

In The Matter Of:
Town of Sullivan's Island

COPY

Sullivan's Island Design Review Board Meeting
September 17, 2014

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SULLIVAN'S ISLAND DESIGN REVIEW BOARD

HEARING BEFORE: STEVE HERLONG, CHAIRPERSON
DATE: September 17, 2014
TIME: 6:00 PM
LOCATION: Sullivan's Island Town Hall
2050-B Middle Street
Sullivan's Island, SC
REPORTED BY: LORA L. McDANIEL,
Registered Professional Reporter

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1 APPEARANCES :

2 STEVE HERLONG, CHAIRPERSON
3 DUKE WRIGHT, BOARD MEMBER
4 RHONDA SANDERS, BOARD MEMBER
5 DONNA WEBB, BOARD MEMBER
6 MARK HOWARD, BOARD MEMBER
7 BILLY CRAVER, BOARD MEMBER
8 JOE HENDERSON, ZONING ADMINISTRATOR
9 KAT KENYON, PERMIT TECH
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1 THE CHAIRPERSON: This is the September
2 17, 2014 meeting of the Sullivan's Island Design
3 Review Board. It is now 6:00 p.m. Members in
4 attendance are Steve Herlong, myself, Duke Wright,
5 Rhonda Sanders, Mark Howard, Donna Webb, and Billy
6 Craver.

7 The Freedom of Information requirements
8 have been met for this meeting.

9 The items on tonight's agenda are, first,
10 the approval of August 2014 minutes. Do I hear a
11 motion?

12 MR. CRAVER: Move we approve.

13 MR. HOWARD: I second that.

14 THE CHAIRPERSON: Any discussion?

15 MR. WRIGHT: I was not here.

16 THE CHAIRPERSON: All in favor?

17 (All board members raise their hands.)

18 THE CHAIRPERSON: Any opposed? None
19 opposed.

20 The second item on the agenda is the
21 Sullivan's Island Town Hall. So Joe.

22 MR. HENDERSON: Yes, sir.

23 THE CHAIRPERSON: Would you like to give
24 us a little insight,

25 MR. HENDERSON: Our town administrator,

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1 Andy Benke.

2 MR. BENKE: As you know, the town has been
3 in the process of designing the town hall for quite a
4 while now. As part of the public outreach process,
5 we've had a number of meetings where the architect
6 has briefed the public through the process, beginning
7 at the very start of the conceptual design right up
8 to this point.

9 What I can also tell you, the town has had
10 a relationship with Creech & Associates since
11 probably 2010 or 2011 when we moved out of the old
12 facility. We started under contract with them to
13 have a space-needs analysis to see exactly how large
14 a town hall should be.

15 Then after that, council asked Creech &
16 Associates if they would look at a couple of options;
17 flood proofing and repairing and upgrading the old
18 town hall at 1610 Middle Street.

19 We looked at a private residence, 1714
20 Middle Street, modifications, flood proofing and
21 design for a town hall there.

22 And then several iterations of a new
23 facility here on this campus, for lack of a better
24 word. I'll say somewhere around the fire station,
25 behind it, adjacent to it, next to it. And we

1 finally were able to settle on a location.

2 And then Creech & Associates began to
3 start with the conceptual design. That's where those
4 public meetings actually came in, became very helpful
5 because it gave the architect the opportunity to hear
6 what the residents wanted, to think about how a town
7 hall should look, have input from staff, from council
8 about the functionality of the building. And so we
9 were able to come up with a conceptual design.

10 There were some other things that were
11 going on at this time; the method of delivery, the
12 traditional design-bid build versus design build or
13 perhaps even CM at-risk is sort of the model we're
14 looking at. And all of those, CM at-risk involves
15 possibly the contractor and the architect working
16 together with the owner of the project to come up
17 with this design, the conceptual design.

18 We're pretty much ready to move to the
19 next phase, design development. But before we move
20 forward with that, this is one last opportunity for
21 the public to weigh in on the project, to give
22 comment and to also hear from this board who sort of
23 does this every day.

24 Steve, Duke, and Pat have sort of been
25 involved in the stage to this point as we work

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1 towards this conceptual design. They have a very
2 good feel for the building. And, again, the
3 architect and his team are here tonight to show you
4 where we're at, to hear what you have to say and, of
5 course, to hear the public.

6 With that, I'd like to introduce David
7 Creech of Creech & Associates, and he has his team.
8 I saw Beverly come in.

9 MR. CREECH: Thank you. I will introduce
10 my team. Mike Agostina is our project manager. And
11 he's been with us all along on the project.

12 Scott Parker, as you-all know, resident of
13 the island, is working with us in terms of our site
14 work.

15 Beverly Bowen, also an island resident, is
16 our interior designer.

17 We're here today really, as Andy said, to
18 update you where we are. This has been an
19 interesting and involved process. Lots of good
20 public input.

21 I'm going to begin by letting Scott talk
22 about site. And we've got two slides up here; one
23 that looks at the overall, one that zooms in on the
24 building. I have a pointer there.

25 MR. PARKER: Okay, y'all know where the

1 building is located. This is the fire station here,
2 here's Middle Street, there's the mound, and here's
3 the park. Basically the building is positioned to
4 land within the parking lot, which is right next to
5 the fire station.

6 And you can see how it's configured. The
7 parking for the building would occur in two places;
8 one would be -- the curb cut that exists on Middle
9 Street would go away. We would extend some parallel
10 parking along there. We've talked about having some
11 of it be for short-term, 15-minute parking or
12 something like that, for somebody that would be
13 coming into town hall quickly or people could move
14 back and come into the parking here and then come
15 into the building.

16 Positioned the building a little bit
17 forward of the fire station. We're doing that to
18 really respect the mound, obviously. But position it
19 so that it has a small plaza out front. When you
20 think of the classic town hall, the idea of people
21 gathering out front before coming into town hall,
22 before going to a meeting or gathering after a
23 meeting and having discussions about what went on
24 there, that would really occur in that small plaza at
25 the front of the building. And David will show you

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1 the front facade and how that works.

2 The building is raised up to meet FEMA.
3 Set of stairs that come up. There's a porch across
4 the front and some porches on the side.

5 There's a new walkway along this edge that
6 brings people either under an arcade or directly next
7 to the edge of the building and back to a set of
8 stairs there.

9 And then there's a landscaped walkway
10 likewise from the parking that would bring you sort
11 of two ways to come along either side of the
12 building; from Middle Street to the parking or vice
13 versa, to also come into the front door.

14 This little plaza here, there's a
15 wonderful oak tree would be where the flag would
16 occur or flags. And, as you know, some trees have
17 been taken out of the park itself in hopes of getting
18 some turf to grow there.

19 There's is the existing bandstand. And
20 the idea is that, with these steps, it would be the
21 opportunity to have some seating both on the steps as
22 well as on the lawn associated with the bandstand.

23 This is showing a new walkway that would
24 potentially go at the base of the mound into the park
25 itself. And there's a blowup of what that would look

1 like.

2 We're thinking about using very
3 traditional Sullivan's Island materials, tabby
4 concrete, very traditional detailing. Everything
5 about the site design would be to have it feel at
6 home on Sullivan's Island and fit into this location
7 and be a compliment to the park and really look a
8 whole lot better than the parking lot that's there
9 right now.

10 Handicap parking would occur here. And
11 then you would come in and access an elevator that
12 would bring you up to the first floor of the
13 structure. That covers the site work.

14 MR. CREECH: Thanks, Scott. As I
15 mentioned and as Andy mentioned, we went through a
16 number of iterations with the public. And I just
17 brought some of these old models just to share with
18 you for those of you who didn't see them. We looked
19 at a building that had some formality to it, maybe
20 reminiscent a little bit of the Post Exchange
21 building. And people thought, no, we really want to
22 keep it simpler.

23 We had a building that drew on some of the
24 elements from the life-saving station and people
25 liked some of those ideas. But I think the one that

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1 sort of resonated the most was this one that actually
2 took the mass and broke them into two separate zones
3 and really had porches that wrapped around there.
4 What we discovered was that we did have a lot of
5 porch, probably more porch than anyone would use.

6 That's sort of our first run-through cost.
7 We found that porches, obviously, do cost money. So
8 in sort of our final conceptual design, we actually
9 broke up the mass, as you would with a porch, but we
10 occupied some of the space. And we have these sort
11 of pavilion spaces at the end.

12 At our last sort of public design review
13 meeting, we sort of -- we were asked to make this
14 occupiable space. We have porches that extend across
15 the front. And as Scott said, there's a plaza,
16 stairs that lead up to the porch, general sort of
17 way. Nice thing is, as you're coming down Middle
18 Street, this building and stairs will block a lot of
19 the big apron that's in front of the fire station.
20 White concrete apron.

21 I'm going to go to the first floor plan.
22 This is the Middle Street side of the building.
23 These are the stairs as you come up. As you can see,
24 these are those pavilion areas.

25 The building, as you enter from Middle

1 Street, there's a customer service window. So a lot
2 of folks that you deal with here and have dealt with
3 at the previous town hall building will come to a
4 large counter. Those folks are all back here.

5 A lot of the offices are open offices.
6 There are a couple closed ones that are, you know,
7 based on functions those people provide. There's a
8 small meeting area just inside the door.

9 But one of the things that we've talked
10 about providing is a customer kiosk at the customer
11 service desk so that a lot of things can be done
12 right there.

13 The other side is really the
14 administrative suite where you have the town manager,
15 chief building inspector, comptroller, planning
16 director, and a little work area in between; sort of
17 the core of the building, first and center. It's
18 functional that way.

19 As Scott was explaining, there's a way to
20 get from parking down through here and enter. We
21 anticipate a lot of folks will enter the building
22 here as well. We think there will probably some
23 designated 15-minute parking out front and have
24 people in here.

25 So you have men and women's toilets. You

12

1 have room for telephone and a stair that goes to the
2 police. Here's the elevator. And there's a kitchen
3 here that serves the community room chamber.

4 And the thought right now, we're looking
5 at the possibility of the dais being able to taken
6 apart, wheeled out and put in storage room. We also
7 know that this chamber space has to work as a
8 courtroom as well. You have jury trials
9 occasionally, so the jury room would sit over here.
10 Comfortably you seat about 75 in here. I think that
11 you can easily get about 95 in there as well.

12 The porches, as you see, surround the
13 space. So if there is a community function in here,
14 we've provided French doors that open to the porches
15 so they can be utilized to the fullest.

16 And this, of course, is the park. So the
17 porches, community room and all of that become an
18 extension to the park.

19 The ground floor, I purposely didn't start
20 there. Sometimes you can kind of get lost,
21 particularly with all the columns and such coming
22 down. The arcade that Scott mentioned that's running
23 along here, we're providing toilets for the park. To
24 date, park has been using port-a-toilets, portable
25 toilets. These are going to be permanent toilets;

1 they're accessible. The accessible entrance occurs
2 here. Here's that elevator.

3 Again, some storage down here. Of course,
4 a lot of storage under the building. This section of
5 the building would be flood-proof here. The
6 remainder of it is open.

7 At one point there was some discussion
8 about parking under the building. Right now, I think
9 that's still up for discussion. But, you know, the
10 lengthy intent is truly just become storage. I think
11 at most you would get four or five spaces under
12 there, probably not worth the expense of fireproof.

13 Second floor is where the police
14 department is and that stair that I referred to in
15 the lobby, little connector and Middle Street and
16 parking. The stair comes up to a vestibule. Here's
17 the elevator. And it opens to a reception area.

18 Toilets with showers for the police
19 department, briefing room, evidence storage,
20 interrogation, analysis, things you would expect to
21 see.

22 We're still currently in discussion with
23 council about this space. This is the space above
24 the community room. As you can see, there really
25 isn't any expansion space in the building. So this

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1 is the opportunity to gain some expansion space.
2 What gets lost is some height that you could get in
3 the community room. So that's something that we'll
4 be weighing out with council.

5 This is the Middle Street elevation. And
6 we're looking at Hardy artisan-type siding on the
7 building as sort of main component. Above here we're
8 showing shakes, which could be cedar shakes, could be
9 Hardy shake. I think that's yet to be determined.

10 The roof is a standing seam metal roof.
11 And as you see, this picks up some of the elements
12 that you find on the island. These are the enclosed
13 pavilions, louvers, stucco on the columns supporting
14 that.

15 That's the opposite, the mound elevation
16 and some of the porch space you have off of the
17 community room right here.

18 The park elevation again, porch space. As
19 Scott mentioned, the grand stair that would allow for
20 some seating. That's maybe looking on to a
21 performance lawn. Fire station elevation.

22 We're still -- we begin our work with the
23 engineers tomorrow. You'll probably see this stair
24 get a lot shorter. We're going to be just as the
25 fire station has got some mounding up, that's between

1 there, we're going to continue that between the
2 buildings.

3 There's another model shot. So that's
4 currently where we are. And happy to answer any
5 questions.

6 THE CHAIRPERSON: Thank you. Normally we
7 would go and ask the town if there are any other
8 particular comments. Are there any comments the town
9 might have before we open it up to public comment?

10 MR. HENDERSON: No, sir.

11 THE CHAIRPERSON: Normally at this time we
12 would have public comment amount of time. Does
13 anyone have any comments? Feel free to let the board
14 hear any of your comments.

15 MR. FAVA: I'll just mention, I think it
16 developed nicely since it was first presented to the
17 public. The scale, the massing, the siding,
18 everything seems right on spot, appropriate,
19 detailing. And they've done a lot, I think here,
20 with the feedback from everybody and the committees
21 that we've all been kind of a part of and the public
22 invited to.

23 It's not necessarily a DRB thing. I do
24 think that direction they've gone with that extra
25 space is valuable and important to you all. If

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1 budget and whatnot allows, I think it would be real
2 important that it is even plumb or run for electrical
3 or mechanical, so that's not something that has to be
4 done at a later date. Imagine use it sooner rather
5 than later.

6 Lastly, I know it was one we that kind of
7 proponent of coming to the DRB, because technically
8 it didn't have to, I do think it's an important part
9 of the process. That rule should apply whether it's
10 town project, public or otherwise. Thank them for
11 jumping through the hoop to do this tonight.

12 THE COURT REPORTER: Could you state your
13 name for me, please.

14 MR. FAVA: Eddie Fava, F-A-V-A.

15 THE CHAIRPERSON: Anyone else have any
16 comments? Okay, well the public comment section is
17 closed. And so what I'll do is just go person to
18 person, see if anybody has any comments or questions,
19 maybe start with Donna. Would you like to start with
20 any questions or comments?

21 MS. WEBB: It's beautiful. I haven't seen
22 this. This is the first time I've seen it. I think
23 it's amazing. I had a question about little meeting
24 room when you walk in the front door. I didn't know
25 if the meeting space would be open for public uses,

1 say garden club or some sort of -- I was just going
2 to suggest it might need to be closed off to the
3 offices in case it was used for -- I don't know if it
4 will have any public use.

5 MR. BENKE: Are you talking about right
6 there?

7 MS. WEBB: Just that small little front.

8 MR. BENKE: That's typically reserved for
9 a contractor that came in and had some detailed work.
10 If there was a public use or other use, I think we
11 would probably use the larger room.

12 MR. CREECH: We have this big conference
13 room back here. That doubles as a jury room and a
14 number of things, council's executive session.
15 There's a little private toilet back there. That's a
16 good mid-size room.

17 I think the idea is the community chamber
18 room, too, for meetings.

19 THE CHAIRPERSON: Billy.

20 MR. CRAVER: I think it was great. First
21 time I've seen it. How much parking has been
22 displaced, I guess that's the way to say that? How
23 much will we have just so I know parking is an issue.

24 MR. PARKER: I want to go back to site. I
25 don't know exact numbers, Billy. What we're doing in

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1 the back, as you approach this building, really only
2 parking on one side as you come down the lane. So
3 we'll have parking on both sides.

4 MR. CRAVER: There's parking on both sides
5 and people use it all now. And people park all the
6 way in the back. All that is already there. And so
7 we are displacing what's under the building.

8 MR. PARKER: Displacing double-loaded
9 parking here. And then we'll have that, which is
10 there today. And then we'll pick up some parking on
11 the other side.

12 MR. CRAVER: What's happening to the
13 property where this trailer is?

14 MR. BENKE: We can make you a good deal.
15 It will hopefully be gone once we're handed the keys.
16 That would open up.

17 MR. PARKER: That could be used for
18 parking certainly.

19 MR. CRAVER: It just seems as much parking
20 as we can have, the better off we are. Otherwise, I
21 think it looks great.

22 MR. BENKE: There was some discussion at
23 the last public meeting about trying to utilize and
24 make parking along here as well. That will be a new
25 entrance road.

1 MR. CRAVER: I would almost think on the
2 other side where it's not shown, picture where the
3 trailer is, I mean, you could probably park another
4 20 or 30 cars back there. If we have the space, we
5 ought to use it.

6 THE CHAIRPERSON: Anything else, Bill?

7 MR. CRAVER: No, I'm good with it.

8 THE CHAIRPERSON: Mark?

9 MR. HOWARD: I've got a couple of things.
10 I was taking some notes. I'll go quick, if I can.
11 We were talking about the parking. The new road that
12 you're talking about building, is that in front of
13 the shrubbery that's in front of the gravel road for
14 the sewer, or is that the gravel road in front of the
15 sewer building? How far back are you going?

16 MR. BENKE: This is the current shed right
17 here. Current boat shed.

18 MR. HOWARD: You're going to cut that
19 field in half?

20 MR. BENKE: We're looking at -- there's
21 going to be an addition at some time to the boat shed
22 and coming beyond that. I think that the trailers
23 actually are going to have to be moved before this
24 road is cut. That will give you some notion. I
25 think the tip of this trailer is probably about right

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1 there.

2 MR. HOWARD: I was just wondering if we
3 wouldn't gain more parking and not have to move this
4 road later when the shed and all gets re-done. That
5 you go ahead and pave the road in front of the sewer
6 plant or in front of the shrubbery where the sewer
7 plant is and bring that road back that far. Then you
8 have additional parking the length of that. Have I
9 made myself clear?

10 MR. PARKER: I understand what you're
11 saying. We can certainly take a look at that.

12 MR. HOWARD: What's the physical width of
13 the porches?

14 MR. BENKE: They're about ten feet.

15 MR. HOWARD: Going back to the landscape,
16 I guess growing, you mentioned there's a sidewalk
17 that you said was going into the park. Does it
18 connect with an existing sidewalk? Where does it go?

19 MR. PARKER: Unfortunately, it's not on
20 the drawing. On this side of the bandstand, there's
21 a walkway that comes in.

22 MR. HOWARD: The center walkway.

23 MR. PARKER: Yeah, this would come down
24 and connect to that.

25 MR. HOWARD: On that landscape, you talked

1 about front planting in terms of a courtyard. And
2 what I see there to my eye, is foundation shrubbery.
3 My suggestion would be that you bring some of that
4 out right to the edge of the sidewalk and create a
5 courtyard behind it. That draws you actually into
6 that space instead of just foundation shrubbery. If
7 you're using the term courtyard, I think that would
8 help you to create one. You see what I'm saying?

9 MR. PARKER: Yeah. We'll look at that.

10 MR. HOWARD: Going to the furniture in the
11 meeting room, I understand what you're saying about
12 wanting to remove it. I was hoping that we would be
13 getting away from folding chairs. I'm wondering what
14 type of furniture are we talking about.

15 MR. BENKE: I'm going to let Beverly
16 answer that.

17 MS. BOWEN: Thank you. Stackable chairs
18 to make it a community from the public forum. And
19 the request and the things that have been mentioned
20 to make it courtroom and community would require you
21 to make it stackable chair and moveable and, also, to
22 move the dais back or to take it apart and to store
23 it in the back storage area. So you have a couple of
24 options; to lift it up, put it on some sort of
25 rollers when necessary and move it and/or make it a

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1 building block kind of configuration, something like
2 you would have a long table here that goes together
3 with leaves and that type of thing.

4 I hear what you're saying.

5 MR. HOWARD: I just don't want to end up
6 with what we've got now.

7 MS. BOWEN: I hear what you're saying. I
8 think it's depending on the usage and how much it's
9 going to be community and breaking down and storing
10 that versus courtroom usage and the necessity of the
11 meetings, whether they be town hall or courtroom, so
12 forth.

13 MR. HOWARD: To be worked out.

14 MS. BOWEN: Yes.

15 MR. CREECH: If I can expand on that. We
16 do a lot of these. You know, the chairs are so nice.
17 You know, to really say you're going to end up with
18 something like this, you know, I think is sort of
19 missing it a bit.

20 I know that one of the first ones we did,
21 there was some discussion about whether fixed seats
22 or non-fixed seats. And I'll say we probably done
23 about 20 of these. None of them have been fixed
24 seats. They have all been really good-looking
25 stackable, upholstered chairs that can be wheeled

1 away.

2 We've even had some of these council
3 chambers have exercise classes in there.

4 MR. HOWARD: I understand the need for
5 moving. I don't know.

6 MR. BENKE: I think these chairs were
7 purchased best I can tell somewhere around 1993. I
8 do believe the town got its money worth out of these.
9 We were hoping not to take them with us.

10 MR. FAVA: We do want to take the elf on
11 the shelf with us.

12 MR. HOWARD: I don't want to take too much
13 time. I do have one more question. When we were
14 deciding to put this building next to the fire
15 station, I thought the initial concept was some type
16 of municipal complex. I'm actually looking at two
17 very separate buildings.

18 Is there anything to blend these together
19 or am I just missing that or we don't want to do
20 that? Did I get the concept wrong, or is that
21 something we're not shooting for?

22 MR. CREECH: Well, you know, I'll say,
23 from a planning standpoint, that would be a lot of
24 mass, you know, if they did connect. And one of the
25 things we tried to do with this building and we've

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1 got great input is breaking that mass up, having two
2 separate sections, wrap around porches.

3 One of the comments that we got in the
4 public meeting was, wow, there's a lot of mass with
5 the fire station as it is. That's one of the reasons
6 we pulled it forward to block a lot of, you know, of
7 what you see there and to try to let this building
8 stand alone.

9 I think the short answer is no, I don't
10 think that was ever the intent.

11 THE CHAIRPERSON: Rhonda.

12 MS. SANDERS: Parking, parking, parking, I
13 guess would be my first thing. I think that the four
14 spaces -- how much is fire proofing? What's the
15 difference what you finish the ceiling with? Four,
16 five parking spaces might be worth a whole lot.

17 I think that the town, whoever needs to
18 figure out parking, because this is also parking for
19 restaurants, for the park, for whatever. I don't
20 want to say parking garage. We need something
21 somewhere. Here, I don't know.

22 But in this whole plan, I don't know if
23 it's part of this purview or not, it really does need
24 to be looked at. I think we've closed down a lot of
25 the streets on either side, on one side a lot of

1 places. I don't know. Maybe that's something that
2 can be considered within this.

3 And that room on the very top, I say
4 finish it out, if it's feasible. We're already
5 talking about needing more space and having whatever
6 exercise.

7 And park foundation, one more thing.
8 Seriously request that we have more than two
9 bathrooms. What's the difference in the cost for
10 adding?

11 THE CHAIRPERSON: Talking about the ground
12 floor?

13 MS. SANDERS: Yes, the park foundation.

14 THE CHAIRPERSON: Park accessible?

15 MS. SANDERS: Park accessible bathrooms.

16 MR. HOWARD: Those are two single use?

17 MR. CREECH: They are.

18 MR. HOWARD: Those are going to be the
19 first and only public rest rooms on the island.

20 MS. SANDERS: People aren't fighting over
21 the port-o-lets.

22 MR. CLARK: That's not true. There's two
23 plastic ones out there for years.

24 MR. HOWARD: Haven't gone in there myself.

25 MR. PARKER: One of the things I neglected

26

1 to mention on the parking, we're going to have bike
2 wraps and parking for golf carts. We're really sort
3 of focusing on our community a lot.

4 MS. SANDERS: It's not really part of the
5 town hall. I don't know how you incorporate this.
6 Parking has always been an issue. It's just going to
7 become more so. That's right, parking garage to pay
8 for parking. Two-level parking garage.

9 That's it.

10 THE CHAIRPERSON: Duke?

11 MS. SANDERS: Very nice.

12 MR. WRIGHT: I think it's come a long way
13 since we first looked at it, and all of our ideas and
14 comments have been incorporated.

15 I do think -- we have not talked about
16 parking. And parking is an issue, and I believe Mark
17 has raised a good point. I don't know how the town
18 is looking at it in a comprehensive mode for this
19 whole area after we build this building. I think
20 that's something that the town needs to look
21 seriously at. What can be done even where we are now
22 can be -- we're kind of at a higher elevation here
23 but can be leveled, I think, and create some parking
24 back here.

25 And I think the cupola is gone. I like

1 that. I think we had a discussion about the cupola
2 and that is not missed in my view. I'm fine with
3 this project. Is there a budget for furnishings in
4 this project?

5 MR. CREECH: There is. Don't worry, you
6 don't have to use these chairs.

7 MR. WRIGHT: Just something we didn't talk
8 about before. Good point.

9 THE CHAIRPERSON: When I first saw those
10 first three schemes in the earlier views, I felt like
11 this, which is the iteration of that third scheme I
12 believe, fit extremely well within the current design
13 guidelines. I mean, the town does so much work to
14 try to set a direction for development on the island
15 and architecture on the island.

16 I just felt like by stepping any second
17 floor space back, you've got a very strong horizontal
18 line at that first floor line so your eye sees about,
19 I don't know, 18 feet of height or less to the main
20 roof line. And then stepping back, get into that
21 second floor, as well as you see two separate roof
22 lines. The massing has been broken down quite a bit
23 so that you just don't read this as a very large
24 building, as large as it really is going to be.

25 For those reasons, I thought it was --

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1 it's been very successful. So having said that, is
2 there any further discussion?

3 MR. CRAVER: What's is the budget for this
4 thing, the overall budget, Andy?

5 MR. BENKE: We are still, as I mentioned
6 earlier, the method of delivery is CM at-risk. We're
7 still working towards -- they call it guaranteed
8 maximum price with the contractor. We hope that it's
9 going to fall in somewhere around between, I would
10 say, three million to maybe 3.45 million. Somewhere
11 in that range.

12 MR. CRAVER: How many square feet is it?

13 MR. BENKE: About 9,500 without enclosing
14 the overhead at this point. Again, remember, this is
15 commercial construction, not residential.

16 MR. CRAVER: I got it.

17 THE CHAIRPERSON: Mark.

18 MR. HOWARD: I don't know if -- what are
19 the options for that we're dealing with on the roof?
20 On the second floor? I mean, is there a limited
21 amount?

22 I realize you're trying to create on the
23 first floor within the meeting room some type of
24 sense of place with a larger, I guess, higher roof.
25 And that's presenting you some problems on the second

1 floor.

2 MR. CREECH: Well, it's actually not.
3 Pull the model up. Can we do that quickly.

4 MR. WRIGHT: That's a long way from a
5 T-square. Amazing what can be done.

6 MR. BENKE: This is really -- this is a
7 section through the building. This is, if we occupy
8 the space above the community room, this is sort of
9 where that feet is. You've got the structure here.
10 And we think that trusses probably space those about
11 five-feet apart so it's not a sea of trusses.

12 And then you've got floor joists that run
13 between those right here. So you have about ten feet
14 to the bottom cord and about 13 feet to bottom of the
15 subfloor. So five feet in between the trusses. So
16 it does restrict it a bit. But what you get is a lot
17 of expansion space. It's really something --

18 MR. HOWARD: You're saying it's a ten-foot
19 ceiling the way it's drawn there.

20 MR. CREECH: Well, not ten-foot ceiling.
21 Ten feet to the bottom part of the truss. The
22 trusses are open. I think you can say it's almost --

23 MR. BENKE: Comfort.

24 MR. CREECH: -- 12, 13-foot ceiling.

25 MR. CLARK: One of the cost measures we

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1 did, we had space above it in one of the schemes in
2 the police station. As a cost measure, we combined
3 it with the front space. And then made that a loft
4 space. And we're going back to where we were.

5 It costs money to go back and do this, and
6 we're trying to get the initial dollars down with the
7 ability to expand in the future. So we can finish
8 it. We can put plugs it in, we can put nothing in
9 it.

10 To create the space for the future, I
11 think, is a valuable thing. Understand what --
12 without that space, we had open trusses like the Sand
13 Dunes Club kind of a look, which is a whole different
14 island feel. But you're giving up a lot of
15 occupiable space for that. We're going back to where
16 we were, kind of sort of. Understand, anytime you're
17 going back, the number is going up.

18 THE COURT REPORTER: Could you tell me
19 your name, please.

20 MR. CLARK: I'm Chauncey Clark.

21 MR. HOWARD: This is option A and option
22 B. That's it?

23 MR. CREECH: Well --

24 MR. CLARK: I think we are going to run
25 some numbers out and see where the budget is. I

1 think what David is saying, if you're willing to give
2 up the ceiling space and understand that you're
3 giving up the ceiling space, to create that space for
4 future growth is not a bad idea.

5 Ultimately, if we didn't have that space
6 and we needed large amount of space, we always
7 assumed that ten years from now, 20 years from now,
8 we kick out the police, build them a new building, we
9 have the occupied space above. That's the ultimate
10 expansion.

11 MR. CRAVER: You could save this trailer
12 for them right here. I'm sure Danny will love that.

13 MR. CLARK: You deal with Danny on that
14 issue.

15 MR. CRAVER: I'll be happy to.

16 MR. CLARK: It's just a matter of where
17 you want to put your money now and where you want to
18 put it later.

19 MR. HOWARD: I don't want to be penny wise
20 and pound foolish at this point. You're building
21 something that you want to serve the island and last
22 for quite a while. That would be my advice.

23 It's nice to watch pennies. You are
24 building a substantial building that you want to last
25 and serve the island for a long time. I'm not sure

32

1 saving pennies is --

2 MR. CLARK: If you look at the elevation,
3 window elevation, you have a lot of light in there.

4 It's a great space. It's a shame to waste it.

5 Understand what happens to fellowship or

6 multi-purpose room.

7 THE CHAIRPERSON: Andy, I have a question.

8 Did you want the board to vote on this approval, or

9 is it just for presentation and discussion only?

10 MR. BENKE: It really doesn't -- I don't
11 think it legitimately would come before DRB. I think

12 council would certainly appreciate and ask for your

13 comments like you've given tonight. And a vote of

14 confidence would certainly be appreciated. I think

15 it also helps with the public process. Council has

16 gone to great length in the last two-and-a-half to

17 three years to reach out to the public on this

18 project.

19 The planning commission looked at it,

20 talked about it, and they gave a vote of confidence,

21 if you will, that it was -- it met what was required

22 by the comprehensive plan. I think at least, if

23 nothing else, the DRB could offer a vote of

24 confidence and any comments you might have.

25 MR. CRAVER: I think there's value in us

1 considering approving it so that you can say that you
2 haven't exempted council from the process council
3 implemented.

4 I would make a motion that we approve the
5 conceptual plan presented on behalf of the town for
6 the new town hall.

7 THE CHAIRPERSON: Do I hear a second?

8 MR. HOWARD: I second.

9 THE CHAIRPERSON: Do we want to discuss
10 that motion? Would everyone like to vote? All in
11 approval?

12 (All board members stated aye).

13 THE CHAIRPERSON: Any objections? No
14 objections.

15 2707 Bayonne Street

16 THE CHAIRPERSON: The third item on the
17 agenda is 2707 Bayonne, addition and alteration.
18 Joe.

19 MR. HENDERSON: This is our one and only
20 certificate of appropriateness request. This is 2707
21 Bayonne Street. This is not a historic property.
22 The applicant, Mr. Philip Nolan, is requesting
23 conceptual approval of modifications of the front
24 elevations and also the rear elevations.

25 The request entails enclosure of 200

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1 square feet on the front facade. This is going to be
2 an addition to the front facade. Enclosure of a rear
3 porch of 440 square feet.

4 This project meets all of the minimum
5 requirements of the RS zoning district for
6 single-family homes. There is one request for relief
7 and that is for encroachment into the front setback.
8 Request is three feet, nine inches, which is
9 permitted under the DRB's authority, which is to
10 grant 15 percent of relief of encroachment. And this
11 is for the front porch.

12 With that, I'll turn it over to Mr. Nolan.

13 THE CHAIRPERSON: Okay. Thank you.

14 MR. NOLAN: Hi, I'm Philip Nolan. There
15 are two sheets, existing step treads and survey copy
16 of step treads. It will show the existing stairs and
17 new stairs.

18 So what we have is exactly what you were
19 mentioning with existing treads being within the
20 requested distance of the house. Currently, there's
21 3.75 feet worth of tread steps existing. And we
22 would like to add a porch and new front door to this
23 new addition. Not going out any further than what's
24 out there now. And I think we have drawn it clear
25 enough for you all to see it.

1 MR. HENDERSON: Essentially the existing
2 condition shows that the front steps come off of the
3 deck off to the side. The property owners would like
4 to enclose that deck space, placing that small
5 addition. In order to do that, they would need to
6 build out a deck a little bit for their entranceway.
7 And to do that, they would need to encroach into that
8 25-foot setback.

9 Currently the front entrance steps
10 encroach into the 25-foot front setback. Staff could
11 approve this project at the staff level if the deck
12 didn't expand length-wise down the front of the
13 elevations.

14 MR. NOLAN: Past that front door

15 MR. HENDERSON: That's correct. Only
16 thing that's bringing it into the DRB this evening,
17 the encroachment is coming down the front elevations.
18 It's just a minor.

19 THE CHAIRPERSON: Just to clarify, the
20 only reason it's here is because of this one issue
21 you're talking about?

22 MR. HENDERSON: That's exactly right.
23 More of a technicality. Better safe than sorry.

24 THE CHAIRPERSON: Those are your final
25 comments. Is there any public comment? The public

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1 comment section is closed. Any final comments, Joe?

2 MR. HENDERSON: No, sir.

3 THE CHAIRPERSON: Duke, what do you think?

4 MR. WRIGHT: I think it's fine. I walked
5 around it today in fact. It looks good to me.

6 THE CHAIRPERSON: Rhonda?

7 MS. SANDERS: I have no comment. Thank
8 you.

9 THE CHAIRPERSON: Mark?

10 MR. HOWARD: It's fine with me.

11 THE CHAIRPERSON: Donna?

12 MS. WEBB: I agree.

13 THE CHAIRPERSON: Billy.

14 MR. CRAVER: Agree.

15 THE CHAIRPERSON: I think it's perfectly
16 fine. Do I hear a motion?

17 MR. CRAVER: Move we approve as submitted.

18 MR. WRIGHT: Second.

19 THE CHAIRPERSON: Any discussion? All in
20 favor?

21 (All board members raised their hand.)

22 THE CHAIRPERSON: Any opposed? None.

23 MR. NOLAN: Thank you very much.

24 THE CHAIRPERSON: Now do I hear a motion
25 to adjourn the meeting?

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MS. SANDERS: Do we do that?

MR. HOWARD: I'll make a motion for that.

MR. CRAVER: Second.

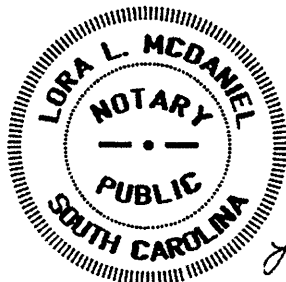
(The hearing was concluded at 6:51 p.m.)

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 30th day of September, 2014 at Charleston, Charleston County, South Carolina.



Lora McDaniel

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

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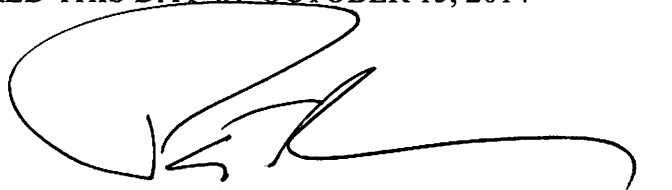
(No Information Requested)

E X H I B I T S

(No Exhibits Proffered)

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 OCTOBER 15, 2014

A handwritten signature in black ink, appearing to read 'Pat Ilderton', written over a horizontal line.

PAT ILBERTON, CHAIRMAN

DUKE WRIGHT, SECRETARY