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SULLIVAN'S ISLAND DESIGN REVIEW BOARD

HEARING BEFORE: PAT ILBERTON, CHAIRPERSON  
DATE: February 20, 2013  
TIME: 6:00 PM  
LOCATION: Town of Sullivan's Island Town Hall  
2050-B Middle Street  
Sullivan's Island, SC  
REPORTED BY: MARIA D. DEMPSEY, Registered  
Professional Reporter

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A. WILLIAM ROBERTS, JR., & ASSOCIATES

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1 APPEARANCES:

2

3 PAT ILDERTON, CHAIRPERSON

4 STEVE HERLONG, VICE CHAIRPERSON

5 DUKE WRIGHT, SECRETARY

6 MARK HOWARD, BOARD MEMBER

7 JON LANCTO, BOARD MEMBER

8 BILLY CRAVER, BOARD MEMBER

9 RANDY ROBINSON, ACTING ZONING ADMINISTRATOR

10 KAT KENYON, PERMIT TECH

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25 (INDEX AT REAR OF TRANSCRIPT)

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1 primary front facade shall not exceed the lesser of

2 50 feet or two-thirds of the lot's buildable width.

3 So anyway, it's over that, the actual

4 facade of the house, not the porch in the facade.

5 But, see, you don't have to look at that if the

6 porch runs down 50 percent of the front of the

7 house. This porch doesn't run down 50 percent,

8 maybe 30 percent or something like that.

9 So I'd go ahead and let him present and

10 he'll be able to answer any questions.

11 MR. ILDERTON: Yes, sir.

12 MR. GOTTSALK: Good evening. I'm Guv

13 Gottshalk with Gottshalk Architects. As Randy said,

14 the only thing that we're looking for here is just a

15 minor variance for the length of the front facade.

16 By formula, the two-thirds of the

17 building's buildable width would allow us to go

18 51 feet wide. We are actually 58 feet. But that

19 front building facade, as Randy pointed out, is

20 broken up by an eight-foot deep porch, front porch,

21 that essentially sets the front facade of the

22 building back an additional 10 feet. So the front

23 of the house is essentially 10 feet further back

24 than the front setback line.

25 The porch, which is 23 feet wide, does

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1 MR. ILDERTON: This is the February

2 20th, 2013 meeting of the Sullivan's Island Design

3 Review Board. Among the members in attendance are

4 Duke Wright, Pat Ilderton, Steve Herlong, Mark

5 Howard, Jon Lancto, and Bill Craver. Freedom of

6 Information requirements have been met for this

7 meeting. And all cell phones are to be turned off.

8 Tonight's item on the agenda are 1408

9 Middle Street, new construction.

10 MR. ROBINSON: Okay. 1408 Middle Street

11 has come before y'all for a front facade relief. I

12 won't go to read the whole ordinance and everything.

13 I think what the architect's done here,

14 by putting a porch on the front of this house, it

15 doesn't go down the whole length of the house, but

16 it does meet the intent of the ordinance. And it's,

17 you know, very de minimis what he's asking for. But

18 I'll let the applicant go ahead and present because

19 he knows it better than me. But it's a smaller

20 home. They're not asking for any other increases.

21 And I'll leave it at that.

22 MR. HOWARD: what ordinance are you

23 talking about here?

24 MR. ROBINSON: It's 21-29. The primary

25 front facade. Right. The width of the building's

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1 stick out and falls well within the restrictions for

2 front building facade. Everything else, I think you

3 had seen this house, we've brought this design a lot

4 earlier, we've actually reduced the footprint lot

5 coverage and previous lot coverage from the previous

6 design, and that's the only thing that we're asking

7 for, for an exception on.

8 MR. ILDERTON: Okay. Great. Thank you.

9 Is there any comment on this

10 application, public comment?

11 Randy, is there anything you need to

12 add?

13 MR. ROBINSON: Nothing else. This has

14 been before us. It did come before you before,

15 probably about a year ago. It was a completely

16 different house plan.

17 MR. ILDERTON: Okay. I was going to

18 say.

19 MR. ROBINSON: They've stepped back,

20 regrouped, and coming to you with a new house plan.

21 MR. ILDERTON: Okay. Duke, you want to

22 start?

23 MR. WRIGHT: Yeah, I don't have any

24 questions. The garage existing, the garage is going

25 to go away and that's going to be the new -

1 MR. GOTTSALK: That's correct, that's  
2 correct.

3 MR. WRIGHT: Okay. That's an odd little  
4 alley running back there. I've never known that  
5 alley was there until today.

6 MR. GOTTSALK: I don't think it's used  
7 too often either.

8 MR. WRIGHT: There's no access off of  
9 that alley.

10 MR. HUGGINS: It goes to 14.

11 MR. WRIGHT: But the lot goes just to  
12 the alley?

13 MR. GOTTSALK: Yes. Yes, it does.

14 Yeah.

15 MR. WRIGHT: Thank you. I'm okay with  
16 it.

17 MR. ILDERTON: Does the house -- how  
18 high off the ground? Does it need to be as high as  
19 it's drawn?

20 MR. GOTTSALK: Yeah. The requirement  
21 is to be three feet above the base flood elevation  
22 to the first finished floor.

23 MR. ILDERTON: Whose requirement is  
24 that?

25 MR. GOTTSALK: That's in y'all's

1 get a little bit of height to the front property.

2 MR. ILDERTON: It's drawn to 38 feet,  
3 the whole -- the height to the house?

4 MR. GOTTSALK: It's the overall face.  
5 Forty-five minus 8 would be 37 feet.

6 MR. ILDERTON: Thirty-seven feet.  
7 Steve?

8 MR. HERLONG: So the reason you're here  
9 is for that one -- I don't know that that's come up  
10 to the Review Board, that particular rule.

11 MR. ROBINSON: Yeah. Generally, people  
12 put a porch out there or it's a little bit shorter.

13 It's just, you know, you haven't seen it come up,  
14 but maybe once or twice since we've been doing it.

15 MR. HERLONG: And so the street facade,  
16 I think, is going to be fine, but this solves the  
17 problem -- I don't see any -- any problem with  
18 what's been done. I do wonder if it's not possible,  
19 just for some reason, it looks like it's higher than  
20 most houses would be. Although over there, I guess  
21 in that area, the flood zones start going up, even  
22 though it's on Middle Street, but the zones start  
23 rising over in that area, so...

24 MR. GOTTSALK: Yeah.

25 MR. HERLONG: It is what it is.

1 ordinances.

2 MR. ROBINSON: It can't be any higher  
3 than three feet above base flood.

4 MR. GOTTSALK: Any higher than three  
5 feet.

6 MR. ILDERTON: Because it just looks a  
7 little tilted. I mean, like, just a little -- I  
8 mean a little high off -- I mean that's my only  
9 observation.

10 MR. GOTTSALK: I think we're -- we just  
11 have a -- I think it's -- part of it is, you've got  
12 an eight-foot clearance to the bottom of our framing  
13 members in there, which we do have to meet.

14 MR. ILDERTON: Maybe that line showing  
15 the ground, you know, you've sort of --

16 MR. GOTTSALK: Well, what we're  
17 proposing is, just along the front porch, is just to  
18 have a little bit of slight elevation change just to  
19 reduce the visual height of the house at the front  
20 porch there. It's really an aesthetic issue more  
21 than anything else.

22 MR. HOWARD: Like a landscaped berm kind  
23 of thing?

24 MR. GOTTSALK: Exactly, yeah. Pretty  
25 much so. Just a slight change in elevation just to

1 MR. GOTTSALK: It is A-15. So it is --  
2 it's 7 feet -- seven and a half feet above existing  
3 grade to begin with.

4 MR. ILDERTON: So it's going to be about  
5 eight feet -- I mean, if you're standing underneath  
6 the house, about eight feet to your framing members?

7 MR. GOTTSALK: That's correct.

8 MR. HERLONG: Okay. I'm with that.

9 MR. ILDERTON: Mark?

10 MR. HOWARD: Well, if the elevation is  
11 okay. It's just sad in the sense that if you view  
12 that neighborhood as a bit of a cottage, but be that  
13 as it may, I guess the other issue I have is trying  
14 to preserve the neighborhood.

15 Is the curb cut for the driveway  
16 necessary? Could you not utilize the service road  
17 and come in from the back? I mean, that is a  
18 service road back there made for that purpose. Now,  
19 it's got a curb cut in here. Utilize the service  
20 road and come in from the back.

21 MR. GOTTSALK: I suppose it's possible.  
22 I'm not sure how practical it would be for  
23 deliveries and every day. I don't believe any of  
24 the other houses -- I'm not sure how.

25 MR. HOWARD: There are not many curb

1 cuts in most of the existing cottages on the other  
2 side, but some of the newer homes do have curb cuts.  
3 But I would say, generally, that the majority of the  
4 homes did not. And then I noticed that we had the  
5 service road.

6 MR. GOTTSALK: Sure.

7 MR. HOWARD: So I was wondering if we  
8 could avoid the concrete and all this in the front  
9 by just utilizing what's there. I mean, you taking  
10 down the garage, you've got plenty of room to come  
11 in from the back and utilize the service road.

12 I don't know, Randy may have something  
13 to say about the town's maintenance of that road.

14 MR. ROBINSON: You know, one curb cut or  
15 one building access per property, if they only had  
16 this one off Middle Street, I don't see how it's --

17 MR. HOWARD: But that service road  
18 wouldn't negate that or anything?

19 MR. GOTTSALK: No, uh-uh. No, no.  
20 Provided they all have an improved access off of  
21 that service road.

22 MR. HOWARD: Well, then I would propose  
23 that as food for thought, because you're reducing  
24 the concrete in the front yard, it might be  
25 something you might want to look into.

1 second?

2 MR. LANCTO: Second.

3 MR. ILDERTON: Discussion?  
4 Thank you, sir.

5 MR. GOTTSALK: Thank you, gentlemen.

6 MR. ILDERTON: 1734 l'On, accessory  
7 structure.

8 MR. ROBINSON: Okay. 1734 l'On is a  
9 historical property. It's in the historical  
10 district. It's one of the officers' quarters. It  
11 is they're asking to build a accessory structure in  
12 the rear yard to cover a spa back there. If you go  
13 through the -- through the application to the  
14 compliance worksheet, you'll see that he was asking,  
15 under 21-22, side of setback relief, but really  
16 doesn't need to ask that because he is 10 feet from  
17 the property line. An accessory structure can be  
18 10 feet from the property line.

19 Also, the rear setback, they're asking  
20 for a 40 percent decrease, but that really isn't  
21 correct either, because it is 15 feet off of where  
22 the rear property line, an accessory structure can  
23 be 10 feet off the property line.

24 They do need some relief because they  
25 have to be 30 feet off the street pavement. This

1 MR. GOTTSALK: We will certainly  
2 entertain that idea.

3 MR. ILDERTON: Jon?

4 MR. LANCTO: Yeah, we wouldn't be  
5 talking about the width of the porch or the facade  
6 if it was 40 percent, right, Randy? If it was  
7 40 percent coverage of the front of the structure?

8 MR. ROBINSON: No, we wouldn't.

9 MR. LANCTO: Right. So that, you know,  
10 looking at it, to me it fills the intent of, you  
11 know, it's close enough to 40 percent, especially if  
12 we look at the stairway there, and we have the  
13 authority to grant 100 percent relief on this  
14 anyway. So regardless, I'd say, yeah, that it, you  
15 know, I have no problem with it. I think it's a  
16 good looking structure.

17 MR. GOTTSALK: Thank you.

18 MR. ILDERTON: All right.

19 MR. CRAVER: It's a good design. I  
20 don't have a problem.

21 MR. ILDERTON: All right. Do I hear a  
22 motion?

23 MR. HERLONG: I move we approve it as  
24 submitted.

25 MR. ILDERTON: Second? Do I hear a

1 rear property line is very close to the street  
2 pavement. So then they would have to be 18 feet off  
3 that street pavement. So if y'all decide you want  
4 to grant this, please include that in your motion,  
5 that you're giving that rear setback relief.

6 And then they're asking for principal  
7 building square footage relief, but they don't need  
8 it because they aren't adding any principal building  
9 square footage.

10 So at the end of the day, what they're  
11 asking for is just a design approval. The design  
12 approval in that that relief from the rear setback  
13 from the road --

14 MR. CRAVER: How much relief do they  
15 need?

16 MR. ROBINSON: It's kind of hard to tell  
17 because none of these show the actual street  
18 pavement.

19 MR. CRAVER: Okay. So it would be  
20 pursuant to the drawing.

21 MR. ROBINSON: Right. And I'd go ahead  
22 and just give him the 40 percent, and then we'll  
23 check and make sure they are three feet off the  
24 street pavement to a property line. That I don't  
25 really have anything more with that. You can go

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1 ahead and present.  
 2 MR. ILDERTON: All right.  
 3 MR. ROCCO: Yes, sir. I need to add to  
 4 what Randy said. Looking to go basically cover --  
 5 oh, my name is Jim Rocco, R-O-C-C-O.  
 6 Covering existing impervious slate patio  
 7 that's never been used. I'm looking to match it  
 8 with a covered gazebo structure and put a little  
 9 pool in it.  
 10 I have two young children, 10 and 12,  
 11 and we're right across from the park, and I would  
 12 love the idea that my backyard becomes the center  
 13 for my kids' lives so I can kind of -- I'm a single  
 14 parent. So it would be nice that my house becomes  
 15 the center of my kids' world, makes me want to do  
 16 this.  
 17 I'm putting in the smallest pool I can  
 18 put in. It's a 7 by 14. This would be an example  
 19 of what it would look like. I'm asking for a 15 by  
 20 18 covered -- I'll call it gazebo with a three-foot  
 21 pervious deck sticking out. So it's going to be an  
 22 18 by 18 structure total, and it's fully -- oh, and  
 23 one thing, if I get a chance, it's wooded. Why are  
 24 we placing it there? I mean, I have 35-,  
 25 45-year-old mature tree line around me. And they

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1 have sabal palms and loquats and such. So yeah,  
 2 that's why it's going to be there. It's covering  
 3 impervious space, nobody exists, and it's nice and  
 4 wooded, and we're going to try to match it.  
 5 The only reason I'm pushing for it now,  
 6 the same folks who renovated my home 12, 13 years  
 7 ago are back again, looking to move back, and I'm  
 8 having them build the structure. So if you notice,  
 9 I'm using things like 8 by 8 beams for the simple  
 10 reason of matching the house. I don't know the  
 11 terminology, but the joints, they're rafters, and I  
 12 want it all to blend in. I'm suggesting that we  
 13 don't paint it, keep it rustic, but have the same  
 14 look.  
 15 And we do not need sewer. One of the  
 16 reasons why I'm buying this, it's a self-contained  
 17 system. So I fill it up once, cleans itself, you  
 18 circulate filters. I do not have any kind of sewer  
 19 problems or drainage at all, and it will be above  
 20 ground.  
 21 And any questions? This is who's  
 22 helping design it.  
 23 MR. ATKINSON: I'm Michael Atkinson. I  
 24 just wanted to talk about the setback, and the  
 25 reason why the drawing show it located 15 feet from

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1 the property line. Because this is part of the blue  
 2 stone terrace. That blue stone terrace is roughly  
 3 15 by 18. And our idea was to sort of leave that  
 4 pervious -- impervious deck terrace there, and then  
 5 come up with a wooded -- wooded deck, raised,  
 6 elevated deck, with the pool extended over. And if  
 7 you look at the cantilevered edge on the front when  
 8 you walk up, it's about a four-foot overhang which  
 9 doesn't increase the impervious coverage because the  
 10 deck's covered, the deck's elevated.  
 11 And again, just like Jim said, the  
 12 intent is really just to pick up from the garage  
 13 that's scaling of the timbers, the scalloped edges  
 14 of the rafter tails, and then everything just to do  
 15 with what's there already.  
 16 MR. ILDERTON: Great. Thank you.  
 17 Is there any public comment to this  
 18 application?  
 19 The public comment section is closed.  
 20 And Randy, anything final to add?  
 21 Billy, you want to start?  
 22 MR. CRAVER: Yeah, I don't have a  
 23 problem with it.  
 24 MR. ILDERTON: Jon?  
 25 MR. LANCTO: Good thing.

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1 MR. ILDERTON: Mark?  
 2 MR. HOWARD: No, I don't have nothing.  
 3 MR. ILDERTON: Steve?  
 4 MR. HERLONG: And especially because  
 5 it's detached from the historic structure, I see no  
 6 issue.  
 7 MR. ILDERTON: I don't see any issue  
 8 either.  
 9 MR. WRIGHT: I'm fine with it.  
 10 MR. ILDERTON: All right. Make your  
 11 motion.  
 12 MR. CRAVER: May it be approved as  
 13 presented. Oh, wait, that we approve the rear  
 14 setback relief pursuant to the drawing approximately  
 15 40 percent and design approval.  
 16 MR. ILDERTON: Correct. Do we have a  
 17 second?  
 18 MR. LANCTO: Second.  
 19 MR. ILDERTON: Everybody in favor?  
 20 BOARD MEMBERS: Aye.  
 21 MR. ILDERTON: All right.  
 22 MR. ROCCO: Thank you, sir.  
 23 MR. ILDERTON: Thank you.  
 24 Lot Y-2 Thee Street, new construction.  
 25 MR. ROBINSON: Okay. This is Lot Y-2

1 The reason it says Lot Y-2 is the  
 2 house next door is addressed as 1902 Thee Street.  
 3 Eventually, this will be 1902 Thee Street. We're  
 4 going to have to do an address change here. But the  
 5 owner of 1902 Thee Street also owned this lot at one  
 6 time. So it really didn't matter or I don't know  
 7 how it got numbered that way, but that's the way it  
 8 is. So at this time, we're just calling it Lot Y-2  
 9 until we get the address changed.  
 10 This is a new home on an existing lot.  
 11 There's no home on the lot. They are asking for  
 12 some increases. The side setback, they're asking  
 13 for a three-foot, four-inch side setback, they're asking  
 14 the principal building coverage. They're asking for  
 15 323 feet, which is 12 percent increase. Y'all are  
 16 allowed to give, I believe, a 20 percent increase  
 17 than that. And then principal building square  
 18 footage, they're asking for the 25 percent increase  
 19 that Y'all are allowed to give or 921 square feet.  
 20 The total size of the home will be 4606  
 21 square feet total. Let's see. What else do I have  
 22 to tell Y'all.  
 23 The architect's been -- and we've gone  
 24 back and forth with this plan. He is trying to work  
 25 this plan with the topography on this lot. There is

1 from the dune. We need to come into this side of  
 2 the property.  
 3 Further, I've got -- from what Y'all  
 4 saw, side elevation where I kind of hatched in a  
 5 little more accurately where the dune comes into the  
 6 side. Here, give me a second here.  
 7 The elevation right here where it  
 8 connects to the house on both sides of it is going  
 9 to be approximately 16 feet, and that's above sea  
 10 level. And on the right-hand side of it, this is  
 11 the beach access side, this is about how the dune  
 12 works. It comes up almost to this area and starts  
 13 coming down this section right over here. And this  
 14 is where we believe that we're going to need to get  
 15 a retaining wall, to hold that dune back in that  
 16 location. We want to try to make the house look  
 17 like it's kind of nestled into the dune.  
 18 MR. ILBERTON: Is there any public  
 19 comment section to this application? Public comment  
 20 section is closed.  
 21 Randy, anything to add?  
 22 MR. ROBINSON: No more.  
 23 MR. ILBERTON: Steve, you want to start?  
 24 MR. HERLONG: Well, so the reason this  
 25 is here is for two increases; that's the reason it's

1 here?  
 2 MR. McCANTS: Correct.  
 3 MR. HERLONG: Okay. You know,  
 4 typically, the ordinance is set up to give people  
 5 that opportunity like this, if you're showing  
 6 some -- something in the design that maybe reduces  
 7 or deals with the height, scale, or mass. And if  
 8 you've done that, you are able to get the increases.  
 9 Yet, I'm not really seeing that -- it's  
 10 a very imposing right side elevation, I guess.  
 11 Some -- I don't know. I'm just finding that this is  
 12 not really the attempt to reduce the scale of it, or  
 13 be maybe more compatible within the neighborhood.  
 14 I'm just not seeing that that's been achieved yet.  
 15 You said -- is this the first time we've seen it or?  
 16 MR. McCANTS: This is the first time.  
 17 And Steve, I beg to differ, because on  
 18 the side that we have the beach access in the corner  
 19 that this house is anchored onto, we have a one  
 20 story element that pushes the main massing of this  
 21 structure far to the other side of the house, which  
 22 is going to -- if you've been out to the lot, you'll  
 23 see the big oak tree right there that's going to  
 24 somewhat shield and blanket the higher elevation of  
 25 this house. And that's why we did this.

1 So, you know, counter to what you're  
2 saying, I believe that we have worked to try to  
3 reduce the massing of this thing from the street  
4 escape.  
5 MR. HERLONG: I do agree that you've  
6 moved those elements away from the public access,  
7 but when I look at those elements, I'm just seeing  
8 that they are tall and they're just a little  
9 overwhelming, I guess. I think the experience of  
10 walking back and forth and seeing this, it's drawing  
11 a lot of attention to itself, and I am worried that  
12 that's going to be not well-received by the  
13 community. That's just my general feeling. I'm  
14 sorry.  
15 MR. McCANTS: And secondly, with as high  
16 as this dune is at this point from the beach access,  
17 this is going to look like a one story element  
18 that's on a crawl space. So it's not going to look  
19 like a full three story house.  
20 MR. HERLONG: And that part of it is  
21 good. The entry side, the front elevation is not so  
22 overwhelming. It's when you see what you see as you  
23 walk back and forth from the beach, this side is  
24 pretty...  
25 MR. McCANTS: And once again, what

1 you're looking at there, I've brought this line  
2 farther up, which is a little more accurate. Now,  
3 it depends from where I'm cutting this dune out. If  
4 you're out at the road, it's going to appear that  
5 this dune is covering a good bit of this property.  
6 MR. HERLONG: Again, I just -- I think  
7 in order to grant increases, I feel like the Board  
8 needs to see that the house is -- it fits more  
9 within a neighborhood. I just -- that one is not  
10 necessarily fitting in the neighborhood, in my  
11 opinion.  
12 MR. CRAVER: How so?  
13 MR. HERLONG: The elements on it, the  
14 taller elements, the round elements are just drawing  
15 more attention to it.  
16 MR. CRAVER: Some of the eclectic  
17 character of Sullivan's Island --  
18 MR. HERLONG: I know, I know, I get  
19 that, but that's just --  
20 MR. McCANTS: Well, let's talk about the  
21 structures that are adjacent to this. The one  
22 directly across the street, it's a big box. The one  
23 right next door to it is, you know, it's an old  
24 Sullivan's Island beach cottage. Across the street  
25 from that is, I believe, the mayor's house, which,

1 this dune, you do it at this height and now you're  
2 drawing it higher, and that's the real height of the  
3 dune or?  
4 MR. McCANTS: That's correct, yeah.  
5 Once I submitted the plan and went back out and  
6 studied where actually the house was sitting, my  
7 intersection where I showed the hatch lines was  
8 incorrect, and that's why I did it larger, to bring  
9 it up here to illustrate to you.  
10 MR. HOWARD: Well, I suspect I would  
11 like a bit more assurance that this thing is sitting  
12 in a location that is proper to the geography. And  
13 like I say, whether that can be done or maybe some  
14 flagging on site might be helpful. That would be  
15 the other thing I would advise you. I have a bit of  
16 a neighborhood compatibility there in the sense  
17 that -- I realize it's set on sort of an eclectic  
18 route, but it's not as broken up as this home, it  
19 seems.  
20 MR. ILDEBERTON: Jon?  
21 MR. LANCTO: Yeah. You know what, when  
22 I look at these elevations, it's too much, for my  
23 opinion, on the neighborhood compatibility. When I  
24 look at this, I don't think of Sullivan's Island. I  
25 look at it and I see a composite or some sort of a

1 you know, it's -- I'm not sure when it was built,  
2 but it's not a historic house. As you progress down  
3 the road, it's extremely eclectic in that area. We  
4 have a very contemporary house not three houses down  
5 from us. We have a big giant house that's right  
6 there at the lighthouse. So the whole area is  
7 extremely eclectic. The argument for neighborhood  
8 compatibility, I don't know that there is a  
9 precedent set in that area.  
10 MR. ILDEBERTON: Let's run down the line  
11 here. Mark, you want to comment?  
12 MR. HOWARD: The best thing you can  
13 probably do for me to get me to agree to this site  
14 location is to go out there and flag this thing,  
15 because you're leaving the dunes, but then all the  
16 vegetation coming off of it, other than this one  
17 tree we're saving in the front?  
18 MR. McCANTS: No, not necessarily.  
19 MR. HOWARD: I got oak trees here in the  
20 kitchen that are -- they're just coming out, right?  
21 MR. McCANTS: Well, I mean, they're  
22 going to have to. There's no way to build a house  
23 around that.  
24 MR. HOWARD: Like I say, how this thing  
25 sits on that lot is still a bit up in the air. Like

1 combination of elements that are not really relating  
2 to elements that I consider Sullivan's Island life.  
3 I don't care about that particular neighborhood, and  
4 we wouldn't be sitting here if we were really  
5 pleased with all the architecture that preceded this  
6 Board.

7 So I think it's a chance for us to say,  
8 well, wait a second, this really, you know, doesn't  
9 fit the overall neighborhood of Sullivan's Island,  
10 not just specifically that neighborhood. You know,  
11 it would be a great house to live in. I mean, the  
12 floor plan is great. It looks like it would be a  
13 very comfortable house, but I think you just pasted  
14 together a bunch of elements that just don't work  
15 together for me. The elevations I, really just  
16 don't like.

17 And I agree with Steve, that I think  
18 that unless we can visualize how this is going look  
19 on that lot to the people around it, it's going  
20 to -- I don't think it's going to go over well. So  
21 I have to say that I can't -- I'm not comfortable  
22 with it. I'm not comfortable with granting the  
23 release to allow this size structure to fit within  
24 that neighborhood.

25 MR. ILDERTON: Bill, you want to take a

1 I mean, the round room is kind of a neat looking  
2 room.

3 So I sit there and go, do I want to  
4 impose my taste on the design or do I want to just  
5 apply the ordinance and say -- I mean, you're  
6 talking about being in the neighborhood where the --  
7 where the lighthouse is and Collie (phonetic), the  
8 corner of Flag Street and I'On, that big old  
9 monster. I mean, I don't know that there is a  
10 neighborhood pattern there. Isn't like going over a  
11 block down from me and trying to put a 4000 square  
12 foot house in a neighborhood that's got 2500 square  
13 foot houses in it.

14 So, you know, I think I'm okay with this  
15 design. It's sort of growing on me. I think he's  
16 broken up the -- I think he's broken up the mass. I  
17 think he's done exactly what the ordinance want us  
18 to do. Again, maybe I don't like it, maybe I do.  
19 It's sort of growing on me, but I think it fits the  
20 ordinance. I'd approve it.

21 MR. ILDERTON: Great. Thank you.  
22 Duke?

23 MR. WRIGHT: Well, the first thing,  
24 there's no application. Is this a concept or a  
25 preliminary or?

1 run at it?

2 MR. CRAVER: Yeah. I -- you know, this  
3 is -- this is where I end up sort of sliding  
4 sideways with other members of this Board. And that  
5 is when we drafted the ordinance, the issue was the  
6 big box issue. And the whole thing was to break up  
7 the mass. And if you broke up the mass, one of the  
8 things -- Pat, your word's always been eclectic  
9 character of Sullivan's Island. That we didn't want  
10 to tell people how to design things because it fit  
11 within our notion of our taste of what should work.  
12 That we should let people do what they wanted to do  
13 as long as they were within the guidelines that are  
14 in the ordinance.

15 Looking at the right side elevation  
16 there, whether it would fit my taste is one thing.  
17 But in my mind, it's exactly what we were looking  
18 for in the ordinance by saying, break up the mass.  
19 That mass is broken up 100 different ways. There's  
20 a round element over on the left. There's a round  
21 element on the right. There are two funky looking  
22 chimneys going up. There's a porch with columns.  
23 There's a sand dune up the side of it. You know, I  
24 think that, again, would it be the design that I  
25 would choose? Maybe not, but it could grow on me.

1 MR. McCANTS: There's an application.

2 MR. WRIGHT: It doesn't have anything on  
3 it. This is the final?

4 MR. McCANTS: Yes, sir.

5 MR. WRIGHT: I can't go with the final  
6 on this. I think it's too large for the site, and I  
7 don't have a good picture of what it's going to look  
8 like when done. And personally, I think it's too  
9 busy. But I'd like to see a little bit smaller  
10 version of what's proposed.

11 MR. ILDERTON: Thank you. I wanted to  
12 address a couple houses that's been mentioned. One  
13 at the corner of Station 18 and I'On that probably  
14 would have never gotten built had this Board been in  
15 place, both the size of it, be the largest house on  
16 Sullivan's Island, 8,000 square feet. That was  
17 built before this Board, I venture to say, that's  
18 coming before us.

19 As well as the one behind it, it  
20 wouldn't have gotten built the way it got built.  
21 And this Board was created because of houses like  
22 that being built. So I don't know they're good  
23 references.

24 And Carl, I'm afraid I gotta roll with  
25 the majority, that I find the house a bit too ornate



1 and more Kiawah like than Sullivan's Island like.  
2 And you know Kiawah is a wonderful place with  
3 wonderful people and some wonderful houses; it can  
4 get over -- overdone sometimes. So I'd probably  
5 have to go along with the majority of the comments.

6 MR. HERLONG: I would -- you mentioned  
7 busy, and I think what -- on the other hand, you've  
8 broken up the massing quite a bit. Yet, I still see  
9 it as busy or a group -- a large grouping of  
10 somewhat unrelated elements. And that almost draws  
11 more attention to it. It makes it look bigger than  
12 it may actually be.

13 MR. ILBERTON: The same floor plan, I  
14 think, could be built on this lot and the same --  
15 basically the same wall arrangements almost, except  
16 just make -- streamline some of the elements, and to  
17 make them not as busy and ornate as they are. I  
18 mean, I don't know if it's the size of the house at  
19 all, I mean, as far as it's only 4600 square feet.  
20 It's extraordinarily larger, I think. So I think,  
21 you know, architecturally it could be  
22 straightforward, and essentially probably almost the  
23 same footprint at least. Anyway...

24 MR. CRAVER: Can I ask you guys  
25 something? So what is our -- I mean, if that's

1 fit within the context of our Island.

2 MR. McCANTS: I disagree. If you go  
3 around the island, you'll find many elements that  
4 are very similar to what you see on this.

5 MR. LANCTO: Not on the house, though.

6 MR. McCANTS: Oh, but you will. And if  
7 you look around the island, there's all different  
8 styles. Are we trying to box in the whole style of  
9 Sullivan's Island to be just a very generic -- what  
10 do I want to say -- simple formed house that is  
11 vernacular, that break up the massing, that's all  
12 the same details that's repeated over and over again  
13 on the island? I mean, that seems to be the  
14 direction that y'all keep pushing as somebody tries  
15 to come in and trying to do something a little bit  
16 outside of the box. And we come back in with, you  
17 know, a typical house that looks like a Sullivan's  
18 Island house that's bigger, the same details on it,  
19 and it gets approved. We but we threw a different  
20 detail in there, and it seems likes it puts  
21 everybody in a tallspin. I mean, isn't architecture  
22 supposed to be progressive?

23 MR. LANCTO: Yeah. Yeah. It can be.  
24 It can be. But you're -- you know, we are put on  
25 this Board to judge whether or not what you think is

1 where we're going, what is our standard? Are we  
2 saying that we've got to -- that there's a pattern  
3 to Sullivan's Island that people have to comply with  
4 now? Because that isn't in the ordinance. I mean,  
5 I'm real concerned with where we're going with this.

6 MR. HERLONG: I think what I just  
7 stated, it has been broken up, the massing has been  
8 broken up.

9 MR. CRAVER: Yeah.

10 MR. HERLONG: But it's not achieving the  
11 result, in my mind, of being of this neighborhood  
12 compatibility idea.

13 MR. CRAVER: So I'm curious, what is it?

14 MR. HERLONG: It's drawing attention,  
15 undue attention to it, and making it look actually  
16 larger than it may actually end up being. I'd like  
17 to see this as a model. A lot of the larger homes  
18 that we're seeing today, people are bringing in  
19 actual models. This is a very prominent section.

20 MR. LANCTO: You can cloud this and  
21 start the entire structure in glass. It could be  
22 entirely glass and have that kind of same massing,  
23 but it wouldn't be compatible with the neighborhood.  
24 So, you know, just the detailing is, and the  
25 elements of the way they're put together here don't

1 progressive is compatible with the neighborhood. In  
2 my personal opinion -- and I'm not speaking for the  
3 rest of the Board -- is that is not.

4 MR. McCANTS: Well, I disagree with you.  
5 If that neighborhood is so eclectic, and, you know,  
6 so Pat says, that okay, we got to pull two houses  
7 out of there because they wouldn't be approved by  
8 the Board now.

9 Well, you know, before the Board, the  
10 house -- Sullivan's Island was built on two things:  
11 Partly a military base, which the housing was  
12 governed and designed up in Washington DC, which is  
13 the officers' quarters and all of that.

14 And another part of the Island, which  
15 was very vernacular, beach houses for people who  
16 live Downtown Charleston, and they built as a beach  
17 house, very small beach house, for people come to  
18 vacation to. And if a storm washed it away, it  
19 washed it away.

20 Well, since then, people have progressed  
21 on the island. I mean, there's no longer outhouses.  
22 You know, architecture is going to progress. And if  
23 y'all are on the take that you're just going to  
24 stifle architecture by saying everything has to look  
25 like an old Sullivan's Island house, but bigger with

1 the same details, I don't know that that's the  
 2 direction that I saw that y'all were set up to do.  
 3 MR. ILDERTON: Yeah, I don't think that  
 4 that's what's being said here tonight. I don't  
 5 think we're asking for you to follow a straight  
 6 vernacular cottagey look.  
 7 MR. McCANTS: But if I brought some of  
 8 those details on it, y'all will be fine with it,  
 9 basically, that's what y'all said a minute ago.  
 10 MR. CRAVER: So if he weren't asking for  
 11 any relief, but he had that same design, but it  
 12 was --  
 13 MR. ILDERTON: It wouldn't come to us.  
 14 MR. CRAVER: So we could end up with the  
 15 same house but without --  
 16 MR. HERLONG: Yeah, but that's the way  
 17 the ordinance is written. Unless, we wouldn't have  
 18 any control over it, but that's the way it's  
 19 written, so that's correct.  
 20 MR. CRAVER: Right. Okay, well...  
 21 MR. ILDERTON: All right. Do I hear any  
 22 more discussion? Do I hear a motion?  
 23 MR. CRAVER: I would move for approval.  
 24 MR. ILDERTON: Do I hear a second?  
 25 What? Do I hear any more motions?

1 appearance of quite a bit, but I don't know where  
 2 that line is, so...  
 3 MR. WRIGHT: I think the designer should  
 4 revisit our comments, scale down the size and the  
 5 mass of the structure, possibly present a model that  
 6 would give the Board a better visual appreciation of  
 7 what the design would look like in terms of its  
 8 overall compatibility of the neighborhoods.  
 9 MR. ILDERTON: And we have a second?  
 10 MR. HERLONG: Second.  
 11 MR. LANCTO: Second on that.  
 12 MR. ILDERTON: And we had discussion.  
 13 Is there any more discussion on the details or  
 14 anything else?  
 15 Everybody in favor?  
 16 BOARD MEMBERS: Aye.  
 17 MR. CRAVER: One opposed.  
 18 MR. ILDERTON: All right. The final is  
 19 2063 Middle Street. Alteration to commercial  
 20 structure. Randy?  
 21 MR. ROBINSON: This is the Atlanticville  
 22 Restaurant. This has been to y'all before on other  
 23 occasions. As a matter of fact, y'all did approve  
 24 frontal facade change. They're proposing to do some  
 25 retail down on the ground floor, which is allowed to

1 MR. WRIGHT: No, I -- I think it should  
 2 be revisited, scaled down, and possibly presented in  
 3 a model form to give the Board a better idea of what  
 4 you want to do.  
 5 MR. HOWARD: Or you can try my idea of  
 6 maybe putting this actually out on the lot. I mean,  
 7 is there any nature, vegetation that --  
 8 MR. McCANTS: There is. There's a lot  
 9 of Wax Myrtles all over the property. It would be  
 10 hard to --  
 11 MR. HOWARD: I was going to say that --  
 12 I mean, nothing that would be left or screaming --  
 13 MR. ILDERTON: All right. We got a  
 14 motion on the Board.  
 15 MR. HERLONG: I'll second that.  
 16 MR. ILDERTON: We can have a discussion.  
 17 Now, you can discuss.  
 18 MR. HOWARD: We just thought that maybe  
 19 if -- like say that if you flag it out, but you  
 20 don't think that's possible?  
 21 MR. McCANTS: There's too much scrub  
 22 growth on there.  
 23 MR. HOWARD: Short of a model, whatever,  
 24 but I mean, you change the front of this, but the  
 25 existing vegetation would change, I think, the

1 do. And they are going to put some doors and  
 2 windows.  
 3 There's also been a change to the second  
 4 floor. The old plan showed a much more simpler  
 5 window up on that second floor. And basically,  
 6 that's what y'all are doing at this time, is y'all  
 7 are looking at it for aesthetic purposes before  
 8 this, they're able to do the retail and that,  
 9 they're going to have to come back to you with a  
 10 parking plan, because this will be adding more  
 11 square footage. So that parking plan will have to  
 12 come to you. That probably won't be a problem  
 13 because they're going to have the restaurant open at  
 14 night and retail open during the day, probably, and  
 15 they can both use the same parking. But that will  
 16 have to come back to you. Other than that, y'all  
 17 are looking at it just for aesthetic purposes only.  
 18 MR. ILDERTON: Right. Yes, sir.  
 19 MR. CREGER: Hi. Brad Creger. As Randy  
 20 said, we're looking to flood proof the first level  
 21 of Atlanticville Restaurant, and because flood  
 22 proofing the first floor results in some changes in  
 23 the configuration of the doors and windows, it  
 24 presents an aesthetic change from the street. And  
 25 those changes have been well-received, and received

1 some favorable comments. And we're here tonight to  
 2 seek the Board's approval to make those changes.  
 3 And with me tonight is Anthony Carmola,  
 4 and we look forward to responding to any questions  
 5 or comments you might have. We appreciate your  
 6 consideration. Thank you.  
 7 MR. ILDERTON: Sure.  
 8 MR. CARMOUA: Here's some existing  
 9 photos. I know it's right across the street from  
 10 y'all, but as you can tell, we are pretty much  
 11 redoing the front porch area of that building.  
 12 We're not expanding. We're actually -- Randy, I  
 13 think we're actually less square footage because  
 14 we've taken some away on the first floor, ground  
 15 floor, and we haven't added anything on the second  
 16 floor. It depends on how you count that deck, the  
 17 current deck right now, if you count it as current  
 18 square footage or not.  
 19 We're enclosing that and we just --  
 20 talking with the engineers, we had to do so much  
 21 foundation work to the existing porch area that we  
 22 have right now. It's only on four by four wood  
 23 columns. We can't really put an enclosed bar area  
 24 up there without doing some work to the ground  
 25 floor. So we'll be ripping apart some of the facade

1 This is a change from the November  
 2 approval, which I think, frankly, is a better change  
 3 in terms of --  
 4 MR. CARMOUA: I think a lot of it is  
 5 because of the structural foundation that we had to  
 6 put in. You know, it changes the kind of --  
 7 MR. WRIGHT: On the second floor. I'm  
 8 talking second floor now.  
 9 MR. CARMOUA: Both.  
 10 MR. WRIGHT: Yeah.  
 11 MR. CARMOUA: I mean, it's relaying -- I  
 12 mean, I know we did some specific foundation work  
 13 down there, but we've also done some structural work  
 14 down here.  
 15 MR. WRIGHT: All right. So I think  
 16 enclosed area is the same?  
 17 MR. CARMOUA: Exactly. Yes, sir.  
 18 MR. WRIGHT: I'm fine with it. I don't  
 19 have any problem with it.  
 20 MR. ILDERTON: And this came before us  
 21 before for the upper part, and the roof was a little  
 22 different, but essentially, it was approved, right.  
 23 Has the upper facade changed from when  
 24 this was approved? Has it?  
 25 MR. CREGER: No, not dramatically. The

1 on that first floor. So we're just kind of  
 2 reskinning that with some better bones underneath.  
 3 With that, we're rebuilding the stairs  
 4 in the same -- same place, same fashion. A little  
 5 bit different with cable rounds instead of the pipe  
 6 rail that they have there. We went ahead and  
 7 decided -- made a decision to put the roof over that  
 8 rather than that canopy structure that they have  
 9 there existing.  
 10 Now, the roof -- the roof over this area  
 11 is pretty much the same slopes, except for obviously  
 12 we're bringing it out in the front, but the sides  
 13 slopes here on the hip are the same. We do the same  
 14 metal roof. We re clad the whole thing in metal  
 15 roof. And for the most part we follow the same  
 16 siding profiles done on the first floor. Just got a  
 17 little bit of a design fling with our area below the  
 18 windows. But with that, as you can tell, just the  
 19 mass is the same. And do you have any comments?  
 20 MR. ILDERTON: All right. Duke, do you  
 21 want to start?  
 22 MR. WRIGHT: I may have missed your  
 23 earlier, beginning. Going back to the November  
 24 approval, there was sliding doors. Did you talk to  
 25 that earlier? I might have missed it.

1 only change was involving the entryway.  
 2 MR. ILDERTON: Essentially, what we're  
 3 looking is the lower facade where it's going to be  
 4 flood proofed. I mean, that's what it's...  
 5 MR. CREGER: I think once we looked at  
 6 putting the temp -- you know, removing the temporary  
 7 roof structure, which I think is an eyesore, and  
 8 putting in a permanent roof structure, once we  
 9 reviewed the engineering requirements with the  
 10 additional weight of the structure, discretion being  
 11 a better part of valor, we decided to add a  
 12 fortification of the lower floor, which involved  
 13 flood proofing. So the first approval necessitated  
 14 why we're coming back in addition to some other  
 15 matters, in a nutshell.  
 16 MR. ILDERTON: Right. And the amount of  
 17 parking is going to be the same or more or not?  
 18 MR. CREGER: More.  
 19 MR. CARMOUA: Slightly more. And Randy,  
 20 that's where I was talking about a reduced square  
 21 footage on the ground floor. Let's see. Here, show  
 22 you real quick.  
 23 On the ground floor, the wall actually  
 24 came out and covered those piers. I think in your  
 25 new plan, you'll see that we have exposed that first

1 level of pier so that we could get a couple  
 2 additional parking spots underneath that, which  
 3 don't currently exist.  
 4 MR. HOWARD: That's in the rear?  
 5 MR. CARMOUA: No, this is the side.  
 6 This is Middle Street, and you come in the side  
 7 here. The facade used to come around and cover  
 8 those piers so you would not be able to park. Now  
 9 we've removed that and we are going to utilize it as  
 10 enclosed space, so actually parking.  
 11 MR. ILDERTON: Steve?  
 12 MR. HERLONG: No, I think this will be a  
 13 fine facade improvement, and so I'm -- I would  
 14 definitely approve it.  
 15 MR. ILDERTON: Mark?  
 16 MR. HOWARD: Yeah, it's a good change.  
 17 Just a couple -- so nothing's happening in the rear  
 18 of the building?  
 19 MR. CREGER: Nothing.  
 20 MR. HOWARD: I mean, nothing in the  
 21 rear. I have some photographs from the rear and I  
 22 just don't know --  
 23 MR. CARMOUA: I just gave them to you  
 24 for examples, to show you that nothing is going to  
 25 be changing in the rear, other than we're going to

1 MR. CARMOUA: Right now, no, and you  
 2 won't be able to. Right now, I think it's like  
 3 the -- it's almost like the utility area between  
 4 the...  
 5 MR. LANCTO: Yeah, I saw the picture. I  
 6 couldn't tell. And what is the vertical platform  
 7 width?  
 8 MR. CARMOUA: Right now, the platform  
 9 width is what's on the back here.  
 10 MR. LANCTO: Is that an handicap access  
 11 platform?  
 12 MR. CARMOUA: Yeah. And we would like  
 13 to move that to the side, and we will probably wrap  
 14 that with the siding as well to kind of -- because  
 15 as you can tell, it's not a very good looking piece.  
 16 MR. LANCTO: Yeah. Okay. So there  
 17 would be another opening put into the side of the  
 18 building?  
 19 MR. CARMOUA: But you would never see  
 20 it.  
 21 MR. LANCTO: Because it would be  
 22 completely?  
 23 MR. CARMOUA: Completely enclosed with  
 24 the platform lift. It's not like you would see  
 25 doors or anything like that.

1 reskin it nicely on the ground floor.  
 2 MR. ILDERTON: And do siding on it?  
 3 MR. CARMOUA: Yeah, if you look at that.  
 4 See that right there, the exposed sandy pier and all  
 5 that, just put siding on that, but that's...  
 6 MR. HOWARD: Okay. And that goes all  
 7 the way around?  
 8 MR. CARMOUA: All the way around.  
 9 MR. HOWARD: This is pure personal, and  
 10 I mean, design is fine. Just the crosshatch on the  
 11 top, I just thought it made it look -- yeah, that  
 12 makes it just look a little bit heavy and busy to  
 13 me. I was thinking if you just did an inner  
 14 frame -- I don't know the term we're talking about,  
 15 but inner coping?  
 16 MR. CARMOUA: I understood what you're  
 17 saying.  
 18 MR. HOWARD: Just maybe to reduce the --  
 19 I think maybe to reduce the -- I just think it looks  
 20 a little heavy, but that's all. That's a personal  
 21 opinion.  
 22 MR. ILDERTON: John?  
 23 MR. LANCTO: Yeah, it looks great. Two  
 24 quick questions. Can you drive along the right-hand  
 25 side of that building?

1 MR. LANCTO: Not that that's a problem.  
 2 I just wasn't familiar with that as a -- okay. I'm  
 3 good with it.  
 4 MR. ILDERTON: Bill?  
 5 MR. CRAVER: I'm good with it.  
 6 MR. ILDERTON: All right. Do I hear a  
 7 motion?  
 8 MR. CRAVER: I move we approve it as  
 9 submitted.  
 10 MR. ILDERTON: Second?  
 11 MR. HERLONG: I second.  
 12 MR. ILDERTON: Discussion?  
 13 Everybody in favor?  
 14 BOARD MEMBERS: Aye.  
 15 MR. ILDERTON: Okay.  
 16 MR. CREGER: Thank you.  
 17 MR. ILDERTON: All right. We are  
 18 adjourned.  
 19 (The Hearing was concluded at 6:54 PM.)  
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CERTIFICATE OF REPORTER

I, Maria D. Dempsey, 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 6th day of March, 2013, at Charleston, Charleston County, South Carolina.

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Maria D. Dempsey, RPR  
My Commission expires:  
October 13, 2019

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