

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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1 APPEARANCES:

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3 PAT ILDERTON, CHAIRPERSON

4 DUKE WRIGHT, BOARD MEMBER

5 STEVE HERLONG, BOARD MEMBER

6 MARK HOWARD, BOARD MEMBER

7 RHONDA SANDERS, BOARD MEMBER

8 DONNA WEBB, BOARD MEMBER

9 BILLY CRAVER, BOARD MEMBER

10 JOE HENDERSON, ZONING ADMINISTRATOR

11 KAT KENYON, CLERK/PERMIT TECH

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1 MR. ILDERTON: Okay. Let's get started.

2 It is 6 o'clock and it's the 20th of November.

3 Board members here are Duke Wright, Pat Ilderton,

4 Steve Herlong, Mark Howard, Rhonda Sanders, Donna

5 Webb, and Billy Craver. The Freedom of Information

6 requirements have been met. First item on the

7 agenda is approval of minutes.

8 MR. WRIGHT: So moved.

9 MR. ILDERTON: Second?

10 MS. SANDERS: Second.

11 MR. ILDERTON: Everybody in favor?

12 DESIGN REVIEW BOARD: Aye.

13 MR. ILDERTON: Joe?

14 313 STATION 13

15 MR. HENDERSON: Mr. Chairman, this first

16 agenda item is a design review and approval request

17 for an attached addition located at 313 Station 13.

18 The applicants, Beau Clowney Design, Mr. Ross

19 Ritchie, are requesting relief or design review

20 approval in accordance with Zoning Ordinance Section

21 21-20 B (6).

22 This property, just to give a little

23 background on it, it's an existing ranch and they're

24 requesting to extend the garage to accommodate an

25 addition, a second story addition, that will go over

1 the garage. It's considered an attached addition
2 because it's attached by way to meet FEMA
3 regulations, an unheated space, so it cannot share a
4 heated space. And by way of Section 21-20 B, the
5 DRB is required to review any attached addition.

6 So staff recommends reviewing and
7 approval of this, provided it meet design
8 compatibility with the surrounding area.

9 And I do have some contextual
10 photographs here for your review.

11 And I'll defer to the applicants here.

12 MR. ILDERTON: Sir?

13 MR. CLOWNEY: Yeah, I'm Beau Clowney and
14 this is Ross Ritchie. The houses on either side of
15 this are elevated and really close to the street,
16 like we are too, so they're kind of off.

17 This is a -- it's a family house. It's
18 a little ranch house, family house. They built it
19 in 1966, and they love it. They want to keep it.
20 They just want to do something that expands the
21 square footage.

22 And they know they're going to be in a
23 flood zone, and so it's one of those things that
24 we're limited, obviously. And they just want to do
25 something really modest anyway. But it's very

1 straightforward.

2 We're aesthetically, on the face of it,
3 looking to paint the brick and add this little -- we
4 did get approval of that -- this little eyebrow on
5 the front. Nice little porch on the front, which it
6 doesn't have a porch right now. And then to do the
7 addition to the side and a master bedroom suite that
8 has a stair going up to the master bedroom suite.

9 The flip side would be to level the
10 house and do a new structure, and it would be
11 elevated, and they're just not interested in doing
12 that.

13 So we actually feel like it's a good fix
14 to a rather uninteresting shoebox of a house, but
15 we're doing very subtle little things to it, and
16 along with the addition, so...

17 MR. ILDERTON: Great.

18 MR. CLOWNEY: And Ross can answer any
19 questions if you have any.

20 MR. ILDERTON: Okay. Great.

21 MR. HENDERSON: I'm sorry.

22 Mr. Chairman, I would add that on October 10th, the
23 project received several variances for the
24 front/rear setbacks, the principal building
25 coverage, the extension of the nonconforming wall on

1 the front, and a variance for the additional front
2 yard setback for the facade going over 20 feet.

3 So in order for them to do this, they've
4 received lots of variances in order to keep this.

5 MR. CLOWNEY: Yeah. It's a very unusual
6 lot on Sullivan's Island. There's only maybe five
7 of them on the island. So this is -- if you look at
8 the buildable area too, if we were to tear it down
9 and build a new house, it will be in this zone right
10 here without variances, with the front setback and
11 back setback. These are -- these are lots that are
12 a result of the -- you see them going in.

13 MR. ILDERTON: Great. Well, as a matter
14 of form, I like a public comment, but there's no
15 public here, so I wouldn't expect there's much
16 comment. So is there anything else to add?

17 MR. HENDERSON: No, sir.

18 MR. ILDERTON: All right. Billy, you
19 want to start?

20 MR. CRAVER: I'm good with it.

21 MR. ILDERTON: Donna?

22 MS. WEBB: I am too. I rode by there
23 and the side yard is big. I think it's -- add one
24 more garage, it just replaces what's there. And I
25 think it would -- painting the brick and then

1 matching the siding, and it's going to make it fit
2 in more with the houses beside it.

3 MR. ILDERTON: Rhonda?

4 MS. SANDERS: I think it's great.

5 For -- I'm trying to figure out what to do with it
6 since it's very enlightening.

7 MR. CLOWNEY: Thank you.

8 MR. ILDERTON: Mark?

9 MR. HOWARD: Yeah, I think it will be a
10 fine improvement to the neighborhood. I don't have
11 any problem.

12 MR. ILDERTON: Okay. Steve?

13 MR. HERLONG: Well, I think the fact
14 that it's a small addition to a small house makes it
15 automatically compatible, and so I'm fine with it as
16 well.

17 MR. ILDERTON: Yeah, I think it will be
18 interesting. I think other people with these types
19 of houses may see this and say, gee, we can do
20 something with it. So it's good addition to the
21 island itself too. So I'm good with it.

22 MR. WRIGHT: You know, I think it's a
23 fine design. I think it's going to improve the --
24 certainly this house, and certainly there's no issue
25 with neighborhood compatibility.

1 MR. ILDERTON: Great. Do I hear a
2 motion?

3 MR. CRAVER: Move we approve. Final
4 approval.

5 MS. SANDERS: Second.

6 MR. ILDERTON: Discussion?

7 Everybody in favor?

8 DESIGN REVIEW BOARD: Aye.

9 MR. CLOWNEY: Thank you.

10 MR. ILDERTON: Rock and roll.

11 823 MIDDLE STREET

12 MR. ILDERTON: 823 Middle Street.

13 MR. HENDERSON: Mr. Chairman, this is a
14 request for a demolition and new home construction,
15 823. The applicants are Glenn Keyes Architects, and
16 they're requesting relief from Zoning Ordinance
17 Section 21-29 C(2)(a). This is for the principal
18 building side facade. This is a provision that
19 requires that any length of a building side facade
20 that exceeds 30 feet should contain an articulation
21 or building setback -- or a building inset, rather.

22 The proposed foundation also -- first
23 floor plan and foundation floor plan doesn't meet
24 the requirement. It actually proposes an expansion
25 of 56 linear feet.

1 Within the ordinance, within this
2 section, the DRB can give a 100 percent relief to
3 this provision, get rid of it completely, provided
4 the design is compatible with the neighborhood.

5 And staff recommends that you'll just
6 ensure that this design is compatible with the
7 surrounding architecture. And I'll defer to the
8 applicant.

9 MR. ILDERTON: Okay. Sir?

10 MR. KEYES: Thank you. I'm Glenn Keyes,
11 an architect for the project. Y'all, I'm sure, know
12 where this site is. This is the house that's
13 currently on the property. This is a contemporary
14 house. You can see that it's -- the site is
15 well-landscaped on both sides. There's a great row
16 of oak trees on this side. And on the other side,
17 on the north side facing from the -- it's pretty
18 well-landscaped as well.

19 This is in the adjacent lot. You can
20 see the house through this -- this -- rip in the
21 grove of trees. And then looking further, you can
22 see it's really heavily and very thick landscaping.
23 So it's really very difficult, if not impossible, to
24 see this side of the house. What we're trying to do
25 is relate to the existing site.

1 This is the OCRM lines. So we pushed
2 this house up as close as we can to it. We are wall
3 to wall on the setbacks with it being 15 feet on
4 this side and 30 feet on this side.

5 We're trying to respect this alley of
6 oaks, which are really quite nice. So pushing the
7 house over as far as we can to this side, and then
8 the landscaping that's on both on this property and
9 on the adjacent property create quite a nice buffer.

10 We are asking that -- this is the wall
11 in question -- that we be allowed to have a
12 continuous straight wall. We don't think it impacts
13 the neighbors or from the street. And I think it's
14 a pretty sensitive design to respect the landscaping
15 that's in place.

16 I'd be glad to talk more about the
17 house, if you care, but Joe just said, just focus on
18 the issue at hand. So I'll leave that up to you.

19 MR. ILDERTON: Thank you. Joe, is there
20 anything?

21 MR. HENDERSON: I would add one thing.
22 And that is that the existing construction that's
23 slated for demolition has a second story. So you
24 have foundation first and then second story.

25 This one is not proposing a second

1 story, correct?

2 MR. KEYES: That's correct.

3 MR. HENDERSON: So the massing would
4 be --

5 MR. KEYES: It's a one and a half story
6 house. So where I said our base foot elevation,
7 that's just a one and a half story house.

8 MR. ILDERTON: All right. Duke, you
9 want to start?

10 MR. WRIGHT: Yeah. I think this is a
11 very nice design. And we recently approved the
12 design for the house next door, on the lot next
13 door. And I think it lays real well together in
14 terms of the root -- the root structure. And then I
15 walked that property today, and it's well-preserved.
16 I think you should leave the trees on either side if
17 you can.

18 MR. KEYES: Absolutely.

19 MR. WRIGHT: So I think it's a very nice
20 design. I have no trouble.

21 MR. ILDERTON: Yeah, I think it's great
22 looking. Are y'all going to demolish the whole --
23 everything that's there, of the original structure?

24 MR. KEYES: Yeah.

25 MR. ILDERTON: I drove -- I didn't

1 drive, but I built the house -- but those are all --
2 I guess you can get pretty stressed out -- all
3 right. Can you get this out?

4 MR. KEYES: We're going to try.

5 MR. ILDERTON: I mean --

6 MR. KEYES: What year was that built?

7 MR. ILDERTON: Good question. Twenty
8 years ago, something like that. Carl Smith designed
9 it, and it was for a local dentist and his wife.
10 They were into Art Deco or whatever you want to call
11 it. Anyway, great. No, it's great.

12 MR. WRIGHT: We didn't have a DRB then,
13 did we?

14 MR. ILDERTON: No, no, no.
15 Steve?

16 MR. HERLONG: No, I think the fact that
17 it's basically a one-story elevated facade that has
18 the 50-foot length without setback makes it no
19 problem at all to give it the relief requested.

20 MR. ILDERTON: Mark?

21 MR. HOWARD: I think it's a very nice
22 house. Now, you're saying that all the existing
23 landscape you expect to build and keep?

24 MR. KEYES: The perimeter landscaping
25 will be kept. There's some landscaping -- there's a

1 huge oak -- palm tree in the middle that we're
2 actually going to relocate. It's going to be
3 relocated. So it will be -- Tree Spade will come in
4 and move it, and it will be relocated somewhere on
5 the property. We don't know exactly where --
6 workers do our landscape design, and we'll be
7 incorporating that.

8 But on the north and south elevation,
9 most all that will be retained. Certainly all on
10 the south, and it'll be cleaned up a bit on the
11 north, but enhanced as well.

12 MR. HOWARD: Well, it's a nice design.
13 Good island look.

14 MR. KEYES: Yeah, thank you.

15 MR. ILDERTON: Rhonda?

16 MS. SANDERS: No comment. It's a nice
17 design.

18 MS. WEBB: I agree. I love that lot.
19 It's really nice.

20 MR. ILDERTON: Billy?

21 MR. CRAVER: I think it looks great.

22 MR. ILDERTON: Do I hear a motion?

23 MR. CRAVER: I move we give final
24 approval.

25 MS. SANDERS: Second.

1 MR. ILDERTON: Discussion?

2 Everybody in favor?

3 DESIGN REVIEW BOARD: Aye.

4 MR. ILDERTON: All right.

5 MR. KEYES: Thanks very much.

6 MR. ILDERTON: It might be a record. We
7 are adjourned.

8 MR. HENDERSON: I'm sorry. If I could
9 have one -- five more minutes of your time. I'm
10 sorry. I'll make it quick, I promise.

11 All right. Just wanted to run this by
12 you guys. This is mainly a housekeeping ordinance
13 clarification, if you will.

14 So in the ordinance there's a provision
15 that allows the zoning administrator to modify a COA
16 that's been reviewed and approved by the DRB. It's
17 a staff level review of the requested modification.
18 And what it states in the ordinance is that staff
19 can review minor refinements to a COA. And so in
20 the past, I guess, three months or so, I've
21 contacted you guys by way of e-mail and requested if
22 it would be okay for me to consider a submittal a
23 minor refinement or not.

24 So my example here is the property at
25 2913 Brownell Avenue. And I sent this out to you.

1 We all reviewed it. Ultimately, we issued a permit.
2 But I just wanted to have a quit discussion with you
3 and get your opinion on what I should be looking for
4 as kind of that trigger point for when to make
5 somebody come back for review.

6 MR. HERLONG: Since I was involved in
7 that project, maybe I shouldn't participate for that
8 example.

9 MR. HENDERSON: Oh, I'm sorry. I should
10 have picked a different one.

11 MR. CRAVER: But it's been issued now,
12 so, I mean, you know --

13 MR. ILDERTON: Yeah, I think that's
14 good.

15 MR. CRAVER: You're not lodging for some
16 sort of approval. I think your input is worth
17 having on this.

18 MR. HERLONG: All right.

19 MR. HENDERSON: So Page 2 and Page 3.
20 Let's see. Randy, help me out with this.

21 So minor refinements to design elements
22 such as but not limited to roofs, fascia treatments,
23 doors, columns, windows, siding, trim details or
24 lattice that have already received COA.

25 Well, that's a whole lot. I mean,

1 Steve, help me out with this. I mean, you can...

2 MR. HERLONG: There are different types
3 of projects too, that come before the Board. When a
4 project comes before the Board for relief like the
5 one that was up here, all we were discussing was
6 side -- a side setback issue. We weren't there to
7 necessarily look at windows, the steps, the railing
8 detail.

9 MR. HENDERSON: Right.

10 MR. HERLONG: It's a side setback or
11 side relief in a setback relief. So those seem to
12 have a different standard than when it's historical.
13 A historic home that has issues, you might be
14 looking at a little more carefully.

15 MR. HENDERSON: I see.

16 MR. HERLONG: But it's probably at your
17 discretion. You would know that. But you know, a
18 project like that, that might have come in here for
19 because they were building a pool in the back or --
20 and now, what was the issue? I don't know even know
21 what the issue was, honestly. A stair change? A
22 front stair change?

23 MR. HENDERSON: That's exactly right,
24 yeah. So I believe that the request from the
25 applicant was -- was for something like principal

1 building square footage or something like that.

2 They were putting an addition onto the back of an
3 existing home. So the request and review by the DRB
4 had nothing to do with the design characteristics.

5 MR. HERLONG: Of, say, that stair.

6 MR. HENDERSON: Of the stair or the
7 windows or the shutters. So I guess what I'm
8 asking: Is it okay for me to make that call at that
9 level? I think it is --

10 MR. CRAVER: I do too, I'd almost say --

11 MR. ILDERTON: You've got the rhythm of
12 this Board and the island already, you've been here
13 long enough, and I think you should be able to make
14 that call. I don't think we need to make it even
15 more difficult for these people, the clients that we
16 serve, which is essentially the people that own this
17 property and want to build on it, have it more
18 difficult than we have already. So I think you'd be
19 able to make those calls.

20 MR. WRIGHT: Excuse me. If Joe has a
21 problem with that, is it -- this is just off the
22 wall, would he maybe want to talk with one member of
23 the Board without a formal meeting?

24 MR. ILDERTON: Well, if it ever comes to
25 that. If you ever have a question about it, then --

1 MR. WRIGHT: He can talk to you.

2 MR. ILDERTON: -- you e-mail a few of us
3 and just get our opinion.

4 MR. CRAVER: You can e-mail all of us
5 and read the input you get.

6 MR. ILDERTON: Not on every one.

7 MR. CRAVER: Right.

8 MR. ILDERTON: Just the one you think,
9 you know, this could be edgy or something
10 controversial or something like that.

11 MR. HENDERSON: And how we've been doing
12 it.

13 MR. ROBINSON: Yeah.

14 MS. SANDERS: Some of the questions,
15 they came to us for setback variances but not design
16 variances. Not design.

17 MR. ROBINSON: Principal building square
18 footage.

19 MS. SANDERS: It had nothing to do with
20 design.

21 MR. HENDERSON: That's right. That's
22 exactly right.

23 MS. SANDERS: And then they made some
24 design changes, and you want to know if we need to
25 look at that or you can okay that?

1 MR. HENDERSON: Right. Yeah, that's
2 what I'm asking.

3 MS. SANDERS: Okay. So we were looking
4 at it for a measurement and you're looking at it for
5 design. And I agree with Pat, with everybody, you
6 know, as long as you're comfortable with it.

7 MR. HENDERSON: Okay.

8 MS. SANDERS: But if you're not
9 comfortable with it, then shoot it to us so it's not
10 on your back.

11 MR. HENDERSON: Well, I'll continue
12 doing that for these houses that are not historic.
13 Now, on the other hand, if we have a COA that's been
14 reviewed by the Board and it's a historic home, then
15 it does involve kind of a historic preservation
16 element, I might be more cautious with that. I
17 mean, how do you feel about that, because you're --

18 MR. ILDERTON: Depending on how big a
19 deal it is.

20 MR. HERLONG: I really think the fact
21 that you're a professional in planning, you now
22 understand where the Board sits on these issues, and
23 you probably refer to Randy on these issues, and you
24 inherently know when you've got a comfortable level
25 with something or not. You probably know when to --

1 I mean, at least I'm -- I am comfortable knowing
2 that you --

3 MR. ILDEBERTON: Yeah.

4 MR. HERLONG: -- know when to stop and
5 say, I think the Board -- I need to ask somebody
6 from the Board. So I would certainly be comfortable
7 with that.

8 MR. HENDERSON: Okay.

9 MR. CRAVER: Two things hit me. One is,
10 if the issue that comes up is not something that we
11 were going to be dealing with anyway or dealt with
12 in the application, and it wasn't something that
13 raised an issue with the ordinance, so it's a matter
14 of taste, I mean, we shouldn't be dealing with that
15 anyway.

16 MS. SANDERS: I agree.

17 MR. HENDERSON: Okay.

18 MR. CRAVER: Okay. So I would say use
19 your judgment. But the other thing I would say is,
20 I for sure, and I don't think anybody else here, is
21 going to shoot you if you use your judgment and we
22 had a difference of opinion later on, because we
23 don't want you to not be in a position where you're
24 willing to use your judgment and do your job.

25 MR. HENDERSON: Okay. That's kind of

1 what I wanted to know.

2 MR. CRAVER: Now, we might give you
3 input after the fact and say, you know, think about
4 this or think about that. But I, for one, would
5 never -- you know, I want you to use your judgment.
6 I think we all do.

7 MR. HENDERSON: Sure.

8 MR. HOWARD: I would just say that this
9 is obviously written so that if these things
10 singularly happen, that you could certainly make a
11 quick decision. I think that's what the purpose of
12 this was. But if there's a multitude of these
13 things that changes the actual design, then that
14 might make -- but you know, I wouldn't say carte
15 blanche you can change all of these listed items,
16 including staircase, doors, windows, without
17 changing design. But I think if we're talking about
18 them on a single issue, then that's --

19 MR. CRAVER: But Mark, let's look at
20 this, though. And this is a perfect example; the
21 one we were just dealing with. The only issue we
22 were looking at was the relief from that one deal.
23 So if they walked in and said, now, we know we've
24 gotten the relief from that one deal, but we're
25 going to change these other nine elements that don't

1 really have anything to do with what we were -- what
2 we were looking at, I don't have a problem with
3 approving all nine elements, you know.

4 MR. ILDERTON: Same here.

5 MR. CRAVER: Okay. You've got to take
6 it in the context of the question.

7 MR. HENDERSON: And sometimes, you know,
8 in some jurisdictions, if a COA is issued, that's
9 kind of a binding document that refers to a certain
10 design presented to you all at that point, and if
11 you deviate from that design, then you're not
12 meeting the conditions of the COA.

13 MR. ILDERTON: Well, we'd like to think
14 we're not that rigid on Sullivan's Island.

15 MR. HENDERSON: Perfect. I'm good.
16 Thank you.

17 MR. ILDERTON: Thank you.

18 (The Hearing was concluded at 6:22 PM.)
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1 CERTIFICATE OF REPORTER

2

3 I, Maria D. Dempsey, Registered Professional
4 Reporter and Notary Public for the State of South
5 Carolina at Large, do hereby certify that the foregoing
6 transcript is a true, accurate, and complete record.

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

10 Witness my hand, I have hereunto affixed my
11 official seal this 12th day of December, 2013, at
12 Charleston, Charleston County, South Carolina.

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

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