

Deposition of Sullivan's Island DRB

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
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DESIGN REVIEW BOARD  
SULLIVAN'S ISLAND, SOUTH CAROLINA  
MEETING MINUTES FROM JULY 18, 2012

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DATE: JULY 18, 2012

TIME: 6:00 PM

LOCATION: Sullivan's Island Town Hall  
2050-B Middle Street  
Sullivan's Island, South Carolina

REPORTED BY: Darah L. Nekola, RPR  
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1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
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A P P E A R A N C E S

MR. STEVE HERLONG, Vice Chair  
MR. DUKE WRIGHT, Secretary  
MR. JON LANCTO, Member  
MS. KELLY MESSIER, Member

ALSO PRESENT: KAT KENYON, Permit Tech/DRB  
Applications

P R O P E R T I E S I N D E X

1. 1710 Atlantic, new construction

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2

MR. HERLONG: The design review board meeting tonight, July 18th, 2012, at 6:00 p.m., and we're at the town hall. And there are two items on the agenda. And the first item is the approval of the June 2012 minutes.

7

MR. LANCTO: I move we approve.

8

MR. WRIGHT: Second.

9

MR. HERLONG: Any discussion? All in favor?

10

11

ALL: Aye.

12

MR. HERLONG: And the first and only item on the agenda is 1710 Atlantic Avenue and new construction.

15

And so, Randy, can you fill us in on the application?

16

17

MR. ROBINSON: 1710 Atlantic. They are asking for preliminary approval. They were here last month and you-all gave them some ideas, and I think Johnny has addressed most if not all of those ideas. They are asking for several increases. I won't go through them all, but the form is in front of you, and the plans are in front of you.

24

He has taken the houses on either side and shown them on the plans very nicely, and I'll

25

1 save any other comments for after he presents.

2 MR. HERLONG: Okay.

3 MR. TUCKER: I will be brief. I'm  
4 Johnny Tucker, the architect. Mark Vulkmann is the  
5 owner. As Randy mentioned, I thought you had a  
6 great idea at the last meeting and that was to show  
7 the adjacent properties. And Randy helped me pull  
8 out the plans and elevations for 1714 and 1702.  
9 You can see from that elevation that -- I think  
10 moreso than the model did, which I did not provide  
11 for the meeting. I think the elevations show  
12 pretty nicely that the building is actually fairly  
13 consistent in height, mass, to the adjacent  
14 properties. Go back one sheet. I think this is  
15 pretty telling too, the site plan showing the  
16 adjacent properties.

17 And as Randy mentioned, we are going  
18 for some increased setbacks and some other issues,  
19 but I ran the calculations on the adjacent  
20 properties, and I don't think we're too wanty  
21 relative to those two properties. And if you just  
22 look at it conceptually, this dark area is the  
23 heated footprint and the lighter gray areas are the  
24 covered porches. And I think it's fairly  
25 convincing that we're sort of in the same ballpark.

1 Back to the main north Ion elevation, I also showed  
2 the two elevations here with the trees that are  
3 existing on -- adjacent to the site.

4 Flip to the next sheet. I think this  
5 is probably the most telling of the changes that we  
6 were presenting for tonight. Pat Ilderton had I  
7 think made some very good comments about the top  
8 floor, the loft area. We had a little outdoor  
9 balcony and a roof that was going out to that  
10 balcony, which was actually just making a lot of  
11 shadow and dead space. And what we did is we just  
12 made a more traditional hip roof, which sort of  
13 encompasses the whole porch and front elevation.  
14 And also that third loft floor we pitched in and  
15 created what I think is actually sort of a nice  
16 complement to Officer's Row across the street.

17 It's very similar -- you can see on  
18 some of the aerial views, Officer's Row, a lot of  
19 those houses have a little loft almost like a  
20 dormer, and then also some clerestory lights. And  
21 I think that's fairly successful.

22 Most of the other changes are pretty  
23 minimal. There was sort of a big change to the  
24 rear or the 1710 Atlantic Avenue side. We used to  
25 have a long sort of a lap pool and that has been

1 reduced into a more traditional rectangular pool.  
2 And the rear porch I think is much nicer. Before  
3 it was just a long linear porch and now it's an  
4 L-shaped porch, which I think sort of feels nice  
5 and it also makes a nicer area for the pool.

6 Everything else really -- we tweaked a  
7 few things, but mostly other than that front  
8 elevation change we're sort of in the same realm.

9 MR. HERLONG: Any public comment? So  
10 public comment section is closed. So Randy, do you  
11 have any final comments?

12 MR. ROBINSON: The only comment I have  
13 got is you're asking for a 20 percent increase in  
14 pavers -- grass pavers?

15 MR. TUCKER: I am.

16 MR. ROBINSON: You get that any way. I  
17 mean, that's -- it's either pervious or impervious.

18 MR. TUCKER: Well, then scratch that  
19 off the list. I must have read that incorrectly.  
20 Or we are -- we are going to do that if we can.

21 MR. ROBINSON: Right.

22 MR. TUCKER: But I sort of spelled that  
23 out there, yes.

24 MR. HERLONG: Well, Duke, do you have  
25 any comments or questions?

1 MR. WRIGHT: No. I think that he has  
2 done a good job of addressing the concerns  
3 expressed by the board. I had a coupe of the same  
4 ones that I know Pat had regarding the roof and the  
5 finish of the third floor I suppose it is. So I am  
6 fine. I think he's done a good job with it.  
7 That's my concerns.

8 MR. HERLONG: Kelly?

9 MS. MESSIER: I was just going to make  
10 the same comment that Randy made. That if you use  
11 a pervious paver or some sort of pervious material  
12 it doesn't count towards the lot coverage, so if  
13 you even wanted to make this area here like to get  
14 into the third parking bay, you can make that area  
15 larger. But at some point you still have to keep  
16 the -- I guess, 50 percent of the lot has to be  
17 what they consider green, which is either  
18 vegetated, you know, or lawn or something.

19 So you can increase the amount of  
20 pervious pavers as long as you're not -- as long as  
21 you keep the 50 percent sort of green space.

22 MR. TUCKER: Yeah. And we're well  
23 under that 50 percent.

24 MS. MESSIER: Other than that, I think  
25 everything you have done looks really nice.

Deposition of Sullivan's Island DRB

1 MR. TUCKER: Thank you.

2 MR. HERLONG: Jon?

3 MR. LANCTO: I think on, you know, the  
4 things that we are here to grant relief on fall way  
5 within the neighborhood compatibility standards  
6 that I feel like that we should be looking at. So  
7 I think it will fit well on that lot. And it looks  
8 good with the neighborhood. I'm fine with it.

9 MS. MESSIER: Is this far enough along  
10 that we can give them final approval?

11 MR. ROBINSON: If you're okay with the  
12 finishes and everything else, sure could.

13 MR. HERLONG: Well, you could always  
14 add that to the motion, if you chose. And so I  
15 tend to agree. I think this was very helpful to  
16 see the house in the context of the other homes. I  
17 think it makes everybody a lot more comfortable to  
18 see that it is -- from a size point of view,  
19 completely compatible with everything around it.  
20 And you have done a great job of taking the  
21 comments -- and visually I think by bringing that  
22 soffit of the roof down, it's really actually lower  
23 than the adjacent home a couple of feet from the  
24 front -- the entry side. And the fact that there  
25 is -- nobody in the neighborhood shows up to ask



1 any questions, they have had a chance to come  
2 review it. So I think we should all be fine with  
3 it as well.

4 MR. WRIGHT: Excuse me.

5 MR. HERLONG: Any questions?

6 MR. WRIGHT: I want to address going  
7 final. I think that's fine. Do we need to concern  
8 ourselves with the exterior materials in that  
9 particular neighborhood? I don't know -- what is  
10 the siding? HardiePlank?

11 MR. VULKMANN: Stucco is most likely  
12 what we're going to go with. ARC construction,  
13 aerated concrete blocks, and the stucco finish is  
14 what we intended to use, which is consistent with  
15 the one house on the other side.

16 MR. TUCKER: It's on the corner lot.  
17 It's the lot beside it.

18 MR. WRIGHT: Is that outside the  
19 historic district?

20 MR. ROBINSON: It is.

21 MR. WRIGHT: Are those the quarters  
22 across the street? I think it is.

23 MR. ROBINSON: The line runs right down  
24 Ion Avenue.

25 MR. WRIGHT: I don't have any trouble

1 with HardiePlank anyway. I was just curious about  
2 that. That's all I have.

3 MR. HERLONG: Okay.

4 MR. VULKMANN: For the sake of  
5 clarification, I would love it if we could get  
6 final approval, and I appreciate you bringing that  
7 up. What -- because there are still going to be  
8 some little tweaks to -- for the windows, for  
9 example, but we haven't exactly defined the  
10 dimensions and that sort of thing. So maybe you  
11 can address at what point we kind of violate the --  
12 you know, the goodwill that goes with a final  
13 approval, at what point you would request that we  
14 come back to approve a piece or --

15 MR. HERLONG: It's really -- I think  
16 the board can clarify by saying that the details as  
17 it's developed can be given to Randy for approval.  
18 And at some point he may be fine with that or at  
19 the point he's uncomfortable, he will tell you that  
20 it has to come back to the board depending on what  
21 the level of the changes might be. So I think that  
22 could be added to any motion.

23 MR. VULKMANN: It's the windows  
24 primarily that -- that we're concerned about.

25 MR. ROBINSON: You know, if you have a

1 2046 or something -- or 2060 and you wanted to  
2 change that to 2660, I'm not going to have a  
3 problem with it. You want to change it to, you  
4 know, three windows across or something like that,  
5 maybe I might send that back to the board.

6 MR. VULKMANN: We're not going for a  
7 glass wall. Fair enough.

8 MR. HERLONG: Any other questions or is  
9 there a motion?

10 MR. LANCTO: I move we approve for  
11 final with any details or changes to be run by  
12 Randy for approval or redirection back to the  
13 design review board.

14 MR. WRIGHT: Second.

15 MR. HERLONG: Okay. So is there any  
16 discussion regarding that motion? I guess not. So  
17 everybody in favor?

18 ALL: Aye.

19 MR. HERLONG: The meeting is now  
20 adjourned.

21 (The meeting was concluded at  
22 6:14 p.m.)

23

24

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REPORTER'S CERTIFICATE

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

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

Witness my hand, I have hereunto affixed my official seal this 30th day of July, 2012, at Charleston, Charleston County, South Carolina.

DARAH L. NEKOLA  
Registered Professional Reporter  
My commission expires  
January 7, 2018

**WORD INDEX**

**< 1 >**

1 2:11  
 1702 4:8  
 1710 2:11 3:13, 17  
 5:24  
 1714 4:8  
 18 1:8, 14  
 18th 3:3

**< 2 >**

20 6:13  
 2012 1:8, 14 3:3, 6  
 12:15  
 2018 12:21  
 2046 11:1  
 2050-B 1:17  
 2060 11:1  
 2660 11:2  
 29415 1:23

**< 3 >**

30th 12:15

**< 5 >**

50 7:16, 21, 23

**< 6 >**

6:00 1:14 3:3  
 6:14 11:22

**< 7 >**

7 12:21  
 73129 1:22

**< 8 >**

843-762-6294 1:23

**< A >**

add 8:14  
 added 10:22  
 address 9:6 10:11  
 addressed 3:20  
 addressing 7:2  
 adjacent 4:7, 13, 16,  
 19 5:3 8:23  
 adjourned 11:20  
 aerated 9:13

aerial 5:18

affixed 12:14

agenda 3:5, 13

agree 8:15

amount 7:19

anyway 10:1

application 3:16

Applications 2:7

appreciate 10:6

approval 3:5, 18

8:10 10:6, 13, 17

11:12

approve 3:7 10:14

11:10

ARC 9:12

architect 4:4

area 4:22 5:8 6:5

7:13, 14

areas 4:23

asking 3:18, 21 6:13

ASSOCIATES 1:22

Atlantic 2:11 3:13,

17 5:24

Avenue 3:13 5:24

9:24

Aye 3:11 11:18

**< B >**

back 4:14 5:1

10:14, 20 11:5, 12

balcony 5:9, 10

ballpark 4:25

bay 7:14

big 5:23

blocks 9:13

BOARD 1:1 3:2

7:3 10:16, 20 11:5,

13

Box 1:22

brief 4:3

bringing 8:21 10:6

building 4:12

**< C >**

calculations 4:19

CAROLINA 1:8, 18

12:5, 16

cause 12:12

CERTIFICATE 12:1

certify 12:5, 11

Chair 2:1

chance 9:1

change 5:23 6:8

11:2, 3

changes 5:5, 22

10:21 11:11

Charleston 1:23

12:16, 16

chose 8:14

clarification 10:5

clarify 10:16

CLARK 1:22

clerestory 5:20

closed 6:10

come 9:1 10:14, 20

comfortable 8:17

comment 6:9, 10, 12

7:10

comments 4:1 5:7

6:11, 25 8:21

commission 12:21

compatibility 8:5

compatible 8:19

complement 5:16

completely 8:19

conceptually 4:22

concern 9:7

concerned 10:24

concerns 7:2, 7

concluded 11:21

concrete 9:13

consider 7:17

consistent 4:13

9:14

construction 2:11

3:14 9:12

context 8:16

convincing 4:25

corner 9:16

correct 12:7

correctly 12:6

counsel 12:12

count 7:12

County 12:16

coupe 7:3

couple 8:23

coverage 7:12

covered 4:24

created 5:15

curious 10:1

**< D >**

Darah 1:21 12:3, 20

dark 4:22

DATE 1:14

day 12:15

dead 5:11

defined 10:9

depending 10:20

DESIGN 1:1 3:2

11:13

details 10:16 11:11

developed 10:17

dimensions 10:10

discussion 3:9

11:16

district 9:19

dormer 5:20

DRB 2:5

DUKE 2:4 6:24

**< E >**

either 3:24 6:17  
 7:17

elevation 4:9 5:1,  
 13 6:8

elevations 4:8, 11  
 5:2

encompasses 5:13

entry 8:24

events 12:13

everybody 8:17

11:17

exactly 10:9

example 10:9

Excuse 9:4

existing 5:3

expires 12:21

expressed 7:3

exterior 9:8

**< F >**

fact 8:24

Fair 11:7

fairly 4:12, 24 5:21

fall 8:4

far 8:9

**favor** 3:10 11:17  
**feel** 8:6  
**feels** 6:4  
**feet** 8:23  
**fill** 3:15  
**final** 6:11 8:10 9:7  
 10:6, 12 11:11  
**fine** 7:6 8:8 9:2, 7  
 10:18  
**finish** 7:5 9:13  
**finishes** 8:12  
**first** 3:5, 12  
**fit** 8:7  
**Flip** 5:4  
**floor** 5:8, 14 7:5  
**footprint** 4:23  
**foregoing** 12:7  
**form** 3:22  
**front** 3:22, 23 5:13  
 6:7 8:24  
**full** 12:7  
**further** 12:11  
  
**< G >**  
**give** 8:10  
**given** 10:17  
**glass** 11:7  
**go** 3:22 4:14 9:12  
**goes** 10:12  
**going** 4:17 5:9  
 6:20 7:9 9:6, 12  
 10:7 11:2, 6  
**good** 5:7 7:2, 6 8:8  
**goodwill** 10:12  
**grant** 8:4  
**grass** 6:14  
**gray** 4:23  
**great** 4:6 8:20  
**green** 7:17, 21  
**guess** 7:16 11:16  
  
**< H >**  
**Hall** 1:17 3:4  
**hand** 12:14  
**HardiePlank** 9:10  
 10:1  
**heated** 4:23  
**height** 4:13  
**helped** 4:7

**helpful** 8:15  
**hereunto** 12:14  
**HERLONG** 2:1 3:2,  
 9, 12 4:2 6:9, 24  
 7:8 8:2, 13 9:5  
 10:3, 15 11:8, 15, 19  
**hip** 5:12  
**historic** 9:19  
**home** 8:23  
**homes** 8:16  
**house** 8:16 9:15  
**houses** 3:24 5:19  
  
**< I >**  
**idea** 4:6  
**ideas** 3:19, 21  
**Ilderton** 5:6  
**impervious** 6:17  
**incorrectly** 6:19  
**increase** 6:13 7:19  
**increased** 4:18  
**increases** 3:21  
**intended** 9:14  
**interested** 12:13  
**lon** 5:1 9:24  
**ISLAND** 1:8, 17, 18  
**issues** 4:18  
**item** 3:5, 13  
**items** 3:4  
  
**< J >**  
**January** 12:21  
**job** 7:2, 6 8:20  
**Johnny** 3:20 4:4  
**JON** 2:4 8:2  
**JULY** 1:8, 14 3:3  
 12:15  
**June** 3:6  
  
**< K >**  
**KAT** 2:5  
**keep** 7:15, 21  
**KELLY** 2:5 7:8  
**KENYON** 2:5  
**kind** 10:11  
**know** 7:4, 18 8:3  
 9:9 10:12, 25 11:4  
  
**< L >**

**LANCTO** 2:4 3:7  
 8:3 11:10  
**lap** 5:25  
**Large** 12:5  
**larger** 7:15  
**lawn** 7:18  
**level** 10:21  
**lighter** 4:23  
**lights** 5:20  
**line** 9:23  
**linear** 6:3  
**list** 6:19  
**little** 5:8, 19 10:8  
**LOCATION** 1:17  
**loft** 5:8, 14, 19  
**long** 5:25 6:3 7:20,  
 20  
**look** 4:22  
**looking** 8:6  
**looks** 7:25 8:7  
**lot** 5:10, 18 7:12, 16  
 8:7, 17 9:16, 17  
**love** 10:5  
**lower** 8:22  
**L-shaped** 6:4  
  
**< M >**  
**main** 5:1  
**making** 5:10  
**Mark** 4:4  
**mass** 4:13  
**material** 7:11  
**materials** 9:8  
**matter** 12:6, 10  
**mean** 6:17  
**MEETING** 1:8 3:3  
 4:6, 11 11:19, 21  
**Member** 2:4, 5  
**mentioned** 4:5, 17  
**MESSIER** 2:5 7:9,  
 24 8:9  
**Middle** 1:17  
**minimal** 5:23  
**MINUTES** 1:8 3:6  
**model** 4:10  
**month** 3:19  
**moreso** 4:10  
**motion** 8:14 10:22  
 11:9, 16

**move** 3:7 11:10  
  
**< N >**  
**need** 9:7  
**neighborhood** 8:5, 8,  
 25 9:9  
**neither** 12:11  
**Nekola** 1:21 12:3,  
 20  
**new** 2:11 3:13  
**nice** 5:15 6:4 7:25  
**nicely** 3:25 4:12  
**nicer** 6:2, 5  
**north** 5:1  
**Notary** 12:4  
**notes** 12:8  
  
**< O >**  
**Officer's** 5:16, 18  
**official** 12:15  
**Okay** 4:2 8:11  
 10:3 11:15  
**ones** 7:4  
**oral** 12:9  
**outdoor** 5:8  
**outside** 9:18  
**owner** 4:5  
  
**< P >**  
**p.m** 3:3  
**p.m.** 11:22  
**P.O** 1:22  
**parking** 7:14  
**particular** 9:9  
**party** 12:12  
**Pat** 5:6 7:4  
**paver** 7:11  
**pavers** 6:14, 14  
 7:20  
**pending** 12:12  
**percent** 6:13 7:16,  
 21, 23  
**Permit** 2:5  
**pervious** 6:17 7:11,  
 11, 20  
**piece** 10:14  
**pitched** 5:14  
**plan** 4:15  
**plans** 3:23, 25 4:8  
**PM** 1:14

point 7:15 8:18  
 10:11, 13, 18, 19  
 pool 5:25 6:1, 5  
 porch 5:13 6:2, 3, 4  
 porches 4:24  
 preliminary 3:18  
 PRESENT 2:5  
 presenting 5:6  
 presents 4:1  
 pretty 4:12, 15 5:22  
 primarily 10:24  
 probably 5:5  
 problem 11:3  
 proceedings 12:9  
 Professional 1:21  
 12:3, 20  
 properties 4:7, 14,  
 16, 20, 21  
 provide 4:10  
 public 6:9, 10 12:4  
 pull 4:7

< Q >  
 quarters 9:21  
 questions 6:25 9:1,  
 5 11:8

< R >  
 ran 4:19  
 Randy 3:15 4:5, 7,  
 17 6:10 7:10 10:17  
 11:12  
 read 6:19  
 really 6:6 7:25  
 8:22 10:15  
 realm 6:8  
 rear 5:24 6:2  
 rectangular 6:1  
 redirection 11:12  
 reduced 6:1  
 regarding 7:4 11:16  
 Registered 1:21  
 12:3, 20  
 related 12:11  
 relative 4:21  
 relief 8:4  
 REPORTED 1:21  
 12:6  
 Reporter 1:21 12:4,

20  
 REPORTER'S 12:1  
 request 10:13  
 REVIEW 1:1 3:2  
 9:2 11:13  
 Right 6:21 9:23  
 ROBINSON 3:17  
 6:12, 16, 21 8:11  
 9:20, 23 10:25  
 roof 5:9, 12 7:4  
 8:22  
 Row 5:16, 18  
 RPR 1:21  
 run 11:11  
 runs 9:23

< S >  
 sake 10:4  
 save 4:1  
 saying 10:16  
 SC 1:23  
 scratch 6:18  
 seal 12:15  
 Second 3:8 11:14  
 Secretary 2:4  
 section 6:10  
 see 4:9 5:17 8:16,  
 18  
 send 11:5  
 setbacks 4:18  
 shadow 5:11  
 sheet 4:14 5:4  
 shorthand 12:8  
 show 4:6, 11  
 showed 5:1  
 showing 4:15  
 shown 3:25  
 shows 8:25  
 side 3:24 5:24  
 8:24 9:15  
 siding 9:10  
 similar 5:17  
 site 4:15 5:3  
 size 8:18  
 soffit 8:22  
 sort 4:25 5:12, 15,  
 23, 25 6:4, 8, 22  
 7:11, 21 10:10  
 SOUTH 1:8, 18

12:5, 16  
 space 5:11 7:21  
 spelled 6:22  
 standards 8:5  
 State 12:4  
 STEVE 2:1  
 Street 1:17 5:16  
 9:22  
 Stucco 9:11, 13  
 successful 5:21  
 SULLIVAN'S 1:8, 17,  
 18  
 suppose 7:5  
 sure 8:12

< T >  
 taken 3:24  
 Tech 2:5  
 tell 10:19  
 telling 4:15 5:5  
 tend 8:15  
 testimony 12:9  
 Thank 8:1  
 thereof 12:13  
 thing 10:10  
 things 6:7 8:4  
 think 3:20 4:9, 11,  
 14, 20, 24 5:4, 7, 15,  
 21 6:2, 4 7:1, 6, 24  
 8:3, 7, 15, 17, 21 9:2,  
 7, 22 10:15, 21  
 third 5:14 7:5, 14  
 thought 4:5  
 three 11:4  
 TIME 1:14  
 tonight 3:3 5:6  
 top 5:7  
 Town 1:17 3:4  
 traditional 5:12 6:1  
 transcription 12:8  
 trees 5:2  
 trouble 9:25  
 true 12:7  
 TUCKER 4:3, 4  
 6:15, 18, 22 7:22  
 8:1 9:16  
 tweaked 6:6  
 tweaks 10:8  
 two 3:4 4:21 5:2

< U >  
 uncomfortable 10:19  
 use 7:10 9:14

< V >  
 vegetated 7:18  
 Vice 2:1  
 view 8:18  
 views 5:18  
 violate 10:11  
 visually 8:21  
 Vulkmann 4:4 9:11  
 10:4, 23 11:6

< W >  
 wall 11:7  
 want 9:6 11:3  
 wanted 7:13 11:1  
 wanty 4:20  
 way 6:16 8:4  
 Well 6:18, 24 7:22  
 8:7, 13 9:3  
 we're 3:4 4:20, 25  
 6:8 7:22 9:12  
 10:24 11:6  
 windows 10:8, 23  
 11:4  
 within-entitled 12:6  
 Witness 12:14  
 WRIGHT 2:4 3:8  
 7:1 9:4, 6, 18, 21, 25  
 11:14  
 WWW.CLARK-ASSO  
 CIATES.COM 1:24

< Y >  
 Yeah 7:22  
 you-all 3:19

**WORD LIST**

**< 1 >**

1 (1)  
1702 (1)  
1710 (4)  
1714 (1)  
18 (2)  
18th (1)

**< 2 >**

20 (1)  
2012 (5)  
2018 (1)  
2046 (1)  
2050-B (1)  
2060 (1)  
2660 (1)  
29415 (1)

**< 3 >**

30th (1)

**< 5 >**

50 (3)

**< 6 >**

6:00 (2)  
6:14 (1)

**< 7 >**

7 (1)  
73129 (1)

**< 8 >**

843-762-6294 (1)

**< A >**

add (1)  
added (1)  
address (2)  
addressed (1)  
addressing (1)  
adjacent (6)  
adjourned (1)  
aerated (1)  
aerial (1)  
affixed (1)  
agenda (2)

agree (1)  
amount (1)  
anyway (1)  
application (1)  
Applications (1)  
appreciate (1)  
approval (7)  
approve (3)  
ARC (1)  
architect (1)  
area (5)  
areas (1)  
asking (3)  
ASSOCIATES (1)  
Atlantic (4)  
Avenue (3)  
Aye (2)

**< B >**

back (6)  
balcony (2)  
ballpark (1)  
bay (1)  
big (1)  
blocks (1)  
BOARD (7)  
Box (1)  
brief (1)  
bringing (2)  
building (1)

**< C >**

calculations (1)  
CAROLINA (4)  
cause (1)  
CERTIFICATE (1)  
certify (2)  
Chair (1)  
chance (1)  
change (4)  
changes (4)  
Charleston (3)  
chose (1)  
clarification (1)  
clarify (1)  
CLARK (1)  
clerestory (1)  
closed (1)  
come (3)

comfortable (1)  
comment (4)  
comments (5)  
commission (1)  
compatibility (1)  
compatible (1)  
complement (1)  
completely (1)  
conceptually (1)  
concern (1)  
concerned (1)  
concerns (2)  
concluded (1)  
concrete (1)  
consider (1)  
consistent (2)  
construction (3)  
context (1)  
convincing (1)  
corner (1)  
correct (1)  
correctly (1)  
counsel (1)  
count (1)  
County (1)  
coupe (1)  
couple (1)  
coverage (1)  
covered (1)  
created (1)  
curious (1)

**< D >**

Darah (3)  
dark (1)  
DATE (1)  
day (1)  
dead (1)  
defined (1)  
depending (1)  
DESIGN (3)  
details (2)  
developed (1)  
dimensions (1)  
discussion (2)  
district (1)  
dormer (1)  
DRB (1)  
DUKE (2)

**< E >**

either (3)  
elevation (4)  
elevations (3)  
encompasses (1)  
entry (1)  
events (1)  
everybody (2)  
exactly (1)  
example (1)  
Excuse (1)  
existing (1)  
expires (1)  
expressed (1)  
exterior (1)

**< F >**

fact (1)  
Fair (1)  
fairly (3)  
fall (1)  
far (1)  
favor (2)  
feel (1)  
feels (1)  
feet (1)  
fill (1)  
final (6)  
fine (5)  
finish (2)  
finishes (1)  
first (2)  
fit (1)  
Flip (1)  
floor (3)  
footprint (1)  
foregoing (1)  
form (1)  
front (5)  
full (1)  
further (1)

**< G >**

give (1)  
given (1)  
glass (1)  
go (3)  
goes (1)



going (9)  
 good (4)  
 goodwill (1)  
 grant (1)  
 grass (1)  
 gray (1)  
 great (2)  
 green (2)  
 guess (2)

< H >

Hall (2)  
 hand (1)  
 HardiePlank (2)  
 heated (1)  
 height (1)  
 helped (1)  
 helpful (1)  
 hereunto (1)  
 HERLONG (16)  
 hip (1)  
 historic (1)  
 home (1)  
 homes (1)  
 house (2)  
 houses (2)

< I >

idea (1)  
 ideas (2)  
 Ilderton (1)  
 impervious (1)  
 incorrectly (1)  
 increase (2)  
 increased (1)  
 increases (1)  
 intended (1)  
 interested (1)  
 Ion (2)  
 ISLAND (3)  
 issues (1)  
 item (2)  
 items (1)

< J >

January (1)  
 job (3)  
 Johnny (2)  
 JON (2)

JULY (4)  
 June (1)

< K >

KAT (1)  
 keep (2)  
 KELLY (2)  
 KENYON (1)  
 kind (1)  
 know (7)

< L >

LANCTO (4)  
 lap (1)  
 Large (1)  
 larger (1)  
 lawn (1)  
 level (1)  
 lighter (1)  
 lights (1)  
 line (1)  
 linear (1)  
 list (1)  
 little (3)  
 LOCATION (1)  
 loft (3)  
 long (4)  
 look (1)  
 looking (1)  
 looks (2)  
 lot (8)  
 love (1)  
 lower (1)  
 L-shaped (1)

< M >

main (1)  
 making (1)  
 Mark (1)  
 mass (1)  
 material (1)  
 materials (1)  
 matter (2)  
 mean (1)  
 MEETING (6)  
 Member (2)  
 mentioned (2)  
 MESSIER (4)  
 Middle (1)

minimal (1)  
 MINUTES (2)  
 model (1)  
 month (1)  
 moreso (1)  
 motion (4)  
 move (2)

< N >

need (1)  
 neighborhood (4)  
 neither (1)  
 Nekola (3)  
 new (2)  
 nice (3)  
 nicely (2)  
 nicer (2)  
 north (1)  
 Notary (1)  
 notes (1)

< O >

Officer's (2)  
 official (1)  
 Okay (4)  
 ones (1)  
 oral (1)  
 outdoor (1)  
 outside (1)  
 owner (1)

< P >

p.m (1)  
 p.m. (1)  
 P.O (1)  
 parking (1)  
 particular (1)  
 party (1)  
 Pat (2)  
 paver (1)  
 pavers (3)  
 pending (1)  
 percent (4)  
 Permit (1)  
 pervious (4)  
 piece (1)  
 pitched (1)  
 plan (1)  
 plans (3)

PM (1)  
 point (6)  
 pool (3)  
 porch (4)  
 porches (1)  
 preliminary (1)  
 PRESENT (1)  
 presenting (1)  
 presents (1)  
 pretty (3)  
 primarily (1)  
 probably (1)  
 problem (1)  
 proceedings (1)  
 Professional (3)  
 properties (5)  
 provide (1)  
 public (3)  
 pull (1)

< Q >

quarters (1)  
 questions (4)

< R >

ran (1)  
 Randy (8)  
 read (1)  
 really (4)  
 realm (1)  
 rear (2)  
 rectangular (1)  
 redirection (1)  
 reduced (1)  
 regarding (2)  
 Registered (3)  
 related (1)  
 relative (1)  
 relief (1)  
 REPORTED (2)  
 Reporter (3)  
 REPORTER'S (1)  
 request (1)  
 REVIEW (4)  
 Right (2)  
 ROBINSON (8)  
 roof (4)  
 Row (2)  
 RPR (1)

run (1)  
 runs (1)

< S >  
 sake (1)  
 save (1)  
 saying (1)  
 SC (1)  
 scratch (1)  
 seal (1)  
 Second (2)  
 Secretary (1)  
 section (1)  
 see (4)  
 send (1)  
 setbacks (1)  
 shadow (1)  
 sheet (2)  
 shorthand (1)  
 show (2)  
 showed (1)  
 showing (1)  
 shown (1)  
 shows (1)  
 side (4)  
 siding (1)  
 similar (1)  
 site (2)  
 size (1)  
 soffit (1)  
 sort (11)  
 SOUTH (4)  
 space (2)  
 spelled (1)  
 standards (1)  
 State (1)  
 STEVE (1)  
 Street (3)  
 Stucco (2)  
 successful (1)  
 SULLIVAN'S (3)  
 suppose (1)  
 sure (1)

< T >  
 taken (1)  
 Tech (1)  
 tell (1)  
 telling (2)

tend (1)  
 testimony (1)  
 Thank (1)  
 thereof (1)  
 thing (1)  
 things (2)  
 think (25)  
 third (3)  
 thought (1)  
 three (1)  
 TIME (1)  
 tonight (2)  
 top (1)  
 Town (2)  
 traditional (2)  
 transcription (1)  
 trees (1)  
 trouble (1)  
 true (1)  
 TUCKER (8)  
 tweaked (1)  
 tweaks (1)  
 two (3)

< U >  
 uncomfortable (1)  
 use (2)

< V >  
 vegetated (1)  
 Vice (1)  
 view (1)  
 views (1)  
 violate (1)  
 visually (1)  
 Vulkmann (5)

< W >  
 wall (1)  
 want (2)  
 wanted (2)  
 wanty (1)  
 way (2)  
 Well (6)  
 we're (8)  
 windows (3)  
 within-entitled (1)  
 Witness (1)  
 WRIGHT (9)

WWW.CLARK-ASSOCIATES.COM (1)

< Y >  
 Yeah (1)  
 you-all (1)