

1 THE CHAIRPERSON: It is November 19, 2014
2 meeting of Sullivan's Island Design Review Board.
3 It's now 6:00. Members in attendance are Duke
4 Wright, Pat Ilderton, Steve Herlong, Mark Howard,
5 Rhonda Sanders, and Billy Craver. We have everybody,
6 right?

7 The Freedom of Information requirements
8 have been met for this meeting. The items on
9 tonight's agenda are approval of minutes. Everybody
10 seen the minutes?

11 MR. WRIGHT: So moved.

12 MR. CRAVER: Second.

13 THE CHAIRPERSON: Everybody in favor?
14 (Ayes were stated by all board members.)

15 THE CHAIRPERSON: Cafe Medley parking
16 plan.

17 MR. HENDERSON: If I could, just jump in
18 and give a quick run-down on this process. This is
19 not our typical meeting where we have design reviews.
20 It's actually a separate process of the ordinance.
21 On your agenda, it should say review of commercial
22 district parking plans or something to that effect.

23 If I could direct your attention up to the
24 screen here, the requirements for review parking
25 plans stated in Section 21-143-D of the zoning

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1 ordinance, kind of hard to read, but essentially this
2 section states: Any commercial business that changes
3 its use and requires an increase in parking demand
4 has to be reviewed by this board and given approval.

5 So that's what we're doing tonight.
6 There's some standards for review. So the applicant
7 should demonstrate how their parking is going to be
8 accommodated, how they're going to accommodate for
9 the new spaces on their lot, how they're going to
10 provide on-street parking for the increased use of
11 their business. And they are to propose or show you
12 some renderings of where these parking spaces are
13 going to be.

14 In addition to that, they have to meet the
15 design requirements. Essentially, they have to have
16 wheel stops. They have to be a minimum of 18 feet in
17 length by nine feet wide. So these are all standards
18 that are typical of parking areas.

19 Are there any questions about what we have
20 to do tonight?

21 MS. SANDERS: I have a question. What is
22 the change other than our application, our
23 enforcement and the title of the business?

24 MR. HENDERSON: Well, what town council
25 has done is they've created a new land use

1 designation.

2 MS. SANDERS: The businesses themselves
3 aren't really changing; it's just what town council
4 is defining.

5 MR. HENDERSON: That's right. It's a
6 technical change. Well, actually they are changing.
7 It's a technical change. You're right. So they're
8 converting from their current retail uses, their
9 retail carry-out uses to a dine-in establishment.
10 They're increasing the intensity of their use.
11 That's why we have to review, make sure they're
12 accommodating the parking.

13 Now, we understand they may not be
14 changing too much.

15 MS. SANDERS: Is the use really changing?

16 MR. HENDERSON: Yes. We are going to --
17 they've been given a special exception to operate as
18 a coffee shop. And if their parking plans are
19 approved by this board, then we will issue them a new
20 business license for a brand new use under that
21 special exception.

22 MS. SANDERS: If I walk in there today, is
23 it any different than it was a year ago?

24 MR. HENDERSON: For one of these,
25 probably. But we'll get to that. We'll go through

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1 how they're going to change.

2 Mr. Chairman, I'll turn it over to you.

3 THE CHAIRPERSON: I guess I need to recuse
4 myself. I'll turn it over to Steve.

5 MS. SANDERS: Are we going to have to
6 recuse ourselves because we all drink coffee?

7 MR. ILBERTON: I'll let y'all figure it
8 out, and I'll go.

9 MS. SANDERS: I'm just kidding.

10 VICE CHAIRPERSON: Joe, what we're going
11 to be doing is going through a process where there
12 will be applicants talking to us. And then you'll
13 follow-up; the normal process.

14 MR. HENDERSON: Yes. What I've done, I've
15 provided kind of a synopsis of their submittal, their
16 application. I'll provide photographs and renderings
17 that they've submitted under this application showing
18 how they're going to provide the increased parking
19 for their use.

20 VICE CHAIRPERSON: We're going to do this
21 for both applications?

22 MR. HENDERSON: That's correct.

23 VICE CHAIRPERSON: We'll do Cafe Medley
24 first, and then Co-op second?

25 MR. HENDERSON: Yes, sir.

1 VICE CHAIRPERSON: Okay. We're speaking
2 about Cafe Medley first. And do you specifically
3 have anything to tell us about the Cafe Medley
4 application?

5 MR. HENDERSON: Yes, I do.

6 CAFE MEDLEY

7 MR. HENDERSON: This is agenda item C1.
8 Cafe Medley is requesting review and approval of
9 their parking plan to operate coffee shop use in a
10 commercial zoning district and requested under
11 Section 21-143-D(1)(c) of the zoning ordinance.

12 The applicants are -- so this property is
13 located at 2213-C Middle Street. The applicants were
14 originally issued a business license in 2009 to
15 operate as a delicatessen use. They're converting
16 from this use to a coffee shop. Again, they were
17 given the special exception by the Board of Zoning
18 Appeals on October 9th, and the DRB is required to
19 essentially review their parking plan.

20 And what I'll do is go through and point
21 out the map and also photographs. And I can turn it
22 back over to you. And I would direct the applicant
23 to describe what he stated in his application.

24 VICE CHAIRPERSON: You're ready to turn it
25 over now.

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1 MR. HENDERSON: Yes, sir.

2 VICE CHAIRPERSON: Let's have the
3 applicant's presentation.

4 MR. HARRIS: I'm Andrew Harris, owner of
5 Cafe Medley. Rhonda is correct, we have been in
6 operation for six years. The official use, as far as
7 zoning, is changing dramatically from a take-out only
8 designation to an on-premise dining designation of
9 the Cafe; therefore, with the seating requirements
10 and everything with the zoning, we have on-site, we
11 have eight; offsite -- we have eight on-site parking
12 spaces and two handicap, which are bottom right
13 photograph and bottom left photograph. If it's
14 easier, I have both of those right here.

15 There's a lot between High Thyme, the
16 building of 2213-C which is High Thyme, Cafe Medley
17 and Body Garden. Between that building and the
18 building next door, which is Taco Mamacita. Right in
19 the middle, that green, where it says eight, those
20 are eight private spaces for the building that we are
21 in.

22 We also have, I believe, six spaces out
23 front, directly in front of the business, in front of
24 the building. Those are street public parking.

25 And from a study that Joe Henderson did

1 late summer of last year, I believe, there are no
2 less than 464 public parking spaces within two blocks
3 of our location. There's ample parking for a
4 location that has 24 seats.

5 VICE CHAIRPERSON: Okay.

6 MR. HARRIS: If there's any more specific
7 where these spaces are located is needed, I have the
8 map here. Joe has a similar map up there. That's
9 it.

10 A majority of our patrons do walk, bike or
11 golf cart to our location either way. Like I said,
12 there's eight on-site; six in front, two handicaps,
13 and 464 within two blocks.

14 MR. HOWARD: You're saying you have a map
15 of 464 parking spaces?

16 MR. HARRIS: Each of the green are public
17 spaces. Joe did a parking study, I guess, within two
18 blocks of the business district for something else.
19 I don't believe it was for this; for something else
20 last year. And this was what he came up with.

21 MR. HENDERSON: Could you elaborate a
22 little bit on the time that these eight spaces will
23 be available, how your business operates with
24 availability.

25 MR. HARRIS: We operate 7:00 in the

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1 morning until 8:00 in the winter; 9:00 at night
2 during the summer. Our peak business times are about
3 7:00 a.m. until about 10:30 a.m. in the morning.
4 Then it slows down dramatically. We are the only
5 business open before 10:00 in the morning, seven days
6 a week, other than the co-op. They're on the other
7 side of the business district.

8 The on-site spaces that are the eight
9 spaces right there between Taco Mamacita and High
10 Thyme are exclusively used by our patrons prior to
11 10:30, 11:00 when the other two businesses -- or when
12 Mamacita opens. And High Thyme is only open for
13 brunch on Sundays; otherwise they open at 5:00 the
14 rest of the week.

15 On-street parking predominantly, and I
16 have some photos to show this as well. Friday, at
17 9:00 in the morning, look up and down Middle Street,
18 especially the north end of Station 22-and-a-half on
19 Middle Street, you'll see very empty parking areas.
20 So the public on-street spaces are predominantly
21 used -- or unused during this time, used by our
22 patrons. Unused by everybody else.

23 Anything else, Joe? I think the only
24 other thing I touched on were -- no, that's pretty
25 much it.

1 MR. HENDERSON: At any one time you have
2 possibly maybe two to three employees inside the
3 establishment.

4 MR. HARRIS: The most we'll have at any
5 given time inside is four, maximum five. That fifth
6 person in summertime is generally high school student
7 that walks or bikes, does not drive.

8 Our staff has been instructed to park
9 along Middle or I'on on the north side of
10 22-and-a-half in the public on-street parking spaces.
11 That leaves the on-site and the spaces directly on
12 Middle Street in front of the cafe for Cafe Medley
13 patrons.

14 Like right now there's one employee at the
15 cafe. During peak hours for other businesses in the
16 business district, we will rarely have more than two
17 employees in the cafe after 3:00 in the afternoon.

18 VICE CHAIRPERSON: Standby. We have a
19 couple of other items to cover. Is there any public
20 comment?

21 Public comment session is closed. Joe, do
22 you have any final comments?

23 MR. HENDERSON: Nothing further.

24 VICE CHAIRPERSON: Billy, would you like
25 to have any comment?

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1 MR. CRAVER: Seems like his times when he
2 needs the parking is ideally matched up when the rest
3 of the commercial district doesn't need it. So
4 sounds okay to me.

5 VICE CHAIRPERSON: Rhonda.

6 MS. SANDERS: I think Drew showed
7 everything they can to demonstrate much more than any
8 other commercial establishment has ever demonstrated,
9 parking need and availability. And congratulations.

10 MR. HARRIS: Thank you. Need more parking
11 at the house now. I get to buy a minivan now.

12 MS. KENYON: Boy or girl?

13 MR. HARRIS: We're going to be surprised.

14 MS. KENYON: When?

15 MR. HARRIS: May 1st.

16 MR. HOWARD: Joe, actually my question is
17 for you, a point of information.

18 MR. HENDERSON: Yes, sir.

19 MR. HOWARD: The designation from cafe to
20 what is it now?

21 MR. HENDERSON: From delicatessen to
22 coffee shop.

23 MR. HOWARD: Does that infer or imply or
24 require actual increases in the parking spaces prior
25 to?

1 MR. HENDERSON: No, it doesn't. The
2 zoning ordinance doesn't have a parking ratio
3 required for, I guess, a parking space per number of
4 seats, which is typical in larger jurisdictions. You
5 see there's a hard-and-fast parking ratio. That was
6 removed from the zoning ordinance probably five years
7 ago, I think maybe 2005.

8 The only requirement for the increased in
9 intensity for any commercial use is that the Design
10 Review Board review it and makes sure that they
11 thought this through and accommodated for the use.

12 VICE CHAIRPERSON: Duke.

13 MR. WRIGHT: I'm fine with it. No
14 comment.

15 VICE CHAIRPERSON: I am as well. As Billy
16 said, your bigger demand is when the other businesses
17 are not even opening yet. It's perfect match, quite
18 honestly. Do I hear a motion?

19 MR. CRAVER: Move we approve the request.

20 MR. WRIGHT: Second.

21 VICE CHAIRPERSON: Any discussion of the
22 motion? All in favor say aye.

23 (Ayes were stated by all board members.)

24 VICE CHAIRPERSON: That's all in favor.

25 MR. WRIGHT: Put me down for a cup of

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1 coffee. We can't do anything about parking anyway.

2 MR. HOWARD: Can't create land.

3 MR. WRIGHT: We can put up a parking lot.

4 CO-OP PROVISIONS and DELICATESSEN

5 VICE CHAIRPERSON: Moving on to the Co-op
6 Provisions and Delicatessen.

7 MR. HENDERSON: This is agenda item C2,
8 Co-op Provisions and Delicatessen. The applicants
9 are requesting review and approval of their proposed
10 parking plan to operate a coffee shop in accordance
11 with Section 21-143-D(1)(c) of the ordinance.

12 This property is located at 2019 Middle
13 Street. The applicants are converting their current
14 use to grocery or mercantile use to the dine-in
15 establishment of the coffee shop. The BZA issued
16 this special exception on October 9th as well.

17 Different from our previous review, the
18 Board of Zoning Appeals required the applicants to, I
19 guess, implement four criteria for site development
20 issues. And the first of these is that they must
21 accommodate the site with one accessible ADA space,
22 with an unloading aisle and signage.

23 This property currently doesn't have an
24 ADA space. And it's a federal law that town staff
25 require that any change of use, we try and get this

1 accessible space for all commercial uses.

2 In addition to that, they must maintain
3 separation between the parking space and the proposed
4 outdoor patio area. Currently, there are bollards
5 out front. This is something that the DRB may want
6 to review as well.

7 In addition, they have to place wheel
8 stops to meet the ordinance regulations for the ADA
9 space and all other spaces out front.

10 Also, any elevation modifications to the
11 front of the establishment have to be reviewed by
12 you-all through this process.

13 With that, I'll turn it over to you,
14 Mr. Chairman.

15 THE CHAIRPERSON: Ron.

16 MR. COISH: Ron Coish, contractor,
17 representing Jessie Patterson. Did Joe give you
18 pictures?

19 First of all, the parking, as you can see
20 by the photos, we did a little sketch on the grounds.
21 Joe, could I have your pointer.

22 MR. HENDERSON: Yes, sir.

23 MR. COISH: This is the handicapped
24 walkway right here. And this being the handicapped
25 parking. So they'll be able to pull right up, go

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1 right in.

2 This parking space right here, right there
3 is the one right beside Sullivan's. That will be
4 used for golf cart and bicycles. And they're going
5 to be -- hopefully, Joe is going to get us a bike
6 rack. We'll see.

7 MR. HENDERSON: We're working on that.

8 MR. COISH: There's going to be a bike
9 rack going right there.

10 The one thing we noticed about the co-op,
11 you see how they park. It's unbelievable. Kids come
12 in there with golf carts, it's just a real mess.

13 Since we put the lines, I'd say 99 out of 100 cars --

14 THE CHAIRPERSON: Park right on the line.

15 MR. COISH: One person had to go up and
16 say: You're touching the line here. It's been a big
17 help. I went ahead and marked them all the way down,
18 see if we can get the whole front of the building
19 marked. It kind of looks nice, and it takes options
20 away from people parking cars. When they're texting
21 and trying to turn into the Co-op to get a coffee,
22 they don't have to worry about where they're parked.
23 They'll see the parking lines. That's about it for
24 that.

25 And the elevation. This is really the

1 only change. This is little mockup we made and
2 attached to the outside. And that's where seven of
3 the 25 new seats will go. This is the door. It's 16
4 inches. You have four feet between these posts in
5 here. It gives you plenty of room. Quite
6 comfortable actually. It would be the elevation and
7 parking plan.

8 THE CHAIRPERSON: Great, thank you. Is
9 there any other comments on this application?

10 Joe, anything else to add?

11 MR. HENDERSON: I was going to point out
12 right here, the original, I guess, ADA space was
13 going to be here. The parking space is coming in
14 here with the unloading aisle directly in front of
15 the door. But it was very close to where these
16 existing seats are. They switched that over. In
17 doing that, this was only, I guess, suitable for bike
18 parking and maybe a golf cart parking area.

19 I think that the rack may go somewhere
20 here. You want to identify that space somehow with
21 some kind of pavement markings or, I don't know,
22 planters or something to keep folks from pulling in
23 there.

24 I would just maybe, Ron, the owners might
25 want to keep that open, something needs to be placed

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1 there.

2 THE CHAIRPERSON: Thank you.

3 MR. HENDERSON: That's all I have.

4 THE CHAIRPERSON: Now this is -- I'm
5 essentially for the plan, whatever you presented
6 firstly. I want to go on record in asking, this
7 isn't a non -- what do you call it? Non -- this
8 isn't in the area. Non-conforming, right? This is
9 non-conforming section as far as the restaurants or
10 this is conforming under the new ordinance for the
11 coffee shop?

12 MR. HENDERSON: This is conforming, yes,
13 under the new --

14 THE CHAIRPERSON: Under the new plan.
15 Whereas, if that was a restaurant, it would be
16 non-conforming?

17 MR. HENDERSON: Sullivan's restaurant is a
18 non-conforming in the corner.

19 THE CHAIRPERSON: This is conforming
20 because we have a new ordinance?

21 MR. HENDERSON: That's correct.

22 THE CHAIRPERSON: Great. Duke.

23 MR. WRIGHT: It's interesting how, when
24 you paint stripes, people will obey.

25 MR. COISH: It's exciting actually.

1 MR. WRIGHT: Interestingly I learned that
2 the front facade of that building is kind of
3 misleading. You think the way it's painted, that
4 Sullivan's ends right in the center, but it doesn't.
5 It comes over further to the right. And that
6 created, I think, the situation of having to move the
7 ADA parking. That's interesting. I'm fine with it.

8 THE CHAIRPERSON: I'm fine with it also.
9 There is going to be outside seating; right?

10 MR. COISH: Seven seats outside.

11 THE CHAIRPERSON: As well as whatever
12 inside.

13 MR. HENDERSON: There's some along here.

14 THE CHAIRPERSON: There is outside
15 seating. That's great. Under the new ordinance,
16 there's outside seating?

17 MR. HENDERSON: That's correct.

18 THE CHAIRPERSON: I love it. I love it.
19 I love this. I love it.

20 MR. COISH: Wait until you sit down and
21 have a cup of coffee.

22 THE CHAIRPERSON: I think it's a great
23 idea. I love the outside seating whereas other
24 establishments, you know, have been shot down by the
25 town council. I'm shooting my mouth off here. By

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1 the town council. Only one went out of the way to
2 shoot our decision down -- put this on the record --
3 our decision down as well as the Board of
4 Adjustment's decision shot down. They thought
5 better. We didn't know what the hell we're talking
6 about nor the Board of Adjustment knew what they were
7 talking about. The town council knew more than we
8 did. They went out of their way to shoot that down.

9 I'm for this. I think it's good. You see
10 people sitting out there, drinking coffee. It's
11 life. It's good. It's a good thing. I'm for this
12 whole application all the way. Go, Steve.

13 MR. HERLONG: I agree with you. And so I
14 am for this completely.

15 THE CHAIRPERSON: Mark.

16 MR. HOWARD: Ron, we met on-site. We had
17 talked briefly about increasing the lighting under
18 the awning. Is that still feasible?

19 MR. COISH: That's feasible. That will
20 create the nice lighting. Mark was a little
21 concerned, when you drive up, you see the lights on
22 Sullivan's. And the Co-op does have lights but it's
23 not a fancy lighting system. We're going to go ahead
24 and put --

25 THE CHAIRPERSON: Little more definition.

1 MR. COISH: And pointing down, too.

2 MR. HENDERSON: If I could point something
3 out along those lines, all of these lights,
4 illuminating signs for all of these spaces are
5 completely different. They're kind of off-the-shelf,
6 Lowe's-type spotlights. Some are LED. And you can
7 see the conduit along here. Typically you have kind
8 of more decorative fixtures that blend in with the
9 facade or even goose neck lights for storefront. I
10 mean, I know you guys were talking about making some
11 improvements along those lines.

12 MR. COISH: We're going to definitely
13 improve the lighting.

14 MR. HOWARD: The point I wanted to make
15 about the lighting, keep it under the awning so as
16 not to disturb the residential across the street. I
17 do think even doing that would light up where the
18 outdoor dining is, and that's a safety issue.

19 I was even thinking to the point the
20 bollards are a dark green and lighting it would not
21 change the color of the bollards, would help light up
22 the fact we have metal poles here. You're going to
23 have concrete bumpers, right?

24 MR. COISH: Curb stop. Off the cuff,
25 should those bollards be continued in the color of

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1 gray or should I paint them yellow?

2 MR. HOWARD: I think if the lighting is
3 done, I would think it would be fine. I am not an
4 expert on that. It was the thought in my mind, if
5 the lighting didn't happen, then the bollards are
6 even darker at night.

7 MR. COISH: Now you don't see them until
8 you hit them.

9 MR. HERLONG: You're allowed to paint them
10 whatever color you want.

11 THE CHAIRPERSON: Paint them Zebra.

12 MR. COISH: Supposed to be yellow but then
13 you see five yellow things sticking up.

14 MS. SANDERS: Paint it to look like a
15 lighthouse.

16 MR. HARRIS: Let kids paint it like we did
17 the trash can.

18 MR. HOWARD: Whimsical, white and black.

19 THE CHAIRPERSON: Rhonda.

20 MS. SANDERS: Yes. I'm good. I'm happy
21 to see Pat Ilderton so happy and talk so much. I've
22 never heard so many words come out of his mouth.

23 THE CHAIRPERSON: I just had to get that
24 off my chest.

25 MR. CRAVER: We can tell.

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THE CHAIRPERSON: Billy?

MR. CRAVER: I'm good.

THE CHAIRPERSON: Do I hear a motion?

MR. CRAVER: Do we approve it as
submitted?

MS. SANDERS: Second.

THE CHAIRPERSON: Everybody in favor.

(Ayes were stated by all board members.)

THE CHAIRPERSON: We are adjourned.

MR. COISH: Thank you, Board.

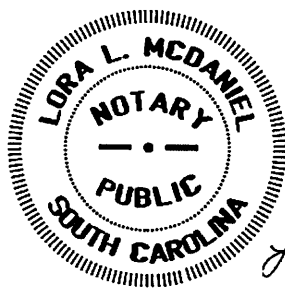
(The hearing was concluded.)

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 28th day of November, 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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CAFE MEDLEY

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CO-OP PROVISIONS

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THE DECISIONS OF THE DESIGN REVIEW BOARD SHALL BE EFFECTIVE IMMEDIATELY UPON THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS. THESE MINUTES WILL BE USED AS AN OFFICIAL RECORD TO THE DECISIONS MADE UPON RATIFICATION.

SIGNED, SEALED AND DELIVERED THIS DAY OF DECEMBER 15, 2014



PAT ILDERTON, CHAIRMAN



DUKE WRIGHT, SECRETARY