

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 MAY 16, 2018

CHAIRMAN, STEVE HERLONG



SECRETARY, DUKE WRIGHT

In the Matter Of:

Town of Sullivans Island

Design Review Board Meeting

April 18, 2018



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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

COPY

HEARING BEFORE: BEVERLY BOHAN, CHAIRMAN
DATE: April 18, 2018
TIME: 6:00 PM
LOCATION: Sullivan's Island Town Hall
2056 Middle Street
Sullivan's Island, SC
REPORTED BY: Priscilla Nay,
Certified Shorthand Reporter

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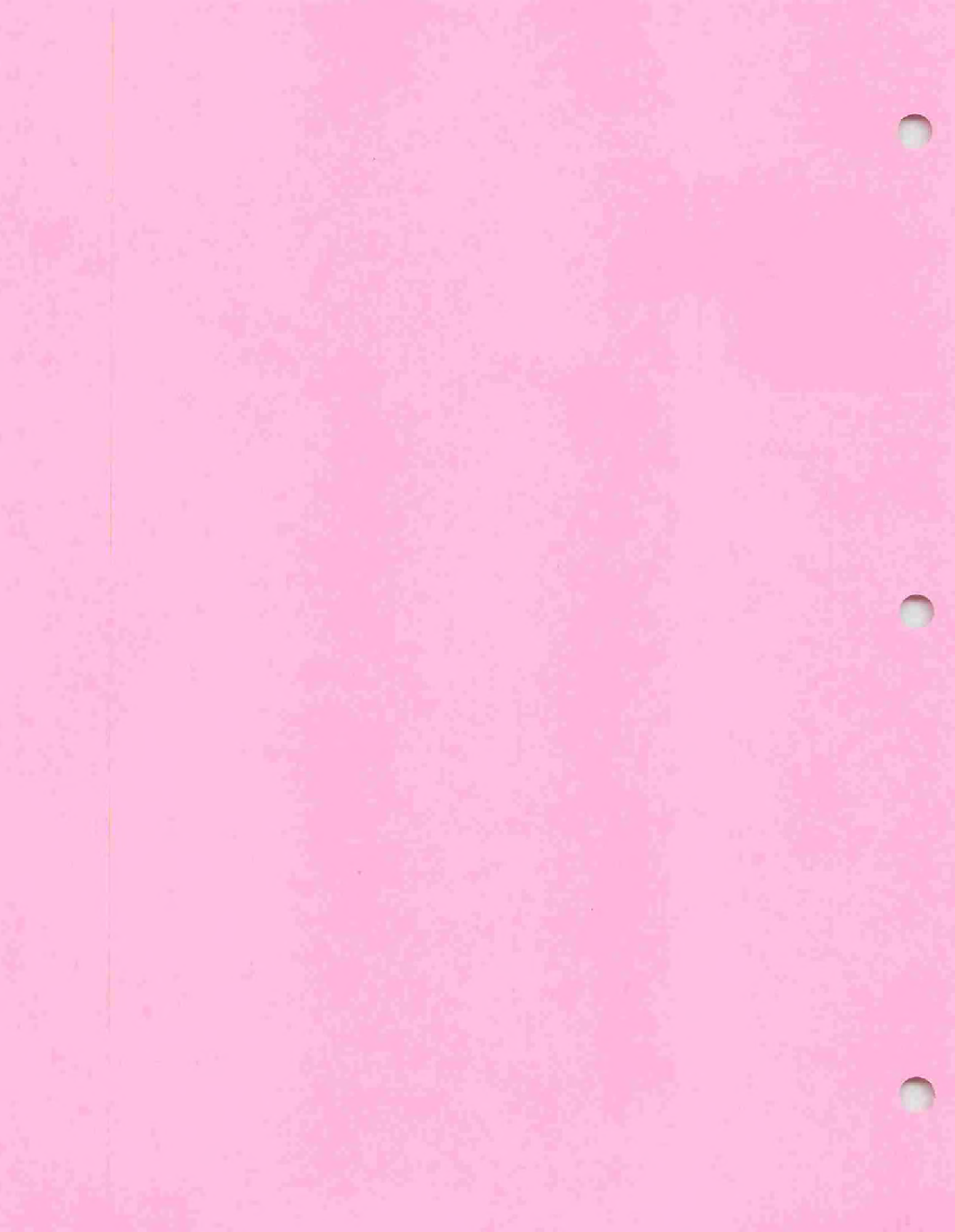
APPEARANCES :

- BEVERLY BOHAN, CHAIRMAN
- DUKE WRIGHT, BOARD MEMBER
- RON COISH, BOARD MEMBER
- BUNKY WICHMANN, BOARD MEMBER
- LINDA PERKIS, BOARD MEMBER
- JOE HENDERSON, ZONING ADMINISTRATOR
- RANDY ROBINSON, BUILDING OFFICIAL
- JESSI GRESS, PERMIT TECH
- HEATHER WILSON
- MICHELLE PELTIER
- KATE CAMPBELL

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ALSO PRESENT :

MARK HOWARD



1 CHAIR BOHAN: I call to order. It
2 is six o'clock on Wednesday, April the 18th, 2018.
3 This is the Sullivan's Island Design Review Board
4 meeting. The first order of business is to approve
5 the approval of the minutes from March 21st, 2018.

6 MR. WICHMANN: Madam Chairman, I move
7 that we approve the minutes as submitted and
8 reviewed.

9 CHAIR BOHAN: Do I hear a second?

10 MR. WICHMANN: Second.

11 MR. COISH: Second.

12 CHAIR BOHAN: All approved. Approved
13 order of minutes. The second item is the public
14 input. Do we have any public input?

15 (No response.)

16 CHAIR BOHAN: The public input has been
17 closed. The next agenda: I would remind all
18 applicants that when you're speaking and making
19 your presentation if you would speak from the
20 microphone.

21 If you can get behind the podium then
22 possibly we can present them for you just because
23 it is hard to hear sometimes up here. Just keep
24 your presentations at 10 minutes. Thank you.

25 2302 I'ON AVENUE

1 CHAIR BOHAN: The first item is the
2 historic property, 2302 I'On Avenue. Heather
3 Wilson. Go ahead.

4 MR. HENDERSON: Should I --

5 CHAIR BOHAN: Yes.

6 MR. HENDERSON: Thank you, Members
7 of the Board. So this is our only historic design
8 review before you tonight. It is located at
9 2302 I'On Avenue.

10 This property is located in the
11 Atlanticville Historic District. This has been
12 before you several times.

13 It was granted COA approval in 2015
14 initially for the new construction of an addition,
15 historic restoration, also a pool and two separate
16 accessory structures. One is a cabana and a
17 detached garage. It was then represented in March
18 of 2016 where several changes were made.

19 So what they are requesting tonight
20 is just a modification of that 2016 COA. Included
21 in that request is relief of 10 feet to the side
22 setback, the eastern side setback. That's a full
23 25 percent. This is to add a small one-story
24 element on that side elevation.

25 Additionally, they're proposing to

1 reorganize the structures in the back yard,
2 reconfigure the pool and the pool deck. Also, they
3 are requesting to put a small screened porch on the
4 back elevations.

5 Why don't I just show you a photograph?
6 So this is the existing construction that is a
7 partial construction of --

8 MS. PERKINS: Joe, can I say our
9 screens aren't showing up? We're still on the big
10 screen but not how we usually do in the front.

11 MR. HENDERSON: Let me turn it over to
12 you and then I'll turn the screens on. For some
13 reason they're not turning on. So with that I'll
14 answer any of your questions and defer to the
15 applicant's presentation.

16 CHAIR BOHAN: Okay. Heather.

17 MS. WILSON: Hi. I'm Heather Wilson
18 for the applicants. The project is largely -- the
19 front of the house is completed by the current
20 owner. The house is about to change over to some
21 new owners who would like to finish it.

22 The reason that the master was not done
23 at the time is because the V zone goes right
24 through the property. So the current owners or
25 original owners couldn't add on the master in a

1 V zone due to the flood elevation. They didn't
2 want to raise the new historic cottage to their
3 credit.

4 So the new owners did want to wait for
5 the maps. So they're going through a map zoning
6 designation with FEMA to get the whole property in
7 an A zone and add the whole master renovation and
8 addition.

9 In doing so they had a few changes
10 they wanted to make. The primary one from the
11 street side is the screened porch over the back on
12 Station 23.

13 The reason I handed out additional
14 sheets to you is late in the game they wanted to
15 rotate that fireplace so it's on Station 23 as
16 opposed to facing the back yard so they had a
17 better view of their yard. That's the only
18 difference between what's in your stack and
19 those sheets I just handed out.

20 So they want to add the screened porch
21 on the right as you face the property from the
22 rear. Then because they want to add that screened
23 porch they just wanted to push that master wing
24 that they're adding a little bit over, which is
25 what the side setback relief is for. The house --

1 the addition will still be over 20 feet the side
2 property line. So that the relief is really due to
3 the fact that the historic house is so close to
4 Station 23.

5 The letter of map revision is going to
6 get the house into an A zone. So it will still be
7 two feet higher than the existing finished floor.

8 So the other request is that the gable
9 portion that's going to be the master edition be a
10 little smaller so you can step up to get that flood
11 compliance on the master, which all and all I think
12 is great, which we kept that. That didn't go to
13 the -- raising it. So that's it.

14 CHAIR BOHAN: Bunky, do you want to
15 start?

16 MR. WICHMANN: Thank you. Heather,
17 first I'd like to say the work that you've done on
18 the house has been meticulous. It has been well
19 done. I think it has preserved the house. The
20 contractor, the present owner, and architect have
21 done a great job with it.

22 I can see the logic in wanting to move
23 that fireplace. I understand the request for the
24 setback and for that addition, that small very
25 small bump-out. I also want to say that I

1 appreciate the way that this is presented, so what
2 was approved before and what is proposed now is --
3 so it's easy for people like myself to understand.

4 So thank you very much. I have nothing
5 but compliments on it. Thank you.

6 CHAIR BOHAN: Linda.

7 MS. PERKIS: I have really no comment
8 on it. I think it's fine. The only thing that I'm
9 really concerned about -- and I'll just go over
10 this page. On Page A2.2 of the proposed if I'm
11 reading the new addition right is going to be
12 higher than the rest of the house.

13 MS. WILSON: Yes. You're correct. It
14 always was a little bit higher. Again, that was
15 done based on the idea we thought the new maps were
16 coming out and we would be able to keep that first
17 floor all at the same level.

18 The reality is that this is indefinite.
19 They want to finish the house now to finish this to
20 get to an A-15 which requires the first floor to be
21 two feet higher; so when you're stepping up into
22 that master instead of getting the whole thing it's
23 going to lift just a little bit. In order to get
24 it done -- we're going to get it down rather than
25 kind of wait in perpetuity for the new flood maps.

1 MS. PERKIS: Okay. So one other thing.

2 MS. WILSON: Yes.

3 MS. PERKIS: On the same page on the
4 original part with your left elevation, the part
5 that's approved before on the first floor, it was
6 just windows. Right? Now, we're not going to see
7 those glass doors. Glass doors or -- I'm sorry.

8 MS. WILSON: That's correct. You know,
9 if you go by there what you see is a deck and it's
10 sort of unfinished. It's a little bit massive-
11 looking. So you can see right there.

12 MS. PERKIS: Oh, okay. Thank you.

13 MS. WILSON: So really I think it's
14 an improvement because between the roof and the
15 railings and the fireplace it's just going to be
16 a much more private outdoor space for them and for
17 the public.

18 MS. PERKIS: Okay.

19 CHAIR BOHAN: Ron.

20 MR. COISH: Well done.

21 MS. WILSON: Thanks.

22 MR. WRIGHT: I'm fine with it. Thank
23 you.

24 CHAIR BOHAN: I am, too. I think you
25 have complied and I think your requests are within

1 the hardship and trying to get that flood
2 allowance, the AE. I think it is warranted; so
3 I'm going to go with it as well.

4 MR. WICHMANN: I make a motion that we
5 accept it as submitted.

6 CHAIR BOHAN: Do I hear a second?

7 MR. COISH: Second.

8 CHAIR BOHAN: All in favor.

9 (Board members stated aye.)

10 CHAIR BOHAN: Thank you.

11 MS. WILSON: Thank you.

12 405 SEABREEZE LANE

13 CHAIR BOHAN: The next item is a
14 nonhistoric property of 405 Seabreeze Lane. Thank
15 you.

16 MR. HENDERSON: Thank you, Madam Chair.
17 As you mentioned, this is a nonhistoric design
18 review. The applicants are requesting approval
19 to enclose the back porch right off of the pool.
20 This is an increase of heated square footage of
21 129 square feet.

22 They are relatively new aesthetic
23 changes being made. However, the request before
24 you is to increase the principal building coverage
25 and principal building square footage by that

1 129 percent which bumps up the principal building
2 coverage request of the DRB of 10 percent and then
3 13 percent for building square footage.

4 This came before the Board previously
5 where you granted five percent and nine percent of
6 those coverages. Any questions?

7 MS. PELTIER: Hi, there. My name
8 is Michelle and this is Kate. We are both with
9 Beau Clowney Architects and we're here on behalf
10 of Lydia and Bill Mathews at 405 Seabreeze Lane.

11 We're asking for conceptual approval
12 for a porch enclosure of the existing screened in
13 porch and for approval of the principal building
14 square footage and overall building coverage.

15 Our lot size is .4 acres at 2,094
16 square feet. We're in a nonhistoric area as the
17 building was built in 2010. So this shows the rear
18 of the residence facing from the northeast. You
19 can see in the box there that's where the screened
20 in porch is currently.

21 We're proposing to put windows that
22 would be similar in style and quality to what is
23 there existing now. I think we're showing river
24 cottage windows. This is from the northwest view,
25 which is the side of the residence and similar in

1 style the windows and quality.

2 That's a floor plan indicating where
3 the screened porch currently is and it will be off
4 of the master bedroom and they're asking because
5 they don't currently use it much. If you look
6 towards the top of the page they have an existing
7 screened in porch they news use now primarily so
8 they'd really just like to use the space better by
9 enclosing it with heated square footage. That's
10 just the site plan.

11 We're not adding onto the property at
12 all. We're taking the footprint. It's the same
13 footprint. That's it.

14 CHAIR BOHAN: Okay. Bunky.

15 MR. WICHMANN: Sure. Thank you. Let
16 me make sure I understand. You want -- you're
17 requesting a 10 percent increase. Five percent
18 was granted before. So you're asking for an
19 additional 5 percent?

20 MS. CAMPBELL: Correct.

21 MR. WICHMANN: And the other was
22 previously a nine percent and you're asking for
23 only four percent above that. Is that correct?

24 MS. CAMPBELL: Yes.

25 MR. WICHMANN: I wanted to make sure I

1 was clear on that.

2 MS. CAMPBELL: We tried to split it up
3 in between what it was and what it is now.

4 MR. WICHMANN: Thank you very much.
5 I'm fine with what you presented.

6 CHAIR BOHAN: Linda.

7 MS. PERKIS: I think I'd like to see a
8 little more so I'm just going to go for -- oh.
9 Just for conceptual approval. I want to hear what
10 the rest of you have to say --

11 CHAIR BOHAN: Okay. Ron.

12 MR. COISH: I like it.

13 MR. WRIGHT: I'm fine with it. It's
14 hidden from the neighborhood and it's on the marsh;
15 so I see no substantive change to the structure.
16 So I'm fine with it.

17 CHAIR BOHAN: I agree with the
18 Members of the Board. I think adding a very small
19 percentage for the living -- lifestyle that they
20 will gain is within reason and a reasonable
21 request. Linda, did you have any questions now
22 or is that later?

23 MS. PERKIS: No. I would just like
24 to see a little more. This is already here, that
25 part. Just go ahead and close it.

1 MR. WICHMANN: Yes.

2 (Board members confer.)

3 MS. PERKIS: Yeah. It's fine, I guess.

4 MR. WRIGHT: You're okay with it,
5 Linda?

6 MS. PERKIS: It's going to -- it's
7 going to pass anyway, Duke. No. I'm not okay with
8 it, but it's okay.

9 MR. WRIGHT: Did you visit the --

10 MS. PERKIS: Yes, I know exactly where.
11 I remember when it was presented in 2010.

12 MR. WRIGHT: I understand.

13 MS. PERKIS: Yes.

14 MR. WRIGHT: I move we approve it as
15 submitted as a final.

16 MR. WICHMANN: I would second that.

17 CHAIR BOHAN: Any other discussions?
18 (No response.)

19 CHAIR BOHAN: All in favor.

20 (Board members stated aye.)

21 CHAIR BOHAN: Opposed?

22 (Ms. Perkins raises her hand.)

23 CHAIR BOHAN: Thank you. Michelle, are
24 there any other items Joe for the meeting?

25 MR. HENDERSON: I just have one other

1 item to run by the Board. We mentioned during our
2 last meeting that we have a study group that's been
3 considering changes to the DRB application.

4 We're going to tighten up this
5 process for historic design reviews and also new
6 construction. And so we are very close as an
7 ad hoc committee.

8 What I wanted to do was just distribute
9 that draft to you so you can be reviewing it. We
10 made some last-minute changes during the meeting.
11 I think it was on April 11th.

12 MR. WRIGHT: Last week.

13 MR. HENDERSON: So I just wanted to
14 hand that out to you. The next step is the
15 scheduling of a training session for the DRB.
16 We would hold that one morning, maybe a half-day
17 session as a group where we would do a couple of
18 things.

19 We'd review -- first of all, we would
20 have kind of a training session by one of the
21 Town's attorneys who would go over some procedural
22 and legal-type issues, training on how you make a
23 motion or other rules of decorum and also review
24 some ethical issues. You know, when to not engage
25 in ex-parte communications, when to recuse yourself

1 from a discussion. Then we would move on to how we
2 would use the new application, how we go about
3 considering new projects that come before us.

4 Again, we're trying to touch on how to
5 renew new construction projects to make shire
6 they're compatible with the neighborhood and then
7 also review historic projects. So I wanted to run
8 that by you.

9 THE CHAIRMAN: Thank you.

10 MR. HENDERSON: Be looking for that
11 e-mail. What I'll do is select maybe four or five
12 different dates. Just respond and let me know if
13 what works for you. We'll try to pick the date
14 that works for everybody.

15 CHAIR BOHAN: Thank you.

16 MR. HENDERSON: That's all I have.

17 MR. WRIGHT: Joe, can I add something?

18 MR. HENDERSON: Yes, sir.

19 MR. WRIGHT: For the Board that's
20 probably here, we spent a lot of time on this. I
21 think one of the most important parts of this is
22 principal building square footage on Form V2. I
23 asked Joe to run a little training session 101 on
24 that session for all of us in that meeting because
25 I want to make sure we're all on the same page when

1 we're talking about these various items that effect
2 the design of a house.

3 I think this is really a great step
4 forward in terms of our thinking that we should
5 approve homes with lower profiles no matter the
6 square footage. That's an important part of this.

7 Bunky, do you have anything to add to
8 that?

9 MR. WICHMANN: Just that I think that
10 it's impressive that we made so much progress
11 despite the fact Steve was on the committee with
12 us. No. It was great. Those guys were carrying
13 most of the heavy weight. So thank y'all for
14 allowing me to sit in on it.

15 MR. WRIGHT: Thank you.

16 MS. PERKIS: So I'll just ask a
17 question about this. I understand that -- you
18 know, everything and then you have the red below it
19 on every section. That's new?

20 MR. WICHMANN: That's all the stuff --

21 MS. PERKIS: Oh, okay.

22 MR. WICHMANN: Yeah.

23 MS. PERKIS: Yeah. Yeah. I didn't
24 understand it.

25 MR. WICHMANN: Yeah. So these are the

1 ordinances.

2 MS. PERKIS: Why --

3 MR. WICHMANN: The way it's written --

4 MS. PERKIS: The way it's written in
5 blue.

6 MR. WICHMANN: We can't like change
7 that, but now we're basically defining and
8 elaborating on what --

9 MR. WRIGHT: I think it is going to
10 make it much easier for the Board to do things.

11 CHAIR BOHAN: In positions --

12 MS. PERKIS: Could we go over things
13 that --

14 MR. HENDERSON: We will. We are going
15 to go over it.

16 MS. PERKIS: Perfect.

17 MR. HENDERSON: I'd also like to add
18 that this is just a draft document. It hasn't been
19 formally approved by the Board. It is by the Board
20 and the DRB to change the application, however you
21 see fit.

22 So hopefully we'll go through this
23 workshop. We'll learn a little bit more about the
24 process and then come to into a regular DRB meeting
25 and put this on the agenda and approve the revised

1 application.

2 MR. WICHMANN: So --

3 MR. HENDERSON: Procedurally, that's
4 how we'll approach this.

5 MR. WICHMANN: -- in a perfect world
6 we'll be able to get this done by July or July?

7 MS. PERKIS: 2020.

8 MR. HENDERSON: Hopefully June. So if
9 we meet sometime in mid or late May we'll be able
10 to put this on our June agenda.

11 MR. WRIGHT: I don't remember precisely
12 what we said in terms of trying to get -- it was
13 going to be based around the lawyer's availability.
14 Have you checked with them?

15 MR. HENDERSON: Yes. We're trying to
16 find a date.

17 MR. WRIGHT: Okay. I think the sooner
18 the better.

19 CHAIR BOHAN: Agreed.

20 MR. WRIGHT: This tool, we need it
21 every day right now.

22 CHAIR BOHAN: Exactly.

23 MR. WICHMANN: It will help the
24 applicant and it will help us. I make a motion
25 to adjourn.

1 CHAIR BOHAN: Do I hear a second?
2 MR. WRIGHT: Second.
3 MR. COISH: Second.
4 CHAIR BOHAN: All in favor?
5 (Board members stated aye.)
6 CHAIR BOHAN: Meeting adjourned.
7 (The hearing was concluded at 6:22 PM.)
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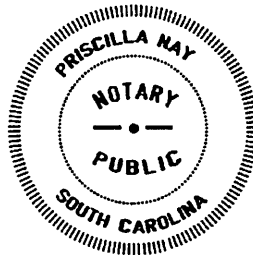
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CERTIFICATE OF REPORTER

I, Priscilla Nay, Court Reporter and Notary Public for the State of South Carolina, do hereby certify that the foregoing transcript is a true, accurate, and complete record.

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

Witness my hand, I have hereunto affixed my official seal this 1st day of May, 2018 at Charleston, Charleston County, South Carolina.



Priscilla Nay

Priscilla Nay,
Court Reporter
My Commission expires
December 2, 2021

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E X H I B I T S

(No Exhibits Proffered)