

0001

1  
2  
3

MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

4  
5  
6  
7  
8  
9

10

11 DATE: April 16, 2008

12 TIME: 6:00 p.m.

13 LOCATION: SULLIVAN'S ISLAND TOWN HALL  
1610 Middle Street  
Sullivan's Island, SC 29482

14  
15  
16  
17  
18  
19  
20  
21  
22

23 REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)  
CLARK & ASSOCIATES  
24 P.O. Box 73129  
North Charleston, SC 29415  
25 (843) 762-6294

0002

1  
2  
3

A P P E A R A N C E S

DESIGN REVIEW BOARD MEMBERS:

4  
5  
6  
7  
8  
9

Patrick Ilderton, Chair  
Steve Herlong, Vice Chair  
Duke Wright, Secretary  
Betty Harmon, Member  
Fred Reinhard, Member  
Cyndy Ewing, Member  
Billy Craver, Member (Not present)

ALSO PRESENT:

10 Kat Kenyon, Administrative Support  
11 Kent Prause, Zoning Administrator  
Randy Robinson, Building Official  
Clay McCullough, Board Attorney

12  
13  
14  
15  
16

17  
18  
19  
20  
21  
22  
23  
24  
25  
0003

1 MR. ILDERTON: The Design Review Board of  
2 Sullivan's Island will meet on Wednesday, April 16th,  
3 that is tonight, at 6:00, Town Hall. Members in  
4 attendance are Pat Ilderton, Duke Wright, Steve Herlong,  
5 Betty Harmon, Fred Reinhard and Cyndy Ewing. The  
6 Freedom of Information requirements have been met for  
7 this meeting.  
8 The items on tonight's agenda are approval  
9 of the March minutes.  
10 MR. WRIGHT: I move the March minutes be  
11 approved as written.  
12 MR. ILDERTON: Is there a second?  
13 MS. EWING: Uhm --  
14 MR. ILDERTON: We can discuss after we  
15 second it.  
16 MS. EWING: Okay. I will second it.  
17 MR. ILDERTON: Discussion?  
18 MS. EWING: I just have a question. Are  
19 the -- is everything in the minutes or are they -- are  
20 there sections that aren't in there? We are getting  
21 everything word for word?  
22 MS. KENYON: Verbatim.  
23 MS. EWING: Okay. That's it.  
24 MR. ILDERTON: Everybody in favor?  
25 MR. WRIGHT: Aye.

0004

1 MR. HERLONG: Aye.  
2 MS. HARMON: Aye.  
3 MS. EWING: Aye.  
4 MR. ILDERTON: Aye.  
5 So on every vote we will have to say our  
6 names so they can just identify us in the minutes who  
7 voted for or against any of the items.  
8 All right. 1723 Middle Street, addition of  
9 a fence, historic district.  
10 MR. PRAUSE: Final approval. Submittal is  
11 within the historic district, but it doesn't appear to  
12 be designated as a historic resource, and there is no  
13 survey number. They just want to build a four-foot high  
14 wood picket fence, and they have submitted a site plan  
15 that shows in yellow, I guess, around the perimeter of  
16 the lot where the fence would go, and there is a picket  
17 fence detail on that same plan.  
18 The one comment that I have to make about  
19 it, Mr. Chairman, is that we have a street intersection  
20 visibility requirement that basically says at an  
21 intersection, which this is at Citadal Street and Middle

22 Street, within 15 feet of the point formed by the  
23 intersection of the street right-of-way lines the fence  
24 can't be any higher than three feet, or nothing in  
25 between three feet high and ten feet above the finished

0005

1 street level. It has to be reduced to either three feet  
2 in that area or moved back such that it's 15 feet away  
3 from that intersection.

4 MR. ILDERTON: Great. Is the applicant  
5 here? Yes, sir?

6 MR. REESE: I am representing the owner on  
7 the property, Tim Reese, 305 Station 20.

8 MR. ILDERTON: Pretty straightforward?

9 MR. REESE: It's pretty straightforward.

10 MR. ILDERTON: Good deal. Thank you, Tim.  
11 Public comment on this application? Public  
12 comment section is closed. Kent, anything? Randy?

13 MR. ROBINSON: No.

14 MR. ILDERTON: Duke?

15 MR. WRIGHT: No, I'm fine with it. The only  
16 comment I have, I think we need to be consistent with  
17 this rule on Sullivan's Island because you see fences  
18 going up that go completely to corners.

19 MR. PRAUSE: They shouldn't be.

20 MR. WRIGHT: I'm not going to cite any, but  
21 I think we just need to be more observant of this  
22 section of the ordinance.

23 MR. ILDERTON: Well, I don't see any problem  
24 with the fence as long as all the ordinances are  
25 followed in the process. Steve?

0006

1 MR. HERLONG: One question. I notice it's  
2 four feet high typically, and then I think I'm seeing  
3 that it would be five feet along the southern adjacent  
4 property, is that correct?

5 MR. REESE: I think it's four feet all the  
6 way around.

7 MR. REINHARD: Is that a five-foot setback?

8 MR. REESE: I think it is, yes.

9 MR. HERLONG: Okay. But this is not a fence  
10 that is needing to enclose a pool?

11 MR. REESE: No.

12 MR. HERLONG: It's four feet just for  
13 aesthetic reasons?

14 MR. REESE: No. The pool is a raised pool,  
15 it's elevated, so they have to have the four feet at the  
16 bottom with a lockable gate.

17 MR. ILDERTON: Fred?

18 MR. REINHARD: No. Other than that, no  
19 other questions. That's fine.

20 MS. HARMON: I'm fine with it as long as  
21 they follow the ordinances.

22 MR. ILDERTON: Fred?

23 MR. REINHARD: Okay.

24 MR. ILDERTON: Cyndy?

25 MS. EWING: Good.

0007

1 MR. ILDERTON: Do I hear a motion?  
2 MR. WRIGHT: I move we approve it as  
3 submitted with --  
4 MR. REINHARD: Second.  
5 MR. WRIGHT: -- the proviso that it meets  
6 the ordinance.  
7 MR. REINHARD: Second, Fred.  
8 MR. ILDERTON: Everybody in favor?  
9 MR. WRIGHT: Aye.  
10 MR. ILDERTON: Aye.  
11 MR. HERLONG: Aye.  
12 MS. HARMON: Aye.  
13 MS. EWING: Aye.  
14 MR. ILDERTON: All right, 405 Seabreeze, new  
15 construction.  
16 MR. PRAUSE: For conceptual approval, and  
17 it's outside the historic district, not classified  
18 historic, and they are here because they are requesting  
19 DRB relief as delineated on their zoning standards  
20 compliance worksheet Form 3.  
21 They are asking for relief from the side  
22 setback, second floor setback, and the 2122, and also  
23 2125 principal building coverage, and 2127 principal  
24 building square footage. That is all I have for now.  
25 MR. ILDERTON: Great. Thank you. Yes, sir?

0008

1 MR. CLOWNEY: Thanks. Bo Clowney, and I'm  
2 here representing the Matthews.  
3 This site was a little tricky for us in that  
4 it is kind of an elongated site and we are entering it  
5 from the corner. So what we wanted to do, in  
6 particular, was there is this easement that runs along  
7 this way, so we wanted the entrance of the house to face  
8 that easement, but also to do something for the terminus  
9 of the street so you see something that is smaller and a  
10 little bit more demeaning.  
11 The goal also was to sensitize the  
12 elongated to have all of the rooms oriented to the view.  
13 So, let's see. As you are coming along the easement  
14 this way, you have the front porch that faces the  
15 easement and then you enter into the house this way.  
16 And, as always, we typically like to  
17 look at just doing a variety of different reforms  
18 (phonetic). This one, in particular, has about three.  
19 This would be the piece that we see as you are coming  
20 down that street right here, kind of the side of the  
21 porch looking out to the marsh, which we like because  
22 it's not obstructing that view of the marsh from the  
23 street.  
24 And, also, you have this smaller  
25 one-story piece that bumps out a little bit right there,

0009

1 larger roof volume for the second floor, and then this  
2 one right here.  
3 COURT REPORTER: Could you speak up just a  
4 little bit, please? Thank you.  
5 MR. CLOWNEY: Right here is that view, the

6 view that you would see from the easement looking at the  
7 entrance porch, and then this would be the view from the  
8 marsh.

9                   So we basically have a series of volumes  
10 with light and air on all sides and a wraparound porch  
11 with a portion of the porch enclosed. Another piece  
12 back here, which is the sort of two-story -- or  
13 one-and-a-half story volume with the dormer windows  
14 here, and then the more pavilion-like piece at the end  
15 where the master bathroom -- bedroom suite is.

16                   MS. CAMPBELL: We were just concentrating on  
17 keeping the roof lines low, so the two-story volume is a  
18 very shallow roof with really broad overhangs and  
19 brackets just to kind of keep everything -- trying to  
20 keep it lower.

21                   MR. CLOWNEY: That is it.

22                   MR. ILBERTON: Thank you, sir. Kent?

23 Excuse me. I'm sorry.

24                   Public comment? Yes, sir?

25                   MR. BALDWIN: My name is Rhett Baldwin. I

0010

1 live at 401 Seabreeze Lane. I am one of the adjacent  
2 neighbors, and my wife Ruth and I have lived out here  
3 for about 11 years, and we have two kids, and we just  
4 love it out here.

5                   And I would like to say, first of all,  
6 that I have spoken with Mrs. Matthews, one of the  
7 owners, on the phone. She seems really like a  
8 personable lady. I think it's going to be a great  
9 neighbor here on Sullivan's Island.

10                   I have also taken a look at the proposed  
11 house and, you know, I found island character very  
12 appealing. However, I do have a couple of concerns.

13                   The first concern I would say is the  
14 placement of the driveway. In fact, if I may, if I can  
15 provide just kind of a GIS view of --

16                   MR. ILBERTON: By our rules, I just want to  
17 let you know we have a limit of public comment to two  
18 minutes.

19                   MR. BALDWIN: All right. I will keep it  
20 hustling. Based on the GIS view you can sort of see  
21 where the houses are placed together. The proposed  
22 driveway kind of runs basically right off my porch,  
23 so -- and I know there is nothing that the zoning code  
24 has in there that prevents that from happening, but I  
25 would just like to go on record saying I'm not crazy

0011

1 about it.

2                   The other thing I don't like is the width of  
3 the house. I will be looking at the back side of the  
4 house. Again, if you look at my house, which was also  
5 built by the owner of that house previously, Lukie  
6 Lucas, you know, it kind of just stretches right across  
7 my house. I'm not crazy about that.

8                   But the biggest thing I think is the  
9 size of the house. If you look at the neighbors -- you  
10 know, my house is 1,835 square feet. I'm reading off

11 some notes here of tax records. 402 Seabreeze is 3,334,  
12 but that includes porches. It's not even heated and  
13 cooled. 1112 Osceola, Father McInerney's house, is  
14 3,028 square feet, but that is only because pre-Hugo  
15 downstairs stuff is included. I think it's probably a  
16 seven-foot ceiling. It's stuff that you normally call a  
17 basement or FEMA flood plain.

18 The Walkers' house is 1,751 square feet.  
19 The Houstons' house is 2,184 prior to an addition. It  
20 hasn't been updated yet on the tax map. So the average  
21 square footage right now is 2,426. We are talking about  
22 4,300 square feet, which is working on double the  
23 neighborhood average.

24 That seems to me, by definition, not  
25 neighborhood compatible. You know, frankly, even a

0012

1 3,600 square foot structure, which is allowed under the  
2 ordinance, isn't quite compatible with the neighborhood  
3 anyway. That is all I have to say.

4 MR. ILDERTON: Thank you, sir. Other public  
5 comment for this application?

6 MR. WRIGHT: I have a question. Is your  
7 house 068 on this?

8 MR. BALDWIN: It's the one that looks like  
9 it's --

10 MR. PRAUSE: Yes.

11 MS. HARMON: Yes, 068.

12 MR. WRIGHT: All right. I just wanted to  
13 make sure I was hearing you right. Okay. Thank you.

14 MR. ILDERTON: Great. Public comment  
15 section then is closed. Kent, anything to add?

16 MR. PRAUSE: I don't have anything else.

17 MR. ILDERTON: Randy?

18 MR. ROBINSON: No.

19 MR. ILDERTON: All right. Cyndy?

20 MR. BALDWIN: Actually, I do have one more  
21 comment. Can I make one last comment?

22 MR. ILDERTON: Go ahead.

23 MR. BALDWIN: It's more of a question. One  
24 question that I did have was I noticed that the proposed  
25 house goes 15 feet closer to the marsh than the

0013

1 existing.

2 The zoning code appears to say that you  
3 can't go farther to the marsh than from the existing  
4 right-of-way, the farthest house. So it sort of seems  
5 like we have a --

6 MR. ILDERTON: That is in Kent's purview. I  
7 don't know. He's normally pretty sharp with that kind  
8 of thing.

9 MR. PRAUSE: And to answer his question, it  
10 would be 30 feet here because there is no street forming  
11 the landward boundary of this lot from which to measure  
12 from, so your lot is where the street would normally be.

13 MR. BALDWIN: Seabreeze Lane doesn't create  
14 a boundary?

15 MR. PRAUSE: No.

16 MR. BALDWIN: And Osceola doesn't either?  
17 MR. PRAUSE: No. It basically says that  
18 it's the street that forms the landward boundary of the  
19 lot running parallel to the marsh, and Seabreeze runs  
20 perpendicular to the marsh. And what is the other  
21 street out there? Osceola does not form a boundary on  
22 the lot. It's one those anomalies in our zoning code.  
23 MR. ILDERTON: Great. Thank you.  
24 MR. ILDERTON: Cyndy?  
25 MS. EWING: Well, these -- this is a --

0014

1 isn't this -- is this the house that they came to us and  
2 they were listed as historic and we decided there had  
3 been so many alterations and we took it off?

4 MR. PRAUSE: Yeah, I think it is.  
5 MR. REINHARD: But we gave it approval for  
6 demolition.

7 MR. PRAUSE: Correct.  
8 MS. EWING: Yeah, because they found --  
9 MR. PRAUSE: Well, actually, you found that  
10 it shouldn't be on the list, so then no approval for  
11 demolition was required.

12 MR. ILDERTON: Right.  
13 MS. EWING: Yeah, because -- and they came  
14 to us and said that they would perhaps want to put it on  
15 the market and -- okay.

16 Well, yeah, I have serious concerns  
17 about the size of the house, and I think part of being a  
18 good neighbor is not completely blocking your neighbor's  
19 view of the marsh and any breeze.

20 It's a beautiful design. I am just not  
21 sure that this is the house that belongs on that lot.  
22 And so I think I would like to see the house size  
23 reduced, and also the height reduced, if possible, to --  
24 because that is really just going to be massive, and  
25 especially with this neighborhood, so that would be my

0015

1 feeling at this point.

2 MR. ILDERTON: Fred?  
3 MR. REINHARD: I, too, like the design. I  
4 think it's appropriate. It's another nice Bo Clowney  
5 effort. But I don't see any compelling reason why this  
6 house is even before us because there is no hardship  
7 with respect to increasing the principal building square  
8 footage almost 20 percent over what the zoning code  
9 requires.

10 So I would agree with Cyndy, that this  
11 needs to be made a little bit smaller, and that the  
12 zoning code is more than generous in terms of what it  
13 allows.

14 MR. ILDERTON: Betty?  
15 MS. HARMON: I agree with Cyndy and Fred. I  
16 also have a concern about the driveway being right next  
17 to the neighbors. I think it would be much more  
18 considerate, if you wanted to put something there,  
19 trees, and come in some to give -- if you are going to  
20 reduce the size of the house, then move it over a little

21 bit so the driveway won't be right next to someone  
22 else's property.

23 MR. ILDEBERTON: Steve?

24 MR. HERLONG: Well, let's see. You know,  
25 when you look at the site plan -- and I hear everyone's  
0016

1 concerns, thoughts, ideas. It is a property fronting  
2 that wide open space. The footprint, interestingly,  
3 rarely comes up to the setback.

4 I think that the area with the most  
5 concern, I think, as Rhett was mentioning, against his  
6 adjacent property, and the driveway which is probably  
7 something you guys could look at.

8 On that rear property line, which acts  
9 like a side lot line, most of that space is one-story  
10 space, and it certainly is clearly within the setback.

11 So I think you have done a good job over  
12 there where the master suite is of paying attention to  
13 the fact that there is a neighbor directly behind you.

14 And it may be that on the second floor, it  
15 may be that the issue of that two-story space being  
16 wider to the view than deep, maybe if you restudy the  
17 location of that additional bedroom, which is in the  
18 story-and-a-half space, it might reduce the apparent  
19 size widthwise.

20 There might be a solution to put that  
21 bedroom back into the first mass of the house that you  
22 approach. I think, in general, you have done a great  
23 job of breaking up the scale of any particular element.  
24 I see a lot of small elements that seem to fit the  
25 scale, but I think what you are hearing is that,

0017  
1 combined, there is a concern.

2 So maybe there is a way to restudy it  
3 slightly to address the concerns that you hear from  
4 Rhett and maybe others in the neighborhood. Probably  
5 you can re-address them, the parking issue, and --

6 MR. CLOWNEY: The only issue with the  
7 parking, I guess, in the driveway is the turning radius,  
8 trying to -- since we are entering from the corner and  
9 trying to get into the house. So that is really, really  
10 kind of tricky.

11 And I also know that they are very much  
12 interested in a very nice landscaping package and are  
13 sensitive to views and, in particular, make that volume  
14 lower here. But certainly we can look at some of these  
15 things, obviously.

16 MR. HERLONG: Actually, you might even study  
17 taking it out a little bit toward the 30-foot setback.  
18 You have a few feet there to work with to allow a little  
19 more buffering on the driveway side.

20 But, I mean the way the ordinance reads,  
21 you are certainly allowed to request the amount of  
22 space, but I think you need to also address the concerns  
23 of the neighborhood.

24 I don't see -- I don't see a reason why  
25 the board can't grant a certain amount of relief. I

0018

1 just don't see that -- that's personally not an issue  
2 that I would have with it.

3 MR. ILDEBERTON: Great. Thank you. Well,  
4 respectfully, Rhett, what we have heard is not the  
5 concerns of the neighborhood. We have heard concerns of  
6 the individual directly behind this house, a single  
7 individual, and I say this respectfully. That is what  
8 we essentially heard the objection on, so that is one  
9 point I wanted to make.

10 The other, you know, it is spread out.  
11 And because of the nature of this, having taken down --  
12 the house isn't demolished yet, right?

13 MR. CLOWNEY: No.

14 MR. ILDEBERTON: When that house is  
15 demolished, the nature of our zoning is going to force  
16 the new structure over to the center no matter what,  
17 because the old house had that large section to the left  
18 of it, which is a big view for you.

19 But now, even if we didn't do anything,  
20 we are confined to sticking the new house right back in  
21 the center of the property because of the way -- I say  
22 the way the zoning code was written, so I think that is  
23 a difficulty for the homeowner because they have to deal  
24 with it.

25 Once that house is gone, they have to

0019

1 deal with new setbacks, which is apparent the old house  
2 was not -- would definitely not pass that, so I think  
3 that is an issue.

4 The other issue is the size of the lot  
5 is the size of the lot, but the lot does flow into -- I  
6 mean, the feel of it does go towards the marsh as the  
7 marsh is there and you are not up against the other, and  
8 this is marsh front or waterfront or whatever. That is  
9 the nature of this property. It's special to this  
10 property. That is that it is waterfront, and the other  
11 lots are -- most of the Sullivan's Island lots are  
12 inland, but some are not. Some of them are on the edge.  
13 And with that, of course, is certainly attached to  
14 certain limitations and certain advantages, limitations  
15 of price and advantage of the view. So I think we need  
16 to consider that.

17 I would also like to see it be a bit  
18 smaller. I think it's a great looking design, a really  
19 good design, and I wouldn't want to see it overshadow  
20 the other houses too much. But it's within the  
21 footprint, or at least seems to be relatively within the  
22 footprint.

23 It seems to me you could probably do an  
24 ugly box in here and do more damage than what I see here  
25 today, okay, and not even come before us, and I think

0020

1 that is a consideration for us, the beauty of this  
2 design.

3 So all said and done, I would like to  
4 see something worked out myself to make it a little bit

5 easier on you.  
6 MR. WRIGHT: I agree with everything that  
7 has been said, but I have a question on zoning. Kent,  
8 can this house -- can we allow or authorize this design  
9 house to be moved toward the marsh? What is the --  
10 MR. PRAUSE: Not beyond that minimum 30-foot  
11 setback.  
12 MR. WRIGHT: Says who?  
13 MR. PRAUSE: Says the zoning ordinance.  
14 MR. WRIGHT: And we have no relief there?  
15 MR. PRAUSE: No.  
16 MR. REINHARD: Is that to the critical line?  
17 MR. PRAUSE: Yes. It's the RC-2 setback.  
18 It's either from the critical line or the property line,  
19 which I assume the way it's drawn on this, although no  
20 critical line --  
21 MR. WRIGHT: Bo, has that been determined to  
22 be as far as you can go toward the marsh?  
23 MS. CAMPBELL: It's the 30-foot critical.  
24 MR. WRIGHT: Given all of the rules and  
25 restrictions?

0021

1 MR. PRAUSE: The Tyler survey that this  
2 comes from, this thing is ancient, so we don't know  
3 where the critical line actually is, but we know where  
4 the property line is, and from the Ronnie Tyler survey  
5 it appears that the critical line is all outside of the  
6 boundaries of the lot line, so then the 30-foot setback  
7 was measured from the lot line.  
8 If the critical line has moved inside  
9 that lot line, then it would be measured from the  
10 critical line, which would push it even further back  
11 towards Mr. Baldwin's house.  
12 MR. WRIGHT: So it's as far as it can go?  
13 MR. PRAUSE: Best case scenario, yes.  
14 MR. WRIGHT: I think it should be  
15 re-evaluated and downsized based on -- and I have walked  
16 that site today -- based on the size of the other houses  
17 in the neighborhood. It's a great design. I like the  
18 design, but I would like to see it reviewed in that  
19 sense.  
20 MR. ILDERTON: Great. Do I hear a motion?  
21 MR. HERLONG: I move that we defer the  
22 application for further study.  
23 MR. REINHARD: I will second that, Fred.  
24 MR. ILDERTON: Discussion? What does that  
25 do for the client? Does that help you out at all?

0022

1 MR. CLOWNEY: Yes, it does. There are  
2 definitely some things we can look at in terms of  
3 tweaking the mass a little bit and also reducing the  
4 square footage.  
5 I think the fact still remains that it  
6 is a linear lot, and they bought the lot because they  
7 want to maximize the view to the marsh. And so we  
8 certainly will look at trying -- and particular areas  
9 have to have the one-story views that they can

10 potentially see over.

11 So that, again, is the nature of the  
12 lot. I think the driveway is also the nature of the  
13 lot. There is really not another way to park underneath  
14 this house unless you enter from the easement, which  
15 doesn't make sense when you are looking at a house that  
16 is moving in a longitudinal direction.

17 MR. ILDERTON: Also, the new flood laws do  
18 force the houses higher. It's just the nature of it, as  
19 opposed to what was built there originally, and it is  
20 going to get torn down and what is maybe around it. The  
21 new flood laws just force these houses to be more  
22 vertical, and that is something we have nothing to do  
23 with.

24 MR. WRIGHT: It would be helpful, Bo, when  
25 you come back, at least for me, to show the new house in  
0023

1 a sketch form as to where the existing house is.

2 MR. CLOWNEY: Okay. We can do that.

3 MR. ILDERTON: Great. All right. So we  
4 have had discussion. Do I hear a vote? Everybody in  
5 favor of the motion?

6 MR. ILDERTON: Aye, Pat.

7 MR. WRIGHT: Aye.

8 MS. HARMON: Aye.

9 MR. REINHARD: Aye.

10 MS. EWING: Aye, yes.

11 MR. CLOWNEY: Thank you.

12 MS. CAMPBELL: Thank you.

13 MR. ILDERTON: 405 Station 22, new  
14 construction.

15 MR. PRAUSE: The submittal is outside of the  
16 historic district; however, it's designated as a  
17 historic resource, Survey Number 214. New construction,  
18 this is for preliminary approval.

19 They state -- as you may remember, this  
20 was here for conceptual approval, previously granted,  
21 and they have refined their drawings and are now asking  
22 for preliminary approval.

23 As you will note on the zoning standards  
24 compliance worksheet Form C, they have checked every  
25 single zoning standard as meeting that requirement; and,  
0024

1 therefore, are not asking for any relief or modification  
2 from any of those standards for neighborhood  
3 compatibility.

4 MR. ILDERTON: Great. Thank you. Yes,  
5 ma'am?

6 MS. BROWN: I'm Heidi Brown. The first  
7 thing I want to do is sort of go over the site plan.  
8 And the house -- the size of the house has basically  
9 changed, taking the input that we got from the  
10 conceptual design where we had a T-shaped building  
11 before, and the suggestion came out to try to make it  
12 less boxy.

13 So what I have done is reduced the  
14 actual size of that T shape and break it down, and it's

15 a little bit larger in terms of the lot coverage, but it  
16 breaks it down into more one-story areas on the house so  
17 it would tie more into the scale of the existing  
18 accessory building.

19 As you know -- I am going to flip this  
20 over and show this to you. I don't know if you can see  
21 it from there. This, at the top, is just an elevation  
22 of the site. So you can see the spacing between the  
23 existing house, the accessory building and the site and  
24 property line all the way over to the property line  
25 here. And I just showed this large tree here, which is

0025

1 shown here in this photograph, so you can see where we  
2 do have the two-story section that it's going to be  
3 reduced down in scale.

4 I wanted to show you this site plan  
5 because in terms of compatibility for the neighborhood  
6 there really isn't any thread, common thread running  
7 through the neighborhood. We have three buildings here  
8 that are small and older, and all of these are new, and  
9 these two houses here are both new with accessory  
10 buildings.

11 So the only thing that is different on  
12 my site is that the lot coverage is much, much smaller,  
13 and the density is much smaller than anywhere else in  
14 that one-block area. So with that in mind, and so many  
15 things going on, what I'm trying to accomplish here is  
16 to tie the new house into the accessory building and try  
17 to match some of the details on that.

18 So with that in mind, I have taken --  
19 this is the T shape right here, and on the second floor  
20 this T shape has been reduced, and I have spread out the  
21 kitchen over at this end in a one-story second, and I  
22 have taken part of this T here and made it one story, so  
23 from the street the T section that is two story is  
24 smaller.

25 The parking is coming over here between

0026

1 the two buildings so that they can share the driveway.  
2 So Myrtle Street is coming around here. So this facade,  
3 if you are looking at the facade -- and I want to give  
4 you something, too. These are new elevations. Kent is  
5 going to hate this, bringing this on you.

6 The only difference is that -- I'm going  
7 to pass these out to you.

8 MS. EWING: Okay.

9 MS. BROWN: The piers were shown in the  
10 wrong location underneath the house, and there is a  
11 window or two that were on the elevations that shouldn't  
12 have been there, but that is basically all that has  
13 changed. The floor plans haven't changed.

14 MR. ILBERTON: As long as these are just --  
15 we have run into a problem before, Heidi, where people  
16 have brought in plans late in the game and then the  
17 public hasn't seen them to be able to make comment on.

18 And, I mean, as long as this is very  
19 minor --

20 MS. BROWN: It is.  
21 MR. ILBERTON: I think we are going to have  
22 to still consider what we have before us in the packet  
23 just because we have run into problems where people have  
24 changed plans relatively drastically, and then we  
25 approved it, but nobody, including the officials, Kent  
0027  
1 and Randy, had a chance, as well as the public, had had  
2 a chance to --  
3 MS. BROWN: Right. The only difference was,  
4 on the original drawings, the stairs leading from the  
5 screened-in porch at the rear of the house that can't be  
6 seen from the street was in the wrong location. It  
7 needed to be shifted over four feet. It didn't jibe  
8 with the plans, and some of the piers were not in the  
9 correct place. And there were two windows up here when  
10 there should have only been one, so that is the only  
11 thing.  
12 MR. ILBERTON: Okay, as long as it's minor.  
13 MS. BROWN: So what we have here is a basic  
14 T-shaped house that ties into the T shape of the  
15 accessory building, and I have made more of the house  
16 one story to bring down the scale.  
17 And I tried to keep some of the same  
18 details that are in the other house, like the exposed  
19 rafter ends. I have one small area on the front of the  
20 house that is a 12/12 pitch to match the other one, and  
21 then the siding will match, except it will be cement  
22 fiber board in order to get lead certification.  
23 MR. ILBERTON: Great. Thank you, ma'am.  
24 Public comment on this application? Public comment  
25 section is closed. Kent, anything to --  
0028  
1 MR. PRAUSE: The only thing that I wanted to  
2 at least briefly mention, Mr. Chairman, is we don't have  
3 any elevations on it, but it is preliminary, and there  
4 are certain requirements that it can only be a certain  
5 height above the required elevation. But they have  
6 checked that it meets the standards, so I guess that it  
7 does. But just to -- hopefully it will, because when it  
8 comes in for a plan review for a permit, those things  
9 will be looked at.  
10 MR. ILBERTON: Right. Randy?  
11 MR. ROBINSON: I have the same comment on  
12 mine about the height. We just don't know what grade  
13 elevation is, so we don't know what it has to be or is  
14 going to be.  
15 MR. ILBERTON: But it has to meet the codes  
16 anyway.  
17 MR. ROBINSON: I saw this one comment about  
18 hardiplank on here, and I don't know whether or not it  
19 had hardiplank on it.  
20 MR. WRIGHT: This is not in the historic  
21 district, correct?  
22 MS. BROWN: Correct.  
23 MR. ILBERTON: No, it is not. Thank you.  
24 Duke?

25  
0029

MR. WRIGHT: I don't have any problem with

1 this. I think the way it adjusts to the lot, to the  
2 existing house, I think it's well done.

3 MR. ILBERTON: Great. Thank you. I have no  
4 problem with it at all. Steve?

5 MR. HERLONG: I think this fits the site in  
6 the neighborhood quite well. The fact that you have  
7 some one-story elements really relates to the existing  
8 property, and I think it's fine.

9 MS. HARMON: I agree. I have no problem.

10 MR. ILBERTON: Fred?

11 MR. REINHARD: I like it, but I do have a  
12 couple of questions, Heidi. Just looking at the front  
13 elevation, the east elevation, I see what you did with  
14 the piers. I understand that.

15 On the right-hand part of the building  
16 you eliminated a window up high, a small window there?

17 MR. BROWN: Yes.

18 MR. REINHARD: Was there a reason for that?

19 MS. BROWN: It wasn't supposed to be there  
20 and the draftsman put it in. I was out of town when  
21 I came in to make the app.

22 MR. REINHARD: And on the left side, you  
23 made that window a little bit smaller

24 MS. BROWN: The bathroom.

25 MR. REINHARD: The bathroom. So that makes

0030

1 sense. And it looks like you added a ridge board detail  
2 on the right side again, above the vertical window, the  
3 thin window?

4 MS. BROWN: Yes.

5 MR. REINHARD: And extended the ridge board  
6 there?

7 MS. BROWN: Yes.

8 MR. REINHARD: That is a nice detail. And  
9 you changed the chimney?

10 MS. BROWN: I did. It was supposed to have  
11 been --

12 MR. REINHARD: -- a chimney pot instead of  
13 a --

14 MS. BROWN: Correct.

15 MR. REINHARD: I'm all right with it.

16 MR. ILBERTON: Cyndy?

17 MS. EWING: Well, first of all, I love your  
18 house that is existing. I think this is a very nice  
19 design. But, unlike you, my read on the neighborhood is  
20 that it is a neighborhood of one-story structures, and  
21 they are very, very low to the -- I just want to pass  
22 these out.

23 I know everybody drove through and knows  
24 the neighborhood, but this is what I come up with as far  
25 as the neighborhood compatibility, and they are all very

0031

1 small homes that are all set very low to the ground.

2 And in all of this blue area, and this  
3 includes Middle Street, only one of the homes has really

4 a second floor on it. And I just have -- I have  
5 concerns. I think that this Station 22, this view down  
6 from -- is it the Edwards' house there that is your  
7 neighbor?

8 MS. BROWN: Yes.

9 MS. EWING: Is just an absolutely incredible  
10 view and -- I don't know. I have concerns. I would  
11 like to see -- have you shown what the elevation will be  
12 when you look at this and how high above the house --

13 MS. BROWN: No, but it's 36 -- the house is  
14 36 feet, and this house is probably about 30 feet.

15 MS. EWING: And is it coming out to the side  
16 here? Will you be able to see --

17 MS. BROWN: Well, it will a little bit,  
18 because this group of trees right here, it comes right  
19 to those trees. I am trying to avoid all these trees  
20 there, and it's set back.

21 That is another reason I had to make it  
22 more linear, because I don't want to mess with any of  
23 the trees, and we have that setback. But these on this  
24 block --

25 MS. EWING: I just think when you walk down

0032

1 Station 22 -- and just so the audience can see what I'm  
2 talking about, this is a part of Sullivan's Island that,  
3 in my opinion, when you walk down, it truly captures  
4 what the island -- it gives you the sense of island, and  
5 I just think we need to be very, very, very careful.  
6 And while I think many parts of this design are good,  
7 and if this house was in another location I wouldn't  
8 have a hesitation, but I want to -- before I would -- I  
9 would like to see if you could get this part of the  
10 house lower down, make it a one-and-a-half story.

11 And I would just like to make sure that  
12 you are not -- and I'm concerned about the elevations,  
13 too, because I noticed on the site plan there is no --  
14 we don't know how high it's going to sit really.

15 MS. BROWN: 36. I think it's shown. Isn't  
16 it shown?

17 MS. EWING: No. But there is no elevations  
18 on the site plan.

19 MS. BROWN: Well, the ground is at seven  
20 feet. It's an AE-14 zone, and the elevation is seven  
21 feet.

22 MS. EWING: It's a flat -- there is no --

23 MS. BROWN: Well, there is actually a dip in  
24 the middle where water catches. That will be leveled  
25 out.

0033

1 MS. EWING: Well, anyway, that is my -- I  
2 mean, I just think when you look at this we need to be  
3 really, really sure. And if it's going to be  
4 neighborhood compatible, truly these pictures, this is  
5 what the neighborhood looks like. They are very low to  
6 the ground, very small homes. And that is my feeling.

7 MR. WRIGHT: How many of those homes are  
8 historic?

9 MS. EWING: I didn't count that up, but does  
10 that really matter?  
11 MR. WRIGHT: Sure, because some day they are  
12 going to be replaced.  
13 MS. BROWN: The Edwards' house right here --  
14 MS. EWING: Why would you assume that?  
15 MR. WRIGHT: Well, look at them. Over time  
16 they will be replaced.  
17 MS. EWING: Actually, I think you may be  
18 insulting some people that own these homes in the room  
19 right now. And, you know --  
20 MR. WRIGHT: I am trying to be practical.  
21 MS. EWING: We are supposed to be working  
22 with neighborhood compatibility, and this is what we  
23 have here, and I didn't think we were into promoting  
24 mowing down the old Sullivan's Island character. That  
25 is all I'm saying.

0034

1 MR. WRIGHT: I don't control that. That is  
2 the problem. I don't control it.  
3 MS. BROWN: If I may just add one thing?  
4 That photograph you took of our house, and the assessor  
5 did, which is a fabulous house, you really can't see it  
6 from the street scape. It looks to me like you went to  
7 the Edwards' yard to take that photograph.  
8 Because with the trees going down,  
9 unless there is a hurricane, of course, and you lose all  
10 the trees, but that photograph, you don't stand up here  
11 on Station 22 and look down and see our house. You  
12 can't see it until you are right up on it from here. So  
13 that photograph must have been from inside the Edwards'  
14 yard, which is not a true visual of the street.  
15 MS. EWING: Well, I mean -- okay. I am just  
16 trying to make sure that we get this right. That is my  
17 concern, and that is what I have to say.  
18 MR. ILBERTON: Thank you. Do I hear a  
19 motion?  
20 MR. WRIGHT: I move that we approve the plan  
21 as submitted.  
22 MR. ILBERTON: And these are preliminaries.  
23 MR. WRIGHT: These are preliminaries, right.  
24 MR. ILBERTON: Do I hear a second?  
25 MS. HARMON: I will second that.

0035

1 MR. ILBERTON: Discussion?  
2 MR. HERLONG: Heidi, one thing I think you  
3 might want to investigate is that north facade. I think  
4 it's north. You have a projection that works well to  
5 break up the side facade, but your -- there is no  
6 overhang there. It's just something that I think long  
7 term you might appreciate having an overhang right  
8 there.  
9 MS. BROWN: That is going to be changed. I  
10 have already.  
11 MR. ILBERTON: That won't affect the  
12 preliminary.  
13 MS. BROWN: Well, good point.

14 MR. ILDERTON: All right. Everybody in  
15 favor of preliminary approval?  
16 MR. WRIGHT: Aye, Duke.  
17 MR. ILDERTON: Aye, Pat.  
18 MR. HERLONG: Aye, Steve.  
19 MS. HARMON: Aye, Betty.  
20 MR. REINHARD: Fred, okay.  
21 MS. EWING: Cyndy, no.  
22 MR. ILDERTON: Thank you, ma'am.  
23 Okay, 2514 I'on Avenue.  
24 MS. EWING: I am recusing myself.  
25 MR. ILDERTON: Kent, what do you think?

0036

1 MR. PRAUSE: This application is for 2514  
2 I'on Avenue. It's for final approval. Submittal is  
3 within the historic district and it's designated as a  
4 historic resource, Historic Resource Number 113.  
5 The description of the project is as  
6 follows: Constructing a new two-car detached garage for  
7 studio above, build a new pool and pool deck including  
8 code required fence, constructing new cabana and pergola  
9 for use by pool, and installing new part concrete, part  
10 pervious driveway.

11 And you have the rest of the application  
12 sheet, which is not really pertinent except for lot  
13 coverages that we will use in getting a permit. But you  
14 have a site plan and also elevations, proposed  
15 elevations of the garage with a studio above.

16 MR. ILDERTON: Great. Thank you. Yes, sir?

17 MS. ALLEN: Elizabeth Allen with Allen  
18 Design. This is Blaine Ewing, the property owner.

19 The first thing I want to mention before  
20 I get started is there is a bathroom shown on the second  
21 floor, and that is not going to be in there. It is  
22 obviously not allowed, and that was a misinterpretation  
23 on my part of the change to the accessory structure  
24 ordinance. So I have revised the floor plan to show  
25 that bathroom taken out, so you can have that and we can

0037

1 enter that into the record so there is no confusion  
2 there. Nothing else changed. We just removed that  
3 bathroom.

4 So, as Kent said, we are here for a new  
5 two-car garage, detached garage with a studio above, new  
6 pool and pool deck with the surrounding fence, new  
7 cabana and pergola for use by the pool and a new  
8 driveway.

9 The house currently that sits on the lot  
10 is 1,625 square feet, two-story -- two-bedroom, excuse  
11 me, home. It was originally built in 1910 and then  
12 added onto in 1930. It is listed on the historic  
13 register as a traditional island resource and is  
14 contributing to the historic district. It also appears  
15 on a 1912 Sanborn map.

16 So the owners were looking at the  
17 existing house and the need for a little more space and  
18 the need for parking, protective parking. They want to

19 gain some much needed studio and storage space. The  
20 existing house has two bedrooms, just over 1,600 square  
21 feet, and when they put in the pool they also want to  
22 have a safe and comfortable area around the pool for  
23 their growing family and friends, protected from sun and  
24 rain.

25 And so in looking at their needs and  
0038

1 looking at the existing house and the site, we tried to  
2 come up with a solution that met the needs of the owner,  
3 but also was mindful of the historic character of the  
4 home and the surrounding properties.

5 So in looking at the garage, and its  
6 mass and scale and in its placement, we tried to  
7 maintain some compatibility to other houses in the  
8 neighborhood that have detached garages and accessory  
9 structures. There are actually in that neighborhood, in  
10 that immediate area, seven houses that have garages and  
11 some that also have accessory structures. Here is some  
12 information on that, about other properties in the area,  
13 and then the sizes of those houses.

14 We looked at the garage and placed it,  
15 obviously, to the rear of the structure. The front of  
16 the structure is on I'on Avenue. The lot runs from I'on  
17 through to Middle. So that we are mindful of the  
18 historic houses viewed from I'on and its front  
19 elevation, but placed the garage in the rear such that,  
20 one, it will buffer some of the noise from Middle Street  
21 for the owners in their yard; and, two, still leaves a  
22 view corridor of the rear of the historic house from  
23 Middle Street so that it doesn't completely block that  
24 rear facade.

25 The solution for the design gave them  
0039

1 the parking that they need in the garage. The house is  
2 elevated, but it is not elevated to a point where they  
3 can park underneath the existing house. So you can't  
4 use parking underneath there. Currently they don't have  
5 any parking except in the yard, so the garage will  
6 function, obviously, to be able to allow them to do  
7 that, and then on the second floor creating some studio  
8 space which will alleviate some space issues that they  
9 have in the existing house.

10 When you look at the numbers for the  
11 accessory structure, by ordinance it's allowed to have  
12 an enclosed area of 750 square feet. You-all are  
13 allowed to grant a 20 percent increase to that, bringing  
14 it to 900. We are requesting that relief, bringing our  
15 enclosed area to 899, which is 149 square feet of  
16 relief, which is almost that full 20 percent, shy of one  
17 square foot that you are allowed to give, which is 529  
18 in the garage and then 370 upstairs in the studio.

19 The footprint of the garage is allowed  
20 to be 625. With the structure of the garage and the  
21 stair we are at 609, just over 609, so that is within  
22 the requirements of the ordinance and no relief is  
23 requested there.

24 In looking at the height of the  
25 structure, when we looked at that studio space upstairs  
0040

1 to try to maximize the headroom in there and the  
2 usability of the space, we are requesting to raise the  
3 roof height from the 18 feet allowed to 21 feet 3  
4 inches, which is just under the 20 percent relief that  
5 you-all are allowed to give on that.

6 And that will allow that space to have  
7 enough headroom in there so that it can be used as some  
8 additional space that the existing house does not have.  
9 And, in doing that, they can then leave the existing  
10 house without having to do any sort of additions to it  
11 and get what they need over and above the garage.

12 And that is beneficial to the existing  
13 structure because of where its floor level falls and  
14 where a new addition would fall could potentially, based  
15 on what the cost of that would be, there could be a  
16 discrepancy there based on the flood elevation.

17 The other thing to mention is in the  
18 area of the dormers we have got -- per ordinance we are  
19 limited to 20 percent of our roof area, given over the  
20 dormer area, and the dormers cannot be more than six  
21 feet wide. With the roof area of this plan structure,  
22 that would be right over 170 square feet of dormer.

23 We are asking for part of the 20 percent  
24 relief that you could give on that. The 20 percent  
25 could put that, based on our roof area, just over 204.

0041  
1 We are requesting the dormer area to be just over 193,  
2 which is just under 14 percent as far as the relief  
3 goes. The width of the dormers are not over six feet,  
4 so that is in keeping with the ordinance.

5 When you look at the site plan and you  
6 look at the pool and its surrounding area, and then the  
7 pool cabana, the pool itself will be an in-ground  
8 concrete pool with an Ipe deck -- small Ipe border  
9 around it and then an Ipe deck that runs from the pool  
10 back to the pool cabana which is nestled up against the  
11 sidewall or front elevation wall of the garage, and that  
12 cabana will give them some protection from the elements  
13 and allow them to have a little area of refuge around  
14 the pool.

15 Its deck there underneath the cabana  
16 will be Ipe which ties into the pool deck, not part of  
17 the slab of the garage. It will only be tied in at the  
18 face of the garage with some flashing at the roof to be  
19 sure that we don't have some water intrusion issues up  
20 underneath there.

21 As far the materials go, they are listed  
22 on the application, but I will just run through them  
23 real quick for you. The garage structure will have a  
24 metal Galvalume roof to match existing house, treated  
25 wood siding. The garage doors will be insulated steel.

0042  
1 On the elevation that faces the house,  
2 which is technically the front elevation, we are going

3 to make one minor modification to that, and that is we  
4 were showing false windows here and a different style  
5 door, and we decided to put in true windows there and  
6 put in a four-panel wood door there, which I think is a  
7 little more in keeping with the existing house.

8 So this faces that and is adjacent to  
9 it. We are also going to bring these windows and these  
10 dormers down a little further to get some light up into  
11 the second floor. So I have copies of this for you-all  
12 as well.

13 The windows will be clad wood windows,  
14 and the stair leading up to the second floor will be  
15 treated wood, rail and stair.

16 As I said before, the pool will be an  
17 in-ground concrete pool with an Ipe deck. Underneath  
18 the cabana will have that Ipe deck for the flooring, and  
19 then pressure-treated wood columns and metal roof. And  
20 then the yard within the fence around the pool will be  
21 grass with some strategically placed stepping stones  
22 that will be placed after everything gets put in.

23 Blaine, do you have anything to add?

24 MR. EWING: No. I think you did a great  
25 job. One thing about this house is that I came to this  
0043

1 house in 1978 with my family and eventually bought it in  
2 '85 and have been living out there permanently since  
3 '93. Cyndy loves the house, I love the house, my family  
4 loves the house. We love the historical nature of the  
5 house and want to keep it that way.

6 But, with that said, 1,600 square feet  
7 doesn't give us a lot of usable space, and so what we  
8 are trying to do is increase that space, both from a  
9 storage standpoint and a living standpoint, and give us  
10 parking.

11 That is really what we would like to do.  
12 We are asking for relief to be able to give us that to  
13 increase the efficiency of that space. That is what we  
14 are basically looking for.

15 MR. ILBERTON: Great. Thank you. Steve, do  
16 you want to start?

17 MR. HERLONG: You have to do the --

18 MR. ILBERTON: Oh, I'm sorry. Public  
19 comment? Yes, sir?

20 MR. WILLIAMS: Roy Williams. My wife and I  
21 live at 2513 I'on Street. We live directly across the  
22 street from the Ewings. They are long-time neighbors of  
23 ours. The back of our house faces across I'on to the  
24 front of their house.

25 And we very carefully have looked at the  
0044

1 plans, and my wife and I are both very pleased. And so  
2 it's always, I think, somewhat encouraging when you find  
3 when somebody makes an addition that they are not trying  
4 to do some mega mansion or some kind of monstrosity.

5 When this work is done, the view from  
6 the back of our house of the new construction will  
7 almost be not discernible from the far corners of our

8 backyard. I think that is a tremendous advantage and  
9 quite a compliment to whoever did all the design work.  
10 Also, when the work is done, by having  
11 the garage at the rear of their property we will have  
12 the added benefit -- we will not have cars parked across  
13 the street. They will have their cars at the back of  
14 their property.  
15 And for the Middle Street side, which is  
16 across from Holy Cross Episcopal Church, in looking and  
17 studying the plans, my wife and I have been pleased at  
18 the fact that the new construction is subordinated to  
19 the original structure so it blends in very well and  
20 creates a very pleasing composition.  
21 So as their neighbors across the street,  
22 we are very pleased with the proposed additions and have  
23 no qualms whatsoever about what is being done. We think  
24 it's quite fine.  
25 MR. ILBERTON: Thank you, Ron. Is there any  
0045  
1 other public comment? Public comment section is closed.  
2 Well, no, it's not closed, because I am going to read  
3 some letters, right? Is that the protocol?  
4 MS. KENYON: You don't have to.  
5 MR. ILBERTON: Basically we have five  
6 letters here in support of that, of various neighbors  
7 throughout. So without going into it a lot more --  
8 MR. McCULLOUGH: That is fine.  
9 MR. ILBERTON: These are all in support.  
10 Kent?  
11 MR. PRAUSE: I don't have anything else.  
12 MR. ILBERTON: Randy?  
13 MR. ROBINSON: I don't either.  
14 MR. ILBERTON: Steve?  
15 MR. HERLONG: I didn't see the original  
16 submittal, but I think it looks like a very livable  
17 solution to adding this space and dealing with getting  
18 cars off of the street.  
19 One quick question. You handed us this  
20 dormer change. This is to the south side but faces the  
21 house only?  
22 MS. ALLEN: Faces the house.  
23 MR. HERLONG: The other side stayed the  
24 same?  
25 MS. ALLEN: The other side stayed the same,  
0046  
1 yes, sir.  
2 MR. HERLONG: All right. That is fine.  
3 Because I can appreciate that you need to maybe get a  
4 little more light upstairs. That would be very nice.  
5 But facing the public, the existing dormers look really  
6 wonderful to scale with the structure.  
7 I'm just curious about one thing. I  
8 note that you are using vinyl clad windows, and did you  
9 ever consider using wood windows?  
10 MS. ALLEN: Well, the only consideration  
11 there is code. Since this is a new structure we will  
12 have to maintain all of our code requirements there.

13 It's much easier to find a clad window that does that  
14 than a true wood window.  
15 MR. HERLONG: I was just curious, because we  
16 have had a lot of conversations with the board about  
17 wood windows versus clad.  
18 MS. EWING: You know what? I'm a real wood  
19 fan, so --  
20 MS. ALLEN: Okay. Then that was my mistake.  
21 We will use wood windows. My mistake. Sorry about  
22 that.  
23 MS. KENYON: You can't --  
24 MS. EWING: Sorry.  
25 MS. ALLEN: We will use wood windows. That

0047

1 was my mistake.  
2 MR. HERLONG: No, I am not asking. I wasn't  
3 requiring anything.  
4 MR. EWING: I'm all in favor of it, so --  
5 MR. HERLONG: But I think that is a  
6 wonderful solution, and it will be very attractive.  
7 MR. ILDERTON: I, also, am in favor of the  
8 project. Duke?  
9 MR. WRIGHT: No. I have no questions, no  
10 problem at all.  
11 MR. ILDERTON: Betty?  
12 MS. HARMON: What is the height of your  
13 house?  
14 MR. EWING: It's 37.  
15 MS. HARMON: Well, I mean, not from -- from  
16 the flood up, the first floor.  
17 MR. EWING: The first floor is 16 feet above  
18 flood. Is that what you are asking?  
19 MS. HARMON: Yes, 16 feet above. And what  
20 is the garage going to be?  
21 MS. ALLEN: The overall roof?  
22 MS. HARMON: Yes.  
23 MR. REINHARD: 21 total.  
24 MS. ALLEN: 21 total.  
25 MS. HARMON: Where will the first floor

0048

1 begin?  
2 MS. ALLEN: The existing grade right there  
3 is right at 7-1/2 feet, and we have got a 9-foot ceiling  
4 planned in the garage. So it will be at -- or, excuse  
5 me, an 8-foot ceiling planned in the garage, so you are  
6 looking at about 9 feet above grade.  
7 MS. HARMON: I guess my question is why  
8 wouldn't you have the garage the same height as the  
9 flood elevation for your house?  
10 MS. ALLEN: Well, that is the problem, is  
11 that they don't have enough room to park under -- we  
12 need that extra foot to get cars in there. So if they  
13 could use -- if there was enough room under the existing  
14 house to park --  
15 MS. HARMON: So you can't park a house (sic)  
16 under 16 feet?  
17 MS. ALLEN: No. He's saying that is what it

18 is above base flood elevation is 16. The existing grade  
19 at the house is about 8-1/2. So you are looking at --  
20 it's only about 7-1/2 feet above grade, and you only  
21 have just over -- I think it's just over six feet under  
22 there to walk around?

23 MR. EWING: Yes. Fred could not walk  
24 underneath there.

25 MS. ALLEN: You cannot get a car underneath  
0049

1 there.

2 MR. REINHARD: I could park my car under  
3 there, but I couldn't stand.

4 MR. EWING: Yeah, your BMW.

5 MS. ALLEN: Well, then you can't get out of  
6 the car, so what good does it do you, Fred?

7 MS. HARMON: Also I noticed that we did not  
8 have a survey, and the application really isn't complete  
9 because you didn't sign it. It's not signed, either, if  
10 you are going to be picky about what we are supposed to  
11 do.

12 MR. EWING: I will be glad to sign it.

13 MS. HARMON: Do you have a survey report?

14 MS. ALLEN: Yeah. We have an existing  
15 survey, and that was what the site plan was taken  
16 directly off of as far as the property lines and the  
17 location of the existing house.

18 MS. HARMON: Now, this I-p-e deck, that is  
19 composite material?

20 MS. ALLEN: No. It is a gray forest  
21 hardwood. It's wood, treated wood.

22 MR. EWING: Very hard.

23 MS. ALLEN: Very hard wood. You have  
24 probably seen it around. It has a very dark, rich brown  
25 color.

0050

1 MS. HARMON: I didn't know that is what it  
2 was called.

3 MS. ALLEN: Yes, ma'am.

4 MS. HARMON: I just hate to see a pool in a  
5 historic district, but if everybody else is okay with  
6 it, I guess I can be, too.

7 MS. ALLEN: And we try to be mindful of the  
8 house and the site by not putting a lot of concrete deck  
9 around the pool and by using the Ipe and leaving some  
10 grass, and by placing it directly behind the house so  
11 that it is buffered to Middle Street by the garage and  
12 then buffered to I'on by the existing house. So it  
13 really kind of contains itself in there. We try to be  
14 mindful of that.

15 MR. ILBERTON: Fred?

16 MR. REINHARD: The only comment I have is  
17 it's small. This garage would fit in this room. I  
18 would have a problem getting my truck in here, but it's  
19 about as tight as you can get.

20 MR. EWING: You are right.

21 MR. REINHARD: It's small. I'm okay with  
22 it.

23 MR. ILDERTON: So do I hear a motion?  
24 MR. REINHARD: I move for approval.  
25 MR. ILDERTON: Second?  
0051  
1 MR. WRIGHT: I second.  
2 MR. ILDERTON: Discussion? Everybody in  
3 favor?  
4 MR. WRIGHT: Duke, Yes.  
5 MR. ILDERTON: Pat, yes.  
6 MR. HERLONG: Steve, aye.  
7 MS. HARMON: Betty, yes.  
8 MR. REINHARD: Fred, yes.  
9 MS. ALLEN: Thank you very much.  
10 MR. EWING: Thank you.  
11 MR. ILDERTON: 956 Middle Street, Unit A,  
12 additions/alterations.  
13 Kent, what do you think?  
14 MR. PRAUSE: 956A Middle Street, final  
15 approval. Submittal is within the historic district and  
16 Historic Survey Number 347.  
17 As I mentioned, final approval. It's  
18 been to you once before. He's back to add porch rails  
19 to the top shed roofs and extend top front dormer roof  
20 one to three feet nine inches with architectural  
21 bracket.  
22 MR. ILDERTON: Thank you. Is the applicant  
23 here?  
24 MR. WILLIAMS: Yes, sir. I believe most of  
25 you-all know me. My name is Keith Williams. I have  
0052  
1 lived on the island a little over 20 years now.  
2 This is the second submission to  
3 you-all, but the prior submission had a roof deck that  
4 has been eliminated in this proposal.  
5 I believe someone made a comment about  
6 wanting to see a front elevation, so I do have that for  
7 you, if you are interested. That will give you an idea  
8 of the dormer change there in the front.  
9 Essentially, it's just adding on the  
10 roof extending to -- there has been a problem with water  
11 intrusion at that door with the exposure, and it's just  
12 extending that roof, that hip roof out a little bit to a  
13 gable. There is a gable element that exists on the  
14 house. It's not all hip roofs.  
15 And if you would like to pass it down,  
16 there is a gabled element that does exist there. So  
17 essentially I am asking for just some rails to be -- the  
18 porch wraps around the corner, so the porch is on Middle  
19 Street and Station 10. It wraps around that corner of  
20 the house, so adding the rails to that shed -- the shed  
21 roofs on the house, and then also just extending that  
22 roof out.  
23 MR. ILDERTON: Great. Thank you. Were you  
24 finished? No?  
25 MR. WILLIAMS: Yes, sir. I will just add it  
0053  
1 doesn't change anything on the footprint. It doesn't

2 change anything to the building height. Really, you  
3 know, very moderate changes.

4 MR. ILDERTON: Great. Thanks.

5 MR. WILLIAMS: I do have -- and I apologize.  
6 If I can add one thing? I do have -- if there is an  
7 issue with the gable roof, I do have one alternative  
8 where it's a hip and gable if you-all would like to look  
9 at it, but --

10 MR. ILDERTON: Public comment on this  
11 project? Public comment section then is closed.  
12 Anything to add, Kent, or --

13 MR. PRAUSE: No.

14 MR. ILDERTON: All right. Fred, why don't  
15 you start.

16 MR. REINHARD: Okay. I think this is a vast  
17 improvement over the initial submission, and it shows  
18 how you can work a roof deck into a house without it  
19 looking like a roof deck. This actually looks like an  
20 upper porch.

21 The gable element with the door in it  
22 legitimizes that upper porch, and I think it's a  
23 successful solution. I would think that the gable is  
24 better than the hip, because if you had the hip, then  
25 you would have to put a gutter on the front to keep the  
0054  
1 water from entering your door, so this is a good  
2 solution. I'm okay with it.

3 MR. ILDERTON: Thank you. Betty?

4 MS. HARMON: I'm fine with it.

5 MR. ILDERTON: Steve?

6 MR. HERLONG: I think it's a fine solution.

7 MR. ILDERTON: I am going to make a comment.  
8 I know this house. I knew where it was originally, and  
9 if it was sitting where it had been originally it would  
10 be historic, you know, and it was moved down there, and  
11 it was great that it was saved, great that it was saved,  
12 really was.

13 The house has great lines, great classic  
14 Sullivan's Island lines with that hip roof. Personally,  
15 I would not like to see that extension on the hip  
16 because this, I don't know, the way this house was built  
17 and designed and the feel of the hips all the way  
18 around.

19 I know we are trying to protect the  
20 door, and I think that's an issue. I mean, personally,  
21 I would rather see an awning or something out there that  
22 looks -- that really doesn't interrupt the hip, and it  
23 probably would be less expensive than you doing that  
24 extension because I just think the hips on this  
25 particular house really say a lot to its history because  
0055  
1 it is an old house, and the feel of it, and it's  
2 reminiscent of a lot of hipped-out houses on Sullivan's  
3 Island when they were built, I would say, back -- I  
4 don't know how old the house is. Early '30s or --

5 MR. WILLIAMS: No, sir. May I address that  
6 for you?

7 MR. ILDERTON: Sure.  
8 MR. WILLIAMS: The house, as I understand,  
9 was built in 1900, and it's the house that I -- I lost  
10 my house, as you well know, to, what was it, Hugo?  
11 MR. ILDERTON: There you go. Yeah.  
12 MR. WILLIAMS: Most of mine became an  
13 artificial reef in the waterway. So this is a house  
14 that I wanted to save from demolition. It does have  
15 some wonderful lines, but the dormers I actually cut  
16 into the roof. There was never dormer windows.  
17 MR. ILDERTON: So you put them in?  
18 MR. WILLIAMS: Yes, sir. There were never  
19 dormers in the original house as you know it from  
20 Station 24, I believe.  
21 MR. ILDERTON: That's right. It was just  
22 one big hip.  
23 MR. WILLIAMS: Yes, sir. And if the  
24 picture -- is the picture handy here? You are correct  
25 that there are many hips, and that is with the two wings  
0056  
1 on the back trying to respect the --  
2 MR. ILDERTON: So they are not original?  
3 MR. WILLIAMS: No, sir. Actually, the one  
4 smaller unit is.  
5 MR. ILDERTON: Right. But, yeah, the one --  
6 MR. WILLIAMS: The other one is not.  
7 MR. ILDERTON: But all the dormers up top --  
8 MR. WILLIAMS: Are not original, no, sir.  
9 MR. ILDERTON: -- in the house, it was  
10 basically just attic, I guess?  
11 MR. WILLIAMS: Yes, sir.  
12 MR. ILDERTON: Okay. So it was just attic  
13 when you moved it down there. Okay.  
14 MR. WILLIAMS: Yes, sir, it was.  
15 MR. ILDERTON: Then I stand corrected.  
16 MR. WILLIAMS: But you are correct  
17 respecting that architecture, and that is why I had some  
18 issue with bringing the gable there, but I have already  
19 got a gable element on the house, so I felt comfortable  
20 with introducing that on the front as well.  
21 MR. ILDERTON: Yeah. I mean, I guess -- I  
22 still, personally, I don't think it looks as good, but  
23 obviously they are not architectural and they are not  
24 historic.  
25 MR. WILLIAMS: And I apologize. The other  
0057  
1 thing I wanted to add, you mentioned an awning, and the  
2 way the roof is now, it's right at the door. I'm not  
3 sure I can actually make an awning work in there.  
4 MR. ILDERTON: Yeah, it would be a little  
5 funky.  
6 MR. WILLIAMS: And that is where I run into  
7 a little bit of a snag there.  
8 MR. ILDERTON: Okay, great. Thanks, Keith.  
9 MR. WILLIAMS: Thank you, sir.  
10 MR. ILDERTON: Duke?  
11 MR. WRIGHT: I have no problem.

12 MR. ILDERTON: All right. Do I hear a  
13 motion?  
14 MS. HARMON: Cyndy.  
15 MR. ILDERTON: Excuse me. I'm sorry.  
16 Cyndy?  
17 MS. EWING: Well, you know, I actually  
18 wanted to kind of follow the line of what Pat was  
19 saying. Does the door open out? Is that what the --  
20 the second story door opens out? That is why it  
21 wouldn't interfere with the --  
22 MR. WILLIAMS: I have actually put in --  
23 this is the second door that is in there now. I had one  
24 door that -- well, both doors, when the wind hits it and  
25 the rain, it almost breaks that seal of the gasket, and  
0058  
1 the water then infiltrates around the gasket to the  
2 inside.  
3 And that is -- it's just when the wind  
4 is blowing in the right direction.  
5 MS. EWING: You have a lot of wind down  
6 there.  
7 MR. WILLIAMS: Yeah. And it's a very narrow  
8 end of the island, so it does get a fair amount of  
9 exposure.  
10 MS. EWING: It's always blowing.  
11 MR. WILLIAMS: Yeah. And I respect that,  
12 but that is kind of a struggle I have had with that  
13 there.  
14 MS. EWING: I don't know. I just think Pat  
15 has really hit on it with having this be a hip dormer.  
16 Because even though they are not -- you are in the  
17 district and you are historic survey. You do have a  
18 historic survey number, but you are altered beyond  
19 recognition?  
20 MR. WILLIAMS: Yes. Now, if you would like  
21 to entertain that, this is another consideration I had  
22 that I have played with where it has a little bit of  
23 a -- I will pull this out for you-all since we are  
24 having discussion on that.  
25 It changes -- it addresses your concern,  
0059  
1 Pat, a little bit. It does address that, and kind of  
2 incorporates both, if you will, into that extension. So  
3 I will throw that out onto the table for discussion if  
4 you feel that would be more appropriate.  
5 And if you feel a hip is the most  
6 appropriate, I will be happy to do that. I just --  
7 bringing that roof filament out, when I looked at it  
8 with the hip, it just didn't seem to --  
9 MR. ILDERTON: I think just bringing it out  
10 with the hip would be nice. Go ahead and bring that out  
11 and leave it as a hip.  
12 MS. EWING: I think that would be beautiful.  
13 Because you have the hips here showing from the side,  
14 this front elevation, and then it's going to also -- I  
15 just think -- I would be -- I would say yes to the hip.  
16 I just have a concern about this because it just

17 doesn't -- you have a roof more like Tommy Ford's, the  
18 Ford house roof that is just with no gables in it, more  
19 dormers in it.

20 I think Pat brought out a really valid  
21 thing, and I think the hipped solution would really look  
22 good.

23 MR. WILLIAMS: And that is initially why the  
24 dormer has a hip. But when I extended that out, it just  
25 didn't feel right. That is why I looked at this other

0060

1 alternative with a partial hip, if you will.

2 MS. EWING: Because you want -- okay. So  
3 you are asking -- you still want to put this little --  
4 in other words, you want to do this, but you don't think  
5 that this is going to look good?

6 MR. WILLIAMS: It's just not something I was  
7 initially comfortable with by bringing that roof out.  
8 But if you-all prefer that, then that is fine. It just  
9 wasn't my first choice, if you will.

10 MS. EWING: I think that would be the nicest  
11 solution, personally, but --

12 MR. WILLIAMS: But whatever you-all feel is  
13 the most --

14 MR. ILDERTON: Do I hear a motion?

15 MS. KENYON: Be very specific, because you  
16 have been handed out a couple of things here, so we need  
17 to know what you are approving.

18 MR. ILDERTON: Do I hear a motion?

19 MR. REINHARD: I move for approval, but  
20 using a hip roof, a cantilevered hip roof instead of  
21 cantilevered gable so the hip matches the rest of the  
22 hip lines on the house. I would also like to add that I  
23 think that the architectural bracket is a little  
24 overwhelming and should be compacted some.

25 MR. ILDERTON: Do I hear a second?

0061

1 MR. HERLONG: I second that.

2 MR. ILDERTON: Discussion? Everybody in  
3 favor? Duke?

4 MR. WRIGHT: Favor.

5 MR. ILDERTON: Pat, yes.

6 MR. HERLONG: Steve, yes.

7 MS. HARMON: Betty, yes.

8 MR. REINHARD: Fred, yes.

9 MS. EWING: Cyndy, yes.

10 MR. ILDERTON: 1718 Middle Street, screen  
11 porch addition, Historic Designation Number 257  
12 landmark, Sullivan's Island historic district.

13 Kent, what do we have?

14 MR. PRAUSE: I just got it, but I didn't see  
15 where -- where did you get the 257? It's not written on  
16 the one I've got.

17 MR. WRIGHT: It's not on there, but it is  
18 257.

19 MS. KENYON: Look on your agenda.

20 MR. PRAUSE: I'm looking on the application.  
21 257, okay. And I assume it's here for final. That box

22 is not checked either, but it's been here before at  
23 least once, and they want to extend the screen porch  
24 across the front and side of the house.

25 And, as I recall, you-all just had some  
0062

1 questions with respect to the detail aspects.

2 MR. ILDEBERTON: All right. Great. Thank  
3 you. Yes?

4 MS. KILPATRICK: I am A.O. Kilpatrick, and  
5 I'm the resident of --

6 MS. HARMON: I have to recuse myself.

7 MS. KILPATRICK: -- 1718 Middle Street. I  
8 sent -- this is not the same application.

9 I was here in, I believe, January, and  
10 the Design Review Board recommended that I -- I had  
11 asked to extend the screening, which is halfway along  
12 the left side of my house, all the way to the end and  
13 reverse the side of the door so that it would not be  
14 visible from the street.

15 Your recommendation was to stop at the  
16 corner of the house and then put -- and move the door,  
17 which gave me about six or eight feet. I considered  
18 that and looked at -- and what I have to hand you is  
19 actually all -- you have most of what I have. I have  
20 simply given you some extra materials here which show  
21 all the houses on the street in that area, but also  
22 three views of my house.

23 I also have a set of full-sized slides  
24 which might be more helpful. That is instead of six to  
25 a page.

0063

1 In studying how to screen the porch --  
2 and I do have some copies. Here is another one if you  
3 need more. I think I had enough.

4 In studying what to do, I have had a  
5 porch swing -- if you look at number -- and this one is  
6 not numbered. Just one second.

7 If you look at Slide Number 3 you see  
8 the long view, and Slide 5 on that front page shows  
9 where the hooks for the porch swing are that have been  
10 there -- the porch swing has been there as long as I  
11 have been there, which is since 1972.

12 Moving it to where you recommended that  
13 I put the screen in, I would have no swing any longer.  
14 Number two, in looking at Roy Williams' book, it turns  
15 out that all of these houses -- and you have a  
16 photograph, and I gave you the large size slides. You  
17 may see it better.

18 The last page and also the second slide  
19 show the photograph in 1930 of all of the lieutenant  
20 houses which were, in fact, screened entirely across the  
21 front, as well as the side. So when I took pictures of  
22 all of these houses and was talking to one of my  
23 neighbors, the neighbor in the pink house, which is the  
24 last house in the row, it turns out that he was the  
25 resident when his father bought that house, and they had

0064

1 porches all the way around on both sides in 1955 as  
2 well.

3                   So my request is to be approved to  
4 screen my porch on the front and the side, which is the  
5 way historically it existed as well. And that is why  
6 I'm back, because it's not the same request. It is to  
7 extend the porch in an L at the front and the side.

8                   I think it's not only moving to an  
9 area -- moving it back to the way it was historically,  
10 but I also think that, in my case, it is a safety  
11 feature.

12                   And part of my request was -- and I will  
13 go back to that -- so that I will have an extra door to  
14 latch as a single person. I live alone. And, actually,  
15 we had guests Saturday night on my porch, I was having a  
16 dinner party, and there were people inside the front  
17 door in my living room and dining room area because they  
18 could walk in the front door.

19                   If I had an extra door at the front, a  
20 screen door that could be latched, I could feel a little  
21 more comfortable about being at home, and that was sort  
22 of a surprise to me. So that is the reason I'm here,  
23 and I will be glad to answer any questions.

24                   MR. ILDETON: Thank you, ma'am. Is there  
25 any public comment to this application? Public comment  
0065

1 section is closed then. Is there anything you need to  
2 add, Kent or Randy?

3                   MR. PRAUSE: No.

4                   MR. ILDETON: Great. Thank you. Duke?

5                   MR. WRIGHT: Well, I personally think they  
6 look better without screen, but you raise an interesting  
7 point here that back in 1930 they were screened, so that  
8 presents a dilemma for me, and I'm not sure quite how I  
9 feel about it.

10                   MS. KILPATRICK: There is a photo at the  
11 back, Number 16 in the slides, which is a new house that  
12 is also screened, which I admired. It's a block from my  
13 house on the back on Thompson, and it's Slide Number 16  
14 in your handout, and it's not more than five years old.

15                   It's -- I just showed it because it says  
16 porch and doors at the top. But it was a very  
17 attractive use of screens, and also the design of the  
18 screening I thought was very impressive because that was  
19 an attempt at making a new house look old.

20                   MR. ILDETON: I don't have a problem with  
21 it. I would like to see the screen predominantly  
22 applied from the interior, both just so the  
23 architectural elements of the porch would essentially be  
24 stronger and more obvious. But, you know, we live on a  
25 mosquito island and that is -- I think having screen

0066  
1 porches is a part of Sullivan's Island, so I'm for it.  
2 Steve?

3                   MR. HERLONG: And just to clarify, your  
4 intent would be to screen it back to the way it was in  
5 the '30s?

6 MS. KILPATRICK: 1930.  
7 MR. HERLONG: Fully around, not just --  
8 MS. KILPATRICK: The L, yes.  
9 MR. HERLONG: And then have a screen door  
10 that leads you to the front door?  
11 MS. KILPATRICK: Right.  
12 MR. HERLONG: And, again, I think that is a  
13 very typical solution that you will find on the island,  
14 and this is clear evidence that that is taking it back  
15 to a more historical period. So, for that reason, I  
16 have no trouble with it at all.  
17 MR. ILDETON: Fred?  
18 MR. REINHARD: Well, it would be the first  
19 house in that block that would get screening, and I  
20 think that you would probably find the other residents  
21 coming and screening them. I don't like it, personally,  
22 so I'm not going to vote for it.  
23 MR. ILDETON: Great. Thank you. Cyndy?  
24 MS. EWING: Well, I didn't know what to do  
25 because they do look -- it makes a house look much

0067

1 better without the screen, but I have a screen porch  
2 and, I have to tell you, it improves your living and it  
3 keeps the porch cleaner, and I completely understand  
4 about the safety.  
5 So what I did was I went to the  
6 Secretary of Interior standards. It's like going to the  
7 Bible for me so I don't have to feel guilty about what I  
8 do, and it does have a part about screening, and it said  
9 that adding screens to open front porches may be  
10 acceptable, and especially if they had been screened in  
11 the past.  
12 And so I feel that, you know, this is  
13 okay. And it's something that can always be taken down,  
14 and it sounds as if you are going to do it in -- I mean,  
15 it's going to be beautiful with the copper screening,  
16 and I just request that you get a really nice screen  
17 door.

18 MS. KILPATRICK: I am hoping for that. I  
19 was glad to see these two on the island already. I have  
20 two to look at.

21 MR. ILDETON: All right. Do I hear a  
22 motion?

23 MS. EWING: I move that we approve the  
24 application for a copper screen, a full screen of the  
25 porch at 1718 Middle Street providing that it is

0068

1 screened on the inside of the porch, and that's it.

2 MR. ILDETON: Great. Thank you. Second?

3 MR. WRIGHT: I will second.

4 MR. ILDETON: Discussion? Everyone in  
5 favor?

6 MR. WRIGHT: Duke, favor.

7 MR. ILDETON: Pat, yes.

8 MR. HERLONG: Steve, yes.

9 MR. REINHARD: Fred, no.

10 MS. EWING: Cyndy, yes.

11 MR. ILBERTON: Okay. I am going to recuse  
12 myself for the next item, the last item.

13 MR. HERLONG: The next item is 2213-B Middle  
14 Street. Are you ready, Kat?

15 MS. KENYON: Yes.

16 MR. HERLONG: Alteration to parking  
17 facilities. So, Kent?

18 MR. PRAUSE: This is 2213-B Middle Street.  
19 The submittal is outside the historic district, not  
20 classified historic. DR -- it's before you because you  
21 guys have the probably unenviable task of approving  
22 parking in the commercial district, and they want to  
23 alter the parking.

24 You find the standards for that in  
25 Zoning Code Section 21-143(d), and I guess for this  
0069

1 application, more relevant, under 2 and 3.  
2 I won't read them all, but a couple of  
3 the concerns I have. This is for Off the Hook, and this  
4 is from a piece of a plat that was -- well, it looks  
5 like it's pretty new, 3-20-08. Okay, so it's newer.  
6 I don't know that it's to scale, but it  
7 would have to meet all the dimensional requirements that  
8 apply. It's in the right-of-way, so it's going to  
9 require a DOT permit, also, to do this. It would have  
10 to meet all of the standards with respect to dimensional  
11 requirements.

12 But the other aspect that kind of  
13 concerns me a bit is that there is a requirement that if  
14 you share parking, and which I think they are going to  
15 share parking, provide valet parking with the Durst  
16 office use.

17 Two concerns there. It's not zoned  
18 commercial. It's zoned residential, and you are not  
19 supposed to park in the residential district. In fact,  
20 it's supposed to be in the community commercial district  
21 or area otherwise designated by Town Council, which I  
22 assume means if there is any area that is not within the  
23 community commercial district that will be utilized,  
24 Council has to approve it or designate it.

25 And there is also a requirement for a  
0070

1 restrictive covenant agreement with the Town that shall  
2 be signed that relinquishes development rights over the  
3 property that is being utilized for off-site parking  
4 until such time as the lot is no longer required to  
5 comply with the parking requirement of a permitted  
6 business.

7 There are no standards now. Basically,  
8 what has to be done when there is a change in use that  
9 increases the demand for parking is to demonstrate how  
10 the parking demand will be accommodated and provide  
11 information as to how the existing lot will accommodate  
12 it, provide information as to plans to utilize on-street  
13 parking, valet parking or shared parking between  
14 businesses that may have different operating hours,  
15 which would be the case here, identify available

16 on-street parking, and provide a scaled drawing or  
17 layout of all parking areas showing the location, size  
18 and arrangement, et cetera, and be prepared by a  
19 professional who shall be knowledgeable about commercial  
20 parking demand.

21 So that is kind of what we have. What  
22 they want is just to dig out four spaces and put three  
23 in for valet parking to be shared with Durst.

24 MR. HERLONG: And it's required that the  
25 Design Review Board approve any parking changes in the  
0071

1 commercial district? That is the reason it's before us?

2 MR. PRAUSE: That is correct.

3 MR. WRIGHT: Where is that stated?

4 MR. PRAUSE: 21-143, D (2), Page 64, if you  
5 have it updated.

6 MR. WRIGHT: Yeah, I have it. Thank you.  
7 It seems odd.

8 MR. PRAUSE: I had to give it to somebody.

9 MR. HERLONG: Is the applicant present?

10 MR. HEINAUER: Yes. Thank you. Hello. My  
11 name is Paul Heinauer. I am pleased to say I am a  
12 resident, also, of this fine island since August of  
13 2007. I am also one of the owners of Off the Hook, and  
14 that has been a recent change of becoming majority owner  
15 since just a couple of months ago. Harry Seel is  
16 also -- he's the managing partner. He's with me, also,  
17 today.

18 One of the reasons we want to change it  
19 from four spaces with one handicap to three spaces with  
20 one handicap, we believe it's a big safety issue.  
21 Presently what happens is you have people parking there  
22 that are backing into three-lane, essential, traffic.

23 If there is a car to the left of the car  
24 that is pulling out, you essentially have no vision  
25 until you are actually in the road. So many of those  
0072

1 people that are pulling out have had, sometimes, a  
2 number of drinks, often not at Off the Hook.

3 And I was there a couple of Fridays ago,  
4 and there was a person who had a disagreement. It was  
5 relatively early. It was obvious that this person had  
6 been drinking for awhile. It was kind of -- my wife  
7 didn't think it was a good sight for me to see, but  
8 pretty intense watching it, and all of a sudden this  
9 person gets in the car, had a dog. She was disoriented.  
10 She gets in and just pulls right out and screeches her  
11 wheels, et cetera.

12 I don't think it's anything that is  
13 probably that unique in, actually, talking to Chief  
14 Howard. He had a few comments about that as well.

15 Today you have people on their cell  
16 phones, also. As soon as they get in their car, they  
17 automatically put it out. Today, looking at the way the  
18 parking is and the way it is, there was actually a car  
19 that was parked in front of the building -- and this  
20 parking that is there isn't for Off the Hook.

21 In fact, like on Sunday our place had  
22 just a few people in it and our whole -- the parking was  
23 all filled, and including alongside our building as  
24 well, so it's not just an Off the Hook issue.

25 But today there was parking, and the  
0073

1 person was actually -- one of the cars was actually in  
2 the road just the way it is. In that area there, what  
3 you also have is I guess -- I don't know whether it's  
4 manufactured or not, but there is all of a sudden an  
5 extra lane there. I am not sure how long that has been  
6 there, which is actually smaller than what appears to be  
7 a normal lane.

8 I go to Stella Maris Church, and I know  
9 on Saturdays you come there. It gets pretty crazy all  
10 of a sudden at 6:15, 6:20, the way the traffic is.

11 Just before I was even involved, you see  
12 people sitting at Dunleavy's and all of a sudden you  
13 have these lanes pulling in there.

14 Another situation that exists as it  
15 relates to safety, in my opinion, is that you will have  
16 people coming -- heading south that have a spot there,  
17 traffic is going north, and all of a sudden they want to  
18 rush to get in there. All of a sudden you have them  
19 pulling in very quickly. It certainly is a risk to the  
20 inhabitants inside there. That is a big part of it.

21 We have made arrangements with Dr.  
22 Durst, and here is the letter, stating that they have  
23 given us authorization, and that there is a potential of  
24 32 parking spaces in there, which is actually more than  
25 what is on there.

0074

1 The parking would be complimentary and  
2 it would be valet. I called Chief Howard and asked him  
3 what he thinks of this idea, and he ended up saying that  
4 right now, the way it is, he finds it unsafe. He has  
5 some concerns not only with the cars that are, you know,  
6 pulling out of the traffic, but the way the pedestrians  
7 walking along there with the cars coming there, he felt  
8 concerned about that as well, and someone pulling into  
9 the restaurant. I asked him if I could quote him on  
10 that, and he said yes.

11 One of our goals -- one of the goals  
12 when I bought the restaurant was that the restaurant --  
13 that Off the Hook becomes more of a restaurant and less  
14 of a bar. I know a number of people that live around  
15 that place, and Madeleine McGee is one of them, and they  
16 have had a number of concerns over the years about the  
17 place.

18 And I personally don't want to be -- I  
19 want our sales to kind of go the other way and have it  
20 more of a restaurant. This will make it, of course -- I  
21 think it allows us to be a better neighbor. I think it  
22 allows our restaurant to be more inviting. I am not  
23 sure how much of an issue that is for you folks.

24 Right now you have people pulling in,  
25 parking lights coming into the building. It certainly

0075

1 doesn't add to the atmosphere. I believe that with that  
2 we can also become more successful, which allows us to  
3 be better taxpayers as well, so thank you.

4 MR. HERLONG: Thank you.

5 MR. HEINAUER: You're welcome.

6 MR. HERLONG: Is there any public comment?

7 Yes?

8 MS. VOTAVA: Pat Votava. I live at 2214  
9 Jasper. As many of you know, Town Council is in the  
10 process right now of doing a plan for the entire  
11 commercial area, and as well where parking has been a  
12 real issue that everyone has tried to tackle not very  
13 successfully over the years, and this is one of the  
14 reasons for employing a consultant to come up with a  
15 plan for the commercial area, and Councilman Mike Perkis  
16 is here, and is in the final process of narrowing down  
17 who those applicants are.

18 So I would urge you, please, not to rule  
19 on this request, but let this discussion of parking be a  
20 part of that plan that is done for the commercial  
21 district so there is some uniformity established, and  
22 that would go for the entire commercial area.

23 Also, a resident who does live very  
24 close to this commercial area, I do have concerns about  
25 using the Durst property, which is not commercial and is

0076

1 not a commercial parking lot for a commercial purpose  
2 and bringing more of that traffic into that area in a  
3 condensed space that is contiguous to the residential  
4 neighborhood.

5 MR. HERLONG: Thank you. Any other public  
6 comment?

7 MS. MIDDAUGH: Yes. I am very much in  
8 agreement with that, but I also am really concerned  
9 about making a piecemeal change rather than looking at  
10 the whole area. And I didn't really know you-all had  
11 jurisdiction over this area. It just surprised me.

12 So I can just see each business sort of  
13 coming piecemeal, piecemeal, piecemeal and we have  
14 different schemes for parking there when that whole area  
15 just cries out for something more coordinated and  
16 comprehensive.

17 I mostly just had one question, and I  
18 just haven't seen the plans, so I don't know, but would  
19 this change in parking in any way increase the outdoor  
20 space that could be used for eating, or tables, or  
21 outdoor eating for the restaurant? And that would be a  
22 concern.

23 MS. KENYON: Your name?

24 MS. MIDDAUGH: Susan Middaugh,  
25 M-i-d-d-a-u-g-h, 2420 Raven.

0077

1 MR. HERLONG: Any other public comment?  
2 Public comment section is closed. Kent, any further  
3 comments?

4 MR. PRAUSE: Just one comment. This letter

5 that we just received tonight says, Durst Family Medical  
6 Practice has entered into an agreement to allow Off the  
7 Hook to park cars in our parking lot after business  
8 hours.

9 It would be nice to see a copy of the  
10 agreement and see what it says, in my opinion.

11 MR. HEINAUER: If I may?

12 MR. HERLONG: Sure.

13 MR. HEINAUER: I guess that letter was kind  
14 of the agreement. If you want to know what we are -- we  
15 are going to pay them a fee, if it's agreeable with you  
16 folks. And we would also --

17 MR. PRAUSE: Is it a lease? I mean, is  
18 there any guarantee that you have it for any length of  
19 time, or you could just say this isn't working next week  
20 or say sorry or --

21 MR. HEINAUER: Yes. That is part of it. I  
22 mean, I think -- is it okay to comment on that?

23 MR. HERLONG: I think so, sure.

24 MR. HEINAUER: One of the deals isn't -- I  
25 already know they actually had an agreement before.

0078

1 People had already used that spot for parking, and one  
2 of the things that happened is they didn't keep it  
3 clean. That is a nonnegotiable item for them as well as  
4 for us.

5 MR. HERLONG: Is the idea is that it would  
6 be used in a valet method?

7 MR. HEINAUER: Right, by a professional  
8 service so that there would be -- right.

9 MR. HERLONG: I think that would be helpful  
10 to the neighborhood because you have paid people taking  
11 cars in and out.

12 MR. HEINHAUER: I think so. And of the  
13 things that -- Chief Howard felt that that was a pretty  
14 good deal. That was his personal feelings.

15 MR. HERLONG: Any more comments? Kent?

16 MR. PRAUSE: No.

17 MR. HERLONG: Randy, anything?

18 MR. ROBINSON: No.

19 MR. HERLONG: Okay. So I guess I have a  
20 question, Kent, kind of procedurally. As a Design  
21 Review Board I'm curious what -- are we discussing the  
22 aesthetics, the safety, or any way we want to look at  
23 it, I would assume?

24 MR. PRAUSE: I would think it's the latter.

25 MR. REINHARD: Good thing you are here.

0079

1 MR. HERLONG: It's just totally undefined as  
2 to why the Design Review Board needs to have a say.

3 MR. PRAUSE: Well, as I said -- as Tommy  
4 Cooper said, we are not -- they weren't hired to solve  
5 the Town's parking problems, and they didn't really take  
6 that issue on with that commercial.

7 So they had some limited stuff there,  
8 and it was mainly from a design perspective that they  
9 made recommendations, and I guess they felt they

10 needed -- that it would be advantageous for the Town to  
11 have some entity other than say me or Randy deal with  
12 these parking issues, so you guys lucked out.

13 MR. REINHARD: Yes, we did.

14 MR. HERLONG: Well, Duke?

15 MR. WRIGHT: I think the points made  
16 regarding the comprehensive study of the commercial  
17 district are very valid. I think by piecemealing this  
18 now, we would just be picking off a little bit of a  
19 bigger problem, and so I would be in favor of deferring  
20 this and including this into that comprehensive study,  
21 if we could do that. I guess we could just divert it or  
22 disapprove it.

23 But it seems like we are just nibbling  
24 at one little part of the problem here, which is  
25 obviously a much bigger problem, and I think we all who

0080

1 live here recognize that.

2 MR. HERLONG: Or you could also look at it  
3 is we are creating one -- this may be one small solution  
4 to the overall problem. I think that is another way to  
5 look at it. Anyway, anything else?

6 MR. WRIGHT: No.

7 MR. REINHARD: I'm trying to understand who  
8 owns what. I look at this plat, and I see where the  
9 corner pins are, and it looks like the existing parking  
10 has -- the front of the cars are on private property and  
11 the back half of the car are in the city right-of-way.  
12 Am I reading that right?

13 MR. PRAUSE: Absolutely. You are reading it  
14 perfectly correctly. None of those perpendicular  
15 parking spaces along that section of Middle Street meets  
16 the Town's requirements for being off-street parking.  
17 They are all parked in the right-of-way part on private  
18 property.

19 And, in fact, DOT won't allow  
20 perpendicular parking anymore. It would be parallel  
21 parking only. That is just by virtue of having it been  
22 there forever.

23 MR. REINHARD: Which exacerbates our parking  
24 problem in terms of numbers of legal places to park?

25 MR. PRAUSE: Correct.

0081

1 MR. REINHARD: If it's a city right-of-way,  
2 how could it be designated as a valet drop-off?

3 MR. PRAUSE: That is a good question.

4 MR. REINHARD: The answer is it can't,  
5 right?

6 MR. PRAUSE: That's true. From a practical  
7 sense, if people see that that is what the activity that  
8 is going on there they would be --

9 MR. REINHARD: If someone just pulls in  
10 there and starts to park, it's parked.

11 MR. PRAUSE: Yep. And as I spoke with Mr.  
12 Heinauer earlier, you know, there are some folks on this  
13 island that might just do that just to prove a point.

14 MR. REINHARD: So, in other words, the

15 people who own properties that are contiguous to that  
16 right-of-way line on Middle Street have no right to the  
17 parking, any kind of parallel parking within that  
18 right-of-way?

19 MR. PRAUSE: That is correct.

20 MR. REINHARD: Then I don't think we have a  
21 solution here, not even a piecemeal solution to the  
22 problem, and I would defer to some experts to come up  
23 with a parking solution.

24 I might just add that my son is in the  
25 restaurant business in Atlanta and has a similar

0082

1 situation. In their situation down in Virginia  
2 Highlands, they actually have a bank that allows them to  
3 use their spaces at night for parking, but there is no  
4 valet, and it isn't any further -- that bank isn't any  
5 further from their restaurant than Off the Hook is to  
6 Durst Family Clinic.

7 So what you do is you go to that parking  
8 area and you walk to the restaurant, which means you  
9 don't have to have parallel parking or valet drop-off in  
10 order to use off-site parking when it's close as it is.  
11 So I don't see how we can help you. That is all I have  
12 to say.

13 MR. HERLONG: Cyndy?

14 MS. EWING: I wish we could help you. And I  
15 think it's great that you tried to come up with a  
16 solution. But for all the reasons as stated before -- I  
17 mean, I called a friend who lives around the corner to  
18 ask what she would say about this, and basically it was  
19 you will never be my friend again if you are taking  
20 it -- I mean, it's -- parking is such a disaster, and I  
21 don't think taking away one parking space is actually  
22 going to solve it, and I think we need to leave this to  
23 the parking consultants and hopefully they will come up  
24 with something.

25 But you guys are brave and good that you

0083

1 came up with this. I just -- because it's a mess.

2 MR. WRIGHT: Do we know whether or not the  
3 scope of work for the contract to do the commercial zone  
4 includes parking?

5 MR. PERKIS: I can tell you. Yes, it does,  
6 and it's clearly an important part of it. I'm Mike  
7 Perkis, I'm sorry, 2871 Brownell Avenue, Town Council.

8 MR. WRIGHT: I would think that it would.

9 MR. PERKIS: Yes, it does. It's an  
10 important part of it. It's for deliverables, and number  
11 one is parking. Just from a timing standpoint so you  
12 get a sense, we haven't selected anybody yet. We have a  
13 meeting May the 9th. We took it from 19 to 6. We are  
14 meeting at 6:00 on May the 9th and will probably make a  
15 selection then.

16 This thing is going to be -- we are  
17 doing the accreted first, so this is most likely an  
18 end-of-the-year, beginning-of-next-year project. So I  
19 don't want you to think we are going to get on this

20 thing and by the summer it's done. It may be the  
21 summer, but it's going to be summer of 2009. But  
22 parking is, clearly from a residential standpoint, is  
23 one of the most important pieces we are trying to  
24 address.

25 MR. HERLONG: Betty?

0084

1 MS. HARMON: I will agree with what Fred and  
2 Cyndy have said.

3 MR. HERLONG: Well, I feel like the loss of  
4 one parking space, the dangerous condition that is  
5 there -- I drive by this several times every day, and on  
6 the weekends I feel like, I tend to agree, that has to  
7 be the most uncomfortable, most dangerous place on the  
8 island to be, right walking -- because you don't want to  
9 walk behind those cars. You try to walk in front of  
10 them, but there is no room.

11 Because everybody is trying to get off  
12 the road, but it's just a totally unworkable condition  
13 that is just there. And to make it parallel parking  
14 and, as you say, make it a valet condition, also, seems  
15 to begin to address the clientele, less of a bar, more  
16 of a restaurant. I think the island would also tend to  
17 say that is an excellent change.

18 So I would encourage this kind of  
19 thinking. The loss of one space is going to be  
20 negligible in the whole scheme of things, so I say this  
21 is a great idea, personally.

22 I mean, I don't know -- I am getting a  
23 sense we are here for -- that the majority is thinking  
24 we should defer it and let it be further studied.  
25 However, I'm thinking there is an immediate dangerous

0085

1 problem, and this could solve that. Although, I don't  
2 know what your permitting process is. That is really  
3 not our issue, I assume. But that --

4 MR. PRAUSE: Well, if they make changes that  
5 require your approval, then obviously you will be  
6 involved there, too. But we don't know that now.

7 MR. HEINAUER: We certainly would, with  
8 more -- you know, when the comprehensive plan is done, I  
9 mean, we would certainly go to that, for sure.

10 I just think it's a frightening  
11 situation with the cars just rushing in there like that  
12 and rushing out like that.

13 MR. SEEL: One of the concerns we had is  
14 that a lot of the traffic in that area parks in the  
15 residential areas. So by us having professionals park  
16 in one location, that keeps a lot of the residential  
17 traffic down and minimizes the amount of traffic flow by  
18 foot into those residential areas, at least from our  
19 standpoint. All we can do is what we can do with our  
20 little spot, and we are willing to do as much as we can.

21 MR. WRIGHT: I'm curious as to how well  
22 valet parking is going to work on Sullivan's Island.

23 MS. EWING: Yeah, I mean, especially there  
24 at a major intersection. Everybody has waited in valet

25 lines and you stand there forever. I think it could  
0086

1 actually exacerbate the problem at that major corner,  
2 but I'm not a traffic expert. I am just concerned, and  
3 I think I would ask that we defer this.

4 MR. WRIGHT: Well, what are our options,  
5 deferral, disapproval?

6 MR. McCULLOUGH: I don't think you can defer  
7 it indefinitely on a study that might take quite some  
8 time. You have to approve it, deny it, or approve it  
9 with conditions are the three options that you have  
10 really before you -- and back to a question.

11 Reading the intent of the Design Review  
12 Board, kind of what your focus is in, is not necessarily  
13 obviously what -- reviewing the traffic patterns and  
14 things like that.

15 So, candidly, I'm not sure how you look  
16 at it because the intent of the formation of the board  
17 would have to do with what they are asking, but it does  
18 have to come before you.

19 So I think you can't put it off  
20 indefinitely. You have to make a decision.

21 MR. WRIGHT: We can't kick the can down the  
22 road?

23 MR. McCULLOUGH: No.

24 MR. PRAUSE: Not too far, anyway.

25 MS. HARMON: Well, I do say this is truly,  
0087

1 truly a very dangerous place. When you are coming in  
2 and taking a right, those people who are taking a left  
3 on Ben Sawyer don't know in the summertime how  
4 treacherous that area is there, and I just don't know  
5 what the solution is.

6 MR. REINHARD: Well, that is traffic  
7 comment. Everybody slows down there.

8 MS. HARMON: Right.

9 MR. REINHARD: That is what they say about  
10 the carriages in downtown Charleston.

11 MS. HARMON: Well, you have to slow down  
12 because there are so many people there, and cars are  
13 everywhere and not enough light.

14 MR. REINHARD: To me, I totally agree that  
15 backing out, which is against what DOT would allow, is a  
16 dangerous situation. But if we are going to address  
17 this problem, if we are the one tasked with solving this  
18 dangerous problem which exists from 22-1/2 to 22, does  
19 it not?

20 MR. WRIGHT: It goes all the way down to 22.

21 MR. REINHARD: But beyond that is parallel,  
22 from 22 --

23 MS. HARMON: Down is parallel.

24 MR. REINHARD: -- west. 22 west is  
25 parallel. On the other side of the street is also

0088  
1 parallel. So this condition only exists between 22-1/2  
2 and 22.

3 MS. MIDDAGH: Green Heron is perpendicular.

4 MR. REINHARD: Oh, I'm sorry. You are  
5 right.  
6 MS. MIDDAUGH: That whole block down Green  
7 Heron.  
8 MR. REINHARD: You are right. Thank you for  
9 that. But that is quite a ways down.  
10 MR. HEINAUER: And in that area it's three  
11 lanes, the only area where there is three lanes.  
12 MR. REINHARD: If we were tasked with trying  
13 to solve this problem in terms of making it safer, which  
14 is not our task, but we are certainly all interested in  
15 that, then we should be talking about making it parallel  
16 from 22-1/2 to 22 and removing all of that perpendicular  
17 stuff, not just three spaces in front of Off the Hook,  
18 but address the block.  
19 MS. HARMON: You are absolutely right.  
20 MR. HERLONG: However, you are putting a lot  
21 of pressure on the board thinking we can solve the  
22 problem on the block. What we have is an applicant who  
23 is saying here is a problem I think I can solve at this  
24 portion of the block, and that is different than solving  
25 the entire problem. That is what the Town has to deal

0089

1 with.  
2 They are coming to us with an idea that  
3 they think can solve their immediate problem at this  
4 location. That is the way I look at it.  
5 MS. HARMON: Well, you are right about that,  
6 too, because it would eliminate some, maybe.  
7 MR. HERLONG: It's that one step.  
8 MS. HARMON: Right.  
9 MR. HERLONG: I think it's dangerous at  
10 Green Heron when I drive by there in the morning. You  
11 have 23-foot long trucks that are still stuck in the  
12 street.  
13 MS. HARMON: Right.  
14 MS. WALSH: Would it be permissible for the  
15 public to ask a question at this point?  
16 MR. HERLONG: Sure. Go ahead.  
17 MS. WALSH: Because after the discussion I  
18 now have a question. I am Clare Walsh, 2530 I'on.

19 To me you have two situations you are  
20 considering here. One is whether to change to  
21 perpendicular parking and the other is that you have  
22 this possibility of more parking at Dr. Durst 's office.

23 To me, if no one objects to using Dr.  
24 Durst's office after hours for parking, couldn't you  
25 have your valet person placed there who says you park in

0090

1 that place, you park in that place, and then the Town  
2 could consider the perpendicular or parallel parking  
3 later?

4 But you would solve your problem. You  
5 are going to pay Dr. Durst's office something to get  
6 this additional parking for you, and you are obviously  
7 going to somehow let your clientele know that. So that,  
8 to me, creates a lot of extra parking.

9 Now, I don't know how the residents  
10 around Dr. Durst's, if there are any private homes that  
11 would be affected by that parking at night, and that is  
12 a whole 'nother issue. But, to me, you gain the parking  
13 without getting into the parallel/perpendicular issue.

14 MR. HERLONG: Thank you.

15 MR. REINHARD: There is another issue here  
16 that no one has brought up, and that is metered parking,  
17 and the opportunity to -- again, if you had somebody who  
18 was studying this problem, they would say absolutely no  
19 more straight-in parking, everything has to be parallel,  
20 and in the town right-of-way, not on private property,  
21 and in the commercial district, meters. That is all  
22 part of a grand scheme that helps address the real meat  
23 of the parking problem.

24 I think it would be foolish to piecemeal  
25 this thing and try -- I know we don't set precedences,

0091

1 but this, in fact, would set a precedence, I'm sorry to  
2 say.

3 MS. HARMON: May I ask you a question, Mike?  
4 Could the Town Council make any kind of ruling on making  
5 that whole section parallel parking like it is on the  
6 other side?

7 MR. PERKIS: I don't think we would do that  
8 now.

9 MS. HARMON: You would have to wait?

10 MR. PERKIS: Yes. That is such a big issue.  
11 I don't think that we would. I thought you were going  
12 to ask me, even if this was approved, I think Council  
13 would then have to give approval to use Durst as a  
14 parking lot because it's in a residential area. So I  
15 think -- am I right, Kent?

16 MR. PRAUSE: That is the way I read the  
17 ordinance.

18 MR. PERKIS: That is the way I read it  
19 before I came here. I am not saying we would or  
20 wouldn't, but --

21 MS. HARMON: That is your opinion, your  
22 answer. Okay.

23 MR. PERKIS: I think that is too broad a  
24 question.

25 MR. HERLONG: So, really, it could be that

0092

1 this board may defer it. They may want to go to Council  
2 with this as a suggestion using Durst, and I think their  
3 idea -- something tells me maybe the reason it was used  
4 before and not, I think you addressed it, was just  
5 littering on the property, and your solution addresses  
6 that as a way to gain it back.

7 MR. HEINAUER: We would have a professional  
8 service. I mean, I certainly understand. I mean, you  
9 can't have the place dirty for them. It just wouldn't  
10 work.

11 I think the one other thing, not that --  
12 I think we would like to park at Dr. Durst's if  
13 possible, but I think one of the things that would help

14 the residents is actually if we did have a professional  
15 service park the cars. That would be less people  
16 walking the streets, which could cause some -- you know,  
17 if there is a concern about disruption. It seems like  
18 it would be better to keep it there.

19 MR. HERLONG: That is exactly what they do  
20 over near where I work on Breach Inlet. That facility  
21 has much more clientele than they have parking, and they  
22 share the parking next door. And the fact that they use  
23 the valet helps control a potentially out of control  
24 situation. It's very effective over there.

25 MR. WRIGHT: What is involved in making this  
0093

1 change physically? Markings on the street or --

2 MR. SEEL: I think just markings on the  
3 street. And as Paul mentioned earlier, if the  
4 comprehensive plan came up in a year and a half and said  
5 this is kind of what we want to do, we would default to  
6 what the Town agreed to.

7 What we are trying to do is we have a  
8 serious safety issue that we are trying to address  
9 today. You know, everybody knows the safety of the cars  
10 coming and going right there. We are just trying to  
11 alleviate that.

12 MR. WRIGHT: I'm waffling here, but I am  
13 going to separate the Durst problem from the safety  
14 problem. And now that I think about it, this might be  
15 at least a solution to mitigate the safety issue and  
16 then defer to the larger study. We are talking about  
17 something they can do immediately.

18 MR. REINHARD: You asked a question about  
19 making the valet parking work, how do you mark it, how  
20 do you do that? A solution to that could be that you  
21 can't -- first of all, you can't do it for just Off the  
22 Hook because there are other restaurants there who have  
23 similar problems.

24 And there is yet another issue with  
25 loading zones for the trucks that deliver the food and  
0094

1 the beverages for these. And with an appropriate  
2 traffic study, you could put in loading zones in certain  
3 areas within a reasonable distance of those concentrated  
4 restaurants that would work as loading zones during the  
5 day, but could also be drop-off zones and valet during  
6 the night, which would mean no one would ever be allowed  
7 to park there, but they would serve two functions. I  
8 mean, that is one way to look at it, so that is a good  
9 idea.

10 MS. HARMON: That is a good idea.

11 MS. EWING: I just think we as a board are  
12 not prepared to make this type of a decision, especially  
13 if it ends up making things worse, which is my take on  
14 it.

15 I have actually lived in an area where  
16 they use valet parking in a very small, very highly  
17 trafficked area, and it's a traffic nightmare. It  
18 really is. It's -- I don't know. Are we ready to --

19 MR. HERLONG: Over on Breach Inlet they can  
20 double and triple park because they control the cars.

21 MS. EWING: But this is downtown Sullivan's  
22 Island. This is completely different.

23 MR. REINHARD: You can drive your  
24 vehicle into their property and unload, and they bring  
25 your vehicle onto their property. It's not done at

0095

1 curbside like this would be, but it does work  
2 beautifully.

3 MS. HARMON: Maybe we should defer it. If  
4 they want to go to Town Council and see what Town  
5 Council says and then come back before this board.

6 MR. REINHARD: I think we should deny it.

7 MS. EWING: I think we should deny it as  
8 well. And I would actually like to make a motion. Can  
9 I make a motion?

10 MR. HERLONG: Sure.

11 MS. EWING: I would like to make a motion  
12 that we respectfully deny this application under the  
13 grounds that this is over our heads, and that a parking  
14 study and a comprehensive plan for the downtown  
15 commercial district is in the works, and we should defer  
16 to the outcome of that.

17 MR. REINHARD: I second that motion. But,  
18 at the same time, as not part of my motion, I want to  
19 commend you for bringing this to our attention because  
20 it is a problem. It's a problem that needs to be --  
21 needs to be involved in serious discussion, and it's a  
22 problem that is not just yours.

23 It's certainly at least a whole block on  
24 Sullivan's Island, and it makes us think that we need to  
25 move forward as soon as we can with City Council to try

0096

1 to come up with a comprehensive plan. So we commend you  
2 for that. Thank you.

3 MR. HERLONG: So we have a second. Any  
4 discussion?

5 I would like to say I'm afraid that -- I  
6 am sure that it's a great idea to have some  
7 comprehensive planning. Absolutely we need that, but  
8 that is going to take six months to a year before any  
9 change would ever be implemented. And I see this as an  
10 immediate problem with a simple immediate solution, so I  
11 think this would be a great idea, personally.

12 MR. REINHARD: I would only agree with that  
13 if it included the entire block.

14 MS. EWING: I think if you are going to hire  
15 somebody, get a traffic person. Don't get a rent-a-cop  
16 out there that is guiding people in and out and slowing  
17 traffic down. Get somebody out there with a whistle.  
18 We don't have to change the parking. You still keep it  
19 the same. That would make it safe.

20 You would have -- you would employ  
21 another person, and then the Town can take care of the  
22 situation. I just think this is not the solution right  
23 here for the major, major parking issues we have here.

24 MR. HERLONG: Any other comments?  
25 MR. REINHARD: One more comment. If it were  
0097

1 possible that the businesses within that block, and  
2 there is a handful, would come up with a consensus and  
3 plan that showed something like that for each one of  
4 those businesses, then I think it should come back here.  
5 MS. HARMON: I agree.  
6 MR. HEINAUER: May I ask how far do you go  
7 up the road? Are you saying like up to High Thyme or --  
8 MR. REINHARD: Just from 22-1/2 to 22.  
9 MR. WRIGHT: All the way down to 22.  
10 MR. REINHARD: You are parallel parked from  
11 Dunleavy's east and you are parallel parked from Station  
12 22 west. We are talking that block right there.  
13 MS. HARMON: I would agree with that.  
14 MR. REINHARD: Do you have a neighborhood  
15 organization or consortium or anything like that where  
16 you could bring that up?  
17 Because if you could get everybody to  
18 admit that that parking is a problem, and that this is a  
19 solution for everybody in that block, then there is not  
20 much argument.  
21 MS. HARMON: I agree.  
22 MR. HEINAUER: May I? One of the other  
23 problems is our building -- everybody else's restaurant  
24 is above, so they don't have the same safety concerns  
25 that we have.

0098  
1 I mean, ours is people pulling into our  
2 restaurant, literally. I mean, for us, we would almost  
3 rather have the parking eliminated, just the liability  
4 of just having those people like that. And with X  
5 amount of the people that -- you know, the way the  
6 parking is, X amount of the people -- if you go down the  
7 road the parking -- it says no parking, only for such  
8 and such location. Our place doesn't have that.  
9 So we could have people driving into our  
10 building that aren't necessarily our inhabitants that we  
11 don't have control over how much they have had or how  
12 much they haven't had.  
13 MR. WRIGHT: I think those signs that you  
14 can't park here unless in a certain restaurant are  
15 not -- you don't have to pay any attention to those  
16 signs.  
17 MS. EWING: How about having your employees  
18 park there?  
19 MR. WRIGHT: That is crazy.  
20 MS. EWING: I mean, there is many, many  
21 solutions. I personally don't think that we can solve  
22 this tonight by this, and --  
23 MR. WRIGHT: I have one other comment and  
24 then I will quit. I am trying to separate the valet  
25 parking part of this from the safety issue.

0099  
1 What if we just say, okay, let's go with  
2 three parallel parking positions here and don't try the

3 valet parking? At least we are, as Steve says, we are  
4 maybe helping a safety issue here.

5 MS. EWING: How do we know -- we are not  
6 parking experts. How do we know -- have you ever seen  
7 people parallel park?

8 MR. WRIGHT: No comment.

9 MS. EWING: Talk about a safety issue.  
10 Backing into a drunk person trying to parallel park? A  
11 straight person -- I mean I really --

12 MR. WRIGHT: Well, the restaurant is going  
13 to be a family restaurant and aren't going to have as  
14 many drunks.

15 MS. EWING: Oh, come on. I mean, really.

16 MR. HEINAUER: I mean, just to address that,  
17 I mean, that's -- you don't know me, but if you go into  
18 the restaurant you will see it's significantly  
19 different, the place. I mean, so in terms of saying  
20 that, I'm not sure that is a fair comment, because there  
21 are a lot more tables there, et cetera. It's a  
22 restaurant.

23 We would personally prefer three  
24 parallel and don't let us do --

25 MR. SEEL: Safety is our number one concern.

0100

1 MR. HERLONG: One thing you are going to  
2 find on that block during the study is that the current  
3 parking may work fine down the way. The buildings are  
4 farther back. You are not as close to this  
5 intersection.

6 As you walk behind and around cars  
7 further down the street, it's two-way traffic there,  
8 not -- two-lane, not three-lane traffic. You could even  
9 see the building next door is at least five feet back  
10 from this structure. Every little condition is going to  
11 be different. I see -- I still see this as a great  
12 solution for that immediate problem.

13 MR. WRIGHT: How does this parking -- excuse  
14 me, Steve -- relate to the tables in front of  
15 Dunleavy's? If I parked in this first slot here,  
16 position, am I facing those picnic tables?

17 MS. EWING: Yeah. The lights will be on  
18 Dunleavy's then.

19 MR. SEEL: But Dunleavy's tables are  
20 literally in the DOT right-of-way.

21 MR. WRIGHT: Well, that is not my point.

22 MR. SEEL: We have an unusual situation in  
23 our area because we really have the only parking spots  
24 that are literally half on personal property and half on  
25 state property. As the woman said, we are very narrow

0101

1 there, so there is not a lot of room there. There is  
2 not enough room where you can actually pull off the  
3 street. You are actually still hanging in the street  
4 when you are in our parking spots.

5 And so everybody wants to push as close  
6 as they can to the building, which further enhances the  
7 safety of the pedestrians that have to traverse all

8 three places right there. There is only one little  
9 walkway, and the cars are coming straight on at them.  
10 MR. HERLONG: Any further comments?  
11 Anybody?  
12 MS. EWING: I don't have any further  
13 comments.  
14 MR. WRIGHT: I have one other question.  
15 These three parallel spaces are not any further out into  
16 the right-hand lane?  
17 MR. SEEL: No, sir.  
18 MR. WRIGHT: That is still an approved lane?  
19 MR. SEEL: Yes, sir. On the drawing you  
20 will see the original parking spaces that are set, and  
21 then you will see the outer line is equal with the lines  
22 that are drawn up for that parking space.  
23 MR. WRIGHT: Is there a motion?  
24 MR. REINHARD: There is a motion and a  
25 second.

0102

1 MR. HERLONG: We have a motion and a second.  
2 Anybody have any other comments?  
3 MS. EWING: No.  
4 MR. HERLONG: All in favor of the motion say  
5 aye?  
6 MS. EWING: Cyndy is in favor.  
7 MR. REINHARD: Fred in favor.  
8 MS. HARMON: Betty in favor.  
9 MR. HERLONG: All not in favor?  
10 MR. WRIGHT: Duke.  
11 MR. HERLONG: Steve.  
12 So the motion to deny passes.  
13 (The meeting concluded at 8:15 p.m.)  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

0103

1 STATE OF SOUTH CAROLINA )  
2 )  
3 COUNTY OF CHARLESTON )  
4  
5 I, Nancy Ennis Tierney, Certified Shorthand Reporter  
6 and Notary Public for the State of South Carolina at  
7 Large, do hereby certify that said hearing was taken at  
the time and location therein stated; that the hearing  
was recorded stenographically by me and were thereafter  
transcribed by computer-aided transcription; and that  
the foregoing is a full, complete and true record of the  
hearing,

8

9 I certify that I am neither related to nor counsel  
10 for any party to the cause pending or interested in the  
11 events thereof.

12

13 Witness my hand, I have hereunto affixed my official  
14 seal this 30th day of April, 2008, at Charleston,  
15 Charleston County, South Carolina.

16

17

18

19

20

21

22

23

24

25

---

Nancy Ennis Tierney  
CSR (IL)  
My Commission expires  
April 6, 2014