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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

HEARING BEFORE: PAT ILDERTON, CHAIRPERSON
DATE: December 15, 2014
TIME: 6:00 PM
LOCATION: Town of Sullivan's Island
2050-B Middle Street
Sullivan's Island, SC
REPORTED BY: LORA L. McDANIEL,
Registered Professional Reporter

A. WILLIAM ROBERTS, JR. & ASSOCIATES

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1 APPEARANCES:

- 2 PAT ILDERTON, CHAIRPERSON
- 3 DUKE WRIGHT, BOARD MEMBER
- 4 MARK HOWARD, BOARD MEMBER
- 5 DONNA WEBB, BOARD MEMBER
- 6 RHONDA SANDERS, BOARD MEMBER
- 7 RANDY ROBINSON, BUILDING OFFICIAL
- 8 JOE HENDERSON, ZONING ADMINISTRATOR
- 9 KAT KENYON, PERMIT TECH

16 (INDEX AT REAR OF TRANSCRIPT)

1 Appeals issued approval of this special exception,
2 and this was in accordance with 21-178 of the zoning
3 ordinance and 21-50 C(2) of the zoning ordinance.

4 The DRB is required to review the
5 provisions of 21-143, and those are as follows: The
6 applicants are required to demonstrate how parking
7 demand shall be accommodated for the change of use;
8 provide information for how the existing lot will
9 accommodate the proposed use; provide information as
10 to plans to utilize on-street parking, valet parking,
11 shared parking between businesses; identify any
12 on-street parking areas; and also provide a scaled
13 drawing prepared by a professional designer
14 illustrating all parking spaces, loading spaces and
15 landscape areas.

16 Mr. Chairman, I'll defer to you and the
17 applicant's presentation.

18 THE CHAIRPERSON: Thank you, sir. Yes,
19 sir.

20 MR. CARMOLA: My name is Anthony Carmola,
21 from the architect. We received the coffee shop
22 special exception about a month ago. With that, we
23 wanted to slightly make a modification to the way our
24 entry area is off the sidewalk. So we want to -- in
25 order to accommodate the Beardcat seating. So we've

1 THE CHAIRPERSON: This is the December 15,
2 2014 meeting of Sullivan's Island Design Review
3 Board. It is now 6:00. Members in attendance are
4 Duke Wright, Pat Ilderton, Mark Howard, Donna Webb
5 and Rhonda Sanders and that's it for now.
6 Freedom of Information requirements have
7 been met for this meeting. The items on tonight's
8 agenda are for approval of the minutes. Do I hear a
9 motion or approval of the minutes?

10 MR. HOWARD: Second.

11 THE CHAIRPERSON: Everybody in favor?
12 (Ayes stated by all board members)
13 BEARDCAT SWEET SHOP

14 THE CHAIRPERSON: All right. Beardcat
15 Sweet Shop.

16 MR. HENDERSON: Thank you, Pat. Agenda
17 item C-1 is a parking plan review and request from
18 Beardcat Sweet Shop, the applicants. They're
19 requesting approval of the parking plan to operate a
20 special exception for the coffee shop use. This is a
21 land use designation that requires, when a change of
22 use occurs, that the DRB review this plan in
23 accordance with 21-143 D(1)(c) of the zoning
24 ordinance.

25 On November 19, 2014, the Board of Zoning

1 slightly changed that over to the center now so it's
2 straight out of the door.

3 And our parking count is not changing. We
4 have been a retail use where people can come in and
5 out and park in the various public parking areas that
6 I included on the diagram that's set in there.

7 Now we have -- we've been okayed for 25
8 total seats. So we have three new -- well, they're
9 not new anymore. At the time, they've only been
10 around for a few months, three new parking spaces in
11 front, parallel parking, that really seldom get used
12 for the restaurant and seem to be used more with the
13 retail use of Beardcat. Those will probably start to
14 become more of the sit-down use with Beardcat.

15 From this diagram, you can tell a number
16 of public parking areas. A lot of the traffic right
17 now would be walk-up, locals. With that said, we try
18 to max out as much parking as we can already with
19 that site. Can't really add a whole lot more.

20 THE CHAIRPERSON: Any public comment to
21 this application? Public comment section closed.
22 Anything to add, Joe?

23 MR. HENDERSON: No, sir.

24 THE CHAIRPERSON: Duke.

25 MR. WRIGHT: What are the hours, operating

1 hours?
 2 **MR. CARMOLA:** The coffee shop hours that
 3 we're allowed to do I think are 7:00 a.m. to 10:00
 4 p.m.
 5 **MR. HENDERSON:** 6:00 to 10:00.
 6 **MR. WRIGHT:** Most of your traffic is
 7 during non-peak for traffic anyway.
 8 **MR. CARMOLA:** I would think so.
 9 **MR. WRIGHT:** During the day as opposed to
 10 evening. I am fine with it.
 11 **THE CHAIRPERSON:** I'm also fine with it.
 12 Looking better and better every day. Mark.
 13 **MR. HOWARD:** That was the only question I
 14 had with the overlapping hours. They're not going to
 15 overlap.
 16 **MR. CARMOLA:** The peak hours for the
 17 coffee shop are very different than the peak hours
 18 for the restaurant.
 19 **THE CHAIRPERSON:** Donna.
 20 **MS. WEBB:** I am perfectly okay with it. I
 21 always end up getting the first parking spot that's
 22 parallel. A lot of people don't realize that's a
 23 spot. That's been my personal spot for the last few
 24 months for the restaurant. Yes, I'm perfectly fine
 25 with the space.

1 the rear yard, less visible portion of the yard.
 2 As I mentioned, in 2005 the DRB approved
 3 the position of the pool and also required the
 4 property owners to install landscaping around the
 5 foundation of this historic home. The property
 6 owners did not install the landscaping as required.
 7 And that was also installed here recently at the
 8 site.
 9 There are no requests for increases to the
 10 impervious surface. They meet the ordinance
 11 requirement. And I'll defer to you.
 12 **THE CHAIRPERSON:** This is more in
 13 conforming with our ordinance basically going back?
 14 **MR. HENDERSON:** Yes, sir. If they
 15 requested it today, they wouldn't be permitted to
 16 install a pool on road frontage.
 17 **THE CHAIRPERSON:** Presenter, yes, sir.
 18 Nothing more to add?
 19 **MR. LITTLE:** Basically, the homeowner that
 20 I'm requesting for is not the original homeowner that
 21 did not install the landscaping. He bought the home,
 22 basically inherited -- finding out the issues when
 23 the home was renovated and lived in, that the
 24 existing homeowner was supposed to do the landscape
 25 plan and the zone had two driveways.

1 **THE CHAIRPERSON:** Rhonda.
 2 **MS. SANDERS:** I'm fine. I don't see it
 3 any different than the rest of the parking.
 4 **THE CHAIRPERSON:** All right. Moving right
 5 along. Do I hear a motion?
 6 **MR. HOWARD:** Motion that we approve as
 7 submitted.
 8 **THE CHAIRPERSON:** Second?
 9 **MR. WRIGHT:** Second.
 10 **THE CHAIRPERSON:** Everybody in favor?
 11 (Ayes were stated by all board members.)
 12 **THE CHAIRPERSON:** Thank you, sir.
 13 1026 MIDDLE STREET
 14 **THE CHAIRPERSON:** 1026 Middle Street.
 15 **MR. HENDERSON:** This is agenda item D-1,
 16 COA request for 1026 Middle Street. The applicant,
 17 Jeff Little, is requesting approval to modify a
 18 previously approved COA that was issued by the board
 19 in 2005.
 20 This is a Sullivan's Island landmark by
 21 way of survey card 321. This request includes
 22 relocating a previously approved location for an
 23 in-ground pool to the rear yard of the property.
 24 Previously it was on a road frontage, on Station
 25 18 -- I'm sorry, Station 11. They're placing it in

1 The homeowner purchased the home to find
 2 out that the previous homeowner did not do that.
 3 Basically, I'm just proposing that the new homeowner
 4 has already landscaped all the front and the sides to
 5 be compliant and is willing to remove the second
 6 driveway, if we can get the pool in the backyard.
 7 **MR. HENDERSON:** There's one additional
 8 requirement that staff needs to see from the
 9 property, that is, the removal of the driveway
 10 closest to Osceola on Station 11. That was also a
 11 requirement for the previous property owner. And the
 12 new owners have removed agreed to remove this
 13 driveway.
 14 **THE CHAIRPERSON:** Is there any public
 15 comment to this application? Public comment section
 16 is closed. Rhonda, you want to start on this one?
 17 **MS. SANDERS:** Looks good.
 18 **THE CHAIRPERSON:** Donna.
 19 **MS. WEBB:** I think it's a beautiful job.
 20 Removing that second driveway is going to create one
 21 beautiful property. I'm okay.
 22 **THE CHAIRPERSON:** Mark.
 23 **MR. HOWARD:** Pretty good in conformity,
 24 I'm fine.
 25 **THE CHAIRPERSON:** Yep, I'm all for it.

1 Duke.
 2 **MR. WRIGHT:** I'm okay.
 3 **THE CHAIRPERSON:** All right. Do I hear a
 4 motion?
 5 **MR. HOWARD:** Motion we approve as
 6 submitted.
 7 **THE CHAIRPERSON:** Second?
 8 **MR. WRIGHT:** Second.
 9 **THE CHAIRPERSON:** Everybody in favor?
 10 (Ayes were stated by all board members.)
 11 **THE COURT REPORTER:** Could you state your
 12 name, please.
 13 **MR. LITTLE:** Jeff Little.
 14 402 STATION 12
 15 **THE CHAIRPERSON:** 402 Station 12.
 16 **MR. HENDERSON:** This is agenda item E-1,
 17 402 Station 12. Property presented by Blake
 18 Middleton, the applicant. He's requesting conceptual
 19 design approval to construct a second floor front
 20 porch.
 21 Request for this presentation is being
 22 made for encroachment into the front setback 15
 23 percent, which is allowed by the DRB, and also 15
 24 percent for the additional front setback. Again, the
 25 additional front setback is an increase of three feet

1 from 15 percent, and the encroachment within the
 2 front setback is by 3.75 feet.
 3 I will pass around some photos to go along
 4 with the presentation.
 5 **THE CHAIRPERSON:** Yes, sir.
 6 **MR. MIDDLETON:** I'm Blake Middleton of the
 7 Middleton Group. Some photos here also, too.
 8 This is the existing house. It's got a
 9 one story front porch. It's only six feet deep. As
 10 you know, six-foot deep porch is not very useable as
 11 a porch. The owners would like to remove the
 12 six-foot porch, add a ten-foot deep front porch and
 13 two stories.
 14 And the principal view from this property
 15 is out front. You can see marsh and the waterway
 16 from that view, so they'd like to utilize the front
 17 of the house for living space.
 18 We also have some photos of, you know,
 19 obviously the two-story porches. Pretty big place on
 20 the island as far as...
 21 Front elevation, existing and proposed,
 22 with the new two-story front porch. We're leaving
 23 the stairs as they are. They're going to recess into
 24 the new front porch, so we're not moving the steps
 25 any closer to the road.

1 There are also -- and, honestly, I'm not
 2 sure if we even need the 15 percent on the front
 3 setback encroachment because this is the 25-foot
 4 setback. This would be the 15 percent. So the
 5 existing steps are already into the setback. And
 6 we're leaving them pretty much in the same spot.
 7 Really, I think the main thing we'd ask
 8 for is the 15 percent on the additional setback.
 9 **THE CHAIRPERSON:** Any public comment?
 10 **MR. NICKLES:** I'm actually the homeowner.
 11 Well, I shouldn't say that. Actually my wife is the
 12 homeowner. I don't know if you guys are married. I
 13 have a house in Atlanta that's mine and hers. The
 14 one here is somehow hers.
 15 This is my family right here. I don't
 16 know if you guys can see that. I'm wearing what's
 17 called a sea island shirt. My wife decided
 18 Sullivan's Island is a better place to put money in.
 19 We now have a house on Sullivan's Island.
 20 Going forward, I know design review
 21 boards, a lot of boards like to refer to things by
 22 address. We call this Camp Coconut, named after our
 23 chocolate lab. Any flexibility you have here would
 24 be greatly appreciated. We want to make the house
 25 look better. We're trying to spend some money on it.

1 We're really excited about what Sullivan's Island
 2 offers to us as a family. Thank you very much.
 3 **THE CHAIRPERSON:** Thank you, sir.
 4 Any other public comments?
 5 No e-mails? I bumped into Mark.
 6 **MR. HENDERSON:** There was one e-mail from
 7 a neighbor in support of this.
 8 **THE CHAIRPERSON:** Duke.
 9 **MR. WRIGHT:** No, I'm fine. I think it
 10 tremendously improves the front elevation of the
 11 house, and I'm very good with it.
 12 **THE CHAIRPERSON:** Yeah, makes the house
 13 look a lot better. So I'm in favor of it. Mark.
 14 **MR. HOWARD:** Just a couple. Overall, I'm
 15 very fond of it. It's nice. I think the front
 16 door -- there's going to be a door put on the side?
 17 **MR. MIDDLETON:** Yes, there would be.
 18 **MR. HOWARD:** That would be in the center?
 19 **MR. MIDDLETON:** Yes, replaces the center
 20 window.
 21 **MR. HOWARD:** Are there any changes on the
 22 back porch? Drawings different.
 23 **MR. MIDDLETON:** No changes. This shows
 24 the existing as a light grey color whereas this is
 25 darker. Just the way software showed it.

1 **THE CHAIRPERSON:** Donna.
 2 **MS. WEBB:** I think it looks more like
 3 traditional island. Very nice.
 4 **THE CHAIRPERSON:** Rhonda.
 5 **MS. SANDERS:** Porch looks a lot better.
 6 Welcome to the island.
 7 **MR. NICKLES:** Thank you.
 8 **THE CHAIRPERSON:** Do I hear a motion?
 9 **MR. HOWARD:** Motion that we approve as
 10 submitted.
 11 **THE CHAIRPERSON:** A point of fact, this
 12 has been submitted as conceptual. Just make it
 13 easier on the homeowner, could we say this is final?
 14 **MS. SANDERS:** Motion to approve as final.
 15 **THE CHAIRPERSON:** Yeah. Is that okay with
 16 you?
 17 **MR. HENDERSON:** It's the discretion of the
 18 board to give final approval.
 19 **THE CHAIRPERSON:** Do I hear a second on
 20 the motion?
 21 **MR. HOWARD:** I'll second.
 22 **THE CHAIRPERSON:** Everybody in favor?
 23 (Ayes were stated by all board members.)
 24 **THE CHAIRPERSON:** Thank you, sir.
 25 3014 MARSHALL BOULEVARD

1 and remove the concrete. We feel that the view would
 2 be greatly improved if we were able to do so.
 3 Also, a couple things I'd like to draw
 4 your attention to. A lot of the front piers is taken
 5 up by the concrete, like I said, out front where
 6 people park. And also the driveway here that you
 7 enter on the side to go back to the rear of the house
 8 where there's a garage, that's all impervious as
 9 well.
 10 So as a trade-off for allowing us to do
 11 the porches as we have it designed with the three
 12 feet of encroachment, what the Krells are planning to
 13 do is rip out all of the concrete up front and
 14 replace it with sod, landscaping, impervious surface.
 15 In addition, also tear out the side and
 16 rear driveway. So cumulatively that would be taking
 17 out 4,200 square feet of impervious surface, which is
 18 28 percent of the whole lot itself and replacing it
 19 with pervious surface.
 20 On one hand, we feel it's great for
 21 drainage. I think we all know, at some point, this
 22 island is going to be under a little bit of water. I
 23 feel it's good to proactively rip out as much of the
 24 impervious as possible and replace it with something
 25 that will help facilitate water drainage.

1 **THE CHAIRPERSON:** 3014 Marshall Boulevard.
 2 **MR. HENDERSON:** This next item is a COA
 3 request of 3014 Marshall Boulevard. The applicant is
 4 Barry Krell.
 5 The property owners are requesting
 6 conceptual design review approval for a front porch
 7 addition and site modifications. Relief is requested
 8 from the design standards for encroachment on the
 9 front setbacks.
 10 The owners are requesting removal of the
 11 central entrance feature, the brick terrace steps.
 12 Removal of 1,560 square feet of concrete driveway
 13 area, walkway and parking. And also removal of 2,714
 14 square feet of concrete driveway that wraps around
 15 the back of this home.
 16 The front setback encroachment is for the
 17 addition of a front porch, and they are requesting
 18 the full 15 percent, which is 3.75 feet. And that
 19 comes to a final encroachment of 21 feet, three
 20 inches. I'll defer to the applicant.
 21 **MR. HAMMOND:** Good evening. I'm Phillip
 22 Hammond. I represent Barry and Kevin Krell. And as
 23 you can see, the home as it is now is a lot of
 24 concrete for parking up front and a great view of the
 25 home. However, what we'd like to do is add a porch

1 Also, this will create a situation where
 2 people won't be able to park in the front. And I
 3 think that also looks better from the street than as
 4 it is now whereas, in this photo, people are parking
 5 in the front. This will make people park around the
 6 side and just improve the look of the property
 7 overall anyway.
 8 And a good portion of the three feet that
 9 we're asking for is to take these stairs that would
 10 be necessary for the porch and just cover those up as
 11 well. I think it's an additional thing that would
 12 just help improve the look of the home from the
 13 street as much as possible.
 14 And I'll be happy to answer any questions
 15 y'all have.
 16 **THE CHAIRPERSON:** Thank you, sir. Is
 17 there any public comment on this application?
 18 **MR. KRELL:** Barry Krell. The front stairs
 19 actually will be taken out completely, not covering
 20 that up. They're going to be removed completely, and
 21 the entrance is going to be underneath the house.
 22 **THE CHAIRPERSON:** Any other public
 23 comment? Public comment section is closed. Joe,
 24 anything to add?
 25 **MR. HENDERSON:** I passed around an

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1 additional site plan that shows the landscaping and
 2 layout of the new driveway and where exactly these
 3 materials are going to be removed for your reference.
 4 **THE CHAIRPERSON:** Mark, you want to start
 5 this one?
 6 **MR. HOWARD:** Overall, a great improvement.
 7 Much softer to the eye. Certainly better enjoyment.
 8 I think for me initially it's a lot to comprehend.
 9 It's a major change. I don't have too much problem
 10 with the front. Side setbacks on the side --
 11 **MR. HAMMOND:** No, sir, the side --
 12 **MR. HOWARD:** -- dealing with the front.
 13 Other than it's a lot to swallow. It certainly seems
 14 like a very nice improvement.
 15 **THE CHAIRPERSON:** Donna.
 16 **MS. WEBB:** I think it's great. It's very
 17 creative modification to a house that doesn't really
 18 fit with the island character of most of the
 19 traditional older homes. And I think it's very
 20 creative.
 21 My question, I love taking out some of the
 22 concrete. It looks like you've got shingle going
 23 where the stucco was above. Will that replace some
 24 of the stucco around the house, or is that just like
 25 in the front?

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1 **MR. KRELL:** The stucco on the house now is
 2 planning to stay.
 3 **MS. WEBB:** Just a few accents of shingle,
 4 which is good. Adds another dimension to the house.
 5 I love what you've done. I think it's a very
 6 creative plan.
 7 **THE CHAIRPERSON:** Rhonda.
 8 **MS. SANDERS:** I think it's very reasonable
 9 request and really nice porch.
 10 **THE CHAIRPERSON:** I'm glad to see a
 11 Sullivan's Island family going to occupy it and
 12 taking a house that I've often noted that was just an
 13 amazing amalgam of somebody's imagination and
 14 improving it immensely. I'm all for it.
 15 **MR. WRIGHT:** I would call it something
 16 other. I live a few doors down the street, and I go
 17 by this place every day either walking or driving.
 18 And I can only say that it's a significant
 19 improvement.
 20 I would caution you to, I don't know what
 21 you have, parking, not your parking but beach people
 22 parking, along marsh over there in summer is pretty
 23 heavy duty. You may want to consider something along
 24 where your setback is from the street. Because I'll
 25 guarantee you'll have a lot of traffic in front of

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1 the house.
 2 I just have one comment, and our real
 3 architect is not here tonight, Steve Herlong. I'm
 4 curious about the little fencing on top of what you
 5 call turrets. I personally don't care for that. I'm
 6 not going to shoot it down because of that. It's
 7 just a personal opinion. Other than that it's such
 8 an improvement, I can't have any objection.
 9 **THE CHAIRPERSON:** Do I hear a motion?
 10 **MS. SANDERS:** Motion to approve.
 11 **THE CHAIRPERSON:** Motion to approve. Do I
 12 hear a second?
 13 **MR. HOWARD:** On conceptual?
 14 **THE CHAIRPERSON:** Conceptual, right.
 15 **MR. HENDERSON:** We had a discussion at our
 16 last meeting about applying conceptual. If the board
 17 chooses to issue final approval, we'll leave that up
 18 to you.
 19 **MS. SANDERS:** Are there any changes?
 20 **MR. HENDERSON:** If there are any requested
 21 changes that are binding to your decision then --
 22 **THE CHAIRPERSON:** Looks to me like a work
 23 in progress. I don't mind giving final overseeing.
 24 Since it's a work in progress, things change, they
 25 may have to come back. I don't know. I don't mind.

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1 **MR. HENDERSON:** Unless there are changes
 2 that you recommend for the applicant, I would
 3 recommend final approval.
 4 **MS. SANDERS:** Motion for final approval as
 5 is.
 6 **THE CHAIRPERSON:** Do I hear a second?
 7 **MR. WRIGHT:** Second.
 8 **THE CHAIRPERSON:** Discussion?
 9 **MR. HOWARD:** Again, I have one hesitation.
 10 I do wish that Steve was here. Like I say, it looked
 11 very good on paper. And it's a great improvement.
 12 I'm a little hesitant that I don't know all the ducks
 13 in order. Is this the best we can do, that type of
 14 thing.
 15 I'm a little hesitant. I kind of wish we
 16 had the whole board here.
 17 **MR. WRIGHT:** I understand what you're
 18 saying.
 19 **MR. HOWARD:** Do you?
 20 **MR. WRIGHT:** Having looked at this house
 21 30 years.
 22 **MR. HOWARD:** I wouldn't want to hold up.
 23 **THE CHAIRPERSON:** It has an amazing
 24 structure. Everybody in favor of the motion?
 25 (Ayes were stated by all board members.)

1 910 MIDDLE STREET
2 **THE CHAIRPERSON:** 910 Middle Street.
3 **MR. HENDERSON:** Agenda item E-3. New
4 construction proposed at 910 Middle Street. Julia
5 Martin, and Michael and Stacey Koon are requesting
6 final design review and approval for this proposed
7 construction.

8 We reviewed this during the October 15th
9 meeting. The board made several modifications,
10 requests for modifications for the additional design.
11 This is contemporary style, new construction.

12 After meeting several times with the
13 applicants and Julia, I recommended that they
14 formulate a way to go through each one of the
15 requested changes from the board. They provided a
16 memorandum that I sent out to you in your packets
17 and, also, they have provided a PowerPoint so they
18 can walk through each one of these elements, show
19 what you requested and also their design response to
20 this property. And I'll let the applicant take over.

21 **THE CHAIRPERSON:** All right, sir.

22 **MR. KOON:** Ladies and gentlemen, you get
23 to hear from another Sullivan's Island family
24 tonight. Introductions, I'm Michael Koon, and my
25 wife Stacey. We are 910 Middle Street. We are the

1 first time.
2 But we went back. We took the criticisms
3 that we got here to heart. We made some changes.
4 And I think, although it's still true to what we
5 wanted to do, I think you'll find, as we believe,
6 that it really is a group project. We owe you all an
7 acknowledgement as well.

8 Joe, if we can have the first slide.
9 We're trying to break this up into two segments. The
10 first is site and neighborhood context. I think we
11 did not do a great job of laying out where this house
12 is, where this house was cited, what it would look
13 like. Joe's term was ground truth. I think that's
14 important for this group to have. I don't think we
15 did a very good job of doing that last time. We want
16 to talk about that.

17 Then we want to talk about specifically
18 what's in that memo that you were given; how we
19 reacted to the specific comments that you gave us
20 last time.

21 If we can have the next slide. This is
22 where we are right now. I love these laser pointers.
23 I use this under any circumstance; it's particularly
24 good here. This is the property. This is the
25 existing house right here. This is Osceola Avenue,

1 ones trying to do this down here at the end of the
2 island. I hope you'll find that we have made changes
3 that are consistent with the guidance that we got
4 from this board last time we were here.

5 Also seated with us is Julia Martin.
6 Julia is our architect. This is actually our third
7 project. Both of the other two were downtown. They
8 were historic. One was up for Carolopolis award.
9 We're very proud of that. We specifically wanted to
10 bring her historic and her modern chops to bear on
11 this. We talked a little bit about our theory behind
12 this house to help you understand why we're doing
13 what we're doing.

14 Before we get any further, I wanted to
15 acknowledge a couple people. I wanted to acknowledge
16 Randy and Joe. I don't know that you spend that much
17 time with everybody who comes here. They were very
18 generous with their time. They helped us do research
19 here at the city. We could not have put this
20 together without you. If it turns out to be
21 terrible, it's our problem, not yours. You certainly
22 gave us every opportunity to do it the right way.

23 We also want to thank the board. It's
24 sort of hard to have your baby criticized in public.
25 Fortunately, I was out of town last time. This is my

1 and this is Middle Street right here, and this is
2 Station Nine.

3 And as those of you who are down there by
4 the boat dock know, this goes right into the town
5 dock. This area here is open marsh to the
6 intracoastal waterway and to the cove. The house
7 that we are proposing will be essentially within the
8 existing footprint of this house. It will reach out
9 to the edges of that for about 20 feet on each side.
10 And then as it moves forward, it's narrower than the
11 existing house. This is the site we're looking at.

12 One of the things that we were surprised
13 by when we were here before was concern by the board
14 about the appropriateness of the house and size and
15 scale and how it would look in the neighborhood. We
16 were surprised because we looked pretty hard at that,
17 because we got support and continue to have support
18 from the neighborhood.

19 What we did, we went back and took a look
20 at what the new house would look like in comparison
21 with what's there now. There really is three street
22 to street lots in this area. One right here on the
23 corner of Station Nine. This is our immediate
24 neighbor to the right. If you face the house, and
25 this is what will probably be forever known as the

1 Dixie Dunbar house, which fronts Osceola.
 2 What we took a look at was how our
 3 proposed house would compare to those, to make sure
 4 that we weren't out of scale or out of step with it.
 5 And what I think you'll find is that there are two
 6 things that set ours apart; number one is ours is the
 7 only one that has significantly oversized setbacks,
 8 front and back. So this house would be well off both
 9 Middle and Osceola.
 10 Typically what you have is long thin lots.
 11 The house fronts up against either Osceola or Middle.
 12 Ours is going to be 95 feet back from Osceola Avenue,
 13 little over 100 feet back from Middle Street.
 14 The other thing I wanted to point out is
 15 that these houses are staggered. Because our house
 16 is sort of in the middle of the lot, nobody has to
 17 look cheek by jowl to houses that are fronted at the
 18 same, fronting the street. Everybody has a little
 19 bit of open space, even though the houses are pretty
 20 close together.
 21 I know one of the big issues for this
 22 group, appropriately, is side setback. We took a
 23 look at where we would be in comparison to the side
 24 setbacks of others on the street, street lots and
 25 this neighborhood.

1 The maximum relief we're requesting would
 2 reduce the side setbacks down to ten feet. We were
 3 looking to see what the other lots were. Each of
 4 these other lots has side setbacks, at least one side
 5 and usually most of ten feet or in fact less. This
 6 one here has a side setback of eight feet, eight
 7 inches.
 8 I think overall, I think what we come away
 9 with is -- let's skip ahead to the next one here.
 10 Also I want to point out, in addition to the side
 11 vegetation shown in the prior slide, this nine-foot
 12 hedge back there will stay. In addition to the
 13 95-foot set back from the street, it will be screened
 14 by that hedge when the structure is built.
 15 We also seek to sort of, as a matter of
 16 curiosity -- this house is actually our neighbor to
 17 the immediate left as you're facing Middle Street.
 18 That house and that house and the two next to us are
 19 between 12 and 15 feet taller than ours. Those
 20 obviously were built at a time when height
 21 restrictions were more relaxed.
 22 But in terms of trying to figure out how
 23 this house fits into the neighborhood, I think what
 24 you'll see, it looks smaller and shorter than a lot
 25 of the houses on the neighborhood. I think there's

1 some discussion last time about monumental scale and
 2 monumental style. We wanted to specifically make
 3 sure we addressed that. Joe, if we could have the
 4 next slide.
 5 This is just a summary. We think the size
 6 and scale is compatible. We think the side setback
 7 is consistent with the area. We think the oversized
 8 front and rear setback provides additional relief to
 9 an area that's pretty densely subdivided.
 10 The existing vegetative buffers on both
 11 sides will remain. It will be enhanced. I think if
 12 you look at the fourth page of our submission, it
 13 shows a rough diagram of what we plan to do with
 14 regard to additional vegetation.
 15 We considered actually doing a sun study
 16 because there was some concern that the building
 17 would shade inappropriately neighbors on either side.
 18 When we started doing it, the trees and vegetation,
 19 essentially there's no shadowing impact to the
 20 neighboring houses.
 21 I'll move on to the next slide, which is
 22 sort of how we responded to the discussion last time.
 23 I think looking through the transcript, softening was
 24 kind of the word of the evening when we were here
 25 last time. There's a lot of attention focused on

1 what we call the portico elevation, the rear
 2 elevation, which is the one that fronts onto Osceola.
 3 What we were trying to do, and this
 4 clearly didn't come through, is we're trying to
 5 create a structure that looked like a modern version
 6 of three Charleston single houses clustered together.
 7 If you look at the front of the house, there's sort
 8 of three houses that are similar in size and shape,
 9 three segments of the structure that are similar in
 10 size and shape. They're not identical; slightly
 11 asymmetrical.
 12 The back didn't come off at all. What we
 13 ended up, a straight roof line on the porch across
 14 the back. There was a crown on the roof line and it
 15 didn't come across as three segments of anything. It
 16 just came across as being too big to this group.
 17 So we went after it. We redesigned the
 18 roof line. We lowered the two side segments, which
 19 are the segments obviously closer to our neighbors.
 20 Slightly raised the center segment, although it's
 21 still a foot below maximum. That created a
 22 variegated roof line that looks a little bit more
 23 like the front.
 24 We reduced the column dimensions, which
 25 hold up the portico by about 30 percent, which was

1 intended to make them feel lighter, less ponderous.
2 We got rid of the glass railings and substituted
3 metal railings with very strong horizontal lines that
4 sort of stretch the building out so it didn't look
5 quite so tall.

6 If you take a look at the 10th page of the
7 submission, it's coded page R-1.2. It's sort of a
8 before and after. It shows up, in the upper
9 left-hand corner, what you were presented with in
10 October. And it shows lower down what we're
11 proposing now and calls out the changes that have
12 been made to the back of the house.

13 If we can go to the next one. Won't spend
14 a lot of time on this, but I want to focus on one
15 aspect. We also applied these same softening efforts
16 to the side of the house. Even though it's pretty
17 hard to see the side of the house from any place.
18 It's even hard to see it from our property looking up
19 at it. Again, we tried to eliminate the glass
20 railings in favor of something that was a little less
21 glossy.

22 And I think something that we'll talk
23 about with the next slide that I want to specifically
24 mention, there's a fair amount of discussion about
25 the point of maximum relief requested. The original

1 I think there may have been some
2 confusion. There's discussion that the preferred
3 location for anything that's built to maximum height
4 was to be sort of in the center of the property and
5 as far away from your neighbor as you can get it.
6 That's exactly where it is. That's actually where it
7 always was. I don't think it was called out very
8 well in our last presentation.

9 So, Joe, if you do the next one. This is
10 where we are left. The front facade, which is
11 characterized, I think, pretty positively the last
12 time hasn't changed a lot. There is articulation
13 around the window there above the porch on the right
14 side. Not very visible here because of the sun
15 bleaching. Again, the concept here is sort of three
16 Charleston single-family houses clustered together.

17 Next slide, please. This is the view from
18 Osceola. If you were taking a look before when I
19 mentioned about before and after, this is the same
20 picture that appears on that page. Again, you can
21 see that the bottom floor of the house is completely
22 shielded by the fence, as is about half of the first
23 occupied floor. And, again, the idea here is to
24 variegate that roof line so that, again, it's not so
25 monolithic. We've taken away the crown around the

1 plan was a plaque wall that went up 37 feet. That
2 attracted a lot of attention. There was some
3 discussion that was too much, too close.

4 The only purpose of the top
5 three-and-a-half, four feet of that parapet wall was
6 to shield the HVAC equipment, which was going on the
7 roof, from our neighbors whose houses are actually
8 taller than ours. We figured we can do that without
9 having to run the parapet wall all the way up.

10 We've eliminated the top three feet or so
11 of the parapet wall. We moved the HVAC enclosure
12 back about eight feet from both sides, so that
13 portion of the house where the air conditioning
14 enclosure is will be about 14 feet off the property
15 line each way. What that also does is account for 10
16 percent reduction in the height of that wall and
17 about 140 square feet of wall that was before this
18 group last time that isn't there anymore.

19 Go on the next one, please. There's some
20 other issues raised. I'm not sure we need to spend a
21 lot of time on them. Helpful comments about trying
22 to keep water from encroaching around windows. Where
23 the windows are not protected by overhang, we've
24 added some articulation around there so there's at
25 least a little bit of protection.

1 edge so it doesn't stand out as a single
2 architectural element so much.

3 What's interesting about this, when we
4 moved that HVAC enclosure back, it really disappears
5 from view, from the street level. So the house, as a
6 whole, looks a little lower from the street view.

7 This last slide was a great idea Randy
8 had, which is you don't get very many opportunities
9 to get far enough away from the house so you can get
10 sort of the whole neighborhood in one picture. So I
11 invested \$20 in a guy with a bass boat to take me
12 out. And I took this picture myself, which is why
13 it's not the same quality as everybody else's.

14 If you look at this, this is the house
15 here. If you look at this house, this house, this
16 house, and this house, which are our immediate
17 neighbors, they're all taller than ours. If you look
18 at this house, this house and this house, they're all
19 wider than ours.

20 So I note that contemporary is not
21 necessarily everybody's favorite approach to home
22 building on the island, but I think from a massing,
23 from a scale and from an appropriateness standpoint,
24 it should pass muster. And Julia and I are happy to
25 answer any questions you have.

1 **THE CHAIRPERSON:** Thank you, sir. Any
 2 public comment to this application? Public comment
 3 section is closed.
 4 Joe, anything to add?
 5 **MR. HENDERSON:** No, sir.
 6 **THE CHAIRPERSON:** Duke, do you want to
 7 start?
 8 **MR. WRIGHT:** Well, I was not here in the
 9 October meeting so I'd rather listen to comments.
 10 **THE CHAIRPERSON:** I think the improvements
 11 have been significant, and I'm not a foe of
 12 contemporary architecture at all. I think it might
 13 be really interesting to see that structure built
 14 down there and give Sullivan's Island a little depth
 15 of different kind of architecture, so I'm for it.
 16 Mark.
 17 **MR. HOWARD:** I think we both learned. I
 18 didn't want you to feel that we were just saying no
 19 to modern architecture. I think with what you have
 20 done with as little direction as we gave you, I think
 21 it's been a great improvement. It has done the
 22 softening that we were asking. I think you'll be
 23 much happier with it.
 24 **MR. KOON:** That's what's odd about this.
 25 Our initial reaction was: You got to be kidding.

1 Then we came back and said: Those guys were right.
 2 This looks better.
 3 **MR. HOWARD:** When things come together
 4 like that, no more needs to be said.
 5 **THE CHAIRPERSON:** Donna.
 6 **MS. WEBB:** Some real specific things that
 7 really jump out at me and really make a difference.
 8 And I'm a modern architecture fan and still trying to
 9 live within, keep it appropriate for the
 10 neighborhood, of course. I love doing the horizontal
 11 iron railing. I think that really, versus the glass
 12 panels, I think that really, really helps.
 13 The look of the house, I think you'll be
 14 happier with the maintenance and everything. I love
 15 the wood trellis. Just that simple little detail off
 16 the side really adds a nice touch to that house. And
 17 then opening up some of the stucco underneath to, you
 18 know, for practical purposes but also aesthetically I
 19 think it allows that space to be a little airier.
 20 I'm pleased with what you guys have come
 21 back with. I love the presentation and showing us
 22 exactly how it's going to look on the lot. A visual
 23 is very helpful, so thank you for going the extra.
 24 **THE CHAIRPERSON:** Rhonda.
 25 **MS. SANDERS:** I like it a lot. I like

1 contemporary. I'm a fan.
 2 **THE CHAIRPERSON:** Do I hear a motion?
 3 **MR. WRIGHT:** I'm okay with it.
 4 **THE CHAIRPERSON:** You want to talk now?
 5 **MR. WRIGHT:** I almost didn't.
 6 **THE CHAIRPERSON:** Hear a motion?
 7 **MS. SANDERS:** Motion to approve as final.
 8 **THE CHAIRPERSON:** Second?
 9 **MR. HOWARD:** Second.
 10 **THE CHAIRPERSON:** Everybody in favor?
 11 (Ayes were stated by all board members.)
 12 **MS. SANDERS:** Thank you very much.
 13 **THE CHAIRPERSON:** We're adjourned.
 14 (The hearing was concluded at 6:40 p.m.)
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1 **CERTIFICATE OF REPORTER**
 2
 3 I, Lora McDaniel, Registered Professional
 4 Reporter and Notary Public for the State of South
 5 Carolina at Large, do hereby certify that the
 6 foregoing transcript is a true, accurate, and
 7 complete record.
 8 I further certify that I am neither related
 9 to, nor counsel for, any party to the cause pending
 10 or interested in the events thereof.
 11 Witness my hand, I have hereunto affixed my
 12 official seal this 29th day of December, 2014 at
 13 Charleston, Charleston County, South Carolina.
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 21 Lora L. McDaniel,
 22 Registered Professional Reporter
 23 My Commission expires:
 24 September 18, 2016
 25

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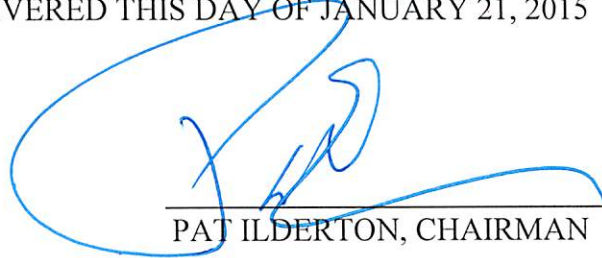
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E X H I B I T S

(No Exhibits Proffered)

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

SIGNED, SEALED AND DELIVERED THIS DAY OF JANUARY 21, 2015



PAT ILBERTON, CHAIRMAN

DUKE WRIGHT, SECRETARY