

In The Matter Of:
In Re
Town of Sullivans Island Meeting

Town Meeting
September 19, 2012

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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD MEETING

HEARING BEFORE: PAT ILBERTON, CHAIRMAN
DATE: September 19, 2012
TIME: 6:00 PM
LOCATION: Sullivan's Island Town Hall
2050-B Middle Street
Sullivan's Island, SC
REPORTED BY: LORA L. McDANIEL,
Registered Professional Reporter

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APPEARANCES :

PAT ILDERTON, CHAIRMAN
STEVE HERLONG, MEMBER
RHONDA SANDERS, MEMBER
JON LANCTO, MEMBER
MARK HOWARD, MEMBER
DUKE WRIGHT, MEMBER
KAT K. KENYON

Town Meeting - September 19, 2012

1 THE CHAIRMAN: This is September 19, 2012,
2 meeting of Sullivan's Island Design Review Board. It
3 is now 6:00. Members in attendance are Mark Howard,
4 Duke Wright, Pat Ilderton, Steve Herlong, Rhonda
5 Sanders, and Jon Lancto. The Freedom of Information
6 requirements have been met for this meeting.

7 First item is approval of the minutes.

8 MR. HERLONG: I move we approve.

9 MS. SANDERS: Second.

10 THE CHAIRMAN: Discussion?

11 Everybody in favor?

12 (Ayes were stated by all).

13 THE CHAIRMAN: 2268 Myrtle Avenue. Randy.

14 MS. KENYON: In the submittal checklist,
15 they have submitted everything that's required. This
16 is a new construction to be built on a vacant lot.
17 It is in the Atlanticville historic district, but the
18 property is not historic.

19 The total principal building square
20 footage they're asking for is 2,869. They have
21 filled out the exterior materials because they have
22 requested a final.

23 On the zoning standards, it will be
24 explained the front facade and the side facade by the
25 applicant. They are asking for the orientation to be

1 on Station 28 instead of Myrtle. There are other
2 ones on Station 28 that have that facade.

3 MR. HOWARD: I think that's 23.

4 MS. SANDERS: 23.

5 MS. KENYON: Okay, sorry. If we go to the
6 second page of the plan, the pool must be 20-foot
7 behind the front facade of the house, and that's in
8 Section 21-142(b). And that's all.

9 THE CHAIRMAN: Thank you, Randy -- Kat.

10 MS. O'CONNOR: I'm Julie O'Connor. I am
11 the designer for this project. Also here is Rion
12 Foley, who is the owner of the property.

13 And as Kat explained, the first thing that
14 we would like to talk about is the orientation of the
15 house. We would like the house to face Station 23,
16 and we have several reasons for this.

17 The first reason was design driven in
18 terms of how the homeowners wish to use the property.
19 They want to do a traditional deep Sullivan's Island
20 screen porch, but they wanted to have that on the
21 front of the house but still have some connectivity
22 to the backyard and to where the pool is going to be.
23 That was sort of, you know, one aspect of why we
24 would like to orient the house in this way.

25 We also have quite a very nice large tree,

1 which is pictured right here on the Myrtle Avenue
2 side of the property, which would require the house
3 to be set pretty far back from Myrtle. And we think
4 that not only, you know, sort of tells us where we
5 want to face the house, it also gives us some great
6 sort of side yard privacy in terms of perhaps masking
7 some of the garage door and all of that.

8 And in terms of the design aspect with the
9 garage door, we do want them to look just like the
10 louvers around the rest of the house so they will be
11 a little less obvious in terms of being garage doors.

12 We also have sort of a unique situation on
13 the corner of Myrtle and Station 23. This house is
14 across Station 23 from us. And this house here, is
15 across Myrtle. And it actually faces Station 23.
16 And so on the corner where this house will be, sort
17 of catty-corner across Station 23 is this house,
18 which sort of has a similar orientation. We feel
19 that helps our case in terms of how we would like to
20 direct the house.

21 We also -- I did show on here the
22 additional -- the additional front setback. We're
23 meeting setbacks that are required, if we are allowed
24 to change this orientation. This house here is
25 behind us, and you can see here on our County of

1 Charleston plat, you can see there the tree that
2 is -- I think you have that in your packet, the tree
3 that's on Myrtle. This house is this house right
4 here and then this house is here.

5 And so we actually have, you know, sort of
6 a block of houses that are, you know, with addresses
7 on Station 23, which I also think helps us in terms
8 of our case here.

9 Another variance that we're asking for is
10 additional one foot of foundation height in order for
11 us to be able to fit a drive under here on this
12 property. We have some letters of support from our
13 two adjacent neighbors for the orientation change.
14 And just so you know, we are going to also be going
15 before the zoning board to get an additional nine
16 inches of height. We would like to raise the grade
17 nine inches because right now our grade is lower than
18 all of the adjacent grades around us.

19 What we would like to do is raise our
20 grade nine inches, in which case we would also need
21 another nine inches above base flood. We have a
22 zoning application file. Randy thought I should
23 mention that to you so you're aware of it. That's
24 another aspect of the project.

25 In terms of design we were definitely

1 going for a very traditional Sullivan's Island look.
2 We really want to keep it extremely casual. That's
3 why we have gone with horizontal railings and exposed
4 rafters and shed dormers and that type of look.
5 That's why the design was made.

6 THE CHAIRMAN: Thank you. Does Randy want
7 to add any more public comment to this?

8 Kat, normally, I guess I would have copies
9 of those letters?

10 MS. KENYON: I e-mailed them to you.

11 THE CHAIRMAN: Yeah, I didn't copy them to
12 read them out. They probably should go --

13 MS. KENYON: They will go in the file.

14 THE CHAIRMAN: Essentially the letters I
15 read were in support of the application. Did you
16 e-mail --

17 MS. KENYON: I e-mailed them to everybody.

18 THE CHAIRMAN: They were letters of
19 support.

20 MR. WRIGHT: That's okay, they're in
21 support. I didn't get them either.

22 THE CHAIRMAN: I got them. I read them.

23 MR. WRIGHT: My e-mail machine doesn't
24 like Kat.

25 THE CHAIRMAN: Jon, do you want to start

1 us off.

2 MR. LANCTO: I like the design, and I'm in
3 support of allowing the change of orientation for
4 neighborhood compatibility. I know if I was building
5 a house on that lot, I would want it oriented in the
6 same way, with trees and neighborhood. So I just
7 have one question about the swimming pool. That's a
8 zoning issue; right?

9 THE CHAIRMAN: Well, I don't know. Is it
10 ours? As far as zoning whether it fits that setback,
11 that's zoning.

12 MS. KENYON: That's zoning.

13 MR. LANCTO: I'm fine with it.

14 THE CHAIRMAN: Rhonda.

15 MS. SANDERS: I like it. I was looking at
16 the windows on the rear, which is personal
17 preference. It backs up to another lot. It's not
18 like on the street. On the rear elevation, if it
19 were me -- this is just personal has nothing to do.
20 I totally like it. I would like to see a window
21 somehow where the kitchen is in the back and the
22 bathroom is in the back. This big old space right
23 there. That's just personal. I think it looks
24 great. I like it.

25 THE CHAIRMAN: Steve.

1 MR. HERLONG: I agree. Being an elevated
2 one-and-a-half story plan with a smaller, much
3 smaller second floor footprint is very appropriate
4 just about anywhere on the island. And, again, I
5 agree that this is a particular location we're
6 changing the orientation; makes a lot of sense. It
7 kind of fits in with the neighborhood. I would
8 approve it as it's been submitted.

9 THE CHAIRMAN: I think the design is a
10 nice clean design, relatively lot of square footage.
11 It reflects the square footage of the neighborhood.
12 It's not what could've been submitted, really much
13 larger home, which I think is nice for the
14 neighborhood.

15 And is there any history on the lot? Was
16 there ever a structure on this lot at all?

17 MS. O'CONNOR: Not that I know of.

18 MR. FOLEY: Been in the family for 70 or
19 80 years. Looked at the title, it goes way back.

20 THE CHAIRMAN: I think it's fine.

21 MR. WRIGHT: I agree. I think it's great.
22 Nice design for that neighborhood. Certainly agree
23 that the orientation is what it should be. Do we
24 have authority to change the orientation and
25 everything supposed to face the ocean?

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10

1 MS. KENYON: Yep, you do.

2 MR. WRIGHT: I remember we done it once or
3 twice before. I think it's a great site.

4 THE CHAIRMAN: Mark.

5 MR. HOWARD: The additional foot takes it
6 to 39?

7 MS. O'CONNOR: As drawn it still would be
8 38. We can't go over 38 feet.

9 MR. FOLEY: Nor would we ask them to go.

10 MR. HOWARD: Just double checking.

11 MS. O'CONNOR: Yes.

12 MR. HOWARD: I'm glad you're turning it to
13 save the oak tree, which I think will do you a world
14 of good with neighborhood compatibility. I guess I
15 have, this is probably not in our bailiwick, by
16 turning the home, are we not, in fact, changing the
17 address?

18 MS. KENYON: Yes.

19 MR. HOWARD: The physical address?

20 MS. KENYON: Uh-huh.

21 MR. HOWARD: Someone needs to be notified?

22 MS. O'CONNOR: That would be Randy.

23 THE CHAIRMAN: He or she.

24 MS. KENYON: It would be the she.

25 MR. HERLONG: I make a motion that we

1 approve this as submitted.

2 MR. WRIGHT: Second.

3 THE CHAIRMAN: Everybody in favor?

4 (Ayes were stated by all.)

5 MS. O'CONNOR: Thank you.

6 THE CHAIRMAN: 3200 Jasper Boulevard, new
7 construction. Kat.

8 MS. KENYON: This is coming to you -- it's
9 been to you before. And it's coming to you as a
10 final. The only thing that Randy circled was --
11 well, a couple of things. The total principal
12 building square footage is 4,822. He asked that you
13 look at the zoning standards compliance worksheet for
14 what they're requesting.

15 THE CHAIRMAN: Yes.

16 MS. CAMPBELL: My name is Kate Campbell
17 with Beau Clowney Design. This was presented to you
18 before. There weren't that many comments. I'll just
19 kind of keep it to what's changed since the
20 conceptual submittal.

21 I think the biggest change is the front
22 porch. If you'll look at your first floor plan, this
23 used to be a porch underneath, heated volume above.
24 Now we've shifted the heated volume back to allow for
25 more of a one story actual roof porch on the front as

1 well as reconfiguring the front steps. The front
2 steps used to come and turn and go in. Now they come
3 up to that one story porch and then underneath.

4 Couple other small little changes from
5 last time. There are four windows here now versus
6 two. And, also, we've expanded some of the first
7 floor footprint, which is why the total square
8 footage did go up slightly from last time. This area
9 here got a little bit bigger.

10 Just in general, this project really is
11 about trying to -- it is a lot on Jasper Boulevard
12 that's kind of off by itself. We really concentrated
13 on how to soften the approaches, the corners of the
14 project, the approach from Sullivan's Island. This
15 corner as well as coming from Isle of Palms, this
16 side. Really soften the masking because it is kind
17 of over on its own on Jasper Boulevard.

18 For that reason, we also really tried to
19 keep it as one-and-a-half story house. And so a lot
20 of that square footage that you're asking for is up
21 in that second floor. It's up in the roof line.
22 It's not a full-blown two-story volume.

23 We do have Sheila Wertimer working on
24 landscape design and specifically looking at the
25 driveway in particular. There's a comment last time

1 about, you know, the pervious nature of it. We're
2 looking into some different systems that will keep
3 most of it grass but able to be driven on.

4 She's also looking at kind of
5 configuration of guest parking and issues like that
6 to really minimize the site.

7 THE CHAIRMAN: Great. Thank you. Any
8 more to add, Kat?

9 MS. KENYON: No.

10 THE CHAIRMAN: Public comment. There is
11 none 'cause there's no public here.

12 We'll go on to Mark. You want to start
13 this one.

14 MR. HOWARD: It's such a beautiful lot,
15 isolated. I don't think we have compatibility
16 neighborhood problem. I really only came up -- I
17 really like it. I think it works well on the lot.
18 The only question I had, I assume there's some sort
19 of cut-and-fill operation to get the elevation.

20 MS. CAMPBELL: We will be bringing fill in
21 really to grade the lot. It's going to be kind of
22 high here, then it's going to slope off.

23 MR. HOWARD: My only caution, we're not
24 going to cut within the easement area and lower that.
25 That would remain the existing grade.

1 MR. FERRICK: We won't be affecting the
2 easement area. In fact, really the lot is set up in
3 such a way we're going to use sheet drainage,
4 basically just sloping the entire lot off. Right now
5 there's a low spot right here in the middle of the
6 property. That's where the bulk of the fill will
7 come in, which is underneath the existing house.

8 MS. CAMPBELL: Get positive drainage away
9 from the house.

10 MR. HOWARD: I didn't want to disturb the
11 grade, at least the height of the grade.

12 MS. CAMPBELL: It won't. It's really
13 going to be more at the house itself to press it so
14 that it drains away.

15 MR. HOWARD: That's nice.

16 THE CHAIRMAN: Duke.

17 MR. WRIGHT: I wasn't here for the first
18 presentation. I think it's fine. Like you say, it's
19 isolated. It's going to be very visible in all
20 directions, certainly nothing will be construction on
21 either side. I'm okay with the design based on what
22 we've seen go up on Jasper, coming in from Isle of
23 Palms anyway. Kind of large homes all the way
24 through there. And that's okay.

25 I just note, is there any problem with

1 encroachment with OCRM on the stairs?

2 MS. CAMPBELL: You're allowed to do six
3 foot or less in setback.

4 MR. WRIGHT: With us. I was just curious
5 about OCRM.

6 MS. CAMPBELL: That I'm not aware of.

7 THE CHAIRMAN: I think this 30-foot
8 setback is set by the town, not an OCRM deal.

9 MS. CAMPBELL: Off the critical line.

10 THE CHAIRMAN: OCRM has setback. I know
11 the Town has 30-foot setback as part of our
12 ordinance.

13 MS. CAMPBELL: Out of the zoning ordinance
14 of Sullivan's Island.

15 MR. WRIGHT: I personally got caught with
16 a stairway in a different zone, if you remember years
17 ago. Cost me a lot of money.

18 THE CHAIRMAN: Really.

19 MR. WRIGHT: I had a pretty bad
20 experience. I wanted to caution you about that.

21 MR. HERLONG: Just a question about that.
22 You've spoken to Randy about that 30 -- this is SR2
23 district area, right?

24 MS. CAMPBELL: RC2.

25 MR. HERLONG: I wasn't aware that you

1 could encroach stairs into that area.

2 MR. LANCTO: I don't think you can.

3 MR. HERLONG: You might check with Randy
4 on that. I know typically in site setbacks or rear
5 setbacks you can. I don't know that you can in that
6 area.

7 THE CHAIRMAN: It's not a height thing
8 below a certain point.

9 MR. FERRICK: That's information that
10 Randy gave us.

11 THE CHAIRMAN: At a certain point, I don't
12 know. Then when it's low enough.

13 MR. FERRICK: Six feet.

14 THE CHAIRMAN: Below six feet.

15 MS. CAMPBELL: Six feet from grade.

16 MR. HERLONG: I would double check that.
17 I'm okay with it, if it's allowed.

18 THE CHAIRMAN: I'm also okay with it.
19 Rhonda. Are you finished?

20 MR. HERLONG: As far as everything else,
21 other than stairs, I'm okay with that.

22 THE CHAIRMAN: Rhonda.

23 MS. SANDERS: I'm good.

24 THE CHAIRMAN: Jon.

25 MR. LANCTO: I'm good with it, too. Maybe

1 you can on the setback. That's RC2 setback. It says
2 excluding stairs without landing areas, so maybe it
3 is all right.

4 MR. WRIGHT: That's ours, not OCRM.

5 THE CHAIRMAN: We learned something about
6 our intricate zoning code.

7 Do I hear a motion?

8 MR. WRIGHT: I move to approve it.

9 THE CHAIRMAN: Second.

10 MS. SANDERS: Second.

11 THE CHAIRMAN: Everybody in favor?

12 (Ayes were stated by all.)

13 THE CHAIRMAN: We are adjourned.

14 (The hearing was concluded at 6:20 p.m.)
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1 CERTIFICATE OF REPORTER
2

3 I, Lora McDaniel, Registered Professional
4 Reporter and Notary Public for the State of South
5 Carolina at Large, do hereby certify that the
6 foregoing transcript is a true, accurate, and
7 complete record.

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

11 Witness my hand, I have hereunto affixed my
12 official seal this 2nd day of October, 2012 at
13 Charleston, Charleston County, South Carolina.
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22 _____
23 Lora L. McDaniel,
24 My Commission expires:
25 September 18, 2016

PCL XL error

Error: IllegalOperatorSequence
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