

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 MARCH 21, 2018



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CHAIRMAN, STEVE HERLONG



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SECRETARY, DUKE WRIGHT

*In the Matter Of:*

Town of Sullivans Island

COPY

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Design Review Board

February 21, 2018

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TOWN OF SULLIVAN'S ISLAND  
DESIGN REVIEW BOARD

MEETING BEFORE: STEVE HERLONG, CHAIRMAN

DATE: February 21, 2018

TIME: 6:00 PM

LOCATION: Town Hall of Sullivan's Island  
2056 Middle Street  
Sullivan's Island, SC

REPORTED BY: Priscilla Nay  
Certified Shorthand Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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APPEARANCES :

- STEVE HERLONG, CHAIR
- BEVERLY BOHAN, VICE CHAIR
- LINDA PERKIS, BOARD MEMBER
- DUKE WRIGHT, BOARD MEMBER
- RHONDA SANDERS, BOARD MEMBER
- RON COISH, BOARD MEMBER
- F.C. "BUNKY" WICHMANN, BOARD MEMBER
- JOE HENDERSON, ZONING ADMINISTRATOR
- RANDY ROBINSON, BUILDING OFFICIAL
- JESSI GRESS, CLERK
- MARK HOWARD
- TIM REESE
- CARL McCANTS
- JOSH DUNN
- JANE ELLEN HERRON

(INDEX AT REAR OF TRANSCRIPT)



1 THE CHAIRMAN: Again, I want to  
2 remind everybody to try to speak into the  
3 microphones and make sure the green light is on  
4 on your mics. It is six o'clock and this is the  
5 February 21st, 2018 meeting of the Sullivan's  
6 Island Design Review Board.

7 Board members in attendance are Linda  
8 Perkis, Duke Wright, Beverly Bohan, Rhonda Sanders,  
9 Ron Coish, and myself, Steve Herlong. The Freedom  
10 of Information requirements have been met for this  
11 meeting and I believe we wanted to adjust the  
12 agenda. Linda, did you want to make a motion?

13 MS. PERKIS: Well, I'd like to make a  
14 motion to permanently change the general public  
15 comment section of our meeting to be right after  
16 when the minutes are approved from the previous  
17 meeting. This way we follow the format of the  
18 council meetings.

19 We also don't have to wait for  
20 residents or they don't have to wait until the end  
21 of the meeting to voice their concerns. It's not  
22 about specific homes but in general.

23 THE CHAIRMAN: Do I hear a second?

24 MR. WRIGHT: I second that.

25 THE CHAIRMAN: Is there any

1 discussion? Does anyone have any issues with  
2 permanently changing the agenda?

3 (No response.)

4 THE CHAIRMAN: Okay. So all in  
5 favor of this change, say aye.

6 (Board members stated aye.)

7 THE CHAIRMAN: Any opposed?

8 (No response.)

9 THE CHAIRMAN: So we'll follow that  
10 procedure tonight. So first on the agenda is the  
11 approval of the January minutes. Do I hear a  
12 motion?

13 MS. SANDERS: Motion to approve.

14 MS. PERKIS: Second.

15 THE CHAIRMAN: Any discussion?

16 (No response.)

17 THE CHAIRMAN: All in favor?

18 (Board members state aye.)

19 THE CHAIRMAN: Any opposed?

20 (No response.)

21 THE CHAIRMAN: None opposed. So we  
22 will ask. Is there any general public input? Yes.

23 MR. REESE: I'm Tim Reese. I live at  
24 Station 20. So I assume what you meant by general  
25 is just general. So you'll still be able case by



1 case to still have comment? No worries. Thank  
2 you.

3 MS. PERKIS: I want you to tell us how  
4 wonderful we are.

5 MR. REESE: We will. Thank you.

6 THE CHAIRMAN: Okay. Is there any  
7 other public input?

8 MR. HOWARD: I agree. You guys are  
9 wonderful.

10 THE CHAIRMAN: Okay. Public input  
11 section is closed. So we will move on to the  
12 historic property design review, which the first  
13 Item A is 1712 Thompson Avenue and I'm not sure if  
14 the applicant is here.

15 MR. HENDERSON: Mr. Chairman, I don't  
16 see the applicant. What I would ask request is  
17 that the Board give him a little more time to get  
18 here and move on to the next agenda item if the  
19 Board is amenable to that.

20 THE CHAIRMAN: Do I need to make a  
21 motion to do that?

22 MR. HENDERSON: No, sir.

23 1501 THOMPSON AVENUE

24 THE CHAIRMAN: All right. So let's  
25 move on then to the nonhistoric property design

1 review. This would be 1501 Thompson Avenue.

2 MR. HENDERSON: Yes, sir. This is, as  
3 you said, a nonhistoric property design review at  
4 1501 Thompson Avenue. It is a vacant property. It  
5 is located in the Sullivan's Island local historic  
6 district and also the quartermaster support  
7 historic district which is a national registry  
8 district.

9 It is identified -- it doesn't have a  
10 historic survey card because it's vacant. The  
11 applicants -- the property owners are being  
12 represented by Mr. Carl McCants here for their new  
13 home construction that will be oriented towards  
14 Thompson Avenue. It is a corner lot.

15 They're requesting modification of  
16 the zoning standards for principal building square  
17 footage of 21 percent principal building coverage  
18 and 17 percent second story side setback on two  
19 separate facades of 12 percent, 15 percent for the  
20 additional front yard setback off of Thompson  
21 Avenue, and also one foot of the building in  
22 height.

23 Additionally, they are requesting  
24 approval of a pool to be located on the back corner  
25 of this property. Also an attached addition is

1 being requested which is a heated and cooled  
2 portion of the structure that's connected by  
3 nonheated space. This should be architecturally  
4 compatible with the rest of the home. With that  
5 I'll turn it over to you for any questions. I have  
6 aerial photographs and also the plans.

7 THE CHAIRMAN: Okay. Carl.

8 MR. McCANTS: Good evening. The house  
9 you have in front of you here is designed for  
10 Mr. Pennington here. He's wanting to try to  
11 capture the views of -- between -- y'all aren't  
12 going to be able to hear me, are you?

13 I can kind of come to the Board here.  
14 Between this house and this house is a nice, wide  
15 open avenue right here. It creates great views  
16 here. So we are trying to anchor part of the  
17 house with this side. The mass of the structure  
18 kind of lends itself to this side of the street.

19 What I'm trying to do here with  
20 the aesthetic is kind of show neighborhood  
21 compatibility of the mass and the structure. So  
22 this is the proposed structure, how it sits on  
23 the lot.

24 You can see the massing involved in the  
25 adjacent buildings around it, especially the one

1 next to it right here. We feel that we are meeting  
2 neighborhood compatibility with that, with the few  
3 things that we're asking for. Let me get back over  
4 here. I'm sorry.

5 So on the additional front yard  
6 setback, the 15 percent, that's only clipping the  
7 front gable of the structure. If you look at my  
8 drawings on the sheet -- I'm sorry.

9 On Sheet 6 you'll see where I have a  
10 front yard setback of 45 degrees. It's flipping a  
11 little bit of the angle of that gable right there.  
12 So in relation it's really a flat wall. It's a  
13 small frame and resection that's only about a foot  
14 and a half that's flipping on that. So we're  
15 asking for relief on that.

16 MR. HENDERSON: Are you asking for the  
17 full three feet or 15 percent on that?

18 MR. McCANTS: Yes.

19 MR. HENDERSON: Okay. Did y'all  
20 understand what that relief is --

21 MS. PERKIS: No. Say it again.

22 MR. HENDERSON: So if you look at the  
23 rendering here where the stairs come out you'll see  
24 that's one foot in height and then a 45-degree  
25 angle. The 15 percent relief would add three feet

1 onto that height, essentially allowing that  
2 45-degree angle to come up and no longer clip that  
3 front gable. So Carl is asking for the full  
4 15 percent or three feet to be able to come out  
5 that additional --

6 MR. McCANTS: That's correct.

7 MR. HENDERSON: Is that right?

8 MR. McCANTS: Yes, sir.

9 MS. PERKIS: So is the roof line going  
10 to be higher?

11 MR. McCANTS: No, ma'am.

12 MS. PERKIS: Is that what you're  
13 telling me?

14 MR. McCANTS: It is going to stay just  
15 like it is. What it is, the upfront setback is --  
16 there's a 45-degree angle. Just one little portion  
17 of that gable on the front elevation is clipping  
18 into that.

19 MR. HENDERSON: The intent of this  
20 provision of the ordinance is to ensure that the  
21 massing of the structure isn't too large or too  
22 imposing on the street frontage. So that's why the  
23 additional front setback is -- the house should be  
24 moved back typically, but the Board has the  
25 authority to grant the relief with that.

1 MR. McCANTS: Can I show you something  
2 on the front elevation? It's this piece right here  
3 and the line is clipping right here. So it is a  
4 section of it. If I were to hatch it it would be  
5 that much of it that's going above that line.

6 THE CHAIRMAN: I've got a general  
7 question about that. That is a very confusing  
8 amount of relief. What is the maximum relief one  
9 can request of that front setback?

10 MR. HENDERSON: Fifteen percent.

11 THE CHAIRMAN: Fifteen percent.

12 MR. HENDERSON: That's --

13 THE CHAIRMAN: And how do you  
14 calculate -- how does 15 percent --

15 MR. HENDERSON: So you -- it's  
16 15 percent of the 20 feet. So 20 feet from grade  
17 coming up before you hit that 45-degree angle or at  
18 least that's been the longstanding interpretation  
19 of it.

20 THE CHAIRMAN: It's a complicated --

21 MR. WICHMANN: That's where we are now  
22 is at 15, right?

23 MR. HENDERSON: That's right. That  
24 allows the applicant or the property owner to have  
25 a slightly larger structure on that street frontage

1 based upon the design being compatible with the  
2 surrounding neighborhood.

3 THE CHAIRMAN: So by granting the  
4 15 percent relief the top little corner of that  
5 gable will not be within that line?

6 MR. McCANTS: That's correct.

7 MR. HENDERSON: That's right.

8 THE CHAIRMAN: Okay.

9 MR. HENDERSON: That line or that  
10 45-degree angle comes up slightly.

11 THE CHAIRMAN: All right. Okay.

12 MR. McCANTS: The next item on the  
13 agenda, the other item that we're asking for, is  
14 side setback relief. What is it? Second floor  
15 setback. How does that read anyway?

16 I have two sections on there, a  
17 two-foot section and an eight-foot section that I  
18 think I have -- you would notice in the front  
19 elevation. Wait. No. That would be on the side  
20 of -- you're going in the right direction.

21 MR. HENDERSON: Yes, sir. I think it's  
22 this one.

23 MR. McCANTS: Yeah, you're right.  
24 So that was the other item. We're asking for  
25 12 percent relief on that. The next item that we

1 have that we were asking for relief on was the  
2 principal building coverage (inaudible) with  
3 (inaudible) feet and then y'all can grant up to  
4 508 square feet.

5 We're asking for 455 square feet which  
6 is 17 percent of that. The next item that we're  
7 asking for is relief with the principal building  
8 square footage. So 3,595 is the ordinance  
9 standard. We're asking for 21 percent which y'all  
10 can grant up to 25 percent.

11 What we're asking for is 783 square  
12 feet -- additional square feet where y'all can  
13 grant 898 square feet which brings our total to a  
14 4,378 square-foot house. With that being said,  
15 I'll start with showing the mass of all the  
16 structures to ground it.

17 We feel that we're really kind of in  
18 the middle of a sizable structure and rendering.  
19 It's structures that are close to us that are,  
20 you know, pushing 10,000 square feet. Those  
21 actually are Sullivan's Island structures, I  
22 believe. They are that large.

23 Then lastly the one-foot elevation of  
24 the first floor, that will be Item 21-30. So with  
25 three feet above base flood we're asking for an



1 additional foot. Then I will, I guess, open up to  
2 y'all for any discussion and questions about the  
3 plan.

4 THE CHAIRMAN: Okay. Thank you. Is  
5 there any public comment?

6 (No response.)

7 THE CHAIRMAN: All right. Public  
8 comment section is closed. Joe, do you have any  
9 final comments?

10 MR. HENDERSON: I'd just like to add  
11 one thing. If you're standing at Thompson Avenue  
12 the attached addition will be off to the left side  
13 here. Is that right, Carl?

14 MR. McCANTS: Yes.

15 MR HENDERSON: Again, this is the  
16 connection that won't be heated or cooled. That's  
17 all I have.

18 THE CHAIRMAN: Okay. Well, Bunky,  
19 would you like to --

20 MR. WICHMANN: Sure. Thank you. I  
21 understand the request for 15 percent on the roof  
22 line; that makes sense. I think for the massing,  
23 again, for the property with the surrounding  
24 neighborhood I appreciate that you're the fact  
25 that you're taking into account or explaining the

1 fact that other properties are larger. So keeping  
2 it in scale, you know, I can see that.

3 I'm struggling with a couple of things  
4 and maybe I personally I need some more -- the  
5 Board needs some more clarification on this. The  
6 second floor setback or relief that you're asking  
7 for, I'd like to come back and visit your first  
8 floor elevation and let's talk about that.

9 MR. McCANTS: Okay.

10 MR. WICHMANN: Walk us through that a  
11 little bit. Let's start with the second floor  
12 relief that you're asking for. Draw us a little  
13 bit better verbal picture if you can of what you're  
14 requesting. I'm just a little unclear on it.

15 MR. McCANTS: Okay. The side setback  
16 the second floor really -- the Board is asking for  
17 a two-foot articulation. If the structure in the  
18 second floor is over -- is it 10 feet in width? Is  
19 that correct?

20 MR. HENDERSON: That's right, 10 feet.

21 MR. McCANTS: Yeah. So as you can see  
22 I have a couple of areas. I mean, there's a lot of  
23 articulation in the house without it getting too  
24 busy. That element that you see, the stucco, it's  
25 actually a one-story element.

1 The height of it gets us above -- that room that's  
2 involved is not elevation on the second floor.

3 MR. WICHMANN: But visual from the  
4 outside --

5 MR. McCANTS: Correct. It looks like  
6 it would be a roof sunk into the room.

7 MR. WICHMANN: Right.

8 MR. McCANTS: It's not actually a room.  
9 So that element is the element that is beyond the  
10 standard or it's in the ordinance because there  
11 isn't that articulation.

12 MR. WICHMANN: Okay. I'm struggling.  
13 I'm still trying to wrap my head around that. I  
14 think it was a -- I'm trying.

15 MR. McCANTS: Is it the -- am I not  
16 explaining it or is it something with the plan that  
17 you don't understand that I need to try to  
18 illustrate better?

19 MR. WICHMANN: Yeah. I think, you  
20 know, you've got a variety of surfaces here of the  
21 materials and I like the fact that you're going  
22 with a stucco or -- finish there and that's great.  
23 I just worry about a -- too large of a flat area  
24 that doesn't -- isn't broken up.

25 MR. McCANTS: Okay.

1 MR. WICHMANN: I think that's what  
2 you're striving to do. I may be on an island. So  
3 other people may not have problems with that  
4 whatsoever. So let's -- if you wouldn't mind  
5 moving on to -- let's talk about the first floor  
6 elevation and the -- the need for framing that.

7 I thought my thought is if you bring  
8 that one foot down you start to minimize that --

9 MR. McCANTS: Sure.

10 MR. WICHMANN: That 15 percent that you  
11 need to --

12 MR. McCANTS: Sure. Sure.

13 MR. WICHMANN: Help me with the --

14 MR. McCANTS: Well, at this point for  
15 me even asking for a foot is only allowing us a 7'8  
16 garage height. So if I didn't ask for that foot  
17 you wouldn't be able to walk under the structure.

18 MR. WICHMANN: Do you feel like there's  
19 not enough room on the property to build possibly a  
20 different structure? Because trying to keep the  
21 massing down is something that is important to, you  
22 know, the island for the vernacular of the island.

23 So is there -- is that a possibility?  
24 Is that something that --

25 MR. McCANTS: Not really. There's a

1 big cistern that sits in the back of it. We're  
2 trying to get a pool in there as well. This --  
3 this lot is not a street lot. So we kind of have  
4 some limitations with that, too.

5 So we're kind of getting more -- so to  
6 build a separate additional structure is not  
7 including the cost of doing something like that  
8 when, you know, simply the house was just raised up  
9 high enough to park underneath it. Really, you  
10 know, we never even discussed that.

11 MR. WICHMANN: Okay. Okay. I don't  
12 want to take up all the time from the panel. I'll  
13 let the panel speak to it. Thank you.

14 THE CHAIRMAN: Thank you, Bunky.  
15 Ron, do you have any questions or comments?

16 MR. COISH: So the guest cabana is not  
17 a pool? Oh, it is.

18 MR. WICHMANN: It is just separated  
19 by --

20 MR. McCANTS: I'm sorry. What was the  
21 question?

22 MR. COISH: Never mind.

23 THE CHAIRMAN: The guest cabana, the  
24 question was: It is heated?

25 MR. McCANTS: Yes, it is.

1 MR. COISH: It's -- it's one of the --  
2 if I ever had to vote for a large house knowing the  
3 lot and knowing the other structures around it even  
4 though it's big but to me it seems to fit in there.

5 MR. McCANTS: Yeah.

6 MR. COISH: So I can see what you're  
7 asking for and it's tucked back in there. It's  
8 just -- it's a big house.

9 MR. McCANTS: Well, you know, it  
10 would -- if you look at the -- the Google site  
11 you'll see how heavily treed it is all the way  
12 around it. The structure directly across the  
13 street is very vertical two-story house. It has  
14 articulation in it, but it's not very good  
15 articulation.

16 It's a two-foot articulation where we  
17 try to break up the massing with the structure and  
18 try to minimize, you know, the massing of it. So  
19 the trees on the front there are really going to  
20 the heightened structure. It's going to be tough  
21 to see any part except for that one corner. We'll  
22 look at that.

23 MR. COISH: And you'll be taking a lot  
24 of the concrete out obviously?

25 MR. McCANTS: Yes, sir.

1 MR. COISH: For some reason I really  
2 don't have a problem with it.

3 MR. McCANTS: Okay. Great. Thank you.

4 THE CHAIRMAN: Linda.

5 MS. PERKIS: I like the design.

6 However, it is five modifications that you're  
7 asking for. It's usually four. Roper Hospital --  
8 I've had an attack. Five kind of puts me over.

9 I would like -- I see why you're doing  
10 it. However, I think if you could build it within  
11 our guidelines -- at least if the square footage  
12 was within our guidelines then you would haven't to  
13 ask for some of these other modifications. Does  
14 that make sense?

15 MR. McCANTS: Sure. The modifications  
16 are --

17 MS. PERKIS: I also think that some of  
18 the examples you're showing us -- well, one is a  
19 warehouse. It is 10,000 square feet. The other is  
20 a multi-unit apartment house. So I don't think  
21 those -- another is the movie theatre. It's the  
22 old movie theatre.

23 Yes. Some of the homes are big, but  
24 not enough of them. I understand that you're  
25 trying to go up so that they can perhaps have a

1 view. I've got that. However, we can't -- not  
2 every house can have a view. If you're on Middle  
3 Street you can't have a view.

4 I don't think we should -- not that  
5 that's the same, but we should allow you to go up  
6 so that you could have a view. I do think it's  
7 going to impact the neighborhood. I have seen  
8 where we have allowed variances in the front  
9 setback and then the house is right -- right there  
10 and really changes the whole streetscape.

11 My vote is no. I'd like you to come  
12 back. I'd like you to come back with some changes.

13 MR. McCANTS: I'd like to make a couple  
14 of comments to some of the things that you brought  
15 up.

16 In a lot of this -- this stuff with the  
17 Design Review Board and correct me if I'm wrong is  
18 there's an industry -- not an industry -- an  
19 ordinance standard and if we bring something in  
20 here we have the right -- maybe. I don't know if  
21 that's the correct word -- to ask for a relief on  
22 it.

23 It's the whole purpose of the Design  
24 Review Board if I understand it correctly.

25 MS. PERKIS: Right.



1 MR. McCANTS: Correct me if I'm wrong.

2 MS. PERKIS: Right.

3 MR. McCANTS: So you saying for me to  
4 go to the ordinance standard, we wouldn't even come  
5 to a Design Review Board.

6 MS. PERKIS: Yes.

7 MR. McCANTS: Is that what you're  
8 asking for?

9 MS. PERKIS: No. I know you're going  
10 to come before under the circumstances, but I would  
11 like to not be in business. I would like for us  
12 not to have to meet. Does that make sense?

13 MR. McCANTS: Well, then there would be  
14 no reason to have a Design Review Board, correct?  
15 So --

16 MS. PERKIS: I just think that some of  
17 your changes that you asked for, the size of it,  
18 you want to increase it by 783 square feet which  
19 isn't a lot but it is a lot. Does that make sense?

20 You also want to raise the house. You  
21 also want to have the additional front yard  
22 setback. Those are a lot of things. You're asking  
23 for five modifications.

24 MR. McCANTS: Okay. Also, part of the  
25 whole thing that we need to try to sell to y'all is

1 neighborhood compatibility. So you're talking  
2 about the big buildings that are there. They're in  
3 that neighborhood. They're all in that same block  
4 as that structure.

5 MS. PERKIS: I know.

6 MR. McCANTS: So how can I show those  
7 and only exclude a couple of houses? It's all  
8 about the entire neighborhood, correct?

9 MS. PERKIS: Yes, but one is a  
10 warehouse. One is a multi-family house being --

11 MR. McCANTS: But they're all still in  
12 the neighborhood. So it's all about neighborhood  
13 compatibility.

14 THE CHAIRMAN: One second, please.  
15 The Board member has some comments. I think if you  
16 could just let her have her comments and just give  
17 a general reply. We don't really need to go back  
18 and forth. I don't think that's very helpful. So  
19 again --

20 MR. McCANTS: Okay.

21 THE CHAIRMAN: Carl, do you have any  
22 more comments about this?

23 MR. McCANTS: No. I was trying to  
24 understand them.

25 THE CHAIRMAN: Linda, do you have

1 any more questions?

2 MS. PERKIS: No.

3 MR. HENDERSON: If I could just remind  
4 you all to speak into the microphone so we can get  
5 it on the recording.

6 THE CHAIRMAN: Yes. We've got to  
7 continue to remind ourselves.

8 MR. HENDERSON: I know it's tough.

9 THE CHAIRMAN: Okay. So, Duke, do  
10 you have any comments into your microphone? It's  
11 on.

12 MR. WRIGHT: Carl, I think what Linda  
13 is alluding to -- and I'm going to follow suit  
14 because the mood of the island appears to me today  
15 to be we're building too many large houses. We  
16 need to be very careful and look very closely at  
17 why we need to upgrade or include a 782-square foot  
18 approval in a house of this size.

19 It is a great design. I really like  
20 the design, but I think we're feeling a lot of  
21 input from neighbors and others on the island that  
22 we're just allowing too much large design. So I  
23 think we need to take a hard look at why you need  
24 that much square footage.

25 MR. McCANTS: Fair enough.

1 MR. WRIGHT: Thank you.

2 THE CHAIRMAN: Beverly.

3 MS. BOHAN: What is the formula for the  
4 house if they didn't come to the Design Review  
5 Board, Joe? Do you know that or Randy?

6 MR. HENDERSON: So we come up with  
7 the allowed principal building square footage or  
8 heated square footage through a formula in the  
9 ordinance --

10 MS. BOHAN: Right.

11 MR. HENDERSON: -- and it is based upon  
12 the square footage of the lot.

13 MS. BOHAN: Exactly. But do we know  
14 what that is at this point?

15 MR. HENDERSON: Yes. I can go through  
16 the formula if you want.

17 MS. BOHAN: I just thought if we know  
18 what that would be then we would see --

19 MR. HENDERSON: So --

20 MS. BOHAN: The delta --

21 MR. HENDERSON: Yep. The zoning  
22 ordinance allows per the square footage of this lot  
23 3,595. So if you look at the -- if you look at the  
24 table here --

25 MS. BOHAN: Oh, yeah. I've got it.

1 MR. HENDERSON: The zoning standard.

2 MS. BOHAN: Right.

3 MR. HENDERSON: If they didn't have to  
4 come to the DRB all those boxes would be checked  
5 going all the way down.

6 MS. BOHAN: So they're asking 21  
7 percent over and above what is allowed?

8 MR. HENDERSON: Yes.

9 MS. BOHAN: They wouldn't have to come  
10 through?

11 MR. HENDERSON: That's right. For  
12 principal building square footage and then  
13 17 percent for coverage. That's the footprint  
14 on the property.

15 THE CHAIRMAN: I have one question  
16 about that clarification. It's not a historic  
17 property. Is it in a historic district?

18 MR. HENDERSON: It's within -- it's  
19 within the local historic district, the Sullivan's  
20 Island local historic district, and within a  
21 national register historic district.

22 THE CHAIRMAN: Wouldn't that mean  
23 that even if there were no requested increases it  
24 still would come to the Board?

25 MR. HENDERSON: Yes.

1 MS. BOHAN: I think my question would  
2 be -- tell me again. I know you said that -- and I  
3 was -- I couldn't actually hear the answer the  
4 reason for the one-foot elevation.

5 MR. McCANTS: If we don't get the one  
6 foot we wouldn't be able to park underneath the  
7 structure. It would be too low to get a car under  
8 there. So we wanted to raise it up not for review  
9 but basically for parking.

10 MS. BOHAN: Right. I understand. And  
11 does it impact the 45-degree angle? That one first  
12 setback of 15 percent, does that impact the  
13 neighbors?

14 MR. McCANTS: I don't see how it  
15 impacts the neighbors, but that's an easy for me to  
16 change. That's a very simple one for me to be able  
17 to comply with that.

18 MS. BOHAN: Exactly. That's all I  
19 have. I think it's a great design.

20 MR. McCANTS: Thank you.

21 MS. BOHAN: I would possibly look at  
22 the side setback, the second story side setback,  
23 and maybe add a banding or something to break up  
24 that --

25 MR. McCANTS: Okay.

1 MS. BOHAN: -- because I think that has  
2 been an issue here with the Board, that big wall  
3 mass. That's all I have. I think -- I love the  
4 different materials and the delineation.

5 MR. McCANTS: Okay. Once again, yeah.  
6 Breaking that massing up right there, that's not a  
7 tough struggle.

8 MS. BOHAN: I think those -- I see  
9 the -- I see the compatibility. I think I also see  
10 the need to park under with your car. I think that  
11 is a reasonable request. I think if you could  
12 adjust those other two I would be happy with that.

13 MR. McCANTS: Thank you.

14 THE CHAIRMAN: Rhonda.

15 MR. SANDERS: I like it as well.  
16 This may not work or look right, but the stucco  
17 portion I think if it were moved over -- and maybe  
18 that doesn't work. But it's so that from the front  
19 you don't see it sticking out a little bit.

20 Do you see what I'm saying? In other  
21 words, if you're facing -- you're on Thompson and  
22 you're facing the front of the house. The stucco  
23 that -- if it were tucked in, if it were moved over  
24 behind the house a little more --

25 MR. McCANTS: It actually is. If you

1 look at the front elevation there it's all the way  
2 at the very back of the structure.

3 MS. SANDERS: I'm just saying just from  
4 this front elevation I think if you didn't see it  
5 at all -- in other words, it comes out maybe two  
6 feet or 18 inches from the porch. Maybe it's not  
7 feasible.

8 Maybe it's not possible. To me it  
9 would help it not look and feel so big on that  
10 side.

11 MR. McCANTS: Okay.

12 MS. SANDERS: That's all. That's all I  
13 have.

14 MR. McCANTS: Thank you.

15 THE CHAIRMAN: Well, it's my turn  
16 to comment. I do like all the architectural  
17 adjustments that moderate the mass of the house,  
18 but it is a large house.

19 I think the Board -- as Duke is saying,  
20 the Board is getting a lot of feedback from the  
21 community about constantly approving these  
22 increases and I guess I -- I think the Board is  
23 going to need to -- well, the Board is coming up  
24 with some ways we can evaluate homes that come in  
25 for requested increases.



1                   But I guess, Carl, maybe you can  
2 explain. You're asking for extra square footage,  
3 heated square footage, to be larger and to cover  
4 more of the footprint which I understand helps you  
5 moderate the basic massing by spreading it out and  
6 as well some setback relief.

7                   All of those things are just kind of  
8 pushing the envelope of what has some Board members  
9 comfortable. So explain why it's all necessary to  
10 have all this relief on this house. I don't really  
11 see the need for --

12                   MR. McCANTS: Well, see, it's one thing  
13 if we had a lot that went street to street. We  
14 wouldn't be asking for square footage relief or  
15 setback relief. The 4,300 square feet I don't  
16 think is an enormous house.

17                   Sure, it's a big house. It's bigger  
18 than what I have, but in the overall scheme of what  
19 you see on Sullivan's Island I don't feel it's that  
20 large of a house. If we had a street-to-street lot  
21 we wouldn't be asking for anything with this lot.

22                   Typically with the lots on Sullivan's  
23 Island they're probably not twice as big as this  
24 lot. You know, at least a third bigger than this  
25 lot.

1 MR. HENDERSON: So --

2 THE CHAIRMAN: So what you're saying  
3 when you say "street to street" you're saying a  
4 half-acre lot -- if it was a half-acre lot and this  
5 wasn't a historic district you'd be okay?

6 MR. McCANTS: That's right.

7 THE CHAIRMAN: The fact that's not  
8 an acre is somewhat smaller.

9 MR. McCANTS: That's right.

10 THE CHAIRMAN: Is it like a third of  
11 an acre.

12 MR. McCANTS: You know, I didn't figure  
13 out the acre size, the square footage.

14 THE CHAIRMAN: Okay.

15 MR. McCANTS: So being a smaller than  
16 standard lot on Sullivan's Island is the main  
17 reason why we're asking for this relief.

18 THE CHAIRMAN: Okay. So the only  
19 reason you want to -- you want to build this house  
20 is it's on a half-acre lot.

21 Again -- and just for perspective one  
22 that I received pushback from personally was on a  
23 half-acre lot and it might have been -- I don't  
24 know -- 4,500 square feet. There was one up on  
25 18th, is it, that you designed that was in --

1 MR. HENDERSON: And I think that one  
2 was 20, I believe.

3 THE CHAIRMAN: Twenty?

4 MR. HENDERSON: Across from the  
5 library.

6 THE CHAIRMAN: Twenty, yeah. I  
7 think it is a 20. Is that house -- it's a white  
8 house. It's around 45, 46. Do you recall?  
9 Anybody recall?

10 MR. McCANTS: Oh, I know what you're  
11 talking about. I don't remember the square footage  
12 on it. I think it's 47.

13 THE CHAIRMAN: So that one was 4,700  
14 square feet. This one would be 4,300 or almost  
15 4,400 square feet.

16 Okay. Well, I don't think I have any  
17 more questions. Does any other Board member have  
18 any questions? Yes, Ron.

19 MR. COISH: Carl, I have a question.

20 MR. McCANTS: Yes.

21 MR. COISH: If you were to downsize the  
22 house where would you -- where would you approach  
23 that?

24 MR. McCANTS: Good question. You know,  
25 I'd have to get in and study it with my client and

1 see where he and his family would be willing to  
2 sacrifice some space.

3 THE CHAIRMAN: So does anyone else  
4 have any questions? Is anyone prepared to put a  
5 motion out there for us to consider?

6 MR. WICHMANN: Mr. Chairman, I make a  
7 motion that we -- this is conceptual?

8 MR. HENDERSON: Yes, it is.

9 MR. WICHMANN: So approve it  
10 conceptually as submitted.

11 THE CHAIRMAN: Okay. Do I hear a  
12 second?

13 MR. WRIGHT: I second that conceptual  
14 design.

15 THE CHAIRMAN: Okay. So we have a  
16 second. Is there any discussion regarding this  
17 motion? I think it's a conceptual design. There  
18 has been no -- in the motion there's no request to  
19 restudy anything.

20 So does anybody have any questions or  
21 comments or are we just ready to vote? Okay. All  
22 in favor? One second.

23 MR. WRIGHT: Before we vote I think,  
24 Carl, you've been before this Board many times.

25 MR. McCANTS: Yes, sir.

1 MR. WRIGHT: I think you feel the mood  
2 of at least a few members of the Board and I think  
3 that -- please take that into consideration when  
4 you come back for your --

5 MR. McCANTS: Yes, sir.

6 MR. WRIGHT: -- design. Thank you.

7 THE CHAIRMAN: Okay. So all in  
8 favor of the motion, say aye.

9 (Board members stated aye.)

10 THE CHAIRMAN: Aye. Any opposed?

11 MS. PERKIS: Me. Aye.

12 THE CHAIRMAN: One opposed. Okay.

13 MR. McCANTS: Thank you.

14 1712 THOMPSON AVENUE

15 MR. HENDERSON: Mr. Chairman, I think  
16 our applicant is here for C-1.

17 THE CHAIRMAN: Okay. Now we'll hear  
18 the -- for 1712 Thompson Avenue.

19 MR. HENDERSON: Okay. This is Agenda  
20 Item C-1. It is a historic property design review.  
21 1712 Thompson is known as the Fort Moultrie  
22 electric shop.

23 This is also within the Sullivan's  
24 Island local historic district and identified by  
25 Survey Card 262. We reviewed this during our last

1 meeting on January 17th. The request before you is  
2 a historic restoration of the old electric shop.  
3 They're preparing materials, keeping the original  
4 windows in the structure, repairing and replacing  
5 the siding as needed.

6 But in addition they're requesting a  
7 swimming pool and a swimming pool deck. The  
8 comment from the Board during the last meeting was  
9 that they present a better cross-section of the  
10 pool cabana and where that's going to be located in  
11 proximity to the historic structure.

12 So I think Mr. Josh is here to answer  
13 any questions you might have.

14 THE CHAIRMAN: Thank you. Josh, go  
15 ahead.

16 MR. DUNN: I apologize for being late.  
17 I had the wrong time on my calendar. So I hope I  
18 didn't mess things up. We have over here my prop.  
19 It's similar to the proposed layout as last time.

20 The last time I had some of the  
21 blow-ups to help everybody see it and they're  
22 included in the packets but the same -- same layout  
23 for the proposed shelter and the pool and landscape  
24 with one small exception. Along the property line  
25 we previously proposed -- I say the property line.

1 The concrete with -- we actually adjusted that.  
2 It's about 7 feet on this end in returning to the  
3 same point on this end. It's for reasons. One,  
4 there's a joint there. So it makes sense to follow  
5 that joint.

6 Two, we think it would be work better  
7 for the neighboring property to get in and out of  
8 the carport to leave a little bit more concrete  
9 there. It doesn't necessarily impact anything that  
10 we're proposing.

11 So that was really the only site  
12 adjustment to the site plan per se from last time.  
13 It is not shown on here out of -- you don't see it  
14 here, but it's on the sheet with the lot coverages  
15 which I have over at the podium. So that was  
16 really the one adjustment.

17 I also included a cross-section which I  
18 think two comments I recalled last time. One was  
19 this cross-section and the other was to see the lot  
20 coverage. This is a cross-section that I did to  
21 help show the intent, the scale of the pool shelter  
22 with the pool.

23 This is the property line here,  
24 property line on the other end. The idea is that  
25 it's a modest, open air structure with landscape.

1 There's nice landscape buffer between the  
2 properties for the benefit of both properties.  
3 So that's sort of the update from my perspective.

4 THE CHAIRMAN: Thanks.

5 MR. DUNN: Okay.

6 THE CHAIRMAN: Is there any public  
7 comment? Yes, ma'am.

8 MS. HERRON: I'm Jane Ellen Herron. I  
9 live next door to the property. I had a chance to  
10 talk with Mr. Dunn as well as my neighbors and this  
11 is a really good plan.

12 I think what they're trying to do is  
13 kind to my property and what Mr. Dunn has proposed  
14 as far as the landscaping hopefully will benefit  
15 both of us.

16 THE CHAIRMAN: Thank you. Any other  
17 public comment?

18 (No response.)

19 THE CHAIRMAN: The public comment  
20 section is closed. Joe, do you have any other  
21 final comments?

22 MR. HENDERSON: No, sir.

23 THE CHAIRMAN: Okay.

24 MS. SANDERS: I'm good with it. It  
25 looks great.



1 MS. BOHAN: I agree. I think it's  
2 great.

3 MR. WRIGHT: I'm fine with it. I  
4 want -- the only comment I have is I want to come  
5 down and watch you cut those slabs.

6 MR. DUNN: I'm going to let my father,  
7 the contractor, deal with that part of it.

8 MR. WRIGHT: That's --

9 MS. PERKIS: I want to see how deep  
10 they are.

11 MR. WRIGHT: I'm fine. I like it.

12 MS. PERKIS: If Jane Ellen is happy,  
13 I'm happy.

14 MR. COISH: I like it. I like the fact  
15 that you're using the line there where you cut it  
16 out, the joint. It's going to be easier on the  
17 next door neighbor. That was -- and that was a  
18 concern when you were here before.

19 MR. DUNN: Yeah. So still some  
20 homework to be done with how to execute it. But,  
21 yes, the idea is better.

22 MR. COISH: Yeah, looks really good.

23 MR. WICHMANN: I'm good with it. It  
24 looks great. Well done. Thank you.

25 THE CHAIRMAN: Do I hear a motion?

1 MS. SANDERS: I motion we approve as  
2 final.

3 MS. BOHAN: I second.

4 THE CHAIRMAN: Okay. Any  
5 discussion? All in favor?

6 (Board members stated aye.)

7 THE CHAIRMAN: Any opposed?

8 (No response.)

9 THE CHAIRMAN: None opposed. Okay.

10 MR. DUNN: Thank you.

11 THE CHAIRMAN: Joe, do you have any  
12 items for information for us?

13 MR. HENDERSON: I have just one item.

14 THE CHAIRMAN: Yes.

15 MR. HENDERSON: I just wanted to give  
16 the full group a brief update on what our ad hoc  
17 committee has been doing: Steve, Duke, and Bunky.

18 We've been -- at the request of lots of  
19 citizens regarding the way the applications are  
20 presented to us and the requests for increases that  
21 are made to us, we are retooling our application to  
22 the DRB to put in additional details for the  
23 applicant so that when the staff reviews it and we  
24 present it to you you have -- you can make an  
25 informed decision about whether or not to grant

1 these increases. In doing that we've also been  
2 looking at the comprehensive plan.

3 Duke did a thorough review of the plan  
4 just touching on what the long range goals and  
5 strategies are for neighborhood compatibility and  
6 really what our goal is here, which is to make sure  
7 that the architectural and building size is  
8 compatible with what we view Sullivan's Island  
9 structures are.

10 So I just wanted to show you an  
11 additional goal of the comprehensive plan. This is  
12 in the land view element. I think it's one that I  
13 missed, but I just wanted you to read the last goal  
14 and implementation strategy there.

15 I think it really hits on what we're  
16 looking to do with this ad hoc committee and what I  
17 guess the citizens have kind of spoken out about.

18 MS. PERKIS: You're talking about  
19 Number 7?

20 MR. HENDERSON: Number 7 under the  
21 language element states: Address neighborhood and  
22 community design concerns regarding sense of place  
23 on the island. Our implementation, strategy, and  
24 goal there is to continue to evaluate and revise  
25 land use regulations to ensure that future

1 construction is respectful of the island's  
2 traditional mass, height, scale, proportionality to  
3 lot size and neighborhood compatibility. I think  
4 that's what we're doing is we're trying to retool  
5 that application to make sure that the applicants  
6 do that.

7 I suppose we should have been doing  
8 that for the past five years that I have been  
9 working with you all, but I think we're well on our  
10 way now.

11 MR. WICHMANN: All right.

12 MR. WRIGHT: Joe, are we still on the  
13 record here?

14 MS. GRESS: Yes.

15 MR. WRIGHT: Under implementation on  
16 the record that we just decided I think it would be  
17 nice to add the Design Review Board as one of the  
18 agencies most interested as we have up on the --  
19 just to show you what I'm talking about --

20 MR. HENDERSON: Sure.

21 MR. WRIGHT: Under the four just add  
22 DRB along with Town Council and Planning  
23 Commission.

24 MR. HENDERSON: Oh, four in  
25 implementation. Yeah. I think you all should be

1 listed front and center. You know, this is the  
2 2013 comprehensive plan and now we're on the 2008  
3 comprehensive plan.

4 We're going through the rewrite right  
5 now. So I definitely will be bringing this  
6 language over and more than likely putting in a  
7 housing element where we give a lot of detail on  
8 what the DRB's role is. So I think we would  
9 incorporate this as a goal under that portion of  
10 the comprehensive plan.

11 The last thing that I'll mention is on  
12 March 14th we had the comprehensive plan/steering  
13 committee meeting and we're going to be talking  
14 about the cultural resources element of the plan  
15 and the housing element.

16 So I would invite all of you to come to  
17 that meeting, weigh in, and give your input about  
18 our process here to the Planning Commission. So  
19 they're -- I don't want to call them design  
20 novices, but you guys certainly could help them  
21 out with that section of the rewrite.

22 MS. PERKIS: Do you have a time for  
23 that meeting?

24 MR. HENDERSON: Five o'clock. What  
25 I'll do is forward you the draft documents that

1 we've been working on so that you can take a look  
2 at these sections. Duke, I know you gave some  
3 input on this element.

4           Actually, the three of you looked at  
5 that section. We've incorporated some of those  
6 comments into the draft element. I'll send that  
7 out and make a more formal invitation to you guys.  
8 That's all I have.

9           THE CHAIRMAN: Okay. Do I hear a  
10 motion to adjourn?

11           MR. WRIGHT: I so move.

12           MS. PERKIS: Second.

13           THE CHAIRMAN: Okay. All in favor  
14 of adjourning, aye.

15           (Board members stated aye.)

16           (The hearing was adjourned at 6:46 PM.)

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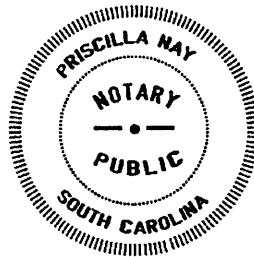
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CERTIFICATE OF REPORTER

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 7th day of March, 2018 at Charleston, Charleston County, South Carolina.



*Priscilla Nay*

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

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(No Exhibits Proffered)