

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

**REGULAR MEETING MINUTES
Wednesday, August 16, 2023**

A regular meeting of the Town of Sullivan's Island Design Review Board was held at 4:00 p.m. at Town Hall. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Beverly Bohan, Bunky Wichmann, Heather Wilson, Phil Clarke, Tal Askins, and Ron Coish.

Town Council Members present: No Council members were present.

Staff Members present: 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. Ian Waterson, property owner at 2630 I' On Avenue, Ms. Christina Butler, Historic Preservation Specialist, Mr. and Mrs. Garton, property owners of 2672 Atlantic Avenue, Sammy Rhodes, General contractor of Rhodes Residential.

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. **RE-APPROVAL OF THE DECEMBER 21, 2022 MINUTES:** Mr. Wichmann made a motion to approve the December 21, 2022 Design Review Board meeting minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **APPROVAL OF THE JULY 19, 2023 MINUTES:** Mr. Wichmann made a motion to approve the July 19, 2023 Design Review Board meeting minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- III. **PUBLIC COMMENT:** No public comment was made.
- IV. **PROCESS FOR DESIGN REVIEW:** Ms. Bohan reviewed the meeting process for the Design Review Board which is as follows:
 - Statement of matters to be heard (Chair announcement)
 - Town staff presentation (5-minute limit)
 - Presentation by applicant (10-minute limit)

- Town staff final statement (if needed)
- Board Q & A (may occur at any point during hearing)
- Public comment closed
- Board deliberation and vote

V. HISTORIC DESIGN REVIEWS:

Mr. Askins recused himself from the 1754 Central Avenue application (Exhibit 1).

1754 Central Avenue: Joel Adrian, of Studio 291, LLC, requested final approval to construct two accessory structure garages on the property of this Sullivan's Island Landmark Resource home with a request for accessory structure setback relief (PIN# 529-08-00-040).

Mr. Drayton stated that this is the Board's third review of the garage project for 1754 Central Avenue; at the July 2023 meeting, the Board granted preliminary approval to the dual-mass garage plans. The applicant is seeking to redesign the proposed garage so that it can accommodate a car and a golf cart; the garage design approved in July of 2022 by the DRB had proposed a one-car, one-story garage to be located on the existing concrete pad. The redesigned garage, first proposed in April 2023, was deferred by the Board. In the July meeting the Board gave the applicant suggestions for reaching final approval, which included, removing the hyphen between the two masses and to consider matching the sizes of the masses or moving the smaller mass closer to the corner and place the larger mass on the interior. The Board also suggested matching the materials of the garage structures with the material palette of the addition. The Board and staff also discussed the need for the applicant to request setback relief for the accessory structures to be located within 30 feet of the edge of pavement on Thompson Avenue.

Mr. Drayton stated that in response, the applicant has requested the necessary relief to place the structures on the property, and the request for relief has also afforded the applicant the opportunity to pull the garages further from the addition, which was a design concern that several of the board members had raised; the new distance between the garages and the addition is 6 feet and 4 feet 7 inches in the prior iteration. The requested relief to achieve this design improvement is only 5%, and the Board can grant up to 40% relief from the 30-foot standard distance from accessory structures to the edge of pavement. The applicant has also flipped the locations of the two garages so that the larger car garage is now proposed on the interior of the smaller golf cart garage, that will be located closer to Station 18. Lastly, as requested the applicant has removed the hyphen, creating two separate accessory structures for the property.

Mr. Drayton stated that staff recommended final approval of the request for the proposed garages if the Board finds that the redesign properly considered the Board's comments, is in character with the historic property, satisfies the SIS Guidelines for siting new construction in an historic setting, and meets the Standards for Neighborhood Compatibility.

Mr. Adrian presented his 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. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2624 Atlantic Avenue: Carl Berry, of Carl Berry Architecture, requested final approval to renovate this Sullivan's Island Traditional Island Resource home, enclosing an existing screen porch, replacing the front and rear entry stairs, adding a new rear porch and repainting the home (529-10-00-029).

Mr. Drayton stated that this property is an historic Traditional Island Resource property (Historic Survey Card #109) located outside of any of the designated historic districts on the island; the property's address was recently updated, so the survey card reflects an old address for this property. According to records the home was built around 1915 as an L-shaped cottage and the rear porch was part of a non-original addition that filled in the L; the date of the addition work is unclear, but it appears to have been added prior to Hurricane Hugo. The applicant is proposing minor changes to the rear facade as part of the renovation project, adding a covered porch and new stairway. The other changes to the exterior proposed by the applicant include new stairs on the front and repainting the house. The applicant is proposing to paint the house with Alabaster White from the Sherwyn-Williams Historic Charleston collection and use like kind materials for the replacement and addition work. The applicant has included the coverage and square footage calculations for the proposed work, and the minor addition does very little to affect percentages on the lot and does not trigger any requests for relief.

Mr. Drayton stated that staff recommended granting final approval for the minor addition to the rear of the home, the changes to the color, and the replacement of the front steps should the Board find that the proposed changes are in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Mr Berry presented his application to the Board.

Mr. Ian Waterson, property owner at 2630 I' on Avenue, stated that he was in favor of the application presented but wanted to point out the drainage in this area and asked that the ditch on this property is crucial to assist with drainage and asked that it remain.

The Board was in favor of the application presented.

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

2672 Atlantic Avenue: Jason Fowler, of Sea Island Builders, requested a conceptual review of the proposed plans to renovate and add an addition to this Sullivan's Island Landmark property, with requests for additional principal building square footage and increased building foundation height (529-11-00-032).

Mr. Drayton stated that this property is an historic Sullivan's Island Landmark property located outside of any of the island's historic districts. The home on this property has one of the most distinctive facades on the island with the matching, nearly octagonal gazebos attached to the ends of the screen porch that covers the entire front façade. The applicant is proposing to construct a large one-story addition off the rear left corner of the house, add an in-ground pool in the back left corner of the property, and rearrange the parking and driveway so that the current parking and driveway off of I 'On Avenue goes away and a new driveway comes in from Atlantic Avenue along the left side of the property ending in parking spaces located under the proposed addition. To accomplish this program, the applicant is seeking relief from the Board for additional principal building square footage and additional foundation height for the addition. The existing setbacks are legal and non-conforming to the current standards, and they will be maintained with the proposed additional work. The Board should note that the ordinance favors driveways and parking in the rear of homes, citing their potential for considerable impacts to the visual aesthetics of a neighborhood district; to this point the applicant is proposing that the parking would be under the addition, and the driveway would be located mostly within the side setback and that the design of the driveway through the front yard would be pervious paver runners with a grass strip between them. The Board should also note the flat roof that is being proposed for the addition; this unique feature on the island would certainly distinguish the new addition from the historic home; it is being proposed to best accommodate a solar array proposed for the roof of the addition.

Mr. Drayton stated that the applicant is seeking a conceptual review of the proposed project; staff recommended consideration of the SIS Standards for additions and setting when considering the proposed addition and site work, and staff notes the relatively small request for additional square footage compared to the potential for massive square footage relief requests with this property.

Mr. Anita King, applicant representative, presented the application to the Board.

Town staff received a letter of public comment regarding this application (Exhibit 2).

Ms. Christina Butler, Historic Preservation Specialist, provided comments to the Board regarding the historic nature of this property.

Mr. Garton, property owner of 2672 Atlantic Avenue, stated that he and his wife appreciate the historic nature of the property and intend to maintain that as much as possible and thanked the Board for their consideration.

The Board felt that the applicant was on the right path for the addition but made the following comments for the applicant to consider:

- Keeping the driveway location on I 'On Avenue.
- Providing detailed plans showing the solar panel location on structure.
- Keeping the historic stair pattern, consider pulling it out farther from the house to increase functionality.
- Modifying the addition to make it more modern or historically modern. Make the addition more creative. For example, changing the siding so that the addition stands out from the historic structure.

The Board requested that the applicant consider their recommendations and come back later with revised plans.

VI. NON-HISTORIC DESIGN REVIEWS:

2879 Marshall Boulevard: Joel Adrian, of Studio 291, LLC, requested final approval to construct a new two-story with an elevated pool, requesting relief for additional principal building square footage (PIN# 529-11-00-082).

Mr. Drayton stated that this is the DRB's second review of this project; the applicant is making only a single request for additional principal building square footage; the amount being sought is 545 square feet, representing a 16.2% increase. While the design is compact, it does maintain porches on the front and rear, a great deal of articulation, and changes in the roof lines which break up the massing of the home. Also as noted by the applicant, the two-story massing meets a combined side setback of 54 feet, and the step-back of the massing along the front façade meets the standards for additional front yard setbacks. The applicant still needs to request for second story side façade relief needed for the 21-foot wall section for the master bedroom on the western façade; the wall length is bisected by the chimney, which creates a visual breakup of the massing but does not absolve the design from meeting the 10-foot standard.

Mr. Drayton stated that at the meeting last month, the Board generally liked the design but asked the applicant to consider lowering the elevated pool because of the wall structure the pool would create in an area likely to have flooding impacts. The applicant has responded to the request by lowering the wall of the pool by roughly 50% but still maintains an elevated pool design to avoid infiltration of ocean water into the pool during minor flooding events like king tides. The Board also asked the applicant to consider moving the front entry stairs from the side of the façade into the center of the design; the applicant has taken the Board's advice and centered the stairway between the two driveway access points to the underneath parking areas. The plans do not show a ground floor plan, so it is unclear if the applicant has given up a third parking space or if there will still be parking for three vehicles under the home.

Mr. Drayton stated that Staff recommends preliminary approval of the request if the Board find the changes proposed by the applicant adequately address the Board's requests and that the design with noted relief (needed and requested) conforms to the Standards for Neighborhood Compatibility.

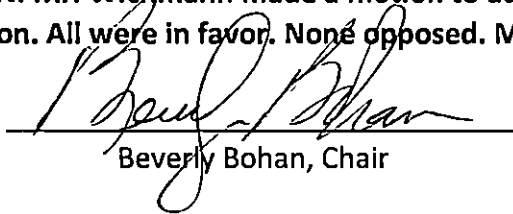
Mr. Adrian presented his application to the Board. Mr. Adrian presented additional documentation to the Board for consideration (Exhibit 3).

Mr. Sammy Rhodes, owner of Rhodes Residential Construction, asked the Board to grant approval for the elevated pool because a pool located on this property that is not elevated will just flood and not be suitable. Mr. Rhodes provided documentation to the Board (Exhibit 4).

The Board was in favor of the application presented except Ms. Wilson. Ms. Wilson was not in favor of the elevated pool on the property.

Mr. Wichmann made a motion to grant final approval of the application presented granting approval for the gable roof and the elevated pool. Mr. Coish seconded this motion. Motion passed 5 to 1. Ms. Wilson opposed.

VII. 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

Jason:

We live at 2672 Ion Avenue, across the street from the rear facade of the proposed Garten/Zsolnay residence at 2672 Atlantic Avenue.

We appreciated the opportunity to review the plans for the residence that you provided us and are pleased that our new neighbors are investing in the classic home that they acquired.

We think that the proposed revisions to the house nicely balance the preservation of the house's character with the improvements necessary to create a 21st century home. We note that while there will be numerous changes to the rear elevation and backyard of the property, all of which face our front door, those changes appear consistent with improvements being made at many other properties on the island. We believe that the view from the front of our house will be much improved by the proposed additions and landscaping.

We are especially pleased to see that the plans propose that the property be accessed via Atlantic. Because of the drainage ditch on the Atlantic side of Ion Avenue, we experience a lot of congestion at the northern end of the 2650 block of Ion Avenue. Moving the driveway to Atlantic would certainly help alleviate the congestion.

Please feel free to share this e-mail with the design review board.

Art and Cathy Kepes

Exhibit 3



3213 MIDDLE ST. – BUILT 2023



2851 MARSHALL BLVD. – RENOVATED 2022/2023



2851 MARSHALL BLVD. – RENOVATED 2022/2023



2863 MARSHALL BLVD. – CURRENTLY UNDER CONSTRUCTION



2863 MARSHALL BLVD. - CURRENTLY UNDER CONSTRUCTION



2851 MARSHALL BLVD. – RENOVATED 2022/2023



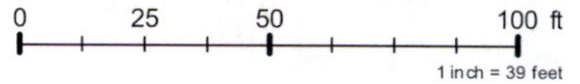
3213 MIDDLE ST. – BUILT 2023

Exhibit 4



Charleston County SC

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Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC
Date: 8/16/2023

TOWN OF SULLIVAN'S ISLAND
Design Review Board Meeting
August 16, 2023, 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
CARL PERRY	# 2 2009 ATLANTIC AVE
SAMMY RHODES	2809 MARSHALL
JAMES GARDON	2672 ATLANTIC