

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

## **REGULAR MEETING MINUTES Wednesday, October 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 Babak Bryan, 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. Ralph Bowers, property owner of 3025 Middle Street.

**CALL TO ORDER:** Mr. Wichmann 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 THE SEPTEMBER 20, 2023 MINUTES:** Ms. Wilson made a motion to approve the September 20, 2023 Design Review Board Meeting Minutes. Mr. Askins 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:** Mr. Wichmann 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 regarding the application for 1730 Thompson Avenue (Exhibit 1).**

**1730 Thompson Avenue:** Elizabeth Drake, representative for Heather A. Wilson Architect, requested final approval of the RS-District historic dwelling unit special exception to allow a new single-family home construction as a second dwelling unit on this Sullivan's Island Landmark property, with an additional design request for second story side façade relief (PIN# 523-08-00-073).

Mr. Drayton stated that this is the Board's second review of the proposed construction of this new structure as a complement to the historic ADU on the property. There have been 3 previous approvals to construct a second structure on this property, but all have expired without any construction commencing. The new home proposed for the property is considerably smaller than the previously approved design; both designs incorporated a 2-story floor plan, but the current application proposes a 1715 sf footprint (slightly larger than the renderings shown in July), while the previously approved design proposed a 2021 sf footprint, plus a 1200 sf elevated pool. The proposed principal building coverage and the proposed impervious coverage remain well below the maximum thresholds for the lot. The redesign also incorporates additional articulations which have resulted in a diminished request for second story side façade setback relief; going from a 100% relief request in two locations to a 60% request in two locations.

Mr. Drayton stated that staff recommended granting final approval for the construction of the new home on this property with a historic ADU if the Board finds that the proposed design upholds the SIS for the Treatment of Historic Properties and maintains the Standards for Neighborhood Compatibility.

Ms. Drake presented her application to the Board.

**No public comment was made.**

Mr. Bryan felt that the Board should implement caveat or restriction that will not allow for a second story room to go above the living room or for the property owner to request additional square footage in the future.

Mr. Clark felt that the Board is to decide based on the proposed application and should not be making decisions or implementing restrictions on a property. Mr. Clark stated that the Board could make it a recommendation but shouldn't implement any sort of restriction on a property.

Mr. Drayton stated that the Board can make suggestions on what they would like to see in future on a property but has no authority to implement any sort of restriction to allow or not allow a property to request or change their home in future.

The Board was in favor of the application presented.

**Mr. Coish made a motion to grant final approval for the application presented and strongly suggested that in future the property owners refrain from asking the Board for a relief request on a second story bedroom. Mr. Askins seconded this motion. Motion passed 4 to 1. Mr. Bryan opposed.**

**2672 Atlantic Avenue:** Anita King, Representative of Sea Island Builders, requested preliminary approval to renovate and add an addition to this Sullivan's Island Landmark property, with requests for additional principal building square footage, additional principal building coverage area, and increased building foundation height (529-11-00-032).

Mr. Drayton stated that this is the Board's second review of this project; at the initial hearing in August the Board requested that the front façade stairway not be altered, that the driveway not be routed from Atlantic Avenue, and that the design either deviate from the historic home in a more modern way or to appeal more to the historic vernacular. The applicant has followed the Board's direction and revised the plans so as not to alter the entry stairs and moved the driveway from the front yard back into the backyard; additionally, the style for the proposed addition is taking cues from modern design to effectively distinguish it from the historic home. As a result of the reconfiguration of the driveway, the proposed pool has been moved from the back left corner into the center of the backyard area.

Mr. Drayton stated that the accessory structure on the property is an existing non-conformity and may not be expanded, so the plans should be revised to maintain the existing footprint of the cottage. The applicant is seeking to expand the principal building square footage by 7.6% and raise the foundation height of the addition by one foot to accomplish the design goals of the owner; the increased request for added square footage in the current iteration of the plans has also triggered a need for a modest 1% increase in principal building coverage area. The redesign of the addition has removed the articulation along the side façade, and the request needs to be made for principal building side façade relief to allow a 47-ft ½-in side wall for the addition.

Mr. Drayton stated that staff recommended that the addition to the cottage be removed from the plans before final approval is granted but further recommends that the other modifications to the property (addition, driveway, and pool) be granted preliminary approval should the Board find that the SIS guidelines are being followed and that the proposed modifications maintain the Standards for Neighborhood Compatibility.

Ms. King presented his application to the Board.

Mr. Ralph Bowers, property owner at 3025 Middle Street, stated that he was in favor of the application presented.

The Board appreciated the modifications made by the applicant but suggested the following adjustments:

- Removing the expansion of the accessory structure.
- Reducing the size of the addition; possibly making the structure narrower.
- Consideration of making the structure more modern.
- Providing more detail and refinement to the addition.
- Suggested moving the addition farther from the historic house.

The Board suggested addressing the concerns and resubmitting.

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

**2602 Goldbug Avenue:** Mike Robinson, property owner, requested a conceptual review of plans to relocate this existing home, a Sullivan's Island Traditional Island Resource, from 2602 Goldbug Avenue to 2602 Raven Drive (529-06-00-085 & -120).

Mr. Drayton stated that this is the DRB's initial review of this project; the applicants are seeking the Board's approval to move the historic cottage from 2602 Goldbug Avenue to 2602 Raven Drive. Typically, the Town does not permit moving historic homes to different lots, since part of the historic value is in the context. This is a unique case in that the historic home was built on the lot before the subdivision occurred, so both lots are in some way part of the historic context of the cottage. The applicant is proposing no other modifications to the cottage, except to rotate it before placing it back at an elevation from grade that is compliant with Town ordinances and with FEMA regulations. The rotation of the house would make the front porch, which currently faces Goldbug Avenue, face the marsh on the backside of the Raven Drive property; in this way the historical rear façade would still face Raven Drive.

Mr. Drayton stated that staff recommended consideration for granting final approval if the Board finds that the SIS guidelines and the Town's Preservation Ordinance are being upheld with the proposed relocation of the historic cottage, and if the Board is approving of the move, then the delisting of 2602 Goldbug Avenue from the historic designation list and the addition of 2602 Raven Drive to the historic designation list once the relocation work is complete.

Mr. Robinson 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. Mr. Askins seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**2524 Middle Street:** Brent Fleming, of B. W. Fleming Architect, requested a conceptual review of the proposed plans to restore the historic cottage on this Sullivan's Island Traditional Island Resource property (529-08-00-008).

Mr. Drayton stated that this is the DRB's first review of this project. The scope of the work proposed does not require any relief from the Board; the applicant is only seeking the Board's approval to renovate and restore the cottage to a habitable space. The plans show the removal of the later addition to the cottage so that only the original historic structure remains. The Board needs to determine that the addition, though it is potentially more than 50 years old, is not historic to permit its removal.

Mr. Drayton stated that the applicant is seeking a conceptual review at this time, and staff recommends that the Board consider moving the project forward but requests adherence to the historic front façade, including maintaining the brick entry steps and the railing design of the porch.

Mr. Fleming presented his application to the Board.

**No public comment was made.**

Mr. Bryan stated that he was not in favor of the application because he felt that reducing the home to less than 1,200 square feet would grant them the possibility for the ADU special exception rule and his understanding of the island vernacular is of historically adding a room here and there onto these original cottages and that the board should be preserving these additions.

The Board was in favor of the application presented but made the following suggestions to the applicant:

- Provide clarification on what is historic and what is not historic on the structure specifically the windows, doors, and additions on the rear of the structure.
- Study and provide more information on the front stairs and chimney.
- Provide contractor sequencing which outlines the steps that will be taken to renovate the home and preserve the historic nature of the structure.

**Ms. Wilson made a motion to grant preliminary approval provided that the applicant addresses the comments given by the Board. Mr. Clark seconded this motion. Motion passed 5 to 1. Mr. Bryan opposed.**

#### **V. NON-HISTORIC REVIEWS:**

**1616 Poe Avenue:** Tom Podhrazsky, representative of Craft Design Studio, requested final approval for a proposed second story addition to the existing home, with a relief request for additional principal building square footage (PIN# 523-08-00-011).

Mr. Drayton stated that this is the DRB's second review of this project; at the first meeting the Board was in favor of the addition and the relief needed for the addition. The applicant sought a conceptual review, but the Board granted preliminary approval, directing the applicant to address the staff requests. The applicant has added the measurements on the elevations, noted the

construction materials, included dimensions on the floor plans, and included a 3D rendering. The applicant did not however, request the needed second story side façade setback relief needed to create the design, but with the measurements staff has been able to quantify the request. The existing second story side façade is 31 feet 6 inches, the addition proposes a second story side façade of 27 feet 10.5 inches, and the total length of the proposed second story side façade is 59 feet 4.5 inches; this requires 100% relief from the 2-ft second story setback requirement.

Mr. Drayton stated that staff recommended final approval if the Board considers the second story side façade to be in keeping with the Standards for Neighborhood Compatibility.

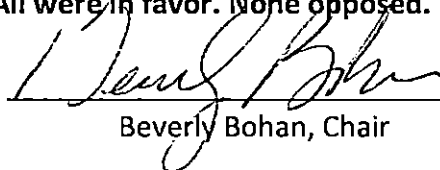
Mr. Podhrazsky presented his application to the Board.

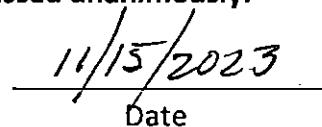
**No public comment was made.**

The Board was in favor of the application presented.

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

**VI. ADJOURN: Ms. Wilson made a motion to adjourn at 5:45 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

  
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Beverly Bohan, Chair

  
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Date



## RECUSAL STATEMENT

Member Name: Heather Wilson

Meeting Date: October 18, 2023

Agenda Item: 1 Section: E Number: 1

Topic: 1730 Thompson 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:

X

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other:       

Heather Wilson

Member Signature

10/18/23

Date

WMA

Signature of Official

10/18/23

Date

