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MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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DATE: December 16, 2009

TIME: 6:00 PM

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

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REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)  
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A P P E A R A N C E S

DESIGN REVIEW BOARD MEMBERS:

PAT ILBERTON - Chair  
STEPHEN HERLONG - Vice Chair  
DUKE WRIGHT - Secretary  
FRED REINHARD - Member  
BETTY HARMON - Member  
JON LANCTO - Member  
BILLY CRAVER - Member

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ALSO PRESENT: Kat Kenyon - Administrative  
Randy Robinson - Building Official

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1 MR. ILDERTON: It is 6:00, and the Design  
2 Review Board of Sullivan's Island is meeting  
3 December 16th, and the members in attendance are Duke  
4 Wright, Pat Ilderton, Steve Herlong, Betty Harmon, Fred  
5 Reinhard, Jon Lancto and Billy Craver. The Freedom of  
6 Information requirements have been met for this meeting.  
7 The first item on tonight's agenda --  
8 MR. HERLONG: I would like to amend the  
9 agenda.  
10 MS. KENYON: Not yet.  
11 MR. HERLONG: Oh, we can't do that?  
12 MS. KENYON: Do the approval first.  
13 MR. ILDERTON: We will approve the minutes  
14 first. First is approval of the minutes. Everybody  
15 read them? Everyone loved them?  
16 MR. CRAVER: Move for approval.  
17 MR. LANCTO: Second.  
18 MR. ILDERTON: Everyone in favor?  
19 MR. WRIGHT: Aye.  
20 MR. ILDERTON: Aye.  
21 MR. REINHARD: Aye.  
22 MR. LANCTO: Aye.  
23 MR. CRAVER: Aye.  
24 MS. HARMON: I didn't read them. I am  
25 abstaining. I didn't read them.

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1 MR. HERLONG: I am abstaining because I  
2 didn't attend. I didn't read them, either.  
3 MR. ILDERTON: Do we hear a motion to adjust  
4 the agenda?  
5 MR. HERLONG: I move that we move Item 4,  
6 2320 I'on, to Item Number 2 on the agenda.  
7 MR. ILDERTON: Great. Second?  
8 MR. WRIGHT: Second.  
9 MR. ILDERTON: Discussion? Everybody in  
10 favor?  
11 MR. WRIGHT: Aye.  
12 MR. ILDERTON: Aye.  
13 MR. HERLONG: Aye.  
14 MR. REINHARD: Aye.  
15 MS. HARMON: Aye.  
16 MR. LANCTO: Aye.  
17 MR. CRAVER: Aye.  
18 MR. ILDERTON: All right, 2320 I'on.  
19 MR. ROBINSON: 2320 is the Haller residence.  
20 It's been to you-all twice before. It's a historic  
21 structure. It's outside of the historic district.  
22 They have special exception status from  
23 the Board of Zoning Appeals to add a second structure to  
24 this lot, and so they are coming to you-all for final

25 approval.

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1 MR. ILDERTON: Great. Thank you. Yes,  
2 ma'am?

3 MS. ALLEN: Elizabeth Allen with Allen  
4 Design. As Randy just said, this is our third and final  
5 trip to you-all for this one.

6 We went to BZA last month and got  
7 unanimous approval for the special exception, and they  
8 were on board with everything, and said they thought  
9 that the house looked good and was good for the lot.

10 So, as stated previously, we meet or  
11 exceed all the zoning requirements. We are not asking  
12 for any variance or relief because you can't give it to  
13 us because we are the second structure on the lot, and  
14 we are just here to finalize this process and move on  
15 down the road.

16 MR. ILDERTON: Good. Thank you, Elizabeth.  
17 Public comment? Anybody have public comment? Public  
18 comment section is closed.

19 And, Randy, is there anything else?

20 MR. ROBINSON: I think everything has been  
21 corrected that we asked her to correct.

22 MR. ILDERTON: I think so.

23 MR. HERLONG: I have one question. Any  
24 changes that have been made at this time that we might  
25 need to be aware of, or is it the same submittal?

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1 MS. ALLEN: No, same submittal. There were  
2 a few little inconsistencies here or there, but that was  
3 more of a drafting thing, and those have been corrected,  
4 but nothing materially has changed on the house.

5 MR. ILDERTON: Great. Billy, do you have  
6 anything?

7 MR. CRAVER: Other than I move for approval  
8 whenever it's appropriate.

9 MR. ILDERTON: Running on down the line.  
10 Jon?

11 MR. LANCTO: Same.

12 MR. ILDERTON: Fred?

13 MR. REINHARD: Looks good.

14 MR. ILDERTON: Betty?

15 MS. HARMON: Looks good to me.

16 MR. HERLONG: I'm fine with it.

17 MR. ILDERTON: Fine with it, also.

18 MR. WRIGHT: I'm fine with it.

19 MR. ILDERTON: Do I hear a motion?

20 MR. CRAVER: Move for final approval.

21 MR. WRIGHT: Second.

22 MR. ILDERTON: Everybody in favor?

23 MR. WRIGHT: Aye.

24 MR. ILDERTON: Aye.

25 MR. HERLONG: Aye.

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1 MS. HARMON: Aye.

2 MR. REINHARD: Aye.

3 MR. LANCTO: Aye.

4 MR. CRAVER: Aye.  
5 MS. ALLEN: Thank you very much. Everybody  
6 have a happy holiday.  
7 MR. ILBERTON: We are back to 2608 I'on,  
8 accessory structure.  
9 MR. ROBINSON: 2608 I'on. I'm sorry. I  
10 have the wrong one here.  
11 2608 I'on. There is a little  
12 inconsistency, or error, I should say, in the  
13 application. It said the structure -- it was submitted  
14 as being outside the historic district and not  
15 classified as historic. It is within the historic  
16 district. It is classified as historic, Number 106.  
17 They did receive staff approval on some  
18 window replacements on the side and the rear last month  
19 or the previous month.  
20 What they are coming to you-all tonight  
21 with is to build a detached two-car garage and a pool at  
22 the rear of the structure. And I don't believe there  
23 are any -- it says hardscape, but I don't think there is  
24 anything else in the front portion, just in the rear,  
25 right?

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1 MR. DIAMENT: Exactly. It's the pool deck.  
2 MR. ROBINSON: And they are not exceeding or  
3 asking for any increases, so I don't really see a  
4 problem with the application.  
5 MR. ILBERTON: Great. Thank you, Randy.  
6 Yes, sir? Anything to add?  
7 MR. DIAMENT: I don't. I just appreciate  
8 any comments or suggestions.  
9 MR. ILBERTON: Great. Thank you.  
10 MS. KENYON: State your name.  
11 MR. DIAMENT: Evan Diament, Diament  
12 Building.  
13 MR. ILBERTON: Is there any public comment?  
14 There is no public comment, and the public comment  
15 section is closed.  
16 Randy, you don't have anything to add?  
17 MR. ROBINSON: I don't have anything.  
18 MR. ILBERTON: Duke?  
19 MR. WRIGHT: It's a historic structure,  
20 right? Only the house on the front is historic?  
21 MR. DIAMENT: Correct.  
22 MR. WRIGHT: And there is no alterations or  
23 modifications to that portion of the house other than  
24 the windows?  
25 MR. ROBINSON: There is not. That all

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1 remains the same.  
2 MR. WRIGHT: And work is already in place.  
3 So, other than that, I don't have anything.  
4 MR. ILBERTON: Great. Thank you. I am also  
5 fine with the application. Steve?  
6 MR. HERLONG: No. I think the garage has a  
7 nice scale to it. It just seems very appropriate to the  
8 property, so I'm in favor.

9 MR. ILDERTON: Betty?  
10 MS. HARMON: I would like to say what a nice  
11 young man I think you are. Yesterday you were very  
12 courteous and you answered my questions without  
13 hesitation. It was no can dances, and you took me  
14 around and showed me what you were going to do. I  
15 appreciate that. And if you just keep that, you will go  
16 a long way.  
17 MR. DIAMENT: Thank you, Betty.  
18 MS. HARMON: Listen, that is my personal  
19 opinion.  
20 MR. WRIGHT: It must be Christmastime.  
21 MR. ILDERTON: Is there any comment on the  
22 structure? No. Okay. Fred?  
23 MR. REINHARD: It looks like cedar siding  
24 and 5-V crimp roof?  
25 MR. DIAMENT: Correct. We are going to  
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1 match the house.  
2 MR. REINHARD: And is there an existing curb  
3 cut for your driveway?  
4 MR. DIAMENT: There is. It's in disrepair.  
5 We are going to address all of the existing slab work  
6 and the driveway where -- we are going to address that  
7 during construction, but there is a curb cut.  
8 MR. REINHARD: Okay. Thank you.  
9 MR. ILDERTON: Looks good. Thank you. Jon?  
10 MR. LANCTO: Good.  
11 MR. ILDERTON: Billy?  
12 MR. CRAVER: Good.  
13 MR. ILDERTON: Do we hear a motion?  
14 MR. REINHARD: Move for approval.  
15 MR. LANCTO: Second.  
16 MR. ILDERTON: Discussion?  
17 MR. HERLONG: One question. Is this a  
18 single -- it's final approval? This is it?  
19 MR. ROBINSON: This is final.  
20 MR. REINHARD: Final.  
21 MR. ILDERTON: Great. Do we hear a motion?  
22 MR. WRIGHT: It's been made.  
23 MR. ILDERTON: Do I hear a second? There  
24 was a second. Do I hear a vote? Everybody in favor?  
25 MR. WRIGHT: Aye.  
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1 MR. ILDERTON: Aye.  
2 MR. HERLONG: Aye.  
3 MS. HARMON: Aye.  
4 MR. REINHARD: Aye.  
5 MR. LANCTO: Aye.  
6 MR. CRAVER: Aye.  
7 MR. ILDERTON: Great. Thank you, sir.  
8 Moving right along. Randy?  
9 MR. ROBINSON: We need to be careful with  
10 this one because this is Kent Prosser's old house. We  
11 have to have respect for Ken, okay?  
12 MR. ILDERTON: Kent's old house, the Prosser  
13 house.

14 MR. ROBINSON: This is the old Prosser  
15 house. It is a historical structure. It's in the  
16 historical district. It's Number 125. They propose to  
17 raise this structure a foot and a half only to get it up  
18 above flood.

19 They are going to add an addition to the  
20 rear of it, and a pool with a small pool house in the  
21 rear. They do plan on -- the only changes to the front  
22 of the house, they show a different lattice. The  
23 chimney that was right in the center of the house is  
24 being moved over to the left-hand side.

25 They are going to remove the AC stand,  
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1 which is pretty ugly, over on the side, and they are  
2 going to remove the gas tank, also. They are not asking  
3 for any increases. Other than that, it's all yours.

4 MR. ILDEBERTON: Great. Thank you. Yes, sir,  
5 Hunter?

6 MR. KENNEDY: My name is Hunter Kennedy.  
7 I'm the principal designer with KDS, and I am here to  
8 represent the clients who own 2430 I'on Avenue.

9 And, as Randy just explained, we are  
10 proposing a renovation of this existing one-story main  
11 house, which is 1,629 square feet, and the addition of a  
12 one-and-a-half-story structure at the rear of the  
13 property which is -- or the rear of the house, which is  
14 connected via a small one-story hyphen.

15 If you look at your -- consult the  
16 plans, where they have the shaded areas you can see the  
17 addition here and this hyphen, this heated connection  
18 between the addition and the existing house.

19 The addition will match the  
20 architectural materials and details of the historic  
21 existing house, while continuing the island's tradition  
22 of organic building development, their individual window  
23 styles and roof massing. It clearly delineates old  
24 familiar.

25 In addition, we propose to restore the  
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1 currently enclosed side porch here, as well as add a new  
2 back porch at the rear of the house.

3 There will be no changes to the existing  
4 doors, windows, columns and railings currently on the  
5 front facade of the house in this area here, which can  
6 be seen from I'on Avenue.

7 In order to do this, though, we request  
8 permission to elevate the house a foot and a half to  
9 meet the required base flood elevation, and repair or  
10 replace existing foundations and stairs as needed.  
11 But this will further protect the historic house from  
12 any future hurricane damage. And all new foundations  
13 will match existing concrete piers, finished stucco.

14 We also request permission to demolish  
15 the historic -- the existing non-historic garage, which  
16 you can see in the photos which have been supplied.  
17 Here is two views of that garage. Also, demo'ing the  
18 concrete slab behind that garage and, potentially, the

19 slab in front of it.

20 In its place we propose to build a  
21 220-square-foot unheated pool loggia, which would be  
22 open to the pool terrace, just under 1,600 square feet,  
23 which would be located at the rear of the property. The  
24 terrace and the loggia meet all the impervious lot  
25 coverage and zoning requirements for the lot.

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1 I want to add right now that  
2 preservation is a very important component to the  
3 project, and alterations to the building's exterior have  
4 really been minimized wherever possible and kept at the  
5 rear of the property away from public view.

6 The scale of the proposed addition is  
7 proportionate to the existing house, as well as the  
8 adjacent properties in the historic district, and the  
9 building details reflect the architectural vernacular of  
10 the island.

11 The existing asphalt shingle roof will  
12 be replaced with a historically prepared standing seam  
13 metal roof, and the existing HVAC system and propane gas  
14 tank, clearly visible from Station 25, will be relocated  
15 out of public view so that this house becomes a better  
16 example of the island's historic past.

17 This, again, is a photo of that tank and  
18 HVAC unit, which can be seen from -- really from Station  
19 25 or I'on, and so those will be moved.

20 I realize I need to run through the  
21 standards of neighborhood compatibility. We feel this  
22 project meets that on all points.

23 With regards to the first point of  
24 setbacks, foundations and building heights, the proposed  
25 addition is approximately ten feet from the side setback

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1 line, and two and a half feet inboard of the existing  
2 house. The finished floor height of the proposed  
3 project would be seven feet above grade and a foot and a  
4 half above base flood, yet the proposed addition will  
5 only be 31-1/2 feet, which is well below the standard  
6 building height -- or the standard height limit of  
7 38 feet.

8 The second point, the massing and  
9 orientation of the one-and-a-half-story addition were  
10 carefully considered. We wanted it to be proportional  
11 to the existing house, and I will pull up the elevation  
12 here.

13 We want it to be proportional to the  
14 existing house, as well as the surrounding historic  
15 homes. The addition is only three feet taller than the  
16 existing house, and connected to the kitchen wing by  
17 this one-story height in here. That maintains the  
18 original rear entry to the house from the side porch.  
19 It allows a street entry from the street and also entry  
20 from the backyard.

21 This connection is very much a part of  
22 the island's tradition of organic development which  
23 allows the hyphen and addition to be architecturally

24 distinct, and enhances the use of the existing building  
25 without compromising its integrity.

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1                   The third point, we intentionally  
2 selected a mix of window styles for the project. All  
3 new windows on the main house and kitchen wing are 6/6,  
4 which match the existing. However, the -- and they will  
5 also be wood windows, but the new windows will probably  
6 be simulated divided light as opposed to true divided  
7 light.

8                   They would have a space bar in between  
9 to really provide that kind of -- provide the same feel  
10 as a true divided light window. But I feel like that  
11 this is a very important detail for the house. I felt  
12 like it was important to continue this 6/6 configuration  
13 as to what is there now.

14                   However, the windows on the addition are  
15 2/2, another style common to historic homes on the  
16 island, and one that is frequently used in combination  
17 with the light patterns on older homes that have been  
18 expanded over time. The original windows and doors on  
19 the front porch, as I have said before, will remain  
20 unchanged.

21                   The new exterior doors entering the  
22 hyphen, as seen here, will feature two-lite transom  
23 matching the front entry, though the doors themselves  
24 will have a distinct four-lite configuration, which I  
25 think works with the 2/2 windows.

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1                   You probably have noticed at this point that  
2 this window here, which is the one window on this  
3 elevation that is really distinct, there is a reason for  
4 that.

5                   The stairwell is located in this area,  
6 the addition, and I felt it appropriate to continue --  
7 instead of rather going with a 2/2, going with a 4/2,  
8 continuing the proportions of these, the lites of the  
9 windows, but really taking advantage of that location in  
10 the house and the stairwell, bringing more light in  
11 there and providing a more interesting facade here.

12                   I think it would be very easy to put in  
13 a fourth dormer here that would match all of these  
14 others, but it wouldn't really respond to the interior  
15 space. And that was, I guess, the logic behind this  
16 window selection.

17                   In closing, the three-lite French doors  
18 opening onto the back porch will be similar to those  
19 commonly found on the island.

20                   The fourth point, the existing side  
21 porch, which was enclosed for additional heated space by  
22 the previous owner, will be restored. You can see this  
23 on the photo here, this porch enclosure, which actually  
24 overlaps a window on the house.

25                   In addition to restoring the side porch,

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1 we are going to be adding a back porch, which will  
2 better connect the house to the rear of the property and



3 the proposed pool terrace.

4 This area will be screened from public  
5 view, the pool, from the existing kitchen wing -- by the  
6 existing kitchen wing and the new addition. And a small  
7 220-square-foot open-air loggia will be located at the  
8 rear of the pool.

9 I couldn't fit the loggia in the  
10 dimensions of the buildings on the same elevation, so I  
11 had to actually print a separate set that you will see  
12 at the very back, and this is the loggia in relation to  
13 the addition, just so you can understand kind of how  
14 this would be seen from Station 25.

15 Anyway, the loggia would be located at  
16 the rear of the pool and would screen the view from the  
17 house, and also further screen the pool terrace from the  
18 street.

19 There is currently a landscape buffer  
20 along Middle Street at the back of the property, and  
21 this would be maintained for privacy. The lot itself  
22 would really -- the look of the lot would remain  
23 unchanged. So this would not be prominently displayed  
24 from Middle Street at all. It would be the screening  
25 that we currently have.

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1 The massing -- excuse me. Point five,  
2 the small driveway will continue to be located along the  
3 side of the property adjacent to the addition's street  
4 front access, and we will make use of a mix of  
5 impervious and pervious materials. The new drive will  
6 be no larger than the existing wing, approximately  
7 400 square feet.

8 The front facade of the original house  
9 will remain unchanged, other than the elevation of the  
10 structure to meet flood code requirements, and the  
11 required improvements to the existing steps and  
12 foundation.

13 The side facade of the original house  
14 along Station 25 will be improved by the elimination of  
15 the existing tank and AC systems prominently located  
16 beside the porch.

17 More importantly, the addition will  
18 incorporate the same style of the wood siding, chamfered  
19 6x6 square columns, louvered shutters, exposed rafters  
20 and other architectural details found on the original  
21 house.

22 The house is extremely -- the details  
23 are very simple, but I think very important because of  
24 that fact. And I think we have made a point to really  
25 incorporate everything that we found on the house into

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1 the new design.

2 Finally, the roof is integral to the  
3 identity of this house. And like the original  
4 structure, this one-and-a-half-story addition is a  
5 simple gable roof.

6 The eave is broken by shed dormers and  
7 the low-sloped hip roof of the enclosed porch

8 overlooking the pool. The hyphen connection is  
9 similarly framed with low-sloped awnings extending over  
10 the stair landings to allow a dry entry into the house.

11 And then elevation 2.3, you can see not  
12 only the rear elevation, but the section through this  
13 hyphen. So you can see how these awnings are actually  
14 working at the landings.

15 Again, I think it's both functional, but  
16 also allows for an opportunity for some interesting  
17 detail, and really energizes that connection between the  
18 addition and the existing building.

19 The entire house will be given a new  
20 standing seam metal roof appropriate to the island's  
21 historic district. And along with the matching  
22 materials and details, I believe this will knit together  
23 the old and new elements of the project.

24 Finally, in the 1987 inventory of  
25 historic island homes, this house was described as

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1 being, quote, representative of the modest island  
2 residences built in the late 19th century.

3 This neighborhood has many modest  
4 dwellings that have been adapted and expanded over the  
5 past 100 years in various ways. However, we feel that  
6 this design, which meets all the zoning requirements,  
7 maintains the historic front facade of the house and  
8 incorporates many of the original architectural details  
9 in the new addition, preserves the modesty of the  
10 original building and enhances the surrounding  
11 neighborhood. Thank you.

12 MR. ILDERTON: Thank you. Is there any  
13 public comment? No public comment. And, Randy, do you  
14 have anything to add?

15 MR. ROBINSON: Well, just, you know, the AC  
16 stand is going to be removed, but where is it going? It  
17 isn't shown on the plan.

18 MR. KENNEDY: Well, the air-conditioner, the  
19 handlers, will be in the attic space. The condenser  
20 unit, I believe that it will be located on the opposite  
21 side of the house. Let me show you where that would be  
22 located. Essentially, it would be located either behind  
23 the loggia or right along here.

24 MR. ROBINSON: I was just wondering.

25 MR. ILDERTON: Fred, do you want to start

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1 off?

2 MR. REINHARD: Very nice presentation. I  
3 like the detail in which you explained all the different  
4 elements and the way things could be done. Good job.

5 I like it. You know, it's an addition  
6 to an old house, and it's just a little bit different,  
7 yet it's very much appreciative of the old style of the  
8 house.

9 And this is for, what, conceptual? Is  
10 this conceptual?

11 MS. KENYON: They would like final, if  
12 possible.

13 MR. KENNEDY: We will take any level of  
14 approval that the board feels like --  
15 MR. REINHARD: Well, I would be willing to  
16 discuss that with other members of the board, but I like  
17 it.  
18 MR. ILBERTON: Betty?  
19 MS. HARMON: I think it's a wonderful  
20 presentation, and I like what you have done, and I don't  
21 have any problem with it.  
22 MR. ILBERTON: Steve?  
23 MR. HERLONG: Well, I agree. The link  
24 really makes it work, I guess a nice addition. The fact  
25 that you have kept the two-story addition, the wall

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1 heights as low as possible works. The detail of that  
2 section is simple and in keeping with the original home.  
3 You know, we often, over the years, have  
4 talked about historic homes and raising them, but my  
5 feeling is that it stays in the right proportion by  
6 raising it -- what is it, 18 inches or so?  
7 MR. KENNEDY: Yes, sir.  
8 MR. HERLONG: But what you get an  
9 opportunity to do is reinforce that foundation. It's  
10 going to make the house last that many more years longer  
11 over time. So I have no trouble with the fact that the  
12 house is raised, so I think it's a good solution.  
13 MR. ILBERTON: Great. When was this house  
14 built? How old is this house?  
15 MR. CRAVER: 1900, about 100 years old.  
16 MR. ROBINSON: It's about 100 years old,  
17 right in there. I don't have a survey card for it.  
18 MR. WRIGHT: There was a survey card.  
19 MS. KENYON: Don't look at me.  
20 MR. ILBERTON: I didn't see it in here.  
21 MS. KENYON: Not for that one.  
22 MR. KENNEDY: The historic survey that I was  
23 provided said it was built in approximately 1895, so  
24 110 years old or so.  
25 MR. ILBERTON: Like you said, it seemed to

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1 be newer than that. And the turned metal, is that going  
2 to be tin turned? Or you-all still have to discuss  
3 whether it's going to be copper or tin or --  
4 MR. KENNEDY: I believe it's going to be --  
5 MR. ILBERTON: A true turn?  
6 MR. KENNEDY: It would be ideal if it was  
7 true turn. But the fact that the majority is a gable  
8 roof, it really, with that vent at the ridge, I think  
9 you could get away with the standing seam as opposed to  
10 a turn metal, but I need to confirm that with the  
11 clients, but I think that that is best for the property.  
12 MR. ILBERTON: And those are operable  
13 shutters?  
14 MR. KENNEDY: Yes, sir. They are certainly  
15 not going to be fixed.  
16 MR. ILBERTON: Great. All right. No, I  
17 like it. It's a good design.

18 MR. WRIGHT: I agree. I think it's a great  
19 solution, good design. I'm just curious about one  
20 thing. How are you going to deal with the parking? It  
21 doesn't show anything on the site plan.

22 MR. KENNEDY: Well, I tried to address it,  
23 actually, in the presentation.

24 MR. WRIGHT: Maybe I missed it. Did you  
25 talk about it?

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1 MR. KENNEDY: I did talk about it a little  
2 bit in terms of there is currently a concrete slab on  
3 the property, and the parking would be in that similar  
4 location, if not identical location, close to this door  
5 here. So roughly in front of the footprint, or  
6 currently the garage that is located where this addition  
7 is going to be.

8 MR. WRIGHT: I understand. So it would be  
9 the slab that is there, essentially, in front?

10 MR. KENNEDY: Yes. We would maintain the  
11 yard out in front, and this would be where the parking  
12 would be.

13 MR. WRIGHT: Fine. Thank you.

14 MR. ILDERTON: Billy?

15 MR. CRAVER: I also appreciate your having  
16 read the ordinance and figuring out what you need to  
17 say, how you matched up with the requirements and laying  
18 them out for us. That is always helpful.

19 I like the design. I like how it  
20 matches up with the old, but it's different from the  
21 old. But I think it captures what it needs to capture,  
22 so I'm good with it.

23 MR. ILDERTON: Jon?

24 MR. LANCTO: Yeah, great presentation. The  
25 one thing that bothers me even just the slightest is the

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1 elevation of the Station 25 elevation. I think that the  
2 addition is a little bit overpowering the existing  
3 structure, but I see what you are trying to do, and I  
4 appreciate you breaking up that mass of that facade  
5 there.

6 So, you know, that is personal  
7 preference, entirely, and I like everything else besides  
8 that.

9 MR. ILDERTON: All right. Do I hear a  
10 motion? And we can have some discussion after the  
11 motion.

12 MR. CRAVER: I move that we give final  
13 approval to this project.

14 MR. ILDERTON: Second?

15 MR. LANCTO: Second.

16 MR. ILDERTON: Discussion? I mean, for  
17 the -- mainly I say discussion because of the change.  
18 Or not changes, but what Fred mentioned about final  
19 approval.

20 I mean, is there any issue about why we  
21 would not want final approval of this? I mean, I am  
22 fine with final approval.

23 MS. HARMON: I'm fine with it.  
24 MR. ILDERTON: Great. All right. Do I hear  
25 a vote? Everybody in favor?

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1 MR. WRIGHT: Aye.  
2 MR. ILDERTON: Aye.  
3 MR. HERLONG: Aye.  
4 MS. HARMON: Aye.  
5 MR. REINHARD: Aye.  
6 MR. LANCTO: Aye.  
7 MR. CRAVER: Aye.  
8 MR. ILDERTON: Great. Thank you, sir.  
9 MR. KENNEDY: Thank you very much.  
10 MR. CRAVER: Well done.  
11 MR. ILDERTON: Randy, you don't have any  
12 incidentals, right?  
13 MR. ROBINSON: No.  
14 MR. ILDERTON: We are adjourned.  
15 (The meeting adjourned at 6:30 p.m.)  
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1 STATE OF SOUTH CAROLINA )  
2 )  
3 COUNTY OF CHARLESTON )

4 I, Nancy Ennis Tierney, Certified Shorthand Reporter  
5 and Notary Public for the State of South Carolina at  
6 Large, do hereby certify that the hearing was taken at  
7 the time and location therein stated; that the hearing  
8 was recorded stenographically by me and was thereafter  
9 transcribed by computer-aided transcription; and that  
10 the foregoing is a full, complete and true record of the  
11 hearing.

12 I certify that I am neither related to nor counsel  
13 for any party to the cause pending or interested in the  
14 events thereof.

15 Witness my hand, I have hereunto affixed my official  
16 seal this 27th day of December, 2009, at Charleston,  
17 Charleston County, South Carolina.  
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Nancy Ennis Tierney  
CSR (IL)  
My Commission expires  
April 6, 2014

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