

In The Matter Of:

Town of Sullivans Island

*Design Review Board Hearing
March 20, 2013*

*A. William Roberts, Jr. and Associates
We're About Service...Fast, Accurate and Friendly
(800) 743-DEPO
www.scheduledepo.com*



A. William Roberts, Jr. & Associates
court reporting | videography | trial presentation
nationwide scheduling
www.scheduledepo.com | (800)743-DEPO

Original File hearing_-_1130320.txt

Min-U-Script® with Word Index

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

HEARING BEFORE: DESIGN REVIEW BOARD
DATE: MARCH 20, 2013
TIME: 6:00 PM
LOCATION: Town of Sullivan's Island Town Hall
2050-B Middle Street
Sullivan's Island, SC
REPORTED BY: MARIA D. DEMPSEY, Registered
Professional Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

Fast, Accurate & Friendly

Charleston, SC (843) 722-8414	Hilton Head, SC (843) 785-3263	Myrtle Beach, SC (843) 839-3376
Columbia, SC (803) 731-5224	Greenville, SC (864) 234-7030	Charlotte, NC (704) 573-3919

1 APPEARANCES :

2

3

PAT ILDERTON, CHAIRPERSON

4

STEVE HERLONG, VICE CHAIRPERSON

5

DUKE WRIGHT, SECRETARY

6

MARK HOWARD, BOARD MEMBER

7

RHONDA SANDERS, BOARD MEMBER

8

JON LANCTO, BOARD MEMBER

9

BILLY CRAVER, BOARD MEMBER

10

RANDY ROBINSON, ACTING ZONING ADMINISTRATOR

11

KAT KENYON, PERMIT TECH

12

13

14

15

16

17

18

19

20

21

22

23

24

25

Design Review Board Hearing - March 20, 2013

1 MR. ILBERTON: March 20, 2013,
2 Sullivan's Island Design Review Board Meeting.
3 Members in attendance are Duke Wright, Pat Ilderton,
4 Steve Herlong, Mark Howard, Rhonda Sanders, and Jon
5 Lancto. Freedom of Information requirements have
6 been met for this meeting. Items on tonight's
7 agenda, approval of the minutes, February minutes.
8 Do I hear a motion?

9 MS. SANDERS: Motion.

10 MR. HOWARD: Second.

11 MR. ILBERTON: Everybody?

12 MEMBERS OF THE BOARD: Aye.

13 MR. ILBERTON: Okay. Approved.

14 1902 Central.

15 MR. ROBINSON: 1902 Central, they're
16 coming to you. He's got a few exterior changes that
17 they want to make. It's a historical property in
18 the historical district. It's been in front of
19 y'all before for other changes.

20 One of the changes is a small roof area
21 over the back porch, over the back door, excuse me.
22 And then there's some changes to the porch. And I
23 believe he wants to talk to you about a fence. I'll
24 let him explain, and be here to answer any
25 questions.

1 MR. ILBERTON: Great. All right. Yes,
2 sir.

3 MR. FRAMPTON: Yes, sir. Wyman
4 Frampton. I'm the owner of the home. There are
5 four issues I'd like to -- y'all to look at. First
6 of all, we would like to screen in the right-hand
7 side of the screened porch so that you can open up
8 the French doors and let the breeze in. It would
9 require just a few more two-by-four supports for the
10 screen, and I think three on the front and one on
11 side, plus the framework to go into the screened
12 porch from the -- near the front door.

13 So what I've done is, I've taken a
14 picture before and after, but the work has not been
15 done. I just stuck up the two-by-fours, painted
16 them, took a picture, and pulled them back down. So
17 I thought that was the best way I could represent
18 this.

19 So Page 1 is a shot from the outside.
20 Two is just the framework where the screen door
21 would go. Three, same thing. I think it's pretty
22 straightforward. It would take very minimal changes
23 to the front of the house, frankly, and I think it's
24 in character with the simplicity of the house,
25 two-by-four framing that's already up there.

1 MR. ILDERTON: Okay. Thank you, sir.

2 Is there public -- any public comment on
3 this application?

4 MR. COSTE: Yeah. I'm Hal Coste. I
5 live at 322 Station 19. I'm Mr. Frampton's co-owner
6 in the property. We're in a horizontal property
7 regime, which means we both individually own our
8 houses, but we co-own the lot.

9 I -- I'm not here to talk about my likes
10 or dislikes about what's being done to the house. I
11 don't have any problem with the alterations that
12 have been done. Well, I do, the previous
13 alterations. These were -- this house has gone
14 through my family. It's been in my family for about
15 100 years. And when my brother died in '06, his
16 wife married again, and they fixed the house up to
17 sell it, and they butchered it up a good bit.

18 They did some things that were
19 totally -- plastic gutters on the front where it
20 never had gutters before. The siding was -- they
21 did an awful job on the siding. They used cheap
22 Lowe's windows in a lot of places, and I just don't
23 know how it got by before. So it'd been butchered
24 up pretty badly before.

25 Mr. Frampton, I just want to state for

1 the record that I have never once lodged a complaint
2 against Mr. Frampton for any of the things that are
3 borderline not to code, but I just have some
4 problems with some of these things, and I'm not
5 going to address them all right now. That's all I
6 have to say.

7 MR. ILDERTON: Thank you, sir.

8 Is there any public comment to this
9 application?

10 Public comment section is closed.

11 Randy, anything to add?

12 MR. ROBINSON: Well, I mean, there is
13 a -- he is asking not only for that screened porch,
14 but a fence.

15 MR. FRAMPTON: And several others.

16 MR. ROBINSON: I believe a walkway and
17 also, of course that thing over the back door.

18 MR. ILDERTON: Right, right.

19 MR. COSTE: And excuse me, I would like
20 to comment on those individually, if we could, just
21 not the whole scope of work.

22 MR. ILDERTON: Well, your --

23 MR. COSTE: Is my time up?

24 MR. ILDERTON: Well, you go forward,
25 Hal, go forward.

1 MR. COSTE: The hedges were cut down
2 recently; they've been there since I was a little
3 boy. I know some of them were dying, but they could
4 have been rehabbed, and I just hate to see them torn
5 down. They're already out now, so that's water
6 under the bridge, but I hate to see that go.

7 And I don't particularly like the idea
8 of a picket fence up there, but that's -- I was told
9 that was landscaping, and I don't really have a say
10 in that. I don't have any problem with the awning.

11 The screened porch was screened one time
12 before, a long time ago. It's not original to the
13 house and, you know, I'm not -- I'm not going to
14 kick up a fuss about that, but I just don't think
15 the historic ordinance has any teeth in it. I don't
16 think that the things I've seen done around here on
17 historic houses are just -- people just do what they
18 want, and I don't think there's much enforcement of
19 it. And that's all I want to say.

20 MR. ILBERTON: Thank you, sir. All
21 right. Jon, you want to start with this?

22 MR. LANCTO: I think that the
23 screened-in porch looks good. I just have one
24 question. Has the walkway already been changed?

25 MR. FRAMPTON: Yes. I'd like to talk

1 about all -- I'm prepared to talk about each
2 separate issue, but...

3 MR. LANCTO: I'll leave that up to Pat.

4 MR. ILBERTON: Well, yeah, we're sort
5 of -- I mean, you were supposed to give it a shot.
6 Go back and you go for it, I mean.

7 MR. FRAMPTON: Well, okay, let me
8 just -- this will be very brief. This is actually
9 the kitchen door. It was rotten when I bought the
10 house. It was repaired, it's rotten again. I've
11 got water coming into the door. And, you know, I
12 got a letter from Vincent Sottile. He just,
13 unfortunately, just gave it to me. So, you know,
14 rot damage is going to continue to occur, and I
15 simply wanted to build a little awning over the door
16 so I don't have water coming in.

17 The -- in front of my house was a hedge
18 that had at least 10 different species in it, and
19 most of it was dead. It was impossible to revive,
20 and I had men come out and cut it down, landscaping.
21 And my crew was actually stopped in the middle of
22 cutting the hedge, saying it was a historical hedge.
23 I had to leave my office, come over in the middle of
24 the day, see what was going on. So the hedge is
25 gone.

1 Gate's still up. Didn't take the gate
2 down. I would like to replace this with a picket
3 fence, which is typical of all the picket fences in
4 my area. I want to retain the brickwork. The gate,
5 I would like to get rid of. It's dragging on the
6 ground. It's all out of square. The pipes are
7 bent. I would just like to get it serviced with a
8 decent gate.

9 And then lastly, this walkway, the
10 walkway, I took a picture of it beforehand. It was
11 a two-inch slab; it was broken up. It was
12 dangerous. You can see the crack here. My wife
13 slipped on it one night, almost broke her -- she had
14 to have her wrist X-rayed. She looked at me and
15 said, you've got to get rid of it. I took her
16 orders. I cracked it up one Sunday afternoon with
17 my son-in-law, and hired a couple of guys to come
18 over and haul away the pieces. I had no idea that
19 there would be a problem with this, and that work
20 was complained about. So what I did was, I just
21 filled it in with gravel, because it was mostly
22 already destroyed.

23 MR. ILBERTON: Great. Thank you.

24 MR. FRAMPTON: So I thought I should
25 bring it to you and let you see what I did.

1 MR. COSTE: I'd like to comment on that,
2 too, please.

3 MR. ILBERTON: All right. Let's just
4 move on with this. You know, we don't have control
5 over -- over hedges and things like that. That's
6 not in our pur -- that's not our purview. That's
7 not our -- so we can talk about it all we want, but
8 it's pretty useless, because we couldn't say yes or
9 no, for it or against it, whether the hedges are
10 there or not.

11 MR. COSTE: My comment isn't request
12 about the hedges, it's about the walkway.

13 MR. ILBERTON: There is -- there is some
14 question about, in my mind, and I want to ask Randy,
15 you know, about would we even have control over
16 this, the walkway? I mean, I don't know.

17 MR. ROBINSON: We do.

18 MR. ILBERTON: We would.

19 MR. ROBINSON: Any improvement.

20 MR. ILBERTON: That's a hard -- that's a
21 hard...

22 MR. ROBINSON: That's correct.

23 MR. ILBERTON: Okay. Yes, sir. Go
24 ahead.

25 MR. COSTE: When there were -- when it

1 was being demoed, my wife walked by and told the
2 workmen, I don't think you can do that. You need to
3 get a permit before you do that, and that's all she
4 said. It was never formally complained about to the
5 city or the town officials. Is that right, Randy?

6 MR. ROBINSON: I don't think so.

7 MR. COSTE: I never filed a complaint
8 about that. But that night, Mrs. Frampton called my
9 wife up and chewed her out about being -- about
10 sticking our nose into her business, and I'm tired
11 of the Costes looking over our shoulder. And
12 there's some hostility there that, frankly, I don't
13 understand where it came from because we have never
14 done what we're accused of doing.

15 Now, that's all I've got to say. I
16 promise I won't interrupt again.

17 MR. ILBERTON: Thank you, sir. All
18 right. You want to keep on going, Jon?

19 MR. LANCTO: Yes. I think the screened
20 porch is fine. I don't think that there's any major
21 changes to the aesthetics to the historic property.
22 Everything still looks intact. I like the addition
23 of the overhang over the door. And obviously, the
24 front walkway needed to have some work done on it.
25 Probably wouldn't be my choice with those gravel,

1 but that's something that could be changed. So I'm
2 fine with everything on here.

3 MR. ILDERTON: Billy, you want to jump
4 in?

5 MR. CRAVER: No, I'm going to listen to
6 everybody else.

7 MR. ILDERTON: Rhonda?

8 MS. SANDERS: I think it's fine. It's
9 heartbreaking to hear you all arguing when you're
10 sharing dirt, because you really are.

11 How long ago did you buy this house?
12 And how long ago did your sister sell it?

13 MR. FRAMPTON: I bought the house about
14 a year and a half ago.

15 MR. COSTE: My sister-in-law -- my
16 former sister-in-law sold it to him.

17 MS. SANDERS: It's tough, but, you know,
18 that's not really what we're here for, but
19 hopefully, y'all can find some peace because it's a
20 great place to live. I think y'all both are
21 enjoying it. You're both great men, just...

22 MR. FRAMPTON: Thank you.

23 MS. SANDERS: I'm done.

24 MR. ILDERTON: All right. Mark?

25 MR. HOWARD: Yeah, my sentiments to the

1 two of you. Just do you anticipate leaving this
2 gravel or do you want to -- do you think you're
3 going to get stone?

4 MR. FRAMPTON: No, you know, the Board
5 did approve, about a year ago, elevation of the
6 house to the flood level, 14 feet. The foundation
7 is gone on the house. I mean, it is gone. And so
8 we're trying to decide when we're going to have
9 enough money to pull this off, if we are.

10 So, you know, I didn't want to put in a
11 concrete walk or anything like that, it didn't make
12 any sense, so I just put some in granite to -- so we
13 could use it that way in the meantime, knowing that
14 it can easily be changed. And this is not a big
15 expense for me and...

16 MR. HOWARD: So you're viewing it as
17 temporary?

18 MR. FRAMPTON: I guess so. You know, we
19 once thought of a wooden walkway, like a boardwalk,
20 something like that, or, you know, probably what I
21 would put, in fact, is oyster shell concrete. But
22 this, I mean, this walkway was just totally
23 unacceptable. It was -- to walk on, you couldn't
24 walk on the thing. It was dangerous.

25 MR. HOWARD: One other question about

1 the fence. You used the term picket, which is what
2 your neighbors have, but the drawing shows what I
3 call stockade. So are we, in fact, going to have a
4 picket fence or a stockade?

5 MR. FRAMPTON: Well, I was going to make
6 it square hedge.

7 MR. HOWARD: Square hedge. So you're
8 going to stockade?

9 MR. FRAMPTON: Yes, sir.

10 MR. HOWARD: Okay. Well, I would say if
11 you look at your neighbors, that most would use
12 pickets. And just to me, there's a bit of a
13 difference, but is it the same thing to you?

14 MR. FRAMPTON: I mean, I don't really
15 have a strong feeling one way or the other, but my
16 neighbor across the street on the right has the same
17 kind of fence. And right across the street from me
18 has the same stockade type fence.

19 MR. HOWARD: Okay. Well, I'm just
20 talking --

21 MR. FRAMPTON: Square hedge.

22 MR. HOWARD: Square hedge if you
23 stockade.

24 MR. FRAMPTON: Yes, sir.

25 MR. HOWARD: And then the picket is just

1 like an arrow or a point?

2 MR. FRAMPTON: Yes, sir.

3 MR. HOWARD: But I'm just saying, that
4 would be my preference in what I see more in the
5 community, but it's not a -- it's not a game
6 changer.

7 MR. ILDERTON: Steve?

8 MR. FRAMPTON: Well, if you, you know,
9 doesn't matter a lot to me.

10 MR. HERLONG: Well, I think these are
11 minor improvements. I have no problem with any of
12 them. In fact, from an historic point of view,
13 everything you're doing is removable, so you're not
14 altering the structure in any way, so I have no
15 trouble with it.

16 MR. ILDERTON: I have no problem with
17 it.

18 MR. WRIGHT: I agree. I think
19 everything's in order. Fine.

20 MR. ILDERTON: Do I hear a motion?

21 MS. SANDERS: Motion to approve.

22 MR. LANCTO: Wait, wait a second. I
23 noticed that this had a preliminary...

24 MR. ILDERTON: Check.

25 MR. LANCTO: Check. I motion that we

1 approve for final.

2 MR. ILDERTON: Do I hear a second?

3 MS. SANDERS: Second.

4 MR. ILDERTON: Any discussion?

5 Everybody in favor?

6 MEMBERS OF THE BOARD: Aye.

7 MR. ILDERTON: Thank you, sir.

8 MR. FRAMPTON: Could I ask one other
9 thing of the Board, just to make a statement?

10 I mean, basically, you see here, I
11 bought a house that's very old. We love the house.
12 We want to keep it the way it is, I mean, but I have
13 bought a house that has had multiple modifications
14 over the years. Lots of cheap windows put in.
15 Windows that have been -- just sashes that are
16 upside down and screwed in. I mean, you could never
17 even open the window. I mean, change after change
18 after change. So y'all are probably going to be
19 seeing a lot of me if we continue to hold this
20 house, but...

21 MR. ILDERTON: Well, we'd like to think
22 a lot of those decisions could be made at staff
23 level.

24 MR. FRAMPTON: Yes, sir.

25 MR. ILDERTON: So you wouldn't have to

1 come before us.

2 MR. FRAMPTON: I brought -- I brought
3 the -- I mean, that's another thing, the PVC. I
4 mean, I want to take the PVC guttering off. Do I
5 have to come to the Board to put on wraparound?

6 MR. ILBERTON: That's a call for Randy
7 to make.

8 MR. FRAMPTON: Okay. All right.

9 MR. ILBERTON: But he'll make that, and
10 hopefully, he'll make as many calls as that's going
11 to be easy to the homeowner as possible.

12 MR. FRAMPTON: All right. Thank you,
13 sir.

14 MR. ILBERTON: Yes, sir.

15 1750 I'On Avenue. Accessory structure.

16 MR. ROBINSON: Okay. 1750 I'On Avenue
17 is a structure. It is one of the Officers Quarters,
18 and it's in the historic district and it's a
19 historic structure. Mr. Stone wants to put an
20 accessory structure or a garage on the back side of
21 this property.

22 I've looked over the application. I
23 mean, as far as lot coverage and everything, it's
24 fine. The two things that I did notice are it's six
25 feet from the property line, so you need to give the

1 40 -- if you like the design, you need to give the
2 40 percent decrease in sideline setback relief so he
3 can be at that six feet.

4 And also, it appears that it's 19 feet
5 off this lower property line. I know that road runs
6 pretty close, and we require 30 feet off the street.
7 So you probably want to give him that decrease in
8 that street side also, if you decide you like the
9 design.

10 MR. ILBERTON: Great. Thank you.

11 MR. WRIGHT: That's -- excuse me, Pat --
12 the setback to the garage?

13 MR. ROBINSON: That's correct. A garage
14 has to be 10 feet from the property line, and also
15 30 feet from the street pavement. You are allowed
16 to give a 40 percent decrease in both of those, and
17 I believe he's going to need some relief. I'm not
18 quite sure of how much to the street, but I know
19 he's going to need that 40 percent relief to the
20 side property line.

21 MR. ILBERTON: Good deal. Thank you.
22 Yes, sir.

23 MR. STONE: I'm Marion Stone, owner of
24 the property and, you know, just want to build a
25 garage and get the pool permit in place.

1 MR. ILDERTON: Good deal.

2 MR. STONE: It's identical to one of the
3 other garages on the street, and then the pool is of
4 a similar size as well.

5 MR. ILDERTON: Thank you, sir.

6 Anything to add, Randy?

7 MR. ROBINSON: No. Nothing else.

8 MR. ILDERTON: All right. Duke, you
9 want to start this?

10 MR. WRIGHT: No. I don't have any
11 problems with this --

12 MR. ILDERTON: Yeah.

13 MR. WRIGHT: -- speaking to this.

14 MR. ILDERTON: Yeah, I don't have a
15 problem with this application either.

16 MR. HERLONG: I'm fine with this as
17 well.

18 MR. ILDERTON: Mark?

19 MR. HOWARD: No, I actually do not have
20 any problems with it.

21 MR. ILDERTON: Rhonda?

22 MS. SANDERS: So you looked at me when
23 you said the numbers wrong. I'll figure it out,
24 right?

25 MR. ROBINSON: Yeah.

1 MS. SANDERS: I get that.

2 MR. ROBINSON: He's having to remove a
3 little bit of stuff to get there. Him and I worked
4 on it a little bit to make sure that the numbers
5 worked.

6 MS. SANDERS: Because I was trying to
7 crunch the numbers on here to come to this.

8 MR. ROBINSON: We've already worked that
9 out.

10 MR. ILBERTON: Billy?

11 MR. CRAVER: I'm good with it.

12 MR. ILBERTON: All right. Motion?

13 MR. CRAVER: Move we approve as
14 submitted.

15 MR. HERLONG: Now, with the increases?

16 MR. ROBINSON: With the 40 percent
17 decrease.

18 MR. CRAVER: With the 40 percent
19 decrease.

20 MR. HOWARD: With a 40 percent decrease.

21 MR. ILBERTON: Seconded. Discussion?
22 Everybody in favor?

23 MEMBERS OF THE BOARD: Aye.

24 MR. ILBERTON: Thank you, sir.

25 MR. STONE: Thank you.

1 MR. ILBERTON: 2614 Bayonne. Addition,
2 alteration.

3 MR. ROBINSON: Property has been to you
4 before, and they had some dormer changes. They're
5 asking for some principal building square footage,
6 which I believe in the last application y'all
7 approved. They're now coming back for final
8 approval, but they're also wanting to add a little
9 deck on the rear, rear by the pool. They have not
10 done that because of some pervious/impervious
11 coverage limitations. I believe there's still some
12 issues with that impervious surface, but we can work
13 that out with permitting to make sure that they
14 remove some of the driveway or whatever to get under
15 the pervious/impervious coverage requirements.

16 MR. ILBERTON: All right. Yes, ma'am.

17 MS. ROGERS: Good evening, ladies and
18 gentlemen. My name is Virginia Rogers of
19 Swallowtail Architecture. I am here tonight
20 representing my business partner, Rachel Burton, who
21 is the architect for this project. She is in
22 Florida this week chaperoning her daughter at a
23 national hockey championship.

24 I am presenting 2614 Bayonne owned by
25 Cindi and Kerry Solomon. We are doing some interior

1 renovations, enclosing two porches and adding two
2 new shed dormers. When Rachel presented this
3 project to the Board on January 16th for preliminary
4 approval, we asked for relief on the principal
5 building square footage. The Board asked us to
6 resubmit for final approval with the request that we
7 look at the windows and the shed dormer facing
8 Bayonne.

9 In the meantime, we've done some
10 additional design work, and would like to add a
11 small deck adjacent to the pool house. Since the
12 driveway that's existing is impervious, we were
13 significantly over the allowed impervious coverage
14 in zoning bylaws, even before we added the deck
15 area, to the impervious coverage calculation.

16 Therefore, tonight we are asking the
17 Board to look at two things. First, we revised the
18 picture windows that have been on the dormer by
19 eliminating the center picture window, and replacing
20 them with double hung windows. The dormer falls
21 precedent on the island; it is exposed rafter tails.
22 Siding to match the existing, a metal roof, and
23 double hung windows with a two-over-two grid.

24 We think it looks great, and we like the
25 new design. In fact, we would say it's an

1 improvement on the last one we submitted.

2 We are, therefore, requesting final
3 approval of the new design, and of the original
4 request for an increase of principal building square
5 footage of 11 percent.

6 MR. ILBERTON: Great.

7 MS. ROGERS: Should I move to the next?

8 MR. ILBERTON: Sure. Yes, ma'am.

9 MS. ROGERS: Secondly, we are asking for
10 relief in the impervious coverage. The existing
11 impervious coverage is 9,036 square feet, and this
12 would require a 37 percent relief from the DRB. Our
13 redeck would have made this even greater. Since we
14 add -- want to add a new deck, we will replace the
15 existing driveway material so that we can reduce the
16 amount of impervious coverage on the site.

17 The new driveway design is a tabby
18 concrete with a brick border. The hatch and show
19 wood areas will be pervious tabby. And white areas
20 will be impervious.

21 However, the new design still requires
22 relief from the DRB, as the entire impervious
23 coverage on the site is 18 percent over what is
24 allowed in the zoning bylaws, but under the
25 20 percent that the DRB is authorized to grant.

1 We respectfully believe that since we
2 are significantly reducing the existing impervious
3 coverage and bringing the property closer to the
4 coverage allowed by zoning, and since we are under
5 the 20 percent relief the DRB is authorized to
6 grant, we should be allowed to proceed and build our
7 small new deck adjacent to the pool house.

8 To summarize, we are asking for final
9 approval and DRB relief on two items. First, the
10 principal building coverage. And second, the
11 impervious coverage. Thank you.

12 MR. ILDERTON: Great. Thank you very
13 much.

14 MS. ROGERS: Do you have any questions?

15 MR. ILDERTON: We may. Is there any
16 public comment to this application? Public comment
17 section is now closed. And Randy, anything to add?

18 MR. ROBINSON: Yes, sir.

19 MR. ILDERTON: Yes, sir.

20 MR. ROBINSON: The impervious coverage,
21 you cannot give impervious coverage increases.

22 MR. ILDERTON: Increases.

23 MR. ROBINSON: Due to the fact that
24 the -- if you do give an impervious coverage
25 increase, it has to consist solely of materials

1 such as grass, pavers, that allow vegetative
2 materials such as grass to permeate the surface,
3 giving the appearance of grass to areas.

4 It really -- you know, honestly, we've
5 been through this a few times. It doesn't make a
6 whole lot of sense, because it's a vegetative area,
7 which is...

8 MR. ILBERTON: Right.

9 MR. ROBINSON: You know, so that's why I
10 kind of said we -- it's something we're going to
11 have to work out with -- I'm going to have to work
12 it out with Rachel in how they're going to achieve
13 that. Some of these pervious drives are probably
14 going to have to be -- I mean these impervious
15 drives are going to have to be pervious, and maybe
16 some of them might have to go because it just -- the
17 numbers don't work.

18 MR. ILBERTON: Yeah. All right. Will
19 that be worked out at staff level?

20 MR. ROBINSON: Right.

21 MR. ILBERTON: Great. Thank you.

22 Billy, you want to start around?

23 MR. CRAVER: Yes. That would be to
24 dealing with the impervious/pervious issue, I don't
25 have a problem with what they're asking for.

1 MR. LANCTO: Yeah, and I think you did
2 make a great change with the dormer window
3 arrangement. That looks much better. Good.

4 MS. SANDERS: I agree. I have no
5 problem with that. I have a question. Concrete is
6 pervious?

7 MR. ROBINSON: Concrete can be pervious.
8 I mean, you have pervious concrete.

9 MS. SANDERS: It's just an awful lot of
10 driveway and concrete, pervious or impervious or
11 whatever you have in that.

12 MR. ROBINSON: Right.

13 MS. SANDERS: But tabby concrete is --
14 can be pervious?

15 MR. ROBINSON: They will have to do a
16 complete drain underneath it --

17 MS. SANDERS: That's what I understood
18 was pervious.

19 MR. ROBINSON: -- and it will have to be
20 engineered by an engineer. Yeah.

21 MS. SANDERS: That's what I understood
22 in the introduction, was the pervious tabby concrete
23 would be -- will replace the current and that -- in
24 this work zone.

25 MR. ROBINSON: Yes. I mean, we're going

1 to have to work that out, as far as what the
2 ordinance allows, as far as the coverage goes.

3 MS. SANDERS: But otherwise, I agree
4 with everybody else so far, as far as the design.

5 MR. ILBERTON: Mark?

6 MR. HOWARD: Yeah, if you're going to
7 fix the driveway, I agree, it's a bit much in
8 driveway. And congratulations, I think the changes
9 are just wonderful. No problems there.

10 MR. ILBERTON: Steve?

11 MR. HERLONG: I'm fine with all the
12 changes. I think they're very in keeping with the
13 house. And it's fine to let the concrete issues
14 become staff approval issues.

15 MR. ILBERTON: Right. I'm also fine
16 with this application. Duke?

17 MR. WRIGHT: Yeah, I'm fine, and I
18 appreciate your thinking through some of the items
19 that the Board recommended that you take a look at,
20 and you did it. It's a much better design on it, so
21 I'm fine with it.

22 MR. ILBERTON: Great. Do I hear a
23 motion?

24 MR. CRAVER: I guess I would move that
25 we approve the application as far as the deck and

1 the design changes. But with respect to the
2 driveway and the pervious/impervious issue, that
3 that has to be worked out by staff to comply with
4 the ordinance.

5 MR. ILDERTON: Great, I think.

6 Everybody in favor?

7 MR. LANCTO: I second.

8 MR. ILDERTON: Thank you, ma'ams.

9 2063 Middle Street. Commercial parking,
10 and I'm going to recuse myself, and Steve will take
11 over.

12 MR. HERLONG: Okay. Randy, you want to
13 tell us about this one?

14 MR. ROBINSON: Yeah. This is the -- was
15 Atlanticville. Evidently, it's going to be called
16 now The Olive Branch, but the applicants came to
17 y'all last month or the month before, I'm not sure
18 which, and applied for some changes to the front
19 facade of this building.

20 Part of the idea is to put some retail
21 space down on the floor, on the ground floor of this
22 building, which will be flood proof, so it will meet
23 within the requirement. But in adding that square
24 footage of retail, any time you add, add extra
25 square footage, you have to show how you're going to

1 accommodate the parking.

2 So what y'all are in charge of, looking
3 at parking plans for commercial structures, they're
4 coming before you tonight to present a parking plan
5 for this building and see if y'all are okay with it.

6 MR. HERLONG: Okay.

7 MR. CARMOLA: I'm Anthony Carmola. I
8 was here last month. It's a pretty tight lot. So
9 as you can see, existing plan, proposed plan,
10 reusing all of the existing parking spots. And
11 since we reduced the area on the ground floor, we
12 were able to fit two more additional spots on the
13 ground floor to give us a total of 16 from 14.
14 Don't really know where else we can put a whole lot
15 more parking.

16 We moved, from the last meeting, we
17 moved the lift, the 88 access, over to this side.
18 That might allow us another parking spot, but then,
19 you know, I'm not showing it here, but we need
20 dumpster location and, you know, the utilities and
21 stuff, so I'm leaving that area open for that.

22 Just some new pervious pavers that help
23 with an added walkway to the retail space down from
24 the restaurant on the second floor, retail space on
25 the first floor. And some pervious pavers getting

1 us over to that 88, the LULA lift, Limited Use
2 Limited Access lift. That really won't be used but
3 maybe a handful of times a year. That's it.

4 MR. HERLONG: Okay. So you might stand
5 by for any questions. Is there any public comment?

6 The public comment session is closed.
7 Randy, do you have any other comments?

8 MR. ROBINSON: Steve, I'm -- I mean, I'm
9 just kind of a little bit floored by this parking
10 plan, because it shows a patioed grade on the front
11 of this building, which wasn't approved by anybody,
12 so they're moving things around. Be honest with
13 you, I hadn't looked at it in the context of how
14 many parking spaces or whatever.

15 I can tell you, these two parking spaces
16 underneath this building were originally part of the
17 parking for this restaurant. No matter what, I
18 don't know what happened, but these two parking
19 spaces underneath this building were approved in the
20 original restaurant when it was Island Boy. So
21 if -- you know, they've gone away. They went away
22 without any permission from this office. So, I
23 mean...

24 MR. HERLONG: Well, let me kind of --

25 MR. ROBINSON: The first time I've seen

1 this plan.

2 MR. HERLONG: So we're here to approve a
3 parking plan, which is an issue that DRB -- it has
4 to come to the DRB. And so are we needing to
5 compare this parking plan to the last previously
6 approved plan that you probably have on your record;
7 that's kind of where you are going with this?

8 MR. ROBINSON: Yeah, that's kind of
9 where I'm going.

10 MR. HERLONG: And then you're saying
11 maybe it had 16, if there were two more. This one
12 shows existing 14. Maybe there were 16. Yet, so
13 you're wondering if the parking plan -- what is the
14 parking plan?

15 MR. ROBINSON: Basically, y'all can
16 approve the parking plan. What they're doing is,
17 they've got --

18 MR. HERLONG: The site? I mean, is it a
19 site plan or what is the parking plan?

20 MR. ROBINSON: Well, the parking plan
21 was how they're going to accommodate the parking for
22 their increased retail space at this location. So
23 it wouldn't have to do with location of the parking
24 spaces so much on the property. It would have to do
25 with the use of the parking spaces.

1 In other words, are they going to not
2 open the restaurant during the day, and are they
3 going to have the retail space open during the day
4 and restaurant open at night so they can combine the
5 parking spaces?

6 MS. SANDERS: That's what I'm thinking.

7 MR. CARMOLA: I think from our pre -- I
8 apologize, but at the previous meeting last month,
9 we did discuss that. We discussed that the
10 restaurant was a night use, and this retail area was
11 a day use, and so there would be some overlap. I'm
12 sorry I didn't bring that up again, but that was the
13 intention.

14 MR. ROBINSON: And I believe tonight,
15 that's what y'all are looking at, is how that --
16 those parking spaces are going to be used. But what
17 I'm pointing out is, this is a change in the parking
18 for this building and --

19 MS. SANDERS: Because the patio was not
20 there and it was in the plan that was approved.

21 MR. ROBINSON: That's correct.

22 MR. CARMOLA: That's an existing
23 concrete pad that's there right now, that we're just
24 using.

25 MR. HERLONG: Actually, I have a

1 question. I think what we're looking at is
2 different than what you're -- our propose is
3 different from your propose.

4 MS. SANDERS: It is. Absolutely.

5 MR. HERLONG: Even the number of parking
6 spaces is different.

7 MR. CRAVER: Right. Ours shows 14.

8 MR. HERLONG: The plan is different, and
9 it's different.

10 MR. HOWARD: Yeah, you got 16.

11 MR. ROBINSON: Yeah. His plan is
12 different than the plan that was submitted.

13 MS. SANDERS: Well, that makes sense
14 now.

15 MR. HOWARD: Oh, yeah, there you go.

16 MR. ROBINSON: That's why I have a
17 problem, and you look perplexed.

18 MR. CARMOLA: Yeah, I am a little bit
19 perplexed. Now I know why you guys were squinting
20 at me all the time. I apologize.

21 I think, essentially, from a parking
22 standpoint, though, we're reusing every bit of
23 parking that's already there. I don't know where
24 we're going to add it, but explaining the uses that
25 we have there, restaurant at night, retail during

1 the day, that's how we were going to handle the
2 increased parking load -- excuse me -- from the
3 retail space down below.

4 MR. CRAVER: So you've added two parking
5 places?

6 MR. CARMOLA: Yeah. And I apologize,
7 Randy, I don't know what the parking was before we
8 got on board.

9 MR. ROBINSON: Right, right.

10 MR. CARMOLA: We just kind of did a
11 parking analysis, and it just didn't look like you
12 can park under there right now.

13 MR. ROBINSON: Right.

14 MR. CARMOLA: And so we've taken -- it's
15 a little bit hard to tell here, but we've taken that
16 wall and we've pushed that in. We decreased the
17 amount of space on the ground floor making it a
18 little bit easier to get those two parking spaces.
19 If they were always there, well, they're a heck of a
20 lot easier now. That's all.

21 MR. ROBINSON: That sounds good. I
22 mean, if that plan was what I had right here, those
23 comments would never have been made by me.

24 MR. CARMOLA: I'm sorry. I'll give you
25 the big one if you need it.

1 MR. ROBINSON: Yeah, I would like to
2 have a copy of -- we need to have a copy of what
3 they're approving versus --

4 MS. SANDERS: We have -- what we have is
5 14 existing, and then 14 proposed, and this patio on
6 the front.

7 MR. WRIGHT: Now, what we're approving
8 is this?

9 MR. CARMOLA: I thought -- I thought
10 someone from our -- did we not? I'm perplexed.

11 MR. HOWARD: Can I see it a little
12 closer? Duke wanted to look at it.

13 MR. WRIGHT: Well, I mean, what we're
14 looking at is -- and approving -- is what he has in
15 his hand, not what's in front of us. We can throw
16 this away. And we can see an increase in two
17 parking spaces.

18 MS. KENYON: He brought them down last
19 week.

20 MR. ROBINSON: Okay. So we do have a
21 copy of this.

22 MR. CARMOLA: And also, I think if we're
23 increasing it by two spots, it may be good to -- for
24 what we're doing with it.

25 MR. HOWARD: Actually, it does look

1 nice.

2 MS. SANDERS: May I see?

3 MR. HERLONG: This does help. This is
4 good. Okay. So, and then there -- before we kind
5 of individually go around the table, one more sort
6 of general question, Randy is, there are a few minor
7 issues of that are being relocated, such as the --
8 is it the stairs and the elevator or lift? And
9 that's not a D Board issue?

10 MR. ROBINSON: Actually, I think that
11 was on the plan that was proposed to y'all last
12 month. There was a change to the stairs. There was
13 the elevator lift that was in there. There were
14 comments made there.

15 MR. HERLONG: So everybody's good with
16 that.

17 MR. HOWARD: Even this moving the wall
18 in was part of last month's approval?

19 MR. HERLONG: I think I recall a
20 discussion about that.

21 MR. HOWARD: So that whole overhang,
22 that has already been approved?

23 MR. CARMOLA: Yeah. Really, at the last
24 meeting, I was like -- that's when you said
25 everything's approved, but you've got to come back

1 with parking. I was like, oh, really? I just got
2 to get a parking plan? I wish I could've pulled it
3 out of my back pocket.

4 MR. HERLONG: So Billy, do you have any?

5 MR. CRAVER: No, I'm good with it,

6 Version B.

7 MR. HERLONG: Right.

8 MR. LANCTO: I'm good with that.

9 MS. SANDERS: I'm fine. Thank you.

10 MR. HOWARD: Well, I do have one. Now,
11 you say that this is -- and I'm going by memory.
12 This is not really a paved spot. Isn't there gravel
13 there at all?

14 MR. CARMOLA: It's all pervious gravel.

15 MR. HOWARD: So it's going to remain
16 pervious or are you planning on paving it?

17 MR. CARMOLA: No, remain pervious. I
18 mean, this is all underneath existing structure, so
19 it's pervious ground, but it's underneath the road,
20 so it's -- I mean, I have to change the impervious
21 calculation.

22 MR. HOWARD: Okay. No, I'm talking out
23 front, on the road.

24 MR. CARMOLA: No, keep it the way it is.

25 MR. HOWARD: You're going to keep it the

1 way it is?

2 MR. CARMOLA: Yeah, as pervious, the
3 ground level.

4 MR. HOWARD: And the bed around the
5 trees stays the size it is?

6 MR. CARMOLA: Yes.

7 MR. HOWARD: So I'm fine.

8 MR. HERLONG: I'm fine with it as well.

9 MR. WRIGHT: I think we wrapped around
10 the axles with technicalities in the parking spaces
11 on these submissions. So I think it's good,
12 personal opinion. So I'm fine with it.

13 MR. HERLONG: Do I hear a motion?

14 MR. CRAVER: Move we approve as
15 submitted.

16 MR. WRIGHT: Second.

17 MR. HERLONG: Any discussion?

18 All in favor?

19 MEMBERS OF THE BOARD: Aye.

20 MR. HERLONG: Any opposed? Okay.

21 MR. CARMOLA: Thank you.

22 MR. ILBERTON: All right. For the main
23 feature of the evening -- let's see. Lot Y-2 Thee
24 Street, new construction.

25 MR. ROBINSON: Okay. This one came

1 before you last month. And the architect's made
2 some changes to the property, and also, is providing
3 quite a bit more documentation with some artist's
4 renditions and some aerial views to try to give
5 y'all a little bit better idea of what the massing
6 scale of this property is going to look like.

7 It is outside of the historic district,
8 it's not a historic property, but they are asking
9 for a principal building square footage increase.
10 They're asking for some impervious coverage
11 increase, which we've already been over that, but we
12 could work that out, I'm sure. And some principal
13 building coverage, 12 percent on the building
14 coverage, 25 percent on the principal building
15 square footage. That's all I have. We'll let our
16 applicant present, and I'll be here for questions.

17 MR. ILBERTON: All right.

18 MR. ROBINSON: So they are asking for
19 preliminary approval this time.

20 MR. ILBERTON: Yes, sir.

21 MR. BARR: Pat, Gordon and Carl have
22 asked me to appear, also, tonight to attempt to get
23 this at least preliminary approved. I read the
24 minutes of last month's meeting, and it seemed like
25 the unanimous comment of everybody was, I wish I can

1 visualize it. I can't see it. And so Carl and his
2 team have gone out and had these -- actually, they
3 look like photographs but they're artist's
4 renditions of what the house will like look in lieu
5 of the preparation of a -- of a model.

6 In addition to that, I noticed that
7 Billy was looking at a aerial photograph.
8 Basically, what they did is they took Google Maps
9 and they superimposed the house onto Google Maps,
10 and that's hopefully, to answer some of the
11 questions of the members, that Duke made, and that
12 was that the house seemed too large for the lot.

13 And also, Jon Lancto was commenting
14 about the neighborhood compatibility. And so what
15 the aerial photo shows is basically a visual
16 presentation of what the house would look like if
17 you were flying over, but it also describes what the
18 house is going to look like from a roof scape as
19 compared with some of the houses in the
20 neighborhood.

21 We also did a little investigation, and
22 noticed that the house immediately behind it is, for
23 instance, 4,800 square feet. The house which is on
24 the other side of Stuart Coleman, the big one there,
25 which I call the Blue Cross Blue Shield house, is

1 also 4,800 square feet. Sam and Gina Schirmer's
2 house, on the public records they called that 3,600
3 square feet, but I don't think so.

4 MR. ROBINSON: It's not.

5 MR. BARR: It's huge. And they've had
6 multiple -- they've had multiple applications before
7 this Board, and I think most of their renovations
8 have been approved by the Board. And then
9 immediately behind this house is another large
10 structure with 4,800 square feet. And this house is
11 4,600 square foot, at least we would propose it to
12 be that.

13 But what -- instead of going through a
14 new presentation, what we're hoping is that the
15 visual exhibits, which have now been handed to you,
16 will hopefully answer some of your questions. And
17 basically, what we would like to do at this point
18 would be to get the feedback from you, based upon
19 now seeing what it looks like, and does this satisfy
20 some of your issues that were raised at the last
21 meeting. And for that point, I'm going to turn it
22 over to Carl.

23 MR. ILBERTON: All right. Thank you,
24 sir.

25 MR. McCANTS: Thank you, Bill. He

1 articulated what we're trying to do here well. The
2 elements that were changed on the structure is we
3 eliminated all the stucco from the ground elements.
4 Tried to make it a little more harmonious with the
5 rest of the architecture, as well as actually be
6 real bracing to give it more of a Sullivan's Island
7 feel.

8 You know, once again, we think that this
9 house is fitting in with the neighborhood, and I
10 believe that these 3-D images here will show you
11 that in perspective, that those elements that y'all
12 were concerned about weren't as strong as y'all
13 thought they might be. And I'll take any questions.

14 MR. ILDERTON: Great. Thank you, sir.
15 Is there any public comment to this application?
16 Public comment section then is closed. Randy?

17 MR. COSTE: Yes, I'd like to add some
18 questions, please.

19 MR. ILDERTON: Yes, sir.

20 MR. COSTE: Hal Coste. This is -- are
21 you taking the dunes out?

22 MR. McCANTS: No. It's going to be
23 nestled right into the dune. There's a big dune
24 ridge that runs across there. Now, you have to
25 forgive these images, this isn't actual. This is

1 basically the rendered drop on there, but this dune
2 right here.

3 And JR, I'll let you handle this
4 question. This is the landscape architect, JR,
5 Remark, and he's working with us to maintain as much
6 of this dune as we can.

7 MR. KRAMER: Yeah, basically, we're
8 going to slide this house right into the dune. You
9 can see the topo on either side of the house, it's
10 going to fit right in.

11 MR. COSTE: And are the trees going to
12 come out and be replanted?

13 MR. KRAMER: Here's what we have, the
14 right side of the beach access. And this is just
15 starting point, but...

16 MR. COSTE: That's a piece of property
17 Stan Heming (phonetic) paid about \$1,000 for back in
18 the day, and he's always wanted it to stay the same.
19 And that's the way the world is, you know, not going
20 to change.

21 MR. KRAMER: Yeah, our firm focuses on
22 sustainable design, integrating the environment with
23 natural, so, I think we're going to do the best we
24 can to get this house nestled into that dune and
25 restore that afterwards, so...

1 MR. McCANTS: And one reason we brought
2 JR in here now is, with what you see here with the
3 illustrations for the renderings, it's not showing
4 as much of the trees in there. We're showing the
5 dune in there, but we want to illustrate the house
6 more so than the landscaping. So that's why we're
7 bringing him in, to do some illustration of how it
8 will look after his landscape.

9 MR. COSTE: And I'll close my comment,
10 but I just want to commend Carl McCants on this
11 beautiful house. It's a great house.

12 MR. McCANTS: Oh, thank you.

13 MR. COSTE: But over on Kiawah, but not
14 here.

15 MR. ILDERTON: All right. Randy, any
16 other comments you want to add?

17 MR. ROBINSON: No, sir.

18 MR. ILDERTON: All right. Steve, you
19 want to start with this one?

20 MR. HERLONG: I started first the last
21 time.

22 MR. ILDERTON: Okay. Rhonda, start
23 first on this one.

24 MS. SANDERS: Well, I'm sorry, I wasn't
25 here last time. I didn't --

1 MR. ILBERTON: Okay. Mark, start first
2 on this.

3 MS. SANDERS: I'm not finished. I did
4 review the plan the first time, and I saw no
5 problem, qualm. I was kind of surprised that it did
6 not go through. The presentation helps visually a
7 lot. You know, when somebody buys property, just
8 because somebody sold it for \$1,000 many years ago
9 or bought it, you know, it's private property
10 ownership. And I think it's a great design, and I'm
11 sure y'all will do the best you can to put it in the
12 right place. I like it.

13 MR. ILBERTON: Great. Thank you, ma'am.
14 Jon?

15 MR. LANCTO: I think the changes are
16 subtle, but I think that your changes add some
17 causative effect, in my opinion, so.

18 And also, your presentation is
19 excellent. You know, makes it much easier to see
20 the street perspective of the property and its
21 relationship to the other houses. So at this point,
22 I'm more comfortable with it.

23 MR. ILBERTON: Billy?

24 MR. CRAVER: I was comfortable with it
25 last time. I'm still comfortable with it, and I

1 think the presentation is good. I think that from a
2 scale standpoint, you're right there. I mean, it's
3 right in with the neighborhood.

4 MR. ILDERTON: Mark?

5 MR. HOWARD: Yeah, I think the changes
6 were what the Board had requested. And the visual
7 has been a great, big help, you know. And I
8 appreciate your sensitivity to what we were trying
9 to say, because I really think you have addressed it
10 here without a major change.

11 MR. ILDERTON: Steve?

12 MR. HERLONG: Well, those are the nicest
13 3-D drawings I think I've ever seen. Those are
14 fantastic. But you nearly haven't changed the
15 house, and I still say it's -- it's drawing
16 attention to itself, which is, in order to get the
17 increases, that's not what it should do. It
18 shouldn't draw so much attention to itself.

19 MS. SANDERS: It's artistic. It's just
20 like the house you just sold.

21 MR. HERLONG: But it draws attention to
22 itself, and the requirement for relief is to show
23 that it's not negatively impacting the neighborhood,
24 and therefore, can -- should gain that relief, and I
25 just don't see the request to do that.

1 MR. CRAVER: What is the negative
2 impact? I'm sitting here looking at eight houses
3 right there, and they're all screwy houses. So why
4 is this one -- I mean, truly, you got the Bell South
5 house, you got Sam's house that looks like a
6 junkyard from Zimbabwe. You got the Flag Street
7 house that we just approved a few months ago that
8 changed, that is one of the oddest looking houses on
9 the island. I mean, none of these houses are, you
10 know, stock Sullivan's Island planned houses. They
11 all draw attention to themselves in some fashion. I
12 don't know.

13 MR. HERLONG: And so that's a good
14 reason to keep approving them? I don't understand.

15 MR. CRAVER: Well, it's a good reason to
16 allow that that -- I don't see a neighborhood
17 incompatibility issue, here if we got --

18 MR. HERLONG: I do understand. I
19 understand what you're saying with that point.

20 MR. CRAVER: Yeah.

21 MR. HOWARD: Can I ask, Randy? Is this
22 lot smaller than the next door neighbor?

23 MR. ROBINSON: No. They're both the
24 same.

25 MR. HOWARD: All those lots are the same

1 size?

2 MR. ROBINSON: Well, what neighbor are
3 you talking about? The one -- the small...

4 MR. HOWARD: Directly across the street.

5 MR. ROBINSON: It's hard to tell.

6 MR. HOWARD: Okay.

7 MR. ROBINSON: I mean, I know the
8 lots -- the lots across the beach path are larger
9 lots.

10 MR. HOWARD: They are large.

11 MR. ROBINSON: They're half acre lots.
12 Sam Schirmer's is actually, I think, larger than a
13 half acre lot. I know his square footage, I'm going
14 to say it's almost 5,000, on the Sam and Gina's
15 house, because they were able to get, you know, all
16 the increases on that one. It's a large house, Sam
17 Schirmer's house.

18 MS. SANDERS: Where does this word
19 negativity come into the picture? It takes -- it
20 gives neg -- what -- I'm sorry, it's --

21 MR. HERLONG: All I'm saying is it's
22 through --

23 MS. SANDERS: How is it negative?

24 MR. HERLONG: I didn't say negative. I
25 said through the design of this house, it draws

1 attention to itself, and therefore, it's not -- it's
2 sort of a question, is that a reason to give it the
3 increases in square footage?

4 It's on a small lot, I get that it's on
5 the ocean, and those, if any houses, should be
6 granted increases, it's properties that are on the
7 edges of the island, I get all of that. And it's
8 just more or less a question.

9 MR. CRAVER: I guess the question is
10 always on the issue --

11 MR. HERLONG: I guess the question I'm
12 curious, yeah, the massing, in general, the massing.

13 MR. CRAVER: And this one seems very
14 broken up. I mean, it doesn't look like a big
15 monster box. I mean, I look at the Bell South house
16 is more of a massing issue. Trying to go out and
17 get a chainsaw on that one, chop all these up. In
18 fact, this one doesn't look like it's anywhere near
19 as big as that house.

20 MR. HERLONG: No, it's not, you're
21 right. Those are just my opinions.

22 MR. LANCTO: Yeah, I know. My comment
23 last time was because of neighborhood compatibility,
24 and I was making those comments because I didn't
25 feel like the elements of the house fit well enough

1 together. And I think that the railing details
2 helped because it's dominant in its element design,
3 it comes right out and strikes you, where versus
4 what we looked at last time was just a horizontal --
5 it almost -- in your renderings or drawings, it
6 looks solid. It didn't have any -- you couldn't see
7 through. So this lightens it up.

8 So, yeah, maybe I wouldn't stick these
9 elements together on my house the way that they're
10 put on this, but I think that's better than it was.

11 MR. HERLONG: Oh, I absolutely agree.
12 Absolutely agree.

13 MR. ILDETON: All right. I guess I
14 sort of agree with Hal on this; it belongs on
15 Kiawah, not on Sullivan's Island. But I don't think
16 the design has been significantly changed at all. I
17 think I'm sort of amazed, after last meeting's
18 comments, that we came back pretty much unchanged,
19 but that's fine.

20 Whether these renderings are accurate or
21 not, I don't know. I'd like to think they are, and
22 if this house does get built, that it has improved
23 and improved on. I do think it has some elements
24 that has been improved on, I will say that. But I
25 think so many rounds elements going on, it's just a

1 little strong for me, that I want to say. So I'm
2 not particularly in favor of this application.

3 Duke?

4 MR. WRIGHT: I'll stand by my comments
5 of the last meeting, and I'll read them: I think
6 the designer should revisit our comments, scale down
7 the size and the mass of the structure, possibly
8 present a model that would give the Board a better
9 visual appreciation of what the design would look
10 like in terms of its overall compatibility of the
11 neighborhood. And I'll stand by those comments.

12 I just -- I think the house is too large
13 for that neighborhood, and I understand all of the
14 comments of the existing neighborhood, but I
15 think -- I just believe that that house is too large
16 for that site, and I think we've got to be careful
17 about continuing to approve large houses.

18 And I still cannot visualize -- and I
19 appreciate these presentations as opposed to a
20 model. I get a much better idea for this scale and
21 mass of the house. I'm having a little bit of
22 trouble figuring out the existing terrain, and how
23 this house is going to fit into it.

24 MR. ILBERTON: Right. Thank you. I
25 want to comment that I don't have a problem with the

1 size, actually. Duke might have. I don't have a
2 problem with the size. I have a problem with some
3 of the ornamentation, but that's all I wanted to
4 add.

5 MR. HERLONG: And I was going to say the
6 same thing. I do not have a problem granting
7 increases, but in order to grant them, I think the
8 design should reduce the impact of the house on the
9 site, and this is -- this house is not reducing the
10 impact to the neighborhood through some of the
11 design elements. That's just my general thought.

12 MR. ILBERTON: All right. Do I hear a
13 motion?

14 MS. SANDERS: Can I ask one more
15 question? I'm sorry. Is it the round part that
16 y'all don't like? I'm trying to figure out. I
17 mean, I wouldn't do it just because I know what it
18 costs to build round things, but I don't understand
19 what this...

20 MR. HERLONG: I think that's part of it.

21 MS. SANDERS: The round part?

22 MR. HERLONG: There are a lot of
23 different geometric elements that compete for
24 attention on this house, and that makes it look --
25 it makes it have a lot more impact from a -- as seen

1 from a distance, which is what I think the
2 general --

3 MR. ILBERTON: This is a preliminary
4 design application, too.

5 MR. HOWARD: Preliminary.

6 MR. HERLONG: I think the general -- the
7 general comments I would get from people on the
8 Island is, gosh, why did you approve this particular
9 house, because it's so big. Well, to me, it's going
10 to look bigger than it actually is, and that's just
11 a concern of mine. That's all.

12 MR. BARR: Mr. Chairman, can I make a
13 comment?

14 MR. ILBERTON: Sure.

15 MR. BARR: Okay. Five minutes?

16 MR. ILBERTON: No.

17 MR. BARR: You know, when I met with
18 Carl and the rest of his team, you know, we were
19 going over this about Sullivan's Island houses and,
20 you know, I lived here from like 1980 until my house
21 blew down in '89. And prior to Hurricane Hugo, you
22 know, this is just an eclectic -- it was so eclectic
23 before Hugo, because it was just a hodgepodge of
24 connected buildings is what it was. Some of them,
25 they would grab a house, and from down the street,

1 and pick it up and move it over and attach it, you
2 know, to the one immediately behind it.

3 But, you know, I think that typical
4 Sullivan's Island houses are peaked roofs, open
5 porches, and I think that the ordinance requires
6 people to design houses with porches.

7 The landscape architect, JR, is
8 basically, they're going to take this house and
9 they're going to stick it into this dune. And to
10 the extent that the dunes are damaged, they'll build
11 the dunes back up. So when you drive by the -- or
12 you walk by the -- walk by the path, essentially,
13 this is going to -- like Carl said in the last
14 meeting, this is going to look like a one-story
15 house, because this dune line comes up to about like
16 this. So it really does reduce the size and the
17 mass. It's not like we're sitting this on top of
18 a dune and creating this monstrosity there.

19 Steve has mentioned round elements, and
20 I have to call him on this because his house was, as
21 you commented a minute ago, Rhonda, had a round
22 element immediately behind.

23 But there's this one house on Atlantic,
24 which is 2672 Atlantic, way down there next to
25 Bayonne, that was built as, based upon the public

1 records, was built in 1890, and it's a two-story
2 house with two round turrets at either end of the
3 property.

4 And so these elements of design, I
5 think, are Victorian houses. Victorian houses, a
6 lot of Victorian houses had round elements, and
7 these round elements, you know, I mean, I don't know
8 what you would expect to do. Do we take the round
9 elements away? And one of the round elements is a
10 staircase up on the front side of the house, there's
11 a staircase. And on the rear side -- on the rear
12 side there's a master bathroom in there. But to me,
13 to square that off would ruin the overall design of
14 the house.

15 So I think that if you look at the
16 ordinance, too, when it discusses the standards of
17 neighborhood compatibility, is that you're supposed
18 to -- and this is in 21-111, you're supposed to look
19 at the houses referenced to the adjoining lot, lots
20 facing across the street, and lots in the immediate
21 vicinity, which is basically what we tried to do
22 tonight.

23 We took that aerial and we showed you
24 the Schirmer's house, and we showed you the -- Billy
25 referred to it as the Bell South house. And there's

1 even the larger one, I believe that Pat referenced
2 in the minutes of the last meeting, back on I'On
3 which has, you know, 8,000 square feet. And
4 clearly, some of those houses would not be built
5 today.

6 But the size of this house, I think, you
7 know, Pat has indicated that 4,600 square feet is
8 not too large. So we would urge you to consider
9 your position, and at least -- and grant them
10 preliminary, or in the alternative, give them some
11 guidance what would they do with it.

12 I think Pat, in the last meeting said,
13 you know, clean it up or streamline it. Jon Lancto
14 said, cloud it, put it under glass and it would not
15 be -- still not be compatible. So it's very
16 difficult, after spending all this time and effort,
17 and I think probably Steve knows better than anybody
18 about what goes into one of these, to try to get
19 some feedback, you know, other than just general
20 comments.

21 And so if we could get that or even get
22 preliminary approval with some comments, that would
23 greatly be appreciated.

24 MR. ILBERTON: Great. Thank you, sir.

25 MR. CRAVER: I make a motion that we

1 grant preliminary approval to this design with
2 the -- with the increases requested.

3 MR. ILBERTON: Do I hear a second?

4 MS. SANDERS: Second.

5 MR. ILBERTON: Any discussion?

6 MR. WRIGHT: What do you mean by
7 increases requested?

8 MR. ILBERTON: Square footage.

9 MR. CRAVER: Square footage increase is
10 requested in their application.

11 MR. HERLONG: Which is the only reason
12 they're here.

13 MR. CRAVER: Right, right. The round
14 elements, I built a house in 1993 at 2720 Atlantic
15 that has a huge round element. It's a staircase.
16 It's a free floating staircase, and you know...

17 MS. SANDERS: We have round houses on
18 the island.

19 MR. CRAVER: Right.

20 MS. SANDERS: I mean, thank goodness
21 they're not all square.

22 MR. CRAVER: I mean, I kind of like the
23 interesting elements of the house.

24 MR. ILBERTON: All righty. I'd say
25 we've had a second, we've had discussion. How about

1 a vote? Everybody in favor?

2 MR. HOWARD: Of preliminary approval.

3 MR. ILBERTON: Of preliminary, right.

4 MR. CRAVER: Aye.

5 MS. SANDERS: Aye.

6 MR. ILBERTON: Anybody opposed?

7 (Duke Wright, Steve Herlong indicated.)

8 Okay. You passed. You got it. Good
9 deal.

10 What else do we have here, Randy? 2424
11 Jasper.

12 MR. ROBINSON: We have the next one,
13 2424 Jasper. Honestly, I've got to apologize to the
14 applicants and for having them come here, because I
15 just missed it when I was doing my inspections. And
16 actually, as a little console, there's a house up
17 the road copied this design in louvers. And when I
18 saw it, I went, well, that's not right. And so I
19 went down to this house and said, oh-oh, I missed
20 it. They already -- already built it, this house.

21 Just to give you a little idea, let me
22 pass these out to y'all. This is generally what we
23 approve. Our ordinance states that you have to have
24 one half inch in between the boards or lattice. And
25 what we've done in the past is, we've said that it

1 had to have one half inch where you could see
2 through the top of one lattice and the bottom of the
3 other.

4 In this particular design at this house,
5 it was approved by y'all. If you look at the
6 elevations that were approved by this Board, it was
7 a lattice like this. But it's not our general
8 policy. So to me, it's kind of a design thing, and
9 y'all have the authority to look at design elements
10 for a property. And I kind of want to just bring it
11 to you and get your feelings on it, whether this was
12 okay or not, or whether, in this instance, since
13 this is in a historical district, maybe it's okay
14 here, but it might not be okay someplace else.

15 MR. HERLONG: This is on a new house?

16 MR. ROBINSON: That's correct. 2424
17 Jasper is a new house. It was a house up on Jasper
18 Boulevard, right on the road, they built this new
19 house behind it, removed the other house that was
20 not historic, in front.

21 MR. CRAVER: The house looks good, too.

22 MR. ROBINSON: I don't really have a
23 problem with it. It's just our general policy is,
24 this is what we allow, and this is what was built.

25 MR. ILBERTON: Yeah, and I think if

1 you -- like you say, if you found either one that
2 it's -- it just looks horrible and it's just
3 horrendous, or two, that it was obvious people were
4 trying to slip something by obviously, and they were
5 just trying to, you know, anything, make any call
6 like that, then you need to call it, call on, call
7 them on it, and if they have come before us or
8 whatever else, whatever you need to do.

9 But if you feel like it's going to, you
10 know, like you're saying, it's reasonable, it's
11 okay, then I think you can make that call and say
12 it's just a --

13 MR. ROBINSON: Honestly, in this
14 particular instance, a lot of this house was open
15 underneath.

16 MR. ILBERTON: Yeah.

17 MR. ROBINSON: It just is something that
18 I -- yeah, I should have seen it, and I mean, I've
19 been in this house many times inspecting it. And I
20 just wanted -- I can't make a call on something like
21 this once we have a policy in place of this is how
22 it is.

23 MR. HERLONG: So this is -- there's a
24 policy that you need to be able to see horizontally
25 one half inch between two pieces of louver?

1 MR. ROBINSON: That's correct, or
2 lattice.

3 MS. KING: Can I read the actual thing?

4 MR. ILDERTON: Please.

5 MS. KING: It says: The principal
6 building's foundation exceeding three feet in height
7 shall be enclosed by open lattice or slats, having a
8 minimum of one half inch between the lattice or
9 slats. And we actually have three quarters of an
10 inch between the slats. We just don't have a
11 visual.

12 MR. HERLONG: Yeah, if you turn it, if
13 you lay it down, you'd see more than a half an inch.

14 MR. ROBINSON: You would. Generally,
15 you do, though. And the reason for this is we -- we
16 know that, originally, Council created this
17 ordinance so you could drive by a house and look
18 straight through it.

19 MR. ILDERTON: See if anybody's
20 cheating.

21 MR. ROBINSON: You know, you could see
22 the light on the other side. Exactly. That's what
23 it was for and...

24 MR. ILDERTON: They're always afraid
25 somebody's cheating and slipping by something.

1 MR. CRAVER: Like building a room down
2 there.

3 MR. ROBINSON: I intend to keep
4 enforcing this as this. But this is on a historical
5 property and a historical district, and if y'all
6 want to allow it in this particular case, I feel
7 like that's fine. Now, the one down the street that
8 copied this, that was not good. That's going to
9 have to come before you also, because they're -- at
10 least in this case when they applied for the permit,
11 it had this on it. And the one up the street, it
12 had a vertical lattice.

13 MR. HOWARD: I see.

14 MR. ROBINSON: And now they put this
15 horizontal.

16 MS. SANDERS: Are they finished with it?

17 MR. ROBINSON: Oh, no.

18 MS. SANDERS: Well, then why don't you
19 just enforce this now and say, this is what you
20 applied for in the first --

21 MR. ROBINSON: I already have.

22 MS. SANDERS: Okay.

23 MR. ROBINSON: I already have. But
24 they're going to come to y'all for to see --

25 MS. SANDERS: Because they want that

1 one.

2 MR. ROBINSON: -- if the change would be
3 okay. I mean, they're -- you know, I'm not going to
4 stop the whole job because of the lattice, but I
5 sure would never give them a CO knowing that it
6 doesn't meet our requirements.

7 MR. HERLONG: So you're -- are we saying
8 that if someone wants to do this, they need to come
9 to the DRB for approval --

10 MR. ROBINSON: That's correct.

11 MR. HERLONG: -- to do it different than
12 what the detail shows, and to do it like that?

13 MR. ROBINSON: Uh-hum. And the only
14 reason this is before y'all is because it's in a
15 historical district, so y'all can approve a design
16 element in the historical district. Otherwise, if
17 it goes outside of the historical district, I'd be
18 telling them to go to the Board of Zoning Appeals,
19 because this is a policy of ours. Yeah.

20 But this is a design, I feel like it's a
21 design element in the historical district, and y'all
22 can make calls on that for most of the design
23 elements.

24 MR. ILBERTON: Yeah, it'd be nice to
25 make it on the staff level. You don't feel like you

1 can you do it, huh? It's beyond your -- it's beyond
2 your given powers?

3 MR. ROBINSON: Yeah.

4 MR. ILBERTON: Okay.

5 MR. ROBINSON: It's in a historical
6 district.

7 MR. ILBERTON: Okay.

8 MR. ROBINSON: Otherwise, that's why I
9 say, I'm going to keep enforcing this. And
10 generally, I put on the plans this little detail,
11 this has to happen. There was a little snafu in
12 this plan.

13 MR. LANCTO: Yeah, this detail is not in
14 the ordinance, though, right?

15 MR. ROBINSON: No, it's not.

16 MR. LANCTO: The day that I just
17 understood it to be written doesn't correspond to
18 what you're drawing.

19 MR. ROBINSON: There's a course --

20 MR. CRAVER: There's interpretations of
21 all ordinances. This is our interpretation of space
22 between the lattice, you know, that you're able to
23 see through it, but this Board has the ability to
24 interpret it on louvers.

25 MR. ROBINSON: And say that this meets

1 the letter of the ordinance.

2 MR. HERLONG: And did you say in
3 historic districts, but not anywhere else?

4 MR. ROBINSON: Well, anywhere --

5 MR. HERLONG: That part, I don't
6 understand the logic there.

7 MR. ROBINSON: You know, what I'm saying
8 is, this is a design element to a house in a
9 historical district. Y'all make calls on design
10 elements on the houses in a historical district.
11 And so I felt that it was easy -- better for them if
12 they came before y'all, it would be a little
13 quicker.

14 MR. ILBERTON: Okeydoke. Well, if it
15 has to come before us. I find this is fine myself.
16 Does everybody?

17 MR. CRAVER: Yeah. I make a motion that
18 we approve that --

19 MR. ILBERTON: Did we get public
20 comment?

21 MR. CRAVER: -- as complying with the
22 ordinance.

23 MR. ILBERTON: Well, do we need to run
24 through the whole rigmarole there?

25 MR. HOWARD: Yeah, the whole rigmarole.

1 MR. HERLONG: Yeah.

2 MR. ILDETON: Yeah? Okay. You know,
3 you presented it. Public comments session? Public
4 comment? No. Closed. Nothing to add.

5 Do I hear a motion?

6 MR. CRAVER: I move we approve the
7 design as presented as complying with the ordinance.

8 MR. ILDETON: Second?

9 MS. SANDERS: Second.

10 MR. ILDETON: Everybody in favor?

11 MEMBERS OF THE BOARD: Aye.

12 MR. ILDETON: All right. We're
13 adjourned.

14 (The Hearing was concluded at 7:12 PM.)
15
16
17
18
19
20
21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE OF REPORTER

I, Maria D. Dempsey, Registered Professional Reporter and Notary Public for the State of South Carolina at Large, do hereby certify that the foregoing transcript is a true, accurate, and complete record.

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 4th day of April, 2013, at Charleston, Charleston County, South Carolina.

Maria D. Dempsey, RPR
My Commission expires:
October 13, 2019

Town of Sullivan's Island

	66:13	39:22	42:1	become (1) 27:14
\$	aerial (4) 39:4;40:7,15;55:23	appearance (1) 25:3	artistic (1) 46:19	bed (1) 38:4
\$1,000 (2) 43:17;45:8	aesthetics (1) 11:21	appears (1) 18:4	artist's (2) 39:3;40:3	beforehand (1) 9:10
A	afraid (1) 61:24	applicant (1) 39:16	Atlantic (3) 54:23,24;57:14	behind (5) 40:22;41:9;54:2, 22;59:19
ability (1) 64:23	afternoon (1) 9:16	applicants (2) 28:16;58:14	Atlanticville (1) 28:15	Bell (3) 47:4;49:15;55:25
able (4) 29:12;48:15;60:24; 64:22	afterwards (1) 43:25	application (12) 5:3;6:9;17:22; 19:15;21:6;24:16; 27:16,25;42:15;51:2; 53:4;57:10	attach (1) 54:1	belongs (1) 50:14
Absolutely (3) 33:4;50:11,12	again (5) 5:16;8:10;11:16; 32:12;42:8	applications (1) 41:6	attempt (1) 39:22	below (1) 34:3
access (3) 29:17;30:2;43:14	against (2) 6:2;10:9	applied (3) 28:18;62:10,20	attendance (1) 3:3	bent (1) 9:7
Accessory (2) 17:15,20	agenda (1) 3:7	appreciate (3) 27:18;46:8;51:19	attention (6) 46:16,18,21;47:11; 49:1;52:24	best (3) 4:17;43:23;45:11
accommodate (2) 29:1;31:21	ago (8) 7:12;12:11,12,14; 13:5;45:8;47:7;54:21	appreciated (1) 56:23	authority (1) 59:9	better (8) 26:3;27:20;39:5; 50:10;51:8,20;56:17; 65:11
accurate (1) 50:20	agree (7) 15:18;26:4;27:3,7; 50:11,12,14	appreciation (1) 51:9	authorized (2) 23:25;24:5	beyond (2) 64:1,1
accused (1) 11:14	ahead (1) 10:24	approval (13) 3:7;21:8;22:4,6; 23:3;24:9;27:14; 36:18;39:19;56:22; 57:1;58:2;63:9	Avenue (2) 17:15,16	big (8) 13:14;34:25;40:24; 42:23;46:7;49:14,19; 53:9
achieve (1) 25:12	allow (5) 25:1;29:18;47:16; 59:24;62:6	approve (14) 13:5;15:21;16:1; 20:13;27:25;31:2,16; 38:14;51:17;53:8; 58:23;63:15;65:18; 66:6	away (5) 9:18;30:21,21; 35:16;55:9	bigger (1) 53:10
acre (2) 48:11,13	allowed (5) 18:15;22:13;23:24; 24:4,6	Approved (13) 3:13;21:7;30:11, 19;31:6;32:20;36:22, 25;39:23;41:8;47:7; 59:5,6	awful (2) 5:21;26:9	Bill (1) 41:25
across (6) 14:16,17;42:24; 48:4,8;55:20	allows (1) 27:2	approving (4) 35:3,7,14;47:14	awning (2) 7:10;8:15	Billy (7) 12:3;20:10;25:22; 37:4;40:7;45:23; 55:24
actual (2) 42:25;61:3	almost (3) 9:13;48:14;50:5	architect (3) 21:21;43:4;54:7	axles (1) 38:10	bit (13) 5:17;14:12;20:3,4; 27:7;30:9;33:18,22; 34:15,18;39:3,5; 51:21
actually (13) 8:8,21;19:19; 32:25;35:25;36:10; 40:2;42:5;48:12; 52:1;53:10;58:16; 61:9	alteration (1) 21:2	architect's (1) 39:1	Aye (7) 3:12;16:6;20:23; 38:19;58:4,5;66:11	Blue (2) 40:25,25
add (15) 6:11;19:6;21:8; 22:10;23:14,14; 24:17;28:24,24; 33:24;42:17;44:16; 45:16;52:4;66:4	alterations (2) 5:11,13	Architecture (2) 21:19;42:5	B	Board (22) 3:2,12;13:4;16:6,9; 17:5;20:23;22:3,5, 17;27:19;34:8;36:9; 38:19;41:7,8;46:6; 51:8;59:6;63:18; 64:23;66:11
added (3) 22:14;29:23;34:4	altering (1) 15:14	area (7) 3:20;9:4;22:15; 25:6;29:11,21;32:10	back (13) 3:21,21;4:16;6:17; 8:6;17:20;21:7; 36:25;37:3;43:17; 50:18;54:11;56:2	boards (1) 58:24
adding (2) 22:1;28:23	alternative (1) 56:10	areas (3) 23:19,19;25:3	badly (1) 5:24	boardwalk (1) 13:19
addition (3) 11:22;21:1;40:6	always (4) 34:19;43:18;49:10; 61:24	arguing (1) 12:9	BARR (5) 39:21;41:5;53:12, 15,17	border (1) 23:18
additional (2) 22:10;29:12	amazed (1) 50:17	around (6) 7:16;25:22;30:12; 36:5;38:4,9	based (2) 41:18;54:25	borderline (1) 6:3
address (1) 6:5	amount (2) 23:16;34:17	arrangement (1) 26:3	basically (9) 16:10;31:15;40:8, 15;41:17;43:1,7; 54:8;55:21	both (5) 5:7;12:20,21;
addressed (1) 46:9	analysis (1) 34:11	arrow (1) 15:1	bathroom (1) 55:12	
adjacent (2) 22:11;24:7	Anthony (1) 29:7	articulated (1)	Bayonne (4) 21:1,24;22:8;54:25	
adjoining (1) 55:19	anticipate (1) 13:1		beach (2) 43:14;48:8	
adjourned (1)	apologize (4) 32:8;33:20;34:6; 58:13		beautiful (1) 44:11	

Town of Sullivan's Island

18:16;47:23 bottom (1) 59:2 bought (5) 8:9;12:13;16:11, 13;45:9 Boulevard (1) 59:18 box (1) 49:15 boy (2) 7:3;30:20 bracing (1) 42:6 Branch (1) 28:16 breeze (1) 4:8 brick (1) 23:18 brickwork (1) 9:4 bridge (1) 7:6 brief (1) 8:8 bring (3) 9:25;32:12;59:10 bringing (2) 24:3;44:7 broke (1) 9:13 broken (2) 9:11;49:14 brother (1) 5:15 brought (4) 17:2,2;35:18;44:1 build (5) 8:15;18:24;24:6; 52:18;54:10 building (16) 21:5;22:5;23:4; 24:10;28:19;22;29:5; 30:11,16,19;32:18; 39:9,13,13,14;62:1 buildings (1) 53:24 building's (1) 61:6 built (8) 50:22;54:25;55:1; 56:4;57:14;58:20; 59:18,24 Burton (1) 21:20 business (2) 11:10;21:20 butchered (2) 5:17,23 buy (1) 12:11 buys (1)	45:7 bylaws (2) 22:14;23:24 C calculation (2) 22:15;37:21 call (10) 14:3;17:6;40:25; 54:20;60:5,6,6,11, 20 called (3) 11:8;28:15;41:2 calls (3) 17:10;63:22;65:9 came (5) 11:13;28:16;38:25; 50:18;65:12 can (34) 4:7;9:12;10:7; 11:2;12:19;13:14; 18:3;21:12;23:15; 26:7,14;29:9,14; 30:15;31:15;32:4; 34:12;35:11,15,16; 39:25;43:6,9,24; 45:11;46:24;47:21; 52:14;53:12;60:11; 61:3;63:15,22;64:1 careful (1) 51:16 Carl (6) 39:21;40:1;41:22; 44:10;53:18;54:13 CARMOLA (18) 29:7,7;32:7,22; 33:18;34:6,10,14,24; 35:9,22;36:23;37:14, 17,24;38:2,6,21 case (2) 62:6,10 causative (1) 45:17 center (1) 22:19 Central (2) 3:14,15 chainsaw (1) 49:17 Chairman (1) 53:12 championship (1) 21:23 change (10) 16:17,17,18;26:2; 32:17;36:12;37:20; 43:20;46:10;63:2 changed (7) 7:24;12:1;13:14; 42:2;46:14;47:8; 50:16 changer (1)	15:6 changes (15) 3:16,19,20,22; 4:22;11:21;21:4; 27:8,12;28:1,18; 39:2;45:15,16;46:5 chaperoning (1) 21:22 character (1) 4:24 charge (1) 29:2 cheap (2) 5:21;16:14 cheating (2) 61:20,25 Check (2) 15:24,25 chewed (1) 11:9 choice (1) 11:25 chop (1) 49:17 Cindi (1) 21:25 city (1) 11:5 clean (1) 56:13 clearly (1) 56:4 close (2) 18:6;44:9 closed (5) 6:10;24:17;30:6; 42:16;66:4 closer (2) 24:3;35:12 cloud (1) 56:14 CO (1) 63:5 code (1) 6:3 Coleman (1) 40:24 combine (1) 32:4 comfortable (3) 45:22,24,25 coming (5) 3:16;8:11,16;21:7; 29:4 commend (1) 44:10 comment (19) 5:2;6:8,10,20;10:1, 11;24:16,16;30:5,6; 39:25;42:15,16;44:9; 49:22;51:25;53:13; 65:20;66:4 commented (1)	54:21 commenting (1) 40:13 comments (14) 30:7;34:23;36:14; 44:16;49:24;50:18; 51:4,6,11,14;53:7; 56:20,22;66:3 Commercial (2) 28:9;29:3 community (1) 15:5 compare (1) 31:5 compared (1) 40:19 compatibility (4) 40:14;49:23;51:10; 55:17 compatible (1) 56:15 compete (1) 52:23 complained (2) 9:20;11:4 complaint (2) 6:1;11:7 complete (1) 26:16 comply (1) 28:3 complying (2) 65:21;66:7 concern (1) 53:11 concerned (1) 42:12 concluded (1) 66:14 concrete (11) 13:11,21;23:18; 26:5,7,8,10,13,22; 27:13;32:23 congratulations (1) 27:8 connected (1) 53:24 consider (1) 56:8 consistent (1) 24:25 console (1) 58:16 construction (1) 38:24 context (1) 30:13 continue (2) 8:14;16:19 continuing (1) 51:17 control (2) 10:4,15	co-own (1) 5:8 co-owner (1) 5:5 copied (2) 58:17;62:8 copy (3) 35:2,2,21 correspond (1) 64:17 COSTE (17) 5:4,4;6:19,23;7:1; 10:1,11,25;11:7; 12:15;42:17,20,20; 43:11,16;44:9,13 Costes (1) 11:11 costs (1) 52:18 Council (1) 61:16 couple (1) 9:17 course (2) 6:17;64:19 coverage (20) 17:23;21:11,15; 22:13,15;23:10,11, 16,23;24:3,4,10,11, 20,21,24;27:2;39:10, 13,14 crack (1) 9:12 cracked (1) 9:16 CRAVER (28) 12:5;20:11,13,18; 25:23;27:24;33:7; 34:4;37:5;38:14; 45:24;47:1,15,20; 49:9,13;56:25;57:9, 13,19,22;58:4;59:21; 62:1;64:20;65:17,21; 66:6 created (1) 61:16 creating (1) 54:18 crew (1) 8:21 Cross (1) 40:25 crunch (1) 20:7 curious (1) 49:12 current (1) 26:23 cut (2) 7:1;8:20 cutting (1) 8:22
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	56:16	DRB (8) 23:12,22,25;24:5, 9;31:3,4;63:9	59:6	exhibits (1) 41:15
D	Directly (1) 48:4	drive (2) 54:11;61:17	elevator (2) 36:8,13	existing (13) 22:12,22;23:10,15; 24:2;29:9,10;31:12;
damage (1) 8:14	dirt (1) 12:10	drives (2) 25:13,15	eliminated (1) 42:3	32:22;35:5;37:18; 51:14,22
damaged (1) 54:10	discuss (1) 32:9	driveway (8) 21:14;22:12;23:15, 17;26:10;27:7,8;28:2	eliminating (1) 22:19	expect (1) 55:8
dangerous (2) 9:12;13:24	discussed (1) 32:9	drop (1) 43:1	else (8) 12:6;19:7;27:4; 29:14;58:10;59:14;	expense (1) 13:15
daughter (1) 21:22	discusses (1) 55:16	Due (1) 24:23	enclosed (1) 61:7	explain (1) 3:24
day (7) 8:24;32:2,3,11; 34:1;43:18;64:16	discussion (6) 16:4;20:21;36:20; 38:17;57:5,25	Duke (8) 3:3;19:8;27:16; 35:12;40:11;51:3; 52:1;58:7	enclosing (1) 22:1	explaining (1) 33:24
dead (1) 8:19	dislikes (1) 5:10	dumpster (1) 29:20	end (1) 55:2	exposed (1) 22:21
deal (3) 18:21;19:1;58:9	distance (1) 53:1	dune (10) 42:23,23;43:1,6,8, 24;44:5;54:9,15,18	enforce (1) 62:19	extent (1) 54:10
dealing (1) 25:24	district (12) 3:18;17:18;39:7; 59:13;62:5;63:15,16, 17,21;64:6;65:9,10	during (3) 32:2,3;33:25	enforcement (1) 7:18	exterior (1) 3:16
decent (1) 9:8	districts (1) 65:3	dying (1) 7:3	enforcing (2) 62:4;64:9	extra (1) 28:24
decide (2) 13:8;18:8	documentation (1) 39:3	E	engineer (1) 26:20	F
decisions (1) 16:22	dominant (1) 50:2	easier (3) 34:18,20;45:19	engineered (1) 26:20	facade (1) 28:19
deck (6) 21:9;22:11,14; 23:14;24:7;27:25	done (11) 4:13,15;5:10,12; 7:16;11:14,24;12:23; 21:10;22:9;58:25	easily (1) 13:14	enjoying (1) 12:21	facing (2) 22:7;55:20
decrease (6) 18:2,7,16;20:17,19, 20	door (9) 3:21;4:12,20;6:17; 8:9,11,15;11:23; 47:22	easy (2) 17:11;65:11	enough (2) 13:9;49:25	fact (6) 13:21;14:3;15:12; 22:25;24:23;49:18
decreased (1) 34:16	doors (1) 4:8	eclectic (2) 53:22,22	entire (1) 23:22	falls (1) 22:20
demoed (1) 11:1	dormer (5) 21:4;22:7,18,20; 26:2	edges (1) 49:7	environment (1) 43:22	family (2) 5:14,14
describes (1) 40:17	dormers (1) 22:2	effect (1) 45:17	essentially (2) 33:21;54:12	fantastic (1) 46:14
Design (35) 3:2;18:1,9;22:10, 25;23:3,17,21;27:4, 20;28:1;43:22;45:10; 48:25;50:2,16;51:9; 52:8,11;53:4;54:6; 55:4,13;57:1;58:17; 59:4,8,9;63:15,20,21, 22;65:8,9;66:7	double (2) 22:20,23	effort (1) 56:16	even (8) 10:15;16:17;22:14; 23:13;33:5;36:17; 56:1,21	far (6) 17:23;27:1,2,4,4,25
designer (1) 51:6	down (18) 4:16;7:1,5;8:20; 9:2;16:16;28:21; 29:23;34:3;35:18; 51:6;53:21,25;54:24; 58:19;61:13;62:1,7	eight (1) 47:2	evening (2) 21:17;38:23	fashion (1) 47:11
destroyed (1) 9:22	dragging (1) 9:5	either (4) 19:15;43:9;55:2; 60:1	Everybody (10) 3:11;12:6;16:5; 20:22;27:4;28:6; 39:25;58:1;65:16; 66:10	favor (7) 16:5;20:22;28:6; 38:18;51:2;58:1; 66:10
detail (3) 63:12;64:10,13	draw (2) 46:18;47:11	element (6) 50:2;54:22;57:15; 63:16,21;65:8	everybody's (1) 36:15	feature (1) 38:23
details (1) 50:1	drawing (3) 14:2;46:15;64:18	elements (20) 42:2,3,11;49:25; 50:9,23,25;52:11,23; 54:19;55:4,6,7,9,9; 57:14,23;59:9;63:23; 65:10	everything's (2) 15:19;36:25	February (1) 3:7
died (1) 5:15	drawings (2) 46:13;50:5	elevation (1) 13:5	evidently (1) 28:15	feedback (2) 41:18;56:19
difference (1) 14:13	draws (2) 46:21;48:25	elevations (1)	Exactly (1) 61:22	feel (6) 42:7;49:25;60:9; 62:6;63:20,25
different (9) 8:18;33:2,3,6,8,9, 12;52:23;63:11			exceeding (1) 61:6	feeling (1) 14:15
difficult (1)			excellent (1) 45:19	feelings (1) 59:11
			excuse (4) 3:21;6:19;18:11; 34:2	feet (15) 13:6;17:25;18:3,4, 6,14,15;23:11;40:23;

Town of Sullivans Island

<p>41:1,3,10;56:3,7;61:6 felt (1) 65:11 fence (8) 3:23;6:14;7:8;9:3; 14:1,4,17,18 fences (1) 9:3 few (5) 3:16;4:9;25:5; 36:6;47:7 figure (2) 19:23;52:16 figuring (1) 51:22 filed (1) 11:7 filled (1) 9:21 final (5) 16:1;21:7;22:6; 23:2;24:8 find (2) 12:19;65:15 fine (18) 11:20;12:2,8; 15:19;17:24;19:16; 27:11,13,15,17,21; 37:9;38:7,8,12; 50:19;62:7;65:15 finished (2) 45:3;62:16 firm (1) 43:21 First (10) 4:5;22:17;24:9; 29:25;30:25;44:20, 23:45;1,4;62:20 fit (4) 29:12;43:10;49:25; 51:23 fitting (1) 42:9 Five (1) 53:15 fix (1) 27:7 fixed (1) 5:16 Flag (1) 47:6 floating (1) 57:16 flood (2) 13:6;28:22 floor (7) 28:21,21;29:11,13, 24,25;34:17 floored (1) 30:9 Florida (1) 21:22 flying (1)</p>	<p>40:17 focuses (1) 43:21 foot (1) 41:11 footage (11) 21:5;22:5;23:5; 28:24,25;39:9,15; 48:13;49:3;57:8,9 forgive (1) 42:25 formally (1) 11:4 former (1) 12:16 forward (2) 6:24,25 found (1) 60:1 foundation (2) 13:6;61:6 four (1) 4:5 framework (2) 4:11,20 framing (1) 4:25 FRAMPTON (25) 4:3,4;5:25;6:2,15; 7:25;8:7;9:24;11:8; 12:13,22;13:4,18; 14:5,9,14,21,24;15:2, 8;16:8,24;17:2,8,12 Frampton's (1) 5:5 frankly (2) 4:23;11:12 free (1) 57:16 Freedom (1) 3:5 French (1) 4:8 front (14) 3:18;4:10,12,23; 5:19;8:17;11:24; 28:18;30:10;35:6,15; 37:23;55:10;59:20 fuss (1) 7:14</p>	<p>Gate's (1) 9:1 gave (1) 8:13 general (9) 36:6;49:12;52:11; 53:2,6,7;56:19;59:7, 23 generally (3) 58:22;61:14;64:10 gentlemen (1) 21:18 geometric (1) 52:23 Gina (1) 41:1 Gina's (1) 48:14 given (1) 64:2 gives (1) 48:20 giving (1) 25:3 glass (1) 56:14 goes (3) 27:2;56:18;63:17 good (20) 5:17;7:23;18:21; 19:1;20:11;21:17; 26:3;34:21;35:23; 36:4,15;37:5,8; 38:11;46:1;47:13,15; 58:8;59:21;62:8 goodness (1) 57:20 Google (2) 40:8,9 Gordon (1) 39:21 gosh (1) 53:8 grab (1) 53:25 grade (1) 30:10 granite (1) 13:12 grant (5) 23:25;24:6;52:7; 56:9;57:1 granted (1) 49:6 granting (1) 52:6 grass (3) 25:1,2,3 gravel (5) 9:21;11:25;13:2; 37:12,14 Great (18) 4:1;9:23;12:20,21;</p>	<p>18:10;22:24;23:6; 24:12;25:21;26:2; 27:22;28:5;42:14; 44:11;45:10,13;46:7; 56:24 greater (1) 23:13 greatly (1) 56:23 grid (1) 22:23 ground (8) 9:6;28:21;29:11, 13;34:17;37:19;38:3; 42:3 guess (5) 13:18;27:24;49:9, 11;50:13 guidance (1) 56:11 guttering (1) 17:4 gutters (2) 5:19,20 guys (2) 9:17;33:19</p>	<p>Hearing (1) 66:14 heartbreaking (1) 12:9 heck (1) 34:19 hedge (8) 8:17,22,22,24;14:6, 7,21,22 hedges (4) 7:1;10:5,9,12 height (1) 61:6 help (3) 29:22;36:3;46:7 helped (1) 50:2 helps (1) 45:6 Heming (1) 43:17 Here's (1) 43:13 Herlong (48) 3:4;15:10;19:16; 20:15;27:11;28:12; 29:6;30:4,24;31:2,10, 18;32:25;33:5,8; 36:3,15,19;37:4,7; 38:8,13,17,20;44:20; 46:12,21;47:13,18; 48:21,24;49:11,20; 50:11;52:5,20,22; 53:6;57:11;58:7; 59:15;60:23;61:12; 63:7,11;65:2,5;66:1 hired (1) 9:17 historic (10) 7:15,17;11:21; 15:12;17:18,19;39:7, 8;59:20;65:3 historical (13) 3:17,18;8:22; 59:13;62:4,5;63:15, 16,17,21;64:5;65:9, 10 hockey (1) 21:23 hodgepodge (1) 53:23 hold (1) 16:19 home (1) 4:4 homeowner (1) 17:11 honest (1) 30:12 honestly (3) 25:4;58:13;60:13 hopefully (4) 12:19;17:10;40:10;</p>
			H	
	G			
	<p>gain (1) 46:24 game (1) 15:5 garage (4) 17:20;18:12,13,25 garages (1) 19:3 gate (3) 9:1,4,8</p>			

Town of Sullivans Island

41:16 hoping (1) 41:14 horizontal (3) 5:6;50:4;62:15 horizontally (1) 60:24 horrendous (1) 60:3 horrible (1) 60:2 hostility (1) 11:12 house (87) 4:23,24;5:10,13, 16;7:13;8:10,17; 12:11,13;13:6,7; 16:11,11,13,20; 22:11;24:7;27:13; 40:4,9,12,16,18,22, 23,25;41:2,9,10;42:9; 43:8,9,24;44:5,11,11; 46:15,20;47:5,5,7; 48:15,16,17,25; 49:15,19,25;50:9,22; 51:12,15,21,23;52:8, 9,24;53:9,20,25;54:8, 15,20,23;55:2,10,14, 24,25;56:6;57:14,23; 58:16,19,20;59:4,15, 17,17,19,19,21; 60:14,19;61:17;65:8 houses (21) 5:8;7:17;40:19; 45:21;47:2,3,8,9,10; 49:5;51:17;53:19; 54:4,6;55:5,5,6,19; 56:4;57:17;65:10 Howard (36) 3:4,10;12:25; 13:16,25;14:7,10,19, 22,25;15:3;19:19; 20:20;27:6;33:10,15; 35:11,25;36:17,21; 37:10,15,22,25;38:4, 7;46:5;47:21,25; 48:4,6,10;53:5;58:2; 62:13;65:25 huge (2) 41:5;57:15 Hugo (2) 53:21,23 huh (1) 64:1 hung (2) 22:20,23 Hurricane (1) 53:21	39:5;51:20;58:21 identical (1) 19:2 ILDERTON (106) 3:1,3,11,13;4:1; 5:1;6:7,18,22,24; 7:20;8:4;9:23;10:3, 13,18,20,23;11:17; 12:3,7,24;15:7,16,20, 24;16:2,4,7,21,25; 17:6,9,14;18:10,21; 19:1,5,8,12,14,18,21; 20:10,12,21,24;21:1, 16;23:6,8;24:12,15, 19,22;25:8,18,21; 27:5,10,15,22;28:5,8; 38:22;39:17,20; 41:23;42:14,19; 44:15,18,22;45:1,13, 23;46:4,11;50:13; 51:24;52:12;53:3,14, 16;56:24;57:3,5,8,24; 58:3,6;59:25;60:16; 61:4,19,24;63:24; 64:4,7;65:14,19,23; 66:2,8,10,12 illustrate (1) 44:5 illustration (1) 44:7 illustrations (1) 44:3 images (2) 42:10,25 immediate (1) 55:20 immediately (4) 40:22;41:9;54:2,22 impact (4) 47:2;52:8,10,25 impacting (1) 46:23 impervious (18) 21:12;22:12,13,15; 23:10,11,16,20,22; 24:2,11,20,21,24; 25:14;26:10;37:20; 39:10 impervious/pervious (1) 25:24 impossible (1) 8:19 improved (3) 50:22,23,24 improvement (2) 10:19;23:1 improvements (1) 15:11 inch (6) 58:24;59:1;60:25; 61:8,10,13 incompatibility (1) 47:17	increase (6) 23:4;24:25;35:16; 39:9,11;57:9 increased (2) 31:22;34:2 increases (10) 20:15;24:21,22; 46:17;48:16;49:3,6; 52:7;57:2,7 increasing (1) 35:23 indicated (2) 56:7;58:7 individually (3) 5:7;6:20;36:5 Information (1) 3:5 inspecting (1) 60:19 inspections (1) 58:15 instance (3) 40:23;59:12;60:14 instead (1) 41:13 intact (1) 11:22 integrating (1) 43:22 intend (1) 62:3 intention (1) 32:13 interesting (1) 57:23 interior (1) 21:25 interpret (1) 64:24 interpretation (1) 64:21 interpretations (1) 64:20 interrupt (1) 11:16 into (10) 4:11;8:11;11:10; 42:23;43:8,24;48:19; 51:23;54:9;56:18 introduction (1) 26:22 investigation (1) 40:21 I'On (3) 17:15,16;56:2 Island (12) 3:2;22:21;30:20; 42:6;47:9,10;49:7; 50:15;53:8,19;54:4; 57:18 issue (8) 8:2;25:24;28:2; 31:3;36:9;47:17;	49:10,16 issues (6) 4:5;21:12;27:13, 14;36:7;41:20 Items (3) 3:6;24:9;27:18 J January (1) 22:3 Jasper (4) 58:11,13;59:17,17 job (2) 5:21;63:4 Jon (6) 3:4;7:21;11:18; 40:13;45:14;56:13 JR (4) 43:3,4;44:2;54:7 jump (1) 12:3 junkyard (1) 47:6 K keep (7) 11:18;16:12;37:24, 25;47:14;62:3;64:9 keeping (1) 27:12 KENYON (1) 35:18 Kerry (1) 21:25 Kiawah (2) 44:13;50:15 kick (1) 7:14 kind (12) 14:17;25:10;30:9, 24;31:7,8;34:10; 36:4;45:5;57:22; 59:8,10 KING (2) 61:3,5 kitchen (1) 8:9 knowing (2) 13:13;63:5 knows (1) 56:17 KRAMER (3) 43:7,13,21 L ladies (1) 21:17 Lancto (15) 3:5;7:22;8:3; 11:19;15:22,25;26:1;	28:7;37:8;40:13; 45:15;49:22;56:13; 64:13,16 landscape (3) 43:4;44:8;54:7 landscaping (3) 7:9;8:20;44:6 large (8) 40:12;41:9;48:10, 16;51:12,15,17;56:8 larger (3) 48:8,12;56:1 last (24) 21:6;23:1;28:17; 29:8,16;31:5;32:8; 35:18;36:11,18,23; 39:1,24;41:20;44:20, 25;45:25;49:23;50:4, 17;51:5;54:13;56:2, 12 lastly (1) 9:9 lattice (9) 58:24;59:2,7;61:2, 7,8;62:12;63:4;64:22 lay (1) 61:13 least (5) 8:18;39:23;41:11; 56:9;62:10 leave (2) 8:3,23 leaving (2) 13:1;29:21 less (1) 49:8 letter (2) 8:12;65:1 level (5) 13:6;16:23;25:19; 38:3;63:25 lieu (1) 40:4 lift (5) 29:17;30:1,2;36:8, 13 light (1) 61:22 lightens (1) 50:7 likes (1) 5:9 limitations (1) 21:11 Limited (2) 30:1,2 line (5) 17:25;18:5,14,20; 54:15 listen (1) 12:5 little (20) 7:2;8:15;20:3,4;
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Town of Sullivans Island

21:8;30:9;33:18; 34:15,18;35:11;39:5; 40:21;42:4;51:1,21; 58:16,21;64:10,11; 65:12 live (2) 5:5;12:20 lived (1) 53:20 load (1) 34:2 location (3) 29:20;31:22,23 lodged (1) 6:1 logic (1) 65:6 long (3) 7:12;12:11,12 look (27) 4:5;14:11;22:7,17; 27:19;33:17;34:11; 35:12,25;39:6;40:3,4, 16,18;44:8;49:14,15, 18;51:9;52:24;53:10; 54:14;55:15,18;59:5, 9;61:17 looked (5) 9:14;17:22;19:22; 30:13;50:4 looking (8) 11:11;29:2;32:15; 33:1;35:14;40:7; 47:2,8 looks (9) 7:23;11:22;22:24; 26:3;41:19;47:5; 50:6;59:21;60:2 lot (22) 5:8,22;15:9;16:19, 22;17:23;25:6;26:9; 29:8,14;34:20;38:23; 40:12;45:7;47:22; 48:13;49:4;52:22,25; 55:6,19;60:14 Lots (8) 16:14;47:25;48:8, 8,9,11;55:19,20 louver (1) 60:25 louvers (2) 58:17;64:24 love (1) 16:11 lower (1) 18:5 Lowe's (1) 5:22 LULA (1) 30:1	ma'am (3) 21:16;23:8;45:13 ma'ams (1) 28:8 main (1) 38:22 maintain (1) 43:5 major (2) 11:20;46:10 makes (4) 33:13;45:19;52:24, 25 making (2) 34:17;49:24 many (5) 17:10;30:14;45:8; 50:25;60:19 Maps (2) 40:8,9 March (1) 3:1 Marion (1) 18:23 Mark (6) 3:4;12:24;19:18; 27:5;45:1;46:4 married (1) 5:16 mass (3) 51:7,21;54:17 massing (4) 39:5;49:12,12,16 master (1) 55:12 match (1) 22:22 material (1) 23:15 materials (2) 24:25;25:2 matter (2) 15:9;30:17 may (3) 24:15;35:23;36:2 maybe (6) 25:15;30:3;31:11, 12;50:8;59:13 McCANTS (5) 41:25;42:22;44:1, 10,12 mean (37) 6:12;8:5,6;10:16; 13:7,22;14:14;16:10, 12,16,17;17:3,4,23; 25:14;26:8,25;30:8, 23;31:18;34:22; 35:13;37:18,20;46:2; 47:4,9;48:7;49:14, 15;52:17;55:7;57:6, 20,22;60:18;63:3 means (1) 5:7	meantime (2) 13:13;22:9 meet (2) 28:22;63:6 Meeting (11) 3:2,6;29:16;32:8; 36:24;39:24;41:21; 51:5;54:14;56:2,12 meeting's (1) 50:17 meets (1) 64:25 Members (7) 3:3,12;16:6;20:23; 38:19;40:11;66:11 memory (1) 37:11 men (2) 8:20;12:21 mentioned (1) 54:19 met (2) 3:6;53:17 metal (1) 22:22 middle (3) 8:21,23;28:9 might (6) 25:16;29:18;30:4; 42:13;52:1;59:14 mind (1) 10:14 mine (1) 53:11 minimal (1) 4:22 minimum (1) 61:8 minor (2) 15:11;36:6 minute (1) 54:21 minutes (5) 3:7,7;39:24;53:15; 56:2 missed (2) 58:15,19 model (3) 40:5;51:8,20 modifications (1) 16:13 money (1) 13:9 monster (1) 49:15 monstrosity (1) 54:18 month (6) 28:17,17;29:8; 32:8;36:12;39:1 months (1) 47:7 month's (2)	36:18;39:24 more (16) 4:9;15:4;29:12,15; 31:11;36:5;39:3; 42:4,6;44:6;45:22; 49:8,16;52:14,25; 61:13 most (4) 8:19;14:11;41:7; 63:22 mostly (1) 9:21 motion (12) 3:8,9;15:20,21,25; 20:12;27:23;38:13; 52:13;56:25;65:17; 66:5 move (7) 10:4;20:13;23:7; 27:24;38:14;54:1; 66:6 moved (2) 29:16,17 moving (2) 30:12;36:17 Mrs (1) 11:8 much (13) 7:18;18:18;24:13; 26:3;27:7,20;31:24; 43:5;44:4;45:19; 46:18;50:18;51:20 multiple (3) 16:13;41:6,6 myself (2) 28:10;65:15	46:23 negativity (1) 48:19 neighbor (3) 14:16;47:22;48:2 neighborhood (12) 40:14,20;42:9; 46:3,23;47:16;49:23; 51:11,13,14;52:10; 55:17 neighbors (2) 14:2,11 nestled (2) 42:23;43:24 new (13) 22:2,25;23:3,14,17, 21;24:7;29:22;38:24; 41:14;59:15,17,18 next (4) 23:7;47:22;54:24; 58:12 nice (2) 36:1;63:24 nicest (1) 46:12 night (5) 9:13;11:8;32:4,10; 33:25 none (1) 47:9 nose (1) 11:10 notice (1) 17:24 noticed (3) 15:23;40:6,22 number (1) 33:5 numbers (4) 19:23;20:4,7;25:17
M			N	
			name (1) 21:18 national (1) 21:23 natural (1) 43:23 near (2) 4:12;49:18 nearly (1) 46:14 need (13) 11:2;17:25;18:1, 17,19;29:19;34:25; 35:2;60:6,8,24;63:8; 65:23 needed (1) 11:24 needing (1) 31:4 neg (1) 48:20 negative (3) 47:1;48:23,24 negatively (1)	O
				obvious (1) 60:3 obviously (2) 11:23;60:4 occur (1) 8:14 ocean (1) 49:5 oddest (1) 47:8 off (5) 13:9;17:4;18:5,6; 55:13 office (2) 8:23;30:22 Officers (1) 17:17 officials (1) 11:5 oh-oh (1)

Town of Sullivans Island

58:19 Okeydoke (1) 65:14 old (1) 16:11 Olive (1) 28:16 once (4) 6:1;13:19;42:8; 60:21 One (45) 3:20;4:10;7:11,23; 9:13,16;13:25;14:15; 16:8;17:17;19:2; 23:1;28:13;31:11; 34:25;36:5;37:10; 38:25;40:24;44:1,19, 23;47:4,8;48:3,16; 49:13,17,18;52:14; 54:2,23;55:9;56:1, 18;58:12,24;59:1,2; 60:1,25;61:8;62:7, 11;63:1 one-story (1) 54:14 only (3) 6:13;57:11;63:13 onto (1) 40:9 open (9) 4:7;16:17;29:21; 32:2,3,4;54:4;60:14; 61:7 opinion (2) 38:12;45:17 opinions (1) 49:21 opposed (3) 38:20;51:19;58:6 order (3) 15:19;46:16;52:7 orders (1) 9:16 ordinance (11) 7:15;27:2;28:4; 54:5;55:16;58:23; 61:17;64:14;65:1,22; 66:7 ordinances (1) 64:21 original (3) 7:12;23:3;30:20 originally (2) 30:16;61:16 ornamentation (1) 52:3 others (1) 6:15 otherwise (3) 27:3;63:16;64:8 Ours (2) 33:7;63:19 out (24)	7:5;8:20;9:6;11:9; 19:23;20:9;21:13; 25:11,12,19;27:1; 28:3;32:17;37:3,22; 39:12;40:2;42:21; 43:12;49:16;50:3; 51:22;52:16;58:22 outside (3) 4:19;39:7;63:17 over (24) 3:21,21;6:17;8:15, 23;9:18;10:5,5,15; 11:11,23;16:14; 17:22;22:13;23:23; 28:11;29:17;30:1; 39:11;40:17;41:22; 44:13;53:19;54:1 overall (2) 51:10;55:13 overhang (2) 11:23;36:21 overlap (1) 32:11 own (1) 5:7 owned (1) 21:24 owner (2) 4:4;18:23 ownership (1) 45:10 oyster (1) 13:21	21:20 pass (1) 58:22 passed (1) 58:8 past (1) 58:25 Pat (7) 3:3;8:3;18:11; 39:21;56:1,7,12 path (2) 48:8;54:12 patio (2) 32:19;35:5 patioed (1) 30:10 paved (1) 37:12 pavement (1) 18:15 pavers (3) 25:1;29:22,25 paving (1) 37:16 peace (1) 12:19 peaked (1) 54:4 people (4) 7:17;53:7;54:6; 60:3 percent (13) 18:2,16,19;20:16, 18,20;23:5,12,23,25; 24:5;39:13,14 permeate (1) 25:2 permission (1) 30:22 permit (3) 11:3;18:25;62:10 permitting (1) 21:13 perplexed (3) 33:17,19;35:10 personal (1) 38:12 perspective (2) 42:11;45:20 pervious (17) 23:19;25:13,15; 26:6,7,8,10,14,18,22; 29:22,25;37:14,16, 17,19;38:2 pervious/impervious (3) 21:10,15;28:2 phonetic (1) 43:17 photo (1) 40:15 photograph (1) 40:7 photographs (1)	40:3 pick (1) 54:1 picket (6) 7:8;9:2,3;14:1,4,25 pickets (1) 14:12 picture (6) 4:14,16;9:10; 22:18,19;48:19 piece (1) 43:16 pieces (2) 9:18;60:25 pipes (1) 9:6 place (4) 12:20;18:25;45:12; 60:21 places (2) 5:22;34:5 plan (23) 29:4,9,9;30:10; 31:1,3,5,6,13,14,16, 19,19,20;32:20;33:8, 11,12;34:22;36:11; 37:2;45:4;64:12 planned (1) 47:10 planning (1) 37:16 plans (2) 29:3;64:10 plastic (1) 5:19 please (3) 10:2;42:18;61:4 plus (1) 4:11 PM (1) 66:14 pocket (1) 37:3 point (7) 15:1,12;41:17,21; 43:15;45:21;47:19 pointing (1) 32:17 policy (5) 59:8,23;60:21,24; 63:19 pool (5) 18:25;19:3;21:9; 22:11;24:7 porch (8) 3:21,22;4:7,12; 6:13;7:11,23;11:20 porches (3) 22:1;54:5,6 position (1) 56:9 possible (1) 17:11	possibly (1) 51:7 powers (1) 64:2 pre (1) 32:7 precedent (1) 22:21 preference (1) 15:4 preliminary (11) 15:23;22:3;39:19, 23;53:3,5;56:10,22; 57:1;58:2,3 preparation (1) 40:5 prepared (1) 8:1 present (3) 29:4;39:16;51:8 presentation (5) 40:16;41:14;45:6, 18;46:1 presentations (1) 51:19 presented (3) 22:2;66:3,7 presenting (1) 21:24 pretty (6) 4:21;5:24;10:8; 18:6;29:8;50:18 previous (2) 5:12;32:8 previously (1) 31:5 principal (8) 21:5;22:4;23:4; 24:10;39:9,12,14; 61:5 prior (1) 53:21 private (1) 45:9 Probably (7) 11:25;13:20;16:18; 18:7;25:13;31:6; 56:17 problem (15) 5:11;7:10;9:19; 15:11,16;19:15; 25:25;26:5;33:17; 45:5;51:25;52:2,2,6; 59:23 problems (4) 6:4;19:11,20;27:9 proceed (1) 24:6 project (2) 21:21;22:3 promise (1) 11:16 proof (1)
	P			
	pad (1) 32:23 Page (1) 4:19 paid (1) 43:17 painted (1) 4:15 park (1) 34:12 parking (37) 28:9;29:1,3,4,10, 15,18;30:9,14,15,17, 18;31:3,5,13,14,16, 19,20,21,23,25;32:5, 16,17;33:5,21,23; 34:2,4,7,11,18;35:17; 37:1,2;38:10 Part (7) 28:20;30:16;36:18; 52:15,20,21;65:5 particular (4) 53:8;59:4;60:14; 62:6 particularly (2) 7:7;51:2 partner (1)			

Town of Sullivan's Island

<p>28:22 properties (1) 49:6 property (23) 3:17;5:6,6;11:21; 17:21,25;18:5,14,20, 24;21:3;24:3;31:24; 39:2,6,8;43:16;45:7, 9,20;55:3;59:10;62:5 propose (3) 33:2,3;41:11 proposed (3) 29:9;35:5;36:11 providing (1) 39:2 public (15) 5:2,2;6:8,10;24:16, 16;30:5,6;41:2; 42:15,16;54:25; 65:19;66:3,3 pull (1) 13:9 pulled (2) 4:16;37:2 pur (1) 10:6 purview (1) 10:6 pushed (1) 34:16 put (13) 13:10,12,21;16:14; 17:5,19;28:20;29:14; 45:11;50:10;56:14; 62:14;64:10 PVC (2) 17:3,4</p>	<p>36:6;42:16;44:15; 47:21;58:10 read (3) 39:23;51:5;61:3 real (1) 42:6 really (13) 7:9;12:10,18; 14:14;25:4;29:14; 30:2;36:23;37:1,12; 46:9;54:16;59:22 rear (4) 21:9,9;55:11,11 reason (7) 44:1;47:14,15; 49:2;57:11;61:15; 63:14 reasonable (1) 60:10 recall (1) 36:19 recently (1) 7:2 recommended (1) 27:19 record (2) 6:1;31:6 records (2) 41:2;55:1 recuse (1) 28:10 redeck (1) 23:13 reduce (3) 23:15;52:8;54:16 reduced (1) 29:11 reducing (2) 24:2;52:9 referenced (2) 55:19;56:1 referred (1) 55:25 regime (1) 5:7 rehabbed (1) 7:4 relationship (1) 45:21 relief (11) 18:2,17,19;22:4; 23:10,12,22;24:5,9; 46:22,24 relocated (1) 36:7 remain (2) 37:15,17 Remark (1) 43:5 removable (1) 15:13 remove (2) 20:2;21:14</p>	<p>removed (1) 59:19 rendered (1) 43:1 renderings (3) 44:3;50:5,20 renditions (2) 39:4;40:4 renovations (2) 22:1;41:7 repaired (1) 8:10 replace (3) 9:2;23:14;26:23 replacing (1) 22:19 replanted (1) 43:12 represent (1) 4:17 representing (1) 21:20 request (4) 10:11;22:6;23:4; 46:25 requested (4) 46:6;57:2,7,10 requesting (1) 23:2 require (3) 4:9;18:6;23:12 requirement (2) 28:23;46:22 requirements (3) 3:5;21:15;63:6 requires (2) 23:21;54:5 respect (1) 28:1 respectfully (1) 24:1 rest (2) 42:5;53:18 restaurant (7) 29:24;30:17,20; 32:2,4,10;33:25 restore (1) 43:25 resubmit (1) 22:6 retail (9) 28:20,24;29:23,24; 31:22;32:3,10;33:25; 34:3 retain (1) 9:4 reusing (2) 29:10;33:22 Review (2) 3:2;45:4 revised (1) 22:17 revisit (1)</p>	<p>51:6 revive (1) 8:19 Rhonda (5) 3:4;12:7;19:21; 44:22;54:21 rid (2) 9:5,15 ridge (1) 42:24 right (57) 4:1;6:5,18,18;7:21; 10:3;11:5,18;12:24; 14:16,17;17:8,12; 19:8,24;20:12;21:16; 25:8,18,20;26:12; 27:15;32:23;33:7; 34:9,9,12,13,22;37:7; 38:22;39:17;41:23; 42:23;43:2,8,10,14; 44:15,18;45:12;46:2, 3;47:3;49:21;50:3, 13;51:24;52:12; 57:13,13,19;58:3,18; 59:18;64:14;66:12 right-hand (1) 4:6 righty (1) 57:24 rigmarole (2) 65:24,25 road (5) 18:5;37:19,23; 58:17;59:18 ROBINSON (74) 3:15;6:12,16; 10:17,19,22;11:6; 17:16;18:13;19:7,25; 20:2,8,16;21:3;24:18, 20,23;25:9,20;26:7, 12,15,19,25;28:14; 30:8,25;31:8,15,20; 32:14,21;33:11,16; 34:9,13,21;35:1,20; 36:10;38:25;39:18; 41:4;44:17;47:23; 48:2,5,7,11;58:12; 59:16,22;60:13,17; 61:1,14,21;62:3,14, 17,21,23;63:2,10,13; 64:3,5,8,15,19,25; 65:4,7 ROGERS (5) 21:17,18;23:7,9; 24:14 roof (3) 3:20;22:22;40:18 roofs (1) 54:4 room (1) 62:1 rot (1) 8:14</p>	<p>rotten (2) 8:9,10 round (13) 52:15,18,21;54:19, 21;55:2,6,7,8,9; 57:13,15,17 rounds (1) 50:25 ruin (1) 55:13 run (1) 65:23 runs (2) 18:5;42:24</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>Sam (4) 41:1;48:12,14,16 same (8) 4:21;14:13,16,18; 43:18;47:24,25;52:6 Sam's (1) 47:5 Sanders (39) 3:4,9;12:8,17,23; 15:21;16:3;19:22; 20:1,6;26:4,9,13,17, 21;27:3;32:6,19; 33:4,13;35:4;36:2; 37:9;44:24;45:3; 46:19;48:18,23; 52:14,21;57:4,17,20; 58:5;62:16,18,22,25; 66:9 sashes (1) 16:15 satisfy (1) 41:19 saw (2) 45:4;58:18 saying (8) 8:22;15:3;31:10; 47:19;48:21;60:10; 63:7;65:7 scale (4) 39:6;46:2;51:6,20 scape (1) 40:18 Schirmer's (4) 41:1;48:12,17; 55:24 scope (1) 6:21 screen (3) 4:6,10,20 screened (6) 4:7,11;6:13;7:11, 11;11:19 screened-in (1) 7:23 screwed (1) 16:16</p>
Q				
<p>qualm (1) 45:5 Quarters (2) 17:17;61:9 quicker (1) 65:13 quite (2) 18:18;39:3</p>				
R				
<p>Rachel (3) 21:20;22:2;25:12 rafter (1) 22:21 railing (1) 50:1 raised (1) 41:20 Randy (14) 6:11;10:14;11:5; 17:6;19:6;24:17; 28:12;30:7;34:7;</p>				

screwy (1) 47:3	20;29;17;40;24;43;9, 14;55;10,11,12;61:22	59:14	43:15	4:15
Second (13) 3:10;15;22;16:2,3; 24:10;28:7;29:24; 38:16;57:3,4,25;66:8, 9	sideline (1) 18:2	son-in-law (1) 9:17	state (1) 5:25	stuff (2) 20:3;29:21
Seconded (1) 20:21	siding (3) 5:20,21;22:22	sorry (5) 32:12;34:24;44:24; 48:20;52:15	statement (1) 16:9	submissions (1) 38:11
Secondly (1) 23:9	significantly (3) 22:13;24:2;50:16	sort (5) 8:4;36:5;49:2; 50:14,17	states (1) 58:23	submitted (4) 20:14;23:1;33:12; 38:15
section (3) 6:10;24:17;42:16	similar (1) 19:4	Sottile (1) 8:12	Station (1) 5:5	subtle (1) 45:16
seeing (2) 16:19;41:19	simplicity (1) 4:24	sounds (1) 34:21	stay (1) 43:18	Sullivan's (6) 3:2;42:6;47:10; 50:15;53:19;54:4
seemed (2) 39:24;40:12	simply (1) 8:15	South (3) 47:4;49:15;55:25	stays (1) 38:5	summarize (1) 24:8
seems (1) 49:13	sister (1) 12:12	space (8) 28:21;29:23,24; 31:22;32:3;34:3,17; 64:21	Steve (10) 3:4;15:7;27:10; 28:10;30:8;44:18; 46:11;54:19;56:17; 58:7	Sunday (1) 9:16
sell (2) 5:17;12:12	sister-in-law (2) 12:15,16	spaces (11) 30:14,15,19;31:24, 25;32:5,16;33:6; 34:18;35:17;38:10	stick (2) 50:8;54:9	superimposed (1) 40:9
sense (3) 13:12;25:6;33:13	site (6) 23:16,23;31:18,19; 51:16;52:9	speaking (1) 19:13	sticking (1) 11:10	supports (1) 4:9
sensitivity (1) 46:8	sitting (2) 47:2;54:17	species (1) 8:18	still (8) 9:1;11:22;21:11; 23:21;45:25;46:15; 51:18;56:15	supposed (3) 8:5;55:17,18
sentiments (1) 12:25	six (2) 17:24;18:3	spending (1) 56:16	stock (1) 47:10	sure (9) 18:18;20:4;21:13; 23:8;28:17;39:12; 45:11;53:14;63:5
separate (1) 8:2	size (8) 19:4;38:5;48:1; 51:7;52:1,2;54:16; 56:6	spot (2) 29:18;37:12	stockade (5) 14:3,4,8,18,23	surface (2) 21:12;25:2
serviced (1) 9:7	slab (1) 9:11	spots (3) 29:10,12;35:23	stone (6) 13:3;17:19;18:23, 23;19:2;20:25	surprised (1) 45:5
session (2) 30:6;66:3	slats (3) 61:7,9,10	square (26) 9:6;14:6,7,21,22; 21:5;22:5;23:4,11; 28:23,25;39:9,15; 40:23;41:1,3,10,11; 48:13;49:3;55:13; 56:3,7;57:8,9,21	stop (1) 63:4	sustainable (1) 43:22
setback (2) 18:2,12	slide (1) 43:8	speaking (1) 19:13	stopped (1) 8:21	Swallowtail (1) 21:19
several (1) 6:15	slip (1) 60:4	species (1) 8:18	straight (1) 61:18	T
shall (1) 61:7	slipped (1) 9:13	spending (1) 56:16	straightforward (1) 4:22	tabby (4) 23:17,19;26:13,22
sharing (1) 12:10	slipping (1) 61:25	spot (2) 29:18;37:12	streamline (1) 56:13	table (1) 36:5
shed (2) 22:2,7	small (5) 3:20;22:11;24:7; 48:3;49:4	spots (3) 29:10,12;35:23	street (16) 14:16,17;18:6,8,15, 18;19:3;28:9;38:24; 45:20;47:6;48:4; 53:25;55:20;62:7,11	tails (1) 22:21
shell (1) 13:21	smaller (1) 47:22	square (26) 9:6;14:6,7,21,22; 21:5;22:5;23:4,11; 28:23,25;39:9,15; 40:23;41:1,3,10,11; 48:13;49:3;55:13; 56:3,7;57:8,9,21	strikes (1) 50:3	talk (5) 3:23;5:9;7:25;8:1; 10:7
Shield (1) 40:25	snafu (1) 64:11	staircase (4) 55:10,11;57:15,16	strong (3) 14:15;42:12;51:1	talking (3) 14:20;37:22;48:3
shot (2) 4:19;8:5	snafu (1) 64:11	stairs (2) 36:8,12	structure (9) 15:14;17:15,17,19, 20;37:18;41:10;42:2; 51:7	team (2) 40:2;53:18
shoulder (1) 11:11	sold (3) 12:16;45:8;46:20	Stan (1) 43:17	structures (1) 29:3	technicalities (1) 38:10
show (4) 23:18;28:25;42:10; 46:22	solely (1) 24:25	stand (3) 30:4;51:4,11	Stuart (1) 40:24	teeth (1) 7:15
showed (2) 55:23,24	solid (1) 50:6	standards (1) 55:16	stucco (1) 42:3	telling (1) 63:18
showing (3) 29:19;44:3,4	Solomon (1) 21:25	standpoint (2) 33:22;46:2	stuck (1)	temporary (1) 13:17
shows (6) 14:2;30:10;31:12; 33:7;40:15;63:12	somebody (2) 45:7,8	start (6) 7:21;19:9;25:22; 44:19,22;45:1		term (1) 14:1
side (13) 4:7,11;17:20;18:8,	somebody's (1) 61:25	started (1) 44:20		terms (1) 51:10
	someone (2) 35:10;63:8	starting (1)		
	someplace (1)			

Town of Sullivan's Island

<p>terrain (1) 51:22</p> <p>Thee (1) 38:23</p> <p>Therefore (4) 22:16;23:2;46:24; 49:1</p> <p>thinking (2) 27:18;32:6</p> <p>though (3) 33:22;61:15;64:14</p> <p>thought (7) 4:17;9:24;13:19; 35:9,9;42:13;52:11</p> <p>three (4) 4:10,21;61:6,9</p> <p>throw (1) 35:15</p> <p>tight (1) 29:8</p> <p>times (3) 25:5;30:3;60:19</p> <p>tired (1) 11:10</p> <p>today (1) 56:5</p> <p>together (2) 50:1,9</p> <p>told (2) 7:8;11:1</p> <p>tonight (6) 21:19;22:16;29:4; 32:14;39:22;55:22</p> <p>tonight's (1) 3:6</p> <p>took (5) 4:16;9:10,15;40:8; 55:23</p> <p>top (2) 54:17;59:2</p> <p>topo (1) 43:9</p> <p>torn (1) 7:4</p> <p>total (1) 29:13</p> <p>totally (2) 5:19;13:22</p> <p>tough (1) 12:17</p> <p>town (1) 11:5</p> <p>trees (3) 38:5;43:11;44:4</p> <p>Tried (2) 42:4;55:21</p> <p>trouble (2) 15:15;51:22</p> <p>truly (1) 47:4</p> <p>try (2) 39:4;56:18</p> <p>trying (8)</p>	<p>13:8;20:6;42:1; 46:8;49:16;52:16; 60:4,5</p> <p>turn (2) 41:21;61:12</p> <p>turrets (1) 55:2</p> <p>Two (18) 4:20;13:1;17:24; 22:1,1,17;24:9; 29:12;30:15,18; 31:11;34:4,18;35:16, 23;55:2;60:3,25</p> <p>two-by-four (2) 4:9,25</p> <p>two-by-fours (1) 4:15</p> <p>two-inch (1) 9:11</p> <p>two-over-two (1) 22:23</p> <p>two-story (1) 55:1</p> <p>type (1) 14:18</p> <p>typical (2) 9:3;54:3</p>	<p>13:13;14:11;30:1; 31:25;32:10,11</p> <p>used (4) 5:21;14:1;30:2; 32:16</p> <p>useless (1) 10:8</p> <p>uses (1) 33:24</p> <p>using (1) 32:24</p> <p>utilities (1) 29:20</p>	<p>wants (3) 3:23;17:19;63:8</p> <p>water (3) 7:5;8:11,16</p> <p>way (10) 4:17;13:13;14:15; 15:14;16:12;37:24; 38:1;43:19;50:9; 54:24</p> <p>week (2) 21:22;35:19</p> <p>weren't (1) 42:12</p> <p>what's (2) 5:10;35:15</p> <p>white (1) 23:19</p> <p>whole (7) 6:21;25:6;29:14; 36:21;63:4;65:24,25</p> <p>wife (4) 5:16;9:12;11:1,9</p> <p>window (3) 16:17;22:19;26:2</p> <p>windows (7) 5:22;16:14,15; 22:7,18,20,23</p> <p>wish (2) 37:2;39:25</p> <p>within (1) 28:23</p> <p>without (2) 30:22;46:10</p> <p>wonderful (1) 27:9</p> <p>wondering (1) 31:13</p> <p>wood (1) 23:19</p> <p>wooden (1) 13:19</p> <p>word (1) 48:18</p> <p>words (1) 32:1</p> <p>work (12) 4:14;6:21;9:19; 11:24;21:12;22:10; 25:11,11,17;26:24; 27:1;39:12</p> <p>worked (5) 20:3,5,8;25:19; 28:3</p> <p>working (1) 43:5</p> <p>workmen (1) 11:2</p> <p>world (1) 43:19</p> <p>wraparound (1) 17:5</p> <p>wrapped (1) 38:9</p>	<p>Wright (13) 3:3;15:18;18:11; 19:10,13;27:17;35:7, 13;38:9,16;51:4; 57:6;58:7</p> <p>wrist (1) 9:14</p> <p>written (1) 64:17</p> <p>wrong (1) 19:23</p> <p>Wyman (1) 4:3</p>	
	U	V		X	
	<p>Uh-hum (1) 63:13</p> <p>unacceptable (1) 13:23</p> <p>unanimous (1) 39:25</p> <p>unchanged (1) 50:18</p> <p>under (6) 7:6;21:14;23:24; 24:4;34:12;56:14</p> <p>underneath (6) 26:16;30:16,19; 37:18,19;60:15</p> <p>understood (3) 26:17,21;64:17</p> <p>unfortunately (1) 8:13</p> <p>up (26) 4:7,15,25;5:16,17, 24;6:23;7:8,14;8:3; 9:1,11,16;11:9; 32:12;49:14,17;50:7; 54:1,11,15;55:10; 56:13;58:16;59:17; 62:11</p> <p>upon (2) 41:18;54:25</p> <p>upside (1) 16:16</p> <p>urge (1) 56:8</p> <p>use (6)</p>	<p>vegetative (2) 25:1,6</p> <p>Version (1) 37:6</p> <p>versus (2) 35:3;50:3</p> <p>vertical (1) 62:12</p> <p>vicinity (1) 55:21</p> <p>Victorian (3) 55:5,5,6</p> <p>view (1) 15:12</p> <p>viewing (1) 13:16</p> <p>views (1) 39:4</p> <p>Vincent (1) 8:12</p> <p>Virginia (1) 21:18</p> <p>visual (5) 40:15;41:15;46:6; 51:9;61:11</p> <p>visualize (2) 40:1;51:18</p> <p>visually (1) 45:6</p> <p>vote (1) 58:1</p>	W		Y
				Z	
				<p>Zimbabwe (1) 47:6</p> <p>zone (1) 26:24</p> <p>zoning (4) 22:14;23:24;24:4; 63:18</p>	
				0	
				<p>06 (1) 5:15</p>	
				1	
				<p>1 (1) 4:19</p> <p>10 (2) 8:18;18:14</p> <p>100 (1) 5:15</p> <p>11 (1) 23:5</p> <p>12 (1) 39:13</p>	

Town of Sullivan's Island

<p>14 (6) 13:6;29:13;31:12; 33:7;35:5,5</p> <p>16 (4) 29:13;31:11,12; 33:10</p> <p>16th (1) 22:3</p> <p>1750 (2) 17:15,16</p> <p>18 (1) 23:23</p> <p>1890 (1) 55:1</p> <p>19 (2) 5:5;18:4</p> <p>1902 (2) 3:14,15</p> <p>1980 (1) 53:20</p> <p>1993 (1) 57:14</p>	<p>40 (7) 18:1,2,16,19;20:16, 18,20</p> <p>5</p> <p>5,000 (1) 48:14</p> <p>7</p> <p>7:12 (1) 66:14</p> <p>8</p> <p>8,000 (1) 56:3</p> <p>88 (2) 29:17;30:1</p> <p>89 (1) 53:21</p>			
2	9			
<p>20 (3) 3:1;23:25;24:5</p> <p>2013 (1) 3:1</p> <p>2063 (1) 28:9</p> <p>21-111 (1) 55:18</p> <p>2424 (3) 58:10,13;59:16</p> <p>25 (1) 39:14</p> <p>2614 (2) 21:1,24</p> <p>2672 (1) 54:24</p> <p>2720 (1) 57:14</p>	<p>9,036 (1) 23:11</p>			
3				
<p>3,600 (1) 41:2</p> <p>30 (2) 18:6,15</p> <p>322 (1) 5:5</p> <p>37 (1) 23:12</p> <p>3-D (2) 42:10;46:13</p>				
4				
<p>4,600 (2) 41:11;56:7</p> <p>4,800 (3) 40:23;41:1,10</p>				