

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

**REGULAR MEETING MINUTES
Wednesday, January 18, 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, Babak Bryan, Bunky Wichmann, Heather Wilson, Phil Clarke, 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, and Jessi Gress, Business Licensing and Building Permit Technician.

Media present: No members of the media were present.

Members of the public: Ms. Christina Butler, historic preservationist, Mr. Jason Fabrizio, property owner at 2414 l'On Avenue.

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 December 21, 2022 Design Review Board Meeting Minutes. Mr. Coish 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. HISTORIC DESIGN REVIEWS:

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).

Mr. Drayton stated that as the location of the proposed structures has been granted approval from the BZA, the Board's objective should be to ensure that the aesthetics of the proposed designs is in keeping with the Standards of Neighborhood Compatibility. Mr. Drayton stated that the application showed a request to the DRB for additional accessory structure square footage, however, the scope of the project does not require any relief from the DRB, since the footprint of no one structure will exceed 625 square feet.

Mr. Drayton stated that 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 removal of the existing non-conforming driveway (1376 sf) will more than offset the combined footprints of the 2 new buildings (697 sf) and the new gravel driveway (288 sf), whether the owner decides to make that surface previous or not.

Mr. Drayton stated staff recommended granting final approval provided that the Board finds the proposed accessory structures to be in keeping with the SIS Guidelines and Neighborhood compatibility.

Ms. Taylor presented her application to the Board.

No public comment was made.

Ms. Wilson asked what material will be used on the accessory structures. Ms. Taylor responded by stating that the builder recommended using quarter inch hardy siding. Ms. Wilson suggested that final approval be granted provided that the applicant uses a material that is thicker than a quarter inch and mimics the material of the historic structure.

Ms. Wilson made a motion to grant final approval for the application presented provided Town staff grant approval of a thicker siding that is bigger than a quarter inch in keeping with the style of siding on the historic structure. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

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 this is the board's second review of this project; at the meeting in November 2022 the Board deferred a vote for conceptual approval to allow the applicant to

address the concerns that the Board had raised. The applicant is proposing major renovations to this duplex that would convert it into a single-family home and pay homage to the historic use of this building as a church. Mr. Drayton stated that during the initial review of the project the Board made the following comments:

- Concerns over the changes to the front façade windows – the applicant has responded by returning the proposed window shape to match the historical form, just taller,
- Concerns over the introduction of a new entry doorway on the front façade – the applicant has maintained a front entry in the front facade but has centered it on the building, creating an alignment that feels more in character with the historic façade,
- Concerns over the height of the new addition – the height of the addition has not been altered,
- Concerns over the inclusion of a pool on such a tight site and the overall lot coverage – the proposed pool is still planned; it appears to be slightly longer and skinnier than in the previous submittal, and
- Generally, more attention to the historic character – the applicant has engaged a historic preservationist to provide context for the proposed changes.

The two adjacent property owners also expressed concerns during the public comment portion of the meeting, requesting:

- The proposed addition be lowered and moved back from the property lines or situated in a way that provides less visibility from the addition into their yards – the applicant has responded by proposing Bermuda shutters on the second-floor windows and including a privacy wall on the second story balcony along the rear elevation, additionally a robust landscape screening is proposed along the property lines nearest to the pool area, and
- More consideration of drainage concerns for the property – the applicant is going to have a full stormwater management plan created before permitting, if the plan is approved.

Mr. Drayton stated that one other additional change is that the applicant has proposed moving the building one-foot more toward the west to ensure that the roof overhangs do not encroach across the property lines.

Mr. Drayton stated that Staff recommended granting conceptual approval for the rehabilitation of the former church into a single-family home if the Board feels that the proposed changes would maintain the historical integrity as prescribed in the SIS Guidelines and that the proposal meets the Standards for Neighborhood Compatibility.

Mr. Fowler presented his application to the Board.

Ms. Bohan stated that one letter from the public were submitted to Town staff in regards to this property (Exhibit 1).

Ms. Christina Butler, Historic preservationist with the College of the Building Arts, presented-to the Board. Ms. Butler stated that the church tower is a defining feature of this structure and recommended adding it back in like kind and to be in keeping with the original siding to keep its historic nature.

Mr. Jason Fabrizio, property owner at 2414 l'On Avenue, stated that he is excited for this renovation and looks forward to the final product however he had some concerns. Mr. Fabrizio believed that the additional square footage proposed on the west side of the property would be impacted and result in water issues. Mr. Fabrizio stated that stormwater and water retention is a major concern and believed that when a storm comes through the water coming off the roof will fall directly onto his property due to the location of the structure. Mr. Fabrizio suggested that a drain of some sort be placed at the front of the property to address some of the stormwater concerns. Mr. Fabrizio stated that with the proposed addition there isn't much room for landscaping and the applicant has presented a plan with landscaping to be installed on his property. Mr. Fabrizio requested the location of the addition be reduced to allow for additional landscaping to also address stormwater and to reduce impact on his property.

Mr. Drayton confirmed that the proposed landscaping is proposed to be installed on Mr. Fabrizio's property and the applicant should allow at least a 4-foot walkway in between.

Ms. Wilson stated that the stormwater concerns are not in the Boards purview and should be addressed by town staff. Ms. Wilson suggested reducing the roof overhang and shifting the addition away from the neighbor's property line.

Mr. Bryan stated that the pool shouldn't be a consideration at this time. Mr. Bryan stated that the front façade of this property is really important and the applicant should explore keeping the front in keeping with the historical features of the church as possible. Mr. Bryan suggested that for the garage door should also look more like the front door to be in kind. Mr. Bryan felt that the roof pitch looked more like a cartoon image of a tower and suggested getting more relief to allow for the tower to be more in kind with the church tower. He felt as though it should be more disengaged that what was proposed.

Ms. Bohan stated that the applicant should restore the defining features such as the front façade and the tower. Ms. Bohan suggested restoring the windows, if possible, instead of removing or replacing.

Mr. Wichmann stated that the tower request was at 35.10 feet but should go up to the maximum 38 feet as this is a key element in preserving this structure. Mr. Wichmann believed that the pool is a personal preference and not a need. Mr. Wichmann also suggested moving the addition over off the neighbor's property line.

Ms. Wilson asked what Ms. Butlers thoughts are on creating a true replication of the historic tower. Ms. Butler responded by stating ideally she would recommend creating a 12 16 pitch to be allowed if possible but was unsure if the zoning requirements would allow for it to be as high as the original tower. Ms. Butler believed that the garage could tie in a little better to match the front aesthetic of the original structure.

Mr. Bryan suggested pulling the tower forward and adding the side window like it is shown in this historical photo.

Mr. Clarke stated that the idea of the front entry he is in favor as well as bringing back the tower but is not in favor of what was proposed in the application. Mr. Clarke asked the applicant to go over the addition proposal. Mr. Fowler reviewed the plans for the addition and stated that illuminating some of the windows were requested by the neighbors and were addressed to meet their needs for privacy.

Mr. Clarke stated that the need for the renovation is important and is in favor of doing so however the addition seems very overwhelming in compared to the historic structure and suggested raising the tower and modifying the front façade to be more in keeping of what it used to be.

Ms. Wilson suggested the possibility of using like siding on the garage door so when it is shut it is more discreet with the home. Ms. Wilson also believed that the addition needs to be studied more in depth to address the neighbors concerns and should probably be reduced so that it isn't affecting the neighbors.

Mr. Bryan suggested that the applicant present 3 dimensional diagrams to the Board for more clarification and suggested integrating the chimney more, so it doesn't stand out as much on the historic structure. Mr. Bryan believed that the chimney should not be higher than the historic tower on this structure.

Mr. Coish suggested altering the garage doors, enlarging the tower, reducing the massing of the addition and/or taking a couple feet off so it isn't so large, restore the windows instead of replacing them if possible.

Ms. Wilson made a motion to approve the application for conceptual approval provided the comments made by the board regarding the tower height and pitch, restoring the historic window fenestrations, addressing the massing of the addition, and garage modifications. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

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. Fowler requested that this section of his application be deferred.

Ms. Bohan made a motion to defer the application presented. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2430 I'On Avenue: Hunter Kennedy, of KDS, LLC, requested final approval to construct a new detached garage on this Sullivans Island Landmark Property, with requests for additional accessory structure height and square footage. (PIN# 529-10-00-015)

Mr. Drayton stated that this is the Board's first review for this project; the applicant was prepared to present this project at the December 2022 meeting but came down with an illness and received a deferral to this month. The applicants have the square footage capacity to provide the office space with a renovation to the historic home but believe this approach is less intrusive to the historic character, and thus justify the requested additional height and square footage for the accessory structure because it will solve both of the homeowners programming needs (vehicle storage and office space) without impacting the historic structure.

Mr. Drayton stated staff recommended final approval provided the Board finds the proposed accessory structure's placement in keeping with the SIS guidelines and the Standards for Neighborhood Compatibility and that the plans are revised to remove the proposed half bath from the accessory structure.

Mr. Kennedy presented his application to the Board.

Ms. Bohan stated that two letters from the public were submitted to Town staff in regards to this property (Exhibit 2 and 3).

No public comment was made.

Mr. Bryan voiced his concern regarding office space and toilet located on the 2nd floor. Mr. Kennedy responded by stating that the lot has room to add additional building square footage and the toilet has been removed from the design.

The rest of 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. Motion passed 5 to 1. Mr. Bryan opposed.

V. NON-HISTORIC DESIGN REVIEWS:

818 Conquest Avenue: Daniel Beck, of Daniel Beck Architecture, LLC, requested final 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 third review of this project; at last month's meeting the Board made the following critiques:

- The home's massing still feels out of character; provide a streetscape to substantiate the massing relative to the surrounding properties - the applicant has provided contextual photos of the house and the adjacent and nearby properties to show both the streetscape and the marsh side continuity of the proposed design, and the overall height is reduced by 2 inches,

- Add more 2-story elements on the marsh side – while structurally the same, the roof lines and styles have been redesigned to affect a more subtle visual appeal,
- The front façade feels wide and monolithic – the front porch has been revised to follow the 3-bay design that was suggested by the Board; other design features were revised to mimic more of the Sullivan’s Island-style, and
- Consider a revision to the gable on the rear elevation - the applicant has exposed the rafter tails to match the gable details.

Mr. Drayton stated that staff recommended final approval of the project if the Board finds that the redesign accomplishes the goals set forth in the Standards for Neighborhood Compatibility.

Mr. Beck presented his application to the Board.

No public comment was made.

Ms. Wilson and Mr. Bryan has concern regarding the 100% relief request in sizing and massing. Ms. Wilson stated that she believed the home is too large and the massing should be reduced. Mr. Bryan agreed with Ms. Wilson.

Mr. Clarke, Mr. Coish, Ms. Bohan and Mr. Wichmann 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. Motion passed 4 to 2. Ms. Wilson and Mr. Bryan opposed.

2319 Atlantic Avenue: Carl McCants, of Mc3 Designs, LLC, requested final approval to construct a new in-ground pool with a request for side setback relief. (PIN# 529-10-00-061)

Mr. Drayton stated that in June 2021 the applicant came before the Board to request preliminary approval for a new home to be constructed on this property, with two requests from the DRB: for additional principal building square footage, and to raise the building foundation height by one foot. The staff recommendation that night was for conceptual approval, however the application received final approval as presented. Mr. Drayton stated that the plans did show the pool but did not call out its encroachment into the setback, nor was setback relief requested in the application, therefore, at permitting staff denied the location of the proposed pool due to the setback encroachment. The pool location has been determined for a year and a half in the applicant’s and the owner’s mind and its size and location is important in the programming that has been planned for the property.

The request is for 3’ 3” of relief on the side where the pool is planned, which would create an 11’ 9” setback along the western side of the property. The previous home on the site had a large parking area located 4 feet from the eastern property line, with the house ~17 feet off the property line; the new home that has just been permitted (minus the pool) will sit 15’ 9” off the property line.

Mr. Drayton stated that staff recommended final approval provided the Board finds the additional relief will not negatively impact the Standards for Neighborhood Compatibility.

Mr. McCants presented his application to the Board.

No public comment was made.

Mr. Bryan asked what the purpose was for the requested relief. Mr. McCants stated that the relief is to allow for additional sunlight on the pool because it is in a shaded area. Ms. Wilson responded by stating that with the location of the home the pool has sunlight throughout the day except for a couple hours before sunset. Mr. Bryan believed that the setback relief request was not needed.

Ms. Wilson stated that she also believed that the request for this relief was unnecessary.

Mr. Clarke stated that based on the approval of a previous design which was approved over a year and a half ago, he believed that the request isn't too much to ask and was in favor.

Mr. Coish made a motion to grant final approval for the application presented. Mr. Clarke seconded this motion. Motion failed.

Mr. Drayton stated that the proposed new construction has moved 10 feet from the original design that was approved back in 2021 and because of the relocation the applicant has requested the additional 3 feet which would be towards the beach access side of the property.

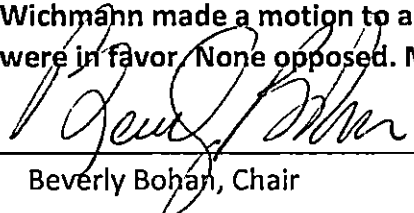
Mr. Bryan believed that because the location of the home has moved since the original approval, the plan should be denied and reviewed as a brand-new submittal. Ms. Wilson also agreed with Mr. Bryan. Ms. Wilson believed that this is a site review for the new construction not just a request for relief of the pool.

Mr. Bryan made a motion to deny the application presented. Ms. Wilson seconded this motion. Mr. Clarke, Mr. Coish, Mr. Wichmann, and Ms. Bohan opposed. Motion failed 4 to 2.

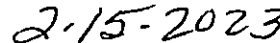
Mr. Clarke, Mr. Coish, Ms. Bohan, and Mr. Wichmann felt that the request is within reason and does not have an issue with the request.

Mr. Clarke made a motion to grant final approval to shift the house 10 feet and to allow for the 3 feet encroachment for the pool. Mr. Wichmann seconded this motion. Motion passed 4 to 2. Ms. Wilson and Mr. Bryan opposed.

VI. **ADJOURN: Mr. Wichmann made a motion to adjourn at 6:45 p.m. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.**



Beverly Bohan, Chair



Date

Charles and members of the DRB,

We continue to have major concerns about this project.

We have reviewed the revised conceptual plans for 2415 Middle Street. There seem to be no substantial changes to address previously expressed concerns.

Specific concerns from our family include:

1. Water Management – The revised submittal make no mention about water management on this site. The unique nature of this project should require that this be addressed before conceptual approval is granted.
2. Water meter location – The water meter needs to be relocated to Middle Street.
3. Privacy Issues – The new addition's size and mass are unchanged from the last submittal. 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.
4. Screening from Parking/Service Area – The new conceptual landscape plan in the revised submittal includes a planted screen of Palmettos and Podocarpus. We would much prefer a fence panel along the property line, and it should be solid and a minimum of 6 ft high to hide vehicles from view.
5. Garage Door – this design feature seems bulky and out of character for the old church building.

The non-conforming nature of this project should require more detailed planning before conceptual approval is granted.

Respectfully submitted for your review and consideration,

Derek Wade

2420 Iron Ave.
843.296.3731
derek@carolina-nursery.com

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12/05/22

Dear Sullivans Island Design Review Board:

I have discussed the plans for the proposed garage at 2430 Ion Avenue with the owners and approve of their improvements to the property. Please consider supporting this application.

Sincerely,



Name: J. CRAIG ROCKWELL

2424 ION AVE

Address: SULLIVANS ISLAND, SC

29482

12/05/22

Dear Sullivans Island Design Review Board:

I have discussed the plans for the proposed garage at 2430 Ion Avenue with the owners and approve of their improvements to the property. Please consider supporting this application.

Sincerely,



Name:

Sarah Kearney

Address:

2502 Ion Ave.

Sullivans Island, SC

TOWN OF SULLIVAN'S ISLAND
Design Review Board Meeting
January 18, 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 McCANTS	2319 ATLANTIC
Hiatt Wolte	2415 Middle
MATTHEW YONE	2415 Middle
Lynn Fabrizio	2415 Middle
JASON Fabrizio	2415 Middle
DANIEL BELL	818 CONQUES