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MEETING OF THE SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

10 DATE: February 17th, 2010
11 TIME: 6:00 p.m.
12 LOCATION: SULLIVAN'S ISLAND TOWN HALL
1610 Middle Street
13 Sullivan's Island, South Carolina 29482
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20 REPORTED BY: TERI L. HORIHAN
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A P P E A R A N C E S

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4 DESIGN REVIEW BOARD MEMBERS:
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6 Pat Ilderton - Chairperson
7 Fred Reinhard - Board Member
8 Duke Wright - Board Member
9 Betty Harmon - Board Member
10 Jon Lancto - Board Member
11 Billy Craver - Board Member
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14 ALSO PRESENT:
15 Randy Robinson - Building Official
16 Kat Kenyon
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I N D E X

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23 Certificate of Reporter Page 53
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MR. ILDERTON: This is the February

2 17th, 2010, meeting of the Sullivan's Island Design
3 Review Board. It is now 6:00, and members in
4 attendance are Duke Wright, Pat Ilderton, Betty
5 Harmon, Fred Reinhard, and Jon Lancto. The Freedom
6 of Information requirements have been met for this
7 meeting. Do I have to say this about cell phones?

8 MS. KENYON: Yes.

9 MR. ILDERTON: Okay. This is a new
10 one. I would like now for all cell phones to be
11 turned off.

12 The items on tonight's agenda are
13 approval of the minutes. Everybody like the
14 minutes?

15 MR. WRIGHT: Yeah. I move the
16 minutes of the January meeting be approved as
17 written.

18 MR. ILDERTON: Do I hear a second?

19 MR. LANCTO: Second.

20 MR. ILDERTON: Everybody in favor?

21 MR. LANCTO: Aye.

22 MR. REINHARD: Aye.

23 MR. ILDERTON: Aye.

24 MR. WRIGHT: Aye.

25 MS. HARMON: I'm abstaining. I was

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1 not here.

2 MR. ILDERTON: All right. 1456
3 Thompson Avenue, new construction. Randy?

4 MR. ROBINSON: Okay. In front of you
5 you have the application and, of course, the plans.
6 Going down the application, they're asking for the
7 farm on this one.

8 But this is a very eclectic neighborhood
9 and a lot of large homes in this neighborhood, and
10 you have to look at this on compatibility on this
11 one. And you know, most of these homes are this
12 large.

13 But what you have in front of you are the
14 compliance work sheet. I'm not going to run down
15 all of them. There's a lot of different things
16 they're asking for, but all of them are able to be
17 allowed by you-all.

18 The plans, got a site plan, floor plans
19 of all the floors, elevations of the structure. And
20 any other comments I'll save till after the
21 applicant is done with their presentation.

22 MR. ILDERTON: Great. Thank you.

23 MR. HENSHAW: I'm Jim Henshaw with
24 Herlong & Associates, and with me tonight are Tim
25 and Melissa Kelly. And Tim and Melissa have been

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1 looking for the right lot on Sullivan's for a long
2 time. They've got four kids that are young, from 7
3 to 13. They've got another one that's 21 that lives
4 away who comes back to visit frequently. They've
5 both got parents that come back to visit.

6 But they found this lot on Thompson

7 Avenue that just was the perfect fit for them. They
8 love the views. They love the neighborhood, their
9 neighbors. I think some of them are here tonight.

10 But as you know, this home is not in a
11 historic district, and the only reason that we're
12 before you tonight is for the relief that we're
13 asking for that Randy briefly described.

14 The section on Thompson Avenue, as you
15 can see from this map here, which is also in your
16 packet, is challenging to build on, and I think
17 you've seen a number of homes from this section of
18 Thompson come before you at the DRB and receive
19 approval and relief.

20 You can see how the lots are very narrow
21 in this section, and you can see how the creek cuts
22 in kind of up to station 15, decreasing the
23 buildable area of those properties.

24 The map also, if you look at your
25 version -- I know this one is hard to read, but

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1 we've superimposed the areas of those homes along
2 that stretch on each lot, and you can see that
3 there's a wide range of homes on that street,
4 ranging from small to, I think, almost 4,900 square
5 feet right here. There's a 46, a 34, a 37, 35. So
6 a lot of different-sized homes.

7 The good thing about the homes that are
8 designed on that street is that they're compatible
9 with the neighborhood. And you can see from the
10 streetscape that we've got here, and it's also in
11 your packet, you can see the Kellys' proposed house
12 here, and to the right of it, the Danielsons, and
13 Red's house, and the Cummings, and then just down a
14 couple houses is the Cagles, which recently came
15 before you -- or it's on there, which received some
16 relief as well.

17 The design of the home, as you can see
18 probably best in this sketch-up model here and from
19 the elevations as well, they used some hip roofs, a
20 lot of classic island style cottage detailing,
21 exposed rafter tails, some trim bands to define the
22 style, and we feel it fits very comfortably within
23 this mix of homes along the street.

24 Last week we had the opportunity to
25 invite the neighbors over to the house that's

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1 currently at 1456 Thompson, and we had a chance to
2 explain the design to them. We laid all the
3 drawings out on the dining room table there and
4 explained the design concept. We explained the
5 relief that we were going for tonight, and we had a
6 chance to answer questions that the neighbors had.

7 And overwhelmingly, they were in support
8 of the design, and I think you'll see that in public
9 comment with the -- there's some letters, and a
10 letter that a lot of them signed, a lot of them that
11 were over at the house that night.

12 We are asking for some relief from the
13 DRB tonight, and primarily to get the home to where
14 the Kellys need it as far as their big family, and
15 also, to make it fit in well with the neighborhood.

16 The first area is the front setback. You
17 can best see that in your survey here. I know it's
18 hard to see. The front setback in the zoning
19 ordinance is defined as 25 feet, but the DRB is
20 allowed to grant up to 3.75 feet of relief of that
21 25 feet, and we wanted to do that to bring the house
22 forward towards the street mainly out of respect of
23 the Danielsons next door and Red's house to this
24 side, so that their views weren't obstructed.

25 And if you look at the sketch-up model

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1 here, the 3-D model, you can see that on the front
2 of the house we have some low porches, some low
3 spaces. So by bringing it towards the street, it's
4 not like we're pushing a mass towards the street.
5 It's a comfort design that's going to be a little
6 bit closer towards the street.

7 We're also asking for some side setback
8 relief similar to what the Cagles were granted, I
9 guess about a year-and-a-half ago when they came
10 before the board. The standard, again, is defined
11 as 10 feet on one side and 25-foot total setback,
12 and the DRB is allowed to grant up to 6.5 percent
13 relief.

14 We're asking for 5, but we're only asking
15 for it -- we're only asking for it in this back
16 section here in the plan. You can kind of reference
17 that better on your floor plan.

18 The rest of the house steps in and is
19 articulated as you come towards the street so that
20 we don't need all of that relief. It's not like we
21 have a wall of 10-foot setback going straight from
22 the marsh to the street.

23 There are a couple other things in the
24 zoning ordinance regarding side setbacks that we're
25 asking for relief on, namely, the transition from

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1 one floor to a second floor on that setback.

2 The standard says to step that back, but
3 we feel by introducing some trim bands, and you can
4 see how we're changing the siding and pattern and
5 exposure as you go from one floor to the next. And
6 it's not over a wide area, but this meets the intent
7 of that ordinance.

8 Also, the length of a side piece, you
9 have to step back before you get over 30 feet.
10 We've got a couple situations -- I think it's
11 defined on your forms as two feet. We're two feet
12 past that. We'd like relief on that section.

13 And finally, we'd like some square
14 footage relief on this lot. The Kellys would only
15 be able to build about a 2,800-square-foot house on
16 this waterfront lot, and the DRB can grant 25

17 percent on top of that for designs that are
18 neighborhood compatible and that fit well in the
19 context of what's there. And that brings the square
20 footage up to 3,575 square feet, so we're asking for
21 that relief.

22 We're also asking that the principal
23 building coverage number be increased by I think
24 it's 199 square feet, which is about 11-and-a-half
25 percent so that we can distribute some of that

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1 space -- or more of that space on the first floor so
2 that we don't have a stacking effect, which would
3 take away from the massing of the house.

4 And as we all know, the DRB -- the reason
5 the DRB is allowed to grant this relief for like
6 what we're asking with this house is to make sure
7 that homes that go over that standard defined in the
8 zoning ordinance meet neighborhood compatibility
9 requirements and that they're well designed, and I
10 think we've shown that.

11 I think we hear that from the neighbors
12 as well, and so we're going for conceptual approval
13 and the relief that we defined in the forms we
14 submitted.

15 MR. ILDERTON: Okay. Thank you, sir.
16 Is there any public comment?

17 MR. KELLY: Tim Kelly. I'd just like
18 to say a quick word. This is my wife, Melissa, as
19 Jim referenced. Just maybe to reinforce two or
20 three points that Jim made. I guess the first point
21 being is that we've spent about a year looking
22 carefully across the island and really feel like we
23 found a special spot, a unique part of the island.
24 And we think it would be a terrific place to raise a
25 large family because there are a number of other

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1 large families in that section of Thompson.

2 We have four kids that are living at home
3 and a daughter in college, so a larger house is
4 really required to handle the population in the
5 household, and you know, that's the reason for the
6 request here today.

7 And then finally, I'd just like to say it
8 was very important to us that this was something
9 that the neighborhood was comfortable with. And we
10 invested a lot of time really sharing the plans with
11 the neighborhood, in particular Red and Bill
12 Danielson next door because they would be most
13 immediately impacted.

14 And as you'll see from some of the
15 written responses, letters that they've sent in,
16 that the neighborhood is very supportive of what
17 we're trying to get done, and that was important to
18 us as well, so I just wanted to share those
19 thoughts. Thank you.

20 MR. ILDERTON: Thank you, sir. I've
21 got several written letters here. Is there any more

22 public comment? I've got several letters here then
23 and comments. Let's see.

24 Tim and Melissa, it was good to see you
25 the other night and to review your plans with Steve
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1 Herlong. The house looks wonderfully designed and
2 has a nice island feel. Provided you do the
3 landscaping we discussed on the east side of the
4 house, our side, we are comfortable with the plans.

5 It is always difficult to have houses so
6 close together, only 20 feet apart in places. But
7 these lots are so narrow you virtually have to do it
8 to justify the lot prices.

9 Our house is only 10 feet from the
10 property line in places and is still a narrow house,
11 so we can certainly understand your need to do the
12 same. We're fairly close to the Rumphs' house on
13 the other side, but we have palmettos, myrtles,
14 figs, and hedges to provide privacy and soften the
15 feel.

16 Again, provided you do that, particularly
17 right outside our front door, (unlike yours, it is
18 on the side) we are comfortable and supportive of
19 your plans at 1456 Thompson. Sincerely, Bill and
20 Carol Danielson.

21 All right. From -- I guess an e-mail
22 message. Melissa, I am writing to acknowledge that
23 I have seen your house plans and support you in your
24 request for relief from the Design Review Board.
25 Please feel free to pass this on to the board.

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1 Bobby Thompson.

2 And then we have a gathering of people,
3 and all the names I can't quite make out. Most of
4 them I can, but there's about eight names here,
5 residents of -- all on Thompson, and Redwood on the
6 other side is included, and Bobby Cummings and
7 Kristin Cummings and Deborah Lofton, and I guess
8 that's Sandy Lofton, and I'm not quite sure -- Loren
9 Ziff and Roger Smith, and there's one in here --

10 MS. KENYON: I think it's Loren
11 Ziff's wife.

12 MR. ILBERTON: Okay. And I have had
13 the opportunity to review the Kellys' design plan
14 for 1456 Thompson. I am supportive of the Kellys'
15 plans and have no objections to the Design Review
16 Board granting approval to these plans, and all
17 these folks have signed this paper.

18 One more letter. Dear members of the
19 Sullivan's Island Design Review Board, we attended a
20 neighborhood meeting with Tim and Melissa Kelly last
21 week where we reviewed their plans for building a
22 new home at 1456 Thompson Avenue.

23 It was refreshing to see a design that
24 addresses the site and the surrounding neighborhood
25 in such a sensitive manner. The allowable relief

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1 and the design approval that they are requesting
2 from the Design Review Board is very reasonable in
3 this instance based on the design of the home in
4 relationship to the neighborhood and the island. We
5 support their plans completely. Best regards, Loren
6 and Mindelle Ziff.

7 And I think that covers the letters,
8 unless -- okay. I think that's all the letters.

9 All right. Randy, anything to add?

10 MR. ROBINSON: I have a couple of
11 questions for Jim. You had mentioned on the front
12 yard setback that Bill Danielson, you-all brought it
13 up, you know, considering him as the neighbor. Are
14 you not coming any further than the Danielson
15 property, or is it closer to the street?

16 MR. HENSHAW: Is it shown on the
17 survey? It is closer to the street. Those porches
18 are closer to the street than the Danielsons'. But
19 again, the idea was that we would pull it back from
20 the marsh so that the views of the marsh are
21 maintained from the Danielsons'. And you can see
22 the Danielsons' structure line toward the marsh.

23 MR. ROBINSON: Right. I'm sorry. I
24 saw it on the site plan, and I was just a little
25 confused. I was thinking you were talking about

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1 that front yard setback in relation to the
2 Danielsons.

3 MR. HENSHAW: No. We wanted to pull
4 the marsh side back away from their backside.

5 MR. ROBINSON: My question was you
6 might not need relief from that, but you do.

7 MR. HENSHAW: Right.

8 MR. ROBINSON: Let's see. And the
9 BFE on this house is at 14, correct?

10 MR. HENSHAW: Pretty sure.

11 MR. ROBINSON: I just can't see what
12 the proposed floor height is because it's hiding
13 behind a palm tree, some big palm trees. And I'm
14 assuming that that's 17 feet to the floor.

15 MR. HENSHAW: That looks about right
16 given the lines that are shown here, yeah.

17 MR. ROBINSON: That's it.

18 MR. ILBERTON: Thank you. All right.
19 Duke, what do you think?

20 MR. WRIGHT: Well, I'm generally
21 opposed to going to the max on every application we
22 receive, and I think everybody knows that, just
23 large for the sake of large. But given the support
24 from the neighborhood, and I spent some time down
25 there today looking around and trying to look

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1 downstream to see what eventually is going to happen
2 when the smaller houses are going to go, and there
3 are about four or five of them left on that street.

4 I think it's going to end up with a
5 decent streetscape with these larger houses. So

6 given that situation, I'll support the submission.

7 MR. ILDERTON: All right. Yeah, I
8 see the front porch softening the street visage
9 because of the single story nature of the front
10 porch. Even though it's got not much of a porch
11 there, it's got some enclosed area there, but still
12 it's one story and then jumps up to a second story.

13 And really, even the water side, I find
14 not -- it's nice. I like the straightforwardness,
15 and it's not overly busy on the water side. I think
16 it's in a way sort of a handsome look on the water
17 side.

18 And I've never had a problem with the
19 10-foot setbacks. When they changed that zoning
20 law, I was not for it. So I don't have a problem
21 with 10-foot setbacks just in portions of the house,
22 and the square footage I don't have a problem with
23 also. So I'm in support of it.

24 Betty?

25 MS. HARMON: I like it too. I like

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1 the rafter tails. And I guess my main thing is that
2 you have different railings for the porches coming
3 down, and the steps are straight, and that's a
4 little busy to me.

5 I just -- you might want to think about
6 that. I think it just makes it a little bit too
7 busy, especially with the rafter tails hanging off
8 here, but other than that, I'm okay with it.

9 MR. ILDERTON: Fred?

10 MR. REINHARD: It's a wonderful job
11 of addressing the street. I think that front porch
12 deserves to have that house up against the -- as
13 close to the street as possible. Love the front
14 porch. And I really like the way the massing and
15 the hip roof seems to make what is a big house not
16 look so big. You did a really good job.

17 MR. ILDERTON: All right. Jon?

18 MR. LANCTO: Yeah. I looked at the
19 other houses around there too, and it's no different
20 on side setbacks. I think before the Design Review
21 Board was put in place the setback was 10 feet in
22 that area, so it's not doing anything that most of
23 those houses aren't doing, and it is compatible with
24 the rest of the houses in the neighborhood.

25 I would remind you that when we looked at

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1 the Cagles, they asked for a one-foot variance on
2 the first floor elevation because they had a really
3 hard time fitting their mechanical underneath the
4 house and having enough room to drive a car under
5 there. And I think your base flood elevation is
6 probably very similar, and that might be something
7 you'd want to look into.

8 I'd prefer not to see the variance given
9 on that, but I understand with the height that
10 you're dealing with there that it might be

11 necessary. I'm good with it.
12 MR. ILDERTON: All right.
13 And Billy, I guess we can't include you
14 in this vote.
15 MR. CRAVER: Haven't heard it all.
16 MR. ILDERTON: Is that all right?
17 MR. CRAVER: Yeah.
18 MR. ILDERTON: Well, do I hear --
19 MR. ROBINSON: Pat?
20 MR. ILDERTON: Yes.
21 MR. ROBINSON: They are asking for
22 conceptual on this one. I don't know if you-all
23 want to give it more than conceptual.
24 MR. REINHARD: I will move for
25 preliminary.
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1 MR. ILDERTON: Preliminary, yeah.
2 That's great, yeah. That's good. Do I hear a
3 motion, or do I hear --
4 MR. REINHARD: Move for preliminary.
5 MR. ILDERTON: And do I hear a
6 second?
7 MS. HARMON: Second.
8 MR. ILDERTON: Everybody in favor?
9 MR. LANCTO: Aye.
10 MR. REINHARD: Aye.
11 MS. HARMON: Aye.
12 MR. ILDERTON: Aye.
13 MR. WRIGHT: Aye.
14 MR. ILDERTON: Thank you, sir.
15 All right. 2826 Marshall Boulevard,
16 additional/alteration. Randy?
17 MR. ROBINSON: Okay. This one came
18 to you-all before. It was back in '08 and was made
19 historical at that time. It was one of those
20 structures. They are asking for two different
21 phases to this project, a phase one and a phase two.
22 It's kind of my suggestion that we take them singly.
23 Let's do phase one, talk about that, and
24 then let's come back and do phase two. If you-all
25 don't have a problem with it, I think that would
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1 probably be a good way to go.
2 MS. HARMON: Isn't there really three
3 stages on the original one? On the one I missed. I
4 wasn't here at the last meeting, but it looked like
5 it was three different sections that they were
6 changing.
7 MR. ROBINSON: Not on this plan.
8 This has not been here before. It came to you-all
9 in 2008 and was made historical.
10 MS. HARMON: Oh, no. Then it's
11 another one. I'm sorry. Was thinking of the one
12 that was here at the last meeting that I missed in
13 January. Okay. So this is the first time that it's
14 been back before the board?
15 MR. ROBINSON: Exactly. This design

16 you've never seen before.

17 But if that's okay with you-all, I will
18 go ahead and open up on phase one. Phase one is an
19 addition to the original structure, to the rear of
20 the structure. It's only here for aesthetic
21 purposes. They're not asking for any increases at
22 all. It's just a historical structure, and they're
23 coming to you-all for approval of the design, and
24 they're asking for a final approval.

25 MR. ILDERTON: Good deal. All right.
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1 Yes, sir. Yes, ma'am.

2 MR. CLOWNEY: Beau Clowney, and this
3 is Kate Campbell. Jim and Liz Foster are the owners
4 of the house, and basically what we're trying to
5 do -- and I believe, Pat, you might have worked on
6 this property at one point.

7 MR. ILDERTON: Uh-huh, I did. I did
8 a long time ago.

9 MR. CLOWNEY: But it's a good, solid
10 house. I mean, I like to show this picture because
11 it's like it's just such a great looking house, you
12 know. And our goal is that we want to do everything
13 we can do to make them happy and get them what they
14 want but really not come in and compromise the
15 character and the charm of the way this feels along
16 this particular streetfront.

17 The back of the house, which is the other
18 side, is fairly insignificant. There were some
19 additions in the '70s and a few things that were
20 really kind of manipulated on the interior in the
21 '70s that Pat probably did. Right?

22 MR. ILDERTON: No, no. I didn't do
23 those.

24 MR. CLOWNEY: So we feel like what
25 we're doing is -- in particular, like there was a

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1 wraparound porch that we're unenclosing, and we're
2 kind of just opening the house up for where the plan
3 had been kind of chopped up. So we feel like we're
4 doing good things to, you know, benefit the back of
5 the house.

6 We are, keep in mind, adding on another
7 large addition right next to this, and we feel as
8 though we're doing that in the appropriate way that
9 you would add to an historic structure by just
10 having it touch just sort of as a link from one
11 structure to the next, as opposed to it being the
12 stretch limo continuation of the old house, which we
13 don't want.

14 So for phase one, I guess that's all I
15 should say. Kate, you might have some more to add
16 to that that I'm leaving out.

17 MS. CAMPBELL: Not really. I mean,
18 the only thing kind of showing up on phase one is
19 the movement of the driveway. We're proposing to
20 move the driveway, and you'll see in the phase two

21 portion, to orient it more toward the addition to
22 the other side of the property.

23 But also, we're reducing the area of that
24 concrete kind of driveway, which reduces a lot of
25 the impervious coverage on the property, and just

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1 kind of making the rear entrance match the kind of
2 nice, more in keeping with Sullivan's Island
3 character and nature of the front of the house.

4 We're trying to kind of make that happen
5 on the back as well. And also, by simplifying the
6 floor plan -- you know, now it's kind of cut up, but
7 with what we're doing with the existing house, we're
8 trying to open it up more, create more of a living
9 area.

10 And by that doing that, it kind of
11 prevents us from, you know, fitting the master
12 bedrooms and things like that in that which kind of
13 precludes us to do an addition to the house. To
14 bring it more back to the character of the existing,
15 we have to add to the outside of it, which you'll
16 see in phase two.

17 MR. ILDERTON: Great. Is there any
18 public comment to this? No public comment. Public
19 comment section is close.

20 Randy, do you have anything to add?

21 MR. ROBINSON: Nothing.

22 MR. ILDERTON: All right. Billy, do
23 you want to start?

24 MR. CRAVER: Yeah. I don't have a
25 problem with this at all.

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1 MR. ILDERTON: Okay. Jon?

2 MR. LANCTO: Looks good to me.

3 MR. ILDERTON: Fred?

4 MR. REINHARD: I like phase one.

5 MR. ILDERTON: Betty?

6 MS. HARMON: I do have a problem with
7 it because it's out of character for the
8 neighborhood compatibility. So unless it was
9 downsized, I couldn't vote for it. Sorry.

10 MR. ILDERTON: I guess you're doing
11 the phases because of the 50 percent rule or
12 something?

13 MR. CLOWNEY: Exactly. Which would
14 then mean we'd have to elevate the house, and we
15 don't want to elevate. Again, it's all going back
16 to that.

17 MS. CAMPBELL: And actually, it's a
18 little bit different with this project. I'm sure
19 you've run into it with other lots as well, but we
20 have the flood line -- if you look at your survey,
21 the flood line basically runs right through the
22 front deck of the house.

23 And so the finished floor of the existing
24 house is at 17 feet. It would basically fall into
25 the VE17 finished floor flood zone. So with the

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1 mechanical and everything being up underneath the
2 existing house, we'd have to raise it by probably at
3 least 18 inches to get that all above flood, if it
4 was brought up to FEMA code.

5 So we're just really trying to keep it
6 lower to the ground or keep the existing and also
7 the new addition lower to the ground.

8 MR. ILDERTON: Yeah, I don't have a
9 problem with it.

10 MR. WRIGHT: How many square feet are
11 in the addition, this addition?

12 MS. CAMPBELL: This portion of the
13 addition?

14 MR. WRIGHT: Yeah.

15 MS. CAMPBELL: I'd have to go back
16 and look what we were before. It's really -- it's
17 just -- this portion -- if you look on your plan,
18 this outline is the existing footprint of the back
19 of the house.

20 MR. WRIGHT: I understand that. But
21 the question is how many square feet are in the
22 addition?

23 MS. CAMPBELL: In that particular
24 addition?

25 MR. WRIGHT: This addition. I'm only

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1 addressing phase one. I'm just curious. I don't
2 have any trouble with it. I'm just curious.

3 MR. CLOWNEY: I don't know that we
4 have the answer to it.

5 MS. CAMPBELL: I can calculate it.

6 MR. WRIGHT: It's not going to affect
7 my decision either way.

8 MS. CAMPBELL: I think it's about
9 351 -- we're adding about 351, but then we're also
10 unenclosing this portion.

11 MR. WRIGHT: Yeah. So 350 roughly?

12 MS. CAMPBELL: Yeah. On the
13 backside, yeah.

14 MR. WRIGHT: Thank you. That's good.

15 MR. ILDERTON: Anything else?

16 MR. WRIGHT: No.

17 MR. ILDERTON: All right. Do I hear
18 a motion?

19 MR. REINHARD: Move for approval of
20 phase one.

21 MR. ILDERTON: Do I hear a second?

22 MR. CRAVER: Second.

23 MR. ILDERTON: Discussion? Everybody
24 in favor?

25 MR. LANCTO: Aye.

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1 MR. REINHARD: Aye.

2 MR. ILDERTON: Aye.

3 MR. CRAVER: Aye.

4 MR. WRIGHT: Aye.

5 MR. ILDERTON: Everybody opposed?
6 MS. HARMON: (Raised hand.)
7 MR. ILDERTON: All right. Thank you,
8 sir. And we are --
9 MR. ROBINSON: Phase two.
10 MR. ILDERTON: Oh, we're doing phase
11 two now?
12 MR. ROBINSON: Uh-huh. Okay. Phase
13 two, you have in front of you the application, of
14 course, and then all the plans. I do have a couple
15 of comments on the decks on this house.
16 Under 2139A and B and 2137, decks are
17 discouraged. And the other thing is these plans
18 show a pool in front of the new addition, and the
19 ordinance says that pools have to be 20 feet
20 rearward of the front facade of the structure. So
21 that presents a little --
22 MR. CLOWNEY: That's a new one for
23 me.
24 MR. ROBINSON: That presents a little
25 bit of a problem. That's in 21142-B2 under
0028
1 accessory structures. I can see where you would
2 miss that.
3 MR. CLOWNEY: I guess that's -- maybe
4 it's new because we've put pools sort of everywhere
5 all over the place on Sullivan's, never ever
6 encountered that. All right.
7 MR. ILDERTON: We'll talk about that.
8 MR. ROBINSON: Okay. We'll have to
9 talk about that.
10 And let's see. And then on this
11 application, they are allowed historical exemption
12 on this structure for principal building footprint
13 and principal building square footage. It's a 3,100
14 square foot house now. They get about 1,500 square
15 feet -- I'm not getting right down to it there, but
16 they're asking for -- they're going to add 925
17 square feet, which they're allowed to do.
18 That isn't a neighborhood compatibility
19 thing. That's just, that's what they're allowed to
20 do under the historical exemption. You-all's job
21 here is just approving the aesthetic design. It is
22 not giving increases because the increase is a
23 given.
24 What they are asking for is some side
25 setback relief and principal building side facade
0029
1 relief on this property, and I'll save all other
2 comments for after the applicant.
3 MR. ILDERTON: All right. I guess --
4 yes, sir. Do you want to get started?
5 MR. CLOWNEY: Yeah. I think -- and,
6 Kate, help me with this too. It's real important,
7 again, to look at this plat plan, and you-all all
8 have a copy of it. But you know, our intentions
9 were, if you look at -- you have to -- in these

10 elevations because they're drawings, and it's just
11 very difficult to read.

12 But in particular when you look at the
13 site and you look at how we've placed this piece
14 back here, again, it's all in an effort to preserve
15 this alone, and so I can even look at this
16 photograph and sort of imagine this two-story little
17 structure back -- it's actually a
18 one-and-a-half-story structure in the back.

19 That's the main reason that we've chosen
20 this main back area here. It also was -- we were
21 sort of directed in that way because of FEMA also.
22 Maybe you can speak to that.

23 MS. CAMPBELL: Yeah. I mean, I think
24 our intentions with this project is to really kind
25 of create an independent structure that's minimally

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1 connected to the historic structure. And the things
2 that we're asking for along those lines is, in order
3 to do that, you know, you have to have the -- you
4 basically have to have the space to do it.

5 Otherwise, like with the existing setback
6 here, which is this line, you would almost have to
7 do something that was more fully integrated into the
8 existing historic structure.

9 MR. CLOWNEY: Right. And also too,
10 this setback here, if we were on that side of that
11 line and built towards that street, this guy would
12 end up having to be even higher than it is now by
13 about 24 inches.

14 MS. CAMPBELL: Right. Basically the
15 way -- because it's an independent structure, not
16 only from a historic preservation standpoint, but
17 also from a FEMA standpoint, it falls into the VE16
18 flood zone, which allows it to be lower to the
19 ground, and it doesn't make you have to raise this
20 guy up, you know, at least 18 inches, 18, 24 inches.

21 So that was one of the reasons that we
22 placed the building where it was and also the design
23 of it. But also just the --

24 MR. CLOWNEY: And I can speak about
25 the design a little bit more if you want.

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1 MS. CAMPBELL: Yes.

2 MR. CLOWNEY: But like in particular
3 like this house has, you know, very sort of a
4 low-slung hip roof. We deliberately -- when we
5 decided to put this piece back here, we felt like
6 the way to do it was to do a structure that's back
7 here that's a little one-and-a-half story structure
8 that is not in competition with this and is not
9 mimicking this, and we feel like that is the way you
10 would -- the more appropriate way to do an addition
11 to a historic structure basically.

12 So we're not putting hip roofs on this.
13 It's a tall slender structure, almost something that
14 emulates an outbuilding of sorts. When you look at

15 these drawings here, you do have to sort of take
16 this line, and realize that we didn't do a full --
17 it is two stories, but we've made great effort to
18 bring it down as much as possible by doing it as a
19 one-and-a-half story with the dormers and things
20 like that.

21 And again, it's like that whole idea of
22 not wanting it to be more of the same. So that's
23 why it kind of has its own independent character and
24 has its own independent feel about it. It's a very
25 simple square structure, basically.

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1 MS. CAMPBELL: Well, just to refer --
2 if you refer to your 1.1 floor plan, to give you a
3 sense of where the solid volume of that new addition
4 will start, this corner here is the existing rear
5 corner of the house.

6 MR. CLOWNEY: Yeah, right here.

7 MS. CAMPBELL: So right here. So the
8 solid volume of new addition is actually starting
9 somewhat beyond that back towards the back of the
10 property. So that's -- to give you just an
11 orientation of how far back this is pulled from that
12 front kind of facade as you're looking at it from
13 the street.

14 And yeah, the ceiling heights are 9 feet.
15 We're not trying to max out the inside. The ceiling
16 heights on the second floor are 9 feet with, you
17 know, sloped ceilings. So we're trying to kind of
18 pull this thing down towards the ground and also,
19 again, keeping it independent so we can take
20 advantage of that VE16 flood zone.

21 MR. CLOWNEY: And even if we were to
22 pull this up and lift it out of flood and do --
23 there's really -- I can't even think of another way
24 to add to this house. I really wouldn't do it any
25 other way. So it's -- you know, it's really been an

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1 exercise of like what we're allowed to do and what
2 we can do, but we feel very confident that this guy
3 will have a great little feel to it.

4 And in some ways -- again, this is a
5 drawing, but when you look at this, it'll just sort
6 of be sitting back there well behind it. And that's
7 it for me.

8 MR. ILDEBERTON: Great. Thank you.
9 Public comment? No public comment.

10 All right. Randy, anything to add
11 or enlighten us with?

12 MR. ROBINSON: I said it about all.
13 The roof deck is the one thing that, like I said, is
14 discouraged. I don't know if you can call this a
15 roof deck. I mean, Beau is correct. It's setting
16 the structure back. Even that is softened when you
17 see it on the plan. It's real hard sitting right in
18 front of you.

19 MR. CLOWNEY: It is. It's a little

20 guy, but yeah, right.

21 MR. ROBINSON: I'll leave the design
22 stuff up to you-all to decide.

23 MR. CLOWNEY: I'm happy to comment
24 too if you have any questions for us.

25 MR. ILDERTON: Fred, you want to

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1 start?

2 MR. REINHARD: Yes. The very things
3 that I liked best about phase one which were totally
4 sympathetic to the old house in terms of opening up
5 the porches and putting two towers on what was a
6 pretty ugly back facade. And the twin towers is in
7 the vernacular of a lot of old Sullivan's Island
8 beach houses.

9 It's a success story in how you can put
10 an addition or additions to a historic house and
11 still allow the historic house to stand out proud.

12 This addition here doesn't do the same
13 thing. I think it's a distraction to the simplicity
14 of the old Charleston beach house. And I totally
15 understand how difficult it is to put another -- yet
16 another addition on to this house.

17 MR. CLOWNEY: Yeah.

18 MR. REINHARD: But this is -- and I
19 understand the notion of making a modern addition
20 look different so that it somehow isn't associated
21 with the old house.

22 MR. CLOWNEY: Sure.

23 MR. REINHARD: And putting the hyphen
24 in there that you have, I understand those concepts,
25 but this just doesn't work for me. There's

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1 something about it that distracts so much from the
2 old house. It's not subservient, and I think you
3 need to go back to the drawing boards and work on it
4 some more. That's all I have.

5 MR. ILDERTON: Jon?

6 MR. LANCTO: Yeah. When I drove down
7 that street, you know, the impression is that you've
8 got these low, wide, in a lot of cases, houses, that
9 this -- it doesn't fall in the character.

10 But what bothers me the most about this
11 is the roof deck that they've stuck up on there.
12 You know, I think -- you know, I've been playing
13 around with just covering that over, and it feels
14 better to me even if I stick my finger over that, so
15 I know that that's an obstacle for me to appreciate
16 what you've done.

17 And I do believe that pulling it back is
18 going to soften that up a lot. The house will still
19 be in the forefront of the design. But I mean, that
20 roof deck alone is enough for me to say there's no
21 way I could put my vote behind that.

22 MR. ILDERTON: All right. Billy?

23 MR. CRAVER: I guess I'm a
24 contrarian. I get it. I mean, I understand what

25 you're trying to do. And if I'm sitting here

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1 balancing on the one hand a fully integrated
2 addition to the old house that then takes away the
3 character of the old house and changes it
4 dramatically, which we've seen with some other
5 houses, versus doing something where you build
6 something separate and you hyphen and hook it
7 together, I like this concept better than totally
8 destroying the character of the old house.

9 And, you know, I mean, I guess there are
10 a lot of different ways you can do it. Once I reach
11 the point of saying, okay, that's what you do, and
12 you're doing it behind and to the side, I'm probably
13 okay with it.

14 You know, the roof deck, it doesn't
15 bother me at all. If it were a huge roof deck, it
16 would bother me. But that's just, let us get up
17 there and get a little view. You didn't stick it on
18 the old house. So I'm not as troubled by that.
19 There are a ton of houses that have little roof
20 decks.

21 I guess if you had put a little cupola up
22 there, it would be more in keeping with the older
23 houses, but the idea of getting up top to get a
24 little view doesn't bother me at all. I'm probably
25 okay with it, Beau. You know, it isn't perfect.

0037

1 You could go rework it.

2 And I guess the question I would ask just
3 trying to understand a little bit, Fred, would you
4 rather see them integrate something with the other
5 house, or does the concept of a separate thing
6 that's hooked with a link work? I'm just trying
7 to -- I don't disagree with what you're saying.

8 MR. REINHARD: It's a fair question.
9 But really, it's the architect's duty to try to
10 figure out the best way to put another addition on
11 this house, and I don't want to make a comment that
12 might come back later on and say, well, you said we
13 should do this. You understand that. You're a
14 lawyer.

15 MR. CRAVER: Yeah.

16 MR. REINHARD: I think there's a
17 solution out there, and I know that you can find it,
18 but I don't think this is the right one.

19 MR. CRAVER: And I guess that's what
20 I'm trying to do is figure out what kind of -- at
21 least when we say no -- and I might be the easiest
22 going one on this stuff. So I mean, I probably -- I
23 would say yes to this because, again, I like what
24 you've done, and I understand everything that you've
25 said and all.

0038

1 I'm just trying to -- if we do say no,
2 trying to figure out what kind of input we give them
3 so that they can -- so they at least know when --

4 when they come back again that they've at least
5 tried to address what the concerns are. But I
6 understand what you're saying.

7 MR. REINHARD: If you want me to give
8 a couple of points of what I don't like about it
9 specifically?

10 MR. ILBERTON: Sure.

11 MR. CRAVER: I think that's helpful.

12 MR. REINHARD: I do understand that
13 it's set way back. In fact, the front of it
14 actually begins at the back of phase one.

15 MR. CLOWNEY: Exactly, yeah.

16 MR. REINHARD: So in some respects
17 that elevation is a little misleading because
18 there's no depth perception in a two-dimensional
19 drawing. I understand that.
20 I think it's too tall. I definitely
21 don't like the deck element. I never did like deck
22 elements. I never will like deck elements. But I
23 know that that probably wasn't your idea. You are
24 being paid by somebody.

25 MR. CLOWNEY: Sure.

0039

1 MR. REINHARD: I don't have a problem
2 with the garage being in the front. I do like the
3 fact that there's a front porch. I don't agree with
4 you that the gabled roof -- even though it does set
5 it apart from the hip roof -- is necessarily the
6 best roof function to help subordinate that
7 addition. So it doesn't look like -- and please
8 don't misunderstand me.

9 MR. CLOWNEY: Oh, I'm not. I hear
10 you.

11 MR. REINHARD: But I have a small lot
12 at the other end of the island, and all I really
13 wanted was a really neat little house. And we have
14 some of those, it's kind of tall and fits on my lot
15 and all that, and that deal fell through. So let's
16 take that, and let's put it on this lot. You know
17 what I mean? It just isn't compatible.

18 MR. CLOWNEY: Can I rebut a couple of
19 those things?

20 MR. REINHARD: Please do.

21 MR. CLOWNEY: We have looked at a lot
22 of different options for this, and we actually came
23 to this conclusion as being the best one because --
24 I understand exactly a lot of what you're saying,
25 and that's where I so strongly feel that the drawing

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1 is not going to be the reality of this.
2 I really feel strongly that the reality
3 of this will be just as a lot of other things
4 before. We've done this before at least three times
5 on the island where it had this sort of height
6 difference, and it was adjoined, but it was much
7 more sort of mashed into the historic structure.
8 And so that's where we came back to this

9 one, and we were like this is the right way to do
10 this one because it's just touching, and it's going
11 to satisfy what my clients want.

12 And there's little things like, sure, I
13 understand this whole argument about subordination,
14 and even like if I were to show an elevation of this
15 as being sort of dog-eared on the front, it might
16 feel a little softer, and in reality, actually, I do
17 think those softens things some.

18 That's what we did on the last one that
19 was like this. This is a different house. We're
20 not sort of like tagging on to the back house and
21 kind of linking it, so it's just different. But
22 we've done it, you know, many times before, and
23 historically, I think that's that there is a real
24 precedent for this.

25 I do think that if it were in the

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1 detailing -- sure, height -- I don't know how you
2 get the height -- you know, we want it to be two
3 stories. We've already got it to one-and-a-half.
4 Then what do we start doing? Is it going to be some
5 weird roof form that's alien to the island? So
6 we've really studied it.

7 MS. CAMPBELL: And it's difficult --
8 I mean, if you look at it from a hip -- like say you
9 were to put a hip roof form on it, it prevents you
10 from doing some of the things that the gable does
11 with dormers because then you have to basically lift
12 your roof up even higher to be able to get usable
13 space on the second floor, so then your whole roof
14 gets higher, so then it still feels -- you know?

15 MR. CLOWNEY: And then there's this
16 whole thing being an outbuilding wanting it to be a
17 simple -- because I do think -- you know, sure, this
18 is definitely client-driven, the deck. But it is in
19 the middle of that long structure, and it's sort of
20 tucked back in there.

21 MR. REINHARD: What it does is it
22 negates the effectiveness of a hyphen, you know, of
23 a --

24 MR. CLOWNEY: In that drawing, you're
25 right, it does.

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1 MR. REINHARD: Of a real defined
2 space between the two. So it does look like
3 something different.

4 MR. CLOWNEY: I agree with you. I
5 agree with you on that.

6 MR. REINHARD: I like the finger
7 trick.

8 MR. CLOWNEY: Sure. The thing about
9 the roof is if the roof gets any trickier or
10 stylized, then it becomes this fancy thing, and we
11 don't want it to be this fancy thing. You know, we
12 want it to be this simple -- and I can think of some
13 of the best houses on the island that have these

14 simple gable-roofed outbuildings that I just love,
15 and the main house the roof is twin turrets and all
16 kinds of great stuff.

17 So that's where there's this fine line
18 between doing things that are going to make the
19 dormers look too ornate or too dolled up, and then
20 we just want it to be just pure and simple and quiet
21 and just kind of go away back there.

22 So I mean, I hear what you're saying.

23 MR. ILDERTON: All right. Betty?

24 MS. HARMON: I feel the same way
25 about this addition. This is actually to me not

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1 something that goes with the house at all and mainly
2 neighborhood compatibility.

3 MR. ILDERTON: Duke?

4 MR. WRIGHT: I think it needs more
5 study -- and I know it's been studied to death --
6 for two reasons. One is that I believe that it does
7 distract from the house, and we've done a lot of
8 these additions to existing historic houses.

9 MR. CLOWNEY: Sure, yeah.

10 MR. WRIGHT: But this one just
11 strikes me as being really a thumb sticking up next
12 to the house.

13 And if you go look at the neighborhood I
14 think someone mentioned, it's a very low-profile
15 neighborhood to begin with, and this just kind of
16 takes that away.

17 I think one thing that would help, if you
18 could come back with a prospective of this house 3-D
19 showing that studied a little bit more, I think that
20 would really help us get a better idea of it, even
21 maybe showing a little bit of the neighborhood that
22 is worrying me. That's all.

23 MR. ILDERTON: The pool is ground
24 level?

25 MS. CAMPBELL: It's in the ground,

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1 yeah.

2 MR. CLOWNEY: That's part of our
3 other idea is we were loving the idea that we're
4 creating this little garden off of this porch that
5 we're unenclosing. So I don't know what we're going
6 to do about the pool.

7 MR. ILDERTON: So right now the rules
8 on the pool, the pool is sticking out too far
9 towards the street, or what's the deal?

10 MR. ROBINSON: That's correct.

11 It's --

12 MS. CAMPBELL: I think the confusion
13 might have come in with the fact that they enter and
14 exit the back side of the property, but their
15 technical address is Marshall Boulevard.

16 MR. ILDERTON: So if you took the
17 present structure as it is, more or less as a
18 drawing, and had to slide it back 10 feet because of

19 this rule --

20 MR. CLOWNEY: The pool we can change,
21 yes.

22 MR. ILDERTON: The entrance how you
23 access this might change a little bit from the
24 house, but not so much, maybe a little bit how to
25 get there. So it would make the addition even less

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1 dominant. But maybe you have to do that anyway.

2 And like you say, had we seen a 3-D,
3 maybe it would have been less dramatic like we see
4 this sticking up like that. That's one observation.

5 It is like a mother-in-law's quarters in
6 a way, the way it's separated. I've put on enough
7 roof decks. I guess I know what people are wanting.
8 He wants a view. I will say I don't have any
9 problem with roof decks, but I know once you build
10 it, he's not going to go up there because you just
11 don't do it. You just don't use it.

12 But I don't really have a problem. It's
13 a beach -- we're living on a beach and people want
14 to see the ocean. I mean, I don't really have a
15 problem. It's not that large anyway.

16 And the only other thing that maybe might
17 work with the roofline is if the roofline was the
18 same pitch as that little dormer on the front of the
19 original house, and then, of course, you'd lose the
20 dormers then, same height, and it would be like
21 maybe a 4:12 instead of a --

22 MR. CLOWNEY: Yeah. It's just kind
23 of one of those pitches we never use, but yeah.

24 MR. ILDERTON: Yeah, you're right. I
25 mean, nobody uses that pitch anymore, but you know,

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1 maybe --

2 MR. REINHARD: Might be the trick.

3 MR. CLOWNEY: It could well be.

4 MR. ILDERTON: So anyway, but I think
5 if you did have to move it back -- I mean, it is
6 moved back -- I think it's deceiving how far back it
7 is from the house. So I mean -- so I probably don't
8 have a problem with it as it is, but it doesn't look
9 like it's going to get passed tonight.

10 And this, you're asking permission to do
11 this now but you can't build it for --

12 MR. CLOWNEY: We can. We can start,
13 finish, and start immediately, as long as they're
14 built like and not touching or something.

15 MR. ILDERTON: Okay. Okay.

16 MR. CLOWNEY: Can I just make one
17 comment?

18 MR. ILDERTON: Sure.

19 MR. CLOWNEY: Can I ask you just to
20 tell me, if we sort of study from here up, plan-wise
21 are we okay? I mean, do you guys feel like if I
22 really come in and work on, you know, what's going
23 on there --

24 MR. REINHARD: We don't want to
25 obviate your options.

0047

1 MR. CLOWNEY: I know. But I mean, we
2 really feel strongly about the siting of this.

3 MR. REINHARD: Not having the benefit
4 of having studied this site and the adjacent
5 neighborhoods and what you're trying to do with the
6 backyard, but why does it have to be a shotgun
7 house? Why can't it be an L-shape wraparound behind
8 and get the same square footage?

9 MR. CRAVER: Because you lose the
10 view for the master bedroom, and that's what they're
11 trying to get.

12 MR. CLOWNEY: Well, again, to me, it
13 was more about really trying to completely leave
14 this feeling as though it was untouched and just
15 linking to it with a glass link.

16 MR. ILDERTON: You mean with a very
17 simple structure?

18 MR. REINHARD: I'm talking about
19 wrapping around the back with an L-shaped structure,
20 rather than -- the link is still the link.

21 MR. CLOWNEY: You mean take this and
22 L it around?

23 MR. REINHARD: Yeah.

24 MR. CLOWNEY: Well, we certainly
25 could do that.

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1 MR. REINHARD: I mean, you're talking
2 about square footage, right? You can get square
3 footage by doing something like that and keep the
4 height down a little bit. You still have some
5 property to the rear.

6 MR. CLOWNEY: How are we on our lot
7 occupancy? We're maxed out lot occupancy.

8 MR. ROBINSON: Actually, you do have
9 more square footage. You're not asking for it all.

10 MS. CAMPBELL: We have that historic
11 exemption, but again --

12 MR. ILDERTON: I sort of really like
13 the idea of keeping the original house sort of free,
14 free visually.

15 MR. CLOWNEY: That's what I wanted
16 too.

17 MR. ILDERTON: That doesn't visually
18 keep it free like that.

19 MR. CLOWNEY: I've got some ideas
20 already kind of kicking around here. But I do -- I
21 mean, most of the objection is to kind of sort of
22 from here up, right, the roofline and the height and
23 the deck? And that's what I'm hearing, right?

24 MR. LANCTO: I don't have any problem
25 with the height. I don't have any problem with the

0049

1 roofline of the main structure. I just have a
2 problem with that appendage with the roof deck

3 sticking in there.

4 MR. CLOWNEY: I mean, I think, Fred,
5 the way you said it, it definitely does negate the
6 whole idea of the fact that this thing has this sort
7 of living kind of hyphen between the two of them.
8 So I don't know. We'll look at it. I mean, there's
9 still some things that we can do.

10 MS. CAMPBELL: Yeah. As for
11 coverages, we're really right at the -- we're right
12 at what zoning allows because of the existing
13 impervious coverage anyway. So I mean, we could ask
14 for the historic exemption, but then we'd be asking
15 for the historic exemption, which we wanted to kind
16 of --

17 MR. ROBINSON: Well, you really don't
18 have to ask for the historic exemption.

19 MR. CLOWNEY: Can we get it?

20 MR. ROBINSON: It's a done deal.

21 MR. CLOWNEY: So we've got it if we
22 need it to maybe spread it out a little bit.

23 MR. ILDERTON: The people that
24 originally came before us when this came before us
25 and was put on the historic, they're not the same

0050
1 people?

2 MR. CLOWNEY: They are the same
3 owners, and they didn't even show up because they
4 like what you-all like.

5 MR. ILDERTON: If I recall, they
6 requested this house be put on.

7 MR. ROBINSON: They did.

8 MR. CLOWNEY: They did.

9 MR. ILDERTON: And because they
10 requested this house -- this house was not
11 protected. They came before us and said, will you
12 put us on and cover this house and protect this
13 house?

14 MR. CLOWNEY: Right.

15 MR. ILDERTON: So I do think that's
16 worthy of consideration and praise, meaning, they
17 could have bulldozed this house, you know. And I
18 think that's worth something.

19 MR. CLOWNEY: Which, again, goes back
20 to my -- the reason I even started with this. Just
21 like this is what we're trying to preserve.

22 MR. ILDERTON: This house was not on
23 the original list. They came before us, and they
24 asked for this house to be put on.

25 MR. ROBINSON: And they did come to

0051
1 me before they came to you-all, and they asked what
2 they could do. And part of that was -- because they
3 were kind of at a loss whether to say, yeah, we're
4 going to be on the list, or no, we want to stay away
5 from it. And that historical exemption was big in
6 their book, when they knew they could have that
7 historical exemption.

8 MR. ILDERTON: Like I said, they went
9 out of their way to protect their house, and I just
10 thought that was pretty neat because most of the
11 people have fought us as far as putting their houses
12 on.

13 MR. CLOWNEY: They have a great
14 appreciation for historic architecture. We've
15 worked with them closely.

16 MR. REINHARD: Like I said before,
17 phase one is evidence of that. I think you can do
18 better on phase two. I really do. You can make
19 this work.

20 MR. ILDERTON: Would you want to
21 withdraw the application, or do we want to vote and
22 turn it down? Is that going to be better, or does
23 it matter?

24 MR. REINHARD: We can defer it too.

25 MR. ROBINSON: Just defer it.

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1 MR. ILDERTON: Do I hear a motion to
2 defer this?

3 MR. REINHARD: I move for deferral.

4 MR. WRIGHT: Of the second phase?

5 MR. REINHARD: Second phase.

6 MR. ILDERTON: Do I hear a second?

7 MR. WRIGHT: Second.

8 MR. ILDERTON: Discussion? Everybody
9 in favor?

10 ALL: Aye.

11 MR. ILDERTON: Great.

12 MR. CLOWNEY: Okay. Thank you.

13 We'll make it right.

14 MR. ILDERTON: All right. We are
15 adjourned.

16 (The hearing was concluded at 7:02
17 p.m.)

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3 REPORTER'S CERTIFICATE

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5 I, TERI L. HORIHAN, Registered Professional Reporter and
6 Notary Public in and for the State of South Carolina at
7 Large, do hereby certify that I correctly reported the
8 within-entitled matter and that the foregoing is a full,
9 true and correct transcription of my shorthand notes of the
testimony and/or other oral proceedings had in the said
matter.

9

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

13 Witness my hand, I have hereunto affixed my official seal
14 this 24th day of February, 2010, at Charleston, Charleston
15 County, South Carolina.

16
17 Teri L. Horihan
18 NCRA Registered Professional Reporter
19 My Commission Expires January 17, 2017

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