

TOWN OF SULLIVAN'S ISLAND  
DESIGN REVIEW BOARD

HEARING BEFORE: STEVE HERLONG, CHAIRPERSON  
DATE: November 18, 2015  
TIME: 6:04 PM  
LOCATION: Town of Sullivan's Island  
2050-B Middle Street  
Sullivan's Island, SC  
REPORTED BY: LORA L. McDANIEL,  
Registered Professional Reporter

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A. WILLIAM ROBERTS, JR. & ASSOCIATES

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1 APPEARANCES :

2 STEVE HERLONG, CHAIRPERSON  
3 DUKE WRIGHT, BOARD MEMBER  
4 BEVERLY BOHAN, BOARD MEMBER  
5 RHONDA SANDERS, BOARD MEMBER  
6 BILLY CRAVER, BOARD MEMBER  
7 JOE HENDERSON, ZONING ADMINISTRATOR  
8 RANDY ROBINSON, BUILDING OFFICIAL  
9 KAT KENYON, PERMIT TECH  
10  
11  
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16 (INDEX AT REAR OF TRANSCRIPT)  
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1 THE CHAIRPERSON: This is the November 18,  
2 2015 meeting of the Sullivan's Island Design Review  
3 Board. It is now 6:04. And the members in  
4 attendance are Duke Wright, Beverly Bohan, Rhonda  
5 Sanders, and Steve Herlong.

6 Freedom of Information requirements have  
7 been met for this meeting. And I'd like to hear a  
8 motion to change the order, move item two to the last  
9 item.

10 MR. WRIGHT: So moved.

11 MS. BOHAN: Second.

12 THE CHAIRPERSON: Let's do a vote. All in  
13 favor?

14 (All Board members stated aye.)

15 THE CHAIRPERSON: Any opposed? No one is  
16 opposed.

17 The first item on the agenda is the  
18 approval of the October 2015 minutes.

19 MR. WRIGHT: So moved.

20 THE CHAIRPERSON: Do I hear a second?

21 MS. SANDERS: Second.

22 THE CHAIRPERSON: All in favor?

23 (All Board members stated aye.)

24 THE CHAIRPERSON: Any opposed? No one is  
25 opposed.

1 I'm going to recuse myself -- no, I'm not.

2 MR. WRIGHT: You just changed it.

3 2114 ATLANTIC AVENUE

4 THE CHAIRPERSON: Now we're going to move  
5 on to 2114 Atlantic Avenue. Joe.

6 MR. HENDERSON: This is agenda item D-1.  
7 This is a certificate of appropriateness request for  
8 a nonhistoric property. This is 2114 Atlantic  
9 Avenue. Beau Clowney Architects, the applicants  
10 tonight, are requesting final approval or conceptual  
11 approval for a new single-family home.

12 Relief is requested from the zoning  
13 standards for principal building square footage,  
14 principal building side facade, side setback relief,  
15 and second story side setback.

16 And we saw this project proposed in March  
17 of 2015 where it was just a renovation plan. They're  
18 now requesting to demolish the home and build a brand  
19 new home.

20 So I can review the request for relief;  
21 otherwise, let the applicant make their presentation.

22 THE CHAIRPERSON: Okay.

23 MS. CAMPBELL: I'm Kate Campbell with Beau  
24 Clowney Architects. This house, as Joe said, was  
25 approved -- I think in your packet you can see some

1 photographs of the existing house. Very special  
2 situation that we're in with this house.

3 Basically, we were going to be -- the  
4 March approval for a house that was going to be  
5 renovated. About a month ago, construction started  
6 for the renovation. It was discovered that there  
7 were some structural issues with the existing house.

8 And so the owners are going through a  
9 pricing exercise right now to find out if it's more  
10 economical to retrofit the existing house or replace  
11 the existing house with a new house.

12 In order to have the option to replace it  
13 with a new house, we had to come get approval from  
14 the DRB for the new house; however, they would still  
15 like to be able to, once the pricing is completed, to  
16 go back to the original retrofit approved option from  
17 March if that is more economical.

18 There's kind of two options that we would  
19 like to move forward with. And that's why Joe  
20 mentioned that we are asking for conceptual approval  
21 because we should know by the next meeting or  
22 communicate with staff which option they're going  
23 with, which if y'all give approval for this option  
24 tonight, then both would've been approved for the  
25 DRB.

1           The differences between this plan and the  
2 retrofit plan, the renovation of the existing plan,  
3 the footprint remains almost identical. The  
4 difference is that, being a new house, it has to meet  
5 current zoning, which is why we're asking for the  
6 full relief on the site setback. The existing core  
7 of the house from here to here currently does meet  
8 that maximum 30 feet.

9           But there was -- there is an existing  
10 porch or open deck on the north side here that we  
11 would remove as part of the new house option.

12           Currently, these two one-story wings that  
13 come out towards the Atlantic Avenue side are just  
14 simple gable volumes. With this option, with the new  
15 house option, we would alter that slightly in order  
16 to incorporate an internal stair, which they don't  
17 currently have, and an elevator.

18           And also just to bring the style --

19           MR. WRIGHT: Kate, excuse me for  
20 interrupting. Where is Pettigrew?

21           MS. CAMPBELL: Pettigrew is here.  
22 Atlantic is here. Sorry about that.

23           The location of the house stays exactly  
24 the same. Ceiling height stays exactly the same.  
25 The house will actually meet current flood standards,

1 which is one foot above flood. And the existing  
2 height is 37 feet as measured on site. So we would  
3 still remain within 38 feet height restriction from  
4 grade.

5 As you can see on the Atlantic Avenue  
6 side, we're incorporating these one story pavilion  
7 instead of gable ends just to bring it into more of  
8 the island style and the quality. But for all  
9 intents and purposes, it's almost exactly the same  
10 house.

11 THE CHAIRPERSON: Is there any public  
12 comment? Public comment section is closed.

13 Joe, do you have any final comment?

14 MR. HENDERSON: If I could, Kate, just  
15 review one more time with the Board the relief that's  
16 requested here. So I think that with this design,  
17 even with the demolition and rebuild, we're still in  
18 need of re-orientation. So the house is required to  
19 be oriented towards the Atlantic Ocean.

20 We're proposing to put the pool in the  
21 front yard, basically. We have to determine that the  
22 orientation is for Atlantic Avenue and not Pettigrew,  
23 number one.

24 MR. WRIGHT: Why does this have Atlantic  
25 address? Is that what you're talking about?

1 MR. HENDERSON: It has a Pettigrew  
2 address.

3 MS. CAMPBELL: That's the old survey.  
4 When they bought the house, it was 2114 Atlantic.

5 MR. WRIGHT: This shows Atlantic address  
6 as well. It does have Pettigrew address?

7 MR. HENDERSON: If that was left anywhere.

8 MR. WRIGHT: It's 2114 Pettigrew?

9 MR. HENDERSON: Yes, that should be  
10 changed in the GIS. We still have to do that.

11 The request is for building  
12 re-orientation, principal building side facade 100  
13 percent; principal building square footage, increase  
14 of 25 percent; second story side setback, 100  
15 percent. And then side setback relief, 25 percent.

16 MS. CAMPBELL: Which the previous design  
17 also had all of those granted at the March meeting,  
18 the overages, I guess, with the exception of the side  
19 setback because it was an existing structure.

20 MR. HENDERSON: Here are the standards for  
21 neighborhood compatibility. We talked about  
22 reviewing each one of these projects, making sure it  
23 meets those standards. That's all I have to add.

24 THE CHAIRPERSON: I think the Board should  
25 have a discussion about how we'll go about -- this is



1 a new -- well, there is a procedure that originally  
2 was happening. It got simplified over time. And I  
3 think the general thought is to assure that we are  
4 meeting the standards in order to provide the relief  
5 requested.

6 MR. HENDERSON: That's right. In issuing  
7 approval for any given project, you would simply  
8 reference that section of the ordinance highlighted.

9 THE CHAIRPERSON: Or the applicant can  
10 explain what convinced us why they meet the standard  
11 for neighborhood compatibility. That would be the  
12 best way to have it done.

13 MR. HENDERSON: That's right.

14 THE CHAIRPERSON: I don't know if you guys  
15 are prepared to do that right now.

16 MR. CLOWNEY: We'll give it a try.

17 THE CHAIRPERSON: Kind of new process.  
18 Would you like to hold on to the new sheet.

19 MR. HENDERSON: On every application,  
20 there's a box that you check that states, during the  
21 applicant presentation, they will demonstrate how  
22 they meet the standards.

23 I know we're kind of blindsiding you with  
24 this. We had a study group discussion the other day,  
25 and I brought up a new way to present these projects.

1 THE CHAIRPERSON: Now we're at the stage  
2 where the Board -- we've heard from Joe. The Board  
3 is going to ask questions. We can all talk about the  
4 application in front of us.

5 And what I note, just regarding the  
6 neighborhood standard for neighborhood compatibility,  
7 what I note is one of the standards is that, in that  
8 neighborhood, would this house be compatible?

9 Well, I'd say it is because it is  
10 virtually the same house that's currently right there  
11 that may be renovated or just may take its place.

12 I find that the house that's there is  
13 absolutely characteristic of the neighborhood and of  
14 Sullivan's Island homes. This actually is a bit of  
15 an improvement on that house.

16 MR. CLOWNEY: Definitely an improvement.

17 THE CHAIRPERSON: The roof lines bring the  
18 apparent height through the use of those hip grooves.  
19 If that gets you started. That's what I see.

20 MR. CLOWNEY: You want us to go through  
21 each one like A, B, C, D.?

22 THE CHAIRPERSON: I don't think we need --  
23 I really don't think -- it's not historic. Some of  
24 these don't apply. You might just touch on the  
25 points that would apply in this case; is that

1 correct?

2 MR. HENDERSON: Typically it's materials.  
3 You want to touch on materials, massing, roof lines.  
4 Hit on some of the items that make it characteristic  
5 of Sullivan's Island architecture. I don't think you  
6 necessarily have to go each one of these points.

7 In fact, the Board would identify if it  
8 did not meet one of the standards. And it's that  
9 back and forth.

10 THE CHAIRPERSON: Do you have additional  
11 copies of these? Every applicant is going to need to  
12 address these. You guys might want to get a copy.

13 MR. CLOWNEY: I think you-all know the  
14 pattern is appropriate; the massing is appropriate;  
15 the orientation is the same as all the other houses  
16 along the street. The fenestration is traditional  
17 and historic.

18 And so the materials are in like kind,  
19 basically, we're replacing -- we're doing the same  
20 type of materials.

21 I think it has an asphalt shingle roof  
22 now. We're going to be doing a standing seam metal  
23 roof. Every little bit of it, as we move along, is  
24 going to get better. And that was actually the way  
25 it was going to be in March also.

1 MS. CAMPBELL: It's all boxy right now.  
2 We're going to be going back with rafters and other  
3 detailing.

4 MR. CLOWNEY: Little things like that,  
5 shutters, the height of the windows. The windows are  
6 definitely more vertical in the main living level.  
7 They are six, eight doors, windows. Bringing them  
8 all up to eight feet. Making the house feel a little  
9 bit small, spaces inside feel a little bit more  
10 vertical.

11 That would be it.

12 THE CHAIRPERSON: Would you like to start  
13 with any comments?

14 MS. BOHAN: I just have one quick  
15 question. As I note the process, if you did go to  
16 renovation versus build, would the character of the  
17 materials change the exterior appearance of the house  
18 from one to the other?

19 MR. CLOWNEY: No. If we elect to go with  
20 the renovation as opposed to the tear-down, which is  
21 already approved, it's still that same good quality  
22 of materials. Still moving the windows, all the  
23 things that I just mentioned; all those things.

24 The only thing that's going to be  
25 different, the carcass of the house, which we

1 determined has some serious issues, would be starting  
2 over basically.

3 THE CHAIRPERSON: Do you have any  
4 comments?

5 MS. SANDERS: I don't know if I'm missing  
6 a page or if I'm just not on today. This picture  
7 looks like the -- help me. My brain --

8 THE CHAIRPERSON: That's the existing  
9 house.

10 MS. SANDERS: What I'm saying, it looks  
11 like a very long spanse of wall.

12 MR. CLOWNEY: Right, it is currently. And  
13 with the addition. And if we change it, we're going  
14 to be fixing that. We'll be righting that wrong.

15 MS. SANDERS: Thank you. Okay. There's  
16 no relief for that now, where as there was on the  
17 original?

18 MS. CAMPBELL: I don't think we asked  
19 about it.

20 MS. SANDERS: You're going to make it  
21 compatible.

22 MS. CAMPBELL: Right.

23 MS. SANDERS: It's not going to be a big  
24 old flat wall.

25 MS. CAMPBELL: Exactly.

1 MS. SANDERS: In addition to the square  
2 footage.

3 MS. CAMPBELL: That's another reason we  
4 were breaking this up a little bit is to not have it  
5 a stretch limo on that side.

6 THE CHAIRPERSON: I think that's a real  
7 good point. There's a long expanse of a flat wall  
8 that doesn't meet today's ordinance to solve that  
9 problem.

10 MR. CLOWNEY: The only other thing I'll  
11 say, we just want to make really certain we're not --  
12 they are going to have the flexibility to come back  
13 and do whichever way they want to go. They want to  
14 make sure that they don't have to tear the house  
15 down. They want to make sure, if the numbers aren't  
16 working for them, they can go back to the one that  
17 was originally approved.

18 We've talked to Randy, and we talked to  
19 Joe about that. Hopefully, with your permission, we  
20 can just do that at staff when they make that  
21 decision. That's fine.

22 THE CHAIRPERSON: Duke.

23 MR. WRIGHT: I'm fine. I think all the  
24 standards are met in either case with the exception  
25 of Rhonda's mention. I'm fine with it.

1 THE CHAIRPERSON: And so am I. Do I hear  
2 a motion?

3 MR. WRIGHT: I move that we approve the  
4 request as submitted and take in mind the option is  
5 open for a new house versus the modified existing  
6 house.

7 MR. HENDERSON: That's final approval?

8 THE CHAIRPERSON: I have a question. Is  
9 it final?

10 MR. WRIGHT: I'm fine with that.

11 THE CHAIRPERSON: Do I hear a second?

12 MS. SANDERS: Second.

13 THE CHAIRPERSON: Is there any discussion?  
14 Does anyone have anything else to say?

15 MS. SANDERS: I have a question. If y'all  
16 kept the house and still had that limousine wall -- I  
17 like that term, just curious.

18 MS. CAMPBELL: This approval doesn't  
19 prevent them from going back to that.

20 THE CHAIRPERSON: All in favor?

21 (All Board members stated aye.)

22 THE CHAIRPERSON: Any opposed? None  
23 opposed.

24 MR. CLOWNEY: Thank you.

25 MR. WRIGHT: You did a good job with the

1 first one.

2 MR. CLOWNEY: We'll keep that test for  
3 next time.

4 2724 BAYONNE STREET

5 THE CHAIRPERSON: Next item is 2724  
6 Bayonne Street.

7 MR. HENDERSON: This is agenda item D-2.  
8 This is a COA request for a nonhistoric property.  
9 Currently the lot is vacant at 2724 Bayonne Street.

10 Sabrina Cochran is here to present a new  
11 home construction. She's requesting relief from the  
12 zoning standards for principal building square  
13 footage, second story side setback, and building  
14 foundation height of ten inches, three-quarters;  
15 correct?

16 MS. COCHRAN: Correct.

17 MR. HENDERSON: There have been a couple  
18 of recommendations for changes that I sent out to  
19 Ms. Sabrina here, to remove the parking area in the  
20 front yard on the Bayonne Street side, but I'll let  
21 you make the presentation.

22 MS. COCHRAN: Again, I'm Sabrina Cochran  
23 with SLC Architect, representing the owners, Jim and  
24 Maryann, and their property at 2724 Bayonne. They  
25 currently live up north, but they're looking to move



1 down here. They're excited about designing this  
2 house for their family of nine; they have seven  
3 children.

4 As Joe said, it's not historic property.  
5 We're asking for relief in three areas. On the side  
6 elevations, the west and east, we are asking for  
7 second floor side setback relief. Obviously, you can  
8 see here, here and here. One reason is we have a  
9 reverse floor plan. We're really trying to take  
10 advantage of the second floor square footage space to  
11 fit in the spaces that they need.

12 We tried to change materials and do things  
13 to break it up a little bit so it's not one massive  
14 wall, push and pull. You can kind of see they do go  
15 in and out. We're hoping the change in materials,  
16 kind of pushing and pulling, alleviate a little bit  
17 of that second floor side setback.

18 The second thing is principal building  
19 square footage. We're asking for 657 square feet,  
20 which is 16 percent relief. Like I mentioned, they  
21 have a family of nine. We have four bedrooms and a  
22 bunk room. We're really just designing it for  
23 minimal floor plan to fit their family. We just need  
24 a little extra square footage.

25 We don't feel like we have extreme number

1 of bedrooms or large spaces; hopefully, that's a  
2 reasonable request.

3 The last request was building foundation  
4 height. Like you see here, we just have a nine-foot  
5 space in the ground floor; enough for standard eight  
6 foot door, door opener. Nothing crazy. It's just  
7 that with VE 16, the first floor pushes us over ten  
8 foot. It's pretty standard height on the ground  
9 floor.

10 The last thing I want to talk about, which  
11 Joe mentioned, was the parking and driveway, and the  
12 fence. Joe asked me to clarify with you. The survey  
13 you have was the survey they got when they bought the  
14 property, and the neighbor's fence looks like it  
15 encroaches three feet, which it did. The neighbor  
16 has since put the fence back up on the property line  
17 so it doesn't encroach anymore.

18 Also, they are planning to have a pool.  
19 Hardscape and landscape hasn't been designed yet.  
20 This is for conceptual. We know we have to have a  
21 pool fence. It will conform to Sullivan's Island's  
22 standards; kind of shown it here and follow the  
23 property line to come back around to enclose the  
24 pool.

25 The other thing is the driveway and

1 parking. We're currently showing the driveway here,  
2 turn around space and some guest parking in the  
3 front. I understand, according to what Joe said in  
4 the ordinance, it says: To the extent possible,  
5 parking area should be 20 feet to the rear of the  
6 principal building's front facade.

7 I think I understand that. We all  
8 understand that. We're hoping, if possible, you  
9 might be able to reconsider that for a few reasons.  
10 One, the Mackeys say this is a busy street for  
11 beach-goers. If we can take two spots for our  
12 guests, get it off the street, it opens up some  
13 parking on the street.

14 Another reason is, when our guests come to  
15 dinner, I want them to feel like they're parking,  
16 they can come to a nice walk -- obviously not shown  
17 here yet -- nice walk and get up to the front steps,  
18 and it makes sense.

19 The third reason is the neighborhood  
20 compatibility, one of those standards, says -- one of  
21 them is placement and alignment of driveways. If you  
22 look here, these are some satellite images. This is  
23 the property directly next door. Here's their lot.  
24 They have parking in the front here.

25 This house down here, which is this, they

1 have parking in the front. This house farther to the  
2 west has parking right in front. And this home to  
3 the east has parking in the front, which basically is  
4 a lot wider but the same configuration.

5 Six homes within two blocks of them that  
6 all have parking in their front. We feel like that  
7 is meeting the neighborhood compatibility, hoping  
8 that maybe you could consider that.

9 In terms of neighborhood compatibility, in  
10 general, we do feel like this is a pretty eclectic  
11 neighborhood. There's a lot of different homes; dome  
12 house, there's a lot of two story homes, there's  
13 really modern home next door. Really modern home  
14 four doors down.

15 It's a pretty big mix of homes. We feel  
16 like we need the massing, lot of full two-story type  
17 homes in that neighborhood, which have a lot of  
18 porches. The front and the rear of the home all have  
19 porches, metal roof. The railings that make the  
20 Sullivan's Island style.

21 So we feel the massing, height, scale  
22 materials, two-over-two windows was hoping in general  
23 that these things meet the neighborhood compatibility  
24 standards. And that neighborhood is so eclectic,  
25 it's hard to plug in with everyone. Tried our best.

1 Those are the items we're requesting.

2 THE CHAIRPERSON: Joe, I've got a general  
3 question about the parking. Can you help explain to  
4 the Board why it would be written that way to limit  
5 parking in the front.

6 (Mr. Craver entered the room.)

7 MR. HENDERSON: Well, I'm not sure  
8 about -- the spirit and intent of the ordinance is to  
9 have all storage and I guess vehicle storage and  
10 parking behind the house to encourage front yards and  
11 not have vehicles stacked in the front yard.

12 We also have a section of the ordinance  
13 that prohibits -- outright prohibits -- parking areas  
14 in the front yard. That's 21-143-C of the ordinance,  
15 in the accessory structure section of the ordinance.

16 And it actually says: That storage areas  
17 shall be located a minimum of 20 feet to the rear of  
18 the principal building's front facade. Because it  
19 has that shall, it takes away the permissive.

20 MS. COCHRAN: That's a storage area?

21 MR. HENDERSON: For residential parking.  
22 It's under the outdoor storage of vehicles and  
23 equipment.

24 MS. COCHRAN: Also in the accessory  
25 structures, that's where I found this: To the extent

1 possible, parking area should be 20 feet to the rear  
2 of the front facade. That's also in the accessory  
3 structure section.

4 MR. HENDERSON: It says, outdoor storage  
5 of vehicles and equipment. So if you look -- I see  
6 what they're saying here. It says: To the extent  
7 possible, parking area should be 20 feet to the rear  
8 of the principal building front facade.

9 And under outdoor storage of vehicles and  
10 equipment it says --

11 MS. COCHRAN: I guess I wasn't thinking  
12 about storage of vehicles. It's just for guests to  
13 come. That's how I interpreted it. I thought the  
14 one saying parking -- it's up to you guys.

15 MR. HENDERSON: Randy, do you have any  
16 input on that?

17 Most of our site design, since I've been  
18 here two-and-a-half years, we've taken a pretty hard  
19 line approach on this and required parking areas to  
20 be 20 feet behind the principal.

21 MS. SANDERS: On new construction.

22 MR. HENDERSON: Or even retrofit. When  
23 someone has an existing home and create a new  
24 driveway or tear-up concrete and put in pervious  
25 surfaces. When we see a proposal to have a large

1 area paved in the front yard, we reference this  
2 section in the ordinance. I think that's been kind  
3 of a long-standing interpretation of the ordinance.

4 If we want to have that clarified, I  
5 suppose we could take it to the planning commission.

6 MS. SANDERS: If the lot is fairly deep,  
7 would there be parking in the back?

8 MS. COCHRAN: Just felt like to have  
9 guests park all the way in the back of the house --  
10 if that's what it is, it is. They were just hoping  
11 because it says to the extent possible, that made  
12 logical sense.

13 THE CHAIRPERSON: It's so interesting. I  
14 look at this particular plan, I see some front steps.  
15 It just seems like that's where you put parking. All  
16 those years, not been able to allow it.

17 MS. SANDERS: It could be wide enough for  
18 two cars; correct?

19 MR. HENDERSON: The driveway is 12 feet in  
20 width is the maximum. At the edge of payment, it's  
21 maximum of 20 feet.

22 THE CHAIRPERSON: It's limited to 12 at  
23 the road. At the property line.

24 MR. HENDERSON: At the property line.

25 THE CHAIRPERSON: It could span inward of

1 the property line.

2 MS. COCHRAN: It could extend in and  
3 parallel parking almost.

4 MR. WRIGHT: Is the driveway impervious?

5 MS. COCHRAN: It's going to be impervious.

6 MR. WRIGHT: Gravel?

7 MS. COCHRAN: Planning on pavers.

8 MR. WRIGHT: But it's pervious. That I  
9 think -- Rhonda's point, I think I understand it. If  
10 you can just widen that driveway inside the property  
11 line, cars could park.

12 MS. COCHRAN: That makes sense.

13 MR. WRIGHT: Parallel parking kind of  
14 thing.

15 MS. COCHRAN: Wide driveway.

16 MR. WRIGHT: Follow what I'm saying?

17 MS. COCHRAN: They want a screen of  
18 landscaping. They're not trying to make it ugly  
19 concrete pad.

20 MR. HENDERSON: I think the Design Review  
21 Board has the ability to appeal staff decision with  
22 regard to a design standard or design guideline. If  
23 it is an actual standard of the ordinance where it  
24 says shall then that would, I suppose, an appeal  
25 would go to the Board of Zoning Appeals.



1 MR. CRAVER: What section of that you're  
2 talking about?

3 MR. HENDERSON: 21-143.

4 MS. SANDERS: You showed up just in time.

5 MR. HENDERSON: This requirement probably  
6 comes from the fact that we have a lot of historic  
7 structures, lot of historic districts. If you can  
8 imagine one of the houses on Officer's Row turning  
9 their front yard to a parking space, 600 square feet  
10 or 400 square feet, it might garner a reaction.

11 MR. COCHRAN: I think that's a really good  
12 point. My point, in this neighborhood, it is  
13 compatible. It's not in the historic district.

14 One block this way and one block this way.

15 MR. HENDERSON: This is what Sabrina  
16 referenced here; to the extent possible.

17 You drop down here, it says storage areas  
18 for vehicles and equipment shall be located minimum  
19 ten feet of the front facade. One says shall, the  
20 other says to all extent possible.

21 MR. ROBINSON: There's plenty of room.  
22 That's possible to park behind the front facade of  
23 this house.

24 MS. SANDERS: Or on the street.

25 THE CHAIRPERSON: Folks, I think one thing

1 we need to keep in mind, we can't have simultaneous  
2 conversations going on. We can't record that. We  
3 need to --

4 Joe, did you ask Randy a question? Did  
5 you have the floor, Randy?

6 I didn't hear what you said, I'm sorry.

7 MR. ROBINSON: What I said was it is  
8 possible to have the parking on the rear of the  
9 house. To the extent possible, I mean, it's possible  
10 to put it back there.

11 There's a lot of things you disagree with  
12 the ordinance. You just got to live with it in some  
13 instances. You're saying other houses on the block  
14 were parking forward of the front facade.

15 MR. CRAVER: The Hyman house has the  
16 driveway coming in off of the Atlantic side. And  
17 it's not a concrete driveway. It's a gravel  
18 driveway. It's really smart. They use that side  
19 setback as their driveway and they got a ton of  
20 parking. But it's -- they probably are parking  
21 parallel to the front facade of the house. That  
22 parking goes up to. And they're actually parking in  
23 front of the house, too. I don't know that it's  
24 improved parking. They're just doing it.

25 THE CHAIRPERSON: I'm kind of thinking

1 that this really isn't the main point. This is just  
2 one of the issues that you're dealing with. You want  
3 to have it generally approved. You can always come  
4 back and deal with parking at a later date, if need  
5 be. I'm thinking why don't we go through the normal  
6 process.

7 Duke. You might want to comment of the  
8 general design.

9 MR. WRIGHT: I'm fine with the general  
10 design of the house. I think -- and I'm familiar  
11 with the house to the west, which is kind of a  
12 strange design anyway. And I think this improves the  
13 neighborhood in that sense.

14 And, frankly, I suspect that the house on  
15 the corner eventually will go, and there will be  
16 another larger house there on the corner of Bayonne.

17 MR. CRAVER: 28 and Atlantic. That's my  
18 stomping ground.

19 MR. WRIGHT: Is that your house?

20 MR. HENDERSON: There are some pictures  
21 floating around.

22 MR. CRAVER: The yellow house.

23 MR. WRIGHT: I think from a compatible  
24 standpoint, I think it's fine. Pretty eclectic in  
25 that area anyway. I'm fine with the design.

1 MS. BOHAN: I agree. I think it's a nice  
2 improvement for an existing house. I would just  
3 point out one thing. Never mind. I'll come back to  
4 that.

5 THE CHAIRPERSON: Rhonda.

6 MS. SANDERS: I think it's nice also. I  
7 just want to caution everyone, because we have had a  
8 prior applicant come three times and we have denied  
9 the side setback, second floor setback because of the  
10 wall effect. And I don't want us to get -- I think  
11 something might be done to solve that so that we're  
12 being consistent. If you know what I'm referring to.

13 THE CHAIRPERSON: I know exactly what  
14 you're referring to. Good point.

15 MS. SANDERS: That's my thought. On the  
16 driveway, I think that's up to y'all. They have  
17 street parking. They have in the behind parking. If  
18 that's what the ordinance says, believe me, I wish it  
19 were different. That's why we have the ordinance is  
20 to solve things that are problems that are already  
21 there. We can't change what's there. Those are my  
22 thoughts.

23 THE CHAIRPERSON: Billy.

24 MR. CRAVER: I'm just trying to -- the  
25 second -- the side setback, second floor setback,

1 which side is that?

2 MS. COCHRAN: East and west.

3 MR. CRAVER: Both sides. It's not a box.

4 MS. SANDERS: It's a much nicer design.

5 MR. CRAVER: It is. I guess that's what  
6 I'm saying is that -- Steve, you correct me. You and  
7 I have had a lot of discussion about this issue.

8 MS. BOHAN: It's only this long that is  
9 along the front on the right.

10 MR. CRAVER: It's only a 30-foot run. And  
11 then you have porches and the other side is not just  
12 a straight, long wall. The front is not a straight,  
13 long wall. The back is not a straight, long wall.  
14 I'm probably okay with it. I like the design. I  
15 think it's a good design, Sabrina.

16 MR. HENDERSON: Sabrina, you're not  
17 requesting the principal building side facade relief;  
18 is that right?

19 MS. COCHRAN: No --

20 MR. HENDERSON: So you're not going beyond  
21 that 30-foot length.

22 That's the other difference between the --  
23 the other one, I think on both sides you had a  
24 distance of about 50 feet on both sides and  
25 requesting 100 percent relief in the second story

1 side setback.

2 MS. SANDERS: CYA.

3 MR. CRAVER: That's why I'm asking  
4 questions, making that comment. Get it on the  
5 record.

6 THE CHAIRPERSON: I feel like the plan of  
7 this home provides enough articulation and just  
8 massing relief, that overcomes the need to have that  
9 side facade setback.

10 MR. CRAVER: That's exactly what I was  
11 thinking.

12 THE CHAIRPERSON: I'm okay with it. Do I  
13 hear a motion?

14 MR. WRIGHT: Let Billy make a motion.

15 MR. CRAVER: I move that we approve -- are  
16 you asking for what kind of approval?

17 MR. HENDERSON: This is conceptual. The  
18 Board reserves the right to grant final approval if  
19 you desire.

20 MR. CRAVER: I move we give final approval  
21 to it as submitted with one little exception. The  
22 parking. I think you got to comply with the  
23 ordinance on the parking.

24 MS. COCHRAN: Can I ask a question. What  
25 Duke suggested, is that the ordinance where you widen

1 it once you're into the property?

2 THE CHAIRPERSON: You might want to show  
3 it.

4 MR. WRIGHT: This was just a suggestion.  
5 I wouldn't think the company is going to be parking  
6 every day in the house. A thought was just to widen  
7 the pervious pavers enough to allow two cars to pass.

8 Do you see what I'm saying? Randy, are  
9 you okay with that?

10 MR. ROBINSON: We just need to do that at  
11 staff level.

12 MR. CRAVER: Work with the staff to deal  
13 with the parking issue.

14 MR. HENDERSON: I think it's a staff  
15 interpretation whether they're complying with that  
16 standard.

17 MR. WRIGHT: I understand.

18 THE CHAIRPERSON: Do I hear a second to  
19 Billy's motion?

20 MS. SANDERS: I'll second.

21 THE CHAIRPERSON: Is there any further  
22 discussion? Anybody have any more discussion?

23 All in favor?

24 (All Board members stated aye.)

25 THE CHAIRPERSON: Any opposed? None

1       opposed.

2                       MS. COCHRAN:   Thank you.

3                                       209 STATION 17

4                       THE CHAIRPERSON:   We are now on 209  
5       Station 17.

6                       MR. HENDERSON:   Yes, sir, this is agenda  
7       item D-3, 209 Station 17.  Mr. Ron Denton is  
8       requesting conceptual approval of the new  
9       single-family home.  He's requesting relief from the  
10      zoning standards for the principal building  
11      re-orientation.

12                      And just before the meeting, Ron mentioned  
13      that the numbers that are outlined on your  
14      application are just hypothetical lot coverage  
15      calculations.  Is that right, Ron?

16                      MR. DENTON:   That's correct.

17                      MR. HENDERSON:   The building permit that's  
18      going to be submitted will comply with zoning  
19      ordinance standards for development, meaning all  
20      those boxes will be checked as in compliance.  I'll  
21      let Ron point out how the building will be oriented.

22                      MR. DENTON:   I originally intended solely  
23      to apply for re-orientation of the property.  And so  
24      we didn't really take the design of the house any  
25      further than what you see today.  And we made a



1 further presentation with our compliance issues.

2 Basically what we've got presently -- I'm  
3 Ron Denton. I have Oliver Dungo representing Wes  
4 Fuller.

5 This is a single story ranch oriented  
6 towards Station 17. He has his driveway off the  
7 avenue. We've done studies, obviously, of Station 17  
8 in this area. We're the only house that has a  
9 Station 17 address.

10 And what he really would like is for his  
11 street address to be 1659 Poe. And as architects, we  
12 would like it because it offers better design  
13 opportunities.

14 We have, coming from the beginning, this  
15 is pottery lady -- I can't think of her name.

16 MR. CRAVER: Yard haze.

17 MR. DENTON: A little side access here.  
18 This is -- I mistook it for the officers quarters;  
19 big block of apartments, Middle Street address. Poe  
20 Avenue here. I'on there. Atlantic here.

21 Again, here the immediately adjacent  
22 structures are facing their opposite streets. We're  
23 just asking for that same consideration.

24 The reason for that is, in the site  
25 plan is -- wonderfully helpful. We have the existing

1 ranch that you can see. We're trying to orient the  
2 house that would face Poe Avenue. It offers similar  
3 rectangular shape, but one that truly would focus on  
4 Poe. This would be Poe Avenue side.

5 Looking at Poe, this must be 17, Station  
6 17, which is here on our left side.

7 We're looking at a style of architecture  
8 that's I'on in nature. Large front entry porch.  
9 Many of the homes on Station 17 have at least two  
10 sides or side porch. At least two porches in their  
11 lexicon.

12 We're carrying that same thing across  
13 here. I'm not trying to get into the house design  
14 too much; just to give you an idea of why we're going  
15 where we're going.

16 We have a front porch on Poe coming along  
17 Station 17. More porches along that side. Very  
18 characteristic of the house across the street as well  
19 as the house just behind it.

20 Just trying to keep with themes of the  
21 island; plank siding, metal roof. Lots of porches.  
22 We've got a screened porch element. We have an  
23 outside covered veranda area. Open porch. Front  
24 entry porch.

25 Didn't know about the driveway. Certainly

1 have to correct that. Our only intent when we do  
2 return to present the house, should we be allowed  
3 this re-orientation, would be perhaps for principal  
4 building area modification or request for extension  
5 there.

6 MR. HENDERSON: So you would be returning  
7 and requesting modification of principal building  
8 square footage?

9 MR. DENTON: That's it.

10 MR. HENDERSON: This is a preliminary  
11 conceptual.

12 MR. DENTON: This is really preliminary  
13 conceptual. What I'm really after is that  
14 orientation, which I don't know if that's a  
15 preliminary thing. To me, it seems like I can't go  
16 any further until I know I can.

17 We showed you a little bit of what we've  
18 been working on so you can understand why we're  
19 asking for that re-orientation as well, just from the  
20 standpoint of the street. Everybody is facing their  
21 avenues and not their stations.

22 MR. HENDERSON: I ask you that because I  
23 did point out or notice identify several areas that  
24 you might need to request relief. If we can turn  
25 back to the elevations.

1 This is a second story.

2 MR. DENTON: Side yard.

3 MR. HENDERSON: Second story side setback  
4 relief or either design it --

5 MR. DENTON: We would work on that.

6 MR. HENDERSON: My question here would be  
7 is that over 30 linear feet.

8 MR. DENTON: There's nothing here 30 feet.

9 MR. HENDERSON: Do you meet the additional  
10 front yard setback there.

11 MR. DENTON: Correct. As we re-present,  
12 the plan may change some which would require us --  
13 I'm not saying we won't come back no more.

14 Our intent, we really rather not have to  
15 come back at all. We know we're going to need more  
16 square footage. As things progress, who knows what  
17 else may help.

18 For the most part, this is our working  
19 concept. It needs to be developed. Wasn't really  
20 ready for presentation and critique.

21 This is the kind of way we're playing. If  
22 you hate it, tell us now. If you think it's  
23 workable, let us know that.

24 MR. HENDERSON: Conceptual review only.

25 THE CHAIRPERSON: I have a question about

1 how we go about -- I know we have in the past dealt  
2 with re-orienting the front facade to a different  
3 orientation. Is that really -- is that the focus of  
4 this? You would like to confirm that you can do  
5 that --

6 MR. DENTON: Correct.

7 THE CHAIRPERSON: -- before you spend so  
8 many more hours --

9 MR. DENTON: Correct.

10 THE CHAIRPERSON: -- of a client's time.

11 MR. HENDERSON: That's right. And the  
12 Board can grant a re-orientation of a house based  
13 upon its compatibility of the surrounding  
14 neighborhood. So you can conceptually take what Ron  
15 explained about how the rest of the houses are facing  
16 Station 17.

17 MR. DENTON: Facing avenues. Their sides  
18 are on 17.

19 MS. SANDERS: Except for the one across  
20 the street.

21 MR. HENDERSON: You want to re-orient your  
22 house in keeping with the other houses that are  
23 facing Poe Avenue?

24 MR. DENTON: Correct.

25 MR. HENDERSON: That's what you would do.

1 You would do a conceptual review of the other houses.

2 THE CHAIRPERSON: If one is re-orienting  
3 the organization of the property, that changes --  
4 that sets the various setbacks.

5 MR. HENDERSON: That's exactly right.

6 THE CHAIRPERSON: You really need to know  
7 that.

8 MR. DENTON: For instance, my application  
9 for setbacks, side setbacks was predicated on the  
10 assumption that we would be granted the  
11 re-orientation. If not, this becomes the back, and  
12 that doesn't matter. And all these other things kind  
13 of get tossed out.

14 MR. HENDERSON: This is a good one. This  
15 is Poe Avenue front yard setback where you would  
16 apply the 25 feet. This additional front yard  
17 setback requires you to go up 20 linear feet and 45  
18 degree angle. If he doesn't get the re-orientation,  
19 that's out the window. Can't make his design in the  
20 setback. These are all things that we'll square  
21 away. I had some concerns about the six feet.

22 MR. DENTON: You're right about that. We  
23 missed that.

24 MR. HENDERSON: We may have an  
25 encroachment there. At any rate, we can refine the

1 plan. I think we're looking at design today and  
2 re-orientation to move forward.

3 MR. WRIGHT: Go back to the first sheet  
4 that shows the lot. The one across the street, what  
5 is that?

6 MR. DENTON: 16 Poe. That's Poe address.

7 MR. WRIGHT: The one next door is  
8 obviously a Poe address. Nowhere to go anywhere  
9 else, in my view.

10 MS. SANDERS: 1660 Atlantic faces Station  
11 17, front door.

12 THE CHAIRPERSON: Driveway off of Atlantic  
13 with steps over the other. I don't know how you  
14 would --

15 MS. SANDERS: Front entrance is on Station  
16 17. 1702, the front entrance is on 17 as well. Just  
17 FYI.

18 MR. DENTON: You're right.

19 MR. CRAVER: 1702 is not.

20 THE CHAIRPERSON: I don't think so.

21 MS. SANDERS: That's the stucco brick  
22 ranch.

23 MR. DENTON: It's really kind of like a  
24 weak entry element.

25 THE CHAIRPERSON: It's labeled. The one

1 at the top, you're right.

2 MS. SANDERS: 1702 on the top, not the  
3 1702 in the middle.

4 MS. BOHAN: You're right.

5 THE CHAIRPERSON: That is true.

6 MR. CRAVER: If that's the house down  
7 there, that's officer's quarter on top corner.

8 Right across is a relatively new house  
9 that belongs to David -- and the steps, it faces  
10 I'on. It doesn't face Station 17.

11 MR. DENTON: This one is the one that has  
12 the door on 17. But the mailbox is here with that  
13 street address on it.

14 MS. SANDERS: 1680.

15 MR. DENTON: I don't know if they did that  
16 legally or not or something going on with the post  
17 office. I'm just an architect with a camera.  
18 Certainly the feel of that street is side yard and  
19 then the avenue.

20 MS. SANDERS: I agree.

21 THE CHAIRPERSON: Let me kind of catch up  
22 with the process here by asking is there any public  
23 comment? Public comment section is closed.

24 Joe, do you have any final comments before  
25 we --



1 MR. HENDERSON: No, sir.

2 THE CHAIRPERSON: I'm wondering if maybe  
3 each of us should maybe comment on the orientation  
4 issue and perhaps a comment about the design in  
5 general as well. Billy, would you like to start.

6 MR. CRAVER: Yeah, I think that the  
7 orientation of the houses in that whole area, there's  
8 not a clear pattern. I don't know that it matters if  
9 you're going to take the house that's there down and  
10 build a new house and you want to orient it towards  
11 Poe, given that it's a corner lot and odd orientation  
12 in that whole area. I don't have a problem with  
13 re-orienting it towards Poe.

14 I'm sort of wrestling with the requested  
15 relief because I'm trying to figure out is this a  
16 real design or are you going back to the drawing  
17 board?

18 MR. DENTON: We would be developing this  
19 design. It is the concept. That's kind of approved  
20 by the homeowner. The things that we would need to  
21 fix are the things that Joe had pointed out are  
22 deficiencies to the ordinance.

23 MR. CRAVER: Subject to making sure that  
24 it complies with the ordinance, I don't have a  
25 problem with the minor requested relief that he's

1 asking for. The house doesn't have a massing issue  
2 to me. It's on a lot, not a huge lot. I think I'm  
3 good with it.

4 MS. SANDERS: I have no problem with the  
5 orientation. There is not really enough to look at  
6 with a plan to say I'm sure it will be fine.

7 As for the question of orientation, I  
8 think that's what you're here for, I agree with that.

9 MR. DENTON: Anything after that is for us  
10 to come back next time.

11 MS. BOHAN: I agree. I think the  
12 orientation -- I don't have a problem with it. I  
13 think it would actually be better not to have that  
14 address. It seems odd that it is, quite frankly, as  
15 you pointed out.

16 MR. WRIGHT: I agree. I think the -- I  
17 agree with the re-orientation on to Poe. Yes, on to  
18 Poe. I'm fine. We are not going to talk about the  
19 design.

20 THE CHAIRPERSON: I think a little.

21 MR. WRIGHT: I'm fine with the concept of  
22 the design; certainly is an improvement of what's  
23 there. Will certainly enhance the neighborhood from  
24 that standpoint. I'm fine with the concept of the  
25 design.

1 THE CHAIRPERSON: And I as well as far as  
2 the orientation am absolutely fine with re-orienting.  
3 I think it improves the property being oriented to  
4 Poe. That's quite a distinct neighborhood feel once  
5 you get on that street compared to 17, which feels  
6 more like an access street really.

7 I do think -- I think we should all be  
8 very aware of that Station 17 facade. It's next to a  
9 very important building, extremely important building  
10 right on the corner there. Pay a lot of attention to  
11 how you deal with that facade. I think, if anything,  
12 you might in general just try to soften that facade  
13 some, whether it's -- from a massing point of view, I  
14 think you've got it. Just in general pay attention  
15 to the way that facade is detailed would be my only  
16 comment.

17 Do I hear a motion?

18 MR. CRAVER: I move that we give  
19 conceptual approval to the request of re-orientation.  
20 And I'm good with the relief that he's asked for  
21 given this is his design.

22 THE CHAIRPERSON: Do I hear a second?

23 MR. WRIGHT: Second.

24 THE CHAIRPERSON: Any comments or  
25 discussion?

1 All in favor.

2 (All Board members stated aye.)

3 THE CHAIRPERSON: Any opposed? None  
4 opposed.

5 MR. DENTON: Thank you very much.

6 2720-B GOLDBURG AVENUE

7 MR. HENDERSON: Mr. Chairman, agenda item  
8 D-4 has requested a deferral or continuance of this  
9 project. He had a family emergency.

10 2502 ATLANTIC AVENUE

11 THE CHAIRPERSON: Well, I'm going to  
12 recuse myself for the 2502 Atlantic Avenue.

13 (Mr. Herlong exited the room.)

14 MR. WRIGHT: 2502 Atlantic, Sullivan's  
15 Island landmark structure. Joe.

16 MR. HENDERSON: Mr. Steve Herlong &  
17 Associates, the applicants, are requesting approval  
18 to construct a pool at 2502 Atlantic Avenue. The  
19 pool is proposed on the Atlantic Avenue side. This  
20 is a request from the impervious coverage standards  
21 by way of historic exemption; also a re-orientation  
22 request.

23 That same section that we reviewed to  
24 consider the I'on Avenue side of the property the  
25 front of the house and allowing the pool or the

1 accessory structure on the Atlantic Avenue side.

2 This is Sullivan's Island landmark by way  
3 of historic research card 116. And I can answer any  
4 other questions about the ordinance should you have  
5 any.

6 Pass around some photographs. This is the  
7 I'on Avenue side of the house. I think you have some  
8 pictures of the --

9 MR. ROMANO: I'm John Romano with Herlong  
10 & Associates representing Dan Bruce. The owner, as  
11 Joe said, wants to add a pool to the Atlantic side of  
12 the property. We're requesting exemption from the  
13 building -- requesting building re-orientation and  
14 exemption from the historic property exception,  
15 Section 21-143. Basically what that says, be allowed  
16 to exempt up to 50 percent of the existing impervious  
17 surface coverage.

18 In our case, 50 percent would be little  
19 over 3,800 square feet. And we are asking for a  
20 relief for 943 square feet for a new pool. That  
21 would be about 12 percent.

22 This is the existing house. The west side  
23 of the property on Station 25. The north side is  
24 I'on Avenue and south side is Atlantic. The house is  
25 really oriented towards Atlantic; front drive comes

1 off I'on. The front drive comes off I'on. The front  
2 door is off of I'on.

3 There's a large screened-in porch along  
4 Atlantic. That's really the area that we want to add  
5 the pool.

6 Then it's just 44-foot-by-24-foot pool is  
7 kind of what we are proposing, something that follows  
8 the curves of the existing house. The existing  
9 property is already kind of gated in. There's a  
10 picket fence that encloses the property.

11 In terms of neighborhood compatibility,  
12 there are a couple homes along Atlantic that have the  
13 pool located on the Atlantic side of the property.  
14 2408 Atlantic. And actually 2402 Atlantic. 2402  
15 Atlantic has the pool located on the I'on side.

16 2408 has a pool on the Atlantic side of  
17 the property.

18 Just down the street, 2720 also has a pool  
19 along the Atlantic Avenue. I think we are sticking  
20 within the neighborhood compatibility. It's pretty  
21 well screened from the street with existing  
22 landscaping.

23 MR. CRAVER: There's another house right  
24 down from 2720 that has a pool on the Atlantic side.  
25 Ernie Master's house. I can't remember the name of

1 the people that own it now.

2 MR. WRIGHT: Is that it?

3 MR. ROMANO: That's it.

4 MR. WRIGHT: Is there any public comment?

5 Public comment section is closed. Joe.

6 MR. HENDERSON: I would just point out one  
7 other thing. This is a Sullivan's Island landmark,  
8 and part of that is this historic accessory  
9 structure. It was a kitchen, detached kitchen. And  
10 on the back is where you access and park the  
11 vehicles. I think that's the reason for your request  
12 up here on the Atlantic side. That's all I have.

13 MR. WRIGHT: Beverly.

14 MS. BOHAN: I'm good with it. I think it  
15 meets all the compatibility and design ordinances.

16 MR. WRIGHT: Rhonda.

17 MS. SANDERS: The houses that have the  
18 pools on Atlantic, are those also historic?

19 MR. ROMANO: I don't think so. They don't  
20 look like they're historic.

21 MR. CRAVER: 2720 is not, I built that  
22 house 20 years ago.

23 MS. SANDERS: I didn't think so. Doesn't  
24 really do anything for me.

25 I'm sorry. Can you go to the other page.

1 What Joe had mentioned, that the kitchen house in the  
2 back, the parking in the back is where you want to be  
3 now the front yard?

4 MR. ROMANO: Correct.

5 MS. SANDERS: Would that not cause it to  
6 be incompatible? You're now parking in the front  
7 yard. I'm just asking. I don't know. Historic  
8 structures really have to be careful with. Joe, help  
9 me. See what I'm saying?

10 Does that cause it to be incompatible?

11 MR. HENDERSON: I think in this case the  
12 Board would want to decide, if the front of the house  
13 is actually facing I'on. If the accessory uses and  
14 structures are on the I'on side, then it's the rear.  
15 That's really what we're trying to decide here, if we  
16 can fit this accessory use, this accessory structure,  
17 the pool, in the front yard.

18 Does it meet the intent of --

19 MS. SANDERS: I don't think it meets the  
20 guidelines. I'm not saying I don't like it. I'm  
21 just saying I don't think it meets the guidelines.

22 MR. WRIGHT: Are the houses down Atlantic  
23 that have pools, I think there are two or three --  
24 are those front yard? They're addressed on Atlantic.  
25 The precedent is set for front yard pool on Atlantic.



1 MS. BOHAN: And screened.

2 MS. SANDERS: I do not dispute that at  
3 all. I'm just questioning the historic issue.

4 MR. ROBINSON: Just from y'all's  
5 information, there was one at Station 28, person  
6 wanted to put a pool on the Atlantic side, y'all  
7 turned them down. That was probably four years ago.

8 MS. SANDERS: Was that historic?

9 MR. ROBINSON: No, it was not a historic  
10 house. There were just no other pools in that  
11 particular block. Y'all turned him down. He had to  
12 put a pool on the I'on side.

13 MR. WRIGHT: There are other pools that we  
14 must've approved on the Atlantic side, or were they  
15 put in more than 12 years ago?

16 MR. ROBINSON: They were put in prior.

17 MR. CRAVER: Not Ernie Masters'.

18 MR. ROBINSON: Yeah, Ernie Masters was.  
19 It was actually approved prior to the ordinance.

20 There is one in that same block right next  
21 to Ernie Masters that y'all just looked at, I  
22 believe, for Brian Helmund.

23 MR. CRAVER: Is he doing a pool on that  
24 one?

25 MR. ROBINSON: I think he is. There are

1 two pools, one on either side. I believe y'all said  
2 that since there was that neighborhood compatibility  
3 because there were two pools, one on either side of  
4 him. That particular block, I guess there's five  
5 houses, there were two pools. So y'all allowed it or  
6 approved it.

7 MR. HENDERSON: In the case where you're  
8 reviewing historic structure, reference the Secretary  
9 of Interior standards or the Town's standards for  
10 reviewing, making modifications. I think those would  
11 apply even to a change to any place on the property.  
12 Does this remove a distinctive character of that  
13 front yard? I think that's what we need to ask  
14 ourselves.

15 MR. CRAVER: I'm waiting for Duke to call  
16 on me. I'm not allowed to speak until.

17 MR. WRIGHT: Rhonda? Rhonda, are you  
18 okay?

19 MS. SANDERS: I'm not saying I dislike it  
20 or disapprove. I'm just bringing up points of  
21 historic homes. The accessory structures that Joe  
22 mentioned, the parking in the front, you can't have  
23 parking in the front. Now we're going to orient this  
24 house towards the front where the parking is  
25 already.

1 MR. ROMANO: One of the things that's  
2 interesting, they do have another drive off of  
3 Station 25 that comes to the side of the property. I  
4 don't think that's what -- I don't think they  
5 actually use that as the main drive. I think that is  
6 a garage on the I'on side. I guess it's just a  
7 question of: Is it a parking question?

8 MR. HENDERSON: I think it's more  
9 conceptually is that -- did the houses directly  
10 adjacent to this one on that streetscape have pools  
11 on the Atlantic side? That could help us.

12 MR. WRIGHT: I don't think so.

13 MR. ROMANO: Directly adjacent, no, there  
14 are no pools until you get to 2408, which is four  
15 homes down.

16 MR. WRIGHT: Billy. I'll call on you.

17 MR. CRAVER: You know, this house is a  
18 historic structure. And the front certainly looks  
19 like it's the Atlantic Avenue side, except they  
20 function out of the I'on side. They function out of  
21 that side.

22 And so I wonder about, you know, it's one  
23 thing that we have standards about where you place  
24 parking when you're building a new house. We say,  
25 okay, you're building a new house, you can't put the

1 parking in front of the front facade, where we've got  
2 the cars that have already been dealt.

3 This house is where it is. I'm not sure I  
4 get upset about the parking issue as being the  
5 determinative factor about whether it's the front or  
6 the back of the house.

7 I grew up in a house between Atlantic and  
8 Harvey. We had parking in the front and the back of  
9 the house. We had a circular driveway in the front.  
10 And we had driveways in the back. I don't know that  
11 I get really upset about that. I don't think it  
12 detracts from the historic elements of this house to  
13 re-orient the front to I'on.

14 Nobody lives out of the Atlantic Avenue  
15 side of any of those houses on that street. They all  
16 live out of the I'on side. The people who are  
17 between -- who have one side of their house on  
18 Middle, one side on I'on and the people that have the  
19 other, who have one side on I'on, one on Atlantic,  
20 they all function out of the I'on side of those  
21 houses.

22 MR. WRIGHT: Even though they have  
23 Atlantic addresses.

24 MR. CRAVER: Even though they have  
25 Atlantic addresses. I don't think it hurts the

1 historic nature of this house to re-orient it towards  
2 I'on and allow them to put a pool in. I generally am  
3 more in favor of allowing people to do what they want  
4 to do unless there's a reason not to. I don't see a  
5 reason not to here.

6 I appreciate, Rhonda, what you were  
7 saying. I walk by that house all the time, in that  
8 neighborhood. Everything is oriented on the I'on  
9 side. I don't have a problem with it.

10 MS. BOHAN: Something came to me during  
11 the process of thinking about my decision. And with  
12 the historic properties, we talked about in a study  
13 group about offering something to the ownership for  
14 the historic property owners that would help, you  
15 know -- relief is not a good word -- but offer some  
16 bonus points to them. And I think this meets exactly  
17 the study group thought process.

18 MR. CRAVER: I think you're right about  
19 that.

20 MR. HENDERSON: I think in part they are  
21 taking advantage of one of the provisions of the  
22 ordinance and that is up to 50 percent relief in the  
23 zoning standard.

24 With regard to impervious surface, they're  
25 taking 12. You can do that with principal building

1 square footage and principal building coverage,  
2 building footprints.

3 The issue here, there's no room on the  
4 I'on side. You have a historic structure that can  
5 not be modified, that has to be preserved. You have  
6 existing parking -- actually you have parking on two  
7 street sides. This is a tricky one.

8 MR. CRAVER: Didn't they ask to elevate  
9 this house some time ago and were told no?

10 MR. ROBINSON: Honestly, I don't remember  
11 that.

12 MR. CRAVER: I think so. My  
13 understanding, they have a pretty hefty flood  
14 insurance tab that's impeding the sale of the house.  
15 I don't have that firsthand; that's what I'm told.

16 MR. HENDERSON: I think you're right.

17 MR. WRIGHT: It seems to me what we're  
18 dealing with, lesser of two evils here; one, if we  
19 leave the address as it is and allow a pool in the  
20 front yard, as an exception -- and in my judgement,  
21 the pool does not distract from the historic aspects  
22 of the house, the structure, even though I think it's  
23 been modified a lot. I've seen some photographs of  
24 years gone by.

25 MR. CRAVER: The house has been modified.

1 MR. WRIGHT: It's really not what it was.  
2 That's one way to go.

3 Or the other way, as Billy describes.  
4 That's our dilemma, I suppose. I tend to agree with  
5 Billy. I think if we orient it towards I'on as the  
6 front, it's never going to change how people use the  
7 house. Whomever. That might be the better way to  
8 go.

9 Do I hear a motion? Or more discussion?

10 MR. CRAVER: I make a motion. Then we can  
11 discuss. I make a motion that we approve the  
12 requested relief.

13 MR. WRIGHT: Which is?

14 MR. CRAVER: Which is to re-orient the  
15 house towards I'on and to grant the 12 percent  
16 impervious coverage relief under the historic  
17 exception exemption.

18 MR. WRIGHT: Is that a motion?

19 MR. CRAVER: That was a motion. That was  
20 a running motion.

21 MR. WRIGHT: You got the motion?

22 THE COURT REPORTER: Yes.

23 MR. WRIGHT: Any discussion? Do I hear a  
24 second?

25 MS. SANDERS: Second.

1 MR. WRIGHT: All in favor or discussion?  
2 No discussion.

3 MS. SANDERS: I do have one thing to add.  
4 They'll never be able to use this as a front. Nobody  
5 is going to walk to their front steps. Just a  
6 consideration of those front steps from that backyard  
7 because there's a pool yard. They might want to put  
8 it on the side. Just a thought.

9 MR. CRAVER: They don't use them now, you  
10 know.

11 MS. SANDERS: Just a thought.

12 MR. WRIGHT: I don't know how the interior  
13 of the house is. I would imagine the living room is  
14 on the Atlantic side of the house. That's neither  
15 here nor there.

16 MS. SANDERS: Right.

17 MR. WRIGHT: We have a motion. It's  
18 second. Discussion.

19 MS. SANDERS: I second.

20 THE CHAIRPERSON: Do I hear a vote? All  
21 in favor?

22 (All Board members stated aye.)

23 MR. WRIGHT: Opposed? None.

24 MR. ROMANO: Thank you.

25 MR. WRIGHT: Do you know what we said?



1 MR. ROMANO: I think so.

2 MR. WRIGHT: I think if it's confusing --  
3 I think you're good to go.

4 (Mr. Herlong entered the room.)

5 HISTORIC DESIGN GUIDELINES

6 MR. WRIGHT: There is another item on the  
7 agenda, Joe.

8 MR. HENDERSON: Yes, sir. Very briefly, I  
9 just wanted to touch on the fact this is agenda item  
10 E-1. It's an item for consideration, historic design  
11 guidelines. We had a study group meeting. Three of  
12 us met, and we had some questions regarding historic  
13 design guidelines and whether we thought they would  
14 be useful in our process of staff review of historic  
15 projects and whether it would be useful for DRB and  
16 the citizens who own historic structures.

17 We talked about several options. We had  
18 kind of a brainstorming session. And I wanted to ask  
19 about our next meeting. I think what I'd like to do  
20 is have another study group meeting.

21 We formally developed some of these  
22 options, proposing to a design review board during a  
23 regularly scheduled meeting and then make a  
24 recommendation to town council from there. I think  
25 we talked about that. So when would you like to

1 meet? I know we floated some dates.

2 MR. CRAVER: You floated two dates that  
3 are coming up in December. I'm out of town for both  
4 of them.

5 MR. HENDERSON: Those are Fridays. I  
6 think we selected Fridays because they're kind of  
7 easy days to schedule. Any dates in December you  
8 would be happy with or push this on to the first of  
9 the year?

10 MR. CRAVER: I think we ought to probably  
11 push it on the first of the year. Fridays in  
12 December is tough.

13 MS. BOHAN: There's only two good ones.  
14 Lot of people take off between the holiday.

15 MS. SANDERS: The whole month.

16 MR. CRAVER: Joe, do you have a Word  
17 version of the ordinance?

18 MR. HENDERSON: Yes.

19 MR. CRAVER: Can you e-mail that to me. I  
20 want to play with some language.

21 THE CHAIRPERSON: In general, we look at  
22 places in the ordinance that speak to these issues  
23 and where would we add language without making it  
24 confusing because we've got a few sections that speak  
25 to similar issues but in different ways already. If

1 we aren't careful -- we just have to be so careful  
2 with the way we add or adjust language is what we  
3 spend a good deal of time talking about where to put  
4 this language. That was part of the discussion.

5 MR. HENDERSON: So we, I think, after  
6 boiling all this down, we had three options. We  
7 could create stand-alone historic guidelines, which  
8 is very common in other jurisdictions.

9 We could modify the existing guidelines  
10 that are codified in the zoning ordinance or  
11 standards for that matter.

12 Or we could try to incentivize, offer an  
13 additional incentive to folks to address the main  
14 issue which is: How do we keep folks from elevating  
15 these historic structures and building additions on  
16 to them and ruining the historic character?

17 Those are our three options I think. In  
18 our next meeting, I'd like to really refine some  
19 options for the DRB.

20 MS. SANDERS: Did we identify how many  
21 there are left, historic homes? They're all so  
22 different. Just like the school, they're all so  
23 different.

24 MR. HENDERSON: I generated a map during  
25 our study group that shows all our historic

1 structures.

2 Then another relevant sort of question,  
3 how many are 1,200 square feet or under, right, that  
4 could apply for the special exception?

5 One of the things we talked about is  
6 elevating that or increasing that square footage to  
7 1,400 square feet or even getting rid of it --

8 MR. CRAVER: Get rid of it.

9 MR. HENDERSON: -- all together. And what  
10 would be the result of that? Getting rid of it all  
11 together? I think these are some big questions we  
12 need to grapple with.

13 MR. CRAVER: I think some of the reasons  
14 that those limitations were put in place when the  
15 ordinance was put in place probably have changed now.  
16 And so it gives us an opportunity to create some  
17 incentives maybe and preserve, do a better job of  
18 preserving historic structures but not penalizing the  
19 people that own them. I think we have some real  
20 opportunity here.

21 MR. HENDERSON: What I would like to do in  
22 the study group, refine those options, those ideas we  
23 had. And we'll have the text, the Word document so  
24 that we can --

25 MR. CRAVER: If you'll e-mail me, I'll

1 play with it before we meet so that we're not -- so  
2 we have something at least on one of the options to  
3 start with.

4 MR. HENDERSON: Sure.

5 THE CHAIRPERSON: It's not impossible for  
6 you to make some adjustments, send it, let us  
7 respond. Do it e-mail, whenever we have a chance.

8 MR. CRAVER: Why don't we do that.

9 MR. HENDERSON: I'll continue looking at  
10 smaller coastal community jurisdictions that have  
11 historic design guidelines as kind of a comparison.  
12 Again, I still kind of hold the perspective that, if  
13 we have guidelines, it couldn't hurt. The more  
14 information out there, the better.

15 But I think in the immediate, to address  
16 the problem that we are having or the issue that  
17 we're having, we keep talking about 1102 Osceola.  
18 How high they elevated that. I think we can do some  
19 immediate text amendments.

20 MR. CRAVER: The jury is still out on that  
21 one. They haven't finished it.

22 MR. HENDERSON: Absolutely.

23 MR. CRAVER: And you don't change the  
24 whole statutory scheme to deal with a single house.  
25 Before it's finished, we've concluded there's a

1 problem with. Let's wait and see what happens.

2 MS. SANDERS: Town hall and school looked  
3 really, really huge and tall before they were  
4 finished. Before that was finished.

5 MR. HENDERSON: I agree. We went through  
6 a great deal of discussion to make sure they took  
7 that house back. They incorporated the foundation  
8 plannings, they graded it up. They put the  
9 hortiscape out front. We don't see any of that  
10 today. If we do identify there's a problem with  
11 elevating it, the point I was making, we can take  
12 some immediate action to address it.

13 I attended a Webinar that went through how  
14 you develop historic design guidelines. As you  
15 mentioned during the meeting, it's a serious process.  
16 So if we want to undertake that, it's a lengthy  
17 process. I guess I'm just pointing out there's a  
18 time frame that we need to consider.

19 If we can codify something pretty quickly  
20 to address the problem, we may want to consider that  
21 and also going through guidelines.

22 THE CHAIRPERSON: One issue, potential  
23 short-term solutions with adjustments. The other one  
24 is a long-term process with the town.

25 MR. HENDERSON: Could be equally

1 beneficial.

2 THE CHAIRPERSON: Seems like it shouldn't  
3 be. It will be. It's not easy.

4 MR. CRAVER: My inclination every day is  
5 less is better unless there's a real problem that  
6 needs to be addressed. I'm not yet convinced that  
7 there's a real problem that needs to be addressed.

8 I think that our approach in creating an  
9 incentive to keeping intact historic structures and  
10 having them restored and maintained their character,  
11 that's a great objective for us to have and that we  
12 can probably accomplish that and give it incentive to  
13 stop houses from being elevated, but I'm not  
14 convinced yet that we have an avalanche of houses  
15 that are going to be elevated that would require us  
16 to run out and develop historic guidelines that are  
17 going to give us a whole lot more than the general  
18 people here dealing with the issues. I'm just not  
19 convinced yet. Open minded.

20 MS. SANDERS: There are flood maps still  
21 up in the air.

22 MR. HENDERSON: That's a good point. Duke  
23 brought this document here that was a report from  
24 Connie Cooper back when we were deciding whether to  
25 have Schneider some stand-alone design guidelines or

1 incorporate design guidelines into the ordinance. I  
2 think ultimately the town said let's codify the  
3 guidelines.

4 These are the three pages of historic  
5 design guidelines that are in the ordinance.

6 MR. WRIGHT: They're pretty much what she  
7 recommended.

8 MR. HENDERSON: Right.

9 MR. WRIGHT: They were incorporated into  
10 the zoning ordinance as opposed to stand-alone.  
11 There are some differences. I just looked at both of  
12 them this afternoon. They're pretty much the same.

13 MR. HENDERSON: I can say, if you have  
14 codified design guidelines, they hold a lot more  
15 weight. I know that because the City of Conway had  
16 codified designed guidelines, and we had other  
17 stand-alone guideline documents that really weren't  
18 as impactful when reviewing a project.

19 MR. CRAVER: I don't think it's the issue  
20 whether you have codified design guidelines or just  
21 guidelines that are guidelines. I think the issue  
22 is, what is the problem we're trying to solve, and is  
23 it really necessary to jump through all the hoops of  
24 drafting new guidelines to address a problem when we  
25 haven't really identified and defined a problem as



1 being a real problem yet?

2 I'm not convinced yet that we don't have  
3 other ways to address what's been identified as a  
4 limited issue, which now the study group has then  
5 flipped it around and said, no, this is an  
6 opportunity to avoid historic homes having done to  
7 them what they can do under the ordinance, which is  
8 put a link, add an elevated house.

9 I mean, and all of a sudden you sort of  
10 maintained the historic character sort of, but you  
11 got -- because of the limitations of the way the  
12 ordinance is set up, you got to hook them together  
13 and all that. So you destroy the historic character  
14 by complying with the ordinance when we're better off  
15 having two structures on the property, even if it's a  
16 2,400-square-foot historic house. What's the problem  
17 with doing that?

18 MR. HENDERSON: I think that's where we  
19 ended our meeting.

20 MR. CRAVER: That's where we ended up. To  
21 not give them the incentive to link a new structure  
22 with an old structure because, if they're separate  
23 structures now, they're penalized. They're penalized  
24 with the square footage. The way it's set up now, we  
25 encourage them to do something that destroys the

1 historic character or doesn't enhance it, for sure.

2 We could go through 50 drafts of  
3 something. We've done that before, too. We'll end  
4 up with something good.

5 MS. SANDERS: I can think of a prior town  
6 council member that would love to be able to build a  
7 house on her historic property for her son and his  
8 children and his wife, but you can't do it. So she's  
9 in a historic house, small historic house on one acre  
10 lot. She would love to build a house for her son to  
11 live in; same thing.

12 MR. HENDERSON: Two structures that could  
13 accommodate one single-family, right. Would that be  
14 something we can consider? Instead of having two  
15 dwellings, could have two living spaces? You would  
16 have to deed restriction one of them.

17 MS. SANDERS: Right.

18 MR. HENDERSON: That would be one way to  
19 incentivize but not increase the number of dwelling  
20 units. I know that's problematic. Then it becomes  
21 an enforcement issue. You're dealing with issues of  
22 rentals and things like that.

23 I agree that could be one incentive that  
24 could get families thinking about, if I leave this  
25 historic cottage where it is, I can build.

1 MS. SANDERS: I want my mother living over  
2 here with me.

3 MR. HENDERSON: Right now accessory  
4 structures can't be used as living space. That's  
5 prohibited

6 MS. SANDERS: That's what you're talking  
7 about. Let's not make them connected.

8 MR. CRAVER: Right.

9 MR. HENDERSON: So you would have two  
10 spaces. Staff would have that burden, making sure  
11 they're not turning into short-term rental space.

12 MR. CRAVER: I don't mind making you-all  
13 earn your money.

14 MR. HENDERSON: I think there's a lot of  
15 things we can do with this. Look forward to talking  
16 about it again. I'll float more dates by you.

17 MR. CRAVER: I think after the first of  
18 the year. If you send me that thing, I'll to try to  
19 come up with some drafts. And we can shuffle them  
20 around by e-mail.

21 MR. HENDERSON: I'll send it to everybody.

22 THE CHAIRPERSON: No, send it to Billy.  
23 Any other discussion?

24 MR. HENDERSON: No, sir.

25 THE CHAIRPERSON: Do I hear a motion that

1 we adjourn?

2 MR. CRAVER: I move that we adjourn.

3 MR. WRIGHT: Second.

4 THE CHAIRPERSON: All in favor.

5 (All Board members stated aye.)

6 (The meeting was concluded at 7:34 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 7th day of December, 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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