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SULLIVAN'S ISLAND DESIGN REVIEW BOARD

HEARING BEFORE: DESIGN REVIEW BOARD

DATE: MAY 21, 2014

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:
 2
 3 DUKE WRIGHT, BOARD MEMBER
 4 DONNA WEBB, BOARD MEMBER
 5 MARK HOWARD, BOARD MEMBER
 6 RHONDA SANDERS, BOARD MEMBER
 7 RANDY ROBINSON, CHIEF BUILDING OFFICIAL
 8 JOE HENDERSON, ZONING ADMINISTRATOR
 9 KAT KENYON, CLERK/PERMIT TECH
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1 MR. WRIGHT: Okay. This is the
 2 May 21st, 2014 meeting of Sullivan's Island Design
 3 Review Board. It is now 6:00 PM. Members in
 4 attendance are Rhonda Sanders, Mark Howard, Donna
 5 Webb, and Duke Wright. Hopefully, Billy Craver
 6 little will show up sooner or later. We have a
 7 forum, so we can keep busy.
 8 Freedom of Information requirements have
 9 been met for this meeting. Items on tonight's
 10 agenda are, first, approval of the April 2014
 11 minutes. Do I hear a motion?
 12 MR. HOWARD: I motion that we pass.
 13 MR. WRIGHT: Second?
 14 MS. WEBB: (Indicated.)
 15 MR. WRIGHT: All in favor?
 16 MEMBERS OF THE DRB: Aye.
 17 MR. WRIGHT: So moved.
 18 Joe? 1104 Osceola.
 19 1104 OSCEOLA AVENUE
 20 MR. HENDERSON: Yes, sir. Agenda Item C
 21 (1) is a request for front and side façade elevation
 22 modifications at 1140 Osceola Avenue. This is a
 23 Sullivan's Island landmark.
 24 And part of this project request is
 25 essentially the demolition of a chimney structure

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1 that was constructed in -- around the 1980s area.
 2 Also, the construction of a new chimney with a more
 3 traditional design and a traditional chimney cap.
 4 Also, the expansion of a front porch,
 5 covered porch that will wrap around the western side
 6 of this, of the structure.
 7 In addition, there's a proposed removal
 8 of the front façade windows under the covered porch;
 9 and in their place, French doors installed, four
 10 French doors. Also, the replacement of the original
 11 front railing, from what we understand.
 12 Staff recommends approval of all project
 13 elements, provided they meet the Secretary of
 14 Interior's Standards for preservation.
 15 And in fact, Mr. Chairman, I'll turn it
 16 over to you.
 17 MR. WRIGHT: Okay. Thank you.
 18 Presentation, please?
 19 MR. MIRAZIZ: Good evening, everybody.
 20 I'm Charlie Miraziz with Herlong & Associates, on
 21 behalf of Stuart Huston for 1104 Osceola.
 22 This cottage is designated a historic
 23 residence, and we're asking for four points for your
 24 approval.
 25 The first is adding a covered porch on

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1 the west side, which is the left side as you look at
 2 the front of the building, currently the front
 3 porch. We're just wrapping it around, extending it
 4 all the way around. And it's 172 square feet, the
 5 wrap-around.
 6 The second point is the existing
 7 fireplace, which is in the place of the proposed
 8 screened porch. It's going to be flipped to the
 9 other side. The existing is a wood fireplace with a
 10 chimney, and we propose a true brick chimney and
 11 fireplace. And that could be seen here and here.
 12 And this is the existing.
 13 The third point is on the existing front
 14 porch. We're removing the four windows and
 15 replacing them with traditional Sullivan's Island
 16 French doors. And on the proposed porch is a fifth
 17 French door to match.
 18 We're not asking for any relief, since
 19 the 172 square feet is well within the historic
 20 exemption of this property.
 21 Finally, we're just trying to match all
 22 historic detailing of the house. And we feel like
 23 it's going to contribute well to the feel of the
 24 neighborhood surrounding it.
 25 MR. WRIGHT: Okay. Is there any public

1 comment?
2 Public comment period is closed.
3 Board deliberations. Rhonda, would you
4 care to start?
5 **MS. SANDERS:** I'm good with it. Joe's
6 opinion on this, it's just here because it's
7 historic, mainly, right?
8 **MR. HENDERSON:** That's right, uh-hum.
9 **MR. WRIGHT:** Rhonda, you're okay?
10 **MS. SANDERS:** Yes, I'm good. Thank you.
11 Sorry, mumbling.
12 **MR. WRIGHT:** Mark?
13 **MR. HOWARD:** No, actually, most of it is
14 pretty good. This front setback, the existing porch
15 lines up with the new porch, doesn't it?
16 **MR. MIRAZIZ:** We're not protruding
17 anywhere on the front side.
18 **MR. HOWARD:** Does not?
19 **MR. MIRAZIZ:** No. We're just extending
20 on the left side, on the west side.
21 **MR. HOWARD:** So some of this porch is
22 already beyond the setback?
23 **MR. HENDERSON:** The ordinance actually
24 allows the continuation of an existing encroachment
25 if it doesn't increase on the degree of that

1 **MR. HENDERSON:** Mr. Chairman, this is
2 Item C (2). The applicants are requesting front
3 façade modifications. And this, again, is a
4 Sullivan's Island landmark identified by Survey
5 Number 276. This is one of the -- on Senior
6 Officers' Quarters.
7 The project elements include adding
8 louvered shutters, which we've identified were part
9 of the original design for this house. That's also
10 explained in the historic survey card. They're also
11 asking to include a screened door on the front
12 entrance of the structure. And part of this is also
13 to add a fenced-in gate along the front property
14 line.
15 Since we've sent out your packets, we
16 received several renderings of the fence that
17 they're proposing. It's not your traditional
18 picket-style fence, but it's kind of a hybrid of a
19 living and picket fence.
20 **MS. SANDERS:** That's included in this?
21 **MR. HENDERSON:** That's not in your
22 packet. Also, is included a revised sketch that
23 shows the elevation showing the shutters. And I
24 have some color photographs as well. This is
25 located within the historic district, and any

1 nonconformity. So they would be allowed to continue
2 that, the extension of that wall, as long as they
3 don't go further towards the Osceola Avenue
4 right-of-way.
5 **MR. HOWARD:** Other than that, it looks
6 fine.
7 **MS. WEBB:** I think it's a beautiful
8 improvement to a very historic landmark cottage on
9 the island. So I'm good with it.
10 **MR. WRIGHT:** Okay. I've seen it and I'm
11 good with it.
12 So do I hear a motion?
13 **MR. HOWARD:** Motion to have it approved
14 final, as submitted.
15 **MR. WRIGHT:** Second?
16 **MS. SANDERS:** Second.
17 **MR. WRIGHT:** All in favor?
18 **MEMBERS OF THE DRB:** Aye.
19 **MR. WRIGHT:** So be it. All right.
20 **MR. MIRAZIZ:** Thank you.
21 **MR. HUSTON:** Thank you.
22 1760 I'ON AVENUE
23 **MR. WRIGHT:** Second item, 1760 I'On.
24 Modification to a historic structure.
25 Joe?

1 approval I recommend is evaluate and ensure that it
2 complies with the Secretary of Interior's Standards.
3
4 **MR. WRIGHT:** Is that all?
5 **MR. HENDERSON:** Yes, sir.
6 **MR. WRIGHT:** Any public comment?
7 **MR. PATEL:** Hi, my name is Hemet Patel.
8 I submitted the drawings, and if you should have any
9 questions, I'll be more than happy to answer the
10 best I can.
11 **MR. WRIGHT:** Okay. You sketched the
12 fence drawing?
13 **MR. PATEL:** Yes, sir.
14 **MR. WRIGHT:** No public comment?
15 Public comment time is closed.
16 Joe, you have any final comments?
17 **MR. HENDERSON:** No, sir. I'll just
18 point out from these -- from the photographs
19 included there. What's typical on this portion of
20 I'On Avenue is a picket-type fence or some variation
21 of this. And again, they've tried to work in this
22 type of design for the living fence.
23 Hemet, I don't know if you want to
24 elaborate on this?
25 **MR. PATEL:** Yes. My client just, you

1 know, wishes to add additional curb appeal, and you
2 got the living fence which is going to add live
3 plants, pines, kind of grow up, kind of make it more
4 homey, I guess, and traditional for the area.

5 **MR. WRIGHT:** Anything else, Joe? Is
6 that it?

7 **MR. HENDERSON:** Yes, sir.

8 **MR. WRIGHT:** Donna, would you like to
9 start?

10 **MS. WEBB:** Sure. I like the idea of
11 adding the shutters back. I think that's typical of
12 what's on the street, and it will add charm and
13 character. It's a very large house and it will
14 definitely warm it up a bit.

15 I'm not sure about the fence. This is
16 the first time I've seen it, so I'm -- I'd like to
17 hear what you all have to say, how that will fit in
18 on the street.

19 **MR. WRIGHT:** Okay. Rhonda?

20 **MS. SANDERS:** I agree. I think it's
21 basically here because it's historic, again. I
22 don't have a problem with the shutters.

23 I personally really like a live fence.
24 I don't think, in the front of the house, it's
25 appropriate for the historic district here. This

1 large Victorian homes that have --

2 **MS. SANDERS:** Right.

3 **MR. HENDERSON:** And I think that the
4 property owners also have a security issue. You
5 know, we have lots of tourists walking around
6 Officers Row. And I think there have been some
7 folks in your front yard taking pictures.

8 **MS. SANDERS:** Maybe a lower? I don't
9 know, maybe a lower live fence? Four feet is great
10 to keep a dog in, but, you know, I personally like
11 them. That's my -- I don't know.

12 But my feeling is, is that on that
13 streetscape, it might look a little funny.

14 **MR. HENDERSON:** It's not typical to see
15 a live fence in this area. So Randy and I thought
16 that we should show it you all. Of course, we can
17 permit fences at the staff level.

18 **MS. SANDERS:** Right. That wasn't really
19 part of this application, right?

20 You're just asking for input?

21 **MR. HENDERSON:** This is part of their
22 request.

23 **MS. SANDERS:** Okay.

24 **MR. HENDERSON:** Yes.

25 **MR. WRIGHT:** Mark?

1 white picket fence, that's not -- 32 inches? That's
2 not four feet.

3 **MR. HENDERSON:** It's lower.

4 **MS. SANDERS:** Yeah.

5 **MR. HENDERSON:** It's lower than four
6 feet.

7 **MS. SANDERS:** But there's nothing there
8 on that historic -- I think it would be okay, maybe,
9 if it were from the side of the house back. But I
10 think in the front of the house, it might be a
11 little bit much just on that street. That's part of
12 the privilege of having that beautiful house.

13 **MR. PATEL:** So do you -- what, just a
14 traditional picket fence be appropriate?

15 **MS. SANDERS:** I really like a live
16 fence, again, but I am not sure it would blend in
17 with that streetscape in that historic district.

18 **MR. WRIGHT:** Well, I think your question
19 was: Would a picket fence be appropriate?

20 **MR. PATEL:** A traditional, yes. Yes,
21 sir.

22 **MS. SANDERS:** I think so. Like I said,
23 this, the fence was the first time we saw it.

24 **MR. HENDERSON:** Well, this photograph is
25 two houses down. So again, it's typical for these

1 **MR. HOWARD:** I like a lot of the
2 changes. I think that -- I don't know how some of
3 the things actually got done on that particular
4 house that these proposals are going to fit.

5 Again, with most of the committee
6 here -- the fence really, really has thrown me for a
7 loop. When you first stated that, I couldn't even
8 think of a fence on that section of l'On. But
9 apparently, there is one.

10 And I guess, I don't know, if I had to
11 do that over again, I'm not sure I would. So I
12 don't know. That's thrown me for a loop. I'm not
13 sure that I would be able to approve that really,
14 without going down that street again on a personal
15 level and just seeing.

16 But if this was a mistake and we want to
17 continue or exactly what, I don't want to make a
18 mistake that's been allowed on some of these houses.
19 I mean, to me, as far as tourists spot, it's just a
20 Rainbow Row for goodness sake, easiest way to say
21 that.

22 **MR. HENDERSON:** Could I offer a
23 suggestion? Maybe we could give you all a week to
24 survey the street and then maybe get an alternative
25 design for a fence?

1 **MR. PATEL:** Sure.

2 **MR. HENDERSON:** And I can send it out to

3 you all. And if you deem it appropriate then, we

4 can -- we can handle it that way. That way, we're

5 not holding them up putting some type of security

6 out there.

7 **MR. WRIGHT:** I don't think -- the

8 question, at least appears to me, as though the

9 question is not the design of the fence, it's the

10 fence, period.

11 **MR. HOWARD:** It is.

12 **MR. HENDERSON:** Okay.

13 **MR. WRIGHT:** That Mark has.

14 I think, frankly to me, the picket fence

15 is more appropriate, even though I also like live

16 fences, but I think the picket fence is more

17 appropriate there. And it seems to me as though

18 it's more than one fence now, down that street.

19 **MR. HENDERSON:** There is.

20 **MR. WRIGHT:** I don't want to delay the

21 work, and I think your recommendation is good, Joe.

22 Give us a few days to take a look at it. Everybody

23 might want to ride down and look at it, and give our

24 thoughts back to Joe.

25 **MR. HENDERSON:** Is that okay?

1 **MS. SANDERS:** I like the live fence. I

2 just think it might look a little strange if it's

3 18 inches higher than the rest of the street.

4 **OWNER OF 1760 I'ON AVENUE:** I know my

5 wife really wants a fence, but we can do the same

6 effect with landscaping as well. You know, I like

7 the step-over bushes there.

8 **MR. WRIGHT:** I appreciate your

9 standpoint with the fence, because I have a fence,

10 and I have the same issue with peeping. But that's

11 the way it is.

12 Okay. Do I hear a motion?

13 **MR. HOWARD:** Motion that we approve as

14 submitted with a modification to wait for a second

15 approval of the fence as submitted.

16 **MR. HENDERSON:** Sure. That sounds good.

17 **MR. WRIGHT:** Second?

18 **MS. WEBB:** (Indicated.)

19 **MR. WRIGHT:** All in favor?

20 **MEMBERS OF THE DRB:** Aye.

21 **MR. WRIGHT:** Okay. It's incumbent upon

22 the four of us to take a look and give Joe our

23 thoughts. And then, Joe, if you need to come back

24 to me, do it or...

25 **MR. HENDERSON:** Okay. A digital

1 **MR. PATEL:** Yeah.

2 **MR. HOWARD:** And I would say that

3 probably lower is better.

4 **MS. SANDERS:** Yeah, can I make --

5 because I really like -- I've been looking at fences

6 a lot lately, and I really like live fences. And

7 once they're live, of course, they're not not

8 existent, pretty much.

9 But I'm very familiar with that street,

10 and I don't think there's anything four feet higher

11 in the front yard. Not that it's not allowed, I

12 just think for historic purposes in that street...

13 **MR. HENDERSON:** I think you're right.

14 **MS. SANDERS:** It would be better if it

15 were the height of the white fence.

16 **MR. PATEL:** Yeah.

17 **MS. SANDERS:** If there's not a dog

18 issue.

19 **MR. WRIGHT:** Does the owner have a

20 problem with a picket fence or a white fence?

21 **OWNER OF 1760 I'ON AVENUE:** Our priority

22 is the shutters. The fence we're trying to throw in

23 is to keep out the tourists going on the yard.

24 **MR. WRIGHT:** Well, I don't think anybody

25 has a problem with the shutters.

1 submittal to you all a week from now.

2 **MR. WRIGHT:** Okay.

3 **MR. PATEL:** Thank you for your time.

4 **MR. WRIGHT:** Thank you.

5 1808 ATLANTIC AVENUE

6 **MR. HENDERSON:** Mr. Chairman, Agenda

7 Item C (3) is a -- is for a property located at 1808

8 Atlantic Avenue. This is a non-historic -- it's a

9 historic property, but it is a non-historic

10 structure. It's located within the Sullivan's

11 Island local historic district, which is why we're

12 reviewing it today. It's a detached garage.

13 And the applicant, Carl McCants, is

14 requesting an increase in the height of two feet.

15 The DRB has the ability to give 20 percent of relief

16 and increasing to 21 feet and 6 inches.

17 The applicant is requesting a 20-foot

18 structure, so this falls within the allowed relief

19 you can give.

20 And the staff sees no problem with this,

21 provided the design is compatible with the

22 surrounding neighborhood. I do have a photograph of

23 the house. And I'll defer to the deliberation of

24 the Board.

25 **MR. WRIGHT:** Does the applicant have any

1 presentation?

2 **MR. McCANTS:** Yes, sir.

3 **MR. WRIGHT:** Carl?

4 **MR. McCANTS:** Hi. Carl McCants for the
5 record. I brought some additional photographs I'd
6 like to pass around.

7 You can see that there's no underpinning
8 on the house now. And these folks are really trying
9 to -- let me just pass these around -- find some
10 storage for typical stuff, kayaks and bicycles, that
11 sort of thing, as well as a couple of vehicles that
12 they have, that they want to protect.

13 What happened, this house was elevated
14 after Hurricane Hugo, and you can see the piers are
15 so close together under the house, it prevents any
16 cars from getting under the house and park.

17 So what we're proposing is a detached
18 garage that we feel is in keeping with the historic
19 district. It doesn't have anything to do with the
20 existing house that's there now.

21 In the future, we're looking at maybe
22 doing an addition to the house as well, to try to
23 kind of bring it more in keeping to the typical
24 flavor of Sullivan's Island.

25 So once again, the lot coverage,

1 **MR. HOWARD:** Yeah. Well, I have a
2 couple of -- what is the issue here, the height of
3 the garage, the presence of it? I'm not quite sure.

4 **MR. HENDERSON:** The maximum height for
5 an accessory structure is 15 feet. However, the
6 ordinance allows if you go above a seven-twelve.
7 Seven-twelve, then it can go up to 18 feet in
8 height.

9 Beyond that 18 feet, if the ordinance
10 allows, the DRB can go up 20 percent. You can allow
11 an increase 20 percent. And so he's -- the
12 applicant is only asking to go up to 20 feet, which
13 is 15 percent?

14 **MR. McCANTS:** Somewhere around there.

15 **MR. HENDERSON:** Yeah, somewhere around
16 there, maybe 18, 15 percent.

17 **MR. McCANTS:** And secondly, it's in a
18 historic district.

19 **MR. HENDERSON:** So essentially, you're
20 comparing the -- you want to make sure that the
21 architecture of the garage is compatible with what
22 we typically see on Sullivan's Island in order to
23 give that increase in height.

24 **MR. ROBINSON:** Let me also mention one
25 more thing that isn't on -- well, it is on here.

1 everything is good on it. The one thing we're
2 asking for is a little additional height. You'll
3 see in the submittal, there's a cross section.

4 They're trying to get a little bit of
5 storage above the garage space to allow for
6 additional space, just to get, you know, this stuff
7 that you see that's in these photographs, to find a
8 home for all that stuff.

9 **OWNER OF 1808 ATLANTIC AVENUE:** Yeah,
10 the house is less than 2,000 square feet, and our
11 current house is 3,300. So we're trying to --

12 **MR. WRIGHT:** Are there no utilities? No
13 power? No water?

14 **MR. McCANTS:** What, the garage?

15 **MR. WRIGHT:** Yeah.

16 **MR. McCANTS:** Well, there would be power
17 to it, absolutely, yeah. But there's no plumbing.

18 **OWNER OF 1808 ATLANTIC AVENUE:** No
19 plumbing, correct.

20 **MR. WRIGHT:** Okay. Thank you, Carl.
21 Any public comment?

22 Public comment time is closed.

23 Joe, do you have anything to add?

24 **MR. HENDERSON:** No, sir.

25 **MR. WRIGHT:** Board? Mark?

1 When you look at elevations, you'll look at where it
2 says BFE. This garage is in a V zone. And in order
3 to build a garage in a V zone, the lowest horizontal
4 structure member has to be above flood.

5 So there, I'd have to go where normally
6 a garage might be eight feet in a garage, they
7 already have to go up an extra foot before they put
8 their floor system for the attic.

9 So they actually have to go up a little
10 bit higher than needed because of the flood zone
11 that they're in.

12 **MR. WRIGHT:** Somewhere I saw a site
13 plan.

14 **MR. HENDERSON:** We have one here if you
15 need one. Well, where is the garage on there?

16 **MR. HOWARD:** I'm not certain.

17 **MR. WRIGHT:** I saw a site plan
18 somewhere. Here it is. You want to see it? You
19 can.

20 Yeah, that is fairly well-hidden.

21 **MR. McCANTS:** It is. You've been by the
22 site. There's a lot of trees. It's screened, that
23 garage, completely off.

24 **MR. WRIGHT:** It's not sticking out.

25 **MR. HOWARD:** In fact, is anything being

1 removed?
 2 **OWNER OF 1808 ATLANTIC AVENUE:** No.
 3 **MR. WRIGHT:** It's all vacant.
 4 **MR. HOWARD:** What sort of -- I don't
 5 know -- driveway are you --
 6 **MR. McCANTS:** Right now, there's no
 7 permanent driveway there. It's just, you know,
 8 they're driving across grass and sand, old scape
 9 Sullivan's Island.
 10 **MR. HOWARD:** And you plan to keep it
 11 that?
 12 **OWNER OF 1808 ATLANTIC AVENUE:** Yes.
 13 **MR. HOWARD:** So it's really more of a
 14 storage than a garage?
 15 **MR. McCANTS:** Well, no, it's a garage.
 16 They have the historic cars that they want to, you
 17 know, keep out of the weather.
 18 And as you can see, where the house is
 19 elevated from these photographs that I brought to
 20 you, they basically just raised the house up, and
 21 then putting beams in where existing piers were for
 22 crawlspace type of house.
 23 So there's no room to even get a car
 24 underneath the elevated house as it is now.
 25 So yes, it will couple as storage for

1 2307 ATLANTIC AVENUE
 2 **MR. HENDERSON:** Mr. Chairman, our next
 3 Agenda Item is D (1). This is a new construction
 4 requested at 2307 Atlantic Avenue. The applicant is
 5 Beau Clowney, designer, is requesting final plan
 6 approval for this new home.
 7 They are requesting relief for a
 8 second-story side setback of 100 percent principal
 9 building square footage of 18.6 percent, and a
 10 foundation height increase of one foot.
 11 The only thing different from this
 12 presentation from our last review of this during the
 13 April meeting is an increase in square footage. As
 14 I mentioned, the principal building square footage
 15 from 4,750 square feet to 4,935.
 16 And also, the site placement of the
 17 structure is going to be brought back; if you
 18 recall. And I think I'll let the applicants take
 19 over from here. But they are no longer pushing the
 20 entire building footprint to the furthest -- or to
 21 the closest point to the property line. They are
 22 opting to bring it back.
 23 And Mr. Chairman, I'll let you
 24 deliberate.
 25 **MR. WRIGHT:** Okay.

1 the historic cars, as well as the clutter that you
 2 see in those photographs that I presented, and a
 3 home for all that stuff.
 4 **MR. WRIGHT:** Mark?
 5 **MR. HOWARD:** I actually have no problem
 6 with it. I'm fine.
 7 **MR. WRIGHT:** Donna?
 8 **MS. WEBB:** Yeah, I think it looks nice.
 9 **MS. SANDERS:** I'm good. I want one.
 10 **MR. WRIGHT:** My comment is, that house,
 11 that is 1807 on the front?
 12 **OWNER OF 1808 ATLANTIC AVENUE:** The plan
 13 is 1808 Atlantic, but the mail comes to 1807 I'On.
 14 It's a huge lot.
 15 **MR. WRIGHT:** No big problem. I have no
 16 trouble with it.
 17 Do I hear a motion?
 18 **MS. SANDERS:** Motion to approve.
 19 Approve as submitted.
 20 **MR. HOWARD:** I second it.
 21 **MR. WRIGHT:** All in favor?
 22 **MEMBERS OF THE DRB:** Aye.
 23 **MR. WRIGHT:** So moved.
 24 **MR. McCANTS:** Thank you.
 25 **MR. WRIGHT:** Thank you.

1 **MR. CLOWNEY:** I'm Beau Clowney. This is
 2 Jay Quarles and Kate Campbell is here as well.
 3 It's largely the same as what Kate and
 4 Jay presented to you last month, but we've opted to
 5 stick with where we had it last month, as sited.
 6 It's not going out, it's going -- it's
 7 the average of the two, basically, which we think is
 8 the right thing for this house, and kind of the
 9 neighborly thing to do, too.
 10 With the understanding, too, we know
 11 this other guy's bailing out here, but they don't
 12 want to do that, so...
 13 The only things that's different here is
 14 that the elevations have just been refined, even
 15 from your package. I mean, it's all basically the
 16 same. We've just sort of been working on these
 17 elevations and tweaking them and really working on
 18 the details.
 19 We have clients who have a real interest
 20 in a house that has the feeling of quality, of a
 21 good old southern Sullivan's Island type house. So
 22 we're really looking at the details, but the volume
 23 largely stays the same.
 24 **MR. QUARLES:** Stays the same.
 25 **MR. CLOWNEY:** Right. And then in

1 regards to the materials, these are some other
 2 properties that we've done around town, we have.
 3 The majority of the house is cedar
 4 siding, painted, and it will be painted white,
 5 actually. There's one volume that has shakes on it,
 6 just one little, small volume that has shakes that
 7 are going to be stained, actually, a white color.
 8 The roof -- portion of the roof has the
 9 cedar shakes, which we've done on a couple projects
 10 here on the island. And the remainder of the house
 11 will have the standing seam of silver Galvalume
 12 roof.
 13 But all of these really kind of speak to
 14 the quality that they're looking for, and also some
 15 of the details. This is kind of a shutter, shutter
 16 door kind of detail that we've come up with. We
 17 used this on another project on Jasper, and we're
 18 going to do their garage doors like this, which will
 19 be kind of nice, and a little different from what
 20 we've submitted to you. And that's it.
 21 **MR. WRIGHT:** Thank you.
 22 Any public comment?
 23 **MR. HEFFRON:** I have one. I'm Brent
 24 Heffron. I'm the lot next door to them. And my
 25 family's been here since 1924, so it's been in my

1 the street side is way up here. And so all we're
 2 doing is picking the structure up. It's like eight
 3 feet, right?
 4 **MR. QUARLES:** No, it's more of 10 feet.
 5 **MR. CLOWNEY:** Ten feet. And last
 6 time --
 7 **MR. HOWARD:** So last month's submittal,
 8 you're eight feet closer to Atlantic?
 9 **MR. CLOWNEY:** Eight feet closer to the
 10 street, yes.
 11 **MR. HOWARD:** I just wondered how you
 12 were --
 13 **MR. CLOWNEY:** Yeah. We didn't take
 14 anything out of the space.
 15 **MR. HOWARD:** And you're way far back on
 16 the setback?
 17 **MR. CLOWNEY:** We are. We don't have any
 18 issues with the front setback at all.
 19 **MS. WEBB:** I have no issues with it.
 20 **MR. WRIGHT:** I'm fine with it. I think
 21 we went through a lot of detail last month, and I
 22 appreciate what you've done, and I'm sure the
 23 neighbors do. And your willingness to meet with
 24 them and talk to them about this is very nice.
 25 So do I hear a motion?

1 family since that, for 90 years. And I just want to
 2 voice that I appreciate these folks and the owners'
 3 willingness to keep the house in line with most of
 4 what we have there. And so I just want to make that
 5 comment. I appreciate they're considering the
 6 neighbors when they place the house.
 7 **MR. WRIGHT:** Thank you.
 8 Thanks, Beau. I like that.
 9 Do you have anything to add?
 10 **MR. HENDERSON:** No, sir.
 11 **MR. WRIGHT:** Rhonda?
 12 **MS. SANDERS:** No, I'm good. I think
 13 it's fine with a motion.
 14 Go ahead. I can't do that yet.
 15 **MR. HOWARD:** My question: How did you
 16 achieve pushing it back? Did you go closer to
 17 Atlantic or what did you change here?
 18 **MR. QUARLES:** This is kind of our
 19 original idea in submitting. It is the average of
 20 the two furthest houses on the block. So this one
 21 goes almost beyond the setback that we could push
 22 the house up to. We are not going to the setback.
 23 We're the average of the two furthest houses on the
 24 block.
 25 **MR. CLOWNEY:** The buildable setback on

1 **MS. SANDERS:** Motion for final approval.
 2 **MR. WRIGHT:** Second?
 3 **MS. WEBB:** (Indicated.)
 4 **MR. WRIGHT:** All in favor?
 5 **MEMBERS OF THE DRB:** Aye.
 6 **MR. WRIGHT:** Thank you.
 7 **MR. CLOWNEY:** Thank you.
 8 **MR. WRIGHT:** Thank you.
 9 1607 MIDDLE STREET
 10 **MR. HENDERSON:** Mr. Chairman, this next
 11 Agenda Item is D (2). This is also a new
 12 construction request for 1607 Middle Street. Byers
 13 Design Group are requesting a relief from principal
 14 building square footage and principal building
 15 coverage requirements from the ordinance. These are
 16 minimal in nature.
 17 For principal building square footage
 18 they're requesting 9 percent relief. And for -- I'm
 19 sorry.
 20 Principal building coverage, 9 percent.
 21 Principal building footage, 6 percent relief.
 22 Staff would recommend that the Board
 23 consider this design for neighborhood compatibility.
 24 There has been a change since our packet submittal,
 25 and I'd like to hand that out to you.

1 The only change on this site design,
2 actually building and site design is that the
3 driveway was switched from the right-hand side of
4 the property to the left-hand side. And also, the
5 back master bedroom was switched from the right-hand
6 side to the left-hand side. This was done primarily
7 in negotiation with the adjacent property owner.

8 And the reason for doing this is that
9 there's a landmark live oak on the right-hand side
10 of the driveway wherein its original place, then the
11 concrete would go right up to the root system.

12 So in an effort to preserve that tree
13 and not affect its health, it was relocated. And I
14 think Luke can elaborate on some other
15 modifications. But that doesn't change the relief
16 requested of the 9 percent, 6 percent.

17 **MR. JARRETT:** Yes, thank you. Hello,
18 I'm Luke Jarrett of Byers Design Group, one of the
19 architects on the project. What we're proposing is
20 a pretty straightforward little one-and-a-half story
21 single-family detached house, and we're asking for a
22 little bit of relief with respect to the principal
23 building coverage, and the total addition area
24 allows us to have a little more flexibility in our
25 floor plan.

1 **MR. JARRETT:** That's correct. And also,
2 the location of the pool that's shown in this
3 drawing, if it turns out that that becomes a little
4 close to that tree, we'll also relocate that so that
5 we're well out of the roots zone for this particular
6 area right here, right in this area here.

7 **MR. HOWARD:** So you're not sure of that?

8 **MR. JARRETT:** I'm sorry. The design for
9 the pool is pretty preliminary in nature. We know
10 about the size of the pool that we'd like to have on
11 the site, and we know that we want to have it
12 generally in this area of the lot.

13 But we intend to study more fully
14 exactly where the edge of this tree falls out, and
15 make sure that when we come back with our final
16 proposal to the town, that we'll be out of that.

17 **MR. HOWARD:** Oh, are we in -- where are
18 we at with this, preliminary?

19 **MR. JARRETT:** Correct.

20 Oh, I'm sorry, I misspoke.

21 **MR. HOWARD:** Oh, we're conceptual at
22 this stage right here?

23 **MR. JARRETT:** We're trying to get final
24 reading, aren't we?

25 **MR. WRIGHT:** The application says

1 Thank you, Joe, for pointing out that we
2 did make revisions to the drawing, and I appreciate
3 you allowing us to do that.

4 As we move to negotiate the site, trying
5 to take the best care of this oak tree, you'll see
6 that's possible.

7 So what we end up with is an L-shaped
8 house where the bulk of the structure and the
9 vehicular circulation on the site will be away from
10 this grand oak tree. And to the left-hand side,
11 we'll preserve the space there.

12 Other than that, it's a very
13 straightforward little single-family house. The
14 front porch.

15 Is there any questions?

16 **MR. WRIGHT:** Joe?

17 **MR. HENDERSON:** I would add one thing,
18 that the tree commission reviewed this project for
19 all removal of Category I trees, that is trees that
20 are over six inches in diameter; has been approved
21 by the tree commission.

22 And another addition, I believe there's
23 a pool incorporated into the back right portion of
24 the site plan. And so you'll be requesting a fence
25 that will go around that as well.

1 conceptual. I think you're probably beyond concept.

2 **MR. JARRETT:** What we're asking for is
3 an extra 183 square foot of heated space that
4 doesn't comply to the town ordinance. That's really
5 what we're here for tonight. And we were closing a
6 porch on the back of the house.

7 Everything else fits the guidelines the
8 town has set forth. And our coverage of the pool
9 and the house meets all the criteria, except for the
10 183 extra square foot of heated space. That's all
11 we're asking for.

12 **MR. HENDERSON:** I feel as though the
13 design is near meeting all of the ordinance
14 requirements, of the minimum ordinance requirements.
15 And so I think it's up to the Board to approve
16 preliminary or final design, I think, because it's
17 such a minimal request for relief.

18 **MR. WRIGHT:** Does the Board have any --
19 any member of the Board have any concern with the
20 application being the final?

21 **MS. SANDERS:** I don't.

22 **MR. HOWARD:** No. I'm okay.

23 **MR. WRIGHT:** The application is now
24 considered a final application.

25 Any other comments? Public comments?

1 **MR. GYPIN:** I have a comment. My name
2 is Chris Gypin. I live at 1603 Middle Street, and
3 Mr. Rose (phonetic) has been very responsive to our
4 concerns regarding the large live oak that extends
5 out into our property. And I feel like that he came
6 up with an ideal solution. We're here to support
7 his request for variance. Thank you.
8 **MR. WRIGHT:** Good. Thank you. And do
9 you have anything else to add?
10 **MR. HENDERSON:** No, sir.
11 **MR. WRIGHT:** Any further Board
12 deliberation?
13 Do I hear a motion?
14 **MR. HOWARD:** Well, can I ask a question?
15 **MR. WRIGHT:** Yes, sir.
16 **MR. HOWARD:** Again, the pool as set now
17 is beyond the setback. So we're guaranteeing that
18 the setback, that it stays with no further than
19 what's drawing on the setback?
20 **MR. HENDERSON:** We actually identified
21 that a portion of, I think, the pool deck encroaches
22 into the setback at grade. Correct, Luke?
23 **MR. JARRETT:** That's correct, just at
24 grade.
25 **MR. HENDERSON:** The structure of the

1 **MR. JARRETT:** Yes, ma'am.
2 **MS. WEBB:** Love it. It's going to look
3 great. And it's close to my house.
4 **MR. JARRETT:** Good. Good.
5 **MR. WRIGHT:** Do I hear a motion?
6 **MS. SANDERS:** Motion for final approval.
7 **MR. WRIGHT:** Second?
8 **MS. WEBB:** Second.
9 **MR. WRIGHT:** All in favor?
10 **MEMBERS OF THE DRB:** Aye.
11 **MR. WRIGHT:** So moved. Thank you.
12 **MR. JARRETT:** Thank you.
13 1306 THOMPSON AVENUE
14 **MR. HENDERSON:** Mr. Chairman, this next
15 project is requested, 1306 Thompson Avenue,
16 Swallowtail Architectures is requesting exterior
17 modifications to the property, and relief is
18 requested for the impervious surface requirements.
19 Currently, we have a 30 percent
20 impervious surface requirement. The request is for
21 32 percent? Is that correct, Rachel, 32 and some
22 change?
23 **MS. BURTON:** Yes, yes.
24 **MR. HENDERSON:** The reason why Rachel is
25 here this evening is because staff, of course, can't

1 pool that goes down into the ground is the -- what
2 we consider the accessory structure.
3 **MR. HOWARD:** Okay.
4 **MR. HENDERSON:** So that would need to
5 meet the setbacks, correct?
6 **MR. ROBINSON:** I believe the deck is an
7 accessory recreation, and would have to meet the
8 setbacks also. But we can work that out at staff
9 level. That's really not a -- I mean, that's really
10 no big deal. We're talking about what? Four feet
11 or something like that?
12 **MR. HENDERSON:** Depending, and I don't
13 know what the material is. I think that would
14 depend on what they have outlined. I don't know
15 what, you know, they're proposing for the decking
16 material. But yeah, I think we can make sure that
17 this meets the setback requirements for the
18 accessory structure.
19 **MR. HOWARD:** Other than that, I like --
20 actually like the change, the switching the
21 driveway.
22 **MR. JARRETT:** Yes. Thank you.
23 **MS. WEBB:** I've seen your houses before,
24 and is this similar to the one on Middle Street,
25 this, near Breach Inlet?

1 give increases or relief to the bottom line
2 requirements. What the property owners would like
3 to do is to demolish an existing deck and basically
4 build it up, build it in another configuration.
5 Because it's considered, according to
6 the ordinance, a nonconforming structure, once a
7 nonconforming structure is removed, it cannot be
8 built back, except in accordance with the
9 regulations.
10 And so in order for us to approve the
11 project, Rachel needs to request 3 percent, a 3
12 percent increase in the impervious requirements.
13 However, the ordinance requires that any
14 increase that you give has to be pervious. So our
15 solution for this is to require that if you give the
16 3 percent increase, the deck has to be pervious
17 underneath it. So it has to allow water to flow
18 into the ground and not contribute to the overall
19 impervious requirement.
20 And I think that that's how we've
21 handled it in the past. But the ordinance is
22 worded -- has worded this kind of in a unique way,
23 so that if you give that relief, it has to be
24 pervious. So I would make that part of the motion,
25 if you see fit.

1 **MR. WRIGHT:** Thank you.
 2 **MS. BURTON:** I have two photos to show
 3 you. One is the front of the house, and one -- I'm
 4 very sorry -- is not the full backyard, but it's
 5 really just to show you the scale of the house, and
 6 the height of that floor level above grade.
 7 So, you know, it will require stairs,
 8 and there will be piers, and we'll put gravel
 9 underneath. And the only other piece I have to show
 10 you is the existing survey, which just shows the
 11 existing deck and stairs that are there. And the
 12 reason why we'd like to relocate it is because --
 13 Oh, this is our client, Mary English.
 14 I'm sorry, I should have introduced her in the
 15 beginning.
 16 What we want to do is just add a door
 17 into the existing home at this point so that the
 18 powder room, the new powder room that we're going to
 19 build there, is available for use from the pool,
 20 that you can come up the deck and go straight inside
 21 instead of traipsing through, you know, the
 22 breakfast area, the kitchen, and then into the back
 23 laundry area in going to the powder room.
 24 So that was really the impetus for
 25 wanting to change the existing configuration, the

1 **MR. HENDERSON:** But it's a technical
 2 issue. Staff cannot give increases at the staff
 3 level. We can allow a change in design, and we deal
 4 with that all the time, like with the fence, and we
 5 can send out a digital submittal, and there's just
 6 push and pull. But varying from the ordinance
 7 requirements, we can't.
 8 **MS. SANDERS:** I see no issue.
 9 **MR. WRIGHT:** Okay.
 10 **MR. HOWARD:** I have no problem.
 11 **MR. WRIGHT:** Okay.
 12 **MS. WEBB:** I like it.
 13 **MR. WRIGHT:** I don't have any trouble
 14 with it. I think we've got a very minor issue here,
 15 but we're wrapped around a technicality. How should
 16 the motion be worded to make this legal?
 17 **MR. HENDERSON:** I would approve the 3
 18 percent increase in the impervious surface
 19 requirement, provided some treatment be given
 20 underneath the deck to make it pervious.
 21 **MS. SANDERS:** Ditto.
 22 **MR. WRIGHT:** That is in the form of
 23 a motion by a Board member. Donna, I will put your
 24 name on that.
 25 **MS. WEBB:** Okay.

1 deck and stairs, into this new arrangement.
 2 Does anyone have any questions?
 3 **MR. WRIGHT:** No. I think no.
 4 Is there any public comment?
 5 No public here.
 6 Public comment appears closed.
 7 Discussion? Rhonda?
 8 **MS. SANDERS:** I see no problem with it.
 9 So this is not like a repair, so you have to --
 10 **MR. HOWARD:** Because it's being torn
 11 down.
 12 **MR. HENDERSON:** That's right. It's a
 13 structure that's being torn down and replaced, but
 14 in replacing that square footage --
 15 **MS. SANDERS:** They're increasing it.
 16 **MR. HENDERSON:** You're going beyond
 17 what's allowed by ordinance.
 18 **MS. SANDERS:** Okay.
 19 **MR. HENDERSON:** So that is a problem for
 20 us.
 21 **MS. SANDERS:** What was there is beyond.
 22 **MR. HENDERSON:** So, essentially, I mean,
 23 you would really, technically, only need to ensure
 24 that 113 feet of this deck is pervious underneath.
 25 **MS. BURTON:** With gravel underneath.

1 **MR. WRIGHT:** And I think that's all we
 2 need to do to satisfy the technicality.
 3 **MR. HENDERSON:** Yes, sir.
 4 **MR. WRIGHT:** Okay. Does anybody have
 5 any trouble with this?
 6 Do I hear a motion?
 7 **MS. WEBB:** I motion.
 8 **MR. HOWARD:** I second.
 9 **MR. WRIGHT:** All in favor?
 10 **MEMBERS OF THE DRB:** Aye.
 11 **MR. WRIGHT:** Thank you. All approved.
 12 **MS. BURTON:** Thank you.
 13 **MR. HENDERSON:** Thanks for coming out.
 14 **MS. ENGLISH:** Thank you very much.
 15 **MR. WRIGHT:** Thank you.
 16 2213-C MIDDLE STREET
 17 **MR. WRIGHT:** Okay. 2213-C Middle
 18 Street.
 19 **MR. HENDERSON:** Yes, sir. This is a
 20 request from Ilderton Contracting. Mr. Doug is here
 21 to present a final design review for an ADA lift
 22 access relocation. And this was reviewed and
 23 approved December 9, 2013, and approved by the DRB
 24 to have the ADA lift -- I'll pass these photographs
 25 around -- ADA lift located on the eastern side of

1 the deck. I think some of the tenants in the
2 building decided that it might being more feasible
3 to have it located where the previous ramp was.

4 **MR. SMITH:** It was creating problems
5 with a corridor. At that end of the deck, there was
6 no corridor for a wheelchair to access the
7 businesses on the right side without severely
8 limiting the tables that were there.

9 **MS. SANDERS:** Totally makes more sense.

10 **MR. SMITH:** Right, it made much more
11 sense. The ramp was there, the handicap parking was
12 there. The handicap access was working great from
13 that end of the building, and it's still at that end
14 of the building now with the lift, and it just works
15 so much better. That's my presentation.

16 **MR. HENDERSON:** Now, in addition to
17 reviewing the relocation of the ADA lift, during our
18 last review of this property in December of 2013, we
19 approved an ADA space on that side of the deck.

20 This is an on-site, fully accessible,
21 paved ADA space and unloading aisle. And so because
22 the DRB is required to review and approve all
23 parking plans, the elimination of this ADA space
24 would need to be approved by you as well.

25 So do you have intentions of removing

1 and make their way into the building. And I mean --
2 **MR. SMITH:** Yeah, it would just stay a
3 regular parking space. It would not be...

4 **MR. HENDERSON:** The more handicap spaces
5 or ADA spaces, the better, in my opinion. And this
6 we approved, an on-site ADA space and unloading
7 aisle.

8 I'll recommend to the DRB to keep it an
9 ADA space, and ensure that that -- the concrete lift
10 is actually ramped down so the folks can actually
11 get from that unloading aisle, assigned ADA space,
12 down, and to access the lift. But that's what we
13 approved during our last review of this property.

14 **MS. SANDERS:** So what you're suggesting
15 is to get rid of one of the other ADA spaces and
16 leave it where? Or no?

17 **MR. HENDERSON:** I would say keep both of
18 them.

19 **MS. SANDERS:** No, there's two already
20 there. Y'all are going to get rid of one and move
21 it?

22 **MR. SMITH:** There was one there, and it
23 was in front of the ramp. I thought the plan was to
24 relocate the handicap space.

25 **MR. HENDERSON:** This slab was poured in,

1 the actual ADA space?

2 **MR. SMITH:** Well, the plan was to
3 move -- relocate the existing parking space, which
4 was on the right side next to the dentist's office
5 in front of the ramp that was there, to in front of
6 the lift, if it were to have been on the eastern
7 side of the deck. So we weren't adding a handicap
8 space, we were relocating it.

9 **MR. HENDERSON:** But that's in the public
10 right-of-way, though. That space is half in the
11 public right-of-way, and going over the line, and I
12 think there's already an ADA space there; isn't that
13 right?

14 **MR. ROBINSON:** Right.

15 **MR. SMITH:** We put that ADA space there
16 when we put the ramp there.

17 **MS. SANDERS:** This is the one on the
18 side of the telephone pole, right?

19 **MR. SMITH:** Yeah.

20 **MR. HENDERSON:** But I would -- I mean,
21 this is an on-site ADA space. A concrete slab was
22 put there to serve as a service --

23 **MR. SMITH:** That's correct.

24 **MR. HENDERSON:** -- for folks to be able
25 to park a van and get out in that unloading aisle

1 in this location, right?

2 **MR. SMITH:** That's correct. But the
3 problem with keeping it, and I guess it really
4 doesn't matter to me whether there's two handicap
5 parking spaces or one. However, a handicap space
6 takes up two spaces. Parking is already at a
7 premium there, and by keeping that space handicap on
8 the eastern end of the deck, will eliminate a
9 parking space.

10 **MR. HENDERSON:** But there was already an
11 ADA space.

12 **MS. SANDERS:** I'm sorry. Is there
13 pavement from here around? Can a wheelchair get
14 around? Is my question.

15 **MR. HENDERSON:** It's a hard surface.
16 It's a gravel surface. You know, the ANSI code and
17 ADA codes --

18 **MS. SANDERS:** So these two? So there's
19 two here, and then there's one over here?

20 **MR. HENDERSON:** I don't know. Is there
21 one in front of the --

22 **MS. SANDERS:** There's one on the other
23 side.

24 **MR. HENDERSON:** I think this is the only
25 one.

1 **MR. SMITH:** Yeah.
2 **MS. SANDERS:** There's one over here.
3 **MR. SMITH:** There's one in front -- if
4 you want to see it.
5 **MR. HOWARD:** That's it over there?
6 **MS. SANDERS:** No, this is Home Team.
7 **MR. ROBINSON:** This is Home Team.
8 **MS. SANDERS:** There's one over here,
9 then I don't know if there's one or two there.
10 **MR. ROBINSON:** There's a space in front
11 of the dentist's office.
12 **MS. SANDERS:** Maybe they just need to
13 make them more bright. But there's one here, there.
14 And then, I mean, I'm not disagreeing with you. I'm
15 just saying, I can't see anybody using that handicap
16 when they've got to go through gravel.
17 **MR. HENDERSON:** The whole point is that
18 it's a reserved space.
19 **MS. SANDERS:** Right.
20 **MR. HENDERSON:** And the parking is at a
21 premium in the commercial district, but so are these
22 spaces. And so to eliminate that, because we simply
23 just relocated the ADA lift. I mean, the concrete
24 was poured to be an ADA space, and I think the
25 exception was made to put that impervious surface

1 nonetheless. And in order for us to amend your COA
2 that you got in December, we have to get approval
3 from this group. And so that's why the process is
4 set up like this. So if you eliminate that ADA
5 space and change this, we have to have your
6 approval. That's a staff position. That's what
7 we're required to do.
8 **MR. ROBINSON:** And just one more thing.
9 We wouldn't have allowed concrete to be poured in
10 this space.
11 **MS. SANDERS:** If it weren't going to be
12 that.
13 **MR. ROBINSON:** If it weren't going to be
14 that, because this area is already over the
15 impervious surface requirement allowed. And we
16 allowed all that concrete to be poured, specifically
17 because it was an ADA space.
18 **MR. HENDERSON:** And this is a longterm
19 sort of improvement to a commercial site that will
20 be there for the next 50 years, you know, when we
21 all really need ADA spaces. They will be there for
22 us. So I'll leave it at that.
23 **MS. SANDERS:** Guess my question is --
24 **MR. ROBINSON:** Good point.
25 **MR. HENDERSON:** I mean, and that's my

1 out there.
2 **MR. SMITH:** Because the lift was going
3 to be there. I mean, that was the whole point of
4 putting the handicap space over there. And you
5 wouldn't have needed to have wheeled over the
6 gravel, because the lift was contiguous with the
7 parking space. So that was why that space was put
8 there.
9 And again, I really don't -- it doesn't
10 really matter to me, I don't think it does to Pat,
11 whether that's a handicap space or two regular
12 parking spaces. I mean, we just want to relocate
13 the lift.
14 **MS. SANDERS:** I just think it would make
15 more sense to have more handicap closer to the
16 thing.
17 **MR. HENDERSON:** Right.
18 **MS. SANDERS:** The lift. I mean, even if
19 you added one here. You know what I'm saying?
20 **MR. HENDERSON:** And that's why we're
21 here, is because this is a change to the parking
22 plan you guys submitted in December.
23 **MS. SANDERS:** It just makes more sense
24 to have this parking closer to the thing.
25 **MR. HENDERSON:** But this is a change,

1 argument.
2 **MS. SANDERS:** Can we make it more
3 friendly, so that somebody can get a wheelchair from
4 that space without going through the gravel?
5 **MR. HENDERSON:** Well, sure. I mean, you
6 can improve the access. We always encourage that.
7 But again, we're...
8 **MS. SANDERS:** Whatever, I just...
9 **MR. HENDERSON:** There's actually
10 probably a two, two-and-a-half inch lip on that
11 concrete slab that, you know, should --
12 **MR. SMITH:** Mitigate it with some gravel
13 or a little ramp or something.
14 **MR. HENDERSON:** Or yeah, kind of just
15 repour it, so that folks, you know, that have a
16 walker or a wheelchair aren't taking that drop down.
17 **MS. SANDERS:** Doesn't take much to fall
18 when it's difficult.
19 **MR. HENDERSON:** Yeah.
20 **MR. HOWARD:** Well, let me prove how
21 stupid I am. I'm not sure, are we -- is the only
22 thing we're talking about is the parking space or
23 are we relocating this lift?
24 **MR. HENDERSON:** We're approving two
25 things here, I think. We're approving the

1 relocation of the lift.

2 **MR. HOWARD:** From where it is, over to
3 this new poured concrete?

4 **MR. HENDERSON:** Well, actually, it's
5 already there. It's actually already relocated. So
6 it was approved to be the location closest to the
7 concrete slab. And now, it's been relocated to
8 where the ramp used to be.

9 **MR. HOWARD:** Okay. And we approved both
10 of those changes, right?

11 **MR. HENDERSON:** We approved it being
12 located on the western side, on this side.

13 **MR. SMITH:** Eastern.

14 **MR. HOWARD:** But it came back; did it
15 not? Hasn't it been here twice?

16 **MR. SMITH:** No, that was for the door.
17 There was a door.

18 **MR. HENDERSON:** Right. And it was
19 during that same meeting that we approved the door,
20 the door project.

21 **MR. SMITH:** This has only been in front
22 of the Board once. One, there was an e-mail sent
23 out when we added that door to the front in place of
24 a window, because we were putting a staircase up,
25 and you guys approved it via e-mail.

1 to come from you guys.

2 So there are two parts of this motion, I
3 think. The elimination or keeping of the ADA space.
4 Number two, the relocation of the lift to the other
5 side. So two things have to be approved here.

6 **MR. HOWARD:** I guess everybody seems to
7 think it's fine to move it. You're saying this
8 thing, this was having traffic flow problems. Does
9 it? I mean, does this conform -- is it safe to park
10 ADA and back out? Isn't that what your complaint
11 was?

12 **MR. SMITH:** Well, no, no, not traffic
13 for the car. Traffic for the wheelchair once it got
14 up on top of the deck. The wheelchair -- a van
15 pulling into that space, I think could navigate
16 that. The space between those two buildings is
17 tight. The parking is kind of like pulling into the
18 Obstinate Daughter. Once you get in there, you
19 know, it's a little tight. But I think it can be
20 done.

21 **MR. HOWARD:** So this conforms with the
22 traffic flow?

23 **MR. HENDERSON:** Yeah, I think so. I
24 mean...

25 **MR. HOWARD:** I mean, you're asking to

1 **MR. HENDERSON:** Digitally, yeah. So
2 during the December meeting, we approved this
3 concrete slab with an unloading aisle, signage, and
4 an ADA space, and van accessible ADA space, with a
5 lift right here on the side of the deck.

6 **MR. HOWARD:** And that doesn't work --

7 **MR. HENDERSON:** The lift was relocated
8 and installed on the other side.

9 **MR. HOWARD:** Why?

10 **MR. SMITH:** Because it was causing
11 access problems or corridor problems across the deck
12 for a wheelchair once it got up onto the deck.

13 **MR. HOWARD:** It can't go the whole
14 length of the deck?

15 **MR. SMITH:** Well, it could, but tables
16 would have to be rearranged and redone. Handicap
17 access had been on the far right via the ramp, and
18 was working well for all the tenants and customers
19 there. So it made sense to put it where we have it
20 now, as a practical point of view.

21 **MR. HENDERSON:** And visually, it's not
22 sticking out on the side. It looks better. It's in
23 the well-known ADA location on the other side. We
24 don't have a problem with that. But changing this,
25 eliminating that as an ADA space, I think would have

1 preserve as an ADA, and I'm just asking, does it
2 conform with the exact same traffic flow?

3 **MR. HENDERSON:** Yeah, it would function.
4 This space would function like any other parking
5 space.

6 **MS. SANDERS:** But be empty more often.

7 **MR. HENDERSON:** It's going to be tight
8 no matter what, pulling in, to back out. I think
9 the sidewalk is right here or there is no sidewalk?

10 **MR. SMITH:** The sidewalk?

11 **MR. HENDERSON:** So folks walk in -- I
12 mean, either way, you're backing out. So I guess
13 that's one less car you would have parking here,
14 because that's an unloading aisle, if it's -- well,
15 today it's an ADA space. It hasn't been changed on
16 what was approved.

17 **MS. SANDERS:** This is marked.

18 **MR. SMITH:** It has not been marked.

19 **MR. HENDERSON:** But the plans shows that
20 it should be marked.

21 **MR. SMITH:** No, I understand.

22 **MR. HENDERSON:** With the sign there.

23 **MR. WRIGHT:** Off the record.

24 (Off-the-record conference.)

25 **MR. WRIGHT:** So somebody make that

1 motion.
 2 **MR. HENDERSON:** In addition to retrofit
 3 that two-inch rise to ramp down for easy access, and
 4 provide a smooth path to the relocated lift. I
 5 would include that in the motion as well.
 6 **MR. WRIGHT:** Can anybody remember all
 7 that?
 8 **MS. SANDERS:** Okay. I make a motion to
 9 approve the relocation of the lift, keeping the
 10 parking spaces as is, handicap where the slab is,
 11 and retrofitting the slab so it's easy access to the
 12 sidewalk to the lift.
 13 **MR. ROBINSON:** And marked.
 14 **MS. SANDERS:** And marked.
 15 **MR. WRIGHT:** That's a motion. Do I hear
 16 a second?
 17 **MR. HOWARD:** I second that.
 18 **MR. WRIGHT:** Discussion?
 19 In all in favor?
 20 **MEMBERS OF THE DRB:** Aye.
 21 **MR. WRIGHT:** We're done. The meeting is
 22 adjourned.
 23 (The Hearing was concluded at 7:09 PM.)
 24
 25

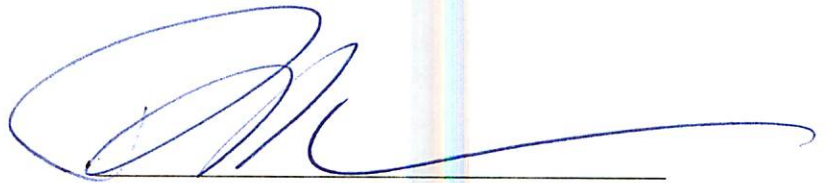
1 **CERTIFICATE OF REPORTER**
 2
 3 I, Maria D. Dempsey, Registered Professional
 4 Reporter and Notary Public for the State of South
 5 Carolina at Large, do hereby certify that the foregoing
 6 transcript is a true, accurate, and complete record.
 7 I further certify that I am neither related
 8 to 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 10th day of June, 2014, at Charleston,
 12 Charleston County, South Carolina.
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 Maria D. Dempsey, RPR
 My Commission expires:
 October 13, 2019

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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 April 17, 2014



PAT ILBERTON, CHAIRMAN



DUKE WRIGHT, SECRETARY