

**In The Matter Of:**  
*Town of Sullivan's Island*

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*Sullivan's Island Design Review Board*  
*August 20, 2014*

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TOWN OF SULLIVAN'S ISLAND  
DESIGN REVIEW BOARD

COPY

HEARING BEFORE: PAT ILBERTON, CHAIRPERSON  
DATE: August 20, 2014  
TIME: 6:00 PM  
LOCATION: Town of Sullivan's Island  
2050-B Middle Street  
Sullivan's Island, SC  
REPORTED BY: LORA L. McDANIEL,  
Registered Professional Reporter

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APPEARANCES:

- PAT ILBERTON, CHAIRPERSON
- STEVE HERLONG, BOARD MEMBER
- MARK HOWARD, BOARD MEMBER
- RHONDA SANDERS, BOARD MEMBER
- DONNA WEBB, BOARD MEMBER
- BILLY CRAVER, BOARD MEMBER
- JOE HENDERSON, ZONING ADMINISTRATOR
- KAT KENYON, PERMIT TECH



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1 THE CHAIRPERSON: It is 6:00, and this is  
2 August 20, 2014 meeting of the Sullivan's Island  
3 Design Review Board. And members in attendance are  
4 Steve Herlong, Pat Ilderton, Mark Howard, Rhonda  
5 Sanders, Donna Webb and Billy Craver.

6 Freedom of Information requirements have  
7 been met.

8 Do we have approval of minutes?

9 MR. CRAVER: Move we approve.

10 THE CHAIRPERSON: Second?

11 MR. HOWARD: I'll second.

12 THE CHAIRPERSON: Everybody in favor?

13 (Ayes were stated by all board members.)

14 THE CHAIRPERSON: Minutes are approved.

15 All right, Joe.

16 1102 Osceola Avenue

17 MR. HENDERSON: Pat, our first agenda item  
18 is C-1. It is requesting certificate of  
19 appropriateness at 1102 Osceola Avenue. Beau Clowney  
20 Design, the applicants, are requesting final plan  
21 approval. This is for historic home restoration, the  
22 relocation of an accessory structure to be attached  
23 to the principal dwelling and also a new addition to  
24 be placed off the back of the structure.

25 This is a Sullivan's Island landmark.

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1 It's constructed in 1885 and noted in survey card  
2 309.

3 The DRB reviewed this project during the  
4 June 18th meeting and made two recommendations; the  
5 first of which was the submittal of a stormwater  
6 management plan to show that all the stormwater is  
7 contained either all on-site or directed away from  
8 adjacent properties.

9 Also, the presentation of a landscaped  
10 plan showing how the added fill in the front part of  
11 the lot is to mitigate the effect of the raising of  
12 the structure and also how the existing trees and  
13 proposed landscaping will also mitigate the visual  
14 impact of the raising.

15 Staff recommendation is to pay specific  
16 attention to the treatment given to the front  
17 shutters on the first and second story windows,  
18 doors.

19 And also there's a slight change to the  
20 railing. I believe we talked about that during the  
21 last meeting. And I can answer any questions you  
22 have.

23 THE CHAIRPERSON: Thank you. Yes, sir.

24 MR. CLOWNEY: Hi, I'm Beau Clowney. And  
25 Ross Ritchie is here with me also. Nopporn from

1 Sheila Wertimer's office is really going to speak to  
2 you mostly about the drainage and also the landscape  
3 design.

4 But for the most part, it's the same  
5 design presented to you last time. Made a few little  
6 minor modifications to the master suite area and just  
7 further detail.

8 So I really would like for Nopporn to talk  
9 about the drainage and the overall concept of the  
10 landscaping.

11 THE CHAIRPERSON: Great.

12 MR. HENDERSON: Mr. Chairman, I would add  
13 there is one request for relief and that is for side  
14 setback relief of eight feet, two inches, which is 20  
15 percent and allowed under the DRB authority.

16 THE CHAIRPERSON: Thank you.

17 MR. RITCHIE: I might flip it over because  
18 the text is upside down, not that you guys can read  
19 it from there anyway.

20 So just to orient you, this is Osceola  
21 over here. The marsh side is that way. This portion  
22 here is the original house that has been moved back  
23 about 15 feet and elevated. And a lot of what we're  
24 challenged to do is to get the development of the  
25 site plan to find ways that will help keep the

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1 structure more grounded so that it doesn't, you know,  
2 mitigate the effects of it being larger and higher.

3 One way that we did that is to create a  
4 raised terrace in the front. You know, it's very  
5 low. The wall is, you know 12 to 18 inches tall.  
6 What that does is it allows us to reduce the number  
7 of, you know -- the main stair is coming down. That  
8 allows us to remove two risers from there. That  
9 really does help with as far as keeping the stairs  
10 shorter.

11 We're creating sort of an elevated  
12 platform that is going to be real subtle. It's  
13 not -- it's not mounding of the earth. It's creating  
14 a little more of the landing for the stairs to come  
15 up.

16 Let me just show you sort of an elevation  
17 view. If you were to look from the street and look  
18 straight at the house, so that terrace that we're  
19 talking about is really just that amount of height  
20 difference. And so, but that allows us to not have  
21 the stairs come down from this point all the way down  
22 to the ground level. It creates steps -- it  
23 disburses the number of steps throughout the front of  
24 the site.

25 We're proposing some plantings in the --



1 around the front terrace at key locations. What  
2 that's meant to do is sort of -- now that the mass of  
3 the house is larger, we wanted to make sure, in  
4 providing this landscape design, that we ground the  
5 structure a little more by creating a little more  
6 vertical elements as far as adding sizeable trees  
7 right away to the front as well as in the back of the  
8 terrace, providing some foundation planting that,  
9 again, attempts to sort of minimize that space under  
10 the house. Ground that with planting.

11 We're going to keep elements of the  
12 vegetation that are existing like that big leaning  
13 oak. I think that really helps to frame the driveway  
14 coming in and to, again, provides a setting for the  
15 setting of the house. Relocating the existing palms  
16 that currently flank both sides of the house to the  
17 side to, again, we want to create vertical frames to  
18 give context to the house.

19 MR. CLOWNEY: You want to talk about this  
20 one.

21 MR. RITCHIE: Sure. I know there was a  
22 lot of concerns about drainage in this area as far  
23 as, you know, we are elevating the property 12 inches  
24 and concerns from neighbors that the runoff is going  
25 to runoff into their property. Working with a civil

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1 engineering firm, Bowman Consulting, we came up with  
2 what we think is a very subtle strategy that should  
3 keep water out.

4           So, roughly, this lot is dead flat. It's  
5 5.5. It's pretty consistent; provides a little bit  
6 of a challenge. By raising the house to 6.5 in the  
7 front, raising that little more to help keep the  
8 structure lower relative to the platform at 7.5.

9           The main strategy is to create a very  
10 shallow swale on either side of the property line  
11 just inside of the property line itself. We're  
12 talking less -- usually about six inches to nine  
13 inches over a five-foot space. That's, you know --  
14 it's going to be real subtle, and it's going to be  
15 planted. It's not necessarily a deep ditch that  
16 you're going to see.

17           Runoff from the house is basically going  
18 to runoff to the side, and to the entrance to the  
19 swale. And then from the back it's just going to  
20 sheet flow back to the marsh. Same in the front.  
21 There's an existing ditch in the right-of-way here.

22           What we're proposing to do is, between the  
23 pool and the pool deck, is to create a little small  
24 trench drain that sort of intercepts the water there  
25 and basically feed it into the swale.

1                   And then what we're proposing to do is  
2 daylight it into the existing ditch that is in the  
3 front of the -- in the right-of-way here. That is a  
4 culvert that is already in existence that runs to the  
5 other side of Osceola and is conveyed out.

6                   As far as neighboring properties goes, the  
7 lowest point of these four properties is actually  
8 right here on either side of the property line.

9                   Are there any questions about the grading?  
10 Yes.

11                   MR. HOWARD: The pipeline that you're  
12 talking about is in the rear. My thought, the  
13 heaviest source of water is the rain. So is there  
14 any thought to guttering the home, and then forcing  
15 that water in one direction to the front and one  
16 direction just to the marsh within an enclosed  
17 downspout guttering system?

18                   MR. RITCHIE: I think the challenge as far  
19 as guttering is that, you know, once you take it to  
20 the front in a pipe -- right now we're size six-inch  
21 pipe. If we take all the gutter water and put it  
22 into this pipe to run out to this ditch, we may have  
23 to go with a larger diameter pipe. I'm not saying  
24 that's impossible. We can study that.

25                   The coverage as far as -- this invert out

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1 of there is pretty shallow. So we just need to study  
2 carefully. If we up-size the pipe due to taking off  
3 gutter, roof runoff, then we don't have such a large  
4 pipe; coverage becomes an issue.

5 MR. HOWARD: If you're talking about sheet  
6 drainage or just area drainage, like I say, my  
7 experience is that the roof is major source of water  
8 and major source of puddling. I'm just making that  
9 as a recommendation that I would consider guttering  
10 this unit. And like I say, piping it toward the  
11 marsh, toward the ditch in the front just to avoid  
12 that.

13 MR. CLOWNEY: We do on the back,  
14 especially on this backside where we have this  
15 terrace and pool court. All of that is really kind  
16 of a public area. There will be gutters in those  
17 areas. I'm not sure if we'll do it everywhere. It's  
18 certainly something to explore for sure.

19 MR. HERLONG: Is that an elevated pool?

20 MR. CLOWNEY: It's not.

21 MR. RITCHIE: It's not. And really most  
22 of the drainage is going to be surface drainage.  
23 We're only piping as needed and we will study.

24 MR. HOWARD: I'm recommending to you  
25 highly. Because this is what I see quite a bit in my

1 business, especially like you say with the courtyard  
2 in the back. You want to keep that dry, don't want  
3 to keep another flush.

4 If you capture the water from the roof and  
5 take it directly to where you want it to go, then the  
6 rest of it is just what mother nature puts on the  
7 ground; much easier to deal with.

8 MR. RITCHIE: Right. Okay.

9 MR. CLOWNEY: If y'all have any questions,  
10 we have photographs and things like that we can show  
11 you.

12 MR. RITCHIE: The types of plantings and  
13 the examples of the low wall, if you're interested in  
14 seeing that.

15 MR. HOWARD: What is it made out of, the  
16 low wall?

17 MR. RITCHIE: Right now we're proposing --  
18 here's the scale of what we're talking about. That  
19 it might be tabby with brick cap. There is a limited  
20 amount of brick paving proposed in the front. That  
21 would be left to tie into that.

22 MR. CLOWNEY: One thing I would like to  
23 point out, while the drawing looks -- it's quite nice  
24 when you look at it in the plan, but at the same  
25 time, it's very subtle. I can't express that enough.

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1 It's amazing looking at the plan. It's certainly  
2 going to be very dull and quiet in reality. But it's  
3 just well designed.

4 And actually in conversation with the  
5 owners about even the little retaining walls  
6 eventually having fig vine on them, things like that  
7 on them. They really kind of want it go away.  
8 Everything is meant to be quiet.

9 THE CHAIRPERSON: Let's move on with  
10 public comment. Any public comment to this  
11 application?

12 MS. DALTORIO: I do. I'm Diane Daltorio.  
13 I'm the house --

14 THE CHAIRPERSON: Come around, please.

15 MS. DALTORIO: I'm the house here. I  
16 guess it's just easier for me to point. Closest. I  
17 think I was the one who had the biggest concern with  
18 the drainage, the water. And your civil engineer  
19 said the lowest part is up front; is that correct?

20 MR. RITCHIE: Well, the lowest part --  
21 obviously, it's the marsh. It's pretty flat. The  
22 ditch is the lowest point.

23 MS. DALTORIO: Obviously. My property  
24 gets saturated on any rain. And I appreciate the  
25 gutter comment 'cause this is, as lovely as it is,

1 it's extremely large house. If my property floods  
2 now and there is no very large house, it's going to  
3 flood a lot.

4 MR. RITCHIE: Right. We definitely are  
5 attempting to address that. I think we will study  
6 guttering as much as we can and setting it out via  
7 pipes so that we don't have to worry about water in  
8 the ground.

9 As a backup, again, this is the lowest  
10 point between the two properties. It's on this  
11 property. This will be, in a heavy rain event, this  
12 will be pretty filled with water before it starts  
13 flooding both sides.

14 We're considering backup system, too.

15 MS. DALTORIO: I'm sorry I was late. You  
16 said there's plantings also in that little gutter  
17 system?

18 MR. RITCHIE: Uh-huh.

19 MS. DALTORIO: Are there trees?

20 MR. RITCHIE: Yes. We may have to  
21 remove -- in order to create this swale, we may have  
22 to remove some of the half berries that are there.  
23 There's two half berries on this side and one we need  
24 to take out. And we would definitely replant with a  
25 screening -- plant material that would screen the two

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1 properties.

2 MS. DALTORIO: Are those existing trees,  
3 not additional trees?

4 MR. RITCHIE: These are additional trees.

5 MS. DALTORIO: I think, I just ask the  
6 board, the drainage and the landscape, even in my  
7 house is secondary. You know, I need a new roof. I  
8 need a new HVAC. I'm saving for all that. My  
9 landscape is number 3 on the list.

10 You know, having a house, it's our biggest  
11 investment. And having a very large second home on  
12 there, just making sure landscape is a priority for  
13 other neighbors.

14 THE CHAIRPERSON: This is a difficult area  
15 of the island. If you start with 5.5, that's what  
16 the lot is now. I guess that's pretty much your lot  
17 is now. I don't know if it hasn't been brought up.  
18 That's really -- I've done enough building on the  
19 island, that's really pretty low. Meaning all these  
20 properties down there are so low. It's too bad they  
21 are that low. High tides and the rain and all.

22 What I found in the past is a good  
23 engineer, as long as it's properly done, does help,  
24 can help the neighborhood. As opposed to create a  
25 problem, they can help solve some of the problem.



1 All that property down there is under the roads  
2 probably, I mean, I don't know. I guess, high tide.  
3 Some of these moon tides we've had, y'all probably  
4 had.

5 MS. DALTORIO: Further down.

6 MR. CLOWNEY: The road is not too bad.

7 THE CHAIRPERSON: I think that's why it's  
8 important to have an engineer. It will be important  
9 to keep those swales clean. If you are doing heavy  
10 planting in there, what can happen over the years,  
11 heavy planting builds up and swale fills up --

12 MS. DALTORIO: Mound.

13 THE CHAIRPERSON: -- with detritus. It  
14 will be important to keep those swales clean and go  
15 on record. As we go on record today to say those  
16 swales need to be kept clean by the homeowner and the  
17 maintenance people that maintain this home so they  
18 can drain properly.

19 MR. CLOWNEY: It is definitely part of the  
20 design. It's a feature of the design, too. In other  
21 words, it's meant -- it has a function but at the  
22 same time they're going to take it to the next level  
23 and make it very subtle and attractive.

24 MR. RITCHIE: We can make sure, as we get  
25 into more detail designs, for instance, the row of

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1 privacy screening trees that we located between the  
2 swale and your property, let's say, as trees mature,  
3 the root bulb tends to rise.

4 We could design it in such a way that the  
5 growth of the plant material could actually aid in  
6 the buffer between your two properties as opposed to  
7 filling in the ditch. Obviously, we don't want the  
8 ditch to run through the large plant material that  
9 will elevate it.

10 THE CHAIRPERSON: Any other public  
11 comment? Yes, sir.

12 MR. MATTHEWS: Bill Matthews, 405  
13 Seabreeze. I was late. I thought it started at  
14 6:30, excuse me. How close is the swale to the  
15 property line?

16 MR. RITCHIE: The center of the swale --

17 THE CHAIRPERSON: Two-and-a-half feet off  
18 the property line.

19 MR. CLOWNEY: Center looks to be about  
20 five.

21 THE CHAIRPERSON: Five feet.

22 MR. CLOWNEY: Right.

23 THE CHAIRPERSON: The bottom of the swale.

24 MR. MATTHEWS: The bottom of the swale  
25 is --

1 THE CHAIRPERSON: Five feet off the  
2 property line

3 MR. MATTHEWS: The swale sort of ends at  
4 the top of the property line; is that what you're  
5 saying?

6 THE CHAIRPERSON: I guess that's the way.

7 MR. RITCHIE: It would match all  
8 neighboring property lines. And then we have more or  
9 less a ten-foot swath and then five foot in is the  
10 low point. We would still have flexibility in that  
11 ten feet. We would cheat the low point even a little  
12 further in if we needed room to add that row of trees  
13 so that the low point is not exactly dead center in  
14 that planning zone. I think, again, that's something  
15 we'll be looking at carefully when we get into the  
16 detailed planting layout.

17 MR. MATTHEWS: Thank you.

18 THE CHAIRPERSON: Is there any other  
19 public comment to this application? Public comment  
20 is closed.

21 Joe, is there anything to add?

22 MR. HENDERSON: No, sir.

23 THE CHAIRPERSON: Billy, what do you  
24 think?

25 MR. CARVER: I think their plan to deal

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1 with water is as good as you can get. Monsoons  
2 coming, monsoons coming. Everybody is going to be  
3 underwater. Otherwise I liked the plan two months  
4 ago. I still like the plan now. I would approve it  
5 as presented.

6 THE CHAIRPERSON: Donna.

7 MS. WEBB: I agree with Bill. Appreciate  
8 you guys taking it back and getting engineer and  
9 taking it a step further because maybe, ultimately,  
10 it may help surrounding properties. Just putting the  
11 thought into it because that lot is challenging.

12 THE CHAIRPERSON: Rhonda.

13 MS. SANDERS: I think probably actually  
14 addressing the drainage problem will help these and  
15 surrounding properties as well. Is the terrace where  
16 this pool is, is that pervious?

17 MR. RITCHIE: Currently no. It's going to  
18 be stone on slab. The grading and drainage of that  
19 is, you have a lot of area to drain away on that  
20 side.

21 THE CHAIRPERSON: Mark.

22 MR. HOWARD: Furthering along your  
23 question, is it counted on as pervious on their tally  
24 sheet?

25 MR. HENDERSON: Overall calculation, yeah.

1 Were you referring to the pool pavers?

2 MR. HOWARD: I was referring to Rhonda's  
3 question about the courtyard in the back. Isn't that  
4 tallied already as pervious or impervious?

5 MR. HENDERSON: That's right, that would  
6 count towards it. It's counted.

7 MR. CLOWNEY: We're under on our pervious  
8 coverage.

9 MR. HOWARD: I want to congratulate you  
10 and Sheila on the design. I think it brings it down  
11 to scale quite nicely. I love the way you're hiding  
12 the driveway and all. I was looking at it the other  
13 day and going: Where does the driveway go here if we  
14 have no access to the backyard? I think that  
15 actually works pretty well.

16 I don't know whether to make it a  
17 requirement of, I think the guttering -- I don't  
18 think the drainage plan will work unless guttering is  
19 installed. I don't know how to make that part of  
20 this or not. I can tell you it certainly would help  
21 you quite a bit during rainstorms. Other than that,  
22 I think the landscape plan really aids, settling the  
23 house in the neighborhood.

24 THE CHAIRPERSON: I think it's fine.  
25 Engineer has done good work. I think it's probably

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1 going to be more of a help than hindrance than what  
2 it is now, so I'm for it.

3 Steve.

4 MR. HERLONG: I think the design of the  
5 house is very nice. I have no comments there.

6 It looks like this drainage plan is about  
7 as good as you can get in that area. I think -- the  
8 plan as it is designed appears that it will not  
9 adversely affect other properties. It gives some of  
10 the drainage from other properties a place to go, so  
11 I think it will help not only this property but the  
12 adjacent lots may benefit as well. I'm in favor.

13 THE CHAIRPERSON: Do I hear a motion?

14 MR. CRAVER: Move we approve as submitted.

15 THE CHAIRPERSON: Second?

16 MS. SANDERS: Second.

17 THE CHAIRPERSON: Discussion? Everybody  
18 in favor?

19 (Ayes were stated by all board members.)

20 2714 Atlantic Avenue

21 THE CHAIRPERSON: 2714 Atlantic.

22 MR. HENDERSON: Our next agenda item is  
23 Brian Hellman. The applicant and owner is requesting  
24 approval to re-orient his new home construction  
25 towards I'on Avenue. This is in accordance with

1 Section 21-31 of the zoning ordinance. Subject  
2 property is located between I'on Avenue and Atlantic.

3 Current town regulations mandate that all  
4 properties be addressed off of or toward the Atlantic  
5 ocean side. Because the entire neighborhood on I'on  
6 Avenue is oriented towards I'on Avenue and not  
7 towards Atlantic, he's requesting this modification.

8 I do have some photographs that illustrate  
9 the orientation of the adjacent properties. Field  
10 any questions you might have.

11 These are photographs of I'on Avenue. And  
12 then here's a photograph looking from I'on through  
13 the vacant lot to essentially what's the back of a  
14 house on Atlantic, correct?

15 MR. HELLMAN: Right.

16 MR. HENDERSON: There are some homes that  
17 face the lot towards the rear.

18 THE CHAIRPERSON: Presentation, yes, sir.

19 MR. HELLMAN: Brian Hellman and Heather  
20 Wilson is here with me. She's going to present on  
21 the design. Since this is a neighborhood  
22 compatibility matter, what I want to do is just do a  
23 brief introduction.

24 This lot has actually been in my family  
25 for a number of years. There was a house that was on

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1 it that Billy I know remembers when he lived next  
2 door and even cut the grass.

3 The houses that were built in this area  
4 were built by the Andersons. My grandmother bought  
5 the property from one of the Anderson in the 1950s or  
6 '60s. I lived out there from 1970s until the early  
7 1980s.

8 In late 1989, prior to Hugo, the house had  
9 terrible issues, unfortunately, for my grandmother  
10 for two reasons; she had to tear the house down.  
11 Also, because she tore it down immediately before  
12 Hugo.

13 What we wanted to do and what Heather has  
14 been working on is designing a house that sort of  
15 fits the neighborhood in a way that the house that  
16 used to be there did and the house that Dr. Spisager  
17 had next door that's been subsequently removed and  
18 some of the other houses that the Anderson family  
19 built at the turn of the last century.

20 The scale of it is more cottage like.  
21 What we also wanted to do is make sure that it fit in  
22 with the rest of the street. And if you're familiar  
23 with that part of I'on and Atlantic, basically all  
24 the house front doors on that block face I'on. And  
25 the porches and the pools and whatnot, which you can



1 see in this picture on either side, are on the  
2 Atlantic side.

3 We just wanted to be like our neighbors in  
4 that regard and not have my house hanging over their  
5 pool or their houses hanging over ours. So we're  
6 requesting that relief from you, and I'll turn the  
7 meeting over to Heather so that she can talk about at  
8 least the early part of our design. And we can both  
9 answer any questions you may have.

10 THE CHAIRPERSON: Okay.

11 MS. WILSON: Heather Wilson. It's a very  
12 schematic plan just because we did want to get the  
13 board's read on location and siting before we jumped  
14 in too far.

15 The darker shaded gray is actually single  
16 story porch connections. There are shed roof and  
17 porch roof connections between the one story massing.  
18 The hatching fortunately does not read very well.

19 This front bar is the only two-story piece  
20 of the house. All of these pieces are one story  
21 with, again, wrap-around porch facing both Atlantic  
22 and I'on with a porch-like connection that connects  
23 these pieces around an existing cluster of trees  
24 creating a courtyard.

25 The owners are very interested in a lot of

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1 cross breeze, solar and air flow. So the house is  
2 broken up into smaller single width masses with porch  
3 connections.

4 As Brian already addressed, the pool  
5 orientation, the alignment with the neighborhood. We  
6 are trying to address architecturally both Atlantic  
7 and I'on. Orientation is technically geared to  
8 Atlantic with the pool. We are considering this sort  
9 of a dual front porch design so we are addressing  
10 both streets.

11 THE CHAIRPERSON: Thank you. Is there any  
12 public comment to this application? Public comment  
13 section is closed.

14 Joe, anything to add?

15 MR. HENDERSON: Nothing to add.

16 THE CHAIRPERSON: Steve.

17 MR. HERLONG: Well, I think there is  
18 clearly a precedent to put the pool on the southern  
19 or ocean side because the houses immediately adjacent  
20 on both sides are on that southern side. And it just  
21 seems to make sense that be the preferred side to  
22 have a pool. The side that has the breezes and the  
23 sun and the light are on that south side.

24 And it looks like the pool would not  
25 negatively impact anyone on Atlantic driving or

1 walking on Atlantic because it's so far back from the  
2 minimum setback.

3 I think this will be a fine adjustment to  
4 make.

5 THE CHAIRPERSON: Yeah, I think it works  
6 well. The sketches look terrific initially; the  
7 initial sketches. So the orientation, which I guess  
8 is really what we're talking about. We're really not  
9 even approving any preliminary designs here, but  
10 we'll just take it on faith that it's going to have  
11 some basis to some of the sketches which look really  
12 great. Looks like carrying on the Anderson ethic of  
13 some of the great homes they have. I've worked on  
14 some of them myself. Those are classic Sullivan's  
15 Island for sure.

16 I think we are fine.

17 THE CHAIRPERSON: Mark.

18 MR. HOWARD: I agree. I think there's no  
19 problem with the neighborhood compatibility. That's  
20 fine. And the sketches do look very much island  
21 character. Just keep that up.

22 If we're just voting on the location --  
23 orientation, I'm good.

24 THE CHAIRPERSON: Donna.

25 MS. SANDERS: Makes sense to me. I think

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1 it's just a technicality.

2 MS. WEBB: I agree.

3 MR. CRAVER: I agree.

4 THE CHAIRPERSON: Do I hear a motion?

5 MR. CRAVER: Move we approve the request  
6 for the orientation for the house to be built.

7 THE CHAIRPERSON: Second?

8 MR. HOWARD: Second.

9 THE CHAIRPERSON: All in favor?

10 (Ayes were stated by all board members.)

11 2708 Atlantic Avenue

12 THE CHAIRPERSON: We have a recusal here,  
13 2708 Atlantic.

14 MR. HENDERSON: This is a presentation by  
15 Herlong & Associates. The applicants are requesting  
16 approval of one bedroom one bath addition to be  
17 placed on southeast corner of existing single-family  
18 home. This is actually directly adjacent to the  
19 house we just talked about.

20 The request -- there is a request for  
21 relief for principal building square footage. The  
22 allowable relief by the DRB is 25 percent or 1,026.  
23 And they're requesting 272 square feet or 7 percent,  
24 so it's minimal.

25 Pass around the picture showing where the

1 back -- for the addition is going to go. And those  
2 are an impressive buffer there. Are you guys going  
3 to maintain that on this property?

4 MR. HOWARD: Somebody has to.

5 MR. HENDERSON: You won't be able to see  
6 this. Leland Cypress it looks like.

7 MR. HOWARD: Hope they stay healthy.

8 THE CHAIRPERSON: Yes, sir.

9 MR. MIRAZIZ: Charlie Miraziz with Herlong  
10 & Associates. And I'm representing Linda and Marc  
11 Voorhees. Their house is 2708, just next door.  
12 Again, 7 percent relief on principal building square  
13 footage.

14 The addition itself is a guest suite, and  
15 it's bed and bath and a screened porch. Attached  
16 existing screened porch is the acces to the guest  
17 suite.

18 The detailing itself will match existing  
19 house, which our office did a few years ago. And  
20 pretty simple. Feel like it's going to seamlessly  
21 blend into the neighborhood. Can't even see it from  
22 the picture.

23 THE CHAIRPERSON: Thank you.

24 MR. HENDERSON: I will add one thing,  
25 Mr. Chairman. Under Section 21-20(b)(6) of the

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1 zoning ordinance, all attached additions are required  
2 to be deed restricted, that they not turn into long  
3 or short-term rentals. And so we will require that  
4 before permits are pulled for the property.

5 THE CHAIRPERSON: Since there's nobody to  
6 comment on anything else, Joe, do you have any more  
7 comments?

8 MR. HENDERSON: No, sir.

9 THE CHAIRPERSON: We can just go to  
10 deliberation. I'll start it off. Looks fine to me.  
11 Mark.

12 MR. HOWARD: I have one question, just  
13 technical. The only access to this addition is out  
14 on the screen porch. So is that up to code? Is that  
15 fire code?

16 MR. HENDERSON: It is. The only  
17 stipulation is that there's a linear distance  
18 provision for an attached addition, meaning you can't  
19 have a long extension or connection between the house  
20 and your addition. The maximum length is 20 feet.

21 You don't have to have an access that goes  
22 into the principal dwelling.

23 MR. HOWARD: That's my only question.

24 THE CHAIRPERSON: Rhonda.

25 MS. SANDERS: Looks good to me.

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THE CHAIRPERSON: Donna.

MS. WEBB: I agree.

THE CHAIRPERSON: Billy.

MR. CRAVER: Good with it.

THE CHAIRPERSON: Hear a motion?

MR. CRAVER: I move we approve it as  
submitted.

THE CHAIRPERSON: Second?

MS. SANDERS: Second.

THE CHAIRPERSON: Everybody in favor?

(Ayes stated by all board members.)

THE CHAIRPERSON: Meeting adjourned.

(The hearing was concluded at 6:35 p.m.)

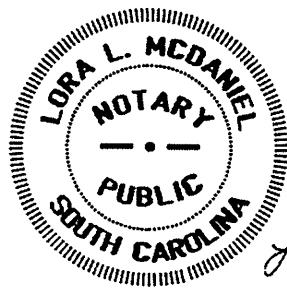
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CERTIFICATE OF REPORTER

I, Lora McDaniel, 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 5th day of September, 2014 at Charleston, Charleston County, South Carolina.



*Lora McDaniel*

\_\_\_\_\_  
Lora L. McDaniel,  
Registered Professional Reporter  
My Commission expires:  
September 18, 2016



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 September 17, 2014



\_\_\_\_\_  
STEVE NERLONG, VICE-CHAIRPERSON

\_\_\_\_\_  
PAT ILBERTON, CHAIRMAN