

In the Matter Of:

Town of Sullivans Island
In Re: Design Review Board

Sullivan's Island Design Review Board
June 17, 2015

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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

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MEETING BEFORE: PAT ILDERTON, CHAIRPERSON

DATE: June 17, 2015

TIME: 6:02 PM

LOCATION: Town of Sullivan's Island
2050-B Middle Street
Sullivan's Island, SC

REPORTED BY: LORA L. McDANIEL,
Registered Professional Reporter

A. WILLIAM ROBERTS, JR. & ASSOCIATES

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APPEARANCES :

PAT ILDERTON, CHAIRPERSON
DUKE WRIGHT, BOARD MEMBER
STEVE HERLONG, BOARD MEMBER
DONNA WEBB, BOARD MEMBER
BILLY CRAVER, BOARD MEMBER
JOE HENDERSON, ZONING ADMINISTRATOR
KAT KENYON, PERMIT TECH

(INDEX AT REAR OF TRANSCRIPT)

1 THE CHAIRPERSON: This is Wednesday, June
2 17th at 6:00. This is the town hall Design Review
3 Board meeting. And members in attendance are Billy
4 Craver, Donna Webb -- I'm sorry, Donna, Steve
5 Herlong, Pat Ilderton, and Duke Wright.

6 MR. CRAVER: You think we have these for
7 y'all.

8 THE CHAIRPERSON: The Freedom of
9 Information requirements have been met. First,
10 approval of minutes.

11 MR. WRIGHT: So move.

12 MR. CRAVER: Second.

13 THE CHAIRPERSON: Discussion. Everybody
14 in favor?

15 (Ayes were stated by all board members.)

16 1908 I'ON AVENUE

17 THE CHAIRPERSON: First item is 1908 I'on.

18 MR. HERLONG: I'm going to recuse myself.

19 (Mr. Herlong exited the room.)

20 MR. HENDERSON: Thank you, Pat. Agenda
21 item C-1 is a historic special exception for property
22 located at 1908 I'on Avenue. The applicant,
23 Sandlapper Design Group is here on behalf of
24 Mr. Michael Woody, requesting the preservation of a
25 traditional island resource listed as survey card

1 109.

2 In addition to that, they're requesting to
3 construct a new construction on the Middle Street
4 side of the property. And for you here we have an
5 aerial of the historic cottage on the I'on side and
6 new construction on the Middle Street side. This is
7 part of the special exception again to incentivize
8 preservation of historic structures on the island.

9 The board this evening is charged with
10 several things; first is to ensure that this historic
11 structure is not over 1,200 square feet in size.
12 It's showing 1,000 square feet.

13 The property must be deed restricted to
14 limit the use of the historic structure.

15 The principal building or the new
16 construction has to be owner-occupied in order to
17 receive the special exception.

18 The board must also find that the height
19 scale massing of the new construction is compatible
20 with the historic structure.

21 No discretionary increases are allowed for
22 the new construction; that's for principal building
23 coverage, impervious surface coverage, or principal
24 building square footage.

25 Defer to you for the presentation.

1 THE CHAIRPERSON: How do y'all determine
2 the square footage of the structure? How does the
3 town?

4 MR. HENDERSON: It's inclusive of the
5 historic cottage.

6 THE CHAIRPERSON: Do y'all measure it?

7 MR. HENDERSON: We do. We confirm it.
8 It's through an as-built survey, one of our very
9 reliable surveyors on the island.

10 THE CHAIRPERSON: Thank you. Yes, sir.

11 MR. HENSHAW: Jim Henshaw with Sandlapper
12 Design Group. And some of you might remember this
13 property from years ago. The previous owner brought
14 it before the board where they had wanted to attach
15 an addition to that cottage, pretty large addition on
16 the Middle Street side. And the new owner came to us
17 and wanted to exercise that historic exemption where
18 they detach a new structure, which I think does a lot
19 to make it compatible from a massing standpoint, the
20 way you can pull it off of existing cottage and pull
21 it off of Middle Street as well.

22 We do have to go before the BZA at next
23 month's meeting. First, we're charged with coming
24 here, presenting to you for height scale and mass.
25 Like Joe said, we can't ask for any increases to

1 square footage or anything like that. It's mainly a
2 height scale mass exercise.

3 I'll let James go through it.

4 MR. SELVITELLI: I'm James Selvitelli,
5 also Sandlapper Design Group.

6 Brought a couple boards, if I can get them
7 to stay together. Start at the site plan for the
8 site, that's Middle Street. I'on Avenue. And this
9 is the existing structure.

10 Here's some site views again. This is an
11 aerial. Here's the site, the existing structure.
12 Middle Street across here. These are views across
13 the front of the property off Middle Street and on
14 I'on Avenue across here. As Jim says, it's really
15 pretty straightforward structure.

16 We have a lot of great screening on the
17 site, especially off of Middle Street. It's going to
18 be hidden behind a lot of these trees. This is the
19 existing little, sort of, pergola entry, which is
20 right here at the street.

21 And we have pulled the structure back from
22 the right-of-way to the front of the house. Front
23 door is about 51 feet off the street. Really held
24 back, trying to keep it back from existing 20-inch
25 pecan tree and keep this existing entrance access,

1 which right now is sort of a pathway through very
2 large palms and cedars.

3 This is front elevation. Really just
4 pretty simple and try to keep it traditional
5 Sullivan's Island vernacular style. It's a
6 story-and-a-half structure. Really try to keep
7 dormers to a minimum, fairly small shed dormers for
8 the most part; couple cross gable dormers right here.

9 Have a porch that sort of buries the
10 massing along the front so it steps up and down a
11 little bit, has a couple different forms. Just to
12 try to break up that mass. Again, this is heavily
13 screened from the street and also along the side by
14 the neighbors.

15 This is, again, on I'on Avenue. Heavy
16 screening here. As you see the neighbors, the tree
17 line around the neighbors on both sides is also very
18 heavy. We're fitting the structure back in here,
19 pulling it back from the street. Having a little
20 outdoor area outside. Most of the interior space
21 sort of face out into the development out here.

22 MR. HENSHAW: Structure is about 3,100?

23 MR. SELVITELLI: Yeah, 3,100.

24 THE CHAIRPERSON: Why does it have to go
25 before the BZA?

1 MR. SELVITELLI: For the special
2 exception.

3 MR. HENDERSON: The BZA will actually
4 award the special exception. The final design will
5 then be presented to the DRB following their review.

6 THE CHAIRPERSON: That's why this is
7 conceptual.

8 MR. HENDERSON: That's right.

9 THE CHAIRPERSON: With any of these two
10 structure houses that have to get built, they have to
11 go before the BZA.

12 MR. HENDERSON: Only with the special
13 exception. Only when a property has one historic
14 structure on the property.

15 THE CHAIRPERSON: Right.

16 MR. HENDERSON: In that situation, yes.

17 THE CHAIRPERSON: It does. That's what's
18 written. Great. All right. Duke.

19 MR. WRIGHT: I like the design. I have a
20 technical question, I guess. I see a pool there.

21 MR. SELVITELLI: Yes.

22 MR. WRIGHT: Where is the address of the
23 house? Is it going to be addressed on Middle or
24 I'on?

25 MR. SELVITELLI: It's an I'on address.

1 MR. WRIGHT: Even the new house will
2 retain the I'on address?

3 MR. SELVITELLI: Yes.

4 MR. WRIGHT: Okay. We don't want to get
5 wrapped around the axle on front or backyard pool as
6 we've done before. Little house will be the address,
7 the cottage. That's all I've got. Looks good.

8 THE CHAIRPERSON: Looks good to me.
9 Couldn't get more traditional lines than what you
10 have. Donna.

11 MS. WEBB: I'm okay.

12 THE CHAIRPERSON: Billy.

13 MR. CRAVER: I'm very okay with it.

14 THE CHAIRPERSON: All right. Do we hear a
15 motion?

16 MR. CRAVER: Motion we approve it as
17 submitted.

18 MR. WRIGHT: Second.

19 THE CHAIRPERSON: Everyone in favor?
20 (Ayes were stated by all board members.)

21 THE CHAIRPERSON: Thank you, sir.

22 MR. SELVITELLI: Thank you very much.

23 (Mr. Herlong entered the room.)

24 2862 JASPER BOULEVARD

25 THE CHAIRPERSON: 2862 Jasper Boulevard

10
1 MR. HENDERSON: This is agenda D-1. It's
2 a certificate of appropriateness for a historic
3 property located at 2862 Jasper Boulevard. This is
4 Bryan Garner, the applicant, requesting approval for
5 a front facade historic restoration for traditional
6 island resource. It's listed on survey card number
7 25.

8 Minor modifications to the front facade,
9 including rebuilding the front steps, replacing the
10 front door. That's not original to the home.
11 Converting front windows to front doors. Removing
12 metal awnings. Removing stucco from the original
13 chimney on the house, and replacing all non-original
14 windows throughout the entire home.

15 The largest change is the removal of an
16 enclosed area below base-flood elevation on this
17 property. If you look at page 6 of your handout,
18 you'll see at the very top where that enclosure was
19 installed, we feel, around the early '90s.

20 MR. GARNER: We're thinking two different
21 sections; one early '80s; one '98 or after.

22 MR. HENDERSON: At any rate, the property
23 owners are removing that enclosure. They're going to
24 put in its place lattice that will be uniform around
25 the entire property.

1 And because this is a historic home, staff¹¹
2 recommend that you apply the Secretary of Interior
3 Standards when reviewing it.

4 THE CHAIRPERSON: Great. Thank you.

5 MR. GARNER: Do you want me to go through
6 each item, or do you have specific questions?

7 THE CHAIRPERSON: Just give us what you
8 got, whatever.

9 MR. GARNER: There are several
10 modifications we're asking for. Joe mentioned the
11 ground floor on the left side elevation. There's
12 about a 25-foot section of wall. They're date
13 stamped on some of the lumber that tells us '98. It
14 was either built in '90 or after.

15 Another section of that wall we think was
16 built in the '80s. All of it is dimensional lumber
17 and not nominal lumber, which is in the rest of the
18 house. We feel like it's fairly recent and certainly
19 not in the 1920s, which is the rest of the house.

20 This extra wall formed the exterior wall,
21 non-conforming rooms. There's a bedroom down there.
22 There's a bath under the house and also a laundry
23 room. All of that has been demo-ed so that the house
24 is now conforming in that area.

25 We also want to remove this wall as well,

1 put up lattice that matches the rest of the house.

2 The second item is redoing the front
3 steps. They don't meet code as far as open
4 handrails. They're also definitely past their
5 lifespan. We want to do an X brace that we think
6 will have the historic nature of the home.

7 Picture nine on page 11 shows a historic
8 renovation on 2061 Pettigrew. We basically want to
9 do that exact same thing; have the X bracing with
10 stainless steel cables behind it so that we meet fall
11 protection for open stairways.

12 Number three is the front door. Front
13 door we think is probably '60s, maybe '70s and not
14 original to the house. We would like to put in a
15 three-quarter light mahogany door. And I've listed
16 five addresses on Pettigrew Street that were built on
17 the same time. They all have three-quarter light
18 doors. A lot of the doors are painted white. We
19 would like to keep ours mahogany, natural mahogany.
20 That would be the change on the front door.

21 Along with front door, we would also like
22 to add French doors. Picture 12 on page 14 shows a
23 composite of the entire front elevation on the screen
24 porch, and we would like to convert the two double
25 windows on the far right and far left to French

1 doors, mahogany doors that would be in the same
2 family as the proposed front door. They would all be
3 three-quarter light, natural mahogany doors.

4 The awnings, we don't think that the
5 awnings are original to the house. Again, the homes
6 on Pettigrew Street that were built at the same time,
7 none of them have awnings. The awnings kind of
8 obstruct the view of the house. And they have been
9 painted over a couple times to match the lattice
10 that's currently on the home.

11 They also come down kind of low in the
12 front. We've had one person exiting the house since
13 the owners have taken possession of the house has
14 actually cut his head on the awning because they're
15 so low as you exit the steps.

16 The brick chimney, there's a picture,
17 number 17 on page 17, that shows what we think is
18 plaster built, which has brick exposed. And sometime
19 between that picture, which is '87, the chimney was
20 stucco. The stucco is failing, needs to be removed.
21 We would like to remove that, repoint the chimney and
22 leave it in its original state.

23 The windows, there's little bit of
24 hodgepodge of windows in the house. We have record
25 some were damaged in Hugo and replaced; one vinyl

1 window. Many of the windows were damaged just from
2 neglect. Some of the sashes will clang back and
3 forth when the wind blows as they're not able to
4 properly seal.

5 We want to update those to Andersen series
6 400 windows that you find on page 18. We would like
7 to do four-over-one grid pattern. Again, I
8 referenced 2061 Pettigrew Street, which is an ongoing
9 historic renovation. We would like to basically
10 match those windows. The house was built around the
11 same time as the house on Jasper.

12 THE CHAIRPERSON: Great. Thank you.
13 Who's the family used to own this?

14 UNIDENTIFIED VOICE: The Hoefers.

15 THE CHAIRPERSON: They were great folks.
16 Real fine people. Really fine family. Been here a
17 long time. Billy.

18 MR. CRAVER: I like everything he said. I
19 thought it sounded great. Thought you did a good job
20 of trying to restore its character and some of the
21 original flare. I'm all for it. Got my vote.

22 MR. GARNER: Thank you.

23 THE CHAIRPERSON: Donna.

24 MS. WEBB: I agree. I think it's nice to
25 see some attention going into this property that's

1 sort of special.

2 THE CHAIRPERSON: Steve.

3 MR. HERLONG: I agree. Move for approval.

4 THE CHAIRPERSON: You're not, at least at
5 this time, expanding it.

6 MR. GARNER: Not at all.

7 MR. HERLONG: Nice presentation, little
8 challenging that we never saw the plans. Very well
9 done.

10 THE CHAIRPERSON: I'm good. I'm for it.

11 MR. WRIGHT: I am, too. Only question I
12 have, I have a question regarding storm shutters,
13 operable storm shutters.

14 MR. GARNER: Yes, sir, I skipped over
15 that. I'm sorry. We would like to delete or get rid
16 of the existing awnings.

17 MR. WRIGHT: I looked at the awnings.
18 They ought to go.

19 MR. GARNER: They would like to put in
20 operable storm shutters that would meet impact.

21 MR. WRIGHT: That's the only question I
22 would have on historic structure, storm shutters. I
23 don't think we've ever been asked to do that. How do
24 we feel about that?

25 MR. HERLONG: That is rare. Normally

1 people use impact and dealing with shutters however
2 they want to.

3 THE CHAIRPERSON: I guess the shutters
4 themselves should be -- the design or something
5 should be considered at least.

6 MR. GARNER: I think if you look on page
7 15.

8 THE CHAIRPERSON: Does it say what they
9 are?

10 MR. GARNER: Yeah, that's the subject
11 home, 2062 Pettigrew, 2062 Pettigrew. That shows
12 some operable shutters on the front door.

13 MR. WRIGHT: Is that historic structure.
14 I really don't have any trouble with it myself.

15 THE CHAIRPERSON: They probably look
16 better.

17 MR. WRIGHT: Certainly anything looks
18 better than shutters. Other than that, I'm okay.

19 MR. CRAVER: My motion stands even with
20 the shutters. I think they look great.

21 THE CHAIRPERSON: We have a motion.
22 Discussion. Have any discussion? Everybody in
23 favor?

24 (Ayes were stated by all board members.)

25 THE CHAIRPERSON: Thank you, sir.

1 MR. HERLONG: Is there a second? Did you¹⁷
2 make it?

3 THE CHAIRPERSON: I think he made a
4 motion.

5 2650 JASPER BOULEVARD

6 THE CHAIRPERSON: 2650 Jasper Boulevard.

7 MR. HENDERSON: This is agenda item D-2,
8 COA request for historic property, 2650 Jasper
9 Boulevard. Mr. Brennan Egan is requesting conceptual
10 approval of historic restoration for traditional
11 island resource and also the demolition and new
12 construction of a second principal building on this
13 parcel.

14 The applicant's also requesting several
15 increases to the zoning standards. Before I go on,
16 I'd like to show you on the DIS here what the request
17 involves. So previously we looked at a special
18 exception that was -- maintained a historic
19 structure. As part of that special exception, they
20 get to build a new construction.

21 This property has always had two legal
22 dwellings on it. The small historic cottages on the
23 back, they're keeping that. They're going to
24 demolish the non-historic principal building.

25 And so this is a unique situation where

1 the property owner gets to demolish the non-historic
2 structure and build, rebuild the principal dwelling.

3 In this case, they're proposing to
4 relocate the historic structure adjacent to Jasper.
5 It's still meeting the setbacks. And on the back
6 portion of the lot, build a new construction.

7 THE CHAIRPERSON: I guess in that
8 relocation it's going to have to conform to flood
9 levels?

10 MR. HENDERSON: That's right.

11 THE CHAIRPERSON: Not going to be quite
12 the same.

13 MR. HENDERSON: Currently the historic
14 structure is sitting just over 600 square feet. That
15 structure will have to be elevated to a finish floor
16 elevation of 15 feet. Right now it's at grade.
17 That's one consideration.

18 I received some revised plans a couple
19 hours ago. Mr. Brennan is here to present. Again,
20 this is conceptual. There's an architect working on
21 renderings for the historic cottage to be placed
22 adjacent to Jasper.

23 I also notice there were some site issues
24 with the proposed plan. I think Mr. Egan is looking
25 for a little guidance from you about whether to --

1 whether it would be okay to situate the historic
2 structure on the Jasper side and move forward with
3 the construction on the back side of the lot.

4 I can pull the revised plans up.

5 MR. WRIGHT: That little house was added
6 to the historic structure, that cottage.

7 MR. HERLONG: The board went over there.

8 THE CHAIRPERSON: We went over there a
9 couple years ago.

10 MR. WRIGHT: And added that. Was that the
11 same owner?

12 THE CHAIRPERSON: No, they sold it.

13 MR. WRIGHT: That looks very strange, 15
14 feet.

15 THE CHAIRPERSON: I think he means 15 MSL.

16 MR. WRIGHT: From grade. I don't know how
17 high that is.

18 THE CHAIRPERSON: I think what we ought to
19 do, see how low we can get.

20 MR. WRIGHT: I think it's a great idea.
21 Joe, make your presentation.

22 MR. HENDERSON: All right.

23 THE CHAIRPERSON: Go ahead.

24 MR. HENDERSON: I was just going to point
25 out a couple things. Did you want to?

1 MR. EGAN: I was just going to say, it's
2 worth pointing out, that historic structure, not only
3 is it at grade, it's also on the property line. It's
4 actually -- isn't it right on the property line, I
5 think currently.

6 MR. HENDERSON: Right. I'm passing around
7 some pictures for your reference.

8 MR. WRIGHT: Is the concept to have that
9 structure face Jasper as it faces whatever it is now?

10 MR. EGAN: 26-and-a-half. I don't
11 think -- the backside of it faces 26-and-a-half. We
12 do not intend to -- I think Joe is going to point out
13 we don't plan on having that curb cut and that
14 parking there. It's actually -- currently, the
15 survey says 2650. In the county records, it's
16 actually 2650 Goldbug. And we would like it to be
17 2650 Goldbug, not 2650 Jasper. We really want the
18 front of the house to be 2650 Goldbug.

19 As I said, there's actually -- the survey
20 says 2650. If you put the pin number in the
21 Charleston County, it comes up 2650 Goldbug, not
22 Jasper.

23 MR. HENDERSON: We'll have to discuss
24 that. Addresses are set by the local jurisdiction
25 because they fall into address range within the

1 street. We'll have to talk to the county 911
2 dispatch. That's why we set those ranges so that an
3 ambulance could find your house when you call one.

4 Regarding the site layout, we pointed out
5 that this is only one driveway access. That would
6 have to go away. This would have to be limited in
7 size, this portion of the driveway.

8 I think there's a request for principal
9 building square footage, principal building coverage.
10 Those are minimum requests.

11 Also, I think you're requesting relief on
12 the second story side setback. There are some
13 requests for relief with the plan.

14 MR. HERLONG: How does the ordinance deal
15 with that? Because it's existing two structures,
16 they can request relief; is that correct?

17 MR. HENDERSON: That's right. This is not
18 a special exception like the first agenda item. The
19 ordinance was created specifically to prohibit
20 increases, massing increases. I guess to be
21 respectful to the existing historic cottage.

22 This is a unique situation where you
23 already have two dwelling units. Legally, they can
24 tear it down and build back. But I think the board
25 still has the discretion as to whether the massing is

1 too much or too low.

2 I think when we talk to your architect,
3 we'll request some more detailed elevations, how the
4 historic cottage would look elevated on Jasper
5 Boulevard and how its massing would relate to the new
6 construction. I think that would be useful for us.

7 MR. EGAN: I want to point out one thing.
8 I think the reason why we're asking for exception
9 with the setback is because, if you look down the
10 north side of the property, that's where most of the
11 trees are. And so, I had said to Eric, I know when
12 you and I met, you said the setbacks are total of 30.
13 Because of trees, you can actually have room if you
14 need to move it over to 20.

15 That's why we moved it, so it's not 15 and
16 15, it's 20 and 10 because of all those trees on that
17 north property line that we want to save. It's
18 mostly oaks and some really nice pecans. We're just
19 trying to think ahead.

20 I have two little boys, they're already
21 talking about swings and tree forts, if that's
22 allowable.

23 MR. HENDERSON: It is. You're good to go.
24 You notice the trees and also I think the
25 pictures reflect.

1 THE CHAIRPERSON: Do we want to have any
2 more presentation by your view?

3 MR. EGAN: As Joe said, that's conceptual.

4 THE CHAIRPERSON: Great. Good. Thank
5 you. You want to start?

6 MR. WRIGHT: This is a preliminary
7 submission? Is this conceptual or preliminary?

8 MR. HENDERSON: It's conceptual currently.

9 MR. WRIGHT: It says preliminary on the
10 application. It is conceptual, right?

11 MR. HENDERSON: I think we made that a
12 policy --

13 THE CHAIRPERSON: We will probably need to
14 see the elevation of the new structure. That is
15 actual drawings.

16 MR. CRAVER: The actual application says
17 conceptual.

18 THE CHAIRPERSON: It would be nice, I
19 think, since it's so small that it's as low to the
20 ground as FEMA will permit. That's an observation.

21 MR. HENDERSON: Are there any comments
22 about -- we looked at 1102 Osceola Boulevard. That
23 was another small cottage that had to be elevated.
24 They took some measures to minimize the effect of
25 that.

1 Is there any guidance that we can give
2 them with that respect? Landscaping along the
3 foundation?

4 THE CHAIRPERSON: And still conform to
5 FEMA regulations. Just as low as it can go. Not
6 knowing exactly how high the land is. Probably about
7 eight MSL.

8 MR. EGAN: So would you also think that,
9 if we're trying to keep the historic structure as low
10 as possible, that you would also want the principal
11 building to follow that?

12 THE CHAIRPERSON: Not necessarily.
13 Personally, I don't think so. There's advantages in
14 your tax advantages and there's ways of,
15 architectural ways of building your house so it
16 doesn't look so elevated; right, Steve?

17 MR. HERLONG: We've seen those kind of
18 treatments.

19 THE CHAIRPERSON: I would think you
20 wouldn't want to necessarily keep your house as low
21 as the cottage. Perhaps you may want to do that.

22 MR. EGAN: That way I can give the
23 architect reasonable feedback. Thank you.

24 MR. WRIGHT: I'm fine. As a concept, I
25 think it's going to be great. I think maybe just a

1 suggestion on your next submission, you might want to
2 have the architect give us a perspective, a sketch of
3 how that's going to look from bird's eye view. It
4 would help a lot. I think it's a great idea.

5 MR. EGAN: He can do a 3-D rendering.

6 MR. WRIGHT: I'm good with it.

7 THE CHAIRPERSON: I'm good with it also.
8 I think it's fine. It's a reasonable request.
9 Steve.

10 MR. HERLONG: I agree that, you know, the
11 ideas behind the new house you would be building,
12 it's a lot of strong horizontal joints, lower roof
13 lines. It would fit well in the neighborhood.

14 I think we just do need to see the way you
15 plan to treat the historic structure and move it and
16 raise it. You might want to study maybe getting that
17 parking off of the most visible corner and maybe
18 around Goldbug or something so it's not the first
19 thing you see on your property. Just a suggestion.

20 I think in the next submittal we need to
21 see, even in the new house, the heights and maximum
22 heights. There's no information there.

23 MR. EGAN: No beam heights.

24 MR. HENDERSON: Again, we haven't had a
25 chance to do a full review in comparison with the

1 ordinance.

2 MR. HERLONG: You're fortunate in the fact
3 that there's existing two homes means you're allowed
4 to get increases. I guess the board -- none of us
5 have spoken to whether we're comfortable with that or
6 not. Based on the way the design is shaping up, I
7 wouldn't have issues giving it increases.

8 MR. EGAN: Thank you.

9 MR. WRIGHT: Talking about the historic
10 home.

11 MR. HERLONG: No, the new home. There are
12 increases being requested, I assume, for the new
13 home.

14 MR. HENDERSON: That's right.

15 MR. HERLONG: The overall property is what
16 they're requesting for.

17 MR. WRIGHT: I just want to make sure.

18 MR. HENDERSON: Brennan mentioned putting
19 an addition onto the historic cottage. It's
20 currently 625.

21 MR. EGAN: 693.

22 MR. HENDERSON: Close to 700 square feet.
23 I suppose --

24 MR. HERLONG: I wouldn't think the board
25 would necessarily say you can't add onto the old

1 cottage. We do that fairly regularly. That's an
2 option, too.

3 MS. WEBB: I think you have a great
4 opportunity to anchor this corner lot. My question
5 is about the parking, I have the same feelings as
6 Steve.

7 MR. EGAN: I think Joe got it before I
8 even got it. I didn't even see it. I didn't read
9 that much into it. I think my architect was kind of
10 free-styling there.

11 MS. WEBB: Sure.

12 MR. HENDERSON: You see the property line
13 goes right through where the cars would be stacked.
14 It's an ordinance requirement they be put on the
15 private property. Actually parking areas have to
16 maintain ten-foot setback and not be located in the
17 front yard. I think that's where -- again, we
18 haven't fully vetted this set of plans.

19 MS. WEBB: Those are the things that I
20 would think about. Hopefully, we'll see that in the
21 next round. It looks great for that lot.

22 MR. EGAN: I did try to give him some
23 direction. 2650 is so prominent. If you're coming
24 down Myrtle, you basically dead-end into our
25 property. I really wanted to have basically two

1 front elevations, 2650, Station 26-and-a-half. And
2 then obviously 26-and-a-half Goldbug, so we want to
3 be attractive from all perspectives.

4 THE CHAIRPERSON: Do I hear a motion? Did
5 you get your --

6 MR. CRAVER: I'm good with it. I move we
7 approve it as submitted. Conceptual.

8 THE CHAIRPERSON: Second?

9 MR. WRIGHT: Second.

10 THE CHAIRPERSON: Discussion? We're all
11 good. Everybody in favor, aye.

12 (Ayes were stated by all board members.)

13 THE CHAIRPERSON: Thank you, sir.

14 MR. EGAN: Thank you.

15 3025 MIDDLE STREET

16 THE CHAIRPERSON: 3025 Middle Street.

17 MR. HENDERSON: This is agenda E-1. This
18 is a COA request for a non-historic property.

19 Mr. Sam Rhodes is here requesting increase in heated
20 principal building square footage.

21 Town staff recently issued permits for new
22 construction of a home on this lot. And previously
23 it was a non-heated space. Property owners are
24 coming back.

25 MR. RHODES: Yes.

1 MR. HENDERSON: Conversion of that to
2 heated space. That put him over the request of 16.5
3 percent of what's permitted, and that works out to
4 544 square feet.

5 THE CHAIRPERSON: What was the house
6 originally, square footage?

7 MR. HENDERSON: It was below the zoning
8 ordinance standard of 3,347.

9 THE CHAIRPERSON: So it's pushing 4,000
10 now?

11 MR. HENDERSON: 3,891. Just under.

12 On your plans, I think it's page 2 that
13 shows the space highlighted. Page 3.

14 THE CHAIRPERSON: Yes, sir.

15 MR. RHODES: Hello, I'm Sammy Rhodes.
16 This house is under construction right now, 3025
17 Middle Street. We just built a similar home at 1607
18 Middle Street. While we were marketing that
19 property, we had some feedback. The house didn't
20 have any storage.

21 When we designed 3025, we had the
22 architect design some storage over a bedroom. The
23 people who -- we have somebody who wants to buy the
24 house, and they're under contract; they have like
25 eight grandkids. They want to have a den for their

1 grandkids instead of storage.

2 We don't have to change the footprint of
3 the house at all, the look of the house or anything;
4 just increase the heated square footage.

5 THE CHAIRPERSON: Great. Thank you.

6 MR. WRIGHT: I can relate to that
7 dormitory. You need it.

8 THE CHAIRPERSON: Steve, you want to start
9 this.

10 MR. HERLONG: I think because all that
11 space is sitting within the roof line, it's just
12 really going to be no additional impact, so I would
13 think -- I would approve it. I would approve the
14 increase.

15 MS. WEBB: I feel the same way. It's
16 within our ability to approve it, up to 25 percent.
17 I'm in favor.

18 THE CHAIRPERSON: Billy.

19 MR. CRAVER: I'm good with it.

20 THE CHAIRPERSON: Duke.

21 MR. WRIGHT: I'm fine.

22 THE CHAIRPERSON: All right. I'm fine,
23 too.

24 MR. CRAVER: Move for approval.

25 THE CHAIRPERSON: Second?

1 MS. WEBB: Second.

2 THE CHAIRPERSON: Everybody in favor?

3 (Ayes were stated by all board members.)

4 916 MIDDLE STREET

5 THE CHAIRPERSON: 916 Middle Street.

6 MR. HENDERSON: This is agenda item E-2
7 for property at 916 Middle Street, requesting COA to
8 enclose a back elevation screened porch.

9 This is a principal building square
10 footage increase of 7.4 percent. And there's no
11 increase in building footprint at all; just enclosing
12 a back porch. Falls within your jurisdiction, your
13 authority to give this relief.

14 THE CHAIRPERSON: Is there somebody
15 presenting this?

16 MR. HARVIN: I'm Brian Harvin. My wife
17 Marla and I and our two kids live there. Our house
18 built in the late '90s. Wife is looking for a new
19 kitchen. One thing led to another.

20 Right now we spend 5 percent of our time
21 on that side of the house. And our current living
22 room is open to the kids' rooms upstairs. We always
23 hibernate on that side of the house. That's where
24 the views and everything on.

25 We kind of went back and forth whether to

1 enclose the porch. To be honest, based on the
2 weather and the wind and all that kind of stuff on
3 that part of the island and have almost 500 square
4 foot porch next to it. And we needed the room.

5 Right now, there's not room for a table on
6 that side. And we just eat at the bar in there.
7 Just looking for some more room for the house.

8 THE CHAIRPERSON: Great. Thank you, sir.

9 MR. HARVIN: Thanks.

10 THE CHAIRPERSON: Nothing else to add,
11 Joe?

12 MR. HENDERSON: Nothing further.

13 THE CHAIRPERSON: Duke.

14 MR. WRIGHT: I'm trying to find the porch.

15 MR. HENDERSON: If you look on the front
16 of the plans, that's the rear elevation.

17 MR. WRIGHT: This right here?

18 THE CHAIRPERSON: Excuse me. I have to
19 ask for public comment. I haven't asked for public
20 comment the whole time. Joe, you should've brought
21 me up short. It's your fault, not mine.

22 Is there public comment on this
23 application?

24 UNIDENTIFIED VOICE: We're in favor.

25 UNIDENTIFIED VOICE: We're in favor.

1 THE CHAIRPERSON: Comments closed.

2 MR. HARVIN: Our bedroom is above it. It
3 has heated space above it.

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

5 THE CHAIRPERSON: I'm fine with it also.
6 Steve.

7 MR. HERLONG: Wonder why this had to come
8 through? Just a technicality.

9 MR. HENDERSON: It's an increase.

10 MS. WEBB: Yeah.

11 THE CHAIRPERSON: You're good.

12 MR. CRAVER: I am going to move for
13 approval. Final approval.

14 THE CHAIRPERSON: Second?

15 MR. HERLONG: Second.

16 THE CHAIRPERSON: Everybody in favor?

17 (Ayes were stated by all board members.)

18 1220 COVE AVENUE

19 THE CHAIRPERSON: 1220 Cove Avenue.

20 MR. HENDERSON: This is agenda item E-3.

21 This is a certificate of appropriateness request for
22 a non-historic property. Cobb Architects, the
23 applicants, are requesting conceptual approval to
24 demolish the existing structure at 1220 Cove and
25 construct a new home on this lot.

1 They're requesting several multiple
2 increases on this property; first is principal
3 building square footage. They're requesting increase
4 of 16 percent, allowable by ordinance.

5 Principal building coverage, they're
6 requesting 14 percent. You're allowed to issue 20.

7 They're also proposing a building
8 foundation height increase of one foot.

9 Side setback increase of 9 percent or two
10 feet off the side setback.

11 Second floor side setback of 100 percent
12 of full two foot.

13 What I'd like to do is show you an aerial
14 photograph of this property. A very narrow lot.
15 That lends itself to all of the requests that they're
16 making to you this evening. I can elaborate on any
17 of those, if you like.

18 THE CHAIRPERSON: Great. Thank you.

19 MR. FLEMING: I'm Brent Fleming with Cobb
20 Architects. As you can see, this is kind of unique
21 site. It's a really nice piece of property, great
22 views on the water side. What's really nice about it
23 is you have a park on one side, and you have unopen
24 road on the other. So there aren't any immediately
25 adjacent neighbors.

1 But the challenge with the site is the
2 size; it's really narrow. The site itself is 7,500
3 square feet, little under that. Little over 50 feet
4 wide. So, you know, that's mainly why we're needing
5 to ask for some of these overages. We feel like what
6 we've designed is appropriate for the property.
7 Appropriate for the street.

8 The homeowners are really happy with it.
9 And knowing going into it, it was going to be a
10 little challenging to get everything they wanted on
11 this property. We feel like we've accomplished that.

12 And architecturally with it being such a
13 restrictive footprint and buildable area, we've tried
14 to articulate the mass as much as we can within that
15 sort of pretty simple footprint that we're working
16 with.

17 Couple things I want to point out. On the
18 side setbacks, we're asking for -- when we did the
19 calculations, it was 22 feet total that we needed.
20 And so we're asking for an extra foot on each side,
21 which puts us at ten feet on side setbacks. The HVAC
22 stands are going to need to protect into that side
23 setback on the park side. I just want to point that
24 out.

25 The other thing, too, on the height, we're

1 actually asking for about eight inches more than the
2 maximum that you're allowed to give us. I think it's
3 three feet from the base flood to the finished floor.
4 We're actually asking for four feet eight.

5 Couple reasons for that; wanted to make
6 the ground level little more functional, the parking
7 level; and also just flood insurance, that sort of
8 thing. I know a lot of that's up in the air right
9 now. Just want to point that out.

10 MR. HENDERSON: This board doesn't have
11 the authority to give that.

12 THE CHAIRPERSON: I didn't think so.

13 MR. FLEMING: It's one foot, so we'll just
14 drop it. That's cool.

15 THE CHAIRPERSON: Thank you, sir.

16 MR. HENDERSON: In addition to that, I'd
17 like to point out, in your application, you requested
18 15 percent increase on impervious coverage. The
19 concrete driveways are being converted to a pervious
20 surface.

21 MR. FLEMING: Correct.

22 MR. HENDERSON: Those are the only two
23 changes; the building foundation height, one foot
24 maximum and pervious surfaces.

25 THE CHAIRPERSON: Is there any public

1 comment to this application? Public comment section
2 is closed. Duke.

3 MR. WRIGHT: I'm fine. I think it's nice.

4 THE CHAIRPERSON: It's a good looking
5 house. I don't have any problem with it. Steve.

6 MR. HERLONG: I think this is going to be
7 nice edition to that particular neighborhood.

8 THE CHAIRPERSON: Donna.

9 MS. WEBB: The windows are amazing. The
10 views probably from everywhere will be taking
11 advantage of the marsh. I think it's perfect for the
12 neighborhood.

13 THE CHAIRPERSON: Billy.

14 MR. CRAVER: I think it's pretty snazzy.
15 Well done.

16 THE CHAIRPERSON: Do we hear a motion?

17 MR. CRAVER: Move we approve. Subject to
18 the two things, Joe.

19 THE CHAIRPERSON: It's just conceptual.

20 MR. HENDERSON: Is this conceptual?

21 THE CHAIRPERSON: I think it's conceptual,
22 yeah.

23 All right. Second?

24 MR. HERLONG: Second.

25 Everybody in favor?

1 (Ayes were stated by all board members.)

2 THE CHAIRPERSON: Great. Thank you, sir.

3 910 MIDDLE STREET

4 THE CHAIRPERSON: 910 Middle Street.

5 MR. HENDERSON: Agenda item E-4, this is a
6 COA request for a non-historic property. We've seen
7 it twice before. Ms. Rachel Burton of Swallowtail
8 Architects is requesting final approval of the
9 proposed elevation modifications for this project.

10 Relief is requested for side setback of 13
11 percent. Second story side setback, 100 percent, on
12 multiple elevations.

13 Principal building coverage, we're meeting
14 that standard.

15 A request of 9.7 percent on principal
16 building square footage.

17 On your application, we had listed
18 impervious coverage increase of 20 percent. Again,
19 that's pervious surface that will be impervious --
20 I'm sorry. Impervious surface that will be pervious.
21 Mr. Chairman, I'll defer to you for any questions.

22 THE CHAIRPERSON: Great. Thank you. Is
23 there a presentation?

24 MR. KOON: I'm Michael Koon. This is my
25 wife. We are here again. We didn't really expect to

1 be here. You gave us final approval for a similar
2 plan in December. We went out and celebrated,
3 apparently, a little too early. What we had
4 estimated, it came in considerably beyond what we
5 could afford.

6 We asked Rachel to pull together some of
7 the things that we liked the best about the larger
8 home and put it into a smaller home. Sort of eight
9 pounds of potatoes into five-pound sack proposition.

10 I think what you'll also see, this one
11 takes another step towards being a little more
12 articulated in terms of the features, facades and on
13 the roof lines. I actually think it's better than we
14 had before.

15 I want to thank the folks here, Randy and
16 Joe, particularly, for their patience in working with
17 us yet again. And hopefully we've now got our
18 architectural desires and our budget in line. With
19 that, I'll ask Rachel to do the presentation.

20 MS. BURTON: Hello, everybody. I'm Rachel
21 Burton from Swallowtail Architecture. And what I'd
22 like to do is just go over the design with you. Once
23 I'm done going over the design with you, then Joe is
24 going to show you a short video of the 3-D animation
25 of that so you will have a really clear idea of what

1 we're doing.

2 As previously mentioned, this did have
3 final approval previously. And then when it came in
4 over budget, the charge was to reduce the overall
5 size of the building. That also gave us a further
6 opportunity to really reconsider how does the
7 building sit on site, what is the massing of this
8 building and see if we couldn't tweak it a little bit
9 further so that it had more the characteristics of a
10 true Sullivan's Island home.

11 While we've reduced the overall size of
12 the building, and we've reduced how it sits on the
13 site, we do still need relief for principal building
14 heated area, the side setback and also the second
15 story setbacks.

16 I want to refer you to the package that I
17 sent for the existing photos or the photos of the
18 existing site. And the features that we want to
19 maintain of the existing site is the long view to the
20 harbor, the long view to the marsh, the mature
21 landscaping that is along either side of the
22 property, which is here and here.

23 And then there are two palms at the
24 driveway entrance, here and here, that we want to
25 maintain.

1 And in addition, we want to maintain the
2 existing pool, the existing pool deck, and the
3 existing patio.

4 This is the site plan of our new home.
5 And the location of this home is in the exact same
6 location of the existing home, so we're going to
7 demolish the existing home and then build a home on
8 the same site. The previous design also had the new
9 home in the same location.

10 New driveway in and a parking court. And
11 then from the previous design, we've reduced the
12 overall width of the building at the back, the width
13 of the porch at the back, the width of the building
14 at the front of the home, plus the width across the
15 middle. So in all dimensions it's being reduced.

16 I'm going to show you the second floor
17 plan because that's really the plan that is driving
18 the design for this home. As the previous approval
19 that you gave us, this is a reverse floor plan. But
20 as I mentioned, not only do we want to just reduce
21 the square footage of the home, we also want to
22 really think about how it will sit on the site.

23 We wanted to increase the long views
24 through this way to the front harbor, increase the
25 views to the back. And then really look at how that

1 massing worked to break down so it had more of a
2 Sullivan's Island character.

3 I'm going to briefly show you the
4 elevations and talk about some of the things I'd like
5 you to know in the video. First of all, before I get
6 to that, though, I just wanted you to know the
7 previous design was quite monumental in its
8 character. That was the previous design that you had
9 approved.

10 What we had wanted to do was reduce the
11 symmetry of that design, reduce that sort of
12 monumental massing of that design and sort of the big
13 boxiness of the shape of that design. To do that we
14 had looked at several design features.

15 This is the side view. And I want you to
16 note that with located feathers and down spouts,
17 windows, the window mullions, the patterns of the
18 grid and how the porches were all laid out to reduce
19 the boxiness of the building and break it up and have
20 more of the smaller scale that is more appropriate
21 for the island.

22 On the front, this is the apparent width
23 of the house. From the street, it's a much smaller
24 front. It again just reduces that scale and gives
25 them more island scale of character. And then having

1 more of the front is actual porch, so very little is
2 just massive building.

3 This is the back view of the home. And
4 we've tried to work with the mass by not having a
5 continuous parapet across the front; railings, have
6 the porch inset.

7 And then this plane is the family room and
8 that's pulled forward and then stairs in front of
9 that. So you have multiple layers within that porch
10 face, which again breaks down the massing and gives
11 more of a sense of scale for the island. Joe, could
12 you show the video.

13 MR. HENDERSON: We're getting better
14 easels, by the way. That's in the budget.

15 (Video begins.)

16 MS. BURTON: You're rotating around. This
17 is the front view of the home. You can see the
18 layers that you can see through the porch. Most of
19 the front is actually porch, and where it's not porch
20 it's windows.

21 This is the side elevation that will be
22 the closest to the property line with very heavy
23 landscaping along the side. Even though we're
24 breaking up the mass vertically and horizontally with
25 having the insets, it's not that visible, but it

1 really meets all of the requirements of your zoning
2 by-laws.

3 This shows that really clear example where
4 you can see the bump out for the family room and how
5 the porch is both recessed in height and pulled in on
6 either side.

7 Again, you can see the family room and
8 then the stairs going down so it breaks up the mass.

9 Coming up is the side view of the home.
10 The stairs are the front stairs that will go up to
11 the front door. And then we have additional stairs
12 that go up to the roof deck. So along one whole side
13 of the home is a roof deck; one that faces the harbor
14 and then one that faces the marsh.

15 We really like the juxtaposition of the
16 two sets of stairs so that you have that dynamic
17 contrast between them and, again, just really trying
18 to break up the mass of the building. I think that's
19 all we need to see.

20 (Video ends.)

21 MS. BURTON: Again, just the relief that
22 we're looking for is we're looking at three foot six
23 for the side setback. That's the 13 percent relief.
24 Previously you had approved 24 percent. Not only was
25 it 24 percent, but the building was more square in

1 that shape; it was more of the building was within
2 that relief that they had asked for.

3 The second relief that we're looking at is
4 the principal building square footage. We're asking
5 for 9.7 percent relief, 353.8 square feet.
6 Previously, you granted 18 percent. What we found
7 when we did this design was that area calculation was
8 based on lot area, not the high ground area. The
9 actual size of the home was not just 18 percent
10 larger. I'm not sure what the final was. It was
11 significantly more than that 18 percent. We have
12 reduced the size considerably.

13 For our second story setback relief, we're
14 asking for relief of each of our corners that extend
15 out. One wall is 19 feet; one is
16 17-foot-nine-and-a-half, and one is
17 17-foot-eight-inches.

18 Previously, all of the walls were longer
19 length. And all four corners had right up to the
20 setbacks allowed. We've not only reduced the length
21 of each wall but the front is pulled in further so
22 it's not as close to the side setback.

23 THE CHAIRPERSON: Great. Thank you.

24 MS. BURTON: Any questions?

25 THE CHAIRPERSON: Maybe. Is there any

1 public comment to this application? Public comment
2 section is closed.

3 UNIDENTIFIED VOICE: We think it's lovely.

4 THE CHAIRPERSON: Great. Joe, nothing
5 more to add?

6 MR. HENDERSON: No.

7 MR. CRAVER: I actually like this a lot
8 better than the original house. I think you've done
9 a good job of breaking up the box. And so I'm in
10 favor of it.

11 THE CHAIRPERSON: Donna.

12 MS. WEBB: I have nothing to add to that.
13 I'm okay.

14 THE CHAIRPERSON: Steve.

15 MR. HERLONG: I only saw the first
16 submittal. I was out of town for the second
17 submittal, so I really can't speak to that one.

18 Compared to the first one, this is much
19 more articulated. And the fact that it's more
20 articulated, you're asking for less relief. I'm fine
21 with it.

22 THE CHAIRPERSON: I think the articulation
23 is good, too. It's going to be nice to see something
24 a little bit different in construction on the island.
25 Break up the regularity of our cottage-style a little

1 bit. I'm for it. Duke.

2 MR. WRIGHT: I'm okay with it. I'm fine.
3 I remember the first two.

4 MR. CRAVER: Move we approve it; final
5 approval.

6 THE CHAIRPERSON: Do I hear a second?

7 MR. WRIGHT: Second.

8 THE CHAIRPERSON: Everybody in favor.

9 (Ayes were stated by all board members.)

10 MS. BURTON: Thank you very much.

11 1102 OSCEOLA AVENUE

12 THE CHAIRPERSON: Do we have anything else
13 on the agenda?

14 MR. HENDERSON: I believe we have one
15 add-on.

16 THE CHAIRPERSON: I don't have it written
17 down here.

18 MR. HENDERSON: This is kind of on the
19 fly. Sent you an e-mail earlier today regarding 1102
20 Osceola. It was a historic restoration of the
21 cottage. The original presentation was to relocate
22 another historic accessory structure on that
23 property.

24 When they did some exploration of the
25 floor joists and other elements, it was just too far

1 gone, too far decayed, rotted. Contractors are
2 needing to switch the plan up a little bit. Beau
3 Clowney is here. I'll let you elaborate on that.

4 MR. CLOWNEY: I don't know if you guys got
5 a chance to look at the photographs.

6 MR. WRIGHT: How many people have seen the
7 photographs that you sent out this afternoon? I did.

8 THE CHAIRPERSON: I've seen it.

9 MR. HERLONG: I did.

10 MS. WEBB: I didn't.

11 MR. CRAVER: I did not.

12 MR. CLOWNEY: It's pretty far gone. Far,
13 far, far worse than we ever imagined. It was covered
14 up with bushes when we first came here. We really
15 never cracked into it much. When we lifted it to
16 move it to the side, it's just -- first of all,
17 there's one half of it is not historic at all.

18 And then there's another piece that we
19 determined may be as old as in the '40s. Everything
20 is rotted. All the joists are split. Absolutely no
21 fabric that's salvageable.

22 THE CHAIRPERSON: What you're doing is
23 essentially reproducing that house. Basically it's
24 going to look exactly the same.

25 MR. CLOWNEY: That is what we presented.

1 That is what we have in our drawings that were sent
2 to permitting. I made the mistake of not notifying
3 Joe a long time ago when I figured this out we were
4 not going to be able to lift this thing and move it
5 over. It's just not possible.

6 There was always a real question when I
7 presented it to you in the first place as to whether
8 it was historic or not.

9 We are doing the best. My clients have
10 the best intentions. They really want to emulate the
11 form of it. That's what we've done. That's what's
12 in our permit set. That's what's being built
13 currently.

14 We are going to pick it apart and use
15 pieces here and there. But what you'll see from the
16 street is a real attempt to try to model exactly the
17 form of this.

18 THE CHAIRPERSON: Which has already been
19 previously approved?

20 MR. CLOWNEY: Yes.

21 MR. HENDERSON: Here's our guide here.
22 Technically, this is a change in certificate of
23 appropriateness. During our presentation we were
24 picking it up and attaching it to the house. Now
25 we're just modifying that a little bit.

1 MR. CLOWNEY: I'm sorry I didn't come to
2 you sooner.

3 THE CHAIRPERSON: Anybody?

4 MR. WRIGHT: I'm fine.

5 THE CHAIRPERSON: I'm okay with it.

6 Do we want to vote on this?

7 MR. HENDERSON: Sure.

8 MR. CRAVER: I make a motion we approve
9 the shift in what was originally approved to what
10 Beau has presented tonight.

11 MR. HERLONG: I second that.

12 THE CHAIRPERSON: Discussion. Everybody
13 in favor?

14 (Ayes were stated by all board members.)

15 MR. CLOWNEY: Thank you.

16 THE CHAIRPERSON: Thank you. We are
17 adjourned.

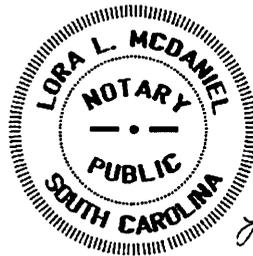
18 (The meeting was concluded at 7:01 p.m.)
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25

CERTIFICATE OF REPORTER

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

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

Witness my hand, I have hereunto affixed my official seal this 1st day of July, 2015 at Charleston, Charleston County, South Carolina.



Lora McDaniel

Lora L. McDaniel,
Registered Professional Reporter
My Commission expires:
September 18, 2016

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REQUESTED INFORMATION INDEX

(No Information Requested)

E X H I B I T S

(No Exhibits Proffered)

THE DECISIONS OF THE DESIGN REVIEW BOARD SHALL BE EFFECTIVE IMMEDIATELY UPON THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS. THESE MINUTES WILL BE USED AS AN OFFICIAL RECORD TO THE DECISIONS MADE UPON RATIFICATION.

SIGNED, SEALED AND DELIVERED THIS DAY OF JULY 17, 2015



PAT ILBERTON, CHAIRMAN



DUKE WRIGHT, SECRETARY