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Temporary Home on Mobile Street

Vince Graham <vince@iongroup.com>

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Cc: Chad Besenfelder <chad@iongroup.com>, Pam Martin <pmartin@iongroup.com>

Memorandum

To: The I'On Assembly Board of Directors and I'On Design Committee

From: The I'On Company

Date: February 15, 2016

Re: Temporary home on Mobile Street

As you know, the vision for I'On advances a spirit of inclusiveness. This spirit encompasses the Founders' long demonstrated passion for mixing small homes within the neighborhood. In 1998, Geoff Graham built a Two-bedroom, 1,200 square foot home for himself at 75 Sowell Street. This home was the second to be occupied in the neighborhood. It included a One-bedroom, 600 square foot apartment and graced the cover of the very first *Coastal Living* magazine. Vince Graham subsequently built a Two-bedroom, 960 square foot home for himself at 9 Eastlake Road in 2000. See attached 2001 article from *Traditional Home* magazine describing this home.

The Founders later announced a \$5,000 prize to whomever would build a primary home smaller than Vince's. The closest to come to this was a Two-Bedroom, 1,025 square foot home built at 51 Jogging Street in 2010, and a Two-Bedroom, 1051 square foot home, built at 46 Sanibel Street in 2011.

In 2010, I'On became the first Planned Development in Mount Pleasant to approve Accessory Dwelling Units (ADUs). Approximately 50 of these smaller homes, ranging in size from 300 to 850 square feet are currently rented in the neighborhood. These small homes simultaneously provide a

more affordable form of housing in the neighborhood, and a means for additional income for the primary home owner.

The I'On Company has also supported other innovative forms of housing in the neighborhood. For example, factory-built modular homes have been constructed at 53 Saturday Road, 138 North Shelmore Boulevard, 55 Joggling Street, and 29 Jane Jacobs Street.

Last year, Vince Graham became aware of a "Tiny House" being constructed by his friends Renee and Harold Singletary. Enamored of the concept, Vince learned the Singletarys were looking for land for the temporary placement of their new home, and suggested an empty lot in I'On. The Singletarys explored the idea with the Town of Mt. Pleasant Planning Department, which approved the location of their home at the end of Mobile Street.

As previously noted, the home will be temporary and likely be located on that site for no more than a year. It will be a provocative example of the "Tiny House Movement" that advocates living simply in small homes. For more information regarding living simply please visit https://en.m.wikipedia.org/wiki/Simple_living.

For more information regarding the "tiny house movement", please visit <http://www.fastcoexist.com/3056129/this-house-costs-just-20000-but-its-nicer-than-yours> or <https://m.youtube.com/watch?v=Ln8x0ICzNik>

On a personal note, Renee is a native of Cheraw, SC and a graduate of the College of Charleston. She owns iSupport, a firm specializing in marketing for small businesses. Harold, CFO at Luxury Simplified Group, is a native Charlestonian and graduate of Livingstone College. The two entrepreneurs have two delightful daughters who we feel confident will add life to the neighborhood. Please join us in welcoming the innovative Singletary family to I'On.

Contact Chad Besenfelder or Pam Martin at [843.971.1662](tel:843.971.1662) or the emails above for more information.

Below are a few examples of I'On ADUs:







Below are a few photos of tiny homes:



 **Traditional Home-9 Eastlake, 2001.pdf**
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