

Deposition of Sullivan's Island DRB

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DESIGN REVIEW BOARD
SULLIVAN'S ISLAND, SOUTH CAROLINA
MEETING MINUTES FROM JULY 18, 2012

DATE: JULY 18, 2012

TIME: 6:00 PM

LOCATION: Sullivan's Island Town Hall
2050-B Middle Street
Sullivan's Island, South Carolina

REPORTED BY: Darah L. Nekola, RPR
Registered Professional Reporter
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A P P E A R A N C E S

MR. STEVE HERLONG, Vice Chair
MR. DUKE WRIGHT, Secretary
MR. JON LANCTO, Member
MS. KELLY MESSIER, Member

ALSO PRESENT: KAT KENYON, Permit Tech/DRB
Applications

P R O P E R T I E S I N D E X

1. 1710 Atlantic, new construction

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2

MR. HERLONG: The design review board meeting tonight, July 18th, 2012, at 6:00 p.m., and we're at the town hall. And there are two items on the agenda. And the first item is the approval of the June 2012 minutes.

7

MR. LANCTO: I move we approve.

8

MR. WRIGHT: Second.

9

MR. HERLONG: Any discussion? All in favor?

10

11

ALL: Aye.

12

MR. HERLONG: And the first and only item on the agenda is 1710 Atlantic Avenue and new construction.

15

And so, Randy, can you fill us in on the application?

16

17

MR. ROBINSON: 1710 Atlantic. They are asking for preliminary approval. They were here last month and you-all gave them some ideas, and I think Johnny has addressed most if not all of those ideas. They are asking for several increases. I won't go through them all, but the form is in front of you, and the plans are in front of you.

24

He has taken the houses on either side and shown them on the plans very nicely, and I'll

25

1 save any other comments for after he presents.

2 MR. HERLONG: Okay.

3 MR. TUCKER: I will be brief. I'm
4 Johnny Tucker, the architect. Mark Vulkmann is the
5 owner. As Randy mentioned, I thought you had a
6 great idea at the last meeting and that was to show
7 the adjacent properties. And Randy helped me pull
8 out the plans and elevations for 1714 and 1702.
9 You can see from that elevation that -- I think
10 moreso than the model did, which I did not provide
11 for the meeting. I think the elevations show
12 pretty nicely that the building is actually fairly
13 consistent in height, mass, to the adjacent
14 properties. Go back one sheet. I think this is
15 pretty telling too, the site plan showing the
16 adjacent properties.

17 And as Randy mentioned, we are going
18 for some increased setbacks and some other issues,
19 but I ran the calculations on the adjacent
20 properties, and I don't think we're too wanty
21 relative to those two properties. And if you just
22 look at it conceptually, this dark area is the
23 heated footprint and the lighter gray areas are the
24 covered porches. And I think it's fairly
25 convincing that we're sort of in the same ballpark.

1 Back to the main north Ion elevation, I also showed
2 the two elevations here with the trees that are
3 existing on -- adjacent to the site.

4 Flip to the next sheet. I think this
5 is probably the most telling of the changes that we
6 were presenting for tonight. Pat Ilderton had I
7 think made some very good comments about the top
8 floor, the loft area. We had a little outdoor
9 balcony and a roof that was going out to that
10 balcony, which was actually just making a lot of
11 shadow and dead space. And what we did is we just
12 made a more traditional hip roof, which sort of
13 encompasses the whole porch and front elevation.
14 And also that third loft floor we pitched in and
15 created what I think is actually sort of a nice
16 complement to Officer's Row across the street.

17 It's very similar -- you can see on
18 some of the aerial views, Officer's Row, a lot of
19 those houses have a little loft almost like a
20 dormer, and then also some clerestory lights. And
21 I think that's fairly successful.

22 Most of the other changes are pretty
23 minimal. There was sort of a big change to the
24 rear or the 1710 Atlantic Avenue side. We used to
25 have a long sort of a lap pool and that has been

1 reduced into a more traditional rectangular pool.
2 And the rear porch I think is much nicer. Before
3 it was just a long linear porch and now it's an
4 L-shaped porch, which I think sort of feels nice
5 and it also makes a nicer area for the pool.

6 Everything else really -- we tweaked a
7 few things, but mostly other than that front
8 elevation change we're sort of in the same realm.

9 MR. HERLONG: Any public comment? So
10 public comment section is closed. So Randy, do you
11 have any final comments?

12 MR. ROBINSON: The only comment I have
13 got is you're asking for a 20 percent increase in
14 pavers -- grass pavers?

15 MR. TUCKER: I am.

16 MR. ROBINSON: You get that any way. I
17 mean, that's -- it's either pervious or impervious.

18 MR. TUCKER: Well, then scratch that
19 off the list. I must have read that incorrectly.
20 Or we are -- we are going to do that if we can.

21 MR. ROBINSON: Right.

22 MR. TUCKER: But I sort of spelled that
23 out there, yes.

24 MR. HERLONG: Well, Duke, do you have
25 any comments or questions?

1 MR. WRIGHT: No. I think that he has
2 done a good job of addressing the concerns
3 expressed by the board. I had a coupe of the same
4 ones that I know Pat had regarding the roof and the
5 finish of the third floor I suppose it is. So I am
6 fine. I think he's done a good job with it.
7 That's my concerns.

8 MR. HERLONG: Kelly?

9 MS. MESSIER: I was just going to make
10 the same comment that Randy made. That if you use
11 a pervious paver or some sort of pervious material
12 it doesn't count towards the lot coverage, so if
13 you even wanted to make this area here like to get
14 into the third parking bay, you can make that area
15 larger. But at some point you still have to keep
16 the -- I guess, 50 percent of the lot has to be
17 what they consider green, which is either
18 vegetated, you know, or lawn or something.

19 So you can increase the amount of
20 pervious pavers as long as you're not -- as long as
21 you keep the 50 percent sort of green space.

22 MR. TUCKER: Yeah. And we're well
23 under that 50 percent.

24 MS. MESSIER: Other than that, I think
25 everything you have done looks really nice.

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1 MR. TUCKER: Thank you.

2 MR. HERLONG: Jon?

3 MR. LANCTO: I think on, you know, the
4 things that we are here to grant relief on fall way
5 within the neighborhood compatibility standards
6 that I feel like that we should be looking at. So
7 I think it will fit well on that lot. And it looks
8 good with the neighborhood. I'm fine with it.

9 MS. MESSIER: Is this far enough along
10 that we can give them final approval?

11 MR. ROBINSON: If you're okay with the
12 finishes and everything else, sure could.

13 MR. HERLONG: Well, you could always
14 add that to the motion, if you chose. And so I
15 tend to agree. I think this was very helpful to
16 see the house in the context of the other homes. I
17 think it makes everybody a lot more comfortable to
18 see that it is -- from a size point of view,
19 completely compatible with everything around it.
20 And you have done a great job of taking the
21 comments -- and visually I think by bringing that
22 soffit of the roof down, it's really actually lower
23 than the adjacent home a couple of feet from the
24 front -- the entry side. And the fact that there
25 is -- nobody in the neighborhood shows up to ask

1 any questions, they have had a chance to come
2 review it. So I think we should all be fine with
3 it as well.

4 MR. WRIGHT: Excuse me.

5 MR. HERLONG: Any questions?

6 MR. WRIGHT: I want to address going
7 final. I think that's fine. Do we need to concern
8 ourselves with the exterior materials in that
9 particular neighborhood? I don't know -- what is
10 the siding? HardiePlank?

11 MR. VULKMANN: Stucco is most likely
12 what we're going to go with. ARC construction,
13 aerated concrete blocks, and the stucco finish is
14 what we intended to use, which is consistent with
15 the one house on the other side.

16 MR. TUCKER: It's on the corner lot.
17 It's the lot beside it.

18 MR. WRIGHT: Is that outside the
19 historic district?

20 MR. ROBINSON: It is.

21 MR. WRIGHT: Are those the quarters
22 across the street? I think it is.

23 MR. ROBINSON: The line runs right down
24 Ion Avenue.

25 MR. WRIGHT: I don't have any trouble

1 with HardiePlank anyway. I was just curious about
2 that. That's all I have.

3 MR. HERLONG: Okay.

4 MR. VULKMANN: For the sake of
5 clarification, I would love it if we could get
6 final approval, and I appreciate you bringing that
7 up. What -- because there are still going to be
8 some little tweaks to -- for the windows, for
9 example, but we haven't exactly defined the
10 dimensions and that sort of thing. So maybe you
11 can address at what point we kind of violate the --
12 you know, the goodwill that goes with a final
13 approval, at what point you would request that we
14 come back to approve a piece or --

15 MR. HERLONG: It's really -- I think
16 the board can clarify by saying that the details as
17 it's developed can be given to Randy for approval.
18 And at some point he may be fine with that or at
19 the point he's uncomfortable, he will tell you that
20 it has to come back to the board depending on what
21 the level of the changes might be. So I think that
22 could be added to any motion.

23 MR. VULKMANN: It's the windows
24 primarily that -- that we're concerned about.

25 MR. ROBINSON: You know, if you have a

1 2046 or something -- or 2060 and you wanted to
2 change that to 2660, I'm not going to have a
3 problem with it. You want to change it to, you
4 know, three windows across or something like that,
5 maybe I might send that back to the board.

6 MR. VULKMANN: We're not going for a
7 glass wall. Fair enough.

8 MR. HERLONG: Any other questions or is
9 there a motion?

10 MR. LANCTO: I move we approve for
11 final with any details or changes to be run by
12 Randy for approval or redirection back to the
13 design review board.

14 MR. WRIGHT: Second.

15 MR. HERLONG: Okay. So is there any
16 discussion regarding that motion? I guess not. So
17 everybody in favor?

18 ALL: Aye.

19 MR. HERLONG: The meeting is now
20 adjourned.

21 (The meeting was concluded at
22 6:14 p.m.)

23

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25

REPORTER'S CERTIFICATE

I, DARAH L. NEKOLA, Registered Professional Reporter and Notary Public in and for the State of South Carolina at Large, do hereby certify that I correctly reported the within-entitled matter and that the foregoing is a full, true and correct transcription of my shorthand notes of the testimony and/or other oral proceedings had in the said matter.

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 30th day of July, 2012, at Charleston, Charleston County, South Carolina.

DARAH L. NEKOLA
Registered Professional Reporter
My commission expires
January 7, 2018

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comment (4)
comments (5)
commission (1)
compatibility (1)
compatible (1)
complement (1)
completely (1)
conceptually (1)
concern (1)
concerned (1)
concerns (2)
concluded (1)
concrete (1)
consider (1)
consistent (2)
construction (3)
context (1)
convincing (1)
corner (1)
correct (1)
correctly (1)
counsel (1)
count (1)
County (1)
coupe (1)
couple (1)
coverage (1)
covered (1)
created (1)
curious (1)

< D >

Darah (3)
dark (1)
DATE (1)
day (1)
dead (1)
defined (1)
depending (1)
DESIGN (3)
details (2)
developed (1)
dimensions (1)
discussion (2)
district (1)
dormer (1)
DRB (1)
DUKE (2)

< E >

either (3)
elevation (4)
elevations (3)
encompasses (1)
entry (1)
events (1)
everybody (2)
exactly (1)
example (1)
Excuse (1)
existing (1)
expires (1)
expressed (1)
exterior (1)

< F >

fact (1)
Fair (1)
fairly (3)
fall (1)
far (1)
favor (2)
feel (1)
feels (1)
feet (1)
fill (1)
final (6)
fine (5)
finish (2)
finishes (1)
first (2)
fit (1)
Flip (1)
floor (3)
footprint (1)
foregoing (1)
form (1)
front (5)
full (1)
further (1)

< G >

give (1)
given (1)
glass (1)
go (3)
goes (1)

going (9)
 good (4)
 goodwill (1)
 grant (1)
 grass (1)
 gray (1)
 great (2)
 green (2)
 guess (2)

< H >

Hall (2)
 hand (1)
 HardiePlank (2)
 heated (1)
 height (1)
 helped (1)
 helpful (1)
 hereunto (1)
 HERLONG (16)
 hip (1)
 historic (1)
 home (1)
 homes (1)
 house (2)
 houses (2)

< I >

idea (1)
 ideas (2)
 Ilderton (1)
 impervious (1)
 incorrectly (1)
 increase (2)
 increased (1)
 increases (1)
 intended (1)
 interested (1)
 Ion (2)
 ISLAND (3)
 issues (1)
 item (2)
 items (1)

< J >

January (1)
 job (3)
 Johnny (2)
 JON (2)

JULY (4)
 June (1)

< K >

KAT (1)
 keep (2)
 KELLY (2)
 KENYON (1)
 kind (1)
 know (7)

< L >

LANCTO (4)
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 Large (1)
 larger (1)
 lawn (1)
 level (1)
 lighter (1)
 lights (1)
 line (1)
 linear (1)
 list (1)
 little (3)
 LOCATION (1)
 loft (3)
 long (4)
 look (1)
 looking (1)
 looks (2)
 lot (8)
 love (1)
 lower (1)
 L-shaped (1)

< M >

main (1)
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 Mark (1)
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 material (1)
 materials (1)
 matter (2)
 mean (1)
 MEETING (6)
 Member (2)
 mentioned (2)
 MESSIER (4)
 Middle (1)

minimal (1)
 MINUTES (2)
 model (1)
 month (1)
 moreso (1)
 motion (4)
 move (2)

< N >

need (1)
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 Nekola (3)
 new (2)
 nice (3)
 nicely (2)
 nicer (2)
 north (1)
 Notary (1)
 notes (1)

< O >

Officer's (2)
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 Okay (4)
 ones (1)
 oral (1)
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 outside (1)
 owner (1)

< P >

p.m (1)
 p.m. (1)
 P.O (1)
 parking (1)
 particular (1)
 party (1)
 Pat (2)
 paver (1)
 pavers (3)
 pending (1)
 percent (4)
 Permit (1)
 pervious (4)
 piece (1)
 pitched (1)
 plan (1)
 plans (3)

PM (1)
 point (6)
 pool (3)
 porch (4)
 porches (1)
 preliminary (1)
 PRESENT (1)
 presenting (1)
 presents (1)
 pretty (3)
 primarily (1)
 probably (1)
 problem (1)
 proceedings (1)
 Professional (3)
 properties (5)
 provide (1)
 public (3)
 pull (1)

< Q >

quarters (1)
 questions (4)

< R >

ran (1)
 Randy (8)
 read (1)
 really (4)
 realm (1)
 rear (2)
 rectangular (1)
 redirection (1)
 reduced (1)
 regarding (2)
 Registered (3)
 related (1)
 relative (1)
 relief (1)
 REPORTED (2)
 Reporter (3)
 REPORTER'S (1)
 request (1)
 REVIEW (4)
 Right (2)
 ROBINSON (8)
 roof (4)
 Row (2)
 RPR (1)

run (1)
 runs (1)

< S >
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 save (1)
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 SC (1)
 scratch (1)
 seal (1)
 Second (2)
 Secretary (1)
 section (1)
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 setbacks (1)
 shadow (1)
 sheet (2)
 shorthand (1)
 show (2)
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 shows (1)
 side (4)
 siding (1)
 similar (1)
 site (2)
 size (1)
 soffit (1)
 sort (11)
 SOUTH (4)
 space (2)
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 standards (1)
 State (1)
 STEVE (1)
 Street (3)
 Stucco (2)
 successful (1)
 SULLIVAN'S (3)
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 sure (1)

< T >
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 Tech (1)
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tend (1)
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 Thank (1)
 thereof (1)
 thing (1)
 things (2)
 think (25)
 third (3)
 thought (1)
 three (1)
 TIME (1)
 tonight (2)
 top (1)
 Town (2)
 traditional (2)
 transcription (1)
 trees (1)
 trouble (1)
 true (1)
 TUCKER (8)
 tweaked (1)
 tweaks (1)
 two (3)

< U >
 uncomfortable (1)
 use (2)

< V >
 vegetated (1)
 Vice (1)
 view (1)
 views (1)
 violate (1)
 visually (1)
 Vulkmann (5)

< W >
 wall (1)
 want (2)
 wanted (2)
 wanty (1)
 way (2)
 Well (6)
 we're (8)
 windows (3)
 within-entitled (1)
 Witness (1)
 WRIGHT (9)

WWW.CLARK-ASSOCIATES.COM (1)

< Y >
 Yeah (1)
 you-all (1)