

TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

HEARING BEFORE: STEVE HERLONG, CHAIRPERSON
DATE: November 18, 2015
TIME: 6:04 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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1 APPEARANCES :

2 STEVE HERLONG, CHAIRPERSON
3 DUKE WRIGHT, BOARD MEMBER
4 BEVERLY BOHAN, BOARD MEMBER
5 RHONDA SANDERS, BOARD MEMBER
6 BILLY CRAVER, BOARD MEMBER
7 JOE HENDERSON, ZONING ADMINISTRATOR
8 RANDY ROBINSON, BUILDING OFFICIAL
9 KAT KENYON, PERMIT TECH
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16 (INDEX AT REAR OF TRANSCRIPT)
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1 THE CHAIRPERSON: This is the November 18,
2 2015 meeting of the Sullivan's Island Design Review
3 Board. It is now 6:04. And the members in
4 attendance are Duke Wright, Beverly Bohan, Rhonda
5 Sanders, and Steve Herlong.

6 Freedom of Information requirements have
7 been met for this meeting. And I'd like to hear a
8 motion to change the order, move item two to the last
9 item.

10 MR. WRIGHT: So moved.

11 MS. BOHAN: Second.

12 THE CHAIRPERSON: Let's do a vote. All in
13 favor?

14 (All Board members stated aye.)

15 THE CHAIRPERSON: Any opposed? No one is
16 opposed.

17 The first item on the agenda is the
18 approval of the October 2015 minutes.

19 MR. WRIGHT: So moved.

20 THE CHAIRPERSON: Do I hear a second?

21 MS. SANDERS: Second.

22 THE CHAIRPERSON: All in favor?

23 (All Board members stated aye.)

24 THE CHAIRPERSON: Any opposed? No one is
25 opposed.

1 I'm going to recuse myself -- no, I'm not.

2 MR. WRIGHT: You just changed it.

3 2114 ATLANTIC AVENUE

4 THE CHAIRPERSON: Now we're going to move
5 on to 2114 Atlantic Avenue. Joe.

6 MR. HENDERSON: This is agenda item D-1.
7 This is a certificate of appropriateness request for
8 a nonhistoric property. This is 2114 Atlantic
9 Avenue. Beau Clowney Architects, the applicants
10 tonight, are requesting final approval or conceptual
11 approval for a new single-family home.

12 Relief is requested from the zoning
13 standards for principal building square footage,
14 principal building side facade, side setback relief,
15 and second story side setback.

16 And we saw this project proposed in March
17 of 2015 where it was just a renovation plan. They're
18 now requesting to demolish the home and build a brand
19 new home.

20 So I can review the request for relief;
21 otherwise, let the applicant make their presentation.

22 THE CHAIRPERSON: Okay.

23 MS. CAMPBELL: I'm Kate Campbell with Beau
24 Clowney Architects. This house, as Joe said, was
25 approved -- I think in your packet you can see some

1 photographs of the existing house. Very special
2 situation that we're in with this house.

3 Basically, we were going to be -- the
4 March approval for a house that was going to be
5 renovated. About a month ago, construction started
6 for the renovation. It was discovered that there
7 were some structural issues with the existing house.

8 And so the owners are going through a
9 pricing exercise right now to find out if it's more
10 economical to retrofit the existing house or replace
11 the existing house with a new house.

12 In order to have the option to replace it
13 with a new house, we had to come get approval from
14 the DRB for the new house; however, they would still
15 like to be able to, once the pricing is completed, to
16 go back to the original retrofit approved option from
17 March if that is more economical.

18 There's kind of two options that we would
19 like to move forward with. And that's why Joe
20 mentioned that we are asking for conceptual approval
21 because we should know by the next meeting or
22 communicate with staff which option they're going
23 with, which if y'all give approval for this option
24 tonight, then both would've been approved for the
25 DRB.

1 The differences between this plan and the
2 retrofit plan, the renovation of the existing plan,
3 the footprint remains almost identical. The
4 difference is that, being a new house, it has to meet
5 current zoning, which is why we're asking for the
6 full relief on the site setback. The existing core
7 of the house from here to here currently does meet
8 that maximum 30 feet.

9 But there was -- there is an existing
10 porch or open deck on the north side here that we
11 would remove as part of the new house option.

12 Currently, these two one-story wings that
13 come out towards the Atlantic Avenue side are just
14 simple gable volumes. With this option, with the new
15 house option, we would alter that slightly in order
16 to incorporate an internal stair, which they don't
17 currently have, and an elevator.

18 And also just to bring the style --

19 MR. WRIGHT: Kate, excuse me for
20 interrupting. Where is Pettigrew?

21 MS. CAMPBELL: Pettigrew is here.
22 Atlantic is here. Sorry about that.

23 The location of the house stays exactly
24 the same. Ceiling height stays exactly the same.
25 The house will actually meet current flood standards,

1 which is one foot above flood. And the existing
2 height is 37 feet as measured on site. So we would
3 still remain within 38 feet height restriction from
4 grade.

5 As you can see on the Atlantic Avenue
6 side, we're incorporating these one story pavilion
7 instead of gable ends just to bring it into more of
8 the island style and the quality. But for all
9 intents and purposes, it's almost exactly the same
10 house.

11 THE CHAIRPERSON: Is there any public
12 comment? Public comment section is closed.

13 Joe, do you have any final comment?

14 MR. HENDERSON: If I could, Kate, just
15 review one more time with the Board the relief that's
16 requested here. So I think that with this design,
17 even with the demolition and rebuild, we're still in
18 need of re-orientation. So the house is required to
19 be oriented towards the Atlantic Ocean.

20 We're proposing to put the pool in the
21 front yard, basically. We have to determine that the
22 orientation is for Atlantic Avenue and not Pettigrew,
23 number one.

24 MR. WRIGHT: Why does this have Atlantic
25 address? Is that what you're talking about?

1 MR. HENDERSON: It has a Pettigrew
2 address.

3 MS. CAMPBELL: That's the old survey.
4 When they bought the house, it was 2114 Atlantic.

5 MR. WRIGHT: This shows Atlantic address
6 as well. It does have Pettigrew address?

7 MR. HENDERSON: If that was left anywhere.

8 MR. WRIGHT: It's 2114 Pettigrew?

9 MR. HENDERSON: Yes, that should be
10 changed in the GIS. We still have to do that.

11 The request is for building
12 re-orientation, principal building side facade 100
13 percent; principal building square footage, increase
14 of 25 percent; second story side setback, 100
15 percent. And then side setback relief, 25 percent.

16 MS. CAMPBELL: Which the previous design
17 also had all of those granted at the March meeting,
18 the overages, I guess, with the exception of the side
19 setback because it was an existing structure.

20 MR. HENDERSON: Here are the standards for
21 neighborhood compatibility. We talked about
22 reviewing each one of these projects, making sure it
23 meets those standards. That's all I have to add.

24 THE CHAIRPERSON: I think the Board should
25 have a discussion about how we'll go about -- this is

1 a new -- well, there is a procedure that originally
2 was happening. It got simplified over time. And I
3 think the general thought is to assure that we are
4 meeting the standards in order to provide the relief
5 requested.

6 MR. HENDERSON: That's right. In issuing
7 approval for any given project, you would simply
8 reference that section of the ordinance highlighted.

9 THE CHAIRPERSON: Or the applicant can
10 explain what convinced us why they meet the standard
11 for neighborhood compatibility. That would be the
12 best way to have it done.

13 MR. HENDERSON: That's right.

14 THE CHAIRPERSON: I don't know if you guys
15 are prepared to do that right now.

16 MR. CLOWNEY: We'll give it a try.

17 THE CHAIRPERSON: Kind of new process.

18 Would you like to hold on to the new sheet.

19 MR. HENDERSON: On every application,
20 there's a box that you check that states, during the
21 applicant presentation, they will demonstrate how
22 they meet the standards.

23 I know we're kind of blindsiding you with
24 this. We had a study group discussion the other day,
25 and I brought up a new way to present these projects.

1 THE CHAIRPERSON: Now we're at the stage
2 where the Board -- we've heard from Joe. The Board
3 is going to ask questions. We can all talk about the
4 application in front of us.

5 And what I note, just regarding the
6 neighborhood standard for neighborhood compatibility,
7 what I note is one of the standards is that, in that
8 neighborhood, would this house be compatible?

9 Well, I'd say it is because it is
10 virtually the same house that's currently right there
11 that may be renovated or just may take its place.

12 I find that the house that's there is
13 absolutely characteristic of the neighborhood and of
14 Sullivan's Island homes. This actually is a bit of
15 an improvement on that house.

16 MR. CLOWNEY: Definitely an improvement.

17 THE CHAIRPERSON: The roof lines bring the
18 apparent height through the use of those hip grooves.
19 If that gets you started. That's what I see.

20 MR. CLOWNEY: You want us to go through
21 each one like A, B, C, D.?

22 THE CHAIRPERSON: I don't think we need --
23 I really don't think -- it's not historic. Some of
24 these don't apply. You might just touch on the
25 points that would apply in this case; is that

1 correct?

2 MR. HENDERSON: Typically it's materials.
3 You want to touch on materials, massing, roof lines.
4 Hit on some of the items that make it characteristic
5 of Sullivan's Island architecture. I don't think you
6 necessarily have to go each one of these points.

7 In fact, the Board would identify if it
8 did not meet one of the standards. And it's that
9 back and forth.

10 THE CHAIRPERSON: Do you have additional
11 copies of these? Every applicant is going to need to
12 address these. You guys might want to get a copy.

13 MR. CLOWNEY: I think you-all know the
14 pattern is appropriate; the massing is appropriate;
15 the orientation is the same as all the other houses
16 along the street. The fenestration is traditional
17 and historic.

18 And so the materials are in like kind,
19 basically, we're replacing -- we're doing the same
20 type of materials.

21 I think it has an asphalt shingle roof
22 now. We're going to be doing a standing seam metal
23 roof. Every little bit of it, as we move along, is
24 going to get better. And that was actually the way
25 it was going to be in March also.

1 MS. CAMPBELL: It's all boxy right now.
2 We're going to be going back with rafters and other
3 detailing.

4 MR. CLOWNEY: Little things like that,
5 shutters, the height of the windows. The windows are
6 definitely more vertical in the main living level.
7 They are six, eight doors, windows. Bringing them
8 all up to eight feet. Making the house feel a little
9 bit small, spaces inside feel a little bit more
10 vertical.

11 That would be it.

12 THE CHAIRPERSON: Would you like to start
13 with any comments?

14 MS. BOHAN: I just have one quick
15 question. As I note the process, if you did go to
16 renovation versus build, would the character of the
17 materials change the exterior appearance of the house
18 from one to the other?

19 MR. CLOWNEY: No. If we elect to go with
20 the renovation as opposed to the tear-down, which is
21 already approved, it's still that same good quality
22 of materials. Still moving the windows, all the
23 things that I just mentioned; all those things.

24 The only thing that's going to be
25 different, the carcass of the house, which we

1 determined has some serious issues, would be starting
2 over basically.

3 THE CHAIRPERSON: Do you have any
4 comments?

5 MS. SANDERS: I don't know if I'm missing
6 a page or if I'm just not on today. This picture
7 looks like the -- help me. My brain --

8 THE CHAIRPERSON: That's the existing
9 house.

10 MS. SANDERS: What I'm saying, it looks
11 like a very long spanse of wall.

12 MR. CLOWNEY: Right, it is currently. And
13 with the addition. And if we change it, we're going
14 to be fixing that. We'll be righting that wrong.

15 MS. SANDERS: Thank you. Okay. There's
16 no relief for that now, where as there was on the
17 original?

18 MS. CAMPBELL: I don't think we asked
19 about it.

20 MS. SANDERS: You're going to make it
21 compatible.

22 MS. CAMPBELL: Right.

23 MS. SANDERS: It's not going to be a big
24 old flat wall.

25 MS. CAMPBELL: Exactly.

1 MS. SANDERS: In addition to the square
2 footage.

3 MS. CAMPBELL: That's another reason we
4 were breaking this up a little bit is to not have it
5 a stretch limo on that side.

6 THE CHAIRPERSON: I think that's a real
7 good point. There's a long expanse of a flat wall
8 that doesn't meet today's ordinance to solve that
9 problem.

10 MR. CLOWNEY: The only other thing I'll
11 say, we just want to make really certain we're not --
12 they are going to have the flexibility to come back
13 and do whichever way they want to go. They want to
14 make sure that they don't have to tear the house
15 down. They want to make sure, if the numbers aren't
16 working for them, they can go back to the one that
17 was originally approved.

18 We've talked to Randy, and we talked to
19 Joe about that. Hopefully, with your permission, we
20 can just do that at staff when they make that
21 decision. That's fine.

22 THE CHAIRPERSON: Duke.

23 MR. WRIGHT: I'm fine. I think all the
24 standards are met in either case with the exception
25 of Rhonda's mention. I'm fine with it.

1 THE CHAIRPERSON: And so am I. Do I hear
2 a motion?

3 MR. WRIGHT: I move that we approve the
4 request as submitted and take in mind the option is
5 open for a new house versus the modified existing
6 house.

7 MR. HENDERSON: That's final approval?

8 THE CHAIRPERSON: I have a question. Is
9 it final?

10 MR. WRIGHT: I'm fine with that.

11 THE CHAIRPERSON: Do I hear a second?

12 MS. SANDERS: Second.

13 THE CHAIRPERSON: Is there any discussion?
14 Does anyone have anything else to say?

15 MS. SANDERS: I have a question. If y'all
16 kept the house and still had that limousine wall -- I
17 like that term, just curious.

18 MS. CAMPBELL: This approval doesn't
19 prevent them from going back to that.

20 THE CHAIRPERSON: All in favor?

21 (All Board members stated aye.)

22 THE CHAIRPERSON: Any opposed? None
23 opposed.

24 MR. CLOWNEY: Thank you.

25 MR. WRIGHT: You did a good job with the

1 first one.

2 MR. CLOWNEY: We'll keep that test for
3 next time.

4 2724 BAYONNE STREET

5 THE CHAIRPERSON: Next item is 2724
6 Bayonne Street.

7 MR. HENDERSON: This is agenda item D-2.
8 This is a COA request for a nonhistoric property.
9 Currently the lot is vacant at 2724 Bayonne Street.

10 Sabrina Cochran is here to present a new
11 home construction. She's requesting relief from the
12 zoning standards for principal building square
13 footage, second story side setback, and building
14 foundation height of ten inches, three-quarters;
15 correct?

16 MS. COCHRAN: Correct.

17 MR. HENDERSON: There have been a couple
18 of recommendations for changes that I sent out to
19 Ms. Sabrina here, to remove the parking area in the
20 front yard on the Bayonne Street side, but I'll let
21 you make the presentation.

22 MS. COCHRAN: Again, I'm Sabrina Cochran
23 with SLC Architect, representing the owners, Jim and
24 Maryann, and their property at 2724 Bayonne. They
25 currently live up north, but they're looking to move

1 down here. They're excited about designing this
2 house for their family of nine; they have seven
3 children.

4 As Joe said, it's not historic property.
5 We're asking for relief in three areas. On the side
6 elevations, the west and east, we are asking for
7 second floor side setback relief. Obviously, you can
8 see here, here and here. One reason is we have a
9 reverse floor plan. We're really trying to take
10 advantage of the second floor square footage space to
11 fit in the spaces that they need.

12 We tried to change materials and do things
13 to break it up a little bit so it's not one massive
14 wall, push and pull. You can kind of see they do go
15 in and out. We're hoping the change in materials,
16 kind of pushing and pulling, alleviate a little bit
17 of that second floor side setback.

18 The second thing is principal building
19 square footage. We're asking for 657 square feet,
20 which is 16 percent relief. Like I mentioned, they
21 have a family of nine. We have four bedrooms and a
22 bunk room. We're really just designing it for
23 minimal floor plan to fit their family. We just need
24 a little extra square footage.

25 We don't feel like we have extreme number

1 of bedrooms or large spaces; hopefully, that's a
2 reasonable request.

3 The last request was building foundation
4 height. Like you see here, we just have a nine-foot
5 space in the ground floor; enough for standard eight
6 foot door, door opener. Nothing crazy. It's just
7 that with VE 16, the first floor pushes us over ten
8 foot. It's pretty standard height on the ground
9 floor.

10 The last thing I want to talk about, which
11 Joe mentioned, was the parking and driveway, and the
12 fence. Joe asked me to clarify with you. The survey
13 you have was the survey they got when they bought the
14 property, and the neighbor's fence looks like it
15 encroaches three feet, which it did. The neighbor
16 has since put the fence back up on the property line
17 so it doesn't encroach anymore.

18 Also, they are planning to have a pool.
19 Hardscape and landscape hasn't been designed yet.
20 This is for conceptual. We know we have to have a
21 pool fence. It will conform to Sullivan's Island's
22 standards; kind of shown it here and follow the
23 property line to come back around to enclose the
24 pool.

25 The other thing is the driveway and

1 parking. We're currently showing the driveway here,
2 turn around space and some guest parking in the
3 front. I understand, according to what Joe said in
4 the ordinance, it says: To the extent possible,
5 parking area should be 20 feet to the rear of the
6 principal building's front facade.

7 I think I understand that. We all
8 understand that. We're hoping, if possible, you
9 might be able to reconsider that for a few reasons.
10 One, the Mackeys say this is a busy street for
11 beach-goers. If we can take two spots for our
12 guests, get it off the street, it opens up some
13 parking on the street.

14 Another reason is, when our guests come to
15 dinner, I want them to feel like they're parking,
16 they can come to a nice walk -- obviously not shown
17 here yet -- nice walk and get up to the front steps,
18 and it makes sense.

19 The third reason is the neighborhood
20 compatibility, one of those standards, says -- one of
21 them is placement and alignment of driveways. If you
22 look here, these are some satellite images. This is
23 the property directly next door. Here's their lot.
24 They have parking in the front here.

25 This house down here, which is this, they

1 have parking in the front. This house farther to the
2 west has parking right in front. And this home to
3 the east has parking in the front, which basically is
4 a lot wider but the same configuration.

5 Six homes within two blocks of them that
6 all have parking in their front. We feel like that
7 is meeting the neighborhood compatibility, hoping
8 that maybe you could consider that.

9 In terms of neighborhood compatibility, in
10 general, we do feel like this is a pretty eclectic
11 neighborhood. There's a lot of different homes; dome
12 house, there's a lot of two story homes, there's
13 really modern home next door. Really modern home
14 four doors down.

15 It's a pretty big mix of homes. We feel
16 like we need the massing, lot of full two-story type
17 homes in that neighborhood, which have a lot of
18 porches. The front and the rear of the home all have
19 porches, metal roof. The railings that make the
20 Sullivan's Island style.

21 So we feel the massing, height, scale
22 materials, two-over-two windows was hoping in general
23 that these things meet the neighborhood compatibility
24 standards. And that neighborhood is so eclectic,
25 it's hard to plug in with everyone. Tried our best.

1 Those are the items we're requesting.

2 THE CHAIRPERSON: Joe, I've got a general
3 question about the parking. Can you help explain to
4 the Board why it would be written that way to limit
5 parking in the front.

6 (Mr. Craver entered the room.)

7 MR. HENDERSON: Well, I'm not sure
8 about -- the spirit and intent of the ordinance is to
9 have all storage and I guess vehicle storage and
10 parking behind the house to encourage front yards and
11 not have vehicles stacked in the front yard.

12 We also have a section of the ordinance
13 that prohibits -- outright prohibits -- parking areas
14 in the front yard. That's 21-143-C of the ordinance,
15 in the accessory structure section of the ordinance.

16 And it actually says: That storage areas
17 shall be located a minimum of 20 feet to the rear of
18 the principal building's front facade. Because it
19 has that shall, it takes away the permissive.

20 MS. COCHRAN: That's a storage area?

21 MR. HENDERSON: For residential parking.
22 It's under the outdoor storage of vehicles and
23 equipment.

24 MS. COCHRAN: Also in the accessory
25 structures, that's where I found this: To the extent

1 possible, parking area should be 20 feet to the rear
2 of the front facade. That's also in the accessory
3 structure section.

4 MR. HENDERSON: It says, outdoor storage
5 of vehicles and equipment. So if you look -- I see
6 what they're saying here. It says: To the extent
7 possible, parking area should be 20 feet to the rear
8 of the principal building front facade.

9 And under outdoor storage of vehicles and
10 equipment it says --

11 MS. COCHRAN: I guess I wasn't thinking
12 about storage of vehicles. It's just for guests to
13 come. That's how I interpreted it. I thought the
14 one saying parking -- it's up to you guys.

15 MR. HENDERSON: Randy, do you have any
16 input on that?

17 Most of our site design, since I've been
18 here two-and-a-half years, we've taken a pretty hard
19 line approach on this and required parking areas to
20 be 20 feet behind the principal.

21 MS. SANDERS: On new construction.

22 MR. HENDERSON: Or even retrofit. When
23 someone has an existing home and create a new
24 driveway or tear-up concrete and put in pervious
25 surfaces. When we see a proposal to have a large

1 area paved in the front yard, we reference this
2 section in the ordinance. I think that's been kind
3 of a long-standing interpretation of the ordinance.

4 If we want to have that clarified, I
5 suppose we could take it to the planning commission.

6 MS. SANDERS: If the lot is fairly deep,
7 would there be parking in the back?

8 MS. COCHRAN: Just felt like to have
9 guests park all the way in the back of the house --
10 if that's what it is, it is. They were just hoping
11 because it says to the extent possible, that made
12 logical sense.

13 THE CHAIRPERSON: It's so interesting. I
14 look at this particular plan, I see some front steps.
15 It just seems like that's where you put parking. All
16 those years, not been able to allow it.

17 MS. SANDERS: It could be wide enough for
18 two cars; correct?

19 MR. HENDERSON: The driveway is 12 feet in
20 width is the maximum. At the edge of payment, it's
21 maximum of 20 feet.

22 THE CHAIRPERSON: It's limited to 12 at
23 the road. At the property line.

24 MR. HENDERSON: At the property line.

25 THE CHAIRPERSON: It could span inward of

1 the property line.

2 MS. COCHRAN: It could extend in and
3 parallel parking almost.

4 MR. WRIGHT: Is the driveway impervious?

5 MS. COCHRAN: It's going to be impervious.

6 MR. WRIGHT: Gravel?

7 MS. COCHRAN: Planning on pavers.

8 MR. WRIGHT: But it's pervious. That I
9 think -- Rhonda's point, I think I understand it. If
10 you can just widen that driveway inside the property
11 line, cars could park.

12 MS. COCHRAN: That makes sense.

13 MR. WRIGHT: Parallel parking kind of
14 thing.

15 MS. COCHRAN: Wide driveway.

16 MR. WRIGHT: Follow what I'm saying?

17 MS. COCHRAN: They want a screen of
18 landscaping. They're not trying to make it ugly
19 concrete pad.

20 MR. HENDERSON: I think the Design Review
21 Board has the ability to appeal staff decision with
22 regard to a design standard or design guideline. If
23 it is an actual standard of the ordinance where it
24 says shall then that would, I suppose, an appeal
25 would go to the Board of Zoning Appeals.

1 MR. CRAVER: What section of that you're
2 talking about?

3 MR. HENDERSON: 21-143.

4 MS. SANDERS: You showed up just in time.

5 MR. HENDERSON: This requirement probably
6 comes from the fact that we have a lot of historic
7 structures, lot of historic districts. If you can
8 imagine one of the houses on Officer's Row turning
9 their front yard to a parking space, 600 square feet
10 or 400 square feet, it might garner a reaction.

11 MR. COCHRAN: I think that's a really good
12 point. My point, in this neighborhood, it is
13 compatible. It's not in the historic district.

14 One block this way and one block this way.

15 MR. HENDERSON: This is what Sabrina
16 referenced here; to the extent possible.

17 You drop down here, it says storage areas
18 for vehicles and equipment shall be located minimum
19 ten feet of the front facade. One says shall, the
20 other says to all extent possible.

21 MR. ROBINSON: There's plenty of room.
22 That's possible to park behind the front facade of
23 this house.

24 MS. SANDERS: Or on the street.

25 THE CHAIRPERSON: Folks, I think one thing

1 we need to keep in mind, we can't have simultaneous
2 conversations going on. We can't record that. We
3 need to --

4 Joe, did you ask Randy a question? Did
5 you have the floor, Randy?

6 I didn't hear what you said, I'm sorry.

7 MR. ROBINSON: What I said was it is
8 possible to have the parking on the rear of the
9 house. To the extent possible, I mean, it's possible
10 to put it back there.

11 There's a lot of things you disagree with
12 the ordinance. You just got to live with it in some
13 instances. You're saying other houses on the block
14 were parking forward of the front facade.

15 MR. CRAVER: The Hyman house has the
16 driveway coming in off of the Atlantic side. And
17 it's not a concrete driveway. It's a gravel
18 driveway. It's really smart. They use that side
19 setback as their driveway and they got a ton of
20 parking. But it's -- they probably are parking
21 parallel to the front facade of the house. That
22 parking goes up to. And they're actually parking in
23 front of the house, too. I don't know that it's
24 improved parking. They're just doing it.

25 THE CHAIRPERSON: I'm kind of thinking

1 that this really isn't the main point. This is just
2 one of the issues that you're dealing with. You want
3 to have it generally approved. You can always come
4 back and deal with parking at a later date, if need
5 be. I'm thinking why don't we go through the normal
6 process.

7 Duke. You might want to comment of the
8 general design.

9 MR. WRIGHT: I'm fine with the general
10 design of the house. I think -- and I'm familiar
11 with the house to the west, which is kind of a
12 strange design anyway. And I think this improves the
13 neighborhood in that sense.

14 And, frankly, I suspect that the house on
15 the corner eventually will go, and there will be
16 another larger house there on the corner of Bayonne.

17 MR. CRAVER: 28 and Atlantic. That's my
18 stomping ground.

19 MR. WRIGHT: Is that your house?

20 MR. HENDERSON: There are some pictures
21 floating around.

22 MR. CRAVER: The yellow house.

23 MR. WRIGHT: I think from a compatible
24 standpoint, I think it's fine. Pretty eclectic in
25 that area anyway. I'm fine with the design.

1 MS. BOHAN: I agree. I think it's a nice
2 improvement for an existing house. I would just
3 point out one thing. Never mind. I'll come back to
4 that.

5 THE CHAIRPERSON: Rhonda.

6 MS. SANDERS: I think it's nice also. I
7 just want to caution everyone, because we have had a
8 prior applicant come three times and we have denied
9 the side setback, second floor setback because of the
10 wall effect. And I don't want us to get -- I think
11 something might be done to solve that so that we're
12 being consistent. If you know what I'm referring to.

13 THE CHAIRPERSON: I know exactly what
14 you're referring to. Good point.

15 MS. SANDERS: That's my thought. On the
16 driveway, I think that's up to y'all. They have
17 street parking. They have in the behind parking. If
18 that's what the ordinance says, believe me, I wish it
19 were different. That's why we have the ordinance is
20 to solve things that are problems that are already
21 there. We can't change what's there. Those are my
22 thoughts.

23 THE CHAIRPERSON: Billy.

24 MR. CRAVER: I'm just trying to -- the
25 second -- the side setback, second floor setback,

1 which side is that?

2 MS. COCHRAN: East and west.

3 MR. CRAVER: Both sides. It's not a box.

4 MS. SANDERS: It's a much nicer design.

5 MR. CRAVER: It is. I guess that's what
6 I'm saying is that -- Steve, you correct me. You and
7 I have had a lot of discussion about this issue.

8 MS. BOHAN: It's only this long that is
9 along the front on the right.

10 MR. CRAVER: It's only a 30-foot run. And
11 then you have porches and the other side is not just
12 a straight, long wall. The front is not a straight,
13 long wall. The back is not a straight, long wall.
14 I'm probably okay with it. I like the design. I
15 think it's a good design, Sabrina.

16 MR. HENDERSON: Sabrina, you're not
17 requesting the principal building side facade relief;
18 is that right?

19 MS. COCHRAN: No --

20 MR. HENDERSON: So you're not going beyond
21 that 30-foot length.

22 That's the other difference between the --
23 the other one, I think on both sides you had a
24 distance of about 50 feet on both sides and
25 requesting 100 percent relief in the second story

1 side setback.

2 MS. SANDERS: CYA.

3 MR. CRAVER: That's why I'm asking
4 questions, making that comment. Get it on the
5 record.

6 THE CHAIRPERSON: I feel like the plan of
7 this home provides enough articulation and just
8 massing relief, that overcomes the need to have that
9 side facade setback.

10 MR. CRAVER: That's exactly what I was
11 thinking.

12 THE CHAIRPERSON: I'm okay with it. Do I
13 hear a motion?

14 MR. WRIGHT: Let Billy make a motion.

15 MR. CRAVER: I move that we approve -- are
16 you asking for what kind of approval?

17 MR. HENDERSON: This is conceptual. The
18 Board reserves the right to grant final approval if
19 you desire.

20 MR. CRAVER: I move we give final approval
21 to it as submitted with one little exception. The
22 parking. I think you got to comply with the
23 ordinance on the parking.

24 MS. COCHRAN: Can I ask a question. What
25 Duke suggested, is that the ordinance where you widen

1 it once you're into the property?

2 THE CHAIRPERSON: You might want to show
3 it.

4 MR. WRIGHT: This was just a suggestion.
5 I wouldn't think the company is going to be parking
6 every day in the house. A thought was just to widen
7 the pervious pavers enough to allow two cars to pass.

8 Do you see what I'm saying? Randy, are
9 you okay with that?

10 MR. ROBINSON: We just need to do that at
11 staff level.

12 MR. CRAVER: Work with the staff to deal
13 with the parking issue.

14 MR. HENDERSON: I think it's a staff
15 interpretation whether they're complying with that
16 standard.

17 MR. WRIGHT: I understand.

18 THE CHAIRPERSON: Do I hear a second to
19 Billy's motion?

20 MS. SANDERS: I'll second.

21 THE CHAIRPERSON: Is there any further
22 discussion? Anybody have any more discussion?

23 All in favor?

24 (All Board members stated aye.)

25 THE CHAIRPERSON: Any opposed? None

1 opposed.

2 MS. COCHRAN: Thank you.

3 209 STATION 17

4 THE CHAIRPERSON: We are now on 209
5 Station 17.

6 MR. HENDERSON: Yes, sir, this is agenda
7 item D-3, 209 Station 17. Mr. Ron Denton is
8 requesting conceptual approval of the new
9 single-family home. He's requesting relief from the
10 zoning standards for the principal building
11 re-orientation.

12 And just before the meeting, Ron mentioned
13 that the numbers that are outlined on your
14 application are just hypothetical lot coverage
15 calculations. Is that right, Ron?

16 MR. DENTON: That's correct.

17 MR. HENDERSON: The building permit that's
18 going to be submitted will comply with zoning
19 ordinance standards for development, meaning all
20 those boxes will be checked as in compliance. I'll
21 let Ron point out how the building will be oriented.

22 MR. DENTON: I originally intended solely
23 to apply for re-orientation of the property. And so
24 we didn't really take the design of the house any
25 further than what you see today. And we made a

1 further presentation with our compliance issues.

2 Basically what we've got presently -- I'm
3 Ron Denton. I have Oliver Dungo representing Wes
4 Fuller.

5 This is a single story ranch oriented
6 towards Station 17. He has his driveway off the
7 avenue. We've done studies, obviously, of Station 17
8 in this area. We're the only house that has a
9 Station 17 address.

10 And what he really would like is for his
11 street address to be 1659 Poe. And as architects, we
12 would like it because it offers better design
13 opportunities.

14 We have, coming from the beginning, this
15 is pottery lady -- I can't think of her name.

16 MR. CRAVER: Yard haze.

17 MR. DENTON: A little side access here.
18 This is -- I mistook it for the officers quarters;
19 big block of apartments, Middle Street address. Poe
20 Avenue here. I'on there. Atlantic here.

21 Again, here the immediately adjacent
22 structures are facing their opposite streets. We're
23 just asking for that same consideration.

24 The reason for that is, in the site
25 plan is -- wonderfully helpful. We have the existing

1 ranch that you can see. We're trying to orient the
2 house that would face Poe Avenue. It offers similar
3 rectangular shape, but one that truly would focus on
4 Poe. This would be Poe Avenue side.

5 Looking at Poe, this must be 17, Station
6 17, which is here on our left side.

7 We're looking at a style of architecture
8 that's I'on in nature. Large front entry porch.
9 Many of the homes on Station 17 have at least two
10 sides or side porch. At least two porches in their
11 lexicon.

12 We're carrying that same thing across
13 here. I'm not trying to get into the house design
14 too much; just to give you an idea of why we're going
15 where we're going.

16 We have a front porch on Poe coming along
17 Station 17. More porches along that side. Very
18 characteristic of the house across the street as well
19 as the house just behind it.

20 Just trying to keep with themes of the
21 island; plank siding, metal roof. Lots of porches.
22 We've got a screened porch element. We have an
23 outside covered veranda area. Open porch. Front
24 entry porch.

25 Didn't know about the driveway. Certainly

1 have to correct that. Our only intent when we do
2 return to present the house, should we be allowed
3 this re-orientation, would be perhaps for principal
4 building area modification or request for extension
5 there.

6 MR. HENDERSON: So you would be returning
7 and requesting modification of principal building
8 square footage?

9 MR. DENTON: That's it.

10 MR. HENDERSON: This is a preliminary
11 conceptual.

12 MR. DENTON: This is really preliminary
13 conceptual. What I'm really after is that
14 orientation, which I don't know if that's a
15 preliminary thing. To me, it seems like I can't go
16 any further until I know I can.

17 We showed you a little bit of what we've
18 been working on so you can understand why we're
19 asking for that re-orientation as well, just from the
20 standpoint of the street. Everybody is facing their
21 avenues and not their stations.

22 MR. HENDERSON: I ask you that because I
23 did point out or notice identify several areas that
24 you might need to request relief. If we can turn
25 back to the elevations.

1 This is a second story.

2 MR. DENTON: Side yard.

3 MR. HENDERSON: Second story side setback
4 relief or either design it --

5 MR. DENTON: We would work on that.

6 MR. HENDERSON: My question here would be
7 is that over 30 linear feet.

8 MR. DENTON: There's nothing here 30 feet.

9 MR. HENDERSON: Do you meet the additional
10 front yard setback there.

11 MR. DENTON: Correct. As we re-present,
12 the plan may change some which would require us --
13 I'm not saying we won't come back no more.

14 Our intent, we really rather not have to
15 come back at all. We know we're going to need more
16 square footage. As things progress, who knows what
17 else may help.

18 For the most part, this is our working
19 concept. It needs to be developed. Wasn't really
20 ready for presentation and critique.

21 This is the kind of way we're playing. If
22 you hate it, tell us now. If you think it's
23 workable, let us know that.

24 MR. HENDERSON: Conceptual review only.

25 THE CHAIRPERSON: I have a question about

1 how we go about -- I know we have in the past dealt
2 with re-orienting the front facade to a different
3 orientation. Is that really -- is that the focus of
4 this? You would like to confirm that you can do
5 that --

6 MR. DENTON: Correct.

7 THE CHAIRPERSON: -- before you spend so
8 many more hours --

9 MR. DENTON: Correct.

10 THE CHAIRPERSON: -- of a client's time.

11 MR. HENDERSON: That's right. And the
12 Board can grant a re-orientation of a house based
13 upon its compatibility of the surrounding
14 neighborhood. So you can conceptually take what Ron
15 explained about how the rest of the houses are facing
16 Station 17.

17 MR. DENTON: Facing avenues. Their sides
18 are on 17.

19 MS. SANDERS: Except for the one across
20 the street.

21 MR. HENDERSON: You want to re-orient your
22 house in keeping with the other houses that are
23 facing Poe Avenue?

24 MR. DENTON: Correct.

25 MR. HENDERSON: That's what you would do.

1 You would do a conceptual review of the other houses.

2 THE CHAIRPERSON: If one is re-orienting
3 the organization of the property, that changes --
4 that sets the various setbacks.

5 MR. HENDERSON: That's exactly right.

6 THE CHAIRPERSON: You really need to know
7 that.

8 MR. DENTON: For instance, my application
9 for setbacks, side setbacks was predicated on the
10 assumption that we would be granted the
11 re-orientation. If not, this becomes the back, and
12 that doesn't matter. And all these other things kind
13 of get tossed out.

14 MR. HENDERSON: This is a good one. This
15 is Poe Avenue front yard setback where you would
16 apply the 25 feet. This additional front yard
17 setback requires you to go up 20 linear feet and 45
18 degree angle. If he doesn't get the re-orientation,
19 that's out the window. Can't make his design in the
20 setback. These are all things that we'll square
21 away. I had some concerns about the six feet.

22 MR. DENTON: You're right about that. We
23 missed that.

24 MR. HENDERSON: We may have an
25 encroachment there. At any rate, we can refine the

1 plan. I think we're looking at design today and
2 re-orientation to move forward.

3 MR. WRIGHT: Go back to the first sheet
4 that shows the lot. The one across the street, what
5 is that?

6 MR. DENTON: 16 Poe. That's Poe address.

7 MR. WRIGHT: The one next door is
8 obviously a Poe address. Nowhere to go anywhere
9 else, in my view.

10 MS. SANDERS: 1660 Atlantic faces Station
11 17, front door.

12 THE CHAIRPERSON: Driveway off of Atlantic
13 with steps over the other. I don't know how you
14 would --

15 MS. SANDERS: Front entrance is on Station
16 17. 1702, the front entrance is on 17 as well. Just
17 FYI.

18 MR. DENTON: You're right.

19 MR. CRAVER: 1702 is not.

20 THE CHAIRPERSON: I don't think so.

21 MS. SANDERS: That's the stucco brick
22 ranch.

23 MR. DENTON: It's really kind of like a
24 weak entry element.

25 THE CHAIRPERSON: It's labeled. The one

1 at the top, you're right.

2 MS. SANDERS: 1702 on the top, not the
3 1702 in the middle.

4 MS. BOHAN: You're right.

5 THE CHAIRPERSON: That is true.

6 MR. CRAVER: If that's the house down
7 there, that's officer's quarter on top corner.

8 Right across is a relatively new house
9 that belongs to David -- and the steps, it faces
10 I'on. It doesn't face Station 17.

11 MR. DENTON: This one is the one that has
12 the door on 17. But the mailbox is here with that
13 street address on it.

14 MS. SANDERS: 1680.

15 MR. DENTON: I don't know if they did that
16 legally or not or something going on with the post
17 office. I'm just an architect with a camera.
18 Certainly the feel of that street is side yard and
19 then the avenue.

20 MS. SANDERS: I agree.

21 THE CHAIRPERSON: Let me kind of catch up
22 with the process here by asking is there any public
23 comment? Public comment section is closed.

24 Joe, do you have any final comments before
25 we --

1 MR. HENDERSON: No, sir.

2 THE CHAIRPERSON: I'm wondering if maybe
3 each of us should maybe comment on the orientation
4 issue and perhaps a comment about the design in
5 general as well. Billy, would you like to start.

6 MR. CRAVER: Yeah, I think that the
7 orientation of the houses in that whole area, there's
8 not a clear pattern. I don't know that it matters if
9 you're going to take the house that's there down and
10 build a new house and you want to orient it towards
11 Poe, given that it's a corner lot and odd orientation
12 in that whole area. I don't have a problem with
13 re-orienting it towards Poe.

14 I'm sort of wrestling with the requested
15 relief because I'm trying to figure out is this a
16 real design or are you going back to the drawing
17 board?

18 MR. DENTON: We would be developing this
19 design. It is the concept. That's kind of approved
20 by the homeowner. The things that we would need to
21 fix are the things that Joe had pointed out are
22 deficiencies to the ordinance.

23 MR. CRAVER: Subject to making sure that
24 it complies with the ordinance, I don't have a
25 problem with the minor requested relief that he's

1 asking for. The house doesn't have a massing issue
2 to me. It's on a lot, not a huge lot. I think I'm
3 good with it.

4 MS. SANDERS: I have no problem with the
5 orientation. There is not really enough to look at
6 with a plan to say I'm sure it will be fine.

7 As for the question of orientation, I
8 think that's what you're here for, I agree with that.

9 MR. DENTON: Anything after that is for us
10 to come back next time.

11 MS. BOHAN: I agree. I think the
12 orientation -- I don't have a problem with it. I
13 think it would actually be better not to have that
14 address. It seems odd that it is, quite frankly, as
15 you pointed out.

16 MR. WRIGHT: I agree. I think the -- I
17 agree with the re-orientation on to Poe. Yes, on to
18 Poe. I'm fine. We are not going to talk about the
19 design.

20 THE CHAIRPERSON: I think a little.

21 MR. WRIGHT: I'm fine with the concept of
22 the design; certainly is an improvement of what's
23 there. Will certainly enhance the neighborhood from
24 that standpoint. I'm fine with the concept of the
25 design.

1 THE CHAIRPERSON: And I as well as far as
2 the orientation am absolutely fine with re-orienting.
3 I think it improves the property being oriented to
4 Poe. That's quite a distinct neighborhood feel once
5 you get on that street compared to 17, which feels
6 more like an access street really.

7 I do think -- I think we should all be
8 very aware of that Station 17 facade. It's next to a
9 very important building, extremely important building
10 right on the corner there. Pay a lot of attention to
11 how you deal with that facade. I think, if anything,
12 you might in general just try to soften that facade
13 some, whether it's -- from a massing point of view, I
14 think you've got it. Just in general pay attention
15 to the way that facade is detailed would be my only
16 comment.

17 Do I hear a motion?

18 MR. CRAVER: I move that we give
19 conceptual approval to the request of re-orientation.
20 And I'm good with the relief that he's asked for
21 given this is his design.

22 THE CHAIRPERSON: Do I hear a second?

23 MR. WRIGHT: Second.

24 THE CHAIRPERSON: Any comments or
25 discussion?

1 All in favor.

2 (All Board members stated aye.)

3 THE CHAIRPERSON: Any opposed? None
4 opposed.

5 MR. DENTON: Thank you very much.

6 2720-B GOLDBURG AVENUE

7 MR. HENDERSON: Mr. Chairman, agenda item
8 D-4 has requested a deferral or continuance of this
9 project. He had a family emergency.

10 2502 ATLANTIC AVENUE

11 THE CHAIRPERSON: Well, I'm going to
12 recuse myself for the 2502 Atlantic Avenue.

13 (Mr. Herlong exited the room.)

14 MR. WRIGHT: 2502 Atlantic, Sullivan's
15 Island landmark structure. Joe.

16 MR. HENDERSON: Mr. Steve Herlong &
17 Associates, the applicants, are requesting approval
18 to construct a pool at 2502 Atlantic Avenue. The
19 pool is proposed on the Atlantic Avenue side. This
20 is a request from the impervious coverage standards
21 by way of historic exemption; also a re-orientation
22 request.

23 That same section that we reviewed to
24 consider the I'on Avenue side of the property the
25 front of the house and allowing the pool or the

1 accessory structure on the Atlantic Avenue side.

2 This is Sullivan's Island landmark by way
3 of historic research card 116. And I can answer any
4 other questions about the ordinance should you have
5 any.

6 Pass around some photographs. This is the
7 I'on Avenue side of the house. I think you have some
8 pictures of the --

9 MR. ROMANO: I'm John Romano with Herlong
10 & Associates representing Dan Bruce. The owner, as
11 Joe said, wants to add a pool to the Atlantic side of
12 the property. We're requesting exemption from the
13 building -- requesting building re-orientation and
14 exemption from the historic property exception,
15 Section 21-143. Basically what that says, be allowed
16 to exempt up to 50 percent of the existing impervious
17 surface coverage.

18 In our case, 50 percent would be little
19 over 3,800 square feet. And we are asking for a
20 relief for 943 square feet for a new pool. That
21 would be about 12 percent.

22 This is the existing house. The west side
23 of the property on Station 25. The north side is
24 I'on Avenue and south side is Atlantic. The house is
25 really oriented towards Atlantic; front drive comes

1 off I'on. The front drive comes off I'on. The front
2 door is off of I'on.

3 There's a large screened-in porch along
4 Atlantic. That's really the area that we want to add
5 the pool.

6 Then it's just 44-foot-by-24-foot pool is
7 kind of what we are proposing, something that follows
8 the curves of the existing house. The existing
9 property is already kind of gated in. There's a
10 picket fence that encloses the property.

11 In terms of neighborhood compatibility,
12 there are a couple homes along Atlantic that have the
13 pool located on the Atlantic side of the property.
14 2408 Atlantic. And actually 2402 Atlantic. 2402
15 Atlantic has the pool located on the I'on side.

16 2408 has a pool on the Atlantic side of
17 the property.

18 Just down the street, 2720 also has a pool
19 along the Atlantic Avenue. I think we are sticking
20 within the neighborhood compatibility. It's pretty
21 well screened from the street with existing
22 landscaping.

23 MR. CRAVER: There's another house right
24 down from 2720 that has a pool on the Atlantic side.
25 Ernie Master's house. I can't remember the name of

1 the people that own it now.

2 MR. WRIGHT: Is that it?

3 MR. ROMANO: That's it.

4 MR. WRIGHT: Is there any public comment?

5 Public comment section is closed. Joe.

6 MR. HENDERSON: I would just point out one
7 other thing. This is a Sullivan's Island landmark,
8 and part of that is this historic accessory
9 structure. It was a kitchen, detached kitchen. And
10 on the back is where you access and park the
11 vehicles. I think that's the reason for your request
12 up here on the Atlantic side. That's all I have.

13 MR. WRIGHT: Beverly.

14 MS. BOHAN: I'm good with it. I think it
15 meets all the compatibility and design ordinances.

16 MR. WRIGHT: Rhonda.

17 MS. SANDERS: The houses that have the
18 pools on Atlantic, are those also historic?

19 MR. ROMANO: I don't think so. They don't
20 look like they're historic.

21 MR. CRAVER: 2720 is not, I built that
22 house 20 years ago.

23 MS. SANDERS: I didn't think so. Doesn't
24 really do anything for me.

25 I'm sorry. Can you go to the other page.

1 What Joe had mentioned, that the kitchen house in the
2 back, the parking in the back is where you want to be
3 now the front yard?

4 MR. ROMANO: Correct.

5 MS. SANDERS: Would that not cause it to
6 be incompatible? You're now parking in the front
7 yard. I'm just asking. I don't know. Historic
8 structures really have to be careful with. Joe, help
9 me. See what I'm saying?

10 Does that cause it to be incompatible?

11 MR. HENDERSON: I think in this case the
12 Board would want to decide, if the front of the house
13 is actually facing I'on. If the accessory uses and
14 structures are on the I'on side, then it's the rear.
15 That's really what we're trying to decide here, if we
16 can fit this accessory use, this accessory structure,
17 the pool, in the front yard.

18 Does it meet the intent of --

19 MS. SANDERS: I don't think it meets the
20 guidelines. I'm not saying I don't like it. I'm
21 just saying I don't think it meets the guidelines.

22 MR. WRIGHT: Are the houses down Atlantic
23 that have pools, I think there are two or three --
24 are those front yard? They're addressed on Atlantic.
25 The precedent is set for front yard pool on Atlantic.

1 MS. BOHAN: And screened.

2 MS. SANDERS: I do not dispute that at
3 all. I'm just questioning the historic issue.

4 MR. ROBINSON: Just from y'all's
5 information, there was one at Station 28, person
6 wanted to put a pool on the Atlantic side, y'all
7 turned them down. That was probably four years ago.

8 MS. SANDERS: Was that historic?

9 MR. ROBINSON: No, it was not a historic
10 house. There were just no other pools in that
11 particular block. Y'all turned him down. He had to
12 put a pool on the I'on side.

13 MR. WRIGHT: There are other pools that we
14 must've approved on the Atlantic side, or were they
15 put in more than 12 years ago?

16 MR. ROBINSON: They were put in prior.

17 MR. CRAVER: Not Ernie Masters'.

18 MR. ROBINSON: Yeah, Ernie Masters was.
19 It was actually approved prior to the ordinance.

20 There is one in that same block right next
21 to Ernie Masters that y'all just looked at, I
22 believe, for Brian Helmund.

23 MR. CRAVER: Is he doing a pool on that
24 one?

25 MR. ROBINSON: I think he is. There are

1 two pools, one on either side. I believe y'all said
2 that since there was that neighborhood compatibility
3 because there were two pools, one on either side of
4 him. That particular block, I guess there's five
5 houses, there were two pools. So y'all allowed it or
6 approved it.

7 MR. HENDERSON: In the case where you're
8 reviewing historic structure, reference the Secretary
9 of Interior standards or the Town's standards for
10 reviewing, making modifications. I think those would
11 apply even to a change to any place on the property.
12 Does this remove a distinctive character of that
13 front yard? I think that's what we need to ask
14 ourselves.

15 MR. CRAVER: I'm waiting for Duke to call
16 on me. I'm not allowed to speak until.

17 MR. WRIGHT: Rhonda? Rhonda, are you
18 okay?

19 MS. SANDERS: I'm not saying I dislike it
20 or disapprove. I'm just bringing up points of
21 historic homes. The accessory structures that Joe
22 mentioned, the parking in the front, you can't have
23 parking in the front. Now we're going to orient this
24 house towards the front where the parking is
25 already.

1 MR. ROMANO: One of the things that's
2 interesting, they do have another drive off of
3 Station 25 that comes to the side of the property. I
4 don't think that's what -- I don't think they
5 actually use that as the main drive. I think that is
6 a garage on the I'on side. I guess it's just a
7 question of: Is it a parking question?

8 MR. HENDERSON: I think it's more
9 conceptually is that -- did the houses directly
10 adjacent to this one on that streetscape have pools
11 on the Atlantic side? That could help us.

12 MR. WRIGHT: I don't think so.

13 MR. ROMANO: Directly adjacent, no, there
14 are no pools until you get to 2408, which is four
15 homes down.

16 MR. WRIGHT: Billy. I'll call on you.

17 MR. CRAVER: You know, this house is a
18 historic structure. And the front certainly looks
19 like it's the Atlantic Avenue side, except they
20 function out of the I'on side. They function out of
21 that side.

22 And so I wonder about, you know, it's one
23 thing that we have standards about where you place
24 parking when you're building a new house. We say,
25 okay, you're building a new house, you can't put the

1 parking in front of the front facade, where we've got
2 the cars that have already been dealt.

3 This house is where it is. I'm not sure I
4 get upset about the parking issue as being the
5 determinative factor about whether it's the front or
6 the back of the house.

7 I grew up in a house between Atlantic and
8 Harvey. We had parking in the front and the back of
9 the house. We had a circular driveway in the front.
10 And we had driveways in the back. I don't know that
11 I get really upset about that. I don't think it
12 detracts from the historic elements of this house to
13 re-orient the front to I'on.

14 Nobody lives out of the Atlantic Avenue
15 side of any of those houses on that street. They all
16 live out of the I'on side. The people who are
17 between -- who have one side of their house on
18 Middle, one side on I'on and the people that have the
19 other, who have one side on I'on, one on Atlantic,
20 they all function out of the I'on side of those
21 houses.

22 MR. WRIGHT: Even though they have
23 Atlantic addresses.

24 MR. CRAVER: Even though they have
25 Atlantic addresses. I don't think it hurts the

1 historic nature of this house to re-orient it towards
2 I'on and allow them to put a pool in. I generally am
3 more in favor of allowing people to do what they want
4 to do unless there's a reason not to. I don't see a
5 reason not to here.

6 I appreciate, Rhonda, what you were
7 saying. I walk by that house all the time, in that
8 neighborhood. Everything is oriented on the I'on
9 side. I don't have a problem with it.

10 MS. BOHAN: Something came to me during
11 the process of thinking about my decision. And with
12 the historic properties, we talked about in a study
13 group about offering something to the ownership for
14 the historic property owners that would help, you
15 know -- relief is not a good word -- but offer some
16 bonus points to them. And I think this meets exactly
17 the study group thought process.

18 MR. CRAVER: I think you're right about
19 that.

20 MR. HENDERSON: I think in part they are
21 taking advantage of one of the provisions of the
22 ordinance and that is up to 50 percent relief in the
23 zoning standard.

24 With regard to impervious surface, they're
25 taking 12. You can do that with principal building

1 square footage and principal building coverage,
2 building footprints.

3 The issue here, there's no room on the
4 I'on side. You have a historic structure that can
5 not be modified, that has to be preserved. You have
6 existing parking -- actually you have parking on two
7 street sides. This is a tricky one.

8 MR. CRAVER: Didn't they ask to elevate
9 this house some time ago and were told no?

10 MR. ROBINSON: Honestly, I don't remember
11 that.

12 MR. CRAVER: I think so. My
13 understanding, they have a pretty hefty flood
14 insurance tab that's impeding the sale of the house.
15 I don't have that firsthand; that's what I'm told.

16 MR. HENDERSON: I think you're right.

17 MR. WRIGHT: It seems to me what we're
18 dealing with, lesser of two evils here; one, if we
19 leave the address as it is and allow a pool in the
20 front yard, as an exception -- and in my judgement,
21 the pool does not distract from the historic aspects
22 of the house, the structure, even though I think it's
23 been modified a lot. I've seen some photographs of
24 years gone by.

25 MR. CRAVER: The house has been modified.

1 MR. WRIGHT: It's really not what it was.
2 That's one way to go.

3 Or the other way, as Billy describes.
4 That's our dilemma, I suppose. I tend to agree with
5 Billy. I think if we orient it towards I'on as the
6 front, it's never going to change how people use the
7 house. Whomever. That might be the better way to
8 go.

9 Do I hear a motion? Or more discussion?

10 MR. CRAVER: I make a motion. Then we can
11 discuss. I make a motion that we approve the
12 requested relief.

13 MR. WRIGHT: Which is?

14 MR. CRAVER: Which is to re-orient the
15 house towards I'on and to grant the 12 percent
16 impervious coverage relief under the historic
17 exception exemption.

18 MR. WRIGHT: Is that a motion?

19 MR. CRAVER: That was a motion. That was
20 a running motion.

21 MR. WRIGHT: You got the motion?

22 THE COURT REPORTER: Yes.

23 MR. WRIGHT: Any discussion? Do I hear a
24 second?

25 MS. SANDERS: Second.

1 MR. WRIGHT: All in favor or discussion?
2 No discussion.

3 MS. SANDERS: I do have one thing to add.
4 They'll never be able to use this as a front. Nobody
5 is going to walk to their front steps. Just a
6 consideration of those front steps from that backyard
7 because there's a pool yard. They might want to put
8 it on the side. Just a thought.

9 MR. CRAVER: They don't use them now, you
10 know.

11 MS. SANDERS: Just a thought.

12 MR. WRIGHT: I don't know how the interior
13 of the house is. I would imagine the living room is
14 on the Atlantic side of the house. That's neither
15 here nor there.

16 MS. SANDERS: Right.

17 MR. WRIGHT: We have a motion. It's
18 second. Discussion.

19 MS. SANDERS: I second.

20 THE CHAIRPERSON: Do I hear a vote? All
21 in favor?

22 (All Board members stated aye.)

23 MR. WRIGHT: Opposed? None.

24 MR. ROMANO: Thank you.

25 MR. WRIGHT: Do you know what we said?

1 MR. ROMANO: I think so.

2 MR. WRIGHT: I think if it's confusing --
3 I think you're good to go.

4 (Mr. Herlong entered the room.)

5 HISTORIC DESIGN GUIDELINES

6 MR. WRIGHT: There is another item on the
7 agenda, Joe.

8 MR. HENDERSON: Yes, sir. Very briefly, I
9 just wanted to touch on the fact this is agenda item
10 E-1. It's an item for consideration, historic design
11 guidelines. We had a study group meeting. Three of
12 us met, and we had some questions regarding historic
13 design guidelines and whether we thought they would
14 be useful in our process of staff review of historic
15 projects and whether it would be useful for DRB and
16 the citizens who own historic structures.

17 We talked about several options. We had
18 kind of a brainstorming session. And I wanted to ask
19 about our next meeting. I think what I'd like to do
20 is have another study group meeting.

21 We formally developed some of these
22 options, proposing to a design review board during a
23 regularly scheduled meeting and then make a
24 recommendation to town council from there. I think
25 we talked about that. So when would you like to

1 meet? I know we floated some dates.

2 MR. CRAVER: You floated two dates that
3 are coming up in December. I'm out of town for both
4 of them.

5 MR. HENDERSON: Those are Fridays. I
6 think we selected Fridays because they're kind of
7 easy days to schedule. Any dates in December you
8 would be happy with or push this on to the first of
9 the year?

10 MR. CRAVER: I think we ought to probably
11 push it on the first of the year. Fridays in
12 December is tough.

13 MS. BOHAN: There's only two good ones.
14 Lot of people take off between the holiday.

15 MS. SANDERS: The whole month.

16 MR. CRAVER: Joe, do you have a Word
17 version of the ordinance?

18 MR. HENDERSON: Yes.

19 MR. CRAVER: Can you e-mail that to me. I
20 want to play with some language.

21 THE CHAIRPERSON: In general, we look at
22 places in the ordinance that speak to these issues
23 and where would we add language without making it
24 confusing because we've got a few sections that speak
25 to similar issues but in different ways already. If

1 we aren't careful -- we just have to be so careful
2 with the way we add or adjust language is what we
3 spend a good deal of time talking about where to put
4 this language. That was part of the discussion.

5 MR. HENDERSON: So we, I think, after
6 boiling all this down, we had three options. We
7 could create stand-alone historic guidelines, which
8 is very common in other jurisdictions.

9 We could modify the existing guidelines
10 that are codified in the zoning ordinance or
11 standards for that matter.

12 Or we could try to incentivize, offer an
13 additional incentive to folks to address the main
14 issue which is: How do we keep folks from elevating
15 these historic structures and building additions on
16 to them and ruining the historic character?

17 Those are our three options I think. In
18 our next meeting, I'd like to really refine some
19 options for the DRB.

20 MS. SANDERS: Did we identify how many
21 there are left, historic homes? They're all so
22 different. Just like the school, they're all so
23 different.

24 MR. HENDERSON: I generated a map during
25 our study group that shows all our historic

1 structures.

2 Then another relevant sort of question,
3 how many are 1,200 square feet or under, right, that
4 could apply for the special exception?

5 One of the things we talked about is
6 elevating that or increasing that square footage to
7 1,400 square feet or even getting rid of it --

8 MR. CRAVER: Get rid of it.

9 MR. HENDERSON: -- all together. And what
10 would be the result of that? Getting rid of it all
11 together? I think these are some big questions we
12 need to grapple with.

13 MR. CRAVER: I think some of the reasons
14 that those limitations were put in place when the
15 ordinance was put in place probably have changed now.
16 And so it gives us an opportunity to create some
17 incentives maybe and preserve, do a better job of
18 preserving historic structures but not penalizing the
19 people that own them. I think we have some real
20 opportunity here.

21 MR. HENDERSON: What I would like to do in
22 the study group, refine those options, those ideas we
23 had. And we'll have the text, the Word document so
24 that we can --

25 MR. CRAVER: If you'll e-mail me, I'll

1 play with it before we meet so that we're not -- so
2 we have something at least on one of the options to
3 start with.

4 MR. HENDERSON: Sure.

5 THE CHAIRPERSON: It's not impossible for
6 you to make some adjustments, send it, let us
7 respond. Do it e-mail, whenever we have a chance.

8 MR. CRAVER: Why don't we do that.

9 MR. HENDERSON: I'll continue looking at
10 smaller coastal community jurisdictions that have
11 historic design guidelines as kind of a comparison.
12 Again, I still kind of hold the perspective that, if
13 we have guidelines, it couldn't hurt. The more
14 information out there, the better.

15 But I think in the immediate, to address
16 the problem that we are having or the issue that
17 we're having, we keep talking about 1102 Osceola.
18 How high they elevated that. I think we can do some
19 immediate text amendments.

20 MR. CRAVER: The jury is still out on that
21 one. They haven't finished it.

22 MR. HENDERSON: Absolutely.

23 MR. CRAVER: And you don't change the
24 whole statutory scheme to deal with a single house.
25 Before it's finished, we've concluded there's a

1 problem with. Let's wait and see what happens.

2 MS. SANDERS: Town hall and school looked
3 really, really huge and tall before they were
4 finished. Before that was finished.

5 MR. HENDERSON: I agree. We went through
6 a great deal of discussion to make sure they took
7 that house back. They incorporated the foundation
8 plannings, they graded it up. They put the
9 hortiscape out front. We don't see any of that
10 today. If we do identify there's a problem with
11 elevating it, the point I was making, we can take
12 some immediate action to address it.

13 I attended a Webinar that went through how
14 you develop historic design guidelines. As you
15 mentioned during the meeting, it's a serious process.
16 So if we want to undertake that, it's a lengthy
17 process. I guess I'm just pointing out there's a
18 time frame that we need to consider.

19 If we can codify something pretty quickly
20 to address the problem, we may want to consider that
21 and also going through guidelines.

22 THE CHAIRPERSON: One issue, potential
23 short-term solutions with adjustments. The other one
24 is a long-term process with the town.

25 MR. HENDERSON: Could be equally

1 beneficial.

2 THE CHAIRPERSON: Seems like it shouldn't
3 be. It will be. It's not easy.

4 MR. CRAVER: My inclination every day is
5 less is better unless there's a real problem that
6 needs to be addressed. I'm not yet convinced that
7 there's a real problem that needs to be addressed.

8 I think that our approach in creating an
9 incentive to keeping intact historic structures and
10 having them restored and maintained their character,
11 that's a great objective for us to have and that we
12 can probably accomplish that and give it incentive to
13 stop houses from being elevated, but I'm not
14 convinced yet that we have an avalanche of houses
15 that are going to be elevated that would require us
16 to run out and develop historic guidelines that are
17 going to give us a whole lot more than the general
18 people here dealing with the issues. I'm just not
19 convinced yet. Open minded.

20 MS. SANDERS: There are flood maps still
21 up in the air.

22 MR. HENDERSON: That's a good point. Duke
23 brought this document here that was a report from
24 Connie Cooper back when we were deciding whether to
25 have Schneider some stand-alone design guidelines or

1 incorporate design guidelines into the ordinance. I
2 think ultimately the town said let's codify the
3 guidelines.

4 These are the three pages of historic
5 design guidelines that are in the ordinance.

6 MR. WRIGHT: They're pretty much what she
7 recommended.

8 MR. HENDERSON: Right.

9 MR. WRIGHT: They were incorporated into
10 the zoning ordinance as opposed to stand-alone.
11 There are some differences. I just looked at both of
12 them this afternoon. They're pretty much the same.

13 MR. HENDERSON: I can say, if you have
14 codified design guidelines, they hold a lot more
15 weight. I know that because the City of Conway had
16 codified designed guidelines, and we had other
17 stand-alone guideline documents that really weren't
18 as impactful when reviewing a project.

19 MR. CRAVER: I don't think it's the issue
20 whether you have codified design guidelines or just
21 guidelines that are guidelines. I think the issue
22 is, what is the problem we're trying to solve, and is
23 it really necessary to jump through all the hoops of
24 drafting new guidelines to address a problem when we
25 haven't really identified and defined a problem as

1 being a real problem yet?

2 I'm not convinced yet that we don't have
3 other ways to address what's been identified as a
4 limited issue, which now the study group has then
5 flipped it around and said, no, this is an
6 opportunity to avoid historic homes having done to
7 them what they can do under the ordinance, which is
8 put a link, add an elevated house.

9 I mean, and all of a sudden you sort of
10 maintained the historic character sort of, but you
11 got -- because of the limitations of the way the
12 ordinance is set up, you got to hook them together
13 and all that. So you destroy the historic character
14 by complying with the ordinance when we're better off
15 having two structures on the property, even if it's a
16 2,400-square-foot historic house. What's the problem
17 with doing that?

18 MR. HENDERSON: I think that's where we
19 ended our meeting.

20 MR. CRAVER: That's where we ended up. To
21 not give them the incentive to link a new structure
22 with an old structure because, if they're separate
23 structures now, they're penalized. They're penalized
24 with the square footage. The way it's set up now, we
25 encourage them to do something that destroys the

1 historic character or doesn't enhance it, for sure.

2 We could go through 50 drafts of
3 something. We've done that before, too. We'll end
4 up with something good.

5 MS. SANDERS: I can think of a prior town
6 council member that would love to be able to build a
7 house on her historic property for her son and his
8 children and his wife, but you can't do it. So she's
9 in a historic house, small historic house on one acre
10 lot. She would love to build a house for her son to
11 live in; same thing.

12 MR. HENDERSON: Two structures that could
13 accommodate one single-family, right. Would that be
14 something we can consider? Instead of having two
15 dwellings, could have two living spaces? You would
16 have to deed restriction one of them.

17 MS. SANDERS: Right.

18 MR. HENDERSON: That would be one way to
19 incentivize but not increase the number of dwelling
20 units. I know that's problematic. Then it becomes
21 an enforcement issue. You're dealing with issues of
22 rentals and things like that.

23 I agree that could be one incentive that
24 could get families thinking about, if I leave this
25 historic cottage where it is, I can build.

1 MS. SANDERS: I want my mother living over
2 here with me.

3 MR. HENDERSON: Right now accessory
4 structures can't be used as living space. That's
5 prohibited

6 MS. SANDERS: That's what you're talking
7 about. Let's not make them connected.

8 MR. CRAVER: Right.

9 MR. HENDERSON: So you would have two
10 spaces. Staff would have that burden, making sure
11 they're not turning into short-term rental space.

12 MR. CRAVER: I don't mind making you-all
13 earn your money.

14 MR. HENDERSON: I think there's a lot of
15 things we can do with this. Look forward to talking
16 about it again. I'll float more dates by you.

17 MR. CRAVER: I think after the first of
18 the year. If you send me that thing, I'll to try to
19 come up with some drafts. And we can shuffle them
20 around by e-mail.

21 MR. HENDERSON: I'll send it to everybody.

22 THE CHAIRPERSON: No, send it to Billy.

23 Any other discussion?

24 MR. HENDERSON: No, sir.

25 THE CHAIRPERSON: Do I hear a motion that

1 we adjourn?

2 MR. CRAVER: I move that we adjourn.

3 MR. WRIGHT: Second.

4 THE CHAIRPERSON: All in favor.

5 (All Board members stated aye.)

6 (The meeting was concluded at 7:34 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 7th day of December, 2015 at Charleston, Charleston County, South Carolina.



Lora McDaniel

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

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