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SC Court of Appeals



RACHEL FERGUSON BAILEY, ESQUIRE  
[rbailey@finkclaw.com](mailto:rbailey@finkclaw.com)

REPLY TO CHARLESTON OFFICE

April 8, 2025

Via Email Only

Josie A. Boehm, Court Reporter  
The Hon. Mikell R. Scarborough  
Charleston County Master-In-Equity  
100 Broad Street, Suite 266  
Charleston, South Carolina 29401-2243  
[jboehm@charlestoncounty.org](mailto:jboehm@charlestoncounty.org)

RE: Transcript Request: The Vanderham Family Living Trust, et al. v. City of Isle of Palms, et al., Case No. 2024-CP-10-01327

Dear Ms. Boehm:

Thank you for speaking with me on the phone earlier today regarding your preferred method for transcript requests and payments. On December 9, 2024, the above case was heard before the Honorable Mikell R. Scarborough, Master-in-Equity, in Charleston County. My records indicate that you were the court reporter for this case.

I request that you provide me with a transcript of the proceeding from December 9, 2024. Please transcribe the entire hearing from that date. Attached is the transcript request form, and we kindly ask that you transcribe and deliver the transcript no later than 60 days from the date of this request as provided by Rule 207(a)(2), SCACR.

I agree to pay the per page charge for this transcript as provided by Rule 607, SCACR. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Rachel Ferguson" with a long, sweeping underline.

Rachel Ferguson, Esq.  
Attorney for Appellants

**COLUMBIA**  
1201 Main Street, Suite 1800  
Post Office Box 1799 (29202)  
Columbia, SC 29201  
Tel: (803) 765-2935

**CHARLESTON**  
4000 Faber Place Drive, Suite 450  
Post Office Box 71727 (29415)  
North Charleston, SC 29405  
Tel: (843) 577-5460

Cc:

South Carolina Court Administration  
transcripts@sccourts.org

Stafford McQuillin, III, Esquire  
mmcquillin@hsblawfirm.com  
Attorney for Respondent Isle of Palms

Sarah Spruill, Esquire  
sspruill@hsblawfirm.com  
Attorney for Respondent Isle of Palms

Zachary Meade Kern, Esquire  
zkern@ycrlaw.com  
Attorney for Respondent SC Department of Environmental Services

Sallie Phelan, Esquire  
[phelansp@dhec.sc.gov](mailto:phelansp@dhec.sc.gov)  
Attorney for Respondent SC Department of Environmental Services

Bradley Churdar, Esquire  
churdabd@dhec.sc.gov  
Attorney for Respondent SC Department of Environmental Services

Brian Lee Quisenberry, Esquire  
bquisenberry@ycrlaw.com  
Attorney for Respondent SC Department of Environmental Services



**TRANSCRIPT REQUEST FORM**

Pursuant to Rule 207 and 607 of the South Carolina Appellate Court Rules, the transcribed paper copy is the official record of court proceedings. You may request a transcript by completing this form and emailing it to the Court Reporter/Transcriptionist and to South Carolina Court Administration at [transcripts@sccourts.org](mailto:transcripts@sccourts.org). If WebEx or DCRP were used to capture the record, please indicate below and send the form to [transcripts@sccourts.org](mailto:transcripts@sccourts.org).

Requestor's Information			
<b>Full Name</b> Rachel Ferguson	<b>Law Firm/Agency</b> Finkel Law Firm	<b>Phone Number</b> 843-577-5460	
		<b>Mailing Address</b> PO Box 71727 North Charleston, SC 29415	
<b>Is the requestor a party in the case?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>If no, does the requestor represent a party?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of party The Vanderham Family Living Trust, Villa Las Palmas LLC, Scout Beach House LLC, Amy Oakes, MMH Property Holding LLC, and Black Ice Venture, II			
Transcript Information			
<b>Docket Number</b> 2024-CP-10-01327	<b>Full Case Caption</b> (i.e. State v. John Doe or John Smith v. Jane Smith) The Vanderham Family Living Trust, Villa Las Palmas LLC, Scout Beach House LLC, Amy Oakes, MMH Property Holding LLC, and Black Ice Venture, II v. Isle of Palms and SC Department of Environmental Control		<b>Circuit</b> <input type="checkbox"/> <b>Family</b> <input checked="" type="checkbox"/>
<b>Date(s) of Proceeding</b> December 9, 2024	<b>County</b> CHARLESTON	<b>Appeal pending</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Death Penalty</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Presiding Judge</b> Judge Scarborough		<b>Special Circumstances</b> Is the hearing to be transcribed one of the following: <input type="checkbox"/> Termination of parental rights <input type="checkbox"/> Adoption <input type="checkbox"/> Any actions involving child custody/visitation.	
<b>Opposing Counsel(s)</b> (name and email address) Stafford McQuillin, III, Esquire: <a href="mailto:mmcquillin@hsblawfirm.com">mmcquillin@hsblawfirm.com</a>  Sarah Spruill, Esquire <a href="mailto:sspruill@hsblawfirm.com">sspruill@hsblawfirm.com</a>  Zachary Meade Kern, Esquire <a href="mailto:zkern@ycrlaw.com">zkern@ycrlaw.com</a>  Sallie Phelan, Esquire <a href="mailto:phelansp@dhec.sc.gov">phelansp@dhec.sc.gov</a>  Bradley Churdar, Esquire <a href="mailto:churdabd@dhec.sc.gov">churdabd@dhec.sc.gov</a>  Brian Lee Quisenberry, Esquire <a href="mailto:bquisenberry@ycrlaw.com">bquisenberry@ycrlaw.com</a>			
<b>Court Reporter(s)</b> Josie A. Boehm, Court Reporter for Judge Scarbrough, Charleston County MIE  <a href="mailto:transcripts@sccourts.org">transcripts@sccourts.org</a>	<input type="checkbox"/> WebEx <input type="checkbox"/> DCRP	<b>Delivery Timeframe</b> <i>(check Rule 607 for current page rates)</i> <input type="checkbox"/> Quote <input type="checkbox"/> Rough Draft <input type="checkbox"/> Overnight delivery <input type="checkbox"/> Daily delivery <input type="checkbox"/> Expedited delivery (7 days)	



SOUTH CAROLINA  
JUDICIAL BRANCH

<b>Portion of proceeding to be transcribed</b> <input checked="" type="checkbox"/> Entire hearing <input type="checkbox"/> Voir dire by juror <input type="checkbox"/> Jury selection <input type="checkbox"/> Plaintiff's opening statement <input type="checkbox"/> Defendant's opening statement <input type="checkbox"/> Plaintiff's closing arguments <input type="checkbox"/> Defendant's closing arguments <input type="checkbox"/> Entire direct examination <input type="checkbox"/> Entire cross examination <input type="checkbox"/> Entire redirect <input type="checkbox"/> Examination of witness (W) by attorney (A) <b>W:</b> _____ <b>A:</b> _____ <input type="checkbox"/> Ruling of the court <b>Next Hearing Date TBD</b>	<b>Due on/before:</b> _____ <input checked="" type="checkbox"/> Regular delivery (60 days)
	<b>Delivery Method</b> <i>(additional fees may apply)</i> <input checked="" type="checkbox"/> PDF / Email <input type="checkbox"/> Hard Copy/Priority Mail (\$50 + shipping) <input type="checkbox"/> PDF & Hard Copy/Priority Mail (\$50 + shipping)
	<b>Responsible Payor</b> <input checked="" type="checkbox"/> Private / Self <input type="checkbox"/> Court Appointed Counsel <i>Appeals Attorney</i> _____ <i>Email</i> _____ <input type="checkbox"/> Other _____

**Requestor's Signature:** /s/ Rachel Ferguson

*(Typed name will serve as signature)*

**Date:** April 8, 2025

**NOTE:** Requests will be processed pursuant to Rule 207 and 607 of the SCACR. Rule 607(h) governs the fees for transcripts, which are not provided for free or at reduced rates to any party, regardless of indigent status. Please promptly submit your payment in the method of payment requested, in order for the transcript to be produced. In some cases, a deposit may be required before the transcript can be placed in the production queue. You may also request a quote before deciding to order. ***If you need to cancel the transcript request for any reason, you are responsible for paying for the pages of the transcript that have already been completed at the time of the cancellation.***

If you are ordering a transcript pursuant to Rule 207(a)(1), SCACR, you must contemporaneously furnish all parties, the Office of Court Administration, and the clerk of the appellate court with copies of all correspondence with the court reporter or transcriptionist.