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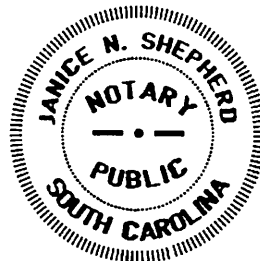
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CERTIFICATE OF REPORTER

I, Janice N. Shepherd, 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 20th day of November, 2017, at Charleston, Charleston County, South Carolina.



Janice N. Shepherd

Janice N. Shepherd, RPR, CSR
My Commission expires
October 10, 2024

1 It's not always that you're asking for
2 something. That something is available, and the
3 Town is prepared to offer that with a good
4 solution, to offer that additional area or whatever
5 other compensation that there is.

6 FROM THE FLOOR: But the fallacy of
7 that is if we get to build the maximum within the
8 limits, regardless of how offensive it is.

9 THE CHAIRPERSON: Well, that was two
10 minutes. And so let's have a motion to --

11 MS. PERKIS: I make a motion to
12 adjourn.

13 THE CHAIRPERSON: Motion to adjourn.
14 Second?

15 MR. WICHMANN: Second.

16 THE CHAIRPERSON: Okay. All in favor?
17 (Ayes were stated by all board
18 members.)

19 THE CHAIRPERSON: We are adjourned.
20 (The meeting adjourned at 8:09 p.m.)

21
22
23
24
25

1 we --

2 MR. DENTON: Well, let me just --
3 because it's been brought up --

4 THE CHAIRPERSON: Two minutes, you've
5 got two minutes.

6 MR. DENTON: The public views the
7 ordinance from there is a minimum with the ability
8 to get some more. The ordinance isn't really
9 written that way. The ordinance is written to
10 allow that maximum if you conform, as you said
11 earlier, to that architectural standard that's
12 higher than what would be in place if you met the
13 minimum standard. So if everybody met the minimum
14 standard, there would be no need for an
15 architectural board, nor would there be the quality
16 of projects that you see. So it's really a bit of
17 a give and take.

18 We talk about the areas and all, you
19 know. That lot can support a 4000 square foot
20 house. By the ordinance, it can support a 4500
21 foot square house. And that's really what most
22 people would be trying to achieve, if they had a
23 program that required that amount of area. If I
24 did a better job at designing, maybe they'd be
25 happy.

1 money on architectural design.

2 The guidelines, the setbacks are what
3 they are. That's a buildable lot, and it's a big
4 buildable lot. And I understand a lot of money has
5 been spent on this, and I understand that they want
6 ocean views. But what I don't understand is why
7 we're here discussing this if they didn't
8 understand what the rules were and abide by those
9 rules up front.

10 THE CHAIRPERSON: Just a quick
11 explanation is that the applicants typically are
12 asking for things that can be granted. Some --
13 occasionally they'll make a mistake and ask for
14 something that we cannot grant them. But every
15 time they're here, they're asking for something
16 that is possible to be allowed.

17 FROM THE FLOOR: Then they're not
18 rules. They're guidelines.

19 THE CHAIRPERSON: You'll just have to
20 read the ordinance, because it's outlined in the
21 ordinance. It is very confusing. Trust me, we all
22 have a lot of confusion with this ordinance. But
23 they're not asking for something that we can't
24 grant. But you see all the comments that
25 generated. Anyway, any other questions before

1 that they're meeting the guidelines that are in
2 there. So one guideline for this project is how
3 high that eave height is from the base flood
4 elevation. You bring it down, it brings down the
5 mass. I think we can achieve that with the DRB.
6 That's I think our first step is going through this
7 process.

8 THE CHAIRPERSON: One more question or
9 comment.

10 FROM THE FLOOR: We moved onto the
11 island four and a half years ago. After a year or
12 so, we asked to put in a pool. We were not given
13 one inch of variance. So it's a spool now, because
14 it's too small to be a pool. And that's fine. We
15 made it work. And we understood what the
16 guidelines were, and we abided by those guidelines.

17 This process, to me, seems like we know
18 what the guidelines are, but we're going to do
19 whatever we can to violate them and make an
20 individual happy at the expense of the
21 neighborhood. I guess what I'm -- and I know these
22 plans are expensive. But what I don't understand
23 is why, when somebody submits a building plan the
24 board doesn't say, these are the guidelines, you
25 need to stay within them before you spend a lot of

1 heated square footage coverages, something to do is
2 hold a workshop and determine how we can best apply
3 the two mechanisms for getting better designs.

4 So the idea is when you request an
5 increase in heated square footage, as an example,
6 then you should provide the better design by using,
7 number one, the design guidelines that are in the
8 ordinance, and also the standards for neighborhood
9 compatibility.

10 So the question that we need to deal
11 with is how do we get the applicants to show our
12 board members that they're meeting those standards
13 and meeting those guidelines? And so that's our
14 first step. It's not making a text amendment to
15 the zoning ordinance. I think our first strategy
16 is to sit down and figure out how to change our
17 application and our presentation materials to you
18 all. And I think we have a lot of work, but I
19 think we can achieve that in the next two
20 workshops.

21 MS. PERKIS: And I think we're going to
22 have a workshop on what neighborhood compatibility
23 means.

24 MR. HENDERSON: And actually how the
25 applicant needs to change their application to show

1 is putting you all in, and that's what I think
2 needs to change. Thank you.

3 THE CHAIRPERSON: Thank you.

4 MS. PERKIS: Well, I agree with Rhonda.
5 If you didn't ask for any variances, we wouldn't be
6 here, and we wouldn't have to go through this. I
7 mean, why can't we just build within our
8 parameters?

9 MS. SANDERS: A lot of what's built is
10 built within the parameters and we don't see and
11 they're still big. So the issue needs to go to
12 town council, planning, zoning.

13 FROM THE FLOOR: Surprise comment last
14 month was that the board doesn't review everything.
15 I thought that everything was reviewed. So I have
16 a much greater understanding of how narrow --

17 THE CHAIRPERSON: The board reviews all
18 historic properties, every one of them, anything
19 that's done, and any non-historic property where
20 they're granting -- where they're requesting some
21 kind of relief from the ordinance, whether it's
22 side setback relief or square footage relief.

23 MR. HENDERSON: I would like to add one
24 more thing. The board has heard all these comments
25 about how to apply the discretionary increases,

1 times now is because I've been to Station 20,
2 Station 20 and Middle, that's the future of
3 Sullivan's Island unless the ordinance is changed.

4 It is not fair at all for you to be
5 weighing these -- making these decisions, and it's
6 also not fair for people to be pitted against each
7 other where you've got a neighbor that's planning,
8 in my case three months ago, the guy down the
9 street is going to be a neighbor of mine. I want
10 to be a good neighbor, and I know he wants to be a
11 good neighbor, and we're going at it over the size
12 of his house. And it all has to do with the
13 bonuses. That's really what we're talking about.

14 And I will tell you all again, that
15 whole issue with bonuses was about bringing those
16 houses down. It was not about adding square
17 footage. But what invariably seems to happen, as
18 hard as you all want to be, the builder that's
19 proposing the house will bring in pictures of his
20 family and his grandchildren and dog and tell you
21 what a great guy -- because they're all great guys,
22 all the boards they serve on, how much they're
23 looking forward to living there. Like Ron said,
24 you can't just build this house without this extra
25 450 square feet. That's the dilemma that the town

1 THE CHAIRPERSON: Thank you. Yes.

2 MS. SANDERS: I appreciate everything
3 you all are saying, and we're listening to you all.
4 That's why I'm so hard-headed about certain things.
5 But we don't make these -- we're following a code,
6 and we're supposed to follow certain standards. We
7 don't set them. We don't -- I don't know what the
8 percentage of what gets built, huge or not, that
9 does not come before us.

10 So we are not responsible for
11 everything that goes up. And a lot of times we
12 think things get changed after they're approved.
13 But I highly recommend, and I'm glad you are
14 getting more interested, please go to town council.
15 Go to the planning meetings and -- the one the
16 other week, that's the vision. That's what's being
17 set for the next 25 years. We're just little pions
18 trying to do what they tell us.

19 MR. WINCHESTER: Can I make one more
20 comment?

21 THE CHAIRPERSON: Yes, go ahead. Sure.
22 Why not.

23 MR. WINCHESTER: You're exactly right
24 about the vision and where we're going. And I will
25 tell you the reason I've been here a couple of

1 a custom lot, I think you guys understand the whole
2 vision for the island. And I just think as a
3 board, it's important for you to also have a
4 vision, too, in your mind about what the future of
5 our community looks like.

6 And I feel like sometimes when we paint
7 one picture here, one picture there, okay, we
8 approve you, but we don't approve you, I think it's
9 important for the board to understand where they
10 want us to go. And so like if some of us were not
11 here, you could say, well, how does this fit into
12 the kind of community we want this to be in 25
13 years. And I just -- I'm sure you're doing that.
14 But I just wanted to say, you know, we've put a lot
15 of faith that every time you guys meet, that these
16 are your concerns, that you have a vision.

17 So, you know, you can drive down in
18 your golf cart or car, and you're just like, I do
19 not understand how that ever got approved. I do
20 not understand that. And I just think it's really
21 important for you to understand when whoever takes
22 a board seat, they need to understand or have a
23 vision of what we are -- not what we're going to
24 look at in one month, but what we're going to look
25 at in 25 years. That's my comment.

1 FROM THE FLOOR: Is there a follow-up
2 from this meeting that when he comes back with
3 another drawing to you guys, does another sign go
4 up in his yard, and we have to come back?

5 MR. HENDERSON: That's right. We scan
6 the plans, and the application goes out on the
7 website.

8 MR. SCHUTTE: Joe, you've been
9 incredibly responsive, and I appreciate it even
10 this week. But I strongly disagree that a little
11 sign posted 14 days in advance is adequate notice.
12 Nobody scans the website on a regular basis. In
13 the case of the properties near us, people cancel,
14 last minute vacations, all kinds of things to meet
15 what was essentially a big surprise. I know that's
16 not your decision to set the time frames and all of
17 that, but I really disagree that it's adequate.

18 MR. HENDERSON: And that gets back to
19 the submittal deadline a month before the meeting.

20 THE CHAIRPERSON: Okay. One more
21 comment? Yes.

22 FROM THE FLOOR: One more comment, and
23 that is, I am a new resident to the island. We are
24 full-time. But one thing that I just want to put
25 out there to the board is that with every lot being

1 part of your neighbor's property, if you were going
2 to do something, a registered letter was sent out
3 to all neighbors, even if it was five acres away or
4 whatever away, and you have to get -- you notify
5 them of anything that's going on. It's a
6 registered letter that's sent out by the town.

7 MR. HENDERSON: I've heard of
8 notifications being sent out. But it's not a
9 registered letter. So in other jurisdictions,
10 other cities, if you have an annexation into the
11 town, so you're going -- annexing from the county
12 into the city limits, then the state requirement is
13 to -- I believe it's maybe 2 miles or maybe a mile
14 that you have to send the letter out. It's not
15 registered.

16 State law requires that you post the
17 property, and the town zoning ordinance actually
18 goes above and beyond the notification requirements
19 in that we post it on the website. We post the
20 properties.

21 So the Town of Sullivan's Island is
22 doing a good job at notifying the public when these
23 board and commissions will take up a matter. Now,
24 the zoning ordinance could always be changed to
25 require that a letter be sent out.

1 reach out to their neighbors. However, we can't
2 require it.

3 MR. SCHUTTE: I understand. My request
4 to the board is, if it's clear that nobody has done
5 that, my advice would be absolutely not, no way,
6 just based on that principle.

7 MR. HENDERSON: There is no way for us
8 to either confirm or deny whether a project manager
9 or a property owner has reached out to all of the
10 neighbors or one of the neighbors. It's just
11 administratively impossible for us to know if they
12 take that step. We can always recommend.

13 MR. WICHMANN: That is routinely what
14 we do ask the applicant.

15 MS. SCHUTTE: You asked tonight.

16 MR. WICHMANN: Right. And I can't
17 think of an exception where we have not asked an
18 applicant --

19 MR. SCHUTTE: Then my answer for that
20 applicant is no, and it's clearly no in this case
21 and numerous others that I've seen.

22 THE CHAIRPERSON: There was one other
23 comment. You had a comment?

24 FROM THE FLOOR: I just want to say
25 from where we moved, any property that touched any

1 I don't know if those rules and procedures are set
2 by the Town. I sent a very --

3 MR. HENDERSON: It is, yes.

4 MR. SCHUTTE: I mean, I sent a letter
5 to the mayor, to the members of the town council,
6 and each of you were supposed to get a copy
7 reflecting the whole procedure and recommendations.
8 I can't tell whether anyone ever got it or not. I
9 can re-send it. But I think there is a chance to
10 make this much less contentious and a lot more
11 neighborly, but it's going to take some adjusting.

12 THE CHAIRPERSON: You know, and the
13 board has been discussing this recently, and that
14 might be a process that we add to our last, Joe,
15 that we're going to be discussing as a full board
16 in an upcoming meeting.

17 MR. HENDERSON: I mean, reaching out
18 when a project --

19 THE CHAIRPERSON: Reaching out when
20 you're applying for increases, reach out to the
21 neighbors first.

22 MR. HENDERSON: Absolutely. And Town
23 staff always recommends that. You know, that goes
24 back to Ken Proust when he was zoning administer.
25 Randy Robinson and I always recommend that people

1 ordinances about lots that are not cleared on the
2 island or taken care of? I've had a conversation
3 with Joe.

4 THE CHAIRPERSON: Well, I would have to
5 defer to the Town.

6 FROM THE FLOOR: He said there is no
7 rules on the island, though, and you all don't go
8 to the architectural review to keep everything -- I
9 was just wondering.

10 MR. HENDERSON: That falls outside of
11 their purview.

12 THE CHAIRPERSON: Yeah, it really isn't
13 an architectural issue.

14 Okay. Any other questions? Comments?

15 MR. SCHUTTE: I'm so sorry. The
16 gentleman behind me just mentioned, and I forgot to
17 say this. You know, the people are going to come
18 anyway. They're going to build. But it's really,
19 really miserable to start out when you have an
20 adversarial situation, and it's not fun to come
21 here and oppose things. None of us like it. None
22 of us want to do it.

23 The notice is way too short. Fourteen
24 days' notice for a sign out in the yard is
25 impossible to clarify and understand those issues.

1 little opposition.

2 I'm just amazed, even the comments that
3 this house made. I mean, I understand that's what
4 the client needs. Everybody needs something.
5 Everybody needs a pool. Everybody needs to see the
6 ocean. Everybody needs to accommodate four or five
7 kids. It may not be that that lot is the lot for
8 you. Those were the comments that were almost
9 verbatim for the lot next to us. Well, the client
10 needs this, the client needs that, with zero
11 attempt to talk to the neighbors.

12 So, you know, I'm hoping that you all
13 will in the future, as you have tonight, weigh that
14 incredibly strongly, and I think you have a chance
15 to maybe help calm down some of the angst and
16 encourage people to just be more neighborly and not
17 live in such silos. I mean, the buildings look at
18 silos. The attitude is very silo-ish, and it's
19 making it incredibly increasingly unattractive to
20 be here, to be honest. Thank you.

21 THE CHAIRPERSON: Thank you. Any other
22 comments?

23 FROM THE FLOOR: I have a question.

24 THE CHAIRPERSON: Sure.

25 FROM THE FLOOR: Are there any rules or

1 We're currently -- and not that it's
2 just about us -- but we're currently in between two
3 people who have asked for significant variances or
4 done things without significant variances. This
5 last week, a 60-plus-foot tree was taken down
6 without any request for a permit. The lot's
7 leveled, you know, 3 or 4 feet. The lot next to us
8 is 2928, is going to be built out in the marsh to
9 be compliant with our neighborhoods who on the left
10 are 5 feet from the marsh and others who are out,
11 we would expect that you all give us a variance to
12 elevate our lot and move 15 feet out into the
13 marsh. Then we would be in line with everybody.

14 But we shouldn't even have to be here
15 discussing these things. I think Rhonda made a
16 comment last month, just follow the rules, and you
17 won't even have to come here. It is shocking to me
18 that there aren't any general approval rules. I've
19 done a past project on Jasper, you know, the
20 request not to raise the thing and to build within
21 the -- you know, the golf cart shed, not withstood,
22 I mean, the whole thing is going to make the
23 island -- that part of the island more attractive.
24 I have never seen a less attractive building from
25 the Jasper side. And that's why there was so

1 is a big problem. And when I can't get through and
2 the mail truck can't get through, we have a big
3 problem at my end of the island.

4 So when you all consider all these big
5 structures coming, think about us that have lived
6 out there all these years, and we are flooding out.
7 And thank you for listening to me.

8 THE CHAIRPERSON: Thank you. Does
9 anyone else have any general public input?

10 MR. SCHUTTE: I'm Dale Schutte. I've
11 been here for about 25 years, and most of my
12 comments reflect the issues over the last few
13 months. I think one thing is I've noticed that the
14 issues on the island become increasingly more
15 contentious. The last election was miserable. The
16 level of spite and angst over whatever the issues
17 is really incredibly unattractive.

18 I appreciate a lot of the comments I
19 heard tonight. I especially appreciate Ron's
20 comments. My request is that you all really
21 strongly consider the way people go about things,
22 because even if you approve something that fits
23 variances and nobody has talked to the neighbors,
24 that creates angst and spite, as you said lasts
25 forever.

1 and little.

2 I have to tell you, I'm listening to
3 you all and listen to you preserve this wonderful
4 island, and it is paradise. But I am landlocked at
5 two lanes, at 28 1/2 and Station 29, and he's
6 talking about the drainage. I cannot get out.
7 I've already had one of my cars, the headlights
8 gone going through the water. And it's an SUV.

9 My mother who is here who is 93 lives
10 under my house, and that's my fault. She's
11 grandfathered in many, many years ago. We paid a
12 lot of insurance so she doesn't have to go to a
13 nursing home. But that's not the point. That is
14 my problem, not the board's.

15 I now have three sump pumps because of
16 the flooding. Hugo flooded us. The hundred year
17 flood flooded us. But every time it rains, I am
18 flooded.

19 Now, I talked to somebody at NOAA, and
20 they told me it's because of all this big
21 construction going on. And I think everybody
22 should be able to build on the beach what they want
23 to live in and to preserve the island. I am not
24 here for any complaint on construction. You all
25 are doing a good job with that. But the drainage

1 MS. SANDERS: Motion to adjourn.

2 THE CHAIRPERSON: Second?

3 MR. WICHMAN: Second.

4 THE CHAIRPERSON: All in favor?

5 (Ayes were stated by all board
6 members.)

7 MS. BARKOWITZ: I thought the last
8 thing says, E is public input.

9 THE CHAIRPERSON: Okay. Hold on a
10 second. You're right. We'll need to reopen this
11 meeting. Joe, can you explain the public input?

12 MR. HENDERSON: Specifically, I think
13 we made a practice that after each agenda item
14 opening it up for public input, as well as having
15 just session at the end of the meeting. But very
16 seldom do we have public input.

17 THE CHAIRPERSON: I apologize. I just
18 totally misread the sheet. And so let's go to item
19 E, public input. Yes.

20 MS. BARKOWITZ: My name is Roslyn
21 Barkowitz. I live at 2872 Marshall Boulevard. I
22 have been an island resident for 50 years
23 permanently, 30 years before. I lived in a small
24 little beach cottage, and now it's a big house.
25 And I'm listening to all the pros and cons of big

1 THE CHAIRPERSON: Do you want to
2 restate that just so Joe --

3 MR. COISH: I think that I said if Ron
4 takes what the board has -- the board's concerns
5 about the project and tweaks or modifies the design
6 to try to bring back a new interpretation of what
7 we may like concerning drainage and neighborhood
8 compatibility and, most importantly, discussing it
9 with the neighbors, work together on it.

10 MR. WICHMANN: Would we consider that a
11 deferral or --

12 MR. HENDERSON: So the next application
13 made would be for conceptual review and approval.
14 I just want to clarify.

15 THE CHAIRPERSON: I think that would be
16 correct.

17 MR. HENDERSON: Okay.

18 THE CHAIRPERSON: And so we have a
19 second. Do we have any questions or comments? All
20 in favor of the motion, say aye.

21 (Ayes were stated by all board
22 members.)

23 THE CHAIRPERSON: Any opposed?
24 Okay. And do I hear a motion to
25 adjourn?

1 have?

2 MR. COISH: I say discuss with the
3 neighbors, most importantly, and work together on
4 it. Put yourself in their shoes, and they'll help
5 you create something that we will love. I've been
6 involved in a couple of projects on the island over
7 the years where the big house has gone in and
8 totally ruined people's lives, and nothing good
9 comes of it. Had they talked to their neighbors
10 and worked something out, it would have been a lot
11 nicer.

12 THE CHAIRPERSON: So does anyone want
13 to make a motion?

14 MR. COISH: I make a motion that you
15 take all the comments that we've given tonight and
16 come back with something that is a new
17 interpretation of what we're asking.

18 MS. SANDERS: Second.

19 THE CHAIRPERSON: Okay. Any discussion
20 about that motion?

21 MR. HENDERSON: Is that conceptual
22 approval?

23 THE CHAIRPERSON: I don't think I heard
24 an approval in that.

25 MR. HENDERSON: Just for comment.

1 drainage. The impervious surface does. You've
2 already got a very strict limitation on the
3 quantity impervious surface in your ordinance,
4 stronger than any other community. You know, we
5 were well within those requirements, even with the
6 increased area. So what I don't want to see happen
7 is the board think that the additional 400 square
8 feet of house is greater going to impact the
9 drainage of the property.

10 THE CHAIRPERSON: Ron, I think we do
11 understand that.

12 MR. DENTON: Okay.

13 THE CHAIRPERSON: And just take what
14 you're hearing from the board and go back and see
15 what you can do. I think you're going to have,
16 with the current design, even though the house, it
17 sits right in the middle of the lot. I see that.
18 You're off of most of the setbacks with all the
19 vertical components of the home. However, it
20 just -- it's a bit severe and vertical. And I know
21 why you're vertical. You want to get up and see
22 the view. I think we all get that. So just take
23 these comments and go visit the neighbors before
24 you come back. I would say that's a great idea.

25 So are there any other questions you

1 MR. DENTON: Can I make one more
2 comment just in general?

3 THE CHAIRPERSON: Sure.

4 MR. DENTON: I'm a planning
5 commissioner on the Isle of Palms, and we're
6 dealing with drainage issues as well. And the same
7 question comes up about drainage plans. And on the
8 Isle of Palms, they're part of the NPDES, whatever
9 that standards for. It's still requiring drainage
10 plans for new construction. I commend that.

11 My concern, and I'm not sure how well
12 it's going to be resolved, since you're solving the
13 problem on a 10,000 square foot piece of property,
14 there is a drainage outlet at the corner, a
15 culvert. Our obligation would be to get the water
16 there. It's not our obligation to take it from
17 there to the outfall. We're finding that same
18 problem on the Isle of Palms. It's not a very easy
19 thing to solve. There is -- I would develop a
20 drainage plan anyway, just from my own viability
21 standpoint as a designer. But where does that
22 water go? That's a bigger problem and a bigger
23 question.

24 The size of the house is not
25 necessarily appending or increasing the quantity of

1 happened, people were tired of seeing such tall
2 vertical structures, and the ordinance was adjusted
3 to require that setback or to require the porches.
4 It may be that it needs the porches so that you can
5 achieve what you want on the interior.

6 I think you've heard some very
7 perceptive comments about the house, that front
8 facade. It looks more urban. It just doesn't
9 necessarily look like it's a part of the
10 neighborhood. That's just my comment.

11 MR. DENTON: That's helpful.

12 THE CHAIRPERSON: As far as -- if there
13 were more of an overhang on these roofs, that might
14 stop your eye from just continuing straight up.
15 Something like that, I think, could be helpful.
16 But I think -- and just so that you know, you've
17 heard comments from the town, and we have too. And
18 so you've got to show us -- if you want additional
19 square footage or relief, you've got to show us why
20 we feel comfortable granting that. And I don't
21 think we see it yet. Not that we can't; therefore,
22 your request. But it's going to take some work.
23 It's just not -- you're just hearing from us some
24 comments. And hopefully you can take that and get
25 where you need to be with the design.

1 THE CHAIRPERSON: Thank you. Well,
2 I'll give you my thoughts as well. And, again, I
3 don't think you should -- don't feel singled out,
4 because there have been many times where someone
5 has come in to ask for relief. These aren't
6 variances, but we're talking about relief. And
7 they've had to go back and address it and go talk
8 to their neighbors and show -- you know, go work on
9 that and come in with approvals from your neighbors
10 will make this process go a lot better. But as
11 everyone is saying, we're hearing this -- you've
12 heard a lot of people expressing some concerns,
13 various concerns.

14 I look at the house, and I'm looking at
15 that bottom right-hand version right here that you
16 see, or you see on the screen, and it just looks
17 disconnected from the ground. It looks like a
18 house that's up too high. It's like there is -- no
19 design has occurred from the first floor down to
20 the ground. Whether it's just some kind of design
21 or something that will grab that house would make
22 it more appealing.

23 I look at those -- that front right
24 corner of the house, and I see vertical walls. And
25 that's exactly why this board is here. That

1 But it related to this issue, the size of homes and
2 discretionary increases by the DRB, so I sent it to
3 you all.

4 MS. SANDERS: The public is stamping
5 their feet. They're tired of it. So draw
6 something that you don't have to come see us,
7 please.

8 MR. DENTON: Well, we have to because
9 of the area. We can solve these other problems.
10 We just can't really get over the square footage.

11 THE CHAIRPERSON: Beverly?

12 MS. BOHAN: I agree with what has been
13 said, without being redundant. I think the one
14 thing that is the main thing is that when there is
15 this much public comment and letters and stand-up
16 objection, I think that this board and this town
17 needs to listen. And I think that there can be a
18 way to give both the homeowner and -- you know, the
19 front elevation, you know, the tweaking of the
20 stairs, as an interior designer, I can see possibly
21 some areas in the interior spaces that could be
22 massaged and give you what might be pleasing and
23 livable good square footage, a view of the
24 particular living environment that you're after. I
25 think that a study is needed.

1 really the island would really want to have in
2 there.

3 MR. WICHMANN: Right. Well, thank you
4 for that. And I appreciate the fact that you've
5 removed the -- I think you called it the Juliet
6 porch or Rapunzel or whatever. And that's great.
7 I do think that -- on a personal level, I think I'd
8 be inclined to grant it. But I do think the front
9 elevation -- and, again, I know the pictures aren't
10 always exactly -- you know, the renderings don't
11 always match what happens in real life. But I
12 think that certainly the front elevation might need
13 some tweaking if it can be. Those are my comments.

14 THE CHAIRPERSON: Thank you. Rhonda?

15 MS. SANDERS: I agree. I think the
16 stairs should be reworked, and I'm not really sure
17 that I would agree with the variance on the front
18 setback and the side second floor setback, mainly
19 because we've had I don't know how many neighbors
20 stand up and not like it so much because they're
21 right next to them, and also because we've seen --
22 Joe, did we not get a couple of more letters
23 e-mailed?

24 MR. HENDERSON: We had a letter
25 specifically addressed to the planning commission.

1 carrot is, you do a nice building, you might be
2 able to get some relief.

3 And so we thought we designed a really
4 nice house that deserved -- was worthy of a very
5 small carrot in the front yard setback, a very
6 small carrot for not having -- it would be a
7 compliant balcony to the side, but I don't think it
8 would be as successful. We can study that front
9 elevation, certainly.

10 But the client has needs, and who are
11 we to judge what their needs are. They have
12 certain requirements, a number of bedrooms, certain
13 requirements for living areas, sleeping areas. You
14 know, so we worked that area. I mean, that area
15 has -- we had a larger house. We never quite ever
16 had a smaller house. But basically if we would
17 have been able to take that 400 square feet out of
18 the house, basically we wouldn't be here today.

19 So that's the biggest nut of them all,
20 so to speak. But it's also driven -- that need for
21 that square footage has driven the fact the house
22 looks as good as it does today. There could have
23 been shortcuts and far more of a milk toast
24 approach and a more bland house that would meet the
25 ordinance, but it would not be something that

1 what Ron had to say as well. I think -- is
2 there -- do you see a way where the square footage
3 issue could be worked on or come down?

4 MR. DENTON: If we could, we wouldn't
5 be here.

6 MR. WICHMANN: I think what I'm trying
7 to do is give you a lifeline, because I think
8 you're hearing that that is a big concern, not only
9 from the neighbors, but from the board members as
10 well. So I think that -- is there -- I guess we're
11 looking for an understanding as to why -- what are
12 the reasons for requesting it, other than wanting
13 more square footage? I guess I'm trying to
14 understand, is there a hardship or an issue as to
15 why there is more square footage requested?

16 MR. DENTON: Programatic needs.
17 Everybody has a right to want what they want in a
18 house when they build it. And the purpose of the
19 ordinance the way it's written on Sullivan's
20 Island, they're very firm and tight. They're
21 trying to establish an aesthetic. And the way I
22 look at it -- and this is the most properly
23 organized design review board in the area, and I've
24 presented to all of them. This one was done right
25 by state standards. And it's the carrot. The

1 almost every day, and they're very accessible. And
2 this is what -- they can help you answer these
3 questions. A lot of people, this is a big concern
4 all over the island. But let's -- now that we've
5 heard your comments, Joe, let's see if anybody on
6 board has any questions or comments. Ron?

7 MR. COISH: My main concern is the
8 drainage. And it's getting bad, worse all the
9 time. So a lot of roof on the island, and almost
10 too much roof. And where is the water going? We
11 don't know. Do I want to see a plan? Definitely.
12 That's, to me, the biggest issue.

13 And, secondly, I don't see where the
14 house would need to be increased in square footage.

15 And, thirdly, I do agree with possibly
16 studying to change the front of the house, because
17 it is kind of a -- when I look at it, it just --
18 just something about it that -- you did a beautiful
19 job on the plans and the presentation. But the
20 front of the house just seems like it's too -- too
21 narrow. It kind of wants to suck me up the stairs
22 instead of a nice walk up the stairs. Those are my
23 concerns.

24 THE CHAIRPERSON: Thank you. Bunky?

25 MR. WICHMANN: Yeah, I reflect a lot of

1 MR. HENDERSON: Yes.

2 FROM THE FLOOR: Can you tell me where
3 on that end of the island you can possibly drain
4 water?

5 MR. HENDERSON: We haven't seen the
6 plan yet, but the engineer will tell us that.

7 FROM THE FLOOR: Okay. But can you
8 tell me where, can an engineer tell me where on
9 that end of the island you can possibly drain
10 water?

11 MR. HENDERSON: They'll have to.
12 They'll have to show us.

13 FROM THE FLOOR: Because it drains up.

14 THE CHAIRPERSON: Well, you know, what
15 you might want to do, I invite you guys --

16 MR. HENDERSON: I can pull up my GIS,
17 and we can look at the data and look at the
18 infrastructure in that area --

19 THE CHAIRPERSON: Excuse me,
20 everybody. Excuse me.

21 FROM THE FLOOR: I would like to see
22 that --

23 THE CHAIRPERSON: Okay. One second.
24 One second. I invite you guys to go talk to Joe,
25 because that's what they're here for. They're here

1 to address one of the concerns from the public.

2 The question was stormwater management.

3 THE CHAIRPERSON: Exactly.

4 MR. HENDERSON: So the town recently
5 incorporated the new regulation that requires all
6 development, any adding of impervious surface of
7 over 625 square feet has to develop a stormwater
8 management plan. They will have to do that for
9 this property and will have to be certified by an
10 engineer or a landscape architect before we issue
11 permits.

12 FROM THE FLOOR: And what is the
13 objective of this --

14 MR. HENDERSON: So the stormwater
15 management plan is required to be implemented on
16 any given site so that it doesn't adversely impact
17 any adjacent property or any property downstream.
18 So that's why an engineer has to stamp it and
19 certify it as the professional. And when it's
20 presented to Town staff, we usually get that plan
21 and make sure they've implemented best management
22 practices. And we have an engineer that the town
23 works with to certify that it will work.

24 FROM THE FLOOR: So is it a drainage
25 plan?

1 the standards of the zoning ordinance as described
2 in the section that I referenced. The wall of the
3 third story can't exceed 50 percent of the area
4 outside of the roof structure. So it has to be --
5 essentially 50 percent of the third story has to be
6 hidden by the roof.

7 FROM THE FLOOR: Is that the case?

8 MR. HENDERSON: It wasn't when this
9 application was submitted. But this is a
10 conceptual review. The board hasn't had a chance
11 to review and make comments. The staff hasn't
12 had -- you know, we haven't had all of our concerns
13 addressed. So we still have some work to do on
14 this.

15 FROM THE FLOOR: My only point is, if
16 it's not a third floor, then we can call it
17 whatever we want, but I think it's a third floor.

18 MR. HENDERSON: It's a third floor as
19 it is today.

20 THE CHAIRPERSON: Any other comments?
21 Okay. The public comment session is
22 closed.

23 So, Joe, do you have any other
24 comments?

25 MR. HENDERSON: Well, I would just like

1 square footage.

2 Again, that's my take on it. I agree
3 with all the other comments that were made here,
4 and I hope you will consider them.

5 THE CHAIRPERSON: Thank you. Any more
6 comments?

7 MR. DENTON: I'd like to respond.

8 THE CHAIRPERSON: Let me close the
9 public comment session.

10 And so that session is closed.

11 First -- one second. There is one more
12 public comment.

13 FROM THE FLOOR: You talked about a
14 third floor. We didn't call it a third floor, but
15 it is a third floor. Am I correct on that?

16 THE CHAIRPERSON: Well, that's a very
17 interesting question, because as I saw the
18 proposal, the height of that space is 5 feet tall.
19 That wouldn't be a story. Isn't that correct?

20 MR. HENDERSON: As defined in the
21 zoning ordinance, it's considered a third story.

22 THE CHAIRPERSON: Is it?

23 MR. HENDERSON: Yes.

24 THE CHAIRPERSON: Okay. Then it is.

25 MR. HENDERSON: It would have to meet

1 before. I apologize to you all for that. Please,
2 let -- nothing that I want to say tonight is meant
3 to offend anybody, particularly the board members.
4 You are extremely professional. I am not here to
5 preach, teach, lecture, anything like that. If it
6 comes across like that, I apologize to you up
7 front. Same with Ron Denton, who I've known for 20
8 years, a primo architect, almost 20 years in the
9 Low Country.

10 But this house -- and I've walked up
11 and down Brownell a couple of times in the last few
12 days trying to figure out what is compatible about
13 this proposed house in that neighborhood. And I
14 look at -- walking up and down Brownell, I do not
15 see many houses that are built setback to setback
16 to setback to setback. I don't see many with this
17 mass and this scope. What I see are yards. Don't
18 see a lot of pools. I think the builder -- totally
19 believe in property rights. The builder ought to
20 be able to build what they want here, but not as a
21 matter of getting variances for neighborhood
22 compatibility, extra square footage for
23 neighborhood compatibility. As a matter of fact, I
24 would argue the house, to be made more compatible,
25 we'd be reducing its square footage, not adding

1 People are talking about drainage. But one thing
2 that I don't feel like has been much consideration
3 is the front that faces Brownell. I find -- I
4 think it's in the bottom middle. And I just feel
5 like this was mentioned, like there has been a lot
6 of talk about all the elevations and how it looks.

7 I'm confused. If Brownell looks like
8 where they come in from the front door, it feels
9 like the front of the property is -- it's very flat
10 to me. I feel like a lot of consideration -- it
11 seems like a lot has been made on the 29, Station
12 29 view, and even where it backs up to their
13 neighbor. But I feel like the actual front of the
14 property doesn't really have a lot of character.
15 It has a bump-out on the porch. But I don't really
16 feel like it has any character.

17 I feel -- just as has been mentioned
18 here before, a lot of consideration has been made
19 for making views of the ocean, and it isn't an
20 ocean viewing property. I feel like one face of
21 that entire place has been -- I feel like the front
22 of the house has been left wanting.

23 THE CHAIRPERSON: Thank you.

24 MR. WINCHESTER: John Winchester, 2720
25 Brooks Street. Unfortunately, I have been here

1 But, to me, it seems like one major
2 thing ought to be asked before anything is
3 considered, and that is have you talked to the
4 neighbors. I really -- this kind of reminds me of
5 the Jim Carey movie where he's got the guy who is
6 in prison time after time, and finally he asks his
7 advice, and he says, well, stop breaking the law.

8 I mean, the whole thing seems very
9 chaotic to me. I don't know why any exemption
10 would be considered if it wasn't supported by the
11 neighbors. Again, I don't know this property. I
12 don't know the builders. I don't know the owners.
13 But to me it would be important to know and
14 hopefully important for the board to know what the
15 neighbors think. And if there has been some
16 reasonable attempt, not just to maximum the master
17 bedroom size or maximize the ocean views of a
18 non-oceanfront lot or to maximize the man cave or
19 whatever, but where does it fit with the neighbors?

20 THE CHAIRPERSON: Thank you. Is there
21 any other public comment? Go ahead.

22 MS. ANDERSON: My name is Syndra (ph)
23 Anderson, and I live at 2870 Brownell, and this is
24 my first time as well. And in just looking on the
25 plans, the only thing -- I have a lot of concerns.

1 what the setbacks are, and the house, I understand,
2 is being designed for the aesthetics and the views
3 of the ocean and things of that. It should also be
4 designed to conform to code, without setbacks,
5 those are known, and without asking for additional
6 square footage because of the concern for flooding.

7 So two things. Number one, I'd like to
8 understand the drainage plan, because, again, very
9 significant flooding problems on that end of the
10 island, and we're covering a large mega pond now.
11 Number two, I think that house can be designed
12 within the existing parameters and setbacks and
13 requirements. For example, the front step coming
14 into the setback on Brownell rather than going
15 straight out can have two pieces come off to the
16 side. I'm not an architect, but that seemed fairly
17 obvious to me. So I'll leave it at that.

18 THE CHAIRPERSON: Thank you. Is there
19 any other public comment? Yes.

20 MR. SCHUTTE: I have no association
21 with this lot at all, and I have had no association
22 with this process until, unfortunately, the last
23 few months. Probably I'll save more of my comments
24 where there is a session at the end where you ask
25 for public comments about the whole process.

1 neighborhood compatibility and may also cause
2 future flooding to the adjacent property. We have
3 seen these problems arise more frequently with the
4 allowance of too many variances.

5 Please take note of this each time you
6 are considering unnecessary variances. Also, it is
7 important to leave more space in between each home
8 for wind and storm purposes. Thank each of you for
9 your time and your sincere consideration of these
10 important issues facing us as a community.

11 Sincerely, Adele Tobin.

12 Okay. Now, is there any additional
13 public comment? Yes.

14 MR. MILLIMET: I'm Scott Millimet, 2902
15 Brownell. This is my first experience at one of
16 these meetings, so forgive me if I'm not following
17 protocol.

18 As that e-mail mentioned, drainage is a
19 big problem in that part of -- on that part of the
20 island. So first of all, I'd like to understand,
21 is there a drainage plan around this large home,
22 number one.

23 Number two, this lot has been in the
24 family for, I understand, a period of time is my
25 understanding. And so there should be knowledge of

1 sides that are exposed easily to the public,
2 Ms. Perkis' side, in all those cases, the wall is
3 less than 50 percent above the roof line. The only
4 time it really is not is on this side, the eastern
5 side, and a small portion of the southern side.

6 THE CHAIRPERSON: Thank you. So now is
7 the public comment session. And, Joe, we received
8 an e-mail. Should I read that out loud, do you
9 think?

10 MR. HENDERSON: Sure, yeah, that would
11 be fine. I believe it pertains to this request.

12 THE CHAIRPERSON: Right. This is from
13 Adele Tobin. The subject is variances for proposed
14 home at 2877 Brownell. To all the board members of
15 the DRB: I was hoping to attend the meeting on
16 Wednesday evening but have a conflict. So I'm
17 sending this e-mail to each of you instead. It is
18 in regards to the new home to be built at 2877
19 Brownell.

20 I understand that they are requesting a
21 variance of 450 square feet. In my opinion, this
22 is unnecessary given the square footage that is
23 already allowed. Adding an extra 450 square feet
24 will completely infringe on the house that is
25 already standing next door. This goes against

1 show that.

2 MR. HENDERSON: Which elevation --

3 MR. DENTON: Well, here you start to
4 see a little bit of the parapet as it turns the
5 corner. The elevation just prior to that probably
6 shows that parapet just off the master bedroom and
7 man cave area that we had just previously discussed
8 that does not have a balcony. So we feel that it
9 fits within the character of the house. It's kind
10 of a modified Charleston appearance. Parapets are
11 very common in that architectural theme. So our
12 feeling is that it's a successful interpretation of
13 a means to disguise a roof deck. Many roof decks
14 are in that neighborhood. Of course, all not in
15 sight, but in the cherry picker, we certainly
16 noticed them.

17 Finally we had talked -- Joe had
18 mentioned the 50 percent rule, third story
19 penetrations past the roof. If you have -- he'll
20 have to explain. If you have a third floor, it
21 can't be more -- the wall area, you can't have more
22 than 50 percent of the wall area above the roof.
23 That last drawing that I sent to you kind of shows
24 a depiction on all four sides that would show the
25 percentage of the wall above the roof. And in all

1 mind, is more of a landing that could access a roof
2 deck that is not a -- that ceiling height is 5' 4".
3 It's really more of a landing to that stair. That
4 door is not 6' 8". It's not really a real door,
5 not a legal door. We did carry that landing around
6 the perimeter of that clerestory, primarily so we
7 can clean windows. It could go away, we may with a
8 landing at the top of the stair. But it does
9 provide an access way on to a rooftop.

10 That rooftop deck area, we thought we
11 were designing a concealed deck situation. And
12 this is a true perspective as you see it from the
13 ground. If we can go to an elevation, perhaps, you
14 can see, on most sides, you would not be able to
15 see the roof deck on the east side. We do have a
16 portion that is parapeted so that kind of fits with
17 the character of the house. We could do a hip roof
18 and disguise it that way. We thought parapet was a
19 little bit more successful.

20 MR. HENDERSON: Is this the rendering
21 you're looking for?

22 MR. DENTON: No, that's talking about
23 the 50 percent. I was talking more about the roof
24 deck and how we're kind of just hiding it from the
25 street. So the 29th Avenue or east elevation would

1 let that happen. I'm sorry.

2 THE CHAIRPERSON: Okay, Ron.

3 MR. DENTON: So then, finally, a
4 comment that Joe brought up had to do with third
5 story, and we had a short discussion about that
6 today. And we had labeled something as the third
7 story. We don't truly have a third story. But
8 what we do have, and you see in that section, is a
9 stair element. Call it a tower, if you will.
10 There are stairs that ascend from the ground up.
11 And in order to allow natural light to filter into
12 the staircase, we have a lantern, if you will,
13 clerestory going around the perimeter, the upper
14 part of the stair.

15 To be honest, architecturally, it
16 solves a lot of problems for me because we have a
17 conflation -- we've got a bunch of roofs coming
18 in together, and they will not meet cleanly. So
19 having a horizontal built form to intercept those
20 roof ridges, one -- well, it does two things. It
21 ceases to create a roof problem, but also provides
22 natural light into the staircase like we have here,
23 which would be a great element to flow down the
24 first two floors.

25 We did add -- the top floor, in our

1 MR. DENTON: This portion.

2 MR. HENDERSON: So if you look at the
3 rendering, this is what reflects what Ron needs as
4 far as relief, and that would be --

5 MR. DENTON: This portion here on the
6 front Brownell side elevation.

7 MR. HENDERSON: So the intent of that
8 regulation is to reduce the massing of structures
9 on the Brownell side. So it's to require
10 structures to be built in a way to keep that
11 massing from being so imposing on the front. I
12 just wanted to point that out.

13 FROM THE FLOOR: Is it possible to turn
14 this at an angle so we can understand what you're
15 saying?

16 MR. DENTON: You'd like to see this?

17 You know, another way that you can beat
18 the ordinance is to put a hip roof there. There
19 really are hip roofs elsewhere on the project and
20 don't feel like that, again, is a strong --

21 THE CHAIRPERSON: Hold on a second.
22 Let's make sure we just have one person talking at
23 a time.

24 MR. HENDERSON: I'm sorry.

25 MR. DENTON: I probably should not have

1 elevation where we have incorporated a deck more or ⁵⁶
2 less like a Juliet porch, suspended. Actually,
3 it's an overhang, but would actually conform to the
4 ordinance and not require us to make that request.
5 However, we feel what we presented originally is a
6 stronger solution, even though it does require that
7 we ask for that relief.

8 MR. HENDERSON: So that was one
9 elevation on the eastern side. Was there a request
10 for the western side?

11 MR. DENTON: I thought we satisfied all
12 of that by cutting back the length of the wall in
13 that case. That's a 2-foot setback there. We made
14 some adjustments as well on -- we had to reduce
15 that. That was the wall, 30 feet.

16 MR. HENDERSON: So it would just be
17 this, this expanse?

18 MR. DENTON: Right.

19 MR. HENDERSON: And then you would
20 compliment that by putting in the porch?

21 MR. DENTON: Well, we think it's
22 stronger not to have a porch, aesthetically, but
23 that's why we're asking for the --

24 MR. HENDERSON: And then the additional
25 front facade setback, if you look at the --

1 programatically for the clients. We could in a
2 sense take away that undulated front facade, but
3 that also, I think, is contradictory to what the
4 intent of the ordinance is trying to achieve. We
5 feel strongly that the house conforms truly to the
6 intent of what the ordinance is asking us to do,
7 which is to break up the house, not have a big, old
8 rectangular box, but to have something with
9 character, interest, undulating facades, porches,
10 decks, which leads us to the second -- the 2 foot
11 setback on the facade. And the one that I was
12 aware of is over here.

13 These are both the master bedroom and
14 the man cave. Both kind of require that we
15 maintain the width because those are two important
16 rooms. And because of the -- that side already
17 encompassing a series of decks, we thought adding
18 another deck up here that would allow us to not
19 have to set back that second floor kind of became
20 onerous and too busy and, we feel, less successful.
21 But we did draw it to show you. And if you like
22 that, I'll walk it by you real quick so you can
23 take a look. I didn't know you'd all be so far
24 away.

25 But, anyhow, you can see on this side

1 So we have asked for a couple of
2 variances before you tonight. Of course the house
3 on a lot of that size kind of has some programatic
4 needs that require additional square footage. We
5 think we're asking for a modest amount of increase
6 as allowable by the board. We are under 4000
7 square feet for this property, which by no means is
8 a huge house.

9 And because of the orientation of the
10 house, trying to obtain the views, trying to
11 fulfill the program and get another pool, this one
12 in the back of the house, kind of forces us to
13 request some relief from the front yard -- front
14 facade elevation setback. And if I may, I'm going
15 to go up to this drawing here.

16 The part that -- we're asking for about
17 2 feet. I think it's 23 inches of variance on the
18 diagonal. This is the front of the house. And it
19 staggers, so there is not a blunt elevation on the
20 house. Everything is modulated, cut up, broken up.
21 This front portion of the house is the only one
22 that exceeds that 23 inches of front elevation and
23 additional setback.

24 Now, of course, yes, we could shift the
25 house back, lose a pool. That's not very good

1 they're ready to build their home.

2 This home is kind of unique for me in
3 that most of my most recent projects have been more
4 in the historic part of Sullivan's Island, which is
5 more of a neighborhood confine or community. This
6 one on the outskirts, a little bit more ocean
7 brand. It's a third row house on the corner of
8 Brownell and Station 29. And we spent a lot of
9 time at the site. We rented a cherry picker to try
10 to assess potential use. And what we found is that
11 there is a wide breadth of view in that corner of
12 Station 29.

13 So we designed a house, a multi-story
14 house, elevated for parking as required by FEMA,
15 but we kind of sawtoothed the house in a way so
16 more rooms could take advantage of that view. I
17 refer to it sometimes as the notion of the ocean.
18 You can't always see it, but you know it's there.
19 It's kind of your obligation to pay homage to that.

20 The shape of the home is -- was created
21 to take full advantage of potential views. The
22 house does have an inverted floor plan, which
23 inherently is very difficult to work with in the
24 Town's ordinance. But I think we've made some very
25 successful attempts at achieving that.

1 provisions of the zoning ordinance that haven't
2 been addressed, and that's specifically Section
3 21-39 where it determines that any third story has
4 to be hidden, at least 50 percent of the wall needs
5 to be hidden within the existing roof line.

6 The second item refers to third story
7 decking, and this pertains to a design guideline
8 within the zoning ordinance. It states that it's
9 incompatible. A third story deck or rooftop deck
10 shouldn't be exposed and visible from the public
11 right-of-way.

12 So those are just two things, and I
13 think Mr. Ron Denton has addressed those and will
14 present information on that.

15 MS. PERKIS: I'm going to recuse
16 myself.

17 THE CHAIRPERSON: Okay.

18 MR. HENDERSON: So any questions? I'll
19 defer to the board.

20 THE CHAIRPERSON: Okay.

21 MR. DENTON: My name is Ron Denton, and
22 I'm the architect for Dawn and Chris Orr who are
23 here with us tonight as well. They came to me,
24 Chris has had this property for quite some time,
25 and it's been vacant for quite some time. And now

1 THE CHAIRPERSON: Any opposed?

2 Good.

3 So the last item on the agenda is 2877
4 Brownell.

5 2877 BROWNELL AVENUE

6 MR. HENDERSON: Agenda Item D.2,
7 non-historic property design review located at 2877
8 Brownell Avenue. This property is outside of the
9 historic district, and it's currently a vacant lot.
10 The applicants are requesting modifications of the
11 zoning standards for principle building square
12 footage, and they're requesting 13 percent, or a
13 453 square feet increase to what's allowable under
14 the standards. They're also requesting 100 percent
15 relief for the second story side setback, which we
16 just discussed. And this is requested on two
17 elevations, the east and west side elevations.
18 And, additionally, they're requesting relief for
19 the additional front yard setback. This would be
20 off of Brownell Avenue, I believe?

21 MR. DENTON: Yes.

22 MR. HENDERSON: In your staff reports,
23 I mentioned a couple of notes that weren't
24 addressed in this application for you. The first
25 is regarding the third story and some of the

1 appreciate you hearing what our requests were. I
2 have nothing further.

3 MS. SANDERS: I agree. Thank you for
4 the color coding. That helps. The difference
5 between the first one and the second one, I didn't
6 see that much before. But the last one looks a lot
7 better.

8 THE CHAIRPERSON: Beverly?

9 MS. BOHAN: I agree. I think adding
10 the window is a nice touch as well. I think it's
11 well done, and it breaks up the massing. I like
12 it. Good changes.

13 THE CHAIRPERSON: Ron?

14 MR. COISH: I like it. Nice work.

15 THE CHAIRPERSON: Linda?

16 MS. PERKIS: I like it too. It's been
17 a long process.

18 THE CHAIRPERSON: Do I hear a motion?

19 MR. WICHMANN: I make a motion to
20 approve as submitted for final.

21 MS. SANDERS: Second.

22 THE CHAIRPERSON: Okay. Any discussion
23 on the motion? All in favor?

24 (Ayes were stated by all board
25 members.)

1 understand the concept here. You come in this
2 time -- the middle drawing was approved last --

3 MS. CAMPBELL: It was conceptually
4 approved last time.

5 THE CHAIRPERSON: Conceptually
6 approved.

7 MS. CAMPBELL: Correct, with a comment
8 to break up the wall.

9 THE CHAIRPERSON: You're coming in here
10 to request even less?

11 MS. CAMPBELL: Correct.

12 THE CHAIRPERSON: Okay. Got it. I
13 understand. So now let's go -- is there any public
14 comment?

15 Well, I guess the public comment
16 session is closed.

17 Joe, do you have any final comments?

18 MR. HENDERSON: No, I do not.

19 THE CHAIRPERSON: Okay. Bunky, do you
20 want to --

21 MR. WICHMANN: Sure. Thank you.
22 Clearly you all heard what we said last time. I
23 think that roof line change is -- I think it's
24 going to make all the difference in the world to
25 the house. I like what you've done, and I

1 for anything in excess of 10 feet. And what's in
2 purple on your packet is this current submittal.

3 So the area in lighter purple, which,
4 Joe, if you can point to it, lower -- right there,
5 we were able to recess the porch below and the
6 upper master bedroom volume back slightly to allow
7 a corner to be expressed and allow the roof line to
8 come down, and in doing so, separated this main
9 volume of the living room and the master and the
10 bunk room upstairs and break up the long mass and
11 the volume on the second floor.

12 And so previously, again, the tan
13 represents what we came to you with last month, and
14 this is what we're here for this month.

15 The corner of the house comes up, and
16 that roof line has now continued over, so this
17 reads as a volume versus a wall. We've also added
18 another window and a closet upstairs to help,
19 again, break up that mass and the siding on the
20 second floor.

21 I'm happy to answer any questions.

22 The other areas haven't changed at all
23 either. We're still requesting the same on these
24 volumes. So that's not changed.

25 THE CHAIRPERSON: Let me see if I

1 We reviewed this project on October
2 18th where the DRB made a recommendation that they
3 lessened the length, the linear distance of one
4 specific section of the second story. This was
5 modified by 6 inches where the applicant provided a
6 small recess in that length of wall and extended a
7 corner up to the second story. And I'll let
8 Ms. Kate here address what she did in a little more
9 detail. And I'm here for you guys if there are any
10 more questions.

11 THE CHAIRPERSON: Thank you, Joe.
12 Kate?

13 MS. CAMPBELL: Hi, I'm Kate Campbell
14 with Beau Clowney Architects. As Joe mentioned, we
15 were here last month and have made modifications as
16 requested by Mr. Wichmann on the board to the north
17 elevation. We are -- in your packets that I just
18 handed out to you is just a comparison which is
19 also up on the screen.

20 So just to clarify, what's on the top
21 is the conforming plan that conforms to the zoning
22 ordinance. The second plan in your packet is what
23 we were here for last month, which are the three
24 areas on the second floor where we're requesting
25 relief from the 2-foot setback on the side facade

1 having the pool, there is really nowhere else to
2 put it. I mean, you can change the shape of it --

3 MR. HENDERSON: Mr. Chairman, I can
4 explain that to the applicant, what the motion
5 refers to.

6 THE CHAIRPERSON: Okay.

7 MR. HENDERSON: I think I'm pretty
8 clear on it. If you guys want to get together
9 tomorrow and talk to me about it.

10 THE CHAIRPERSON: Okay. That would be
11 great. So let's move on then to 2928 Jasper
12 Boulevard.

13 2928 JASPER BOULEVARD

14 MR. HENDERSON: All right. Thank you.
15 Members of the board, this is Agenda Item D.1.
16 It's a non-historic design review. The property is
17 at 2928 Jasper Boulevard. Beau Clowney Architects
18 are the applicants. They're requesting -- I have
19 preliminary or final approval for a new
20 construction design review. They're requesting
21 modification of the designing standards of one
22 provision of the zoning ordinance, and that is for
23 a second story side facade setback modification.
24 They're requesting this for three different
25 facades, three areas of the second story.

1 THE CHAIRPERSON: Thank you. Now we
2 have this motion. Does anybody have any more
3 comments, pro or con, about that motion, just so we
4 can move on?

5 So I guess we should vote on that
6 motion, which was to approve the historic
7 exemption, the reorientation, and the development
8 of the actual main structure that we've seen
9 presented. So all in favor of that motion, say
10 aye.

11 (Ayes were stated by four board
12 members.)

13 THE CHAIRPERSON: All opposed?
14 (Two board members opposed.)

15 THE CHAIRPERSON: So four for and two
16 opposed; correct? Okay. That's what we have.

17 MS. PERKIS: So they will come back --
18 just to clarify, you were going to come back with
19 a --

20 MS. MESSIER: Well, I'm a little
21 confused about this whole pool thing. And I
22 understand the cabana or the structure, we can look
23 at options, or we can just say there is not going
24 to be a cabana, and the golf carts will be in the
25 yard or parking area. But, I guess, as far as

1 personal opinion, and I think we need to discuss
2 that.

3 MS. SANDERS: The only reason for the
4 reorientation is for the pool. That's the only
5 reason. You can still have a very nice front
6 courtyard.

7 MR. COISH: And with the pool, you have
8 the utility building. And it's just two things
9 going on there that I just can't get behind that.

10 MS. BOHAN: Is there a way that we can
11 ask that you come back one more time with a study
12 of how you would present -- I mean, we were
13 presented with a restoration project, then we were
14 presented with a pool, and now we're presented with
15 structures. Can we -- I think we're all in
16 agreement that we like what you're doing. It is,
17 like Everett said, going to improve the property.
18 It needs it. We understand how passionate you must
19 be about this. You've been working on it quite
20 some time. But is there a way that we could all
21 agree that we have some disagreements and to come
22 back and give us a new study and placement of what
23 you might do versus what you presented here? That
24 would be my suggestion, with respect to the pool
25 and the structures.

1 MR. WICHMANN: I made a motion that we
2 approve the reorientation request and the
3 historic --

4 THE CHAIRPERSON: Exemption.

5 MR. WICHMANN: -- exemption request.

6 MR. HENDERSON: The historic exemption
7 and all the historic restoration work on the -- I
8 think that's what you're referring to.

9 MR. WICHMANN: Yes. Is that clear?

10 MR. COISH: Yes. As far as the
11 reorientation, I can understand what Ron is saying
12 about that, and I agree, the historical structure
13 and all of that. But it doesn't really bother me
14 that much.

15 MR. WICHMANN: What we're looking for,
16 I think, is a second, and then we can discuss if we
17 need to discuss.

18 THE CHAIRPERSON: Right.

19 MR. COISH: I'll second.

20 THE CHAIRPERSON: Okay. Now let's
21 discuss the motion. And you keep -- let's hear
22 your ideas.

23 MR. COISH: I can live with
24 reorientation, but I don't know if I can live with
25 the reorientation to have the pool. That's just my

1 MR. HENDERSON: If I could have those
2 two restated one more time. I'm a little confused
3 as to which two those are.

4 MS. BOHAN: It would be the orientation
5 approval and the historic structure approval.

6 MR. HENDERSON: Okay.

7 MR. WICHMANN: So I'll modify -- how
8 about if I modify the motion?

9 THE CHAIRPERSON: Sure.

10 MR. WICHMANN: I modify the motion for
11 it to include the reorientation of the property and
12 the historic designation.

13 MS. MESSIER: Once it's reoriented, we
14 can put a pool there. I mean, it doesn't need DRB
15 approval.

16 MR. HENDERSON: It will require DRB
17 approval.

18 MS. MESSIER: Okay.

19 THE CHAIRPERSON: So was that an actual
20 motion?

21 MR. WICHMANN: That was a motion. I
22 was amending to the original motion.

23 THE CHAIRPERSON: Okay.

24 MR. COISH: Bunky, could you repeat
25 that motion?

1 input on the storage structures.

2 THE CHAIRPERSON: Everybody understand
3 that one? Any second on that motion?

4 MR. WICHMANN: I can't second it.

5 THE CHAIRPERSON: I know. Okay. Any
6 comment on the motion?

7 Well, does anybody want to make a
8 different motion?

9 Well, is there -- are there two of the
10 four --

11 MS. BOHAN: That's exactly right.

12 THE CHAIRPERSON: -- that you might
13 want to try to get to?

14 MS. BOHAN: I think we ought to make a
15 motion for the two and not the four.

16 MR. WICHMANN: We're actually making a
17 motion for three and for them to return for the
18 four.

19 THE CHAIRPERSON: So number three is
20 still probably a hang-up, the pool?

21 MS. BOHAN: Yeah, the pool and the
22 structures.

23 THE CHAIRPERSON: So that might be
24 something that could get some agreement, a motion
25 to approve two of the four.

1 four components. Is there an ability for the board
2 to create a motion approving three of the four and
3 asking them to come back on the fourth of the four?

4 MR. HENDERSON: I think that would be
5 acceptable, absolutely.

6 THE CHAIRPERSON: Well, that might be
7 something for us. Before anybody makes that
8 motion, is that agreeable to the board or not?

9 MR. WICHMANN: We're planning to take a
10 vote on it.

11 THE CHAIRPERSON: Well, then we need a
12 motion.

13 MS. SANDERS: I can't agree.

14 MR. WICHMANN: Are you making a motion?
15 Would you --

16 MS. PERKIS: No.

17 MR. WICHMANN: I'll make a motion, if
18 you're rescinding your attempt at a start of a
19 motion.

20 MS. PERKIS: Yeah, go ahead.

21 MR. WICHMANN: Joe, help me through
22 this. I'd like to make a motion that we approve
23 the first three requests, for reorientation, for
24 the historic use, and for the pool, and for the
25 applicant to return at a next meeting, given our

1 want to turn the Jasper Boulevard side to a more
2 functional kind of aspect. So the front
3 entranceway would be on Jasper Boulevard. What
4 you're seeing here is the north elevation. And
5 then that would give the folks that are buying
6 these condos a little area to use for recreation.
7 It would give them a backyard, an area of green
8 space. It's almost like in repurposing, adaptively
9 reusing the structure, you're getting an
10 investor --

11 MS. SANDERS: I think you can do all of
12 that. You can do all of that and have a front yard
13 still.

14 MR. HENDERSON: I'm kind of
15 paraphrasing what they presented during their
16 September 18th meeting. So it's all in an effort
17 to adaptively reuse this huge structure. That
18 plays in to why they're asking for the
19 reorientation, in my mind.

20 MS. SANDERS: Oh, I understand why. I
21 just have my...

22 THE CHAIRPERSON: Has there been a
23 motion? You did a motion. Nobody has seconded
24 that motion.

25 One thought is to -- you mentioned the

1 approval of the reorientation of the three units
2 towards Jasper Boulevard, number one. Number two
3 is the historic exemption. I think we all agreed
4 that exemption would bring the property in
5 compliance with the regulations, not necessarily
6 adding anything to the property. That's number
7 two. Number three is they're adding a pool to the
8 Middle Street side. And then the fourth one is the
9 one, I think, that's the biggest hang-up, and that
10 is the applicants added an accessory structure to
11 the front yard. So of those four, is there any the
12 board feels comfortable with granting approval?

13 MS. SANDERS: I have one question. The
14 orientation for the historic structure, the whole
15 thing is historic; correct?

16 MR. HENDERSON: Yes.

17 MS. SANDERS: So the orientation for
18 the historic structure is critical to preservation.
19 I mean, that's why I don't understand how you can
20 make half of it oriented and the other half not
21 just because you want to put a pool in. I'd love
22 to have a pool, too, but that's not a point.

23 MR. HENDERSON: So I think in past
24 discussions with applicant, yes, property owners
25 want a pool. But I think in addition to that, they

1 concentrate on a little adjustment with that, see
2 if it could satisfy the board in that area.

3 THE CHAIRPERSON: Okay. Well, any
4 other comments or questions, or anybody want to try
5 to make a motion?

6 MS. SANDERS: I'm not making this
7 motion. Sorry.

8 MS. PERKIS: I make a motion that they
9 come back with plan B for that storage unit, that
10 accessory structure, I guess.

11 I personally am happy with the main
12 building, the school part. I think what you've
13 done there is good as far as taking the doorway
14 out, adding a set of windows, but still maintaining
15 the auditorium part. I'm very happy with that. I
16 like also that you're keeping it low to the ground,
17 that you're not raising the building. I'm all
18 happy with all those things. But when I saw that,
19 I went...

20 THE CHAIRPERSON: One question, Joe.
21 You were saying earlier, is there something we can
22 do to give the applicants the ability to get
23 started on a portion of this?

24 MR. HENDERSON: Right. As I see it,
25 this is a four-part request. The first one is

1 edge of pavement in close proximity. So we can
2 consider that. Again, if there are other options,
3 I think that we could work at the staff level to
4 make sure they comply, and then re-present a
5 different solution for the storage area.

6 MS. PERKIS: I'd like to see plan B.

7 MS. BOHAN: I agree. I think that
8 there is enough planting and green space within
9 each parking area, especially C and D and A. Maybe
10 B is tight. But I think that there is creativity
11 here that we haven't tapped into.

12 THE CHAIRPERSON: Anybody else? Ron?

13 MR. COISH: My big problem was the pool
14 from the beginning, but only because I've been
15 looking at this structure for so long and I'm so
16 used to seeing it like that. And I love it. But I
17 also love the fact that it's going to be fixed up
18 and not raised. So I kind of warmed up to the pool
19 idea. But with the utility building there,
20 although the utility building is really nice, I do
21 like Beverly's suggestion of maybe seeing if we
22 could break it up and getting it closer to each
23 unit. Personally, if I was going to buy the condo,
24 I would want that close to my unit.

25 So I would say that maybe just

1 going to see -- even take it further -- I'm driving
2 down 23. I'm going to have those storage units,
3 because people are people, left open. I'm going to
4 look in there. I don't want to see their stuff.
5 And I don't know how you're going to do that.

6 I'd like you to come back, perhaps
7 redraw that part. And I don't know how. But I
8 also liked Beverly's idea of having the storage
9 units spread out around the property so they're
10 closer to the units. So A is over near A. I don't
11 know where you'd put B, but B could be back in
12 here. Maybe even at the end of their parking area,
13 if you could have it there.

14 MS. MESSIER: The problem is with
15 the --

16 MS. BOHAN: But then you'd miss the
17 cabana.

18 MS. MESSIER: Then it won't meet the
19 building setbacks. The accessory structure has to
20 meet the same setbacks as the building. That's one
21 of the reasons --

22 MR. HENDERSON: That's not accurate.
23 But we haven't considered that as a possibility.
24 Accessory structures need to meet a 10-foot
25 setback. And there is a provision, if there is an

1 Disney.

2 MS. BOHAN: Um-hum, Disney.

3 MR. HENDERSON: And I guess that begs
4 the question, would the applicants be willing to
5 modify their requests in order to get some approval
6 tonight?

7 MS. MESSIER: Well, I mean, not
8 everybody -- some people thought the cabana was a
9 good idea or the storage area.

10 MS. PERKIS: My problem, if I be
11 honest, is it's a wall. It's a wall of those
12 storage units. It's a wall that I'm going to see
13 from Station 23. It's a wall. Now, I know you say
14 that you're going to have a living fence and you're
15 going to have bushes. I've seen these living
16 fences. They don't always come up to what you
17 think they're going to be.

18 MS. MESSIER: Well, that's why we're
19 using a hedge, not a line.

20 MS. PERKIS: But you've seen them, too,
21 and they leave a lot to be desired. I don't want
22 to drive by there -- because to me, it reminds
23 me -- and it's probably not a right descriptive --
24 back alley. Does that sound right? Even though
25 it's not, that's what I'm thinking. And then I'm

1 MR. HENDERSON: They're showing a net
2 reduction. So they're not impacting any more.
3 With the removal of the driveway, they're actually
4 making it more compliant.

5 MS. SANDERS: Whatever. I can't -- I
6 can't -- I can't agree with the front set -- the
7 front orientation. Everybody else can, but I
8 can't.

9 MR. HENDERSON: So it seems to me that
10 the original request of the orientation to Jasper
11 Boulevard of the three units, allowing the pool,
12 and then the historic restoration piece, it seems
13 was more achievable. The board was more in
14 acceptance of that presentation. Would the board
15 be more comfortable in considering those, the
16 original request, and eliminating one element that
17 it seems like everybody has an issue with, which is
18 the actual accessory structure? Would that make a
19 difference? I just understand that the property
20 owners are ready to move forward with some portion
21 of this restoration project. Is there something
22 that the board would be okay with?

23 MS. SANDERS: I do think it's
24 beautiful, and I think it's an incredible project.
25 I think it doesn't need to be -- you said it,

1 like an open shed-type structure? Because I've had
2 a golf cart and had it in a garage, and then we ran
3 out of room in the garage and had to keep it
4 outside, and they get trashed outside.

5 MS. BOHAN: That was not my suggestion.

6 MS. MESSIER: Yeah, no. But I guess
7 part of it is to try to keep it, you know, in an
8 enclosed --

9 MS. BOHAN: I think the enclosure could
10 be my first suggestion near the parking space.

11 MS. MESSIER: Okay. All right. The
12 other problem is, Laura was saying, the parking
13 spaces right now are all in the setbacks, so there
14 could not be a structure put in those areas.

15 THE CHAIRPERSON: Well, it may be
16 that -- eventually it may be that a diagrammatic
17 study showing the board that might be helpful. Are
18 there any other comments? Anybody else have any
19 comments?

20 MS. SANDERS: Yes, a pool and concrete
21 is not -- I mean, you're asking for maximum
22 impervious coverage. A pool is not green space.

23 MS. MESSIER: We meet the lot coverage
24 requirements on both lots. We're not exceeding
25 anything.

1 be both.

2 MS. MESSIER: We're trying to make it
3 multiuse, yes.

4 MS. BOHAN: Exactly. So I would say
5 that -- I believe I'm the voice of a majority here,
6 that we don't like it, and we would like to see --
7 I mean, I know you can pull power. It doesn't have
8 to be near the building to get power for a golf
9 cart. I mean, you can pull power from many
10 resources as you're building and renovating this
11 project from a construction standpoint.

12 So I suggest possibly doing a study and
13 looking at putting the storage near the garage
14 parking spaces. That makes common sense to me,
15 although it may not be common. From a functional
16 standpoint, if I was bringing my golf cart and my
17 car and I had groceries and storage and a bicycle,
18 I would kind of want it near my space and my unit
19 that I built. I'm looking at it from a standpoint
20 of if I was buying a condominium that you're
21 selling, that I would want it near that facility.
22 So I would just suggest, without going through
23 discussion or argument, to just come up with a
24 study.

25 MS. MESSIER: Would you be more open to

1 the pool, this is just a sort of standard size pool³⁰
2 that you'd have on any other residences on the
3 island. A lot of people have fire pits and all
4 those sorts of things at homes these days. So here
5 you get four residences with one pool, instead of
6 if this was a typical development with four pools.

7 THE CHAIRPERSON: Anybody have any
8 questions or additional comments?

9 MR. WICHMANN: Yeah, I wonder if --
10 from what I'm hearing from the other board members,
11 that several of them have -- it seems to be a
12 common theme of a concern about the storage units.
13 And I think your argument is right on target, that
14 you've got to have a place to stow stuff. I'm just
15 wondering if there is a suggestion or a thought of
16 another design or material or something that the
17 board -- maybe the members don't like the
18 renderings that are put here, maybe something else.
19 I don't know.

20 MS. MESSIER: I mean, did they not like
21 what the building looks like, or they just don't
22 like the building at all?

23 MS. BOHAN: Well, the thing that I'm
24 struggling with, is this like a cabana, or is this
25 storage? Because it looks like they're trying to

1 sides of this building are visible. There's
2 nowhere to hide that. We're right up against the
3 setback on the other side. So there really just is
4 nowhere great to locate storage for these units.
5 And you know people are going to have stuff. And
6 so it's just going to be laying out everywhere if
7 we don't provide a place for that. So just to kind
8 of give you a little insight into why we're trying
9 to do what we're doing.

10 MS. MESSIER: I just want to address,
11 too, when we first came up with this plan, putting
12 that large lawn area in front of Unit A was to make
13 this visible, to make this building always feel
14 like the historic structure it is.

15 Right now, there is this big gravel
16 driveway, loop driveway. This is going to be much
17 more attractive than that driveway. We do want to
18 plant the area out in front of where the pool is so
19 it's more private. But there is this double live
20 oak tree there that you're not even going to be
21 able to see that pool from, you know, the street
22 anyway, these live oaks are so big. And the two
23 live oaks in front of Unit C sort of block looking
24 at that building.

25 And, you know, the comment about having

1 property. And the way it's placed over there to
2 the -- sort of the side, it will buffer the pool.
3 I'm not sure that pool would be seen. So that's
4 just the way I see this plan. I think it would be
5 an improvement.

6 Did you have a question or a comment?

7 MS. MIDDLETON: I was just going to
8 respond to -- Ron had concerns, and actually you
9 did a great job, took the words out of my mouth.
10 But we are repurposing this structure. You know,
11 it was built as a public building with a big public
12 yard. And in order -- I mean, honestly, in order
13 to make this attractive for private residences,
14 they need some private outdoor space. I mean,
15 Middle Street is a very, you know, heavily traveled
16 public kind of street. And, you know, there is
17 just so much yard space on the Jasper side.

18 So we're trying to preserve, you know,
19 the green space that is in front of that historic
20 auditorium structure. But we do need some private
21 space for these residences to make them attractive.
22 So that's really what we're trying to achieve.

23 That's what I was trying to get across
24 for the storage. If we don't do it here, we have
25 to do it somewhere around this building. And three

1 interesting properties on the island. And it's
2 been as we see it, since -- what -- maybe the
3 1960s, it looks like -- what you drive by looks
4 like 1960s-era property. And as Everett said, it's
5 expensive to maintain, and I'm assuming it's just
6 apartments right now. And so I look at this site
7 plan, and I see things that will enhance the
8 experience of seeing the property. I see that
9 there is going to be some planting along the
10 sidewalk, and then the fence sits right behind
11 that, if I'm not mistaken. And then I see an
12 effort to create additional height landscaping
13 along right behind that fence line, which would
14 take that open, exposed lawn area and make that
15 area behind that landscaping semi-private and
16 comfortable, much more comfortable than what I see
17 when I drive by.

18 So I think this is going to be
19 eventually seen as a significant improvement to a
20 site that could -- that needs some -- needs help.
21 That's just the way I'm looking at this.

22 You know, I think if we don't allow
23 some kind of storage for golf carts and bicycles,
24 we'll see clutter somewhere around the property. I
25 think that helps organize and de-clutter a

1 we've been driving past for the past four years,
2 and I like what I see. But I'm just having a hard
3 time wrapping my head around the pool, and I just
4 can't quite grasp the pool there. I agree with
5 Linda. It's a really wide open space, and it is
6 kind of a very busy situation. And to me, all of a
7 sudden something I've been looking at for so long,
8 it's going to be totally changed. And it's -- it
9 looks really good and everything, but I just have
10 some reservations about the pool with the utility
11 building as it sits.

12 Other than that, I love what is
13 happening up front, fixing the house up. It's
14 going to really be nice. Getting rid of that door
15 that's way out of place, that's a good thing. For
16 me personally, it's just the pool and the utility
17 building. And maybe, as Bunky stated, it's very
18 close, if not there. But maybe we can do something
19 a little different with the utility building and
20 the pool.

21 THE CHAIRPERSON: Anything else?

22 MR. COISH: That's it. That's my
23 opinion.

24 THE CHAIRPERSON: Well, I guess I'll
25 add my two cents. It is one of the most

1 it wasn't on the original plans -- is the storage
2 units, the garages. I don't know what you call it,
3 I don't like the way it looks on Station 23. And I
4 also think, the more I look at it, we've got so
5 much -- it's almost kind of Disneyland. We've got
6 a fire pit going. We've got the swimming pool, a
7 spa. We've got the gazebo. It's a lot happening.

8 We're taking -- the beauty of that
9 piece of property right now is the yard facing
10 Middle Street is all that greenery and that
11 openness. And now we're going to fence it. We're
12 going to have buildings. We're going to -- pool,
13 fire pit. It's just a lot happening to a lovely
14 piece of property.

15 I like the back -- that's the big
16 building -- what you've done with that. I like the
17 changes you've made where you've added more light,
18 gotten rid of a door and done that kind of stuff.
19 I have no problem with that. It's just now the
20 accessory buildings, accessory structures. That's
21 all I have to say. I'm sorry.

22 THE CHAIRPERSON: That's quite all
23 right. Ron?

24 MR. COISH: I -- Everett, I agree with
25 what you were saying about fixing up the house that

1 THE CHAIRPERSON: Anything else?

2 MS. SANDERS: That's it.

3 THE CHAIRPERSON: Bunky?

4 MR. WICHMANN: It's a tough project.

5 You're trying to do something with a school and to
6 repurpose it or re-repurpose it, you know, again.

7 I think it's a challenge. I like that you're
8 working to clean it up, move some doors, remove
9 some doors, add some windows, get some light.

10 You know, there has got to be a
11 workable solution. And I can see very clearly what
12 you're trying to do. And like I said, I can
13 imagine the struggle in trying to do it. You know,
14 I don't have -- I think that because of its
15 uniqueness, in my opinion, as Rhonda has hers,
16 there has got to be a little more give on this to
17 be able to make it work. And I like the work that
18 you've done on it, and I think it's probably
19 really, really close, if not even there for me. I
20 don't have anything -- more comments than
21 questions.

22 THE CHAIRPERSON: Thank you. Linda?

23 MS. PERKIS: I personally like what
24 you're doing with the main building, with the
25 school itself. What I have a problem with -- and

1 Now, aesthetically, the board is
2 charged with deciding whether it's appropriate to
3 allow those accessory buildings or uses in this
4 portion of the property.

5 MS. SANDERS: Thank you for clarifying.

6 MR. HENDERSON: And, also, all the
7 facade improvements, you know, B, C, and D are
8 going to look more like a front facade instead of
9 the rear of a building. And so I think it's kind
10 of twofold.

11 MS. SANDERS: Okay. Thank you. I did
12 not agree on changing the orientation at all. I
13 think the whole thing, according to the historic
14 preservation, you should honor the original
15 building, which is the whole thing. So I am not
16 the one -- I am the only one maybe that I did not
17 agree to it, but I did not agree on changing the
18 orientation in order to have a pool and storage
19 shed and increase what you're asking for. I don't
20 think it's compatible with the neighborhood or in
21 keeping with the historic preservation. I just
22 don't. And you're asking for a variance to get rid
23 of a tree so you can have a pool so you can sell
24 them for more money. I don't see a hardship. So
25 that's my take.

1 with the storage units and their placement.

2 THE CHAIRPERSON: Rhonda?

3 MS. SANDERS: So the orientation, what
4 is a front orientation for this historic landmark?

5 MS. MESSIER: Lot 320 is oriented with
6 the front towards Middle Street, and lot 319, which
7 is the left side with C and D, is oriented towards
8 Jasper. That was, I think, approved at the last
9 meeting, and that's what allowed us to put the pool
10 on the Middle Street side of those units. So this
11 whole project is looked at as two separate lots.

12 MS. SANDERS: Okay. I'm not finished.
13 Sorry. So the BZA -- was the BZA asked for the
14 pool to be in the front yard if the front yard was
15 for both?

16 MR. HENDERSON: No, that wasn't the
17 variance request. The only variance request was
18 for the FEMA regulations. So what's permitting the
19 pool to be on the Middle Street side, if I skip to
20 the site plan here, so Unit A is still going to
21 keep this historic frontage towards Middle Street.
22 D, C, and B are going to be oriented towards
23 Jasper, thereby allowing this to become the rear
24 yard and allow accessory structures and uses like
25 pools, storage sheds to be in the rear yard.

1 4-foot fence and palm trees before you see the
2 storage units. Would it not make more sense
3 functionally to get out of the car and parking Unit
4 A, B, C and D and have a storage unit within that
5 parking area versus carrying whatever they're going
6 to be carrying from each unit all the way over to
7 that space?

8 MS. MESSIER: The purpose of these
9 storage units, I think they're 8 by 12, was really,
10 one, to have a place to put a golf cart, to charge
11 it, keep bicycles, surf boards.

12 MS. BOHAN: Right, I understand.

13 MS. MESSIER: Just to get power to
14 charge the golf carts, you'd have to sort of have
15 them close to the building. We just felt it was a
16 much better way to put it together, put the stuff
17 out of sight, and to also convert it into a pool
18 cabana. And you would just come through that, you
19 know, the little double gate. There is going to be
20 a hedge all along there. So you really only see
21 through as to where the gates are. But if there is
22 a concern about seeing through the gates, we can
23 make them more solid.

24 MS. BOHAN: I think the improvements
25 for the building structure is good. I'm struggling

1 units. 20

2 And there is going to be a fence that
3 starts like back along A that comes down the side
4 property line, runs along Station -- Middle Street,
5 then turns on Station 23, and turns in sort of
6 behind where that oak tree is at Unit B. And it's
7 just going to be a living fence, and we're going to
8 have a hedge in front of it to make it green.

9 THE CHAIRPERSON: Is there any more
10 public comment? Let me get through that process.

11 So the public comment session is
12 closed.

13 Joe, do you have any other final
14 comments?

15 MR. HENDERSON: Nothing further.

16 THE CHAIRPERSON: Okay. Beverly, do
17 you have any questions, thoughts?

18 MS. BOHAN: It's hard to see your
19 dimension lines with the color green. Can you tell
20 me the distance from the double gate to your
21 storage unit?

22 MS. MESSIER: It's 25 feet.

23 MS. BOHAN: From a functional
24 standpoint, would it not make sense, because I'm
25 concerned about screening, your screening is that

1 front setback. But we feel that these are the
2 spaces that have the less impact on the site as a
3 whole by sort of putting them off to the side, also
4 utilize existing curb cuts.

5 The parking for Units C and D comes in
6 off of Station 23, and there is two spaces for C
7 towards Jasper. The other two are there. Joe and
8 I had talked about this before, and this parking
9 could shift down to be more centered. But in doing
10 so, we lose the 19-inch live oak. This property
11 has eight or nine, you know, very nice live oaks.
12 We're taking down one 17-inch live oak in that pool
13 area. So we really worked hard to design
14 everything to work around all of these trees.

15 And just briefly, we've also tried to
16 design these little courtyards so each unit has its
17 own little sitting area to put a grill and a couple
18 of chairs. And there seemed to be a little bit of
19 confusion, because, then again, they want that to
20 be 20 foot behind the front facade of the
21 structure. So that's why A's little courtyard is
22 pushed back. We're also asking permission to allow
23 that to be within 10 foot of the side setback so we
24 can put it behind the structures. And then B, C,
25 and D's are sort of on the pool side of those

1 And as long as you meet the coverage limitations,
2 you're fine to propose that. But I would point out
3 there are several parking areas that are proposed
4 here that might need to shift in one way or the
5 other to be in compliance with the ordinance.
6 Specifically, there is a regulation that requires
7 parking areas need to be 20 feet behind the front
8 facade of the structure. And so -- and that's a
9 zoning ordinance compliance issue. But we'll
10 handle that at the staff level.

11 MS. MESSIER: Can I just address the
12 parking quickly on the plan?

13 MR. HENDERSON: Sure.

14 MS. MESSIER: If you go up, we
15 basically provided two spaces for each unit. On
16 the bottom right-hand corner is where the parking
17 area would be for the Unit A, which is the big
18 building which is the original school auditorium,
19 and it's utilizing an existing curb cut on Middle
20 Street. The parking for Unit B is off of Jasper
21 Street that also utilizes the existing curb cut and
22 would allow two cars to get into there.

23 Now, this is where it gets tricky with
24 all this. They would generally like to see the
25 parking in the rear of the -- you know, not in the

1 is parking. I don't know if that's public parking,
2 or is that for that lot? Is that --

3 MR. HENDERSON: Sure, that's actually
4 perpendicular parking that encroaches onto the
5 private property. So the allowed parking on the
6 that side of the road is actually parallel. So the
7 property owners have every right to put the fence
8 on the property line and discontinue what they've
9 been doing for years.

10 MS. MIDDLETON: We are going to allow
11 the parallel parking though.

12 MS. DROZE: For public?

13 MS. MIDDLETON: For public, yes.

14 MR. HENDERSON: If you look at the
15 rendering currently, there is perpendicular
16 parking. The front of the vehicle comes across the
17 property line, and there are railroad ties that run
18 parallel.

19 THE CHAIRPERSON: Any other public
20 comment?

21 MS. MESSIER: Joe, do we need talk
22 about courtyards or anything?

23 MR. HENDERSON: No, but I would point
24 out to the board that I think courtyards are part
25 of your overall landscaping and hardscape plan.

1 Island Elementary School. And every project that
2 we've seen that's really turned out to be a good
3 thing for Sullivan's Island, first coming into the
4 project was right next to the post office. And
5 before that was done, there were apartments. They
6 weren't kept up well. And once they turned them
7 into condominiums, the whole project was redone and
8 looked so much better. There are numerous examples
9 of this, I think the latest being the commissary
10 down on Middle Street, the apartments in front of
11 Station 12.

12 And this project looks great to me.
13 It's a good use of the building. And using it as
14 rental property the way it has been for the last, I
15 don't know, 25 years or so, 30 years, you really --
16 the owner really can't afford to keep it up because
17 it's so expensive to keep this property up. So I
18 just think it's a good thing for the island. The
19 project looks great to me. Thank you.

20 THE CHAIRPERSON: Thank you. Is there
21 any other public comment?

22 MS. DROZE: I have a question for you.

23 THE CHAIRPERSON: Yes.

24 MS. DROZE: Dolly Droze. When you look
25 at the house from Middle, from the left side, there

1 the look of the original structure with the lap
2 siding, but a little more open feel. And then just
3 with -- we didn't want to detract from the
4 building. We're trying to kind of minimize this
5 and just extenuate the original structure, so we
6 put a very low slope on it with a metal roof, and
7 then the trellis structure on the pool side. And
8 even with the addition of this structure, we
9 actually reduced the amount of impervious coverage
10 on both lots. So we were able to do that while
11 changing some of our sidewalks and things.

12 That's all I have, unless you all have
13 any questions.

14 THE CHAIRPERSON: Thank you. Is there
15 any public comment on this application?

16 MR. PRESSON: Steve?

17 THE CHAIRPERSON: Yes. Everett, if you
18 can go over to the speaker -- to the microphone,
19 rather.

20 MR. PRESSON: I'm Everett Presson at
21 1009 Middle Street, and I don't have any
22 affiliation with this project. But what I'd like
23 to say is that we've had several buildings over the
24 years that weren't really suited to do the lot
25 well. You all know this is the old Sullivan's

14
1 function -- that side, as you know, is pretty close
2 to the property line. It's not very visible from
3 the street.

4 So those are the -- my changes to the
5 building itself from what you saw last time.

6 Regarding the -- so the request for the
7 accessory structure, as we were looking at this in
8 more detail, we realized there is really no
9 exterior storage space. There's no garages.
10 There's no storage sheds. So we really felt there
11 was a need for some exterior storage. As you know,
12 there's bicycles and surf boards and beach buggies
13 and golf carts. So we didn't want all of that all
14 over the property.

15 And in addition, we felt there was a
16 need for some shade in this pool area, so what
17 we're proposing is a combined structure there
18 beside the pool that would house -- would provide
19 kind of some outdoor storage for each unit. And
20 then on the other side would be an open trellis
21 structure to provide a shaded area there by the
22 pool.

23 And the structure itself, what we're
24 proposing is just a slat wall. So it would be
25 pretty open, really to kind of mimic and stem from

1 elevation, this one, we again filled in the five
2 window bay across. And in the corner near the side
3 of the auditorium, there is a door there that we're
4 proposing to add to mirror from the existing double
5 door on the other side, but we'd like to put single
6 door with transom match and with an awning to
7 mirror from the other side of the building. That
8 would give that unit access to that community space
9 on that side.

10 And then if you'll go to the next
11 elevation, here, we're not changing anything.
12 That's the Station 23 elevation. Actually, in the
13 kind of background there, there is a door existing
14 there that's just kind of out of place and odd.
15 And so we're proposing to remove that door that
16 just wasn't needed from a functional standpoint.
17 So we're planning to eliminate that door and
18 awning.

19 And then on the east side, on that
20 side, we did find the need to add one more window,
21 just for additional light in a bedroom, and then
22 we're proposing to add a door on the side there
23 just functionally for the front unit to use an
24 outdoor space and have access to kind of a trash
25 area and that kind of thing. So it's more of a

1 Joe. And we request that the applicant have -- we
2 have ten minutes allocated for your presentation.
3 I know it's a complex issue, so let's try to stay
4 focused here, everybody.

5 MS. MIDDLETON: I'm Laura Middleton
6 with the Middleton Group. Are you just going to --

7 MR. HENDERSON: Sure.

8 MS. MIDDLETON: Well, I don't know if
9 you want to click it to the floor plan really
10 quickly, but we did make some floor plan changes
11 which spurred some of the fenestration changes that
12 Joe mentioned. And, actually, if you'll just go to
13 the exterior elevations real quick. I'll point
14 out -- yeah. So I'll point out some of the changes
15 really on the north and south.

16 So this is the north elevation. We
17 added some windows to fill in the historic -- there
18 is five bay windows on either side of that center
19 entry. So we are proposing to just fill in those
20 original five windows on the north side and south
21 side. So that's where historically there were
22 windows.

23 Another change is there is a door in
24 the corner -- I'm sorry. This is the north
25 elevation. So that door is existing. On the south

1 entire structure to meet FEMA's regulations.

2 Again, the BZA approved that.

3 Additionally, they approved an appeal
4 of the zoning administrative decision to allow one
5 of the units to pass across the common property
6 line there. So the ordinance reads that a legal
7 nonconforming use can't be expanded onto another
8 lot. The board overturned staff's decision and is
9 allowing the configuration that you see before you.

10 With that, I know I threw a lot at you,
11 I'll be glad to answer any questions you have.

12 THE CHAIRPERSON: Does anybody have any
13 questions for Joe before the applicant?

14 MS. PERKIS: So they're not going to
15 raise it? It's just going to be the same as it is?

16 MR. HENDERSON: That's correct. The
17 Board of Zoning Appeals granted a variance to allow
18 them to keep the structure where it is.

19 I would like to add several minor
20 architectural changes were made to this request
21 from what you saw during September 18th, some
22 fenestration changes. They relocated a door. I'll
23 let the applicants present those changes to you.

24 And with that, that's all I have.

25 THE CHAIRPERSON: Okay. Thank you,

1 rendering here, units B, C, and D are to be
2 reoriented towards Jasper Boulevard.

3 The board granted conceptual approval
4 of the historic exemption which allows the increase
5 in heated square footage, coverage, and also
6 impervious surfaces. Essentially the only change
7 being made to the property is adding some
8 hardscaping and landscape so that increase is going
9 to be utilized. The only change to the property is
10 adding a pool and deck surfaces.

11 The third request was that a pool be
12 incorporated into the site. And what's new about
13 this application is the property owners are
14 requesting to add an accessory structure. If you
15 look at the rendering on the bottom left-hand side,
16 you'll see a pool cabana and four storage units
17 which will serve -- propose to serve as storage for
18 units A through D.

19 I would add just a procedural note that
20 the Board of Zoning Appeals heard two requests from
21 these applicants on October 12th. The first was a
22 variance request to the Flood Protection Ordinance,
23 and that is to allow the 50 percent rule to be
24 exceeded, that a substantial improvement can be
25 made to the lot without having to elevate the

1 board whether to make it final.

2 MR. WICHMANN: Make a motion to approve
3 it as final.

4 MS. SANDERS: Second.

5 THE CHAIRPERSON: Okay. Any discussion
6 on the motion? All in favor?

7 (Ayes were stated by all board
8 members.)

9 THE CHAIRPERSON: Any opposed?
10 None opposed. Okay.

11 MS. WILSON: Thank you.

12 THE CHAIRPERSON: We are going to 2302
13 Middle Street. Joe?

14 2302 MIDDLE STREET

15 MR. HENDERSON: Okay. Thank you. This
16 agenda item is listed under C.2 on your agenda.
17 It's a historic property design review. This
18 property is located in the Atlanticville Local
19 Historic District and is noted under Historic
20 District Card 76. We reviewed this project during
21 our September 18th meeting where the following
22 items were requested for conceptual approval.

23 Number 1, the board granted approval
24 for the reorientation of three units on the western
25 side of this property. So if you look at your

1 footage there, but we're going to detail it as it
2 once was a porch that's been infilled.

3 MR. WICHMANN: Okay. Great. Thank
4 you.

5 MS. WILSON: I should mention, the
6 current porch roof that's on there is at 7 feet.
7 It's very, very low. So we are proposing to lift
8 that porch beam a foot, to 8 feet, which allows --
9 it's not higher than the gable of the maid's
10 quarters. It's pretty low.

11 THE CHAIRPERSON: Anything else, Bunky?

12 MR. WICHMANN: No, that's it. Thank
13 you.

14 THE CHAIRPERSON: Rhonda?

15 MS. SANDERS: I'm good. I think it
16 looks like a great project.

17 THE CHAIRPERSON: Beverly?

18 MS. BOHAN: I agree. I like it.

19 THE CHAIRPERSON: I agree as well. Do
20 I hear a motion?

21 MR. WICHMANN: Motion to approve.

22 MS. PERKIS: Second.

23 MS. SANDERS: That's final?

24 MR. HENDERSON: This is up to
25 preliminary approval. So it's the will of the

1 MR. COISH: Looks good.

2 THE CHAIRPERSON: Linda?

3 MS. PERKIS: I love it.

4 THE CHAIRPERSON: Bunky?

5 MR. WICHMANN: Can you just remind us
6 about the infill materials? What are you going to
7 use with the doors and windows and infill?

8 MS. WILSON: Sure. So, currently,
9 actually, the corner, the inside corner of the
10 maid's quarters is gone. It's been kind of cut
11 away, and there is sort of a warren of closets and
12 bathrooms that's sort of taking away from the
13 integrity of the maid's quarters. So we'd like to
14 re-establish that. So in shifting it over and
15 preparing it, we'd like it to really read as its
16 own structure so you can see all four corners. And
17 the new infill there, which you can see right
18 there, the idea is it's subordinate to both the
19 original historic property and the maid's quarters.
20 It's recessed from both and tries to just sort of
21 be a quieter connection between those two pieces.
22 Again, that's four corners. What you see there was
23 originally a porch on the maid's quarters. It's
24 been filled in over time. So we'd like to go back
25 to a porch. We do want to keep the heated square

1 plans to you. After spending more time since I
2 submitted, we decided not to raise the house. The
3 packet shows it going up 2 feet, but we're going to
4 leave it exactly as it is.

5 The other change is, after spending
6 some time, more time there, in your packet you will
7 see the kitchen in the maid's quarters, and it is
8 quite low. So even vaulting those ceilings -- it's
9 an 8-foot ceiling -- we decided to bring the
10 kitchen back into the main house, which has some
11 really lovely high ceilings, and make the maid's
12 quarters a master bedroom. So that's the
13 explanation for the reversal on the plan. So that
14 rear elevation changes a little bit because of
15 that, but the concept is the same.

16 I think that's it. So I'll just leave
17 it to questions.

18 THE CHAIRPERSON: Thank you. Is there
19 any public comment?

20 Public comment session is closed.

21 Joe, do you have any final comments?

22 MR. HENDERSON: Not unless the board
23 has any questions.

24 THE CHAIRPERSON: Ron, do you have any
25 thoughts?

1 board for any questions.

2 THE CHAIRPERSON: Thank you.

3 MS. WILSON: Heather Wilson presenting
4 the project for the owners. We heard your advice
5 last week -- or last month and made some
6 adjustments. It's similar in concept, and we're
7 trying to clean up that rear, but we've kept the
8 maid's quarters intact and we are using that. We
9 are asking for a 4 1/2 foot shift. That plan
10 depicts it best. The orange line is its existing
11 location.

12 The reason for this is it's just really
13 hard to see the full width of the back of the house
14 from the backyard. It's got a really wonderful
15 backyard that they'd like to utilize more. It's
16 currently overrun. So they want to add some more
17 French doors and glass on the back, clean up the
18 addition on the back which you're all familiar
19 with. It's is in rough shape at the moment. And
20 we feel like it just kind of also highlights the
21 symmetry and balance of the rear elevation. We
22 kept it so that you cannot see it from the front.
23 It's within the overall width of the primary
24 structure.

25 The only changes -- I handed out some

1 members of the board. Agenda Item C.1 is our first
2 historic property design review. This is located
3 at 2014 Middle Street. This property is located in
4 the Sullivan's Island Local Historic District and
5 is classified as a landmark structure per Survey
6 Card 146.

7 This property was before us on October
8 18th and requested what essentially amounts to
9 restoration approval due to its historic status.
10 During that meeting, the board made several
11 recommendations based upon the Historic Survey
12 Card.

13 The original proposal outlined that the
14 maid's quarters was to be relocated to a different
15 portion of the lot, and also the kitchen house was
16 to be demolished. Both of these structures were
17 noted on the Historic Survey Card. The
18 resubmittal, they're proposing to keep the maid's
19 quarters where it was currently, remove the
20 non-original additions to the rear, and construct
21 an infill addition where the old infill was
22 previously. I'll let the project architect,
23 Heather Wilson, elaborate on that.

24 There are no requests for coverage
25 increases on this project. And I'll defer to the

1 THE CHAIRPERSON: Okay. It is
2 Wednesday, November 15th, 2017, meeting of the
3 Sullivan's Island Design Review Board. Members in
4 attendance are Ron Coish; Linda Perkis; myself,
5 Steve Herlong; Bunky Wichmann; Rhonda Sanders; and
6 Beverly Bohan. I guess we're looking for the
7 approval of the October minutes.

8 MS. SANDERS: I vote we approve.

9 MR. WICHMANN: Second.

10 MS. PERKIS: I have a problem with the
11 minutes. Every time my name was mentioned, it was
12 misspelled. I'm all of a sudden Linda Perkins, but
13 it's really Linda Perkis.

14 MR. HENDERSON: Right. I noticed that
15 as well.

16 THE CHAIRPERSON: Okay. Any other
17 comments? All in favor of approving the minutes?

18 (Ayes were stated by all board
19 members.)

20 THE CHAIRPERSON: Any opposed? None
21 opposed.

22 And so we will go to the first item on
23 the agenda, which is 2014 Middle Street.

24 2014 MIDDLE STREET

25 MR. HENDERSON: Okay. Thank you,

1 APPEARANCES :

2
3 STEPHEN HERLONG, Chairperson

4 RHONDA SANDERS, Board Member

5 F.C. "BUNKY" WICHMANN, Board Member

6 RON COISH, Board Member

7 LINDA PERKIS, Board Member

8 BEVERLY BOHAN, Board Member

9 JOE HENDERSON, Zoning Administrator

10 KAT KENYON, Permit Tech/DRB Applications

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In the Matter of:

Town of Sullivan's Island

In Re: Design Review Board

MEETING BEFORE: STEPHEN HERLONG, CHAIRPERSON

DATE: November 15, 2017

TIME: 6:00 p.m.

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

REPORTED BY: Janice N. Shepherd,
Registered Professional
Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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In the Matter Of:

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Town of Sullivans Island In Re: Design Review Board

Design Review Board Meeting

November 15, 2017



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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 DECEMBER 20 2017



CHAIRMAN, STEVE HERLONG

SECRETARY, DUKE WRIGHT