

In the Matter Of:

Town of Sullivans Island In Re: Design Review Board

Meeting

January 20, 2016

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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

COPY

MEETING BEFORE: PAT ILBERTON, CHAIRPERSON
DATE: January 20, 2016
TIME: 6:00 PM
LOCATION: Sullivan's Island Town Hall
2050-B Middle Street
Sullivan's Island, SC 29482
TAKEN BY: Counsel for the Defendant
REPORTED BY: LORA L. McDANIEL,
Registered Professional Reporter

A. WILLIAM ROBERTS, JR. & ASSOCIATES

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APPEARANCES :

PAT ILBERTON, CHAIRPERSON
DUKE WRIGHT, BOARD MEMBER
STEVE HERLONG, BOARD MEMBER
DONNA WEBB, BOARD MEMBER
RHONDA SANDERS, BOARD MEMBER
BILLY CRAVER, BOARD MEMBER
JOE HENDERSON, ZONING ADMINISTRATOR
RANDY ROBINSON, BUILDING OFFICIAL
KAT KENYON, PERMIT TECH

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THE CHAIRPERSON: It is 6:00, January 16, 2016 meeting of the Sullivan's Island Design Review Board. Members in attendance are Duke Wright, Pat Ilderton, Steve Herlong, Donna Webb, and Rhonda Sanders.

The Freedom of Information requirements have been met for this meeting. The first agenda item is the approval of minutes. Everybody like them?

MR. WRIGHT: Billy's not here.

MR. HERLONG: I make a motion that we approve.

THE CHAIRPERSON: Second?

MS. SANDERS: Second.

THE CHAIRPERSON: Everybody in favor?
(All Board members stated aye.)

3024 I'ON AVENUE

THE CHAIRPERSON: 3024 I'on Avenue.

MR. HENDERSON: Agenda item C1 is a certificate of appropriateness for a nonhistoric property located at 3024 I'on Avenue. The first applicant is Heather Wilson, requesting design approval for two additions; one on the front elevations, one on the rear elevations. She's requesting relief from the zoning standard for

1 principal building coverage and required side
2 setbacks.

3 The property owners are removing 900
4 square feet of finished space below the base flood
5 elevation, bringing that into compliance. So they
6 need the room in these new additions.

7 The requests for this project are 15
8 percent or 320 square feet for principal building
9 coverage and 20 percent or three feet on side
10 setbacks. Both of these requests for relief fall in
11 your authority for granting these increases. Staff
12 recommends approval of what's requested provided it
13 meets the standards for neighborhood compatibility.

14 THE CHAIRPERSON: Yes, ma'am.

15 MS. WILSON: So one deviation from your
16 packet that I'll explain quickly, you'll notice in
17 your packet the addition is on the left side. They
18 came to find out that this is actually a large
19 drainage culvert that is owned by SCDOT. Where we
20 were proposing it would be over those pipes and
21 obviously pretty complicated and time consuming in
22 working it out with them.

23 We decided to take the path of least
24 resistance and flip the addition over here. It's the
25 same design that you see, literally mirrored to this

1 side over here to avoid this. There's a big drainage
2 ditch back here, which is a lot of pressure on this
3 site from drainage, which is why the downstairs was
4 flooded to begin with.

5 As Joe said, we're just asking for this
6 relief so it can be all on the first floor, above
7 flood as raised first floor. We can bring this up
8 and actually drive under and have a little bit more
9 flexibility with the grade here. Right now there is
10 a drainage grate inlet right there that's bringing
11 all the water down to the front of the house. No way
12 to shed it away from the house. By bringing the
13 drive, which is actually where it is but under this
14 piece, giving us some ability to retain that dirt and
15 work on that.

16 Existing proposed. Existing proposed.
17 Those are the sides. This is the front. The reason
18 for the relief on the right side to go to 12 feet is
19 just so we can keep the addition off the side and not
20 to consume the front.

21 The original is a small cottage here. You
22 can see this is what it looks like now. This is what
23 we're proposing, opening it up, making that front
24 porch deeper and adding the extra bedrooms. Big
25 space on this cottage piece on the front.

1 Kind of 3-D to help explain that.

2 THE CHAIRPERSON: All right. Good. Is
3 there any public comment to this application? Public
4 comment section is closed.

5 Anything to add, Joe?

6 MR. HENDERSON: Nothing further.

7 MR. WRIGHT: I think it's fine. I know
8 that cottage. I walk by it every day. I saw it
9 flooded back in October. I think this is an ideal
10 solution for what they want to do. I'm fine with it.

11 THE CHAIRPERSON: I am also fine with it.
12 Steve.

13 MR. HERLONG: Especially the fact it's all
14 one story elevated. Absolutely fine. I can't see
15 how it encroaches in any way.

16 THE CHAIRPERSON: Donna.

17 MS. WEBB: Nice alteration to the
18 property.

19 THE CHAIRPERSON: Okay.

20 MS. SANDERS: I agree. Nice solution.

21 THE CHAIRPERSON: Do we hear a motion?

22 MR. WRIGHT: I move for approval as
23 submitted.

24 THE CHAIRPERSON: Second?

25 MR. HERLONG: I do.

1 THE CHAIRPERSON: Discussion? Everybody
2 in favor.

3 (All Board members stated aye.)

4 2430 RAVEN DRIVE

5 THE CHAIRPERSON: 2430 Raven.

6 MR. HENDERSON: This is agenda item C2.
7 This is a COA request for a nonhistoric property
8 located at 2430 Raven Drive. Ryan Keutzer, the
9 applicant, is requesting design approval for a large
10 home renovation and modification of zoning standards
11 for principal building foundation height and
12 principal building square footage.

13 The existing home is nonhistoric as I
14 mentioned. It's currently elevated three feet above
15 the base flood elevation. They're requesting to go
16 to four feet above the BFE.

17 This is another property that experienced
18 some flooding as a result of these past storms. And
19 so in addition to that, they're going to add a foot
20 of fill to the property, elevate the house and then
21 have some design modifications conducted to it.

22 The principal building square footage
23 increase is 5 percent, fairly minimal; 190 square
24 feet. And then 1 percent -- I'm sorry -- one foot
25 increase is allowed by the DRB authority.

1 And I do have some pictures in a 3-D model⁸
2 if you would like to take a look at that. And
3 Ms. Ryan is here to answer any of your questions.

4 THE CHAIRPERSON: Yes. Who's presenting
5 it?

6 MS. KEUTZER: That's me.

7 THE CHAIRPERSON: Are you just going to
8 let it roll here?

9 MS. KEUTZER: If you have any questions,
10 I'll be happy to answer them.

11 THE CHAIRPERSON: Thank you. Is there any
12 public comment to this application? Public comment
13 section is closed.

14 Nothing else to add, Joe?

15 MR. HENDERSON: No, sir. Existing front
16 elevations on the left and then the proposed. You
17 can see that they're modifying the roof, bringing the
18 dormers out. The rear elevations here on the left.
19 The existing proposal.

20 THE CHAIRPERSON: Great. Rhonda.

21 MS. SANDERS: I think it looks great.
22 Fairly reasonable request.

23 THE CHAIRPERSON: Thank you. Donna.

24 MS. WEBB: I like it, too.

25 THE CHAIRPERSON: Steve.

1 MR. HERLONG: I think I'm fine with it.

2 MR. ILBERTON: I built this house. I'm
3 fine with it. It's going to be an improvement on
4 what we did long time ago.

5 MR. WRIGHT: I think it's an improvement
6 on the house, certainly the front elevation and the
7 rear. I'm fine with it.

8 THE CHAIRPERSON: Do I hear a motion?

9 MR. WRIGHT: Move to approve it as
10 submitted.

11 THE CHAIRPERSON: Second?

12 MS. SANDERS: Second.

13 THE CHAIRPERSON: Everybody in favor?
14 (All Board members stated aye.)

15 THE CHAIRPERSON: Thank you, ma'am.

16 MS. KEUTZER: Thank you.

17 3024 MARSHALL BOULEVARD

18 THE CHAIRPERSON: 3024 Marshall.

19 MR. HENDERSON: These applicants have
20 withdrawn their application.

21 2302 MYRTLE AVENUE

22 THE CHAIRPERSON: 2302 Myrtle.

23 MR. HENDERSON: They have also withdrawn
24 their application.

25 THE CHAIRPERSON: We're scaring everybody

1 away.

2 412 STATION 14

3 THE CHAIRPERSON: 412 Station 14.

4 MR. HENDERSON: This is agenda item C5.

5 This is a COA request for a nonhistoric property.

6 It's located at 412 Station 14. The applicant, Tim

7 Cook, is also the owner of the property. He's

8 requesting design approval for several large

9 additions to the existing home.

10 He's requesting modification from the

11 zoning standards for principal building coverage,

12 principal building square footage, and principal

13 building side facade.

14 The house is currently oriented towards

15 the marsh, and town staff has allowed the application

16 of a 15-foot side setback on Station 14. What he is

17 requesting for relief is principal building square

18 footage of 25 percent or 24.93, very close to maxing

19 that out.

20 His request for relief of principal

21 building coverage of 8.8 percent.

22 Principal building side facade of 20

23 percent. And all of those fall within your authority

24 for granting the relief. However, I don't see our

25 applicant here.

1 THE CHAIRPERSON: Do they need to be
2 present for us to rule on the --

3 MR. HENDERSON: The Board has set a
4 precedent by requiring the appearance at
5 presentation.

6 THE CHAIRPERSON: They have effectively
7 withdrawn their application.

8 MR. HENDERSON: He's a planning
9 commissioner for the Town of Mount Pleasant. I'm not
10 sure if he got pulled away for this.

11 THE CHAIRPERSON: Give him the benefit of
12 the doubt, we probably shouldn't rule on it.

13 MR. HENDERSON: Maybe move it to the end
14 of the agenda.

15 THE CHAIRPERSON: That's fine. Let's see
16 if he shows up.

17 2268 ATLANTIC AVENUE

18 THE CHAIRPERSON: Let's keep on going to
19 2302 Myrtle -- excuse me, 2268 Atlantic. I'm sorry.

20 MR. HERLONG: I'm recusing myself on this
21 one.

22 (Mr. Herlong exited the room.)

23 MR. HENDERSON: This is also a COA request
24 for a nonhistoric property. This is at 2268
25 Atlantic. Mr. Rodd Heinlen of Herlong & Associates

12
1 is the applicant requesting design approval for the
2 new home construction and requesting modification
3 from the zoning standard for principal building
4 orientation.

5 The ordinance requires that all new home
6 construction not adjacent to the marsh or ocean be
7 oriented towards the Atlantic Ocean. This is a
8 corner lot. They're requesting to orient the house
9 instead to I'on Avenue and place the pool, a pool on
10 Atlantic Avenue.

11 In your staff reports, I pointed out that
12 Section 21-30 allows the DRB to grant the
13 reorientation away from the ocean provided the design
14 is more compatible with the surrounding neighborhood
15 and streetscape of the street that's requested for
16 modification. The design as presented should be
17 oriented towards I'on Avenue.

18 (Mr. Craver entered the room.)

19 MR. HENDERSON: I can give you some
20 information on how we define that orientation of the
21 principal building. Under the purpose of the design
22 standard and orientation, it states: Principal
23 building with street-oriented front doors contribute
24 to the sense of neighborliness on the island. Having
25 a consistent front yard orientation reduces the

1 possibility of accessory structures being located
2 inconsistent with the pattern of development.

3 When you receive a request for
4 reorientation of a home away from the ocean, we
5 should ensure that's more compatible with the design
6 of the neighborhood. I'll defer to Rodd to describe
7 how this is compatible.

8 MR. HEINLEN: The property is between
9 Atlantic and I'on. And it borders also on 23rd
10 Station. I apologize if you don't have the
11 elevations here. I do here.

12 My understanding, we were just asking for
13 the pool relief. We met all of the standards for the
14 house. You can see on Form C that we're in
15 compliance on all of those.

16 The Atlantic Avenue is over here, 23rd is
17 here -- excuse me. Atlantic is over here, I'on is
18 over here. Like most of the neighborhood homes,
19 we're entering from the rear of the house. Our front
20 door is towards I'on. Although we tried to be
21 sympathetic to the facades along Atlantic here, and
22 we'd like to place the pool out in front on the
23 Atlantic side.

24 The elevations. This is the Atlantic
25 side. Most of those elevations along that street

14
1 have a certain amount of symmetry to them. And we've
2 tried to be sympathetic towards that.

3 This is the I'on side where the driveway
4 is, where the front door is. So you enter here, go
5 through the house and then sort of the views and the
6 living area are out front towards Atlantic.

7 So what we're saying is the front door is
8 towards I'on. And that's why we're asking for the
9 reorientation and for the pool to be towards the
10 Atlantic side.

11 The elevation on 23rd street is here, the
12 parking here. You enter the house here, and then the
13 Atlantic side and the ocean side are here. The
14 western facade is here.

15 You know, as far as neighborhood
16 compatibility, we've tried to -- we've tried to enter
17 the house and the driveway from the I'on side. We've
18 tried to be in keeping with the scale and massing of
19 a typical Sullivan's Island house. It's 3,600 square
20 feet. We feel like it would be an asset to the
21 neighborhood.

22 As Joe said, the main section here is
23 21-30. And under that, in part, it says corner lot,
24 which we are. Really have the choice of being ocean
25 or marsh front facade. We're asking that be granted.

1 Last meeting, I think y'all remember the
2 Bruce property, which is just down the street at 25th
3 and Atlantic was granted a pool in the front yard.
4 Most of the neighborhood is here. Our lot is here.
5 There's a pool in the back here. There's a pool in
6 the front here. And then on I'on, pool in the front.
7 Pool in the back, and another pool in the back.

8 The Han residence, which is at
9 26-and-a-half I'on, we presented about three or four
10 months ago. Exactly the same situation as we have
11 here. And we tucked the pool partially under that
12 front facade and it was towards Atlantic.

13 For all those reasons we ask that you
14 grant this.

15 THE CHAIRPERSON: Thank you. Public
16 comment to this application? Public comment section
17 is closed. Anything else to add, Joe?

18 MR. HENDERSON: I would just point out
19 there's an aerial here similar to Rodd's. I can zoom
20 in. Here's the property here. And here are the
21 adjacent homes.

22 THE CHAIRPERSON: I think Hugo took a
23 house out.

24 MR. CRAVER: It did.

25 MR. HENDERSON: I do have pictures of

1 these homes that appear to be oriented towards
2 Atlantic Avenue, the front doors. And then we have
3 accessory structures back here. I think the driveway
4 access for the adjacent home across Station 23. This
5 appears to be the rear yard.

6 In granting this relief, if the Board so
7 chooses, should determine it is in keeping. It's to
8 achieve greater neighborhood compatibility in
9 allowing the reorientation.

10 THE CHAIRPERSON: Billy.

11 MR. CRAVER: I've been looking at that lot
12 same as you Pat. I know it well. I don't have a
13 problem with reorienting it that way. I don't think
14 it hurts the neighborhood compatibility at all. I'm
15 fine with it.

16 THE CHAIRPERSON: Rhonda.

17 MS. SANDERS: I agree particularly on that
18 corner.

19 THE CHAIRPERSON: Donna.

20 MS. WEBB: I think the design is
21 complementary in the way it's massed and size of the
22 house. It's a big lot. Could've been a lot larger.

23 MR. CRAVER: 1,500 square feet.

24 MS. WEBB: Being that it's a corner lot,
25 not sandwiched in between two people having front

1 doors directly. They're spread out a little bit. I
2 think it's fine.

3 THE CHAIRPERSON: I think it's fine, too.
4 I think it works. It's a good looking house.
5 Naturally want the pool on the ocean side. With a
6 little planting, have some privacy. Won't even
7 notice it. I doubt they want to stick that pool out
8 there and not have any kind of barrier during the
9 busy times of the summer. I don't think you'll
10 really notice it. The pool could be a real problem.
11 I'm for it.

12 MR. WRIGHT: I'm okay with it. I think
13 we're opening the door for pools to be put on the
14 Atlantic side of that whole row there, the three
15 areas. Three blocks of houses. So we just need to
16 be aware of that.

17 MR. CRAVER: I'm not sure I have a problem
18 with it.

19 MR. WRIGHT: I didn't say I have a problem
20 with it, I said we're opening -- I think we are
21 setting a precedent for pools to go in front yards
22 along Atlantic. We did one up in front of your
23 house, that little house on the corner, which was a
24 historic house.

25 I think the design is good. I think it's

1 okay. I just want to be sure we understand what
2 we're doing.

3 THE CHAIRPERSON: Just because it's in the
4 Code, we don't have to say that's a wise Code or
5 that's a wise Code to even have. Even though we
6 can't do anything about it, it's in the Code that
7 says that. I don't know how it got in there. I
8 don't know why we couldn't consider --

9 MR. WRIGHT: Pools in front or back.

10 THE CHAIRPERSON: You don't know why it's
11 in there.

12 MR. CRAVER: If you have 45 minutes, I can
13 tell you about the whole thing.

14 THE CHAIRPERSON: Micro-managing of the
15 whole thing is where it goes back to.

16 Anyway I'm for it. Do I hear a motion?

17 MR. WRIGHT: One thing. Will this now
18 have an I'on address?

19 MR. HEINLEN: No, it keeps the Atlantic
20 address for the fire department.

21 MR. HENDERSON: 911 dispatch would require
22 that address to stay the same so they can get an
23 ambulance to your house.

24 We are talking about design. How is this
25 house designed and oriented toward I'on Avenue? The

19
1 job of the DRB is to decide that, yes, this design as
2 proposed is better suited to be oriented towards I'on
3 than it is to Atlantic. That's how we allow the pool
4 on the Atlantic side.

5 It's not about the pool. It's about the
6 design facing I'on Avenue. And as long as the board
7 deems that's the case, then I think it's to your
8 discretion.

9 MR. WRIGHT: There's a little shed on the
10 corner. Is that going to remain there?

11 MR. HEINLEN: No.

12 MR. WRIGHT: I've noticed that for years.

13 MR. CRAVER: I make a motion that we
14 approve the request to reorient the house towards
15 I'on Avenue, that being on the corner for orientation
16 of the lot, neighborhood, all justify it.

17 THE CHAIRPERSON: Do I hear a second?

18 MS. SANDERS: Second.

19 THE CHAIRPERSON: Everybody in favor?

20 (All Board members stated aye.)

21 (Mr. Herlong entered the room.)

22 918 MIDDLE STREET

23 THE CHAIRPERSON: 918 Middle Street.

24 MR. HENDERSON: Final agenda item C7.

25 This is COA request, nonhistoric property. Mr. Ron

1 Denton is the applicant requesting conceptual design
2 approval for new home construction. 918. Zoning
3 modification request for principal building coverage
4 and second story side setback on this property.

5 The request involves 13.6 percent relief
6 on principal building coverage or -- 13.6 percent.
7 And then 100 percent on the second story side
8 setback.

9 This is a very small lot. 5,025 square
10 feet. It's located between two existing homes down
11 on Middle Street. And I do have some photographs I
12 would like to show to you.

13 THE CHAIRPERSON: This is Dixie's old lot.
14 Dixie Dunbar.

15 MR. HENDERSON: This is taken from the
16 back of this lot toward Middle Street. I don't have
17 any digital renderings for the site plan. Oliver,
18 are you representing this?

19 MR. DUNGO: Ron is on his way. He's
20 running late.

21 MR. HENDERSON: You do have some three
22 dimensional drawings. I asked the architect Ron
23 Denton to put together some additional materials that
24 showed the massing of the structure between the
25 existing houses. If you want to just turn to that.

1 MR. WRIGHT: I don't think many people
2 realize that was a separate lot there. I've visited
3 the site myself and spent some time and happen to run
4 into the owner who really gave me a good run-down on
5 the whole situation. Back when I used to practice,
6 they call those pipe stems with that little driveway
7 going to the rear. I think it's a great solution for
8 a little lot myself.

9 THE CHAIRPERSON: How big is the house?
10 How many square feet?

11 MR. HENDERSON: 2,307. This is the right
12 parcel? Am I looking at the right one?

13 MR. DUNGO: Yes.

14 MR. HENDERSON: There's a driveway coming
15 up here. There's a variance issued for this property
16 several years ago to encroach on the front, 25-foot
17 setback and also into the side property line. Is
18 that right, Randy?

19 MR. ROBINSON: Uh-huh.

20 MR. HENDERSON: The 25-foot setback would
21 typically apply to development on this lot but
22 there's a provision in the zoning ordinance under
23 Section 21-22B-5 that states where you have a
24 post-firm house, elevated, post-firm house -- in
25 other words, elevated to above base flood

1 elevation -- that you can use the build-to-line for
2 that house. But you are not allowed to go closer
3 than 15 feet.

4 So 25-foot setback doesn't apply to this
5 development. The 15-foot setback applies. So you
6 can see that on your site plan there. That's what
7 allows it to come closer.

8 MR. HERLONG: I'm not seeing that. Where
9 is that 15-foot setback?

10 THE CHAIRPERSON: Ten feet there.

11 MR. HERLONG: Yours looks different than
12 mine. I have 25'11" here and 30 foot.

13 MR. HENDERSON: I have 15.

14 MS. SANDERS: It says ten.

15 MR. HENDERSON: Here's Middle Street.
16 We're looking at this. I don't know why yours is
17 different

18 MR. HERLONG: Maybe this is old.

19 MR. HENDERSON: Do you guys see that?

20 MS. SANDERS: 15 to here.

21 MR. HENDERSON: That goes to the leading
22 edge. These are the stairs. So the stairs are under
23 six feet encroachment.

24 MR. WRIGHT: Is there a separate set,
25 Randy?

1 MR. ROBINSON: I don't know.

2 MR. HENDERSON: Mr. Denton just showed up.
3 He can elaborate.

4 THE CHAIRPERSON: Do you want to add
5 anything to this or just sit down?

6 MR. DENTON: I guess I'll just sit down.

7 THE CHAIRPERSON: Good, sit down.

8 MR. DENTON: You guys move too darn quick.

9 THE CHAIRPERSON: Yeah, we're moving
10 along. I think we understand what's going on. I
11 think we're pretty well covered. Joe, you're good
12 with us moving on?

13 MR. HENDERSON: Yes, sir.

14 THE CHAIRPERSON: Steve, you want to
15 start?

16 MR. HERLONG: I think you know it's a very
17 tight small property, tight setbacks yet it's a small
18 house 2,300 square feet. Therefore, it can only have
19 a minimal impact. And it appears that you are
20 altering materials and you moderated the massing to
21 the point that it's going to be, I think, just fine.
22 Fine solution.

23 THE CHAIRPERSON: I think it looks fine.
24 It reminds me on the other lot, the difficult lot
25 where those folks are trying to get a house designed,

1 come before us several times on Station 17, Atlantic.
2 If they thought more in this vein, because
3 essentially this is a vertical house. They're taking
4 maximum advantage of a real small lot; only build so
5 large a house. Still, they're maxing out square
6 footage-wise what that lot could take. Same idea
7 could be brought to that lot. I'm sure they'll be
8 back before us; hopefully, they'll be back with
9 something more like this. It looks good. Duke.

10 MR. WRIGHT: I'm fine with it. Great
11 solution. Certainly not affect the neighborhood
12 there. It's pretty densely populated anyway. I'm
13 fine.

14 THE CHAIRPERSON: Donna.

15 MS. WEBB: I like the design for that
16 specific part of the island. I think it fits in with
17 the other homes in the neighborhood.

18 THE CHAIRPERSON: Rhonda.

19 MS. SANDERS: I like it, too.

20 THE CHAIRPERSON: Billy.

21 MR. CRAVER: I really like it. I think it
22 fits that neighborhood big time. And the design,
23 even though there's a vertical element to the sides,
24 the whole design is broken up. The massing is broken
25 up with the porches and stuff. I think it works

1 fine. I think they did a good job.

2 THE CHAIRPERSON: Do I hear a motion?

3 MR. CRAVER: I move we approve as
4 submitted. Final approval.

5 MR. WRIGHT: Second.

6 MS. WEBB: Second.

7 THE CHAIRPERSON: Discussion? Everybody
8 in favor?

9 (All Board members stated aye.)

10 THE CHAIRPERSON: Great. Thank you.

11 412 STATION 14

12 THE CHAIRPERSON: What do you think we
13 ought to do with Tim Cook? Defer or come back?

14 MR. HENDERSON: We can look at it, if you
15 like. Look at it conceptually.

16 MS. SANDERS: Might as well look at it
17 while we're here.

18 MR. HERLONG: However, if we look at it,
19 are we going to pass a judgment on it or just look at
20 it? It might be to his disadvantage to not be here
21 if we make a determination.

22 MR. HENDERSON: Good point.

23 MR. CRAVER: I don't think we should look
24 at it. If he asked us to defer it, I don't think we
25 should look at it.

1 MR. HERLONG: I think it's only more fair²⁶
2 to him if we didn't look at it.

3 MR. CRAVER: If we form an impression.

4 THE CHAIRPERSON: We don't want to
5 jeopardize his project. Which one is his

6 MR. HENDERSON: 412 Station 14. The old
7 machine shop. We've previously approved of new
8 construction there. He is putting a large addition
9 on to it.

10 MR. WRIGHT: Deferred?

11 THE CHAIRPERSON: Yeah, we're going to
12 defer. We're adjourned.

13 JASPER STREET

14 MR. HENDERSON: Can I just show you one
15 staff-issued permit. I think it was maybe in
16 October, November. This property is located at the
17 end of short Jasper. There's a historic home. A
18 vehicle essentially drove down short Jasper and
19 crashed into this Sullivan's Island landmark. Took
20 out the porch, right in between a tree.

21 (Off-the-record discussion.)

22 MR. WRIGHT: Joe, where is this?

23 THE CHAIRPERSON: Down the street from my
24 office.

25 MR. HENDERSON: This is the route that he

1 took. Came right through the stop sign and smashed
2 into the porch.

3 THE CHAIRPERSON: That house came before
4 us years ago, and we let them make it smaller.

5 MR. ROBINSON: Not that one.

6 MR. WRIGHT: I remember it.

7 THE CHAIRPERSON: Old island name, house
8 was attached to it. Whose name was it? Not
9 Bulwinkle.

10 MR. ROBINSON: Mr. Edwards that owned it
11 for years, that particular house.

12 MR. HENDERSON: We had a contractor step
13 in, submit for some structural drawings to replace
14 this portion. The only piece that was taken off.
15 He's going to put in some columns. Put the siding
16 back. He was able to salvage a lot of the siding,
17 keep the integrity of the house. We went ahead and
18 issued it.

19 THE CHAIRPERSON: Great. Good for you.

20 MR. HENDERSON: Just wanted to give you
21 the heads up on that.

22 THE CHAIRPERSON: Great. Anything else?

23 HISTORIC GUIDELINES

24 MR. HENDERSON: I wanted to talk about
25 convening our ad hoc committee to talk about

1 incentives for historic design guidelines. Something
2 that town council brought up, and we had a meeting
3 before. We're working on some language.

4 What I was thinking, maybe a Friday in
5 February. Either the 12th or 26th maybe we could
6 convene. I think it was Steve, Billy and Beverly who
7 met before. Just wanted to get some feedback from
8 you guys as to when you want to sit down.

9 MR. CRAVER: Send us an e-mail with those
10 dates. I'm not convinced I can see what's on my
11 calendar with this.

12 MR. HENDERSON: I sent you an e-mail
13 yesterday. I will resend it. It was kind of buried
14 in another topic. I'll get some feedback from you.
15 I'll try to work on some of that language. I know I
16 sent you the ordinance language.

17 MR. CRAVER: If I have a deadline when we
18 can meet, I can work better.

19 MR. HENDERSON: Sounds good. That's all I
20 have.

21 THE CHAIRPERSON: Great. We are
22 adjourned.

23 (A recess transpired from 6:40 p.m. until
24 6:42 p.m.)

25 412 STATION 14

1 MR. HENDERSON: This is a COA request,
2 nonhistoric property at 412 Station 14. This is Tim
3 Cook here requesting several additions to the
4 existing home on this property. He's requesting
5 relief from the zoning standards for principal
6 building coverage, principal building square footage,
7 and principal building side facade.

8 What's requested here is 24.93 percent for
9 principal building square footage.

10 8.8 percent in principal building
11 coverage.

12 Principal building side facade of 20
13 percent or 36 linear feet for an articulation.

14 And the house is currently oriented
15 towards the marsh and, therefore, staff is allowed
16 the application of a 15-foot side setback on Station
17 14. I believe you have the site plans there.
18 Mr. Cook.

19 MR. COOK: I appreciate everybody staying.
20 Joe, do you have any PDFs that are able to be put up
21 on screen?

22 MR. HENDERSON: Yeah.

23 MR. COOK: We've lived in this house about
24 eight years. It's quite small for a six-person
25 family. We originally thought about demolishing the

1 structure but decided to try to use the existing
2 house. And the foundation -- it has a substantial
3 foundation. Used to be a machine shop for the Army
4 reservation. Kind of unique. Three loading docks on
5 each side, kind of neat.

6 We want to keep that foundation and
7 utilize the existing house as best we can. We're
8 expanding out to the east and the west sides,
9 utilizing the existing stem wall and elevating the
10 second floor, which is the living space and roof line
11 right now. Really keeping the inside of the room
12 structure.

13 The same location of the door is being the
14 same place. And then adding a wing off the back,
15 which would be a new garage, attached garage and
16 family room and kitchen with a back porch fronting
17 the marsh.

18 There's a good bit of concrete that needs
19 to be taken out on the back portion of the house.
20 That portion is going to be an elevated grass area
21 once we're completed.

22 The existing pool that we have right now
23 is fairly small, which is okay, but it's located
24 right below where the living room or the den is going
25 to be placed. So we have a new pool located,

1 centered on the structure on the water side.

2 Very few trees need to come out. There's
3 several trees on the east side that are right up
4 against the foundation that we plan to take out.
5 Most of them are Hackberry. No specimen trees are
6 planned to be taken out with the exception of cedar
7 that's right in the driveway. Right where the cursor
8 is. We plan to have some mitigation that we would
9 probably need to do after we go to the tree
10 committee. And around the periphery of the property
11 is where we plant the replacement trees.

12 THE CHAIRPERSON: Thank you. Steve, you
13 want to start?

14 MR. HERLONG: Well, it appears to be,
15 first glance, you look at it, it's a very low house.
16 It feels low and it looks like you're trying to work
17 with the existing --

18 MR. COOK: Right.

19 MR. HERLONG: -- first floor of that
20 house, expand to that level, which will keep it low.

21 MR. COOK: Right.

22 MR. HERLONG: Which is great. And so,
23 again, that along with the fact that the property is
24 just so private. The fact that what comes out
25 towards the water is just one wing, a new wing, which

1 will look fine. Be a nice massing I think. I think
2 it will be fine.

3 I guess your biggest challenge is, you
4 know, just tackling the 50 percent rule.

5 MR. COOK: Right. I had it appraised.
6 Haven't got it back yet. The new garage with the
7 kitchen and the den would be above flood. Everything
8 else be below.

9 THE CHAIRPERSON: Donna.

10 MS. WEBB: I'm okay with the overall plan.
11 It would've been nice to see like current -- or maybe
12 it's here, I'm not seeing it -- current versus like
13 on the sides. The proposed.

14 MR. COOK: The house is superimposed on
15 the elevations. This is the dash line.

16 MS. WEBB: Got you. It's just this.

17 MR. COOK: That's correct. And then this
18 portion is going to be built on the existing
19 foundation. Here out is foundation work.

20 MR. HENDERSON: Before we move on, I think
21 you added a portion of your request for the accessory
22 structure, the detached garage; is that right?

23 MR. COOK: That's correct.

24 MR. HENDERSON: What's the total height?

25 MR. COOK: The total height of that one is

1 21. The existing height -- and there's really
2 nothing wrong with the garage, just looks out of
3 scale with what we're doing to the house. The only
4 reason to do anything to it is to make it more
5 compatible with the new structure. I'm requesting
6 about six-and-a-half feet, I think, of height
7 increase.

8 MR. HENDERSON: Added to the relief
9 requested in addition to what we already talked
10 about, he's requesting to exceed the accessory
11 structure height is limited at 15 feet. If you have
12 a pitch of over 7'12", then you can go up to 18 feet
13 in height. And the DRB can grant a 25 percent
14 increase to that maximum height of 18 feet and allow
15 it to go up to 21 feet. All of this will have to be
16 break-away walls; is that right, Randy?

17 MR. ROBINSON: Correct.

18 MR. HENDERSON: What he's showing here,
19 massing height of 21 feet. That falls under your
20 authority to grant the relief.

21 MS. WEBB: I think the 21 to keep it in
22 line with what the house is, I think that will
23 actually be nice.

24 MR. COOK: I couldn't quite get a 12-12
25 pitch. I could get 11-12.

1 THE CHAIRPERSON: Rhonda.

2 MS. SANDERS: I think it's nice
3 improvement. That's not historic?

4 MR. HENDERSON: The property is listed as
5 altered. The structure is so heavily altered.

6 MR. COOK: Right.

7 MS. SANDERS: It was historic at some
8 point? I'm just curious.

9 MR. COOK: Built in 1954.

10 MS. WEBB: It's just cool.

11 MR. COOK: Foundation is what's really
12 cool. Elevation in the yard is cool. What they did,
13 I guess what they did, drive through the middle of it
14 and out the back so the grade comes up to the center.
15 I like it. It's neat. We decided to keep it, keep
16 the foundation, which is really the interesting part
17 of it.

18 MR. HENDERSON: The house and this
19 detached structure sitting right on top of the
20 concrete with all the big rebar that was constructed
21 by the military. There's the back of the house, the
22 existing house. Here's the marsh side of the house.
23 This is the garage.

24 MR. COOK: Bill, you ought to like that
25 siding.

1 MR. HENDERSON: That will come up to 21
2 feet.

3 THE CHAIRPERSON: Billy, do you have
4 anything?

5 MR. CRAVER: I actually think it's pretty
6 neat design. I think it does a good job of breaking
7 up the mass, and it looks good to me. I'm for it.

8 THE CHAIRPERSON: Duke.

9 MR. WRIGHT: I think it's a great design.
10 I think it's secluded and will continue to be
11 secluded from the street and has a great whole view
12 of the marsh. And the way it's incorporating the
13 existing structure is nice. I'm all for it.

14 THE CHAIRPERSON: I'm for it. Do I hear a
15 motion?

16 MR. CRAVER: I move we give final approval
17 to it.

18 MR. WRIGHT: Second.

19 THE CHAIRPERSON: Discussion?
20 Everybody in favor?

21 (All board members stated aye.)

22 THE CHAIRPERSON: We're adjourned second
23 time tonight.

24 (The meeting was concluded at 6:52 p.m.)
25

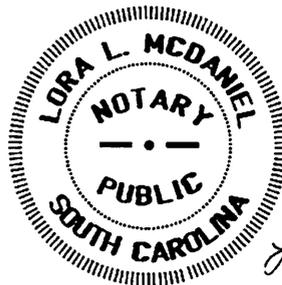
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CERTIFICATE OF REPORTER

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 26th day of January, 2016 at Charleston, Charleston County, South Carolina.



Lora McDaniel

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

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REQUESTED INFORMATION INDEX

(No Information Requested)

E X H I B I T S

(No Exhibits Proffered)

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

SIGNED, SEALED AND DELIVERED THIS DAY OF FEBRUARY 17, 2016



PAT ILBERTON, CHAIRMAN

STEVE HERLONG, VICE CHAIRMAN