

Minutes approved by Design Review Board at the May 20, 2009 Meeting

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5 MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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11 DATE: April 15, 2009

12 TIME: 6:00 p.m.

13 LOCATION: SULLIVAN'S ISLAND TOWN HALL

1610 Middle Street

14 Sullivan's Island, SC 29482

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23 REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)

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A P P E A R A N C E S

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DESIGN REVIEW BOARD MEMBERS:

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5 PAT ILBERTON - Chair

DUKE WRIGHT - Secretary

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BETTY HARMON - Member

FRED REINHARD - Member

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JON LANCTO - Member

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10 ALSO PRESENT: Kat Kenyon - Administrative

Randy Robinson - Building Official

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1 MR. ILDERTON: It's 6:00, and this is the  
2 April 15th, 2009 meeting of the Sullivan's Island Design  
3 Review Board. Members in attendance are Jon Lancto,  
4 Fred Reinhard, Betty Harmon, Pat Ilderton and Duke  
5 Wright. The Freedom of Information requirements have  
6 been met for this meeting.

7 The items on tonight's agenda are the  
8 agenda of approval of minutes, 2009. Do I hear a motion  
9 to approve the minutes?

10 MR. REINHARD: So moved.

11 MR. ILDERTON: Second?

12 MR. LANCTO: Second.

13 MR. ILDERTON: Any discussion?

14 MS. KENYON: Those are the only two that  
15 can, because these are for last month. Nobody else was  
16 here.

17 MR. ILDERTON: Okay, great. Everybody in  
18 favor?

19 MR. REINHARD: Aye.

20 MR. LANCTO: Aye.

21 MS. HARMON: Aye.

22 MR. ILDERTON: Aye.

23 MR. WRIGHT: Aye.

24 MS. KENYON: You can't vote.

25 MR. ILDERTON: We don't have a quorum, so

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1 they are never approved.

2 MS. KENYON: They are approved.

3 MR. ILDERTON: 2424 Middle Street,  
4 addition/renovation. Randy, what do we have?

5 MR. ROBINSON: What you have is a structure  
6 that is located in the historic district. It is  
7 historic designation Number 97.

8 The project includes some interior  
9 renovations, which you-all don't have anything to do  
10 with, but it does include enclosing porches on the rear  
11 and the side.

12 A little tidbit, the porch that is on  
13 the rear was not there in 2000. It was constructed in  
14 2000. There was another little room off the back of it  
15 that is no longer there. But the porch on the east side  
16 of the structure was there, and it was original to the  
17 structure.

18 They are not asking for any increases in  
19 square footage or lot coverage or anything like that,  
20 and that's it for me.

21 MR. ILDERTON: Great. Thank you, sir.

22 Yes, sir?

23 MR. HENSHAW: Jim Henshaw with Herlong &  
24 Associates. I have a few other pictures for your

25 reference of that side structure, and that is the rear.  
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1 This might be the most straightforward  
2 submittal we have ever brought to you, with no increases  
3 and little change to the footprint.

4 Gary and Alicia Lovell are from Atlanta  
5 and they want to move here full time. They couldn't be  
6 here tonight, but they wanted to be. They have two  
7 small daughters that will be moving up here with them,  
8 and they wanted to rearrange, mainly, the interior of  
9 the house to make it livable for them as they move up  
10 here.

11 As Randy said, the only changes that we  
12 are proposing are enclosing in that back screen porch.  
13 And we are actually going to enclose it in a way that  
14 maintains the columns as they are now, even though they  
15 are not historic, so it does look like a porch infill  
16 and facade.

17 They need a little bit more room for a  
18 mud room on that side and so we are going to expand that  
19 just a little bit.

20 And on the second floor, if you look at  
21 the rear elevation you can see that the dormer placement  
22 on that main roof is off center now. And that center  
23 dormer we are pretty sure was an addition at some point  
24 anyway. It's a shed dormer that is off center of that  
25 main roofline. But we are expanding that shed dormer to

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1 make it symmetrical on that back roofline.

2 So that is really about it. And we are  
3 asking for final approval mainly because of relatively  
4 minor changes to the exterior of the house.

5 MR. ILDERTON: Thank you, sir.

6 Jon, do you want to start?

7 MR. LANCTO: I think it looks good. I don't  
8 see anything here that is --

9 MR. ILDERTON: Oh, I'm sorry. I'm supposed  
10 to ask for public comment on this first. I miss one  
11 meeting and I start messing up right away.

12 Is there any public comment on this?  
13 Public comment section then is closed. Now, sorry.

14 MR. LANCTO: I don't have any questions and  
15 I think it looks good.

16 MR. ILDERTON: Great. Fred?

17 MR. REINHARD: Yes, sir. The only question  
18 I have is is this a 1915 house, Circa 1915?

19 MR. HENSHAW: 14, 15.

20 MR. REINHARD: When I look at those windows,  
21 almost floor-to-ceiling windows, it appears, very large  
22 windows, what kind of windows are they? Are they  
23 original 1915 windows or are they replacements?

24 MR. HENSHAW: Well, it said the porch was  
25 replaced, and I'm assuming they meant the back porch

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1 windows. There are windows along there, too.

2 MR. REINHARD: I am talking about the front  
3 ones.

4 MR. HENSHAW: Right, which are --  
5 MR. REINHARD: They don't look original.  
6 MR. HENSHAW: They don't look original, but  
7 they are old. I'm not sure how old they are. They tilt  
8 out.  
9 MR. REINHARD: They are awning windows?  
10 MR. HENSHAW: A portion of them are, yeah.  
11 It's an odd, odd window.  
12 MR. REINHARD: Well, what has happened is  
13 that the front of the house was relatively symmetrical  
14 with the two awning-type windows on the left side, which  
15 was the bathroom, which is the bathroom, and the right  
16 side which is now the dining room.  
17 Now, the right side you have replaced  
18 with those nice little French doors, which really looks  
19 good. What happens, though, is it makes those windows  
20 that are in the bathroom look awful. Do you see --  
21 MR. HENSHAW: Right.  
22 MR. REINHARD: -- it's not symmetrical?  
23 MR. HENSHAW: Right. I see what you are  
24 saying.  
25 MR. REINHARD: Would they entertain -- now,  
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1 I know those are -- if they are bathroom windows, and  
2 they are that big, they must have some kind of interior  
3 shades or maybe frosted glass or something.  
4 MR. HENSHAW: You are going to have to treat  
5 them somehow, correct.  
6 MR. REINHARD: Wouldn't the house look  
7 better if those also were replaced with a French door  
8 looking window to balance it out?  
9 MR. HENSHAW: Possibly so. You know, at  
10 first we were entertaining the idea of the girls'  
11 bedrooms downstairs, and they didn't want doors near the  
12 girls' bedrooms.  
13 MR. REINHARD: These wouldn't have to be  
14 working doors. It would just be so when you look at the  
15 front of the house you wouldn't have the old awning-type  
16 windows on the left and these much nicer looking French  
17 doors on the right.  
18 MR. HENSHAW: Right. That is a good idea.  
19 MR. REINHARD: Well, it's only an idea. I  
20 mean, we can't make you do that, but I would bring that  
21 up for anybody else to entertain the idea.  
22 You can just look at that front proposed  
23 elevation and see how much nicer it would look if you  
24 just carried that feature over to the left side. That  
25 is all I have.  
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1 MS. HARMON: Is that front porch enclosed?  
2 MR. HENSHAW: The front porch is screened.  
3 MS. HARMON: Screened. That is what I  
4 meant. And you don't notice it as much with it being  
5 screened, but it would really look better if you used  
6 French doors, like Fred said.  
7 I noticed that today and I thought,  
8 well, with it being screened it's not like it hits you

9 in the face. But if you stopped and looked at it, it  
10 would look better. But, other than that, I am fine with  
11 it.

12 MR. ILDERTON: I am fine with it, also. I  
13 like the idea of enclosing the porch and keeping it a  
14 porch look. I think that is a smart way to do it  
15 because, you know, you aren't trying to disguise it, so  
16 I think it's a good idea. So I'm fine with it.

17 MR. WRIGHT: I am, as well. I think Fred  
18 has a very good point, Jim. And, of course, it's up to  
19 you. It would really enhance the front of the house.

20 MR. ILDERTON: I agree. I mean, I think it  
21 really would look good to do that.

22 All right. Do I hear a motion?

23 MR. REINHARD: I move for approval.

24 MR. ILDERTON: Do I hear a second?

25 MS. HARMON: Second.

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1 MR. ILDERTON: Discussion? Everybody in  
2 favor?

3 MR. LANCTO: Aye.

4 MR. REINHARD: Aye.

5 MS. HARMON: Aye.

6 MR. ILDERTON: Aye.

7 MR. WRIGHT: Aye.

8 MR. ILDERTON: Thank you, sir.

9 1768 Atlantic, accessory structure.  
10 Randy, what do you think?

11 MR. ROBINSON: This structure is in the  
12 historic district and it's historic survey Number 288.  
13 It, honestly, is one of the structures that I wish I had  
14 permission to grant because I think it's not a big deal.

15 It's a small addition to the existing  
16 deck on the rear of the structure. It's not visible  
17 from the street, and you-all can see what it is. That  
18 is all I have on it.

19 MR. ILDERTON: Good deal. The applicant is  
20 here. Yes, sir? Anything to say?

21 MR. CURREY: Hello, and go for it.

22 MR. ILDERTON: Thank you, sir.

23 Is there any public comment on this?

24 Public comment section then is closed. And, Duke?

25 MR. WRIGHT: No, I am fine.

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1 MR. ILDERTON: I am also fine with the  
2 application. Betty?

3 MS. HARMON: I think it's fine.

4 MR. REINHARD: It's good.

5 MR. LANCTO: I just have one quick question.  
6 Does the setback not pertain to the -- because it's two  
7 different lots to the back lot line of 14?

8 MR. ROBINSON: It's not two different lots.  
9 It's one lot.

10 MR. LANCTO: It has one tax map number?

11 MR. ROBINSON: Right. It has one tax map  
12 number.

13 MR. LANCTO: Okay. That is my only

14 question.  
15 MR. ILDERTON: Great. Do I hear a motion?  
16 MS. HARMON: I make a motion that we approve  
17 that as is.  
18 MR. WRIGHT: Second.  
19 MR. ILDERTON: Discussion? Everybody in  
20 favor?  
21 MR. ILDERTON: Aye.  
22 MR. WRIGHT: Aye.  
23 MS. HARMON: Aye.  
24 MR. REINHARD: Aye.  
25 MR. LANCTO: Aye.

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1 MR. ILDERTON: 1651 Poe.  
2 MS. DODSON: That is my house. I'm Hannah  
3 Dodson. We just wanted to put in a pool.  
4 MR. ROBINSON: It's not your turn yet.  
5 MR. ILDERTON: We will get right to you,  
6 though.  
7 MR. ROBINSON: This is another one. It's an  
8 inground pool in the rear yard. They are going to put a  
9 fence around it.  
10 She didn't give us anything on the style  
11 of the fence, but I feel it's probably going to be a  
12 four-foot picket fence similar to what is existing  
13 there. We can ask her about that.  
14 But I don't see any problem with this.  
15 It's outside of the district. It's not a historic  
16 structure. Like I say, it's an inground pool.  
17 MR. ILDERTON: Correct. Now, Ms. Dodson.  
18 MS. DODSON: I guess I don't have anything  
19 to add. We are not asking for any variance on setbacks  
20 or impervious coverage or anything. It's all pretty  
21 much within the confines.  
22 MR. ILDERTON: Great. Thank you.  
23 Public comment on this application?  
24 Public comment section is closed. All right. Jon?  
25 MR. LANCTO: So we are staying within the

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1 pervious coverage on this, Randy? Is the 1860 including  
2 the pool?  
3 MR. ROBINSON: They are going to have to  
4 remove some existing driveway, I believe, in order to  
5 actually get in. But I can deal with that from a zoning  
6 perspective when it comes in for permit. But they will  
7 have to be under. We can't allow any increase in lot  
8 coverage.  
9 MR. LANCTO: Okay. I'm good with it.  
10 MR. ILDERTON: Fred?  
11 MR. REINHARD: I am just curious. Is it  
12 going to be gunite or a pre-fab set in or liner type  
13 pool? What kind of pool is it?  
14 MS. DODSON: By gunite do you mean --  
15 MR. REINHARD: The blown-on concrete.  
16 MS. DODSON: Yeah.  
17 MR. REINHARD: Is that what it is?  
18 MS. DODSON: Yes, and some tile.

19 MR. REINHARD: Yes, of course. I'm all  
20 right with it.

21 MR. ILDERTON: Betty?

22 MS. HARMON: I was looking here. Is this  
23 going to be -- do you have a spa? Is that the spa?  
24 MS. DODSON: Yes, the circular part.  
25 MS. HARMON: Right. Okay, I'm fine with it.

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1 MR. ILDERTON: Great. And I'm fine with it,  
2 also. I guess, just for the record, it will be a wooden  
3 fence, enclosed picket fence?

4 MS. HARMON: Matching the one with --  
5 MS. DODSON: Yes.  
6 MR. ILDERTON: Matching, for the record.  
7 Duke?

8 MR. WRIGHT: I'm okay with it.  
9 MR. ILDERTON: Do I hear a motion?  
10 MR. REINHARD: I move for approval including  
11 a wood picket fence to match existing.  
12 MR. ILDERTON: Do I hear a second?  
13 MS. HARMON: Second.  
14 MR. ILDERTON: Everybody in favor?  
15 MR. LANCTO: Aye.  
16 MR. REINHARD: Aye.  
17 MS. HARMON: Aye.  
18 MR. ILDERTON: Aye.  
19 MR. WRIGHT: Aye.  
20 MR. ILDERTON: Great. Thank you, ma'am.  
21 MS. DODSON: Thank you.  
22 MR. ILDERTON: 932 Middle Street.  
23 MR. ROBINSON: 932 Middle Street. I'm a  
24 little confused on exactly what we are doing here.  
25 There is a Phase 1 and a Phase 2. I

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1 don't know if you-all follow this plan. There is an  
2 existing and then there is a Phase 1 and a Phase 2.  
3 I didn't really see when Phase 1 and  
4 Phase 2 is going to be, but they can -- I'm sure they  
5 will enlighten us on that.  
6 The plans are in front of you. You will  
7 see what it is. It is in the historic district. It's  
8 not a historically designated structure. And I'm not  
9 really sure, but there is a brick structure in the rear  
10 of this that would have to be removed?

11 MR. FERRICK: A CMU.  
12 MR. ROBINSON: A concrete block structure?  
13 MR. FERRICK: Yes.  
14 MR. ROBINSON: So they would need permission  
15 for demolition of that structure because it is in the  
16 historic district.  
17 MR. ILDERTON: That is the way it reads,  
18 huh?  
19 MR. ROBINSON: That's right. So you will  
20 have to give them permission -- if you allow them to do  
21 this, you will have to also put in the motion to allow  
22 demolition of the concrete block structure. And that's  
23 it.

24 MR. CLOWNEY: It's like a little garage.  
25 MR. FERRICK: Like a tool shed or something.  
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1 MR. ILBERTON: Great. Thank you. All  
2 right. Justin, are you going to lead off?  
3 MR. FERRICK: Sure. I'm Justin Ferrick with  
4 Beau Clowney design.  
5 And just so I can talk about the  
6 different phases and why we are doing it, maybe that  
7 will help. If you look at the submittal, if you look at  
8 the first page in here, this is the current footprint of  
9 the project, the existing house.  
10 This square right here is the CMU  
11 structure to be removed, and behind that there is a  
12 brick cistern that we are leaving alone. And so that is  
13 what is existing.  
14 If you flip to the end of the existing  
15 pages to -- and they are keyed on the bottom right, if  
16 you will see.  
17 If you flip to Phase 1, you will see a  
18 little key plan right above that which has a shaded plan  
19 here. And so Phase 1 includes not only the existing  
20 footprint, but a little 4'7" sort of breezeway area  
21 here, and then this outdoor space here, which has heated  
22 square footage above it on the second floor.  
23 And then if you flip to Phase 2, you  
24 will see what else is included is a pool, a pool deck  
25 and everything that ties into that.

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1 MR. REINHARD: Is that a lap pool?  
2 MR. FERRICK: It's not. I mean, it's --  
3 MR. REINHARD: It's long.  
4 MR. FERRICK: Yeah, it's certainly long.  
5 And the reason for the phase approval is that we would  
6 like Phase 1 to be able to stand on its own, but we  
7 would also like the idea that the clients could do Phase  
8 2, because right now they are still looking at the  
9 numbers to decide when and if they want to do the pool  
10 section.  
11 So we feel like it's a good design  
12 either with it or without it, and so either one stands  
13 alone. But we did want to go ahead and get the overall  
14 approval.  
15 MR. WRIGHT: So there will be a little  
16 demolition if Phase 1 is completed, and Phase 2, the  
17 stairs come down and that kind of thing?  
18 MR. FERRICK: Exactly. So what we have  
19 allowed for is minimal demolition of what would be  
20 built. So, for example, where those stairs dogleg  
21 around there, that would be torn off and then the rest  
22 would be built.

23 The other thing that you will notice  
24 with Phase 2 is that we would be adding an interior  
25 stair within the piazza here. So they would demolish  
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1 out part of there. So you would have -- because the  
2 house is a reverse floor plan. So in order to get from



3 the living space down to the pool deck, you just have an  
4 exterior stair within that porch element.

5 MR. REINHARD: Is that your second means of  
6 egress?

7 MR. FERRICK: Well, it is a second means,  
8 certainly.

9 MR. REINHARD: All right. Uhm -- I'm sorry.  
10 Can I ask questions?

11 MR. ILBERTON: Well, you can ask questions,  
12 but I need to ask for public comment first. Are you  
13 pretty -- are you okay?

14 MR. FERRICK: Yeah.

15 MR. CLOWNEY: Go ahead and just tell them.

16 MR. FERRICK: Just the theme of this  
17 basically is, if we look at the whole thing as a total,  
18 we have this additional structure here with basically a  
19 pool house, open-air structure on this new level down  
20 below.

21 And so we are all within our heated  
22 square footage and all of our requirements that are  
23 allowed through zoning.

24 And so it's basically creating an  
25 outdoor room that opens out onto the garden and then the  
0019 potentially new pool deck and terrace area.

2 MR. ILBERTON: Thanks. Is there any public  
3 comment on this application? Public comment section is  
4 closed.

5 Now we can go. Fred, do you want to  
6 start again?

7 MR. REINHARD: So am I to understand that --  
8 wait a second -- that there is no additional heated  
9 square footage as a result of this?

10 MR. FERRICK: No. That is incorrect.

11 MR. REINHARD: What am I missing?

12 MR. FERRICK: If you go to Phase 1 and you  
13 go to the second floor, which you are on, this is the  
14 second level here. So if we look at the existing -- we  
15 really only have the existing -- one second.

16 MR. CLOWNEY: We have it on the board.

17 MR. FERRICK: Let me do it on the board.

18 So --

19 MR. REINHARD: It would be on the second  
20 floor, right?

21 MR. FERRICK: So, for example, we are on the  
22 second level, and so this is what currently is there,  
23 and we are proposing to diminish the size of this room  
24 and add this here and this little bit around here.

25 MR. REINHARD: So there is a bedroom up  
0020 there?

2 MR. FERRICK: There is. It's a new master  
3 suite.

4 MR. REINHARD: So the master suite is above  
5 the storage closet and that little open area?

6 MR. FERRICK: Up into the -- yeah.

7 MR. REINHARD: Which is underneath the

8 master suite?  
9 MR. FERRICK: That is correct, yes.  
10 MR. REINHARD: So that is how you are able  
11 to get all this extra usable space without exceeding the  
12 principal building square footage --  
13 MR. FERRICK: Exactly.  
14 MR. REINHARD: -- and ask for a variance.  
15 You are then covered --  
16 MR. FERRICK: Exactly.  
17 MR. REINHARD: -- by the code?  
18 MR. FERRICK: Yes.  
19 MR. REINHARD: That is the point I was  
20 trying to make.  
21 MR. FERRICK: And it's actually not -- there  
22 is very little, in the scale of this house, this is very  
23 little heated square footage being added, but it's just  
24 the way it worked out.  
25 MR. CLOWNEY: The pool is also -- it's only  
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1 35 feet long, but it's just the slender nature of it  
2 that accentuates that length.  
3 MS. HARMON: You have it at roughly 14x40.  
4 Which is it, 35 --  
5 MR. FLEMING: 38 feet.  
6 MS. HARMON: Because I saw that  
7 approximately, and I think we ought to narrow that down  
8 and give us specific numbers.  
9 MR. FERRICK: It's per the dimensions on the  
10 plan.  
11 MR. ILBERTON: Excuse me. Fred, are you  
12 finished, or do you --  
13 MR. REINHARD: I am finished.  
14 MR. ILBERTON: Go ahead, Betty.  
15 MS. HARMON: Okay. It's 13'6" by -- no.  
16 Let's see. 13'6"x38".  
17 MR. FLEMING: That's right.  
18 MS. HARMON: That is all I have.  
19 MR. ILBERTON: Great. Jon, anything?  
20 MR. LANCTO: No.  
21 MR. ILBERTON: I think it looks fine. It's  
22 a big house to begin with, but I don't think what you  
23 are doing to it makes it, you know, overly large, so it  
24 looks fine by me.  
25 MR. WRIGHT: I am fine. And it's concealed.  
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1 It's well hidden. So I think it's fine.  
2 MR. ILBERTON: Do I hear a motion?  
3 MS. HARMON: Should we give them permission  
4 to take down the shed?  
5 MR. ILBERTON: Yes, in the motion.  
6 MS. HARMON: Okay.  
7 MR. LANCTO: I move we approve it as  
8 submitted with the permit to demolish the shed.  
9 MR. REINHARD: Second.  
10 MR. ILBERTON: Discussion? Everybody in  
11 favor?  
12 MR. LANCTO: Aye.

13 MR. REINHARD: Aye.  
14 MS. HARMON: Aye.  
15 MR. ILDERTON: Aye.  
16 MR. WRIGHT: Aye.  
17 MR. ILDERTON: Thank you.  
18 MR. CLOWNEY: Thank you all.  
19 (Mr. Ilderton recused himself.)  
20 MR. WRIGHT: I will assume the role as  
21 chairman. Randy, 2213-C Middle.  
22 MR. ROBINSON: What you have in front of you  
23 is the application, a site plan, some pictures showing  
24 the front of the building.  
25 What it is is an application for a deck  
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1 which will be the same as the deck previously submitted  
2 and approved for the other side of the building.  
3 Anyway, I don't know what else to say about it.  
4 MR. WRIGHT: It's almost a mirror image,  
5 isn't it?  
6 MR. ROBINSON: I mean, I am a little  
7 concerned over the use that is going to happen out  
8 there, but I don't think that you-all have any purview  
9 over use. It's just going to be look at it from the  
10 aesthetic design.  
11 MR. WRIGHT: Doug?  
12 MR. SMITH: I am Doug Smith. The submittal  
13 in front of you I would like to revise a little bit. If  
14 I may hand something out.  
15 We originally wanted to add a deck on  
16 the far right corner to match the one that was approved  
17 a few months ago. But what we would like to do instead,  
18 or ask you, is to relocate the handicap ramp to the far  
19 right that is now in the center and put the deck in the  
20 center between the two sets of stairs.  
21 MS. HARMON: So the new deck is larger?  
22 Will it be larger?  
23 MR. SMITH: It's a little bit larger, yes,  
24 ma'am.  
25 MS. HARMON: Twice as big?  
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1 MR. SMITH: Not quite, but close.  
2 MS. HARMON: It looks like it's twice as  
3 big.  
4 MR. SMITH: It will be built in the same  
5 fashion. We are not losing any parking spaces. We like  
6 the way that deck looks so on the far left side that we  
7 would like to do this in the center now.  
8 MS. HARMON: I think it might be a good idea  
9 because handicap people would not have to be coming in  
10 between the two decks, and I think it would be better to  
11 have it like that.  
12 MR. SMITH: And, of course, we will relocate  
13 the handicap space as well.  
14 MR. LANCTO: How is that ramp going to work?  
15 Is it --  
16 MR. SMITH: Go up to the landing, turn, and  
17 then you go up again. Right now it's two ramps, and now

18 it will be three shorter ramps.  
19 MR. WRIGHT: Do you have room for that? Is  
20 there any grade requirement on handicap ramps?  
21 MR. SMITH: Yes, sir.  
22 MR. WRIGHT: Are you within that?  
23 MR. SMITH: Yes. We are within that.  
24 MR. REINHARD: Are you saying that you won't  
25 lose any -- isn't that a parking space right there?  
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1 MR. SMITH: It is. But just like the  
2 parking over here that was moved back two or three  
3 feet --  
4 MR. REINHARD: You can move it back?  
5 MR. SMITH: Yes.  
6 MR. REINHARD: Okay.  
7 MR. SMITH: I'm done.  
8 MR. WRIGHT: Any public comment? Board?  
9 Jon?  
10 MR. LANCTO: I am just a little bit worried  
11 about the parking. It's 10'7" from the front of the  
12 adjacent building to the curb. There is a power pole  
13 there. That is not showing up.  
14 MR. WRIGHT: What is your concern?  
15 MR. LANCTO: I am worried that we are going  
16 to eliminate some parking spots.  
17 MR. SMITH: There is plenty. If I may say,  
18 if you look down the line of the parking, all of the  
19 cars in front of Station 22 and our building down there  
20 are well streetward, but there is still plenty of room  
21 there. And these cars are well forward of those cars,  
22 so there is room for these cars to be moved back. There  
23 is plenty of room.  
24 It was done successfully with the deck  
25 in front of High Thyme as well. We are not coming out  
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1 much, if any, further than that.  
2 MR. LANCTO: Well, it appears you are coming  
3 out another -- if that is the High Thyme deck, it looks  
4 like you are coming out another ten feet.  
5 MR. SMITH: It's about eight feet. But  
6 there is still the room. I was out there two or three  
7 days ago. And we can stipulate that, if you like. But  
8 there is room for cars to park in front of that ramp.  
9 MR. LANCTO: Have you looked at it, Randy?  
10 Do you feel comfortable with that?  
11 MR. ROBINSON: I haven't looked at it. I  
12 mean, I haven't seen this plan until you just saw this  
13 plan. I haven't actually been out there and looked at  
14 it to see where it is, no.  
15 MR. LANCTO: That is my only concern, is  
16 that --  
17 MS. HARMON: Well, why wouldn't you leave it  
18 the same distance as the previously approved one?  
19 MR. SMITH: The deck is the same. It's the  
20 handicap ramp that needs to be moved. It needs a little  
21 bit of extra space. And it right now sticks -- the  
22 handicap ramp sticks forward of these decks right now.

23 MR. LANCTO: It does?  
24 MR. SMITH: Yes.  
25 MR. REINHARD: But there is a car parked in  
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1 front of it.  
2 MR. SMITH: It's not eight feet.  
3 MR. WRIGHT: What are you talking about, two  
4 places in front of that handicap ramp probably, two  
5 parking spaces?  
6 MR. SMITH: Not quite even that.  
7 MR. LANCTO: Yeah, maybe not even. You  
8 know, cars park in front of the dentist's office there.  
9 MR. REINHARD: They do?  
10 MR. LANCTO: Yes.  
11 MR. REINHARD: Well, if they can park there,  
12 they probably can park in front of that.  
13 MR. SMITH: They can. There is ten or so  
14 feet in front of the dentist office doors before the  
15 cars park.  
16 MR. REINHARD: But the issue is you can't  
17 park in front of the entrance to the ramp.  
18 MR. SMITH: The handicap space would need to  
19 be relocated.  
20 MR. LANCTO: Well, you can't block just that  
21 one section.  
22 MR. REINHARD: You would have to park over  
23 here.  
24 MR. SMITH: And your handicap space needs to  
25 be wider anyway.  
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1 MR. LANCTO: And the cars must be able to  
2 come out past the power pole parkingwise.  
3 MR. REINHARD: The power pole is not in the  
4 street, is it?  
5 MR. SMITH: No.  
6 MR. REINHARD: Where is the street line?  
7 MR. LANCTO: This must just be the property  
8 line.  
9 MR. SMITH: That is correct.  
10 MR. LANCTO: So there is probably, outside  
11 of that property line, another eight feet of --  
12 MR. SMITH: Before the street. I didn't  
13 measure it exactly.  
14 MR. LANCTO: So I would just -- excuse me.  
15 MR. WRIGHT: Fred?  
16 MR. REINHARD: Do we want to get public  
17 input?  
18 MR. WRIGHT: We already did.  
19 MR. REINHARD: We did?  
20 MS. KENYON: He asked for public comment.  
21 MR. REINHARD: Okay. I'm sorry.  
22 It actually makes more sense than having  
23 the handicap ramp in the middle of the building.  
24 MS. HARMON: That is what I thought.  
25 MR. REINHARD: It cleans up the front of the  
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1 building. With the primary -- it also tucks it off next

2 to the dentist's office where it's kind of not a  
3 wonderful corner there. With that dentist office  
4 projecting out, it's kind of a nice place to hide the  
5 handicap ramp. And, in reality, you get a bigger porch  
6 out of it.

7 So, practically speaking, it's a better  
8 solution, if we can park a car in front of it and not  
9 lose that space. That would be my concern as well, Jon.

10 MR. WRIGHT: But you are okay with the  
11 concept --

12 MR. REINHARD: Concept, yes.

13 MR. WRIGHT: -- with the relocated deck?

14 MR. REINHARD: I am. I like pushing that  
15 handicap ramp over there next to the dentist office and  
16 making the majority of the front of that building --  
17 this looks like 80 percent of the front of the building  
18 now is deck and steps and will look a lot nicer than  
19 having the ramp right in the middle of the building. So  
20 the street presence will be improved, in my opinion.

21 MR. WRIGHT: Betty?

22 MS. HARMON: I have already said what I  
23 needed to say.

24 MR. WRIGHT: What did you say?

25 MS. HARMON: I was talking to him at the  
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1 beginning. I was saying that --

2 MR. WRIGHT: You are okay with it?

3 MS. HARMON: Yes, that I thought it would  
4 look better to have the ramp at the end.

5 MR. WRIGHT: Okay. So you are all right  
6 with it as submitted?

7 MS. HARMON: Yes.

8 MR. WRIGHT: And I'm okay with it, provided  
9 that we don't lose that parking spot.

10 Do I hear a motion?

11 MS. HARMON: I make a motion that we accept  
12 the -- approve the new design as long as we don't lose  
13 that parking spot.

14 MR. REINHARD: Second.

15 MR. WRIGHT: All in favor?

16 MR. LANCTO: Aye.

17 MR. REINHARD: Aye.

18 MS. HARMON: Aye.

19 MR. WRIGHT: Aye.

20 MS. KENYON: Wait.

21 MR. ROBINSON: That's all right. It's a  
22 done deal now. I mean, is that going to be a handicap  
23 spot there?

24 MR. REINHARD: It should be, yeah.

25 MR. ROBINSON: Well, it didn't in the  
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1 motion. All it is is a parking space out there.

2 MR. SMITH: I mentioned that I was going to  
3 move the handicap spot over there.

4 MR. ROBINSON: So it will be a handicap  
5 spot?

6 MS. HARMON: Yeah, he did say that.

7 MR. WRIGHT: Good point. But it's --  
8 MS. HARMON: It says here to relocate  
9 handicap ramp.  
10 MR. REINHARD: Do we need to restate that?  
11 MR. ROBINSON: I notice the handicap ramp,  
12 but it doesn't say that this will be a handicap parking  
13 place, dedicated handicap parking space in front of this  
14 ramp.  
15 And I'm concerned that if it's a regular  
16 parking space, you will have cars coming up to the  
17 bottom of this ramp and you won't be able to access that  
18 handicap ramp at all the way it's --  
19 MR. WRIGHT: Can we restate the motion?  
20 MS. HARMON: Why don't we make that a  
21 handicap ramp -- I mean, handicap parking space. What  
22 do you think of that, Randy?  
23 MR. WRIGHT: Can we have a motion that that  
24 parking space be a handicap parking space?  
25 MS. HARMON: I make a motion that we make

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1 that parking space and the handicap ramp all together.  
2 MR. REINHARD: Second.  
3 MS. HARMON: Does that work?  
4 MR. LANCTO: I think the motion needs to be  
5 that the space in front of the ramp is designated  
6 handicap.  
7 MR. WRIGHT: That is the better motion.  
8 MS. HARMON: That is better.  
9 MR. WRIGHT: That is clear. Okay? All  
10 right? Second?  
11 MR. REINHARD: Second.  
12 MR. WRIGHT: All in favor.  
13 MR. LANCTO: Aye.  
14 MR. REINHARD: Aye.  
15 MS. HARMON: Aye.  
16 MR. WRIGHT: Aye.  
17 Opposed? None. Motion is carried  
18 unanimously.  
19 MR. SMITH: Thank you.  
20 MR. ILBERTON: 2014 I'on, accessory  
21 structure.  
22 MR. ROBINSON: 2014 I'on. This is an  
23 accessory structure. It's not in the historic district.  
24 It sits right next to the laundromat.  
25 They are asking for two structures. One

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1 is going to be a garage, the other one is going to be a  
2 pool house adjacent to the pool.  
3 They have already got permission to  
4 remove the trees that are located where the structures  
5 are going to be. They have been to the tree commission  
6 and got permission to do that.  
7 And then the plans in front of you, it  
8 has the elevation and then some site plans. It really  
9 doesn't have an elevation from the street. But, like I  
10 said, it's not in the commercial district -- I mean not  
11 in the historic district, so I don't know if that

12 matters. It's up to you-all.  
13 MR. ILDERTON: Great. Thanks, Randy. Yes,  
14 sir?  
15 MR. McCANTS: Carl McCants. Randy pretty  
16 much summed it up. We are not asking for anything extra  
17 with it. We just need to come in front of the board  
18 because of it being an accessory structure.  
19 MR. ILDERTON: Great. Thank you. Duke?  
20 MR. WRIGHT: Public comment?  
21 MR. ILDERTON: Oh, I'm sorry. Public  
22 comment? Is there public? We still have public here.  
23 Public comment? No public comment.  
24 MR. WRIGHT: I think it enhances that area.  
25 If you look at the side of the building of the dry

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1 cleaners and the laundry, it's about to fall down. So  
2 this really enhances the neighborhood, as far as I'm  
3 concerned.  
4 There is no problem with two accessory  
5 structures. I have studied the zoning ordinance. I  
6 couldn't find anything.  
7 MR. ROBINSON: There isn't.  
8 MR. WRIGHT: I'm fine with it.  
9 MR. ILDERTON: I am, also, fine with it.  
10 MS. HARMON: I am, too. I think it will  
11 look a lot better on the side of that store.  
12 MR. REINHARD: Is that curb cut already  
13 existing, the impervious pavers?  
14 MR. McCANTS: It is.  
15 MR. ROBINSON: Well, the curb cut is  
16 existing. Some of the impervious pavers are not there.  
17 The curb cut does exist.  
18 MR. REINHARD: Great.  
19 MR. ILDERTON: Jon?  
20 MR. LANCTO: Looks real nice.  
21 MR. ILDERTON: Do I hear a motion?  
22 MR. REINHARD: Move for approval.  
23 MR. ILDERTON: Second?  
24 MS. HARMON: Second.  
25 MR. ILDERTON: Everybody in favor?

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1 MR. LANCTO: Aye.  
2 MR. REINHARD: Aye.  
3 MS. HARMON: Aye.  
4 MR. ILDERTON: Aye.  
5 MR. WRIGHT: Aye.  
6 MR. ILDERTON: Record timing. We are  
7 adjourned.  
8 (The hearing was concluded at 6:45 p.m.)  
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1 STATE OF SOUTH CAROLINA )  
2 )  
3 COUNTY OF CHARLESTON )

4 I, Nancy Ennis Tierney, Certified Shorthand Reporter  
5 and Notary Public for the State of South Carolina at  
6 Large, do hereby certify that the foregoing hearing was  
7 taken at the time and location therein stated; that the  
8 hearing were recorded stenographically by me and were  
9 thereafter transcribed by computer-aided transcription;  
10 that the foregoing is a full, complete and true record  
11 of the hearing.

12 I certify that I am neither related to nor counsel  
13 for any party to the cause pending or interested in the  
14 events thereof.

15 Witness my hand, I have hereunto affixed my official  
16 seal this 19th day of April, 2009, at Charleston,  
17 Charleston County, South Carolina.

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Nancy Ennis Tierney  
CSR (IL)  
My Commission expires  
April 6, 2014

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