

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

**REGULAR MEETING MINUTES
Wednesday, May 17, 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 Tal Askins, Beverly Bohan, Babak Bryan, Ron Coish, Bunky Wichmann, and Heather Wilson.

Town Council Members present: No Council members were present.

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

Media present: No members of the media were present.

Members of the public:

CALL TO ORDER: Ms. Bohan called the meeting to order at 4:00 p.m. and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present.

- I. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the April 19, 2023 Design Review Board meeting minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC COMMENT:** Mr. Wichmann stated he would like to commend the town for the great work staff has done on the renovation work on the pump stations along Jasper Blvd.
- 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:

Ms. Wilson recused herself from the application regarding 2630 Goldbug Avenue (Exhibit 1).

2630 Goldbug Avenue: Kate and Bryant McCulley, prospective homeowners, requested conceptual approval to restore this Traditional Island Resource historic cottage (PIN# 529-06-00-090).

Mr. Drayton stated that this is the DRB's first review of this project. The applicants are seeking the Board's approval to remove the later additions to the cottage so that original historic structure remains, and that the reduction brings the total square footage of the cottage to under 1200 square feet, making it eligible for the BZA to grant the special exception to allow a second dwelling unit on the historic property. The applicants need to prove to the Board that without the additions the cottage would be less than 1200 square feet; they need to establish that the additions are under 50 years old or if older than 50 years that the additions obscure the historic characteristics, features, or elements of the original cottage; and then they need to provide the Board with a preservation plan detailing the treatment of the historic cottage and its contributing elements during the restoration process. Mr. Drayton stated that the current, heated square footage of the cottage with its additions is approximately 1912 square feet; this includes the FROG and the enclosed porch additions.

Mr. Drayton stated that staff recommended conceptual approval for the restoration of the historic cottage if the Board finds that the applicants have adequately proven the additions do not contribute to the historic nature of the cottage and that their removal will meet the SIS Guidelines and render the cottage less than 1200 square feet.

Mr. McCulley presented his application to the Board. Mr. McCulley stated that the neighbors are in support of his application.

No public comment was made.

Mr. Wichmann asked the applicant to provide more information on the historical materials and what is to be saved and what will be replaced. Mr. Wichmann was concerned about the historic home being moved on the lot. Mr. McCulley responded by stating that they currently do not own this property but with conceptual approval, they will purchase the home and come back to the Board with a detailed plan.

Mr. Coish suggested an on-site visit of the property to ensure the 1200 square foot size to ensure the protection of the historic home.

Ms. Bohan stated that according to Section 21-12 item C2, the 1200 square foot requirement needs to be met and also requested an on-site visit.

Mr. Askins stated that as a neighbor, you can clearly see that the structure is all under one single

roof and does not have a problem with the relocation of the structure as he believes this will improve the historical nature of the home.

Mr. Bryan stated how is the Board supposed to determine if a historical component of a home should be more valuable than another. The statute states that anything 50 years or older is historic. Mr. Bryan believed that the application does not contain enough information for the Board to conceptually approve the application.

Mr. Wichmann made a motion to grant conceptual approval for the application presented provided that the applicant returns with proof of the size of the property, an on-site visit by the Board, dates for the additions, and historical material details. Mr. Askins seconded this motion. Mr. Bryan stated that he cannot vote in favor of this motion because the application does not have enough information to grant conceptual approval on. Motion failed 3 to 2. Ms. Bohan, Mr. Coish and Mr. Bryan opposed.

Ms. Wilson recused herself from the application regarding 2430 Middle Street (Exhibit 2).

2430 Middle Street: Mr. Brett Elrod, contractor, requested final approval to construct an accessory structure shed on the property with this Sullivan's Island Landmark home. (PIN# 529-06-00-012).

Mr. Drayton stated that this is the Board's initial review of the proposed construction of this accessory structure. The applicant proposes to build a 180-square foot shed on the corner of the property with views of the structure obscured by the presence of several large trees surrounding the proposed site. The shed would not be aligned with the proposed driveway into the property, and the design of the shed with wood post foundations establishes that the shed would be extremely unlikely to be converted into a garage. Mr. Drayton stated that this design also limits the exposure to root damage that the nearby trees would incur during the shed's construction, however, it would still be recommended that an arborist be consulted to create a tree preservation plan to ensure the viability of the affected trees. The Board should also note the simplicity of the shed's design and its location would be unlikely to detract from the historic appeal of the cottage would mimic the addition that is currently being constructed onto the cottage.

Mr. Drayton stated that staff recommended final approval of the request for the proposed shed if the Board finds that it is in character with the historic property and satisfies the SIS Guidelines for siting new construction in an historic setting.

Mr. Elrod presented his application to the Board.

No public comment was made.

Mr. Bryan asked if this is a garage or an accessory structure. Mr. Bryan voiced his concern regarding projects coming to the Board in phases. Mr. Bryan believes that these are things that the architects and owners should submit in the beginning of a project instead of coming to the Board each time things are trying to be added to the plan and/or lot.

The rest of the Board understands Mr. Bryans frustration and stated that they do not want to set a precedent for this but were in favor of the application presented.

Mr. Wichmann made a motion to approve the application for final approval. Mr. Coish seconded this motion. Mr. Bryan added to the motion that the applicant submit an arborist letter stating that the accessory structure will not impede the nearby cedar tree. Motion passed 4 to 1. Mr. Bryan opposed.

1766 I 'On Avenue: Tyler Self, of Harper Construction, requested final approval to change the color of the roof on this Sullivan's Island Landmark property. (PIN# 523-12-00-079)

Mr. Drayton stated that this property is an historic Sullivan's Island Landmark property (Historic Survey Card #275) located along Officer's Row; this property is the former Fort Moultrie Bachelor Officer's Quarters and was later known as the Sandpiper Apartments; today the building is one of the few multi-family buildings on the island. According to the historic records the residence hall was built in 1900 and had a slate roof construction; the slate roof was damaged during Hurricane Hugo when the 4 chimneys on the building were toppled under high winds. Mr. Drayton stated that the current roof system is a mix of the old slate roof, over the original building, and a red aluminum roof that covers the two-story porches that now wrap most of the building's outward facing facades. The Sullivan's Island staff has approved the replacement of the metal roofing over the porches, however, the governing HOA for the building has requested that the replacement roof be an ash grey color instead of the approved colonial red change out. The change in color has prompted staff to request the DRB review the proposed roof color to ensure it is appropriate in this historic context.

Mr. Drayton stated that staff recommended granting final approval for the color change to the roof since the ash grey will more closely match the original slate roof and the red metal roof is a non-historic replacement that was placed on the historic landmark following the devastation of Hurricane Hugo.

Mr. Self presented his application to the Board.

No public comment was made.

Ms. Bohan asked how long the red roof has been on the structure. Mr. Drayton stated that the original roof was replaced after Hugo.

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.

V. NON-HISTORIC DESIGN REVIEWS:

2901 I'On Avenue: Matthew Flemming, homeowner, requested final approval to construct a new two-story home, with requests for additional principal building square footage and additional second story side façade setback relief. (PIN# 529-12-00-046)

Mr. Drayton stated that this is the DRB's second review of this project. At the initial meeting the Board was generally receptive to the conceptual project and granted preliminary approval for the design, requesting that the front gable be lowered. The Board made several comments and suggestions for the applicant:

- Consideration of changes to the garage doors – those were maintained as originally proposed;
- Consideration for the encroachment into the root zone of the 38" live oak – it was determined that the house does not encroach into the CRZ, however staff recognizes that the pervious driveway and the pervious walkways may impact the root systems of 19" and the 38" live oaks on the property and will request a tree preservation plan from a certified arborist at permitting.
- Include the materials proposed for construction – the applicant has provided materials details on the elevations and floor plans; and
- Consideration of lowering the gabled roof on the front elevation of the house – the gable appears to have been lowered by about 2 feet, giving it a distinct elevation change from the main roof's ridgeline.

Mr. Drayton stated that finding that the applicant has addressed the Board's contingency, staff recommended final approval of the project if the Board finds that the design accomplishes the goals set forth in the Standards for Neighborhood Compatibility.

This application was deferred due to lack of applicant attendance.

1749 Atlantic Avenue: Joel Adrian, of Studio 291, LLC, requested final approval to construct a new two-story home, with requests for additional principal building square footage and additional second story side façade setback relief. (PIN# 523-12-00-023)

Mr. Drayton stated that this is the DRB's second review of this project; at the first meeting staff focused on the need for a relief request along the lengthy eastern façade, pointing out that if the articulations were deepened then the façade would meet the code requirements. The applicant has addressed the staff concern and has articulated the long façade such that it is compliant with the code regulations. The Board also made several comments and gave guidance to the applicant in their decision to grant preliminary approval for the project:

- Consider breaking up the massing on the eastern façade – the applicant has enhanced the articulations along the façade and added one small articulation;
- Consider moving the chimney on the porch along the western façade so that it is farther from the other chimney on that façade – the applicant has responded by eliminating the second chimney; and
- Consider changing from an elevated pool that extends 15 feet out from the side façade of the house to an in-ground pool that would not be visually imposing along the side – the applicant has responded by dropping the pool into the ground, as requested.

Mr. Drayton stated that it should be noted that the house and pool meet a 34-foot combined setback and that the 85-foot width of the lot affords a 33-foot combined setback, so the applicant is exceeding the setback minimums for this property. Also of note, the articulations in the façade, meeting the 4-foot requirements, create separate wall surfaces, which changed the relief for the second story side façade setback; in the previous submittal staff viewed the wall as an 82-foot long wall requesting 100% relief from the 2-foot setback requirement; now with the conforming articulations, the request is for multiple smaller wall sections to get 100% relief from the 2-ft setback, and for one wall to receive an 18% increase in wall length to allow an 11-foot 8 inch second story wall.

Mr. Drayton stated that staff recommended final approval, provided the Board finds the changes that were made meet the expectations from the preliminary approval and that the plans are in keeping with 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. Coish 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.

2851 I 'On Avenue: Darryl Cobb, of Cobb Architects, request conceptual approval to construct a new two-story home, with requests for front setback, additional front yard setback, and second, story side setback relief, along with requests for additional principal building square footage and coverage area. (PIN# 529-11-00-098)

Mr. Drayton stated that the applicant is requesting relief on the front setback, the additional front yard setback, and the second story side façade setbacks. The existing and proposed front setback and the additional front yard setback lines need to be shown on the side elevations with the elevations of the staircase at the existing and proposed front setback lines. The relief required from the second story side setbacks needs additional review once the dimensions for all the plans are added. The other requests include additional principal building square footage and coverage area; the applicant is seeking to maximize the square footage increase allowed for the property but is making a modest request for additional coverage area.

Mr. Drayton stated staff recommended conceptual approval for the design, noting the need for additional information, provided the Board finds the proposed design merits the large number of relief requests and is in keeping with the Standards for Neighborhood Compatibility.

Mr. Cobb presented his application to the Board.

No public comment was made.

Mr. Wilson stated that she was concerned with this application because she felt as though it does not meet neighborhood compatibility. Ms. Wilson requested the applicant provide a street scape of the neighborhood.

Mr. Wichmann agreed with Ms. Wilson and added the concern with the request for additional square footage. Mr. Wichmann felt that requesting additional square footage should be due to a hardship or a need not just because you want more space.

Ms. Bohan believed that this does not meet neighborhood compatibility and is more of a Daniel island vernacular than Sullivan's Island.

Mr. Coish requested that the large massing be reduced.

Mr. Bryan felt that the application before the Board was a refreshing change. Mr. Bryan stated that the applicant could make some adjustments such as reducing the 25% request, adding porches, and lowering the structure.

Mr. Askins agreed with Mr. Bryan.

Mr. Wichmann made a motion to defer the application presented provided that the applicant reduces the large number of requests, meet the Sullivan's Island vernacular, reduce the massing and meet neighborhood compatibility. Mr. Wichmann asked the applicant to come back with streetscapes and 3 dimensions for the Board. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2658 Atlantic Avenue: Justin Ferrick, of Beau Clowney Architects, requested conceptual approval to construct a new two-story home, with requests for additional principal building square footage and principal building coverage area, and for additional side setback, second story side façade setback, and principal building side facade relief. (PIN# 529-11-00-035)

Mr. Drayton stated this is the DRB's initial review of this project; the applicant is requesting relief for second story side façade setbacks and principal building side façade, but the extent of those requests and the locations in the design where the relief is being proposed need to be called out for consideration. Considering the size of the lot, the requests for additional square footage and coverage, along with setback relief, need to be weighed heavily by the Board to ensure that the utilization of the requested reliefs does speak to the island vernacular and to the creation of an enhanced compatibility to the neighborhood. To this end, the Board should consider the aesthetic of the 3-season sun porch as the gateway to the home, and the ~85-foot run along the eastern façade, which contains multiple articulations but avoids meeting the required articulated depths. The large amount of porch space contributes to the island feel for the home, and the use of dormers to mask some of the second-floor square footage works to reduce the massing of the nearly 5000-square foot design. Finally, the Board should ensure that the attached addition meets the requirements set forth in Section 21-20 B. (6).

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

Mr. Ferrick presented his application to the Board.

Ms. Bohan stated that town staff received two letters in support of the application (Exhibit 3 and 4).

Ms. Bohan stated that the 84 feet wall and the request for a full 100% relief for the second story setback is excessive. Ms. Bohan asked the applicant who was requesting these.

Mr. Ferrick responded by stating that traditionally architects don't typically support 2 feet for the second story, so the request is usually always asked. Mr. Ferrick stated that the 84-foot wall is covered with things such as windows and roofs and felt as though the request is acceptable.

Ms. Wilson believed that the ridge is overwhelming but liked the concept of the porch. Ms. Wilson believed that the massing is too big and would hate to see this block start to have massive houses such as the block nearby.

Mr. Wichmann stated that the request is too big and too much.

Mr. Coish agreed with the Board. Mr. Coish likes the overall design of the home but felt as though the massing should be reduced and the large wall should be separated.

Ms. Wilson made a motion to grant conceptual approval for the application presented provided the size and massing be studied further. Mr. Wichmann seconded this motion. Mr. Bryan commented by stating why would the Board grant conceptual approval when there are several concerns, and it does not meet neighborhood compatibility.

Ms. Wilson amended her motion by deferring the application presented provided the applicant study the size, massing and length of the structure. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2910 Jasper Boulevard: Aaron Cote, of Aaron Cote Architecture, requested conceptual approval to construct a new two-story home, with requests additional principal building square footage and for additional building foundation height. (PIN# 529-07-00-081)

Mr. Drayton stated "this is the DRB's initial review of this project; the applicant is making a modest number of relief requests to enable the proposed design. The massing on the upper floor has been tucked into the rooflines extensively, and the second-floor side facades are generally setback from the first-floor exterior walls, masking for compliant design. The project intends to meet all of the front, side, and rear setback requirements for the lot; in fact, the front façade appears to be

roughly 75 feet from the front property line; this extensive front setback does a good job of hiding the mass of that imposing two-story façade and softens the perspective of the home from the street, potentially enhancing the neighborhood compatibility of the project. It should be noted that the applicant has included the proposed materials in the elevation plans. Lastly, please note the other considerations made in the staff comments above.

Mr. Drayton stated staff recommended conceptual approval of the request if the Board finds that the proposed location and massing on the lot conform to the Standards for Neighborhood Compatibility.

Mr. Cote presented his application to the Board.

Ms. Bohan stated that town staff received a letter not in favor of the application (Exhibit 5).

Ms. Wilson stated that the design is different and asked that the applicant possibly break up the sides. Ms. Wilson believed that the side bump outs seem clipped on and asked that the applicant blend them in some more. Ms. Wilson stated that the home has a long ridge height and asked the applicant to downsize and to reach out to the neighbors to address any concerns they may have.

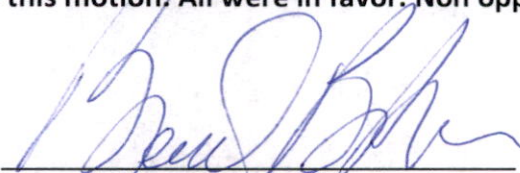
Mr. Coish stated that this is a large home and asked the applicant to reach out to the neighbors to address their concerns. Mr. Coish was not in favor of all the dormers.

Mr. Bryan voiced his concern regarding the attic space. Mr. Bryan felt as though it's listed as attic space, with all those dormers it can be used as occupancy space which he was not in favor of. Mr. Bryan was concerned about all the small windows around the home. Mr. Bryan felt that this home has a beautiful Sullivan's Island view and felt that the applicant should take full advantage of opening the space up and giving it the Sullivan's Island feel it deserves rather than being so enclosed.

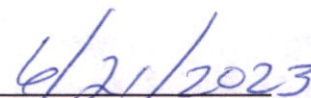
The rest of the Board agreed with these comments.

Mr. Coish made a motion to defer the application presented provided that the applicant address the Boards concerns. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. ADJOURN: Mr. Wichmann made a motion to adjourn the meeting at 6:20 p.m. Ms. Bohan seconded this motion. All were in favor. Non opposed. Motion passed unanimously.



Beverly Bohan, Chair



Date



RECUSAL STATEMENT

Member Name: Heather Wilson

Meeting Date: 5-17-2023

Agenda Item: E. 1. Section: _____ Number: _____

Topic: 2630 Goldbug

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: _____

Heather Wilson
Member Signature

5/17/23
Date

[Signature]
Signature of Official

5/17/2023
Date



RECUSAL STATEMENT

Member Name: Heather Wilson

Meeting Date: 5-17-2023

Agenda Item: E-2. Section: _____ Number: _____

Topic: 2430 middle st

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

X Owns or has vested interest in principal or property

_____ Other: _____

Heather Wilson
Member Signature

5/17/23
Date

[Signature]
Signature of Official

5/17/2023
Date

Charles Drayton

Exhibit 3

From: Justin Ferrick <justin@beauclowney.com>
Sent: Monday, May 15, 2023 9:07 AM
To: DRB
Subject: Fwd: Cade Residence on Sullivan's Island (Letter of Support 2658 Atlantic)

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Please see the attached letter of support for our application for 2658 Atlantic:

Justin Ferrick

justin@beauclowney.com

Beau Clowney Architects
1 King Street, Suite 102
Charleston, SC 29401
T 843-722-2040
F 843-853-2642

www.beauclowney.com

Begin forwarded message:

From: Patrick Steel <psteel44@gmail.com>
Subject: **Scott & Mhoira Cade Residence on Sullivan's Island**
Date: May 1, 2023 at 8:22:13 AM EDT
To: justin@beauclowney.com

Justin — Lee and I have reviewed the plans with Scott and Mhoire Cade for their new residence at 2658 Atlantic Avenue on Sullivans Islands. We live just across Atlantic Avenue at 2656 Bayonne Street. We have no objections and fully support the project. Please share with the Design Review Board.

Best Patrick Steel and Lee Satterfield

Exhibit 4

We are writing to you in support of the planned build project that you are working on with our neighbors, Scott and Mhoira Cade. We live at 2650 Atlantic Avenue (Atlantic and 26.5 Street) and the Cade's are our next- door neighbors to the left as you look toward the beach.

Scott and Mhoira have shared the planned design in detail with us and we think the project looks fantastic and is in keeping with the look and feel of the neighborhood and island. They shared with us the request for a minor 4- foot variance on setback on our side of their property and we would not have any issue with that variance.

We are excited about what their new house will look like and are supportive of them proceeding with the build.

Please let us know any questions you may have for us or other information we can provide.

Regards

Scott Kester

To: Sullivan's Island Design Review Board

May 16, 2023

To Whom it May Concern,

Please accept these comments regarding the proposed 2910 Jasper Boulevard application from the applicant's direct neighbor, at 2914 Jasper Boulevard. With all due respect to all parties involved, the request for more square footage on what will be the largest home in the area seems unnecessary.

There does not appear to be a compelling reason for this requested relief to construct such an excessively large home. Requesting to "accommodate extended family upstairs without sacrificing shared entertaining spaces" seems undue in a home with four "suites" (each with their own bathroom), as well as a large library, which may or may not be considered a "shared entertaining space". The other "shared entertaining spaces" include a conch deck, lounge, pool, two pool decks, covered balcony, covered porch, dining room, living room, a second story covered porch, and front porch seems like ample space for visiting family to comfortably relax in.

A brief study of the surrounding homes shows the average square footage for homes in the area as approximately 2,379 square footage. The smallest is around 1,600 square feet and the largest is just over 4,000. Their direct neighbor's homes are approximately 2,279 square feet and 1,666 square feet. Approving a 4,4493 square foot home would dwarf these homes. While there are gratuitously large homes elsewhere on the Island, this particular area has not yet seen such drastic character changes.

How they choose to build their home is a personal choice that we are not trying to control. This board, however, does have control over whether or not to allow them to exceed by close to 800 square feet, what is already a generous allowance. I respectfully request that the DRB exercises restraint and allows the neighborhood to retain some semblance of what I have known for the past 30 years.

Thank you for allowing me to share this concern.

Sincerely,

The So Family

2914 Jasper Blvd

TOWN OF SULLIVAN'S ISLAND
Design Review Board Meeting
May 17, 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
BRETT EVROD	2430
Tyler Self	1766 Ion Ave.
Kelly Murphy	2857 Ion Ave