

In the Matter Of:

Town of Sullivans Island v
In Re: Design Review Board

Sullivan's Island Design Review Board
September 16, 2015

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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

MEETING BEFORE: PAT ILBERTON, CHAIRPERSON
DATE: September 16, 2015
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

A. WILLIAM ROBERTS, JR. & ASSOCIATES

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1 APPEARANCES :

2 PAT ILBERTON, CHAIRPERSON
3 DUKE WRIGHT, BOARD MEMBER
4 STEVE HERLONG, BOARD MEMBER
5 BEVERLY BOHAN, BOARD MEMBER
6 DONNA WEBB, BOARD MEMBER
7 RHONDA SANDERS, BOARD MEMBER
8 BILLY CRAVER, BOARD MEMBER
9 JOE HENDERSON, ZONING ADMINISTRATOR
10 RANDY ROBINSON, BUILDING OFFICIAL
11 KAT KENYON, PERMIT TECH
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17 (INDEX AT REAR OF TRANSCRIPT)
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1 THE CHAIRPERSON: This is the September
2 16, 2015 meeting of the Sullivan's Island Design
3 Review Board. It is now 6:00. Members in attendance
4 are Duke Wright, Pat Ilderton, Steve Herlong, Beverly
5 Bohan is on her way. She's our newest board member.
6 She's stuck in traffic, so she will appear I think
7 shortly. And Donna Webb. I always do this, I was
8 telling him. Donna Webb, Rhonda Sanders, and Billy
9 Craver.

10 MR. CRAVER: Don't feel bad, I've known
11 Pat for 20 years, and he can't remember me.

12 THE CHAIRPERSON: Approval of the August
13 minutes. How do we like them?

14 MR. WRIGHT: So moved.

15 MR. CRAVER: Second.

16 THE CHAIRPERSON: Everybody in favor?

17 (All board members stated aye.)

18 2118 PETTIGREW STREET

19 THE CHAIRPERSON: 2118 Pettigrew,
20 addition.

21 MR. HENDERSON: This is agenda item C-1.
22 It's a certificate of appropriateness for a historic
23 property located at 2118 Pettigrew Street. The
24 applicant for this property, Ms. Heather Wilson, is
25 requesting preliminary final approval and relocate

1 traditional island resource and incorporate a
2 two-story addition on the portion of the property
3 fronting Pettigrew Street.

4 This property is defined as a traditional
5 island resource by way of resource card, historic
6 survey card 169. It's known as the Klofton Boarding
7 house, Igo Inn, constructed in 1885. The property
8 was heavily altered following Hurricane Hugo.

9 We reviewed this project during our last
10 meeting and several modifications have taken place
11 from the packet that you received. They relocated
12 the site plan slightly so they modified the side
13 setbacks. However, the project still falls in
14 compliance with the zoning ordinance.

15 No relief is requested for this
16 construction; however, it requires a COA because it
17 is a highly significant historic structure.

18 THE CHAIRPERSON: Great. Yes, ma'am.

19 MR. HENDERSON: Copy of site plan, if you
20 want to take one.

21 MS. WILSON: The massing is very similar
22 to what I presented in three dimension at the last
23 meeting. This is the original house here that we
24 have rotated and now faces Pettigrew. This is a
25 small one story height and allows us to create a

1 courtyard to enclose the pool and have some privacy
2 for their outside space. And this is the two-story
3 addition that faces the water.

4 This massing I showed you before, this
5 again is in relationship to the neighborhood. As you
6 can see, it's fairly well in keeping both in terms of
7 the front and rear as well as the overall size of the
8 house. It's overall now 3,700 square feet, so not
9 too big.

10 This is where we were at our last hearing.
11 It hadn't had the property surveyed, so it was very
12 loose. This is it on the current survey. As you can
13 see, we are keeping the front alignment the same as
14 what is currently there with the traditional house.
15 The red line here is the original house. The
16 original house actually is noncompliant and comes
17 into this side yard setback as well as has a ten-foot
18 deck that protrudes forward.

19 This also does not have porch on it right
20 now. Now everything that is along Station 22 will
21 have a porch.

22 This is in relationship to our neighbor
23 here on their survey next door, showing how it
24 relates to that house. They had some concern with
25 the proximity of this to their house. And that's the

1 difference that Joe is referring to in the packet
2 from this. We've just reversed the setback. So it
3 was 15 and 25 and it's now 25 and 15 out of respect
4 to the neighbor's request for a little more space for
5 their house and yard.

6 These are just a few more
7 three-dimensional drawings. That's a bird's eye.
8 This is a pedestrian view coming off the beach,
9 looking at the addition. This is coming, walking by
10 in front of the house.

11 This is another bird's eye from the other
12 direction. This is how you would see the house as
13 you come down Station 22. This is if you're walking
14 down, looking directly at the restored original
15 structure that's here, that's got the front porch.
16 As you can see in this one, there's a lot of porch
17 facing -- all the streets have a porch frontage.

18 And then we have landscape, enclosed
19 courtyard to really hide that pool from the public
20 right-of-way, keeping the house that way.

21 This was also just because there was some
22 concern about the house from the neighbor over here.
23 Illustrating these trees are based on the survey. It
24 really is quite well enclosed with these existing
25 live oaks, in line with a lot of its neighbors.

1 I think that's it. I have not changed the
2 elevation. Only changed -- those are all accurate.

3 THE CHAIRPERSON: Great. Thank you.

4 Is there any public comment to this
5 application? I have one letter to read. No public
6 comments.

7 For the attention of the Sullivan's Island
8 Design, good evening. We are the owners of 2114
9 Pettigrew Street and are writing in reference to the
10 application on 2118 Pettigrew Street, which is on the
11 agenda for September 16th.

12 We saw the conceptual drawings approved on
13 August 19, 2015. We are concerned because they
14 appear to show the new addition on 2118 moving
15 forward to Pettigrew by 16 feet as well as up to our
16 setback at 15 feet on the shared property line. We
17 are alarmed by the loss of privacy from overlooking
18 out property, potential loss of the live oak trees
19 and loss of morning light if the house were moved
20 forward.

21 We wrote to Mr. and Mrs. Gilhuly three
22 weeks ago on August 24th to express our concerns.
23 They very kindly answered immediately and agreed to
24 examine these issues. Last week Mr. and Mrs. Gilhuly
25 sent us a revised site plan which shows the house set

1 25 feet from the shared property line and no further
2 forward towards Pettigrew Street and the existing
3 house.

4 We are happy with the revised siting as
5 represented by the attached plan and very much
6 appreciate their positive response to our concerns.
7 We also have no objections to the house plans as
8 submitted subject to it being re-sited as described
9 above and consider it to be well-conceived design
10 that successfully retains the attractiveness of the
11 historic character of the existing house.

12 We are, therefore, happy to support this
13 application to the house being re-sited as shown in
14 the plan attached.

15 Thank you very much for your attention,
16 yours truly, Charlotte and Alan Artus.

17 Joe, anything to add?

18 MR. HENDERSON: No, sir, I was just going
19 to point out there's a screen shot of the existing
20 home and the porch. Heather, I believe the porch
21 would begin right about here.

22 MS. WILSON: Correct.

23 MR. HENDERSON: It would be offset from
24 the existing structure to comply with the ordinance.

25 THE CHAIRPERSON: Duke.

1 MR. WRIGHT: I'm fine with this. I made
2 my comments last time, and they stand today.

3 THE CHAIRPERSON: Also I think I'm good
4 with it. Steve.

5 MR. HERLONG: This is first time I've seen
6 it. It is a very creative solution. Even though
7 you're allowed additional setback to the neighbor,
8 it's still off the street further by four or five
9 feet. I think it's great. The adjustments are fine.

10 THE CHAIRPERSON: Donna.

11 MS. WEBB: I have no issues with it. I
12 think it looks wonderful.

13 THE CHAIRPERSON: Great. Rhonda.

14 MS. SANDERS: Second; I think it looks
15 great.

16 THE CHAIRPERSON: Billy.

17 MR. CRAVER: Lovely.

18 THE CHAIRPERSON: Do I hear a motion?

19 MR. CRAVER: I move we give it final
20 approval as submitted.

21 MS. WEBB: Second.

22 THE CHAIRPERSON: Everybody in favor?

23 (All board members stated aye.)

24 1711 ATLANTIC AVENUE

25 THE CHAIRPERSON: 1711 Atlantic, new

1 construction.

2 MR. HENDERSON: Agenda item D1 is a COA
3 request. It's nonhistoric property, 1711 Atlantic.
4 Mr. Paul Bird is the applicant here requesting
5 preliminary or final approval for new home
6 construction and modification to zoning standards for
7 principle building square footage, principal building
8 side facade and second story side setback.

9 We reviewed this project at our last
10 meeting and, during the review, the DRB requested
11 modification to several elements of the project; the
12 first being incorporating additional detail,
13 architectural detail to the side elevations to
14 address the 30-foot articulation requirement.

15 Also to address a Storm Water Management
16 Plan at the request of several of the neighbors
17 adjacent to this property.

18 Also, there was a request to modify the
19 porch on the Atlantic Avenue side of the proposed
20 construction. Currently, I believe it's a five-foot
21 deep porch. And those are your three comments to
22 address.

23 THE CHAIRPERSON: Great. Yes, sir.

24 MR. BIRD: What we did for the
25 articulation on the side is we actually --

1 MS. KENYON: Excuse me, you need to say
2 your name.

3 MR. BIRD: Paul Bird. So on the side
4 elevations, you can see the articulation now. We
5 have columns going all the way up through on both
6 sides.

7 We also change the way the siding going
8 from board batten to a traditional siding in that
9 area.

10 And last time we addressed the second
11 floor setback by doing the eyebrow roof. That came
12 down, which seemed to be acceptable for not having
13 setback on second floor.

14 And you also mentioned about the front
15 porch. We thought we were going to be able to make
16 an exception to be able to pull that out for
17 variance. There's no variance for that. And the
18 house is actually considered oceanfront, so it really
19 doesn't have a front.

20 The back porch, we didn't know if that
21 would count as our deep foot porch. It's actually a
22 nine foot porch, and we have two of those.

23 THE CHAIRPERSON: Thank you.

24 Is there any public comment to this
25 application? Yes, ma'am.

1 MS. COMPTON: Well, my question was --

2 THE CHAIRPERSON: Say who you are.

3 MS. COMPTON: Cindy Compton, at 1715
4 Atlantic. And I have a couple of concerns about the
5 storm water situation because it does flood quite a
6 bit in that area.

7 And then also the style. It's not
8 characteristic of the neighborhood. The neighborhood
9 has more of an island style whereas, you know, this
10 is just a straight line. Straight. Straight lines.

11 And I see where you said you have the
12 columns but you don't have them adjusting in or out.
13 It's just still all straight.

14 MR. BIRD: The columns do protrude out
15 from the existing house 12 inches. That does come
16 out.

17 MS. COMPTON: One foot.

18 MR. BIRD: Yes, one foot. The wall itself
19 is set back. That is flush.

20 MS. COMPTON: My concern was where is this
21 wall that -- how long is the house?

22 MR. BIRD: The total length of the actual
23 house is 55 feet.

24 MS. COMPTON: 55 feet. So running along
25 our driveway will be a wall 55 feet long.

1 (Ms. Bohan entered the room.)

2 MR. BIRD: Yes, that is correct. Would
3 you feel better if we just bump the whole thing out
4 one foot where those columns are?

5 MS. COMPTON: I would like it if you push
6 the whole wall back more to the property rather than
7 encroaching so close to the driveway, to our
8 driveway.

9 MR. BIRD: Of the 15-foot setback.

10 MS. COMPTON: You know, and the flooding.

11 MR. BIRD: Well, the flooding --

12 THE CHAIRPERSON: We can discuss that. Is
13 there anything else?

14 MS. COMPTON: No.

15 THE CHAIRPERSON: I'm going to read a
16 letter.

17 MR. HERLONG: I have a question first. I
18 don't see a site plan. It wasn't included.

19 MR. HENDERSON: It was a recently
20 submitted -- resubmitted site plan. I have it here
21 for you here. It was not included in your packet.
22 If you reference the screen, Atlantic Avenue is here.
23 You have the front. Here's the proposed building
24 footprint. You have the front porch here. And is it
25 three feet or five feet?

1 MR. BIRD: It's five feet.

2 MR. HENDERSON: Five-foot front porch here
3 and eight or nine-foot porch facing --

4 MR. BIRD: Nine-foot back porch.

5 MR. HENDERSON: The driveway point of
6 egress to the property will be here. Leading to the
7 driveway, you have a driveway to a neighbor's home
8 here. And then another driveway here.

9 MR. BIRD: Yes, that is correct. We
10 actually -- the first time around we were over on
11 impervious. We brought it back down 230 square feet.
12 We took out 230 square feet of concrete.

13 THE CHAIRPERSON: Let me read this letter:
14 Dear Design Review Committee. Today at town hall, I
15 reviewed the latest request of the 1711 Atlantic
16 Avenue property owners form pervious allowance
17 increases. I have previously submitted surveys of
18 the affected property to the committee. The water
19 runoff is considerable in our section of 1701 to 1715
20 Atlantic Avenue.

21 Based on these surveys, impervious
22 driveway construction will adversely affect the rain
23 and storm water runoff drainage into my yard. I
24 request that the committee approve a previous
25 driveway to prevent water runoff to my property on

1 1701 Atlantic Avenue. Respectfully, David Peterseim.

2 Billy, you want to start this one.

3 MR. CRAVER: Yeah, I think that the only
4 thing, correct me if I'm wrong on this, Joe -- I'm
5 often wrong. The only thing we can talk about when
6 it comes to storm water runoff is the amount of
7 impervious coverage we have.

8 THE CHAIRPERSON: That may not be exactly
9 in our purview.

10 MR. CRAVER: Yeah, so if we think it's an
11 issue, our remedy is to not give relief to adding to
12 what is perceived to be a problem beyond what's in
13 the zoning ordinance.

14 MR. HENDERSON: That's exactly right.
15 They are limited to 3,790 square feet. They will
16 have to modify the amount of concrete that they're
17 proposing here, make that a pervious material of some
18 kind. They cannot exceed that threshold of 3,790.
19 And they've confirmed that in their plans.

20 MR. BIRD: Yes.

21 MR. CRAVER: On the theory of I reserve
22 the right to be smarter today than I was yesterday
23 and maybe tomorrow than I am today, I'm trying -- I
24 know the reason for a lot of the stuff we put in the
25 ordinance was to not end up with boxes. I want to

1 hear what everybody else has to say. I'm not
2 inclined to grant relief from the second floor.

3 I'm checking. We're being asked for
4 second floor setback relief. Am I reading that
5 right?

6 MR. BIRD: Yes, that's correct. 110
7 square feet.

8 MR. CRAVER: I'm probably -- maybe it's
9 because I have no artistic ability at all. I'm
10 looking at the design, and I see what appears to be a
11 pretty big massing to me. Having dealt with some
12 houses in the last year that this issue has been
13 present -- I'm more inclined to let people do
14 whatever they want to do with their property. If
15 there's a massing issue, then I sort of decided that,
16 to me, you got to meet the letter of the zoning
17 ordinance. And I see a massing issue here. I'm not
18 inclined to grant -- I'm not going to vote to give
19 relief on that.

20 If there's a water runoff problem, the
21 only thing we can do with that is hold you to the
22 impervious coverage limits. At least that's the way
23 I read it. I'm not inclined to grant that kind of
24 relief if we're hearing that's already an issue in
25 that area.

1 And so then, the principal building square
2 footage, if the impervious coverage -- to grant that
3 kind of relief on the principal building square
4 footage, what are the requirements in the ordinance
5 that they're supposed to meet in order to be
6 qualified for that kind of relief?

7 MR. HENDERSON: You would have to meet the
8 standards for neighborhood compatibility.

9 MR. CRAVER: I knew that one.

10 MR. HENDERSON: The board can grant up to
11 25 percent increase on the principal building square
12 footage. Tonight they've requested 15 percent. 15
13 percent increase.

14 MR. CRAVER: Rhonda, that's my concern. I
15 looked at this and thought, man, we've seen so many
16 designs that have come through here that have done so
17 many creative things to avoid the box. It just hits
18 me that this is little bit too much of a box.

19 THE CHAIRPERSON: Great.

20 MR. CRAVER: I'm probably not inclined
21 with the box, and I don't mean to be knocking your
22 design. I'm just one of those guys that sort
23 of looks at it and goes: Looks like a box.

24 I'm probably not going to vote to grant
25 any of the requested relief given my impression of

1 it. Maybe I wasn't the right person to go first.

2 THE CHAIRPERSON: Rhonda.

3 MS. SANDERS: Ditto. The whole purpose --
4 I remember 13 years ago when the Design Review Board,
5 when all these new ordinances were set. It was based
6 on a house -- it was a box. And we didn't want any
7 more of those. And that's why all of these
8 setbacks -- all these requirements are in there.

9 And I think we get relief when it meets
10 compatibility and when it's not a box. And when it's
11 not a big long wall for neighbors to drive past. You
12 said it better. Thank you.

13 THE CHAIRPERSON: Donna.

14 MS. WEBB: And I agree with Billy what you
15 said about just creative designs. This is a
16 challenging lot. And we have a few of those on the
17 island that we've seen some designs that do work and
18 that do fit on the lot but still are compatible with
19 the neighborhood.

20 I'm not sure that the columns add to the
21 character of the house to make it more in character
22 with the island. That's my feedback.

23 THE CHAIRPERSON: Beverly.

24 MS. BOHAN: I agree. Given some of the
25 restraints that I was given when I built my home, I

1 feel like it's -- and for the town hall that we
2 presented before the board as well, I think there
3 could be some creative measures done within that
4 skinny lot that would present itself more appealing
5 from the front as well as the side and still give all
6 of the ramifications for your relief.

7 THE CHAIRPERSON: Great. Thank you.
8 Steve.

9 MR. HERLONG: This is the first time I've
10 had an opportunity to see this as I was not here last
11 month. Aesthetically, when I look at this, I think
12 you need to pay attention to the additional side
13 second floor setback portion of the ordinance. I
14 think you need to look at the section, principal
15 building side facade, that 30-foot length requiring
16 an offset or notch. I don't think what you've done
17 is hitting the mark, quite honestly.

18 And then the front porch, I think there's
19 going to be a requirement that your front porch be
20 deeper. I think at five feet or it's just not
21 presenting a friendly or attractive front facade to
22 the street. And as Billy said, for those reasons I
23 would not be inclined to grant any increases for sure
24 for this submittal.

25 THE CHAIRPERSON: Great. Thank you. I'm

1 afraid I'm agreeing with the rest of the board. It
2 needs more work on it architecturally. The porch
3 definitely needs to address. I'm probably not in
4 favor of this design. Duke.

5 MR. WRIGHT: I think we discussed this
6 same issue last month, and I don't see much change,
7 really, other than an attempt to articulate the side
8 facade. So I think you need to do a little bit more
9 work on it.

10 MR. CRAVER: I would make a motion to
11 defer this to allow them to go back and rethink what
12 they've done. If they can come back and not -- if
13 they can design it and not have to ask for anything,
14 they don't have to ask for anything; they don't have
15 to come back; isn't that right?

16 MR. HENDERSON: That's right.

17 MR. CRAVER: If they want something, if
18 you want some relief, you got to do something
19 different. My motion is to defer.

20 THE CHAIRPERSON: Do I hear a second?

21 MR. HERLONG: I'll second that.

22 THE CHAIRPERSON: Do you want to discuss
23 that? Deferring that, does that help the owners out
24 a little bit?

25 MR. HENDERSON: It does. It gives them

1 the option to modify their current request. It's not
2 a denial. It's subject to appeal.

3 THE CHAIRPERSON: Everybody in favor of
4 the motion?

5 (All members stated aye.)

6 THE CHAIRPERSON: Thank you, sir.

7 3306 JASPER BOULEVARD

8 THE CHAIRPERSON: 3306 Jasper, addition.

9 MR. HENDERSON: This is agenda item D2,
10 COA request for a nonhistoric property. 3306 Jasper
11 Boulevard was constructed recently. Beau Clowney,
12 the applicant, requesting conceptual approval of the
13 one story addition. This is to the Jasper Boulevard
14 side of the home.

15 They're requesting relief from the zoning
16 standard for principal building square footage and
17 side setback.

18 This is a very narrow lot. And so they
19 are requesting side setback relief of 24 percent or
20 seven feet, six inches, and also a small request in
21 principal building square footage of 6.3 percent or
22 287 square feet.

23 THE CHAIRPERSON: Thank you. Yes, sir.

24 MR. CLOWNEY: I'm Beau Clowney. We have
25 designed -- we designed this house a few years back.

1 It's a couple years old. Unique location. Everybody
2 knows that part of the island has great advantages
3 that you get to see a sea-to-sea view, view of the
4 marsh and view to the ocean.

5 And so this family wanted to do a small
6 little addition. Their family has grown. All the
7 kids have got married and have grandkids all of a
8 sudden. If you see right here where this part of the
9 house where you can see straight through, that's kind
10 of what we're trying to preserve. Because the lot is
11 so long, we decided to just place this little guest
12 house up here on the front. We're still 70 or 80
13 feet from the setback on the street side, and we've
14 done our best to try to weave it into the existing
15 design.

16 They love the house, and we love it to.
17 We wanted to do something that was really going to
18 complement the existing structure but look as though
19 it's always been there. It's very straightforward,
20 very simple, modest addition.

21 THE CHAIRPERSON: Thank you. Is there any
22 public comment to this application? Public comment
23 section is closed. Joe, anything to add?

24 MR. HENDERSON: No, sir.

25 THE CHAIRPERSON: Steve, you want to

1 start.

2 MR. HERLONG: I think it's a very
3 appropriate solution. One story. It's not going to
4 have any impact as you drive by. It really doesn't
5 have any impact on a neighbor. I think it's fine.

6 THE CHAIRPERSON: Beverly.

7 MS. BOHAN: From first appearance, I think
8 it's fine. It's appealing as well. I think it
9 connects; becomes one as it's connected, as he has
10 drawn it from what I glanced at.

11 THE CHAIRPERSON: Donna.

12 MS. WEBB: I think it will look nice and
13 looks like it's been there forever once it's done.

14 THE CHAIRPERSON: Rhonda.

15 MS. SANDERS: I'm good with it.

16 THE CHAIRPERSON: Billy.

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

18 THE CHAIRPERSON: I'm also good with it.

19 Duke.

20 MR. WRIGHT: I would not object. I think
21 it's a good design.

22 THE CHAIRPERSON: Let's hear a motion.

23 MR. CRAVER: I move we give final approval
24 as submitted.

25 MS. SANDERS: Second.

1 THE CHAIRPERSON: Everybody in favor?

2 (All board members stated aye.)

3 2678 BAYONNE STREET.

4 THE CHAIRPERSON: 2678 Bayonne.

5 MR. HENDERSON: This is also being
6 presented by Beau Clowney Architects. This applicant
7 is requesting conceptual approval for new
8 single-family home. Relief from the zoning ordinance
9 standards being requested for principal building
10 square footage side setbacks, second floor side
11 setback. And noted in your packet was a request for
12 front facade, principal building front facade relief.
13 But I don't think that they need to request that. I
14 think they're meeting the conditions of the
15 ordinance.

16 Just to recap, principal building square
17 footage, they're requesting 19.7 percent.

18 Side setback relief is six feet two
19 inches.

20 100 percent request for second story side
21 setback. And that's it, I believe.

22 THE CHAIRPERSON: Great. Yes, sir.

23 MR. CLOWNEY: Thank you. This is a brand
24 new beach house for a family. It's on a corner. So
25 the corner wraps around like this. And we have on

1 this side more kind of a private garden with a pool,
2 court over on that side.

3 But it is very straightforward in that it
4 is a -- the front house is really kind of designed
5 proportionately to look and feel like an old
6 Sullivan's Island house with kind of a link to a
7 couple other little structures in the back. It
8 really is kind of creating L-shape form and typical
9 to a lot of what we like about Sullivan's; collection
10 of roof forms blended together. Ross, do you have
11 anything specific?

12 If you have any questions, we can answer
13 it.

14 THE CHAIRPERSON: Great. Thank you. Is
15 there any public comment to this application? Public
16 comment section is closed.

17 Joe, anything more?

18 MR. HENDERSON: No, sir.

19 THE CHAIRPERSON: Great. Donna, you want
20 to start.

21 MS. WEBB: Sure. I rode by this lot
22 today. And that corner -- this is such a beautiful
23 plan, not only from the front but all the way down
24 that side. I think it's going to be lovely.

25 THE CHAIRPERSON: Great. Rhonda.

1 MS. SANDERS: I'm good with it.

2 THE CHAIRPERSON: Billy.

3 MR. CRAVER: I'm good with it. I walk by
4 the lot all the time. It's a block away from me.

5 MR. CLOWNEY: I do want to say one more
6 thing. We have -- Ross just gave them to me. We
7 changed the front stairs. We have a little deck that
8 kind of pokes out about four feet, enough to have a
9 couple of benches on it. And the stairs is a little
10 different than what we had here.

11 MS. SANDERS: Oh, forget it.

12 MR. CLOWNEY: We still would like to go on
13 and hopefully get --

14 MR. HENDERSON: Not coming near the front
15 setback, the required front setbacks.

16 MR. CRAVER: Are these people going to be
17 year-round residents?

18 MR. CLOWNEY: Eventually, yeah, not at the
19 moment.

20 MR. CRAVER: Looking to bring up the
21 neighborhood.

22 THE CHAIRPERSON: Beverly.

23 MS. BOHAN: I think it's beautiful. Well
24 done.

25 THE CHAIRPERSON: Steve.

1 MR. HERLONG: I think it's a nice
2 addition. Broken up. Very attractive.

3 THE CHAIRPERSON: Yeah, like the other
4 houses, good architecture is worth it. Nice plan.

5 MR. WRIGHT: This is a good example of
6 good architecture. I think Beau generally hits it
7 pretty much on the target every time he comes. I'm
8 good with it.

9 THE CHAIRPERSON: Do I hear a motion?

10 MR. CRAVER: I move we give final
11 approval.

12 MS. SANDERS: Second.

13 THE CHAIRPERSON: Discussion? Everybody
14 in favor?

15 (All board members stated aye.)

16 MR. CRAVER: When are they going to start
17 building?

18 MR. CLOWNEY: They're ready. Coming in
19 from Buffalo. Good friends of Madeline McGee.

20 2724 ATLANTIC AVENUE

21 THE CHAIRPERSON: 2724 Atlantic.

22 MR. HENDERSON: This is listed on our
23 agenda as D4. It's actually a certificate of
24 appropriateness for a historic property. It was
25 previously addressed as 2732 I'on Avenue, which is

1 the source of my confusion on this one. It is a
2 historic property.

3 Ms. Sabrina Cochran is the applicant on
4 this one. Requesting conceptual approval for two
5 additions and elevation modification. This is
6 traditional island resource by way of survey card
7 number 12.

8 With this proposal, the additions are
9 actually encroaching into a side setback that already
10 has an encroachment so they're not increasing the
11 degree of the nonconformity. So staff is okay with
12 the two additions.

13 They're also requesting modification of
14 replacement of various wooden windows, historic
15 wooden windows. Apparently there's some maintenance
16 issues that can't address the state of the windows.
17 They're replacing many of the six-over-six windows
18 with two-over-two windows.

19 They're replacing portions of doors on the
20 rear elevations. They're incorporating transom
21 lights over the doors.

22 They're also replacing the foundation
23 enclosure from cross-hatch lattice to vertical
24 lattice. I'll let you elaborate a little bit more on
25 the other portion of the project; correct.

1 THE CHAIRPERSON: Yes, ma'am.

2 MS. COCHRAN: I'm Sabrina Cochran with SLC
3 Architects, here representing Clay Grayson and his
4 wife, Monoli. They recently bought this property.
5 They live in Charleston now. They have two small
6 boys. They're looking to make this their permanent
7 home.

8 They love it. They love the historic
9 nature. They love it has wood paneling. It really
10 hasn't been touched much inside. They want to keep
11 the historic character, they just need to make it a
12 little more comfortable for their family.

13 Like Joe said, we are here because it's
14 traditional island resource. We're not asking for
15 any relief, increasing the encroachment to the
16 setback or anything like that.

17 As you see, this is the two areas of the
18 addition. There's a tiny little kitchen bump out.
19 We're trying to increase that to make it a reasonable
20 kitchen.

21 Bumping out here to make a living room,
22 which you see on the rear elevation. Just add this
23 little piece which actually I think helps that
24 elevation a little bit.

25 We also are replacing windows and doors.

1 The windows are wood. They pocket into the wall this
2 way. A lot of them don't open. The ones that do,
3 don't close all the way. There's a lot of moisture
4 damage. So they need to replace them. We're looking
5 to replace them with Anderson A series or something
6 similar to that; nice wood clad window that will look
7 better.

8 We are going to -- they have some
9 two-over-two in the front. We think that's probably
10 what was there originally. There's now six-over-six.
11 There's a whole bunch. We're trying to get them all
12 two-over-two. Look nice.

13 I'm going to give you these. There's a
14 couple window side changes that are really minor.
15 There's a couple windows side that we were going to
16 make larger and now we're going to replace with the
17 same size, so not a big deal. We changed them since
18 this is the middle one; wanted to be clear on that.

19 The other thing, rear doors, we did submit
20 transoms. We're not going to do that. We're just
21 going to have a taller door.

22 All of the windows on the first floor are
23 six-foot-eight, nine feet, eight-foot-six,
24 seven-foot-two. They're all messed up. We're trying
25 to put them all at eight feet. The house has ten

1 foot ceiling. Just trying to make them nice. Get
2 their view outside.

3 One last thing, since we submitted, they
4 also decided they would like to remove -- this is all
5 clad and vinyl siding. They would like to remove all
6 the vinyl siding. They're thinking there might be
7 some really nice old-growth Cypress underneath it.
8 If it's in good condition, they would like to restore
9 it and hopefully use it. If it's not, once they take
10 the bottom siding off, then they'd like to replace it
11 with Hardiplank or something similar. I believe
12 that's it.

13 THE CHAIRPERSON: Thanks.

14 MS. COCHRAN: Any questions?

15 THE CHAIRPERSON: Jason anything to say
16 about this? You're the only public here. I thought
17 you might have a comment. Public comment section is
18 closed.

19 Joe, anything to add?

20 MR. HENDERSON: No.

21 THE CHAIRPERSON: Duke.

22 MR. WRIGHT: I'm fine with it. It's
23 historic. Obviously the changes don't affect, in my
24 judgement, the character of the house at all. And I
25 think improved window arrangement is good. I'm fine

1 with it.

2 THE CHAIRPERSON: I went through this
3 house. It's a great house. Great lot. Great old
4 house and great lot. Good to see it put back and
5 made liveable year-round. It's going to be a great
6 house to live in. I'm for this project. Steve.

7 MR. HERLONG: I'm just surprised those
8 windows that are so unusual, sliding into the wall
9 windows, it's amazing the house is still standing
10 with all the water intrusion.

11 THE CHAIRPERSON: Quality of the wood in
12 the house.

13 MR. HERLONG: Exactly, it is. Exactly.

14 The two additions are one story and they
15 don't -- they go out to that encroachment but don't
16 affect it in my view. It wouldn't affect the
17 adjacent property. I would approve it.

18 THE CHAIRPERSON: Beverly.

19 MS. BOHAN: I agree. I wish we could not
20 have the windows to be clad from a historic
21 standpoint. I certainly understand the reasoning for
22 those. I think it's a nice addition. Well done.

23 THE CHAIRPERSON: Donna.

24 MS. WEBB: I have never noticed this
25 house. After riding by, I agree with Pat; great lot.

1 It's larger than most of the old historic cottages.
2 I think the window arrangement and the new door
3 selection, I think it's actually going to add, make
4 it feel a little more original. And hopefully the
5 siding will work out, and you may find that good
6 hardwood is still good.

7 MS. COCHRAN: That's what they're hoping
8 for.

9 MS. WEBB: It's beautiful. I think it
10 would be great.

11 THE CHAIRPERSON: Rhonda.

12 MS. SANDERS: I agree. I think making the
13 windows more consistent with the doors is a great
14 idea.

15 THE CHAIRPERSON: Billy.

16 MR. CRAVER: This house, this was Price's
17 house. And that was back in the old days when the
18 accreted lots in front. People with the lot that was
19 there originally got the accreted lots. Prices got
20 that lot, the one in front of it, and the one in
21 front of it. Ms. Swackie had this one. She was a
22 Price.

23 We built the house next door to it. And
24 I've been all through this house. Everything has
25 been done to it, improved it. What you talk about

1 doing will improve it, so I'm in favor of all of it.

2 THE CHAIRPERSON: Great. Do I hear a
3 motion?

4 MR. WRIGHT: Let me make one point.
5 Sabrina, you mentioned if the siding is such that it
6 has to be replaced, you would go to Hardiplank. I'm
7 not sure that I would like to see Hardiplank on
8 historic property like this. You might want to
9 rethink that. That's my opinion.

10 I know it's got siding on it now. Have
11 you had a look at it to get a feel for what might be
12 under the existing siding?

13 MS. COCHRAN: Clay just said he is in
14 favor of that. He wants to make it look like the
15 original house. I think that's not a problem.

16 MR. HENDERSON: The addition, second story
17 was put on post-Hugo; isn't that correct?

18 MS. COCHRAN: The roof deck.

19 THE CHAIRPERSON: Second story is
20 original, you can tell.

21 MR. HENDERSON: This is vinyl clad now, up
22 top?

23 MS. COCHRAN: No, they're all wood. I
24 mean, the siding. The windows are wood. The siding
25 is vinyl.

1 MR. HENDERSON: The siding, okay.

2 MR. CRAVER: I guess that was my feeling,
3 Duke, given it's got vinyl on it now, Hardiplank is a
4 step up.

5 THE CHAIRPERSON: Only thing to mention,
6 you've already got that deck on it. It's okay. I've
7 been up on the deck. You still can't see that much
8 even though you got so much vegetation in front of
9 you and the house would really look great if that
10 deck wasn't there. It was put on after Hugo.
11 Because it's such a classic house, such a classic hip
12 roof, Sullivan's Island home.

13 It's there. It's not like we can say take
14 it off. It's something to consider in the renovation
15 of that, with the roofing and just everything else.
16 I don't remember seeing -- having that great a view
17 from being up there. That's just an observation.
18 It's there. If you want to keep it, keep it.

19 MR. CRAVER: I move that we approve as
20 submitted, but I guess with the changes that Sabrina
21 that outlined. I'm okay with the Hardiplank, if the
22 wood underneath it isn't good. That is part of my
23 motion, Hardi-plank would be okay; step up from the
24 vinyl. See what the rest of the board thinks.

25 THE CHAIRPERSON: Do I hear a second on

1 that?

2 MS. SANDERS: Second.

3 THE CHAIRPERSON: Do we have any
4 discussion?

5 MR. WRIGHT: I still think we should stay
6 with wood siding.

7 MR. HERLONG: I would agree.

8 THE CHAIRPERSON: The wood siding would be
9 good. They really make high quality prefinished wood
10 siding that lasts a long time. It's not a
11 maintenance problem. For this classic home, it
12 really would be great to see if you have to replace
13 the siding.

14 MR. WRIGHT: How does the motion read now?

15 MR. CRAVER: The motion would allow them
16 to do Hardiplank. We have to vote on that motion.
17 If it passes, it passes. If it doesn't, go to the
18 next step.

19 MR. HERLONG: I would just state I would
20 want it on the record that we encouraged the
21 homeowner to try to find a solution using wood
22 siding; just an encouragement.

23 MR. CRAVER: Okay.

24 THE CHAIRPERSON: Great. That was added
25 to the motion.

1 MR. CRAVER: Well, it's not part of the
2 motion. He just encourage.

3 THE CHAIRPERSON: It's on the record.
4 We've got a second. Want to vote? Everybody in
5 favor of the motion?

6 (All board member stated aye.)

7 THE CHAIRPERSON: Thank you, sir.
8 We're going to stay in session for our
9 discussion.

10 MS. COCHRAN: Do we have to come back or
11 is that final?

12 MR. CRAVER: I meant final.

13 THE CHAIRPERSON: It can be final. Fine
14 with me.

15 MR. HENDERSON: We can make the
16 encouragement of the use of the original wood siding
17 part of the COA for permitting.

18 MS. COCHRAN: Okay. Thank you.

19 HISTORIC DESIGN GUIDELINES

20 MR. HENDERSON: I just very briefly want
21 to talk about historic design guidelines. We had a
22 very quick conversation at the end of our meeting
23 about some of the concerns that town council has
24 mentioned to town staff.

25 MR. HERLONG: I didn't hear those.

1 You weren't at the last meeting?

2 MR. CRAVER: I wasn't. I know you raised
3 it one time before. Nobody on the board had any
4 concern. I thought it was dead.

5 MR. HENDERSON: Really, that's why I put
6 this as a formal item on the agenda so that we could
7 all, as a group, discuss what to do about this.

8 MR. CRAVER: What is it they're
9 complaining about? Town council has an issue, I
10 guess it would be nice to know what their issue is.

11 MR. HENDERSON: The main issue revolves
12 around the elevating of historic structures. That's
13 how this came to staff. Over the past couple years,
14 we've approved raising houses, elevating houses to
15 mitigate flood insurance rates.

16 Property owner requests, wants to invest
17 in historic home. This is a way that they can modify
18 historic structure and utilize a historic structure,
19 possibly put an addition on to it and not have to pay
20 exorbitant flood insurance premiums.

21 Since the inception of the DRB, we've had
22 multiple projects, probably four or five historic
23 homes that have been elevated. So what I wanted to
24 do is --

25 MR. CRAVER: Town council said they were

1 going to make a change or they asked us whether we
2 think we ought to make a change? Because they can do
3 whatever they want to do. Are they asking for our
4 input?

5 MR. HENDERSON: They believe and this is
6 not just town council, this is multiple citizens have
7 come forth explaining that they think the historic
8 homes, when elevated to meet the base flood
9 elevation, feel that it's too high. It takes away
10 from the historic character of the small structure.
11 That's really the basis of this discussion.

12 Ultimately the question was posed to
13 staff, or we were told to present this to the DRB and
14 have you-all, as a group, study the item and decide
15 whether we should possibly develop some historic
16 design guidelines to address the issue.

17 So when an applicant or property owner
18 comes forth, we should have, I guess, a formula for
19 design for what's appropriate and what is not
20 appropriate for elevating a house.

21 THE CHAIRPERSON: Randy or Joe, where has
22 this happened before? What houses? Obviously it's
23 happened several places, if people are worried about
24 it. Particular house that they have raised?

25 MR. HENDERSON: What I was going to do is

1 initially jump into our process of review. How does
2 the DRB review projects, historic and nonhistoric? I
3 can back up to that.

4 This is the one we recently approved about
5 a year-and-a-half ago, 1102 Osceola. This is what it
6 looked like for years and years. It was elevated
7 about two feet off the ground, two-and-a-half feet
8 off the ground.

9 In order to meet the base flood elevation,
10 it went to ten feet.

11 MR. ROBINSON: Somewhere in there.

12 MR. HENDERSON: Nine-and-a-half to ten
13 feet. So it's eight-foot difference. That raising
14 of the house to eight feet, that creates this very
15 dramatic effect.

16 And the house is not complete yet. But
17 we've had an outpouring of concern from the
18 surrounding neighbors, and they called their council
19 members. And so this is a response to that. The
20 question was posed to staff, possibly developing
21 historic design guidelines to regulate how high.

22 MR. CRAVER: How many others? One of the
23 things that I get really concerned about is --
24 obviously, town council can do whatever it wants to
25 do. I get concerned about an isolated incident

1 turning into a cause that creates a rule that affects
2 every other house that may not really need to be put
3 in place. And it's a knee-jerk reaction that ends up
4 creating a hardship for a lot of other people.

5 You know, let's say we had something in
6 place that said: You can't raise a historic
7 structure. What would that do? That would stop this
8 person from being able to do anything with their
9 house, wouldn't it?

10 THE CHAIRPERSON: Could they have left --
11 that's a good question. Could they have left the
12 cottage and then had another house -- beyond that,
13 another structure? Would that have --

14 MR. HENDERSON: They could've put an
15 addition on the back of the house as it sits here at
16 this current level. However --

17 MR. HERLONG: That property, as I recall,
18 had that little structure that's new to the left was
19 an existing old structure on the back, that they were
20 trying to incorporate, I believe. So there may have
21 been -- were they two separate structures?

22 MR. HENDERSON: That's right, this
23 structure here was off to the right.

24 MR. HERLONG: They couldn't use that rule,
25 that 1,200 square foot rule to build a second

1 structure behind it or move that on the lot either.

2 They had an unusual problem.

3 MR. ROBINSON: They couldn't. But they
4 could've added on to this house as much as they
5 wanted to at that same elevation. They would've been
6 required to go get a historical variance.

7 Problem with a historical variance, we can
8 give the historical variance or the Board of Zoning
9 Appeals can give the historical variance but then it
10 comes -- the problem comes in, the astronomical flood
11 insurance.

12 Unless somebody has cash that they're
13 going to do this project with, they can't go get a
14 mortgage unless they have flood insurance. Flood
15 insurance is so expensive, you know.

16 MR. CRAVER: It kills the value of the
17 real estate.

18 MR. ROBINSON: Somewhat.

19 MR. CRAVER: It really does.

20 MR. ROBINSON: It's a money thing is what
21 it is.

22 MS. SANDERS: The issue with this one, it
23 looks so incredibly tall for whatever reason.

24 MR. HENDERSON: Really, when the DRB
25 reviewed this, we incorporated certain project

1 elements to mitigate the effect of that. Those
2 elements have not been put on.

3 THE CHAIRPERSON: Those elements have not
4 been installed.

5 MR. HENDERSON: The foundation plantings.
6 We also allowed the house to be slid back slightly on
7 the property, to not be as close to the street
8 frontage.

9 There may be I think some -- the raising
10 of the grade slightly here when you incorporate the
11 heartscape. There are lots of things that still have
12 to be done with this property.

13 I think the question, is there really,
14 number one, do we want to address this either by
15 historic design guidelines, which is what was
16 recommended by town council; working on a set of
17 design guidelines to recommend or give guidance to
18 staff, the DRB, and also property owners, or do we
19 want to take that a step further and codify the
20 existing zoning ordinance?

21 THE CHAIRPERSON: I think the
22 recommendation would be fine. That would give us
23 leeway in certain instances to grant it or not as
24 opposed to codifying it, which wouldn't give us any
25 leeway at all.

1 MR. HENDERSON: Let me back up and just
2 give you a quick run down.

3 MR. CRAVER: This is where that pack of
4 guidelines came from.

5 MR. HENDERSON: This is document that was
6 presented to the town in 2005 when we created the
7 historic district. I believe it was around then,
8 2005.

9 MR. ROBINSON: Uh-huh.

10 MR. HENDERSON: So it was simply a sample
11 or a draft that David Snyder presented to the town,
12 and the town decided not to move forward with it.

13 MR. CRAVER: We didn't like it. The
14 planning commission didn't like it.

15 MR. HENDERSON: This is basically
16 boilerplate language. The format is there. We could
17 go through the process of making this a Sullivan's
18 Island document. We could use photographs and
19 examples, and it would be a guideline for property
20 owners.

21 MR. CRAVER: I feel like we got enough
22 rules. I'm wondering what is the purpose -- what are
23 they trying to accomplish with the guidelines?

24 MR. HENDERSON: Well, it's to go above and
25 beyond, to take that extra step in providing guidance

1 to historic property owners. To providing guidance
2 to --

3 MR. CRAVER: The purpose is they don't
4 like the building elevated as much as it is, and they
5 don't want to see historic structures elevated.

6 MR. HENDERSON: That's it. That's the
7 main --

8 MS. SANDERS: I don't think you can tell
9 people they can't do that for insurance purposes.

10 MR. CRAVER: Here's the question that I
11 would ask. How many historic structures do we have
12 left on the island that would be affected if we said,
13 if you want to do some work. So let's find out what
14 the universe is. What's the inventory of historic
15 structures that, if we said, you cannot elevate it --
16 because that's what all this goobly gook comes down
17 to is we want you to tell people they can't elevate
18 it.

19 If you can't elevate it, how many historic
20 structures are we talking about? Let's figure out
21 what the real problem is as opposed to jumping in and
22 creating rules where we don't know what the
23 universe --

24 MR. HENDERSON: I think that's what town
25 council is asking you to do, is to study the item.

1 MR. CRAVER: That would be a great start
2 to know what the inventory is.

3 MR. HENDERSON: We have GIS data that
4 shows all of the prefirm historic structures on the
5 island. We can pull that up. We can take a look at
6 it. We can draft a map. We can probably generate
7 some figures for you.

8 MR. CRAVER: That would be great. I would
9 like to go look. We could ride around and look at
10 stuff.

11 THE CHAIRPERSON: All that being said,
12 we've done a pretty good job, this board, I think
13 generally with what's come through to try to hold the
14 integrity of Sullivan's Island.

15 MR. CRAVER: I think so, too, Pat.

16 THE CHAIRPERSON: It's not like we've been
17 screwing up left and right and making bad decisions.
18 I just don't see that. I sort of agree with you.
19 Why do we need more rules to just throw around and
20 confuse everybody even more because the damn zoning
21 code is ridiculous, how confusing that thing is.

22 We're worried about a few things. We've
23 addressed individually when people come before us
24 these historical homes. Like the one that we just
25 talked about, and it was well done, well presented.

1 We were for it.

2 I think we've also, you know -- I don't
3 know if we've been hard on people. I think the
4 architects or the designers come before us know they
5 had to work extra hard on these historical structures
6 to present to us. And they've just I think generally
7 been well received. I don't know. It's not like --
8 that one thing maybe. Like you said, it's not even
9 finished yet.

10 The only thing I think, if the town is
11 concerned about that, then I think they ought to talk
12 to the other board and say, if this comes up, you
13 need to be in position of giving these people relief
14 on square footage or placement of the house or
15 another house. Even though this is a 1,500 square
16 foot historical house and not 1,200 and say
17 well we're going to -- because we want you to keep
18 that low, you can do this, build this house here or
19 whatever.

20 MR. HENDERSON: That was another option
21 proposed to the LUNR committee. Steve and Duke,
22 you-all attended that meeting. And this led to a
23 discussion about the historic special exception,
24 which is what Pat is referring to, the 1,200 square
25 foot threshold.

1 I think that would work its way into our
2 study of this item. But if I could just point out
3 this is only one option here. The other option is --

4 MR. CRAVER: Well, that is an example of
5 an option. We could come up with our own.

6 MR. HENDERSON: Absolutely. Yeah, this
7 isn't it (indicating).

8 MR. CRAVER: Right. I thought that was a
9 piece of crap.

10 MR. HENDERSON: It is.

11 MR. CRAVER: It really is.

12 MR. HENDERSON: To his defense, he just
13 basically showed the town: Look, here are
14 guidelines, it would look something like this.

15 Yeah, it's completely wrong.

16 MR. CRAVER: It's illegal.

17 MR. HENDERSON: It actually says Alabama.
18 I think it references Alabama.

19 MR. HERLONG: The difficulty here is that
20 nobody -- who would write this? Are they going to
21 hire another consultant? That just leads -- that is
22 too difficult of a task to ask a town employee to do.

23 MR. CRAVER: I got to tell you, I spent
24 two years when we were doing those hearings,
25 redrafting that thing based on the hearings. And

1 then once we finished that, Pat took it and redrafted
2 it the way he wanted it.

3 THE CHAIRPERSON: Pat O'Neal.

4 MR. CRAVER: Wasn't this Pat; the current
5 mayor. Tell Pat: What does he want?

6 I'm happy to be involved in, let's find
7 out what the inventory is, and let's look at the
8 options. And, I mean, there's some things that are
9 wrong with the way the special -- I mean, the special
10 exception, I wouldn't limit it to 1,200 feet.

11 MS. SANDERS: I agree.

12 MR. CRAVER: I would say total square
13 footage. People going under the special exception
14 are penalized because they can't get any additional
15 square footage. I would take that penalty out of it.
16 I'm happy to get involved in tackling, playing with
17 that.

18 MS. SANDERS: Should get a variance for
19 that. All historic homes are not 1,200 or cottages
20 or whatever. What if they're 1,340 or whatever?

21 MR. CRAVER: Right. So if we have a total
22 number, as long as we can operate within that total
23 number and say to somebody, well you got a 1,400
24 square foot house, here's what you can do with it.
25 You can build another 3,000 square foot house on your

1 property or whatever, I'm good with that.

2 MR. HERLONG: We had that meeting, the
3 LUNR committee.

4 MR. HENDERSON: Land Use Natural
5 Resources.

6 MR. HERLONG: It was a meeting that also
7 allowed some new town council members to get up to
8 speed. They were doing a lot of explaining about the
9 flood ordinance and these difficulties. At that
10 meeting I attended and so did Duke. I mentioned the
11 same thing. I said, basically, that anyone with a
12 historic home in the ordinance is almost treated like
13 a second-class property.

14 MR. CRAVER: They are.

15 MR. HERLONG: In order that they're going
16 to try to change the ability to get out of a flood
17 zone, they almost need to give increases or
18 advantages if you're going to leave it low. You need
19 to have some very strong advantages.

20 I don't know if there are enough
21 advantages that could be given to someone to stay
22 down in the flood zone right now. Good thing to talk
23 about.

24 MR. CRAVER: It's why I think, before we
25 like launch this big project, we need to know what

1 the scope of the issue is. I mean, are we talking
2 about ten houses or 200?

3 MS. SANDERS: Or two.

4 MR. HENDERSON: Not ten.

5 MR. ROBINSON: One of the problems here is
6 that half of Sullivan's Island is in a V zone. If
7 this particular home that was up on the screen was in
8 A zone, it could've been three feet lower.

9 MS. SANDERS: Didn't you tell me that may
10 change?

11 MR. ROBINSON: Well, that may change.
12 We're waiting on those new maps. We're just
13 frustrated as all get-out waiting on those new maps.
14 Every time they get ready to come out, there's
15 another problem.

16 MS. SANDERS: So they didn't have an
17 option. If they wanted to get flood insurance, they
18 didn't have an option but to raise it.

19 MR. ROBINSON: Well, no, they could've got
20 flood insurance. It just would've cost them \$30,000.

21 MS. SANDERS: That's not an option. I
22 mean, that's a hardship.

23 MR. CRAVER: There are people who say we
24 don't care about the money. That's not the issue.
25 It's the historic house. I disagree with that. I do

1 care about the rest of the people on the island.

2 MR. HERLONG: I would say that before the
3 town goes into this, we should almost wait for that
4 flood -- new flood map and then see what we're
5 dealing with, what the town has to deal with and how
6 that impacts historic properties or any other
7 properties. Then we may want -- then we can make the
8 right adjustments.

9 MR. HENDERSON: Would you be opposed to
10 meeting with staff and studying and developing a
11 recommendation, formal recommendation to council?
12 Maybe three members of the DRB could meet with staff.
13 We could develop some recommendations, present that
14 back to the DRB and then maybe formulate a
15 recommendation to the group.

16 MR. CRAVER: I think we would make a
17 mistake not to respond to town council. Because I
18 think then they're going to do whatever they want to
19 do without our input. We're in a better position to
20 give input than anybody else is.

21 THE CHAIRPERSON: We can do that. We can
22 meet with you. We're good?

23 MR. HENDERSON: I think so.

24 MR. WRIGHT: Who's volunteering?

25 THE CHAIRPERSON: I'll go.

1 MR. CRAVER: I'll go.

2 MR. WRIGHT: Seriously, whole board? Two
3 of us or three of us or four?

4 MR. HENDERSON: I've previously spoken
5 with Steve, Duke and Beverly about it. But we want
6 to avoid having a quorum.

7 MS. SANDERS: You were so involved in all
8 that drafting, I think you need to go.

9 MR. ROBINSON: You can have a quorum, as
10 long as you advertise.

11 MR. HENDERSON: We have to advertise, you
12 know, so it would be kind of an ad hoc committee.
13 Typically if you can convene a quorum of the DRB,
14 then it's a DRB meeting.

15 What we would want to do -- we can
16 consider this during a regular DRB meeting if you
17 want to do that so that we're all part of it. I just
18 think it's easier for staff to review some of the
19 more complex GIS type information, have a back and
20 forth if it's smaller group.

21 THE CHAIRPERSON: Small group is easier.

22 MR. CRAVER: I really think -- I hate to
23 put this on y'all to do the work. I really think we
24 need to have an idea. It would have a big impact on
25 what our recommendations were of the scope of the

1 problem. And the scope of the problem is, you know,
2 how many houses.

3 Steve is right. If the inventory of
4 houses is 42 now, how many is it going to be when
5 that new flood map comes out? Is it going to be 28
6 or 73? Are they going to add to the V zone or taking
7 away? I don't think we'll know until they give it to
8 us, will we?

9 MS. SANDERS: When is that?

10 MR. ROBINSON: When is the question. They
11 keep saying -- I mean, they told us we would have
12 them in the fall.

13 MR. HENDERSON: Now it's summer of next
14 year.

15 MR. CRAVER: Of which year?

16 MR. ROBINSON: Right. Then I talked to
17 them in the fall when we had our community assistance
18 visit last month, and they said we are going to have
19 them to you by the spring. She was: We're going to
20 have them to you by the spring.

21 MS. SANDERS: This is FEMA, right?

22 MR. ROBINSON: Well, it's out Department
23 of Natural Resources Flood Mitigation Division. They
24 are pushing this new mapping initiative for South
25 Carolina. Everybody has been done except Charleston

1 County. We're the last ones. So, I mean, all eyes
2 are focused on us right now.

3 MS. SANDERS: Might make more sense to
4 wait and build.

5 MR. ROBINSON: I would think so.

6 MR. HENDERSON: I think that could be one
7 of our recommendations, we have this pending release
8 of new data from FEMA.

9 On top of that, I think we should address
10 the question of historic guidelines, possible changes
11 to the design standards in the ordinance, the design
12 guidelines in the ordinance and just consider all of
13 those, weigh all of the options.

14 MR. CRAVER: I guess I'm a little missing
15 of why we're considering sort of what sounds like
16 wholesale guidelines and changes to deal with what
17 sounds like a rifle shot issue to me. Is there
18 something other than what we --

19 MR. WRIGHT: May I make a suggestion?
20 Excuse me for interrupting. So we don't get into the
21 issue of a quorum problem, I will back out. And I
22 recommend that you, Beverly and Steve get together
23 and help Joe prepare some kind of response to town
24 council.

25 MR. CRAVER: I think we got to respond.

1 MR. WRIGHT: We don't want to get into
2 this problem of having a quorum, then we got to go
3 through the drill of announcing a public meeting, et
4 cetera.

5 MR. HENDERSON: Would our ad hoc group
6 make a recommendation to the DRB as a whole and then
7 you would vote and make a full recommendation?

8 THE CHAIRPERSON: Yes.

9 MS. SANDERS: Is this issue brought up
10 solely on that one house most recently?

11 MR. HENDERSON: Well, there were other
12 homes. Here's one that was elevated and relocated.
13 I think this is a successful one. I don't think we
14 received any complaints about that.

15 Here's 1026 Middle Street, this one was
16 elevated. Historic picture. It was elevated
17 slightly. Landscaper never did the foundation
18 plantings, which created this sort of visual problem
19 along that streetscape.

20 And then, of course, this one.

21 There haven't been many houses that have
22 been elevated.

23 MS. SANDERS: The house behind that on
24 Seabreeze Lane. The house behind that one on
25 Seabreeze Lane, isn't that historic? And I think it

1 has like six feet up. You can't really park
2 underneath it. It wasn't raised high enough at the
3 time.

4 MR. HENDERSON: I'm not sure which one.

5 MS. SANDERS: The one that had the
6 concerns about the water running off and the
7 flooding. Back corner of that house.

8 MS. HENDERSON: Oh, the folks that came to
9 the meeting and made input.

10 MS. SANDERS: Yes, yes.

11 MR. HENDERSON: I'm not sure what that one
12 looks like.

13 MR. ROBINSON: I'm not sure what you're
14 talking about.

15 THE CHAIRPERSON: We're good with our
16 direction?

17 MR. HENDERSON: Yeah, I'll be sending out
18 an e-mail to those selected, Beverly, Steve.

19 THE CHAIRPERSON: We are adjourned.

20 MR. HENDERSON: You can give us some more
21 guidance.

22 MR. CRAVER: Well, you know, it's
23 interesting to look at those three houses. One of
24 the issues, if you have to raise a house ten feet,
25 from three feet to ten feet, that's a pretty dramatic

1 difference. If you're going to raise it ten feet to
2 11 feet, it's not a material difference in the visual
3 impact of the house. Why wouldn't you do it? Then
4 you go --

5 MR. HERLONG: Where do you draw lines?

6 MR. CRAVER: Right, what point do you deal
7 with your neighbor?

8 MR. WRIGHT: That's what you have to do.

9 1711 ATLANTIC AVENUE

10 THE CHAIRPERSON: A short comment. Yes,
11 ma'am.

12 MRS. AYANDRA: We just want to get some
13 direction. Last time we took all the additions. We
14 came back hoping to be approved because we ran the
15 design by Joe. I don't think we ran it by Randy.

16 Next time we don't want to come back with
17 the thing. We want to make sure we meet all the
18 great detail. Because one relief definitely we're
19 asking for is square footage. We have four kids. We
20 have parents with us. We need some -- we need to ask
21 some relief on square footage.

22 But the other, I think the other one was
23 massing and wedding cake effect. What kind of --
24 because we tried adding some applications.

25 THE CHAIRPERSON: I think we enunciated

1 the direction in the minutes. We gave the architect
2 or the designer guidelines of what the difficulty of
3 the plan was.

4 MR. CRAVER: I think the simple answer is
5 this. If your design requires coming in to ask for
6 relief from the zoning ordinance, then it needs to
7 have -- it needs to follow the standards that you
8 have to meet in order to get the relief.

9 When you end up with something that is
10 sort of a box, it's going to be hard to get any
11 relief when it looks like a mass like that.

12 MRS. AYANDRA: We wanted to just follow --
13 we want to complete the house. That's why we added
14 lots of windows. According to our belief, it has to
15 be a perfect rectangle for you to have -- I don't
16 know what. We follow certain beliefs and certain --
17 I don't know what it's called. It's Vastu. And we
18 follow that. And so in order to keep it as close to
19 rectangle as possible. We tried to modify a little
20 bit.

21 MR. CRAVER: Can you have one rectangle on
22 top of another rectangle?

23 MRS. AYANDRA: Yeah, that we can do, I
24 think, but the bump-ins. We are ready to move the
25 house because our neighbors already complained we are

1 too close to their driveway. We are ready to bump
2 the house five feet inside.

3 MR. AYANDRA: We moved the house.

4 MR. HERLONG: I really think you might
5 want to maybe team up, get some architectural help on
6 that and maybe you've got to really study the
7 guideline. As Billy says, probably meet more of the
8 particular sections in the guidelines in order to get
9 that relief. That's the easiest way to get the
10 relief. Meet each one of those as closely as
11 possible. Right now you're not meeting them very
12 close at all.

13 MR. AYANDRA: We can ask for relief for
14 square footage?

15 MR. HERLONG: You can.

16 MR. CRAVER: You can if you meet the
17 guideline.

18 MR. AYANDRA: If we meet the other two.
19 Right now we're asking three; did meet the other two.

20 MS. SANDERS: I think y'all are
21 misunderstanding. The second floor setback has to be
22 more than a one foot column in order to ask for
23 relief.

24 MR. BIRD: They're over that. I explained
25 that to them. We're going to bump out -- I think the

1 upstairs needs to come in two feet on either side.

2 MR. AYANDRA: One foot on either side.

3 MS. SANDERS: I think the overall design
4 needs vast improvement to get relief.

5 MR. HERLONG: You might want to team up
6 and get somebody else to help look at those
7 guidelines. Get their opinion on who to maybe talk
8 with to study that guideline because those guidelines
9 are very -- I'll give it to you, they're very
10 complicated to understand first time out. Very
11 difficult.

12 You need to meet more of those in order to
13 get the relief with the current design you're trying
14 to achieve.

15 MR. CRAVER: Yeah, I think that's a great
16 way to say that. Given the current design, you're
17 going to have to meet.

18 MR. AYANDRA: Our other problem is we
19 follow Vasta according to our belief. For every room
20 we have to calculate the dimensions. We have done
21 that for this house. I would have to send back to
22 India to get --

23 MR. HERLONG: That certainly adds. You
24 have two independent sets of guidelines for yourself.
25 I get that. Difficult.

1 THE CHAIRPERSON: Thank you, sir.

2 MR. WRIGHT: Let me ask you. We are not
3 trying to be obstructionists. This board wants to
4 help you. And we want you to end up with a
5 successful design. Period.

6 MR. CRAVER: You've heard us reacting to
7 town council coming with questions. We get a lot of
8 feedback from them when there are houses that are
9 just, that are rectangular and don't meet those
10 specific guidelines. If we're not giving relief, we
11 can say, well, they've met the ordinance. If you
12 want relief, that's when we have to hold your feet to
13 the ordinance.

14 MRS. AYANDRA: Next time can we run the
15 plans couple days in advance before the next meeting.
16 We appreciate if Joe can run it by you also. If
17 there are any last minute changes, advise. The next
18 will be our third and final review, I think. I'm not
19 sure if it's final one. Can we run the design by you
20 once we make the changes?

21 MR. CRAVER: We all get the package.

22 THE CHAIRPERSON: For the next meeting.

23 MR. WRIGHT: You're the architect.

24 MR. BIRD: No.

25 MR. WRIGHT: Who's your architect?

1 MR. BIRD: That's our Charlotte team. I'm
2 with David Weekley. I do the sales portion.

3 MR. HERLONG: That's your problem right
4 there. I think you need, as I said, talk to them
5 about getting some names of some designers or
6 architects that are familiar with that ordinance.

7 MR. BIRD: I used Jerry Dewitt, Charleston
8 guy.

9 MR. HERLONG: Work with Jerry.

10 MR. CRAVER: Has he ever designed anything
11 over here?

12 MR. BIRD: He does all my stuff on Daniel
13 Island.

14 MR. CRAVER: This is different enough
15 ordinance, get with them, get some names.

16 MR. HERLONG: That would be very helpful
17 for you guys. You have a very difficult -- you're
18 trying to meet two independent sets of guidelines or
19 needs. That's just difficult.

20 MRS. AYANDRA: We make it pleasing to our
21 neighbors, but able to make it pleasing for ourselves
22 as well, right.

23 MR. HERLONG: I get that.

24 MR. AYANDRA: And that is the primary one.
25 Back of our mind if we don't follow that.

1 MR. ROBINSON: Can I say one thing? I
2 don't think that Ms. Compton was saying anything
3 about how close it was to the driveway. It was mass.

4 MR. HERLONG: I think she was talking
5 about that tall flat wall.

6 MR. ROBINSON: That tall mass wall sitting
7 there. It wasn't the setback. You're allowed to be
8 15 feet from that setback. So the setback was fine.
9 It was just that mass of wall sitting there.

10 MR. AYANDRA: Add that bump out. You
11 think the bump out is going to help?

12 THE CHAIRPERSON: You need more than that.

13 MS. SANDERS: You need architectural
14 assistance.

15 MR. CRAVER: You need architectural
16 assistance on this. Architect that's familiar with
17 this ordinance and meeting the standards or you're
18 not going to get the relief. You're not going to get
19 beyond the dimensions that are allowed in the
20 ordinance.

21 MR. WRIGHT: The architect is in Charlotte
22 you said?

23 MR. BIRD: Mobile designers here. Team is
24 in Charlotte.

25 MR. WRIGHT: Very clear what needs to be

1 done.

2 MR. CRAVER: Good luck.

3 MRS. AYANDRA: We can't find an architect
4 who understands our beliefs also. That's what we're
5 dealing with here.

6 (The hearing was concluded at 7:21 p.m.)

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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 28th day of September, 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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