termite infestation will occur but “When” in the future, even on structures that have been treated. Treatments and organic matter will break down over time creating bridges of untreated soil over the treatment zones; therefore, retreatments must be made to reestablish the chemical in the treatment zones.

With the Formosan Termite species infestations can occur even if treatments and inspections are performed perfectly. The goal should be to minimize the potential for damage to occur until the infestation is discovered with utilization of resistant materials/design, proper maintenance and moisture control. An inspection/treatment program that potentially reduces the overall termite population in the area may ultimately reduce the termite pressure around a structure(s) and the odds of a future infestations.

As stated previously, it must be understood that established above ground Formosan Termite activity in a structure cannot be controlled with treatment alone. The repair, with exposing the areas of activity and the physical removal of carton nest/damaged wood and moisture control, is a significant part of the control process.

Please understand these are recommendations and they can be modified to fit any situation with the proper collaboration between an experienced termite control professional and licensed contractor or structural expert.

Created by:
Bert Snyder
Graduate Entomologist, Clemson '90

Exhibit 2

Jason,

I own the property at 2416 Middle Street, Sullivan's Island, SC. I also live around the corner on Atlantic Avenue.

Upon review of the plans and drawings received, I do support this renovation of the property at 2415 Middle Street. This is consistent with the neighborhood and I think would be a welcome improvement.

Best regards,

Jerry

Gerald A. Kaynard
2501 Atlantic Avenue
Sullivan's Island, SC 29482
843-810-8017

From: Derek Wade <derek@carolina-nursery.com>
Sent: Tuesday, November 15, 2022 2:50 PM
To: Charles Drayton
Cc: Jessica Gress; 'Leslie Wade'; 'Evelyn Helfrick'; Kathlyn Wade
Subject: DRB review of 2415 Middle Street

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.

Charles,

We have reviewed the conceptual plans for 2415 Middle Street and we have several concerns.

This is an unusual and nonconforming property. The lot is too small for the existing building resulting in negative to minimal setbacks.

This presents challenges for the property owners and their builder.

This also presents challenges for the DRB when considering the proper way forward as plans and variance requests are presented, and we appreciate the Boards consideration and attention to detail for this project.

Specific concerns from our family include:

- Water Management – how will the water generated on this site from the roof of the existing main building and the proposed new addition be handled so that it does not impact neighboring properties? Will there be gutters to aid in collection? Will there be a connection directly into the storm drain?
- Water meter location – The water meter needs to be relocated to Middle Street. Currently the water meter for 2415 is on I'on Ave. and the water line crosses portions of 2414 and 2420 I'on Ave.
- Privacy Issues – We would like to see a reduction in the size of this new addition and that it be only one story tall. As proposed, it will loom over our property, reducing sun light and privacy for our property and garden. There should be fewer windows, and these should be smaller and mounted higher windows to let in light, but do not peer down onto our property. The proposed conceptual plan shows a substantial two story addition with numerous, large windows. This addition would be only 12 inches from surrounding property lines, with no opportunity for the installation of a landscape buffer by the new owners.
- Screening from Parking/Service Area – We suggest that proper screening be constructed along the east property line to hide the proposed parking and service area from 2420 I'on Ave. This screening could be a visual extension of the fencing proposed for the outdoor shower. It should be solid and a minimum of 6 ft high to hide vehicles from view.
- Protection of adjacent properties during construction – We propose that a temporary 8 ft chain link fence be installed parallel to the east property line to protect existing plant material, irrigation lines, lighting wires and dog-fence wires on the 2420 side of the line. This fence can be up to 4 feet off the line to allow room for construction work. We request that any required pruning to the existing plant material on the 2420 side be done by a professional, licensed arborist under the supervision of a Wade family member. We are particularly concerned about the nom. 14 inch Eastern Red Cedar that will need to be pruned to reconstruct the steeple tower on the north-east corner of the old church.
- Garage Door – this design feature seems bulky and out of character for the old church building.

We further suggest that the unusual nature of this project should require more detailed planning before conceptual approval is granted.

Respectfully submitted for your review and consideration,



Derek

Derek Wade &
The Wade Family
2420 Iron Avenue

derek@carolina-nursery.com
843.296.3731

November 15, 2022

I would like to like to ask the Town and DRB to look at the following concerns prior to issuing any approval (conditional or otherwise) for 2415 Middle Street.

This subject property contains many variables that make it a very unique and special project. With 100% of the current setback lines are non-conforming and the proposed changes in most cases making the level of non-conforming worse with altered/new structures and new outdoor entertainment areas.

Specific concerns from our family include:

Water Management – Proposed 2 story addition angled roof would spill more water onto our property and with the current/final grade of the property being the back ¼ of property is the lowest point more excess water will flow onto our property. There has been talk of guttering the roof but with heavy down pours gutters are not able to handle the volume of water produced and having lived with this house for over 15+ years the lack of maintenance and upkeep cannot always be guaranteed to make sure that system is in top working condition at all times. Our concern is this additional water will cause water to back up under our home. While the proposed drawing shows less lot coverage, at least as much area will be covered with material other than open grass/landscaping and proposed pool would displace more ground water and reduce absorption, forcing more surface water onto our property. I have attached photo from most recent flooding after hurricane/TS on 9/30/22. We would ask that the storm water management plan include current spot elevations every 10 feet at property line and proposed “finished” elevations show elevations levels not to exceed those current elevations.

I would request that a detailed storm water management plan be presented and approved prior to any house conditional approvals are granted due to the possible need for lot coverage changes to the proposed plans.

Privacy Issues – Our concern for the rear of this property and the west and south sides. These sides on the proposed properties have a huge impact on our property. The rear (south) side of the property is proposed to have a new 2 story addition replace a single story structure. This new 2 story structure will have 3 windows and a full size balcony over look our master bedroom, laundry room, child’s bathroom, child’s bedroom. We have added some landscaping to obstruct the views from the first floor and had plans to add more, but the addition of the 2nd story windows would make it almost impossible to shield. I would ask that these be removed, stationary windows with permanent frosting or windows being installed no closer than 6 feet from bottom of window pane to the floor level. Would like some type of solid wall be added to the side of balcony area to shield view of rear of our home.

The side (west) property first floor now adds 2, 2 story windows, 4-5 full size windows and 3 large sliding glass doors to the area that now has 2 half size windows and 2 smaller full size windows. The second floor adds 2 doors and 3 or 4 floor to ceiling windows in a space that of course now has nothing. While I do believe that the new owners should be able to have ample sun light in their new home, the concern is with the huge increase of windows facing our rear yard we will now have little to no privacy. This area will also be used for a proposed pool that is located only feet from the property line will offer no privacy for either party. This seems to be just too much being located in this space and I am not sure you can put enough landscaping on their property at this point to lessen the impact.

I would request that number of windows be reduced and a detailed landscaping plan be presented reducing this dramatic impact on our property prior to any approval or otherwise is granted.

Water line location – The water line is located on our property and it impedes our ability to have proper drainage improvements that may be needed in the future.

I would request that the meter and line be located on the subject property.

Protection of adjacent properties during construction – We propose that a temporary chain link of no less than 8 feet with a tarp barrier be installed parallel to both sides and rear of the property. We would want the town to insure the four (4) large palms trees and three (3) huge holly trees that are located on our property to be protected and incorporated/considered into final landscaping plan approved by the board.

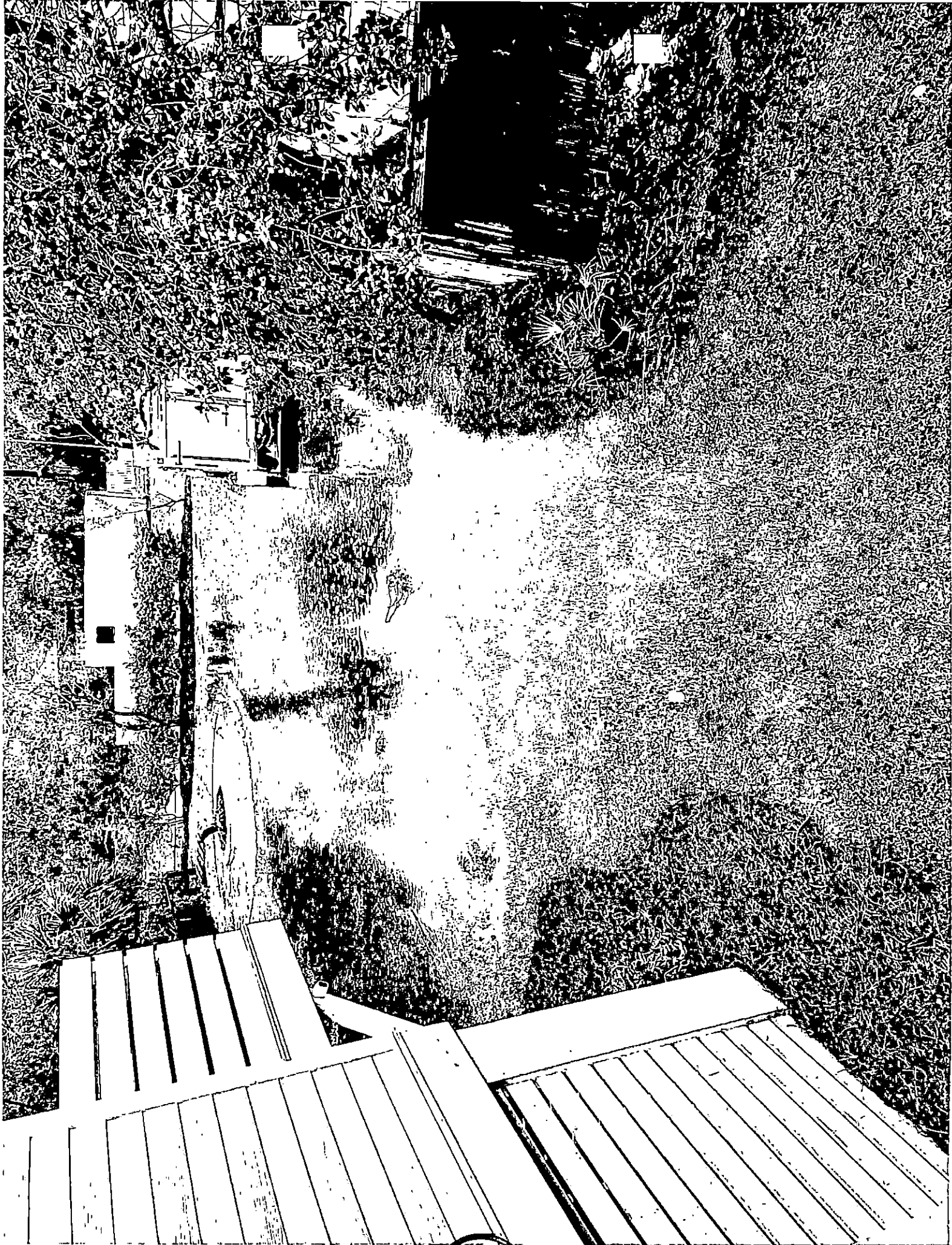
Thank you very much for your consideration on these concerns and we look forward on working with our new neighbors and builder in finding common ground on these matters.

Sincerely,

Jason and Lynn Fabrizio

2414 ion Ave

Sullivan's Island, SC 29482



To: The Sullivans Island DRB

Re: 2870 Ion application pending

Date 11.14.22

These comments regarding the proposed 2870 Ion application are submitted with respect to the DRB.

Understanding the significant workload of the Planning Dept and the DRB, please accept these brief comments. I have not met with the owners or their agents but of course am available should that be helpful. I formally request the opportunity to discuss neighborhood concerns with the staff and DRB in more detail as this application moves forward.

In summary here are several major concerns with the proposed plan. There are significant additional issues with the application as filed which I would like to discuss prior to any approval.

1. Square footage: The request for PBSF relief is inappropriate, excessive, and unsubstantiated. Applicants are asked to look "carefully at ways... of offsetting the impact of the requested relief". In their request all Applicants have done is suggest that two nearby larger houses on larger lots somehow mean 2870 Ion should be permitted to have an enormous adjustment to their PBSF, with no mention of offsets. Of course they neglect to mention the brand new adjoining house at 2864 Ion is approx. 3500 square feet (600 square feet smaller than their request) on a larger lot. 2864 received a 200 square foot exception reflecting offsets of solid massing and small façade dimensions on all FOUR sides with generous setbacks (which Applicant boldly seeks to accrue to their benefit in their requested side yard relief). In fact, excluding the two houses mentioned by Applicant the proposed house is larger than all 10 other houses in proximity to 2870 Ion, most if not all sited on larger lots. In a word DRB asks applicants to "provide additional setbacks", to assure the DRB the design is "unique...and appropriately scaled" and to "review plans with neighbors and request their approval" none of which has been done.
2. Side façade: Applicants ask for relief of 100% to 44 feet on the façade along Station 29. Please note this measurement only reflects the so called main building and conveniently ignores and does not incorporate the enormous true look and feel from the street. On a ¼ quarter acre lot the plan has an imposing 75 foot + effective building run on Station 29, 44 feet of which is a massive and imposing two story structure at minimum setback from the street. This relief is unnecessary, unjustified, and out of character with the area where most houses exceed minimum setbacks and do not overwhelm the streetscape or their neighbors with excessive massing. Equally important I ask the DRB to note the rear 2 story façade is equally massive with a 2 story building of approx. equal length (70+feet) as the Station 29 façade. This runs entirely along my property. As proposed it will significantly impair the sunlight and air to my property to an unnecessary and unthoughtful degree. In effect, 2870 proposes to create significant open area for their exclusive benefit on their south and west sides fully at my expense by massing an enormous house all along my south side and along Station 29 based on unjustified maximum relief from Planning Dept standards properly in effect for this property. Again, 2864 Ion provides an excellent, neighborly, and friendly solution built with no intrusion on ANY neighbor and no excessive massing on the street OR along any adjoining property lines.

3. Driveway: As proposed the driveway radius is in my ROW. Clearly unacceptable, although perhaps an oversight done in haste. There is no reason a driveway radius needs to be imposing on a lot line nor impinging on the existing berm (and fence) which prevents substantial and disallowed water intrusion onto my land .

4. Drainage: Please allow me to point out this corner is an acute chronic drainage location. Historically substantial water flowed from 2870 onto my property. At substantial expense and effort I made improvements that benefitted the prior owner of 2870 Ion whose house was literally surrounded by water at times that then flowed into my yard. It is imperative any new 2870 house will contain and dispose of 100% of the water on their property and on adjoining streets. I have concerns about the driveway location impinging on the flood mitigation protecting my property and several outside areas around the house and pool which do not show the material being used. I want to be sure this need and concern is fully and formally on the record and comprehensively addressed.

Thank you for allowing me to share these substantial and preliminary neighborhood concerns regarding 2870 Ion. And thank you again for the hard work and help to all of us on the island.

Sheppard Davis

2867 Middle St

Jessica Gress

Exhibit 6

From: Shep Davis <SHD@quantumcredit.net>
Sent: Wednesday, November 16, 2022 11:57 AM
To: Charles Drayton; Jessica Gress
Subject: DRB application 2870 Ion

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Charles

I took the liberty of looking at the site and immediate neighborhood again this a m. With respect, it is important to add a detail and emphasis to the comments submitted earlier.

It appears from a quick glance that BOTH larger (and only) houses suggested as 'the reason" for the requested square footage exemption are generally setback more than the minimum from the street AND from their neighbors. This reflects respectful massing rather than attempting to force a "multiple cottage concept" and disproportionately large open space for pool , grounds, and circulation onto a small lot not conducive to such a concept and plan.

Thank you both for insuring this is kindly shared with DRB prior to meeting today and for the work of the department .

Sincerely,
Sheppard Davis
2867 Middle St

Please excuse all typos
Sent from my iPhone



BARROW
BUILDING GROUP

TO: Town of Sullivan's Island – Design Review Board
FROM: Byron Barrow
DATE: November 15, 2022
SUBJECT: Design Review Board Conceptual Approval for 2870 Ion Avenue

We have reviewed and support the conceptual plans for 2870 Ion Avenue.

Signature: Andy Horwitz 2871 Ion Avenue Andy Horwitz

Signature: Clayton W B 2907 ION AVE

Signature: Steve B 2063 ION AVE

Signature: [Signature] 2867 ION AVE

Signature: _____



RECUSAL STATEMENT

Member Name: Phil Clarke

Meeting Date: November 16, 2022

Agenda Item: 10 Section: F Number: 5

Topic: 3104 Ion 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: _____

[Handwritten Signature]

Member Signature

11/16/22

Date

[Handwritten Signature]

Signature of Official

11/16/22

Date

