

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, April 17, 2024

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, Bunky Wichmann, Heather Wilson, Phil Clarke, and Ron Coish.

Town Council Members present: No members of Council 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. Rick Graham, property owner of 2102 I' On Avenue, Mr. and Mrs. Clarke, property owners of 2119 Pettigrew, Mr. Wayne Gukenburger, property owner of 2105 Pettigrew, Ms. Manteza Valker, property owner of 2114 I' On Avenue, Mr. Bill Swayne, property owner at 1725 Atlantic 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 THE March 20, 2024:** Mr. Wichmann made a motion to approve the March 20, 2024 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:

2118 I 'On Avenue (future 2119 Middle Street): Dane Derbyshire, of D4 Partners, requested final approval of the CC-District special exception, short term automobile parking lot design in accordance with §21-143 D. (PIN# 529-09-00-118).

Mr. Drayton stated that This is a third review for the design of a proposed short term auto parking lot to be located on Middle Street in the commercial district; at the meeting last month the Board gave further direction to the applicant for increasing the opacity of the buffering along Station 22, providing some additional plantings or other features to screen the parking lot from the adjacent historic home at 2118 I 'On Avenue, and to provide additional safety measures for pedestrians on Station 22. The applicant has complied with all of the Board's considerations and has made additional changes to the plan that will increase the vegetation on the lot, thereby increasing the screening from the residential area, added a buffered walking path on the property adjacent to Station 22, and added three (3) olive trees to the plan to provide a visual break for the historic home at 2118 I 'On Avenue.

Mr. Drayton stated that the short-term auto parking is not a by-right use in the Town's Community Commercial Zoning District; it is permissible through a special exception which was granted by the BZA at its meeting in February 2024 with a condition that the applicant provide residential fencing along the Station 22 right of way to prevent pedestrian access directly onto that street, which has been proposed.

The guidelines for the design of parking lots are found in Section 21-143 of the zoning ordinance, with the specific requirements for parking lots on the split zoned lots in the CCOD 2 District in 21-143 D. (3). These requirements state:

- (a) Direct access provided from parking lot to a public street;
- (b) Parking space: 18 feet x 9 feet; on-street parallel parking space a minimum of twenty (20) feet in length;
- (c) Wheel stops shall be required for all parking area without raised curbing; the vehicle side of the wheel stop shall be no less than eighteen (18) inches from the end of the parking space; where sidewalks or other walkways occur, parked vehicles shall not overhang or extend over the sidewalk. In these parking facilities, wheel stops shall be provided even if the parking facility has curbing;
- (d) Parking driveway aisle for off-street parking: minimum width of eighteen (18) feet for sixty (60) degree angle parking; minimum width of twenty four (24) feet for ninety (90) degree parking;
- (e) Permeable materials shall be used for on-site parking and drives;
- (f) Access to parking areas shall not be permitted to cross residentially-zoned portions of lot;
- (g) Access driveways shall not exceed fourteen (14) feet in width; and,

(h) Driveways shall be sited to minimize interruption of the continuity of the public sidewalk.

Mr. Drayton stated that staff recommended final approval of the request if the Board finds the applicant met the requirements found in the zoning ordinance, the additional conditions placed on approval by the BZA, and the concerns of the Board.

Mr. Derbyshire and Mr. Cline presented his application to the Board.

Ms. Cheryl Clarke, 2119 Pettigrew, spoke in favor of the application presented.

Mr. Wayne Gukenburger, property owner at 2105 Pettigrew, wanted confirmation that palm trees were not being used on the property. Mr. Derbyshire stated palm trees are not being proposed for planting.

Mr. Chauncey Clarke, property owner of 2119 Pettigrew, spoke in favor of the application presented.

Ms. Mantza Valker, property owner of 2114 I' On Avenue, voiced her concern regarding the historic structure on the rear of the property.

Ms. Bohan stated that one letter was submitted to town staff regarding this application (Exhibit 1).

Ms. Bohan asked what the requested fence height is. Mr. Derbyshire responded by stating that the rear fence is proposed at 6 feet and the side is proposed at 5 feet.

Ms. Wilson asked what type of lights would be used. Mr. Cline responded by stating the lights are turtle friendly.

Mr. Wichmann asked if the applicant has any sort of plan for the historic structure in the future. Mr. Derbyshire stated that he is currently trying to be decided whether or not the home will be used as a rental or to be sold however a renovation to the historic structure is currently in the works.

Ms. Wilson 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.

V. NON-HISTORIC DESIGN REVIEWS:

2870 I' On Avenue: Joel Adrian, of Studio 291, LLC, requested final approval for a new home construction and a pool with requests for additional principal building square

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

Mr. Drayton stated that this is the second review of a redesign for a new construction on a lot with plans that the Board approved in March of 2023. Permits were never requested for the Board-approved plans and the lot has since changed hands, with the new owner looking to take the new home's design in a different direction. The approved plans include 2 attached additions and 5 points of relief from the Board, including a 25% increase to the principal building square footage. The new design seeks relief on 4 design guidelines and only 14.2% additional principal building square footage. The other 3 relief requests for additional front yard setback relief, second story side yard setback relief, and additional principal building coverage area. The additional front yard setback is to allow a 1.5 x 1.5-foot encroachment at the top ridgeline of the home, approximately 37 feet from the front property line. The second story side yard façade setback would allow a 14-foot wide, second-story bedroom wall on the interior of the pool courtyard. The last request is for a principal building coverage increase of nearly 400 square feet, which is a large percentage of this lot that covers less than a third of an acre but allows the massing to "step up" from one story elements around the perimeter of the home and the two-story elements to be pulled away from the setbacks. These requests have not changed from the initial submittal, which received a conceptual review last month.

Mr. Drayton stated that staff recommended final approval of the proposed plan provided the Board finds the changes to the design addresses the Board's comments and upholds the Standards for Neighborhood Compatibility.

Mr. Adrian presented his application to the Board.

No public comment was made.

Ms. Wilson asked if the applicant could place a window on the left elevation where the guest bathroom is located. The applicant agreed.

The Board was in favor of the application presented.

Ms. Wilson made a motion to grant final approval for the application presented provided that the applicant adds a window to the guest bathroom. Mr. Askins seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1727 Atlantic Avenue: Joel Adrian, of Studio 291, LLC, requested a conceptual review of a new home construction and a pool with requests for additional principal building square footage and principal building coverage area, as well as side setback, second story side façade setback and additional front setback relief (PIN# 523-12-00-019).

Mr. Drayton stated that this is an initial review for a new construction on a vacant lot adjacent to the former Sand Dunes Club (SDC) building; the property was a part of the SDC prior to its dissolution. This is the smallest of the five parcels that made up the SDC at only 11,947 square feet, and the property is currently encumbered with a paved public access beach path, that is also used for emergency access to the beach. The path encroaches into the northeast quadrant of the property, extending up to 20 feet from the side property line and continuing from the Atlantic Avenue side of the property over halfway to the rear of the parcel; taking up roughly 1500 square feet. There is a ten-foot right of way between the subject parcel and the SDC where the access path would have been located if not for a live oak tree near the front corner of the SDC property that the path was routed around to avoid damage to the tree's root system.

Mr. Drayton stated that the plans request the Board to grant relief from five zoning standards: principal building coverage, principal building square footage, additional front yard façade, side setbacks, and second story side facade setbacks. The narrow lot affords an initial reduction in the combined setback from 40 feet to 28 feet, and the applicants plans show a 25-foot combined setback, which means the request is for a 3-foot or 10.7% reduction (the application should be revised to reflect the request more accurately). The request for additional principal building square footage is greater than the current ordinance allows, but the application has been submitted during the grace period the Town allows following an ordinance change, so the 15.8% request may be considered by the Board, noting the current standards limit the Board's authority to increase square footage to only 15%. Also, the principal building coverage area request is different from the representation made in the application; the zoning standard for this lot is 1945 sf of coverage area, but the application states it to be 2255 sf; therefore, the request for additional coverage is beyond the Board's discretion, since the 2,334 sf of coverage would be representing a 20% increase, and the 2,377 sf request represents a 22.2% increase. Lastly, the applicant needs to demonstrate that the foundation piers have eight (8) feet of spacing between them.

Mr. Drayton stated that staff recommended the Board provide guidance to the applicant to move this conceptual design towards an approving project adhering to the Standards for Neighborhood Compatibility.

Mr. Adrian presented his application to the Board.

Mr. Bill Swayne, property owner at 1725 Atlantic Avenue, voices his concern regarding water run off onto his property do to bringing in in fill and elevating the proposed home.

The Board made the following suggestions regarding this application:

- Requested moving the structure closer to the beach access.
- Removing the garage doors from the front façade of the home.
- Removing the request for the front setback relief request.

- Suggested using true cover boards.
- Adding some sort of landscaping to allow for some privacy along the beach path side of the home and around the pool.
- Suggested reducing the massing of the over all home.
- Suggested simplifying the structure as it seems very busy.

Ms. Bohan asked if the applicant needed to get approval from Town Council on the relocation of the beach path before getting plan approval from the DRB. Mr. Drayton stated that the Board could grant approval for the plans however the applicant will not get a construction permit to start building until the beach path relocation is approved by Council.

2212 I 'On Avenue: Austin Stone, of Bridgeport Homes, requested final approval to construct a small addition on this existing home, with a request for side setback relief (PIN# 529-09-00-029). (Supporting documentation).

Mr. Drayton stated that this is an initial review of a small addition to a modestly sized home on a substandard lot of record. The lot at 2212 I 'On Avenue is only around 8400 square feet, and the existing home is roughly 1276 square feet; with the proposed addition the home would be 1525 square feet. The 250-sf addition does not trigger a stormwater management plan, but the owners have undertaken one alongside this addition project to help address the flooding issues literally surrounding their home. Due to the small size of the lot and the positioning of the home on the lot, the proposed addition will encroach into the side setback on the western side of the property. By right the width of the lot affords a reduced combined setback from 40 feet to 31 feet, and the existing setbacks on the house are 13 ft 11 in on the east side and 25 ft 1.5 in on the west; the proposed addition would change the western setback to 14 ft 7.5 in, making the combined setbacks equal 28 ft 6.5 in, thus creating the need for 2 ft and 5.5 in of relief to accommodate the new ADA compliant bathroom that the owners need in order to continue aging in place. No other relief requests are required to complete this project.

Mr. Drayton stated that staff recommended final approval of the proposed plan provided the Board finds the small addition and setback relief request will maintain the Standards for Neighborhood Compatibility.

Mr. Stone 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. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Mr. Clarke recused himself from the application regarding 2624 I' On Avenue (Exhibit 2).

2624 I' On Avenue: Bryce Richey, of Clarke Design Group, requested a conceptual review of plans for a new home on this lot following the removal of the existing home, with a request for additional principal building square footage, as well as side setback and principal building side facade relief (PIN# 529-12-00-005).

Mr. Drayton stated that this is an initial review for a new construction on a double-fronted lot between I' On Avenue and Middle Street; there is currently a home on the lot that will be demolished, but the existing pool and cabana will remain. The subject parcel is a standard Sullivan's Island lot with 105-ft width and 210-ft depth, creating roughly a half-acre rectangular lot. The existing home on the lot contains two attached dwelling units that as a legal, nonconformity will be lost once the home is demolished to make way for the proposed new home.

Mr. Drayton stated that the proposed construction project contains three relief requests to the Board: principal building square footage, side setbacks, and principal building side façade. The proposed relief requests fall under the new ordinance requirements which limit additional principal building square footage requests to 15% but not to exceed 500 sf; the applicant is requesting a 371-sf increase, which translates to 9.7%. The side setback relief needs to consider the existing nonconforming location of the pool and deck, which are by ordinance required to meet principal building setbacks. Staff also need to see side elevations to gain a better understanding of the project and specifically, the nature of the side façade of the "gathering porch". There also appears to be an attached addition located on the left side of the front façade; measurements meeting the standards of Section 21-20 B. (6) need to be shown so that the Board can properly assess the attached addition. All other dimensions need to be added to the plans to further the review.

Mr. Drayton stated that staff recommended reviewing the proposed conceptual plan and providing feedback to the applicant.

Mr. Richey presented his application to the Board.

No public comment was made.

The Board suggested providing streetscapes for references to neighborhood compatibility and possibly reducing the size of the dining room to allow for a larger articulation in the principal building side façade. Ms. Wilson suggested adding some windows along the walls that are blank.

VI. ADJOURN: Mr. Wichmann made a motion to adjourn at 5:37 p.m. Mr. Coish seconded this motion. All were in favor. None opposed motion passed unanimously.

 5/15/2024
Beverly Bohan, Chair Date

Charles Drayton
Director of Planning

Charles

I am writing today to express my concerns about the Parking Lot at Station 22 and Middle Street. No concern about the parking lot itself, my concern is about the curb cut on Station 22 for the entrance. As you are aware of, Station 22 is one of my main access points to the beach in case of an emergency. I'm worried that the entrance on the plan at Station 22 could cause a back up and response time to an emergency could be affected. There is already a curb cut on Middle Street that I feel would not hinder our response.

Thanks

Anthony



RECUSAL STATEMENT

Member Name: Phil Clarke

Meeting Date: April 17, 2024

Agenda Item: 5 Section: F Number: 4

Topic: 2024 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: _____

Phil Clarke
Member Signature 4/17/24
Date

Phil Clarke
Signature of Official 4/17/24
Date

TOWN OF SULLIVAN'S ISLAND
Design Review Board Meeting
April 17, 2024, 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
Rick Graham	2118 JON
BILL SWAYNE	1725 ATLANTIC AVE
CHERYL CLARK	2119 Pettigrew
Chauncey Clark	"
GUCKENBERGER, Wayne	2105 PETT. GREW St.