

1 TOWN OF SULLIVAN'S ISLAND

2 DESIGN REVIEW BOARD

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11 MEETING BEFORE: PAT ILDERTON, CHAIRPERSON
12 DATE: February 17, 2016
13 TIME: 6:00 PM
14 LOCATION: Sullivan's Island Town Hall
15 2050-B Middle Street
16 Sullivan's Island, SC
17 REPORTED BY: LORA L. McDANIEL,
18 Registered Professional Reporter

19 A. WILLIAM ROBERTS, JR. & ASSOCIATES

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1 APPEARANCES :

2 PAT ILDERTON, CHAIRPERSON
3 DUKE WRIGHT, BOARD MEMBER
4 BEVERLY BOHAN, BOARD MEMBER
5 DONNA WEBB, BOARD MEMBER
6 RHONDA SANDERS, BOARD MEMBER
7 BILLY CRAVER, BOARD MEMBER
8 KAT KENYON, PERMIT TECHNICIAN
9 JOE HENDERSON, ZONING ADMINISTRATOR
10 RANDY ROBINSON, BUILDING OFFICIAL

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16 (INDEX AT REAR OF TRANSCRIPT)
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1 THE CHAIRPERSON: This is the February 17,³
2 2016 meeting of the Sullivan's Island Design Review
3 Board. It is now 6:00. Members in attendance are
4 Duke Wright, Pat Ilderton, Beverly Bohan, Donna Webb,
5 Rhonda Sanders, and Billy Craver.

6 The Freedom of Information requirements
7 have been met. And tonight's agenda are the approval
8 of January 2016 minutes. Do we have a motion to
9 approve?

10 MR. WRIGHT: So moved.

11 THE CHAIRPERSON: Second?

12 MS. BOHAN: Second.

13 THE CHAIRPERSON: Everybody in favor?

14 (All board members stated aye.)

15 MR. CRAVER: January 16th or January 20th?

16 THE CHAIRPERSON: January 2016.

17 2668 GOLDBUG AVENUE

18 THE CHAIRPERSON: 2668 Goldbug.

19 MR. HENDERSON: Thank you, members of the
20 Board. This agenda item is listed as historical
21 special exception under Section C-1. The address is
22 2668 Goldbug Avenue. Town staff is requesting that
23 we defer or continue our discussion for this item.
24 Staff failed to properly post the lot and notify the
25 neighborhood. We respectfully request that you defer

1 it.

2 THE CHAIRPERSON: Does everybody agree
3 with that? Everybody in favor?

4 (All board members stated aye.)

5 2301 ATLANTIC AVENUE

6 THE CHAIRPERSON: 2301 Atlantic.

7 MR. HENDERSON: 2301 Atlantic Avenue is
8 listed under C-2. This is a historic special
9 exception request. Ms. Heather Wilson, the
10 applicant, is requesting modification of a
11 traditional island resource.

12 This home is known as the Johnson house.
13 It was constructed in 1915. And it is listed as a
14 traditional island resource.

15 Sustained a great deal of damage during
16 Hurricane Hugo. In 1975 it was covered in vinyl, all
17 the siding, all the eaves. And that leads the
18 property owners to request one of two options from
19 the Board.

20 The first request for your review and
21 consideration is that the property be removed from
22 the historic designation list. This, of course, is
23 because of the perceived loss of historic integrity.
24 They added non-original additions to the property
25 over the years. They covered it in vinyl. That's

1 your first item for consideration.

2 The second is that the additions be
3 removed, the vinyl be removed and the overall
4 structure be brought down to 1,200 square foot so
5 that it's acceptable for the historic special
6 exception. That, of course, allows a second
7 structure to be built on the lot.

8 Mr. Chairman, I'll turn it over to you. I
9 think Heather is going to point out some more
10 specifics on the property.

11 THE CHAIRPERSON: Thank you, sir. Great.
12 Yes, ma'am.

13 MS. WILSON: I think you have a lot of the
14 pictures. I just brought a few. The house has been
15 in the Johnson family for forever. It did sustain a
16 lot of -- Joe really covered a lot of this. I'll be
17 brief.

18 In looking at it, moving forward, they
19 want to move into the house and live there as their
20 permanent residence. Their kids are grown; they
21 don't want a huge house.

22 In looking at the option of bringing it
23 back to where it was originally, which is the hip
24 roof that you can kind of see beyond, even before
25 Hugo, and create that cottage. To give it enough

1 integrity and pull it away from another house, we
2 ended up looking at more house than we wanted.

3 And then furthermore, looking at
4 rebuilding the house, it's completely out of plumb.
5 There's a lot of framing that would need to be
6 redone. Foundation, it's below flood. We're looking
7 at moving, raising and stripping. And there's very
8 little character left to the inside or the outside.

9 And, you know, that being said, they do
10 want something that's in keeping in the Sullivan's,
11 and goes back to something closer to what you can see
12 the house originally had. Some integrity with that
13 hip and the wrap-around porch that's really gone from
14 the street view here.

15 And it's just been added on to and sort of
16 layered on top of. It's in pretty rough shape. And
17 they kind of band it together and use it as a summer
18 home for a long time. Now looking at making it their
19 permanent residence.

20 MR. WRIGHT: When was that picture taken?

21 MS. WILSON: Which one?

22 MR. WRIGHT: The one in your hand.

23 MS. WILSON: That's right after Hugo. I
24 think there's one other after-Hugo shot in here.

25 There's that one. You can see the original

1 foundation. You can see some of the original
2 integrity of the house there where it was moved and
3 added on to.

4 MR. HENDERSON: Heather, did you do
5 measurements of the heated square footage and
6 determine that it would, in fact, after removal of
7 all the additions be --

8 MS. WILSON: It would. If all of this
9 came off and all of that went back to wrap-around
10 porch on all four sides and it was really that
11 central core hip structure that's at the center of
12 the plan, which I think is what was originally
13 there -- we would have to do a little bit more
14 research. You can see what's under that hip.

15 This would have to go. These gables that
16 are on both sides would have to go. And that gable
17 there would have to go. So it would be more like --
18 you can kind of see what it looked like in that
19 picture.

20 THE CHAIRPERSON: Y'all are asking for
21 either/or or is there a preference? What exactly?

22 MS. WILSON: We talked and looked into the
23 reality of moving, rebuilding, the costs associated
24 with that, how it would limit the house they would
25 build for themselves. We would like to ask that we

1 could take it down, start from scratch is the first
2 preference.

3 THE CHAIRPERSON: Great, just wanted to
4 clarify that.

5 MR. HENDERSON: There is a procedure in
6 zoning ordinance for removing structure from the
7 historic designation list and allowing the demolition
8 of a historic structure. That's stated in 21-98.

9 In order to do that, the DRB has to issue
10 a COA, Certificate of Appropriateness and make three
11 findings. I'll go through them very briefly. The
12 first one is that you would need to define what the
13 contribution of the structure is to the town and also
14 individually.

15 So how does that structure relate to the
16 adjacent properties in the area?

17 Number two: What is the condition of the
18 structure from the standpoint of structural
19 integrity?

20 Number three: Is there an economically
21 viable alternative to the property owner to avoid the
22 demolition of the property?

23 Need to review those three before making
24 the decision.

25 THE CHAIRPERSON: Great.

1 MS. WILSON: Just quickly, in relation to
2 the first one, I think there's a streetscape here.
3 You can see the street sort of grown up around it.
4 These are the houses on either side of the property,
5 quite a bit larger and closer to the beach so there
6 is -- it has gotten a little lost as opposed to being
7 part of the street that's historic, well-knit
8 character to it, streetscape.

9 THE CHAIRPERSON: All right. Is there any
10 public comment to this application?

11 Public comment section is closed.

12 MR. JOHNSON: Pat, if you don't mind,
13 Francis Johnson. Obviously family house that is in a
14 trust. We've owned the house since 1930. I've been
15 living in that house since I was born, basically;
16 every summer and then beyond.

17 And I can tell you in talking to my uncle,
18 and my mom, et cetera, that the house is not the
19 house that was originally there. It's been added on
20 to, and after Hugo completely changed.

21 And when you walk by -- I totally
22 appreciate having integrity and the heritage of the
23 island and all that. If we even pare the house down,
24 put it on the front, nobody going to walk by and go:
25 Oh, God, look at that Sullivan's Island cottage.

1 Just from the front of it, unfortunately,
2 it's not a very pretty Sullivan's Island cottage
3 anymore. It could've been one time way back when,
4 but it is not anymore.

5 The cost of us to do that, move it, for
6 people just to not even recognize it, doesn't make a
7 lot of sense.

8 And the insides, there's nothing there
9 historical or anything that we see anymore.

10 And then when you put it in the context of
11 the rest of that front beach section, we're the sore
12 thumb now, not the -- we're the actual blight on that
13 piece of island. We're not the gem in that piece of
14 the island.

15 If you would take that into consideration
16 where we're sitting on that piece. Thank you very
17 much for your consideration.

18 THE CHAIRPERSON: Billy, you want to
19 start?

20 MR. CRAVER: Do you have the sheet that is
21 the list from the book that says here are all the
22 stuff about this house.

23 MR. HENDERSON: Yes, right here.

24 MR. CRAVER: I'm trying to figure out --
25 maybe I'm just blind. When does it say it was built?

1 THE CHAIRPERSON: 1930. Or earlier than
2 that.

3 MR. HENDERSON: Here it is. Page missing.
4 Construction date 1915.

5 MR. CRAVER: Pat, to me, the house has
6 been changed significantly. If they do what they
7 want to do to it, are able to do to it, I think
8 Francis said it well. Nobody is going to look at and
9 go: This is neat historic Sullivan's Island
10 structure.

11 They're the odd man out in the
12 neighborhood now. If it was the only Sullivan's
13 Island structure that was of that character that was
14 left on the island, I might say, Francis, pick it up
15 and take it out to the country and preserve it for
16 something. It's not. There isn't anything really
17 special about it.

18 And it's been changed enough that I sit
19 there and go: I think the interests of the property
20 owner outweigh any historical interest that house
21 has, at least to me.

22 You know, it had the fix-up after Hugo,
23 just like a lot of other houses that could've been as
24 easily torn down at that point.

25 I would be in favor of de-listing it.

1 There's not an economically viable alternative. The
2 condition, the integrity of it is not pristine. It's
3 not something that I see is worth staying. I don't
4 think it adds a penny's worth of value to the
5 Sullivan's Island historic stuff. This is where I
6 would err in favor of the homeowner.

7 THE CHAIRPERSON: Joe, let me clarify
8 something. If this goes forward and it's voted off
9 this list, the house -- I guess we've allowed before.
10 That doesn't remove the possibility of the house
11 being or at least a smaller version of the house,
12 1,200 square foot or less, being reduced to that and
13 still being an auxiliary structure. Not that they
14 would want to do that. If it's off the list, would
15 that be off the table also?

16 MR. CRAVER: Yes.

17 MR. HENDERSON: Yes, because it has to be
18 a designated historic structure to be available for
19 the special exception.

20 THE CHAIRPERSON: Got you. Donna. I mean
21 Rhonda.

22 MS. SANDERS: I agree. I think after Hugo
23 it probably would've gone away. And obviously with
24 all the improvements since then, there's not a whole
25 lot of historic integrity to it. I think they should

1 be allowed to -- I think all these three conditions
2 are met. They should be able to take it off the list
3 and do as they wish.

4 THE CHAIRPERSON: Great. Donna.

5 MS. WEBB: It's rare that we feel this way
6 as a group about a historic cottage. We do our best
7 to preserve the integrity of the character of the
8 island. This one I agree with what they said. I
9 don't think we'll lose a thing. It's unfortunate.

10 THE CHAIRPERSON: Beverly.

11 MS. BOHAN: I agree.

12 THE CHAIRPERSON: As far as neighborhood
13 compatibility, they're the ones that's going to be
14 incompatible with what's going on in that whole strip
15 and what's going to keep going on, especially in this
16 area. That's such a nice part of the beach. I don't
17 think we'll lose anything significant.

18 I've looked at this house fairly closely.
19 It's just been altered so strenuously that not much
20 to preserve. Duke.

21 MR. WRIGHT: You don't leave me anything
22 to say. I agree with everything that's been said. I
23 look at it today, and I, even though we have done
24 some pretty neat things with historic houses and
25 reversed them and turned them and put additions to

1 them, I think this one has lost its identity. I'm in
2 favor of it.

3 THE CHAIRPERSON: Great. Do I hear a
4 motion?

5 MR. CRAVER: I move that we grant the
6 request to de-list it as a historic structure based
7 on the fact that it has met the conditions of being
8 de-listed as outlined by Joe earlier and as I said
9 when I was talking.

10 THE CHAIRPERSON: Great. Thank you.
11 Second?

12 MS. SANDERS: Second.

13 THE CHAIRPERSON: Everybody in favor?

14 (All Board members stated aye.)

15 2262 JASPER BOULEVARD

16 THE CHAIRPERSON: Thank you all.

17 2262 Jasper Boulevard.

18 MR. HENDERSON: This agenda item is listed
19 under D-1. This is a COA request for a historic
20 property, 2262 Jasper Boulevard. The applicant for
21 this project, Ms. Julie O'Connor, she's requesting
22 approval for a new addition and raising or elevating
23 the home.

24 Also, in raising or elevating the home,
25 there's a repositioning closer to the center of the

1 lot requested.

2 This is a Sullivan's Island landmark.
3 It's noted in the Survey Card 67; that it was
4 constructed in 1890. It's described as excellent
5 example of late 19th century, early 20th century
6 architecture. This property is locate in the
7 Atlanticville local historic district and also in the
8 National Register historic district. Very
9 historically significant home.

10 The post-Hugo survey determined that it
11 had minimal damage during the storm. And the owners
12 essentially for that reason want to put the addition,
13 a large addition off the rear of the home. If I
14 could just go through the scope of work very quickly
15 here.

16 The elevating of the home will be a total
17 of three feet. They're pushing the footprint of the
18 structure back nine feet from where it currently sits
19 and pushing it eight feet to the west. So bringing
20 it central to the lot.

21 Proposing to demolish the nonhistoric
22 garage.

23 And all of the materials proposed for the
24 new addition will relate to the existing historic
25 structure.

1 This is siding, windows, of course, paint
2 color.

3 With this request, there are no increases
4 in the lot coverages requested.

5 THE CHAIRPERSON: Thank you. Yes, ma'am.

6 MS. O'CONNOR: Julie O'Connor, designer on
7 this project. And for starters, just like to address
8 the first part of the request, which is elevating the
9 home above flood. We are only elevating it to the
10 minimum required by FEMA current standards, which is
11 three feet, so that the finished floor elevations is
12 one foot above base flood. Base flood on this lot is
13 at 15.

14 And additionally, if you look at the one
15 graphic that sort of shows the geometry of the
16 repositioning, basically we've taken your viewpoint
17 or probably more like Pat's viewpoint of the
18 six-foot-or-plus tall person standing on the street.
19 I think it's maybe A2001.

20 MR. HENDERSON: 2002.

21 MS. O'CONNOR: 2002. So that man standing
22 on the sidewalk currently. So we just sort of did a
23 little geometrical depiction for you so that you can
24 see what his viewpoint is of the eave.

25 And then if we raise it up three feet, we

1 therefore need to move it back nine feet so that your
2 viewpoint from the street, from the sidewalk is
3 identical.

4 And so the angles are identical and you
5 basically created an optical illusion that the house
6 has not really significantly changed in terms of your
7 relationship to from the street.

8 We want to elevate this house, obviously,
9 for flood protection, for flood reasons, for
10 insurance reasons, for all of those things.

11 My clients are very excited to have bought
12 this property and they love the historic house.
13 They're really not making any changes to the form of
14 it. And instead we have chosen to add an addition to
15 the back that is delicate in terms of its
16 relationship to the house.

17 We're not going to drive under this house.
18 That's not the point of elevating it at all. It's
19 simply to meet flood zone requirements. And so
20 that's kind of that part.

21 There is a broken down and dirty garage on
22 the property right now that's in terrible disrepair
23 and is not historic. We would like to remove that as
24 part of this request.

25 And then finally we would like to add this

1 addition, which I already mentioned is sort of
2 connected to the house in such a way that the
3 original form of the house is still intact. And that
4 you would be able to recognize that was the original
5 part of the house. And we have done this addition.
6 That's kind of what we're hoping to achieve.

7 THE CHAIRPERSON: Joe, anything you need
8 to add?

9 MR. HENDERSON: I would ask Julie two
10 other things. We talked about mitigating the effects
11 of raising the house. Are you proposing any
12 foundation plantings or raising the grade?

13 MS. O'CONNOR: Absolutely. I don't know
14 that necessarily the grade change is our first
15 priority although it is something that we are
16 absolutely willing to pursue, if it's something that
17 really helps your comfort level with this request.

18 But for sure there will be a good amount
19 of landscaping that we're going to add in to make it
20 really lessen the impact of the elevation.

21 MR. HENDERSON: I would just mention to
22 the Board, in past requests for elevating historic
23 structures, there have been certain conditional
24 approvals for landscaping and grade to mitigate that
25 effect.

1 THE CHAIRPERSON: Is there any public
2 comment to this application?

3 Public comment section is closed. Duke.

4 MS. EUDY: I would like to comment.

5 THE CHAIRPERSON: Yes, ma'am.

6 MS. EUDY: My name is Summer Eudy. I live
7 3004 Middle Street. I actually didn't come here on
8 this application; by chance it happens to be I came
9 on the 2668 Goldbug.

10 But I went to law school with the
11 applicants. Again, I didn't come to speak on their
12 behalf necessarily. When Kelly told me that they
13 were going to raise this house, I kind of gasped and
14 thought, oh, no, because it's one of my favorite
15 houses on the island.

16 Sitting here looking at the plans, I think
17 you guys have done a really great job of keeping that
18 house intact. And if you look at the 2668 Goldbug
19 house, you'll see there are elements -- I was
20 involved in that originally when the design started
21 to come together. It's very similar to this house.

22 Like I said, because this house is one of
23 my favorite ones on the island, as somebody that's
24 very found it very important to preserve these
25 structures, I would recommend an approval of this

1 plan.

2 I think it's a great adaptation without
3 taking away from what that house is.

4 THE CHAIRPERSON: Great. Thank you.

5 Any other other public comment? Public
6 comment section is closed. Duke, you want to start.

7 MR. WRIGHT: I think it's a great
8 solution. I love the house myself. Are you going to
9 have to take out one or two of those lovely trees?

10 MS. O'CONNOR: Yes, we are going to have
11 to remove the one tree that's actually in the house
12 at the moment.

13 MR. WRIGHT: I see it.

14 MS. O'CONNOR: We've already discussed
15 that.

16 MR. WRIGHT: Is that going to be a
17 problem?

18 MR. HENDERSON: The tree commission will
19 have to review and approve that because it's 16
20 inches and over. However, the town staff, it's a big
21 laurel oak. We are sensitive to trees that's growing
22 that close to the foundation. Typically, a property
23 owner can show us an engineer's letter demonstrating
24 that it's causing problems to the foundation. We
25 will allow the removal of the tree.

1 MR. WRIGHT: I hope that wouldn't stop the
2 project because it's a great project, and it's a
3 great tree. Sometimes we have to give up good
4 things. I'm all for it. I think it's a great
5 project.

6 THE CHAIRPERSON: That's certainly one of
7 the classics on the island. We used to live just
8 down the street. Been to that house a few times way
9 back when. It's a great house.

10 And the idea of you moving it back, I
11 think, makes a huge difference. Because of it being
12 so close to Jasper and moved back, it will just even
13 make the house certainly look better. And that's all
14 part of what we're doing here anyway, the whole idea
15 of why we exist is the looks. It's going to frame
16 that house real well, just moving it back a little
17 bit like you propose. I'm also for it. Beverly.

18 MS. BOHAN: I'm in favor. I think it's a
19 great solution to the historic application of
20 preserving. I think even your application is
21 stellar.

22 THE CHAIRPERSON: Donna.

23 MS. WEBB: I agree. I think it's like you
24 said, Julie, a delicate addition to a property that
25 is going to remain one of the beautiful island

1 cottages. I'm for it.

2 THE CHAIRPERSON: Rhonda.

3 MS. SANDERS: I agree. I think it's a
4 great solution, moving it up three feet, back nine.
5 Looks similar from the street.

6 THE CHAIRPERSON: Billy.

7 MR. CRAVER: Joe, I don't think this house
8 has the issue that the town council has raised about
9 raising historic structures.

10 This is three feet; it's not going to be
11 15 feet in the air.

12 THE CHAIRPERSON: I don't think it's going
13 to raise town council's ire.

14 MR. CRAVER: I don't think we have that
15 issue here at all. I move we give final approval.

16 MR. HENDERSON: If I could interject one
17 thing before -- sorry to interrupt the motion. I
18 encouraged the property owners to propose a future
19 phase for a garage and also a pool so that's included
20 in the site plan as well. That would just save them
21 a little time in the future.

22 MR. CRAVER: Looks good to me.

23 THE CHAIRPERSON: Do I hear a motion?

24 MR. CRAVER: Move we give final approval
25 as submitted.

1 MR. WRIGHT: Second.

2 THE CHAIRPERSON: Discussion? Everybody
3 in favor?

4 (All Board members stated aye.)

5 MS. O'CONNOR: Thank you very much.

6 901 MIDDLE STREET

7 THE CHAIRPERSON: 901 Middle Street.

8 MR. HENDERSON: This is agenda item D-2.

9 Mr. Beau Clowney, the applicant, requesting approval
10 of in-ground swimming pool. This is a Sullivan's
11 Island landmark. There's some history on the
12 property. Fairly cut and dry request. Mr. Chairman.

13 THE CHAIRPERSON: Yes, sir. Beau, you're
14 up.

15 MR. CLOWNEY: I'm Beau Clowney. This is
16 Millie's house. Millie Shaunessy. And she is --
17 we're just asking for permission to put a small pool
18 in right up here. It's on the harbor side of the
19 property along with a pool fence.

20 MR. QUARLES: I'm Jake Quarles. I work
21 with Beau. Why we're here is because this is a
22 historic resource outside of the historic district
23 and adding a pool within the setback requires your
24 approval.

25 THE CHAIRPERSON: Thank you.

1 MR. HENDERSON: If I could ask one
2 question. Is this a new heartscape?

3 MR. QUARLES: No, everything is existing
4 but the pool and the pool fence. So the brick walk
5 is an existing brick walk. And you can kind of see
6 in this photo, it comes on out. And everything up
7 here is all existing; existing crushed oyster shell,
8 existing walk.

9 THE CHAIRPERSON: Thank you. Any public
10 comment to this application?

11 Public comment section is closed. Billy.

12 MR. CRAVER: I'm fine with it.

13 THE CHAIRPERSON: Great. Rhonda.

14 MS. SANDERS: Agreed.

15 THE CHAIRPERSON: Donna.

16 MS. WEBB: In favor.

17 THE CHAIRPERSON: Beverly.

18 MS. BOHAN: In favor.

19 THE CHAIRPERSON: I'm in favor.

20 MR. WRIGHT: Good.

21 THE CHAIRPERSON: Make a motion.

22 MR. CRAVER: Move we give final approval.

23 THE CHAIRPERSON: Second?

24 MR. WRIGHT: Second.

25 THE CHAIRPERSON: Everybody in favor?

1 (All Board members stated aye.)

2 209 STATION 17

3 THE CHAIRPERSON: 209 Station 17.

4 MR. HENDERSON: This is agenda item E-1.

5 This is a COA request for nonhistoric property. 209
6 Station 17 falls just outside the historic district,
7 both local and national register district.

8 Mr. Ron Denton, the applicant, is here
9 presenting preliminary approval. Have conceptual
10 listed on the agenda.

11 This is a new single family home. He's
12 requesting relief for principal building square
13 footage and principal building coverage, all fall
14 within the DRB's purview.

15 21.7 percent for the principal building
16 square footage. And one percent for the coverage.
17 There were no applications submitted in your packet.
18 Let me hand those out to you.

19 We reviewed this project during the
20 November 2015 meeting. Board issued an approval for
21 re-orientation of this new construction toward Poe
22 Avenue. During that meeting, it was recommended that
23 the applicant and property owners pay particular
24 attention to the design facing Station 17 because
25 across the street is where the historic, a very

1 historically significant area begins with Officers
2 Quarters.

3 I would like to point out in reviewing
4 this plan that there are some site issues that Randy
5 and I have. And I'll just go through those very
6 quickly.

7 It appears as though front stairs on Poe
8 Avenue encroaching the front setback.

9 The parking area, it looks as though that
10 encroaches into the side setback to the west.

11 The pool, I think on the plans, were not
12 annotated and so, if there's a pool on the Station 17
13 side, that runs contrary to the zoning ordinance that
14 requires pool 20 feet to the rear of the primary
15 facade.

16 And so I think that what we should do here
17 is let the applicant present and kind of go through
18 and hit on some of these items for us.

19 THE CHAIRPERSON: Yes, sir.

20 MR. DENTON: I also want to note that, in
21 that November meeting, it was approved a certain
22 percentage of principal building square footage for
23 which I cannot recall the number. I'm sure it's not
24 the same number as what we have here.

25 Mr. Craver asked if the plan we were

1 submitting was going to be the final design. We had
2 some issues then that weren't compliant. I guess
3 some of them still exists. We tried to fix them; one
4 of which is the stair encroachment. My understanding
5 is that stairs under six feet in height encroach up
6 to a certain length, front setback.

7 MR. HENDERSON: That's right.

8 MR. DENTON: That's all we've done. These
9 are not the current plans. These are not the plans
10 submitted.

11 MR. HENDERSON: These have been modified
12 from what was submitted in the package?

13 MR. DENTON: Right, only for discussion
14 purposes for later. For that other issue of
15 impervious surface coverage that I goofed on.

16 The intention here, we do not need to have
17 a drive going into the side setback. We are dealing
18 with a tree here and basically trees here. This is
19 the corner of Station 17. This is a logical location
20 for entry drive. It does not have to extend all the
21 way off the side setback. That's a modification
22 certainly made at staff level, if approval.

23 But the plan you've seen before is
24 essentially still the same plan. We had some -- I
25 will bring up some -- I don't really know, front

1 elevation things that we were -- in the meeting
2 minutes, you had something, a variance for front
3 elevation unless it was the stairs. I don't have the
4 minutes in front of me.

5 Principal building front facade was your
6 comment that I was seeking relief from. There's some
7 things in the minutes that you said I was seeking
8 relief from I didn't think I was.

9 MR. HENDERSON: I didn't have an
10 application from you. In order to keep you on the
11 agenda, I just kind of --

12 MR. DENTON: I stuffed these in the
13 envelopes myself. That's beside the point.

14 Anyhow, for the clarification, would like
15 to say there's really not a request for relief from
16 the principal front setback or second story side
17 setback.

18 The only thing that we're requesting is
19 the area modification and one percent, actually
20 little less than one percent of building footprint
21 area.

22 MR. HENDERSON: Those are your current
23 requests. In order to keep you on the agenda -- I
24 drafted the agenda three weeks ago.

25 MR. DENTON: Got you. That being said,

1 essentially the same house we presented prior. We
2 have added a pool to the side element, side setback,
3 which is over 20 feet from the front facade, primary
4 facade.

5 This is Poe Avenue, this is Station 17.
6 Right now we have pool here. And this distance from
7 this line over is over 20 feet. We interpreted that
8 as meeting the 20-foot off the front facade setback.

9 As we came in here, Mr. Robinson also
10 suggested that we can't have an elevated pool unless
11 the whole pool is elevated outside the flood. We did
12 not draw it that way.

13 What I might ask is the pool be a
14 consideration, something that's brought up later. We
15 could perhaps get approval for our project with the
16 pool as something to be addressed later.

17 Anyhow, the rest of the house is the same
18 house you saw in November. We have abbreviated some
19 of the front porch. Front porch previously came all
20 the way across, covered to this part, walk-around
21 there. We were over in our impervious surface area,
22 so we cut back some of the porch there, some of the
23 porch on the side.

24 Structure itself remains the same. This
25 is the rear of the house. Remains unchanged. I

1 think we might've had a staircase in the back. We
2 took that off. It was coming into the rear setback.

3 This is the right side elevation. This is
4 Poe. Previously we did not have an indentation more
5 than ten feet of width. We do not have either a
6 balcony or penetration. This is an inset with a
7 Juliet porch.

8 Rear porch, of course. This is setback.
9 We have a deck out there. And we do have a single
10 story portion that steps in front of the mass of the
11 second floor there.

12 And this being the Station 17 side.
13 Essentially, this area was where the pool would go,
14 which we would have hidden in lattice and otherwise
15 previously was shown just all deck. Again, for the
16 impervious surface limitation, we had to bring that
17 deck in.

18 And, essentially, the area of the house
19 and the lot coverage are really the two things that
20 we're here to talk about.

21 MS. SANDERS: Are we supposed to have an
22 application?

23 MR. HENDERSON: I distributed the
24 application.

25 MS. SANDERS: This?

1 MR. HENDERSON: That's it.

2 THE CHAIRPERSON: This house fronts on
3 Station 17, right?

4 MR. HENDERSON: That's right, it's on Poe
5 Avenue and Station 17.

6 THE CHAIRPERSON: On the corner of Poe.
7 There's a house there now to be demolished.

8 MR. HENDERSON: That's right, at grade
9 range.

10 THE CHAIRPERSON: To be demolished.

11 MR. HENDERSON: That's correct.

12 THE CHAIRPERSON: Is there something about
13 this that you guys don't get or is -- I mean, if the
14 pool doesn't fit zoning requirements, what we say
15 about it or not doesn't make any difference if it
16 doesn't fly for zoning.

17 MR. ROBINSON: What I'm concerned about,
18 it doesn't comply with the FEMA regulations.

19 THE CHAIRPERSON: We have no control over
20 that. Whether we like it or not, we don't have any
21 control over that. That's not really in our purview
22 or discussion part of our approval process.

23 MR. DENTON: It does affect the look of
24 the house. That's why I brought these other
25 drawings. If that pool wasn't there, and it existed

1 at all, it would be in grade. At grade. And there
2 would still be some deck and there still would be a
3 similar rhythm to what you're seeing here.
4 Substantially it would not greatly alter the look.
5 This would set back so it would undulate, not being a
6 sheer mass.

7 THE CHAIRPERSON: What elevation is this?

8 MR. DENTON: Station 17 side.

9 MS. SANDERS: I don't really --
10 honestly -- never mind.

11 MR. HENDERSON: Ron, you're saying this is
12 what it would look like if you drop the pool off?

13 MR. DENTON: It would look very similar.

14 MR. HENDERSON: There wouldn't be any
15 access from this elevation down to the pool?

16 MR. DENTON: We would do something
17 internal. This just came up. What I would suggest
18 to my clients, do a grade-level patio, if you would,
19 with access probably internally underneath either
20 this portion or this portion of the house.

21 MR. HENDERSON: I didn't identify there
22 was a pool proposed because there was no annotation
23 on the site plans. I'm sorry we didn't give you the
24 heads up on this ahead of time.

25 Do you have anything to add to that?

1 MR. ROBINSON: No.

2 THE CHAIRPERSON: Whether it does or does
3 not meet FEMA requirements, that remains to be seen.
4 That's what you're saying, right, or not?

5 MR. ROBINSON: We got a directive from
6 FEMA, elevated pools in V-zones are not allowed
7 unless the lower structural member is above base
8 flood. That may change, if somebody decides to
9 appeal that decision.

10 THE CHAIRPERSON: That's FEMA.

11 MR. ROBINSON: We can't do anything about
12 it.

13 THE CHAIRPERSON: Right. That's FEMA
14 calling the shots. Underneath the pool has to be
15 supported by whatever.

16 MR. ROBINSON: Piers.

17 THE CHAIRPERSON: Engineered piers which
18 has been done. That's what you're saying on that.

19 As far as us approving or not approving,
20 we're just looking at the aesthetics.

21 MR. ROBINSON: Right.

22 THE CHAIRPERSON: As far as what the pool
23 looks like or the house looks like or anything else.
24 This house had a preliminary approval? Is that
25 correct?

1 MR. HENDERSON: We issued conceptual
2 approval on the overall design. I think we issued
3 hard and fast sort of preliminary approval.

4 Final approval on the orientation of the
5 house towards Poe, I think we gave the thumbs up for
6 that.

7 THE CHAIRPERSON: Facing Poe from the
8 front of the house.

9 MR. HENDERSON: Rendering this side,
10 Station 17 the side facade.

11 THE CHAIRPERSON: I think that was good.

12 MR. DENTON: Y'all kind of liked the
13 house. You went ahead and said: How much area are
14 you asking for?

15 I had a number. To be honest, I don't
16 recall what that number is. I don't think it made
17 the minutes. I don't have my previous application.
18 I don't think it was the right number, I think I was
19 short.

20 MR. WRIGHT: Here's the motion. Here's
21 the motion that was made. Excuse me, sir:
22 Mr. Craver, I move that we give conceptual approval
23 to the request of re-orientation. I'm good with the
24 relief that he asked for given that this is his
25 design.

1 THE CHAIRPERSON: Is the relief the same
2 or is it --

3 MR. HENDERSON: The relief has changed. I
4 have his application. So the November meeting, there
5 was a request for impervious coverage. We can't
6 issue that at staff.

7 Principal building square footage was
8 requested at 6.9 percent or 209 square feet. That's
9 gone up to 21.7 percent.

10 And then relief was granted for building
11 foundation height of six inches. We've increased
12 principal building square footage one percent per
13 principal building coverage or the footprint.

14 THE CHAIRPERSON: Thank you. How many
15 square feet is this house? Heated.

16 MR. HENDERSON: It's 3,231. After -- I'm
17 sorry.

18 MR. DENTON: Wrong list.

19 MR. HENDERSON: 3,678. That's with the
20 2,137.

21 If I could ask one question about the
22 elevations. Ron, there's a provision of the
23 ordinance that requires a side setback where the
24 second story is wider than ten feet. Could you
25 explain what this element is.

1 MR. DENTON: Roof element. It's just a
2 shed roof. The doors could go from stem to stern and
3 read more roof-like.

4 MR. HENDERSON: If the elevations exceed
5 ten feet in width, it's required to setback.

6 MR. ROBINSON: It's kind of hard to review
7 these things now in a meeting with all of y'all. All
8 of this should've been explained prior so we would
9 kind of know what we're looking at.

10 THE CHAIRPERSON: Y'all seemed a little
11 baffled.

12 MR. ROBINSON: We're a little confused
13 here. We would hate for y'all to make a decision on
14 something we're confused on. It's like the pool. It
15 wasn't labeled so we didn't know.

16 THE CHAIRPERSON: Our decision wouldn't
17 force y'all to approve it either. It would not.

18 MR. ROBINSON: It would come back to you.

19 THE CHAIRPERSON: The liability is there.
20 We recognize that. We can go on with this. We can
21 defer it until y'all feel like you understand the
22 application better. What do y'all think?

23 MR. HENDERSON: I'm okay with the request
24 for principal building square footage and principal
25 building coverage, granting that relief.

1 I think you may need to consider giving
2 100 percent relief on the second story side setback,
3 two feet required on this elevation. If you think
4 that's okay. That massing facing Station 17.
5 Dropping the pool out and keeping these two elements
6 because it's basically going to be a wall. Two-story
7 wall elevated.

8 THE CHAIRPERSON: The street level is a
9 line above that clouded area. Isn't that correct?
10 Just so we know what we're looking at.

11 MR. DENTON: That's the second floor.

12 THE CHAIRPERSON: Go back to the
13 elevation. You got the cloud that's street level.

14 MR. CRAVER: Which elevation is that one?

15 MR. DENTON: That's the Station 17 side.

16 THE CHAIRPERSON: I imagine generally
17 people walking up and down, driving up and down that
18 street --

19 MR. HENDERSON: This is the west
20 elevation.

21 THE CHAIRPERSON: I would imagine there's
22 going to be a fair amount of shrubbery or fence or
23 both or shrubbery.

24 MR. DENTON: 15 feet of yard.

25 MR. CRAVER: Is that Station 17?

1 THE CHAIRPERSON: I would think, because
2 your orientation is going to be toward Poe, meaning
3 the front of the house, people coming and going as
4 well as the owners coming and going be off of Poe and
5 not off of Station 17. I would imagine that's going
6 to have some sort of visual blockage or just some
7 definition.

8 MR. HENDERSON: Fence will be required
9 here. And then this element comes out towards
10 Station 17 up to the, almost right to the 15 foot
11 side setback.

12 MR. WRIGHT: Is there a site plan?

13 MR. DENTON: Yes, sir.

14 MR. WRIGHT: Where is it? Go back to
15 that.

16 MR. DENTON: This is 15-foot setback here.
17 And we're couple feet off that corner.

18 MR. HENDERSON: This is the element that
19 would come out on that corner. And this is a deck.
20 That will go away.

21 MR. DENTON: That will go away.

22 MR. HENDERSON: The pool is going to be
23 here.

24 MR. DENTON: If the pool is not here, the
25 deck will be here for conformity.

1 MR. WRIGHT: The drive is off Poe.

2 THE CHAIRPERSON: Off the front entrance.

3 MR. HENDERSON: Relief from the second
4 story side setback, again, you would have that first
5 story and then second story wall going all the way.
6 I just want y'all to be clear.

7 MR. WRIGHT: Why are we having so much
8 trouble with this?

9 MS. SANDERS: I don't have an application.

10 MR. WRIGHT: I'm spinning a little bit
11 here myself.

12 MS. SANDERS: I don't know what I'm
13 looking at except for a drawing up there. I don't
14 have an application. Whatever we saw last month, I
15 don't have that still. I don't know what I'm
16 supposed to be looking at.

17 MR. WRIGHT: That was in November was the
18 original submission, wasn't it?

19 MS. SANDERS: This is a new submission.

20 MR. DENTON: Submission of the same house.

21 MS. SANDERS: I didn't keep that. It's
22 not the same from what I understand.

23 MR. DENTON: The deck has changed is where
24 the modification has been made.

25 MR. WRIGHT: I think we need to have

1 another look at this with a complete application. I
2 hate to delay you again. I think we're just kind of
3 grabbing around here. I think everybody is having
4 trouble getting a handle on exactly what you're
5 talking about.

6 THE CHAIRPERSON: I probably agree, too.
7 The house is only 3,700 square feet, which is not a
8 large house compared to what else is being built
9 around here. It should sit well. I think there's a
10 house on the other side of Poe that's a substantial
11 nice new house that should complement it. I wouldn't
12 think there's going to be any problem with it getting
13 through probably like it is. It's just not that
14 large a house. But I think we probably would be
15 prepared to give him final approval if it was more
16 complete application next time.

17 MR. DENTON: What part of the application
18 is missing?

19 THE CHAIRPERSON: I don't know. These
20 guys seem baffled as the Board is. These guys, when
21 they're not sure of what is going on here, then it's
22 sort of we're not sure either. I think that's what
23 the Board is saying. I hate to put words in
24 anybody's mouth.

25 MR. ROBINSON: Just personally, Joe showed

1 it to me. I was having a real hard time figuring
2 this plan out. If I have a hard time figuring out
3 when I look at plans all the time, then y'all as a
4 Board, most of you -- some of you do well with it --
5 it just seemed like it was kind of confusing. That's
6 why we're having such a hard time.

7 I think Ron could come back next month
8 with a very complete set of plans. Feeling confident
9 that y'all like what it looks like. We just want to
10 be clear so there are --

11 THE CHAIRPERSON: The square footage is
12 not bad, his presentation from Poe even with the
13 sheer wall, with those windows up there, that doesn't
14 look bad. Like you say, to feel right about it, more
15 complete application I think might be good.

16 MR. CRAVER: I don't want to seem stupid.
17 Which side is the sheer wall on?

18 MR. DENTON: Right here. It's in between
19 couple jut-outs. And then on the porch, we have
20 screen porch on the gazebo. It's recessed already.

21 Then what we did, came across with a roof
22 element that we thought would address that break of
23 the sheer wall. Of course, my clients are anxious to
24 get going.

25 MR. CRAVER: Unfortunately, Ron, when we

1 look at something in November, everybody takes their
2 packages and dumps them in the trash can. When you
3 come back with a new deal, you need to put complete
4 packages together for everybody.

5 MR. DENTON: They were. 15 of them.

6 MR. HENDERSON: There weren't any
7 applications in the packages.

8 MR. DENTON: You had me come in and
9 restuff them because they were all wrong. I had
10 asked for the impervious stuff. I had to come back
11 with new applications. And I came in, it was last
12 week or whatever and stuffed them in the stinking
13 envelopes.

14 MS. SANDERS: You mean with plans?

15 MR. DENTON: The plans were already in
16 there.

17 MR. HENDERSON: We'll get together, we'll
18 review this, make sure that we have a submittal
19 complete, and clarify all this for you. I apologize.

20 THE CHAIRPERSON: I think we have to defer
21 this until the next month.

22 2205 MIDDLE STREET

23 THE CHAIRPERSON: Duke, I'm going to
24 recuse myself for the next one. And you're going to
25 take over.

1 We want to amend the agenda to include
2 2205 Middle Street.

3 MR. HENDERSON: Yes, sir.

4 THE CHAIRPERSON: It's not even on here.

5 MR. WRIGHT: You may be excused, Chairman.
6 (Mr. Ilderton exited the room.)

7 MR. HENDERSON: We have added this or
8 requested from the potential business owners to have
9 this added to the agenda. This property is in the
10 commercial district. Ms. Ashley Martin, she's the
11 business owner. The name of the business is Goldbug
12 Jewelry.

13 There's a small space located under Salt,
14 which is an existing restaurant over there. Just to
15 give you a little background on this issue, this is
16 Station 22. This is the side facade of 2205.

17 Last year sometime we had a request from
18 the property owner to remove that storage shed. It's
19 about 200 square feet. It's kind of an eyesore on
20 Station 22.

21 And with the removal of this, they
22 requested to have a space, a storage space for the
23 surf shop placed underneath Salt. And that was going
24 to be about 80 to 100 square feet. We thought that
25 was a good trade to remove an eyesore from that road

1 frontage and allow a portion of a retail space to go
2 underneath Salt.

3 This is what was constructed underneath
4 that space. Again, a portion of a retail shop. So
5 we recently had a request, business license request
6 to turn that into a small shop, store front, if you
7 will, retail shop.

8 And also a request to have some
9 modifications made. They were going to put a picture
10 window in there with a door and some signage. That
11 is kind of a homemade jewelry-type operation.

12 The use is a permitted use in commercial
13 district. As far as meeting zoning compliance, we
14 have no issues with it. It complies with zoning.

15 However, I recommended that the DRB review
16 the changes made. I have a rendering here that
17 shows -- and Ashley you can probably elaborate a
18 little bit on this.

19 MS. MARTIN: Sure. As you can see, it's
20 tiny. But basically Pat had just kind of built it
21 out with two windows in the front. And we are going
22 to put a big, large window in the front and then a
23 glass door on the side. There wasn't a door on it to
24 begin with.

25 So it will have one large window, central,

1 kind of facing Middle Street. And then a glass door
2 on the left side -- well, right side when you're
3 facing the structure.

4 There's already an existing window on the
5 left side. And then we are going to add cedar, like
6 natural colors, cedar shakes to the outside. Kind of
7 make it pop a little bit. Paint the trim white and
8 have a couple vinyl signs in the windows.

9 We looked around a little bit for places
10 for hanging signs. I don't even know if there's a
11 spot for hanging signs under there; low head-way.
12 I'm thinking just vinyl signs in the windows. Some
13 interior lighting.

14 MR. WRIGHT: How many square feet do you
15 have?

16 MS. MARTIN: It's between 80 and 100.
17 It's tiny. It's very small.

18 MR. WRIGHT: Good luck.

19 MS. MARTIN: It's just jewelry.

20 MR. WRIGHT: Let's see. I'm supposed to
21 be the chairman. Any public comment? Public comment
22 is closed. Board.

23 MR. CRAVER: Sounds good to me.

24 MS. SANDERS: Sounds good to me.

25 MR. WRIGHT: Donna.

1 MS. WEBB: I mean --

2 MR. WRIGHT: Do you know what's going on?

3 MS. WEBB: Yeah, I looked at it today. My
4 question was just the process of how the space was
5 changed to retail versus storage.

6 And then as far as the design, I looked at
7 the Sandpiper Gallery in the window; very similar.
8 I'm okay with it in terms of the design. That's all
9 I'm qualified to say, to speak on.

10 MS. BOHAN: I agree. I think it does not
11 impede in any kind of walkway patterns or anything
12 like that. And I think I walk by there all the time
13 to get coffee. I think it will be nice.

14 MS. MARTIN: Thank you.

15 MS. BOHAN: Really nice. That kind of is
16 a dark space under there. I think it will liven up.

17 MS. MARTIN: I think so.

18 MR. WRIGHT: I think it will pick up a lot
19 of pedestrian traffic.

20 MS. MARTIN: That's what we're hoping.

21 MR. WRIGHT: Do I hear a motion?

22 MR. CRAVER: Move we approve as requested.

23 THE CHAIRPERSON: Second?

24 MS. SANDERS: Second.

25 THE CHAIRPERSON: Discussion. All in

1 favor?

2 (All Board members stated aye.)

3 MS. MARTIN: Thank you.

4 MR. WRIGHT: No further business. The
5 meeting is adjourned.

6 (The meeting was concluded at 7:00 p.m.)

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CERTIFICATE OF REPORTER

I, Lora McDaniel, 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 24th day of February, 2016 at Charleston, Charleston County, South Carolina.



Lora McDaniel

Lora L. McDaniel,
Registered Professional Reporter
My Commission expires:
September 18, 2016

I N D E X

1		
2		Page
3	2668 Goldbug Ave	3
4	2301 Atlantic Ave	4
5	2262 Jasper Blvd	14
6	901 Middle Street	23
7	209 Station 17	25
8	2205 Midddle Street	42
9	CERTIFICATE OF REPORTER	49

REQUESTED INFORMATION INDEX

(No Information Requested)

E X H I B I T S

(No Exhibits Proffered)

1	9	anybody's 40:24	balcony 30:6	22 22:2,6,12,23 23:2,7,13,25 24:9, 13,15,17,19,21,23, 25 25:3 26:19 31:2,6,10,12,19 32:7 33:2,10,13, 17,22 34:7,11 35:1,14 36:10,16, 19 37:8,12,16,21 38:1 39:2 40:6,19 41:11 42:20,23
100 37:2	901 23:6,7	apologize 42:19	base 33:7	chance 19:8
15 22:11 37:24 38:10 42:5	A	appeal 33:9	basically 27:18 37:6	change 33:8
15-foot 38:16	abbreviated 29:18	appears 26:7	Beau 23:9,13,15,21	changed 35:3 39:23
16 20:19	access 32:15,19	applicant 23:9 25:8,23 26:17	beautiful 21:25	clarification 28:14
17 25:2,3,6,24 26:12 27:19 29:5 30:12 31:3,5 32:8 34:10 37:4,15,25 38:5,10	adaptation 20:2	applicants 19:11	begins 26:1	clarify 42:19
2	add 32:25	application 19:2,8 21:19,20 24:10 28:10 30:22, 24 34:17 35:4 36:22 39:9,14 40:1,16,17 41:15	behalf 19:12	classics 21:7
2,137 35:20	added 29:2	applications 25:17 42:7,11	Beverly 21:17 24:17	clear 39:6 41:10
20 26:14 29:3,7	adding 23:23	approval 19:25 22:15,24 23:9,24 24:22 25:9,20 27:22 29:15 31:22 33:24 34:2,3,4,22 40:15	big 20:20	clients 32:18 41:23
20-foot 29:8	addition 21:24	approve 20:19 36:17	Billy 22:6 24:11	close 20:22 21:12
2015 25:20	address 41:22	approved 26:21	bit 21:17 39:10	closed 19:3 20:6 24:11
209 25:2,3,5 35:8	addressed 29:16	approving 33:19	blockage 38:6	cloud 37:13
21.7 25:15 35:9	aesthetics 33:20	area 26:1,9 28:19,21 29:21 30:13,18 34:13 37:9	Board 23:4 25:1,20 40:20,23 41:4	clouded 37:9
2205 42:22	affect 31:23	attention 25:24	BOHAN 21:18 24:18	Clowney 23:9,15
2668 19:9,18	agenda 23:8 25:4,10 28:11,23,24	Avenue 25:22 26:8 29:5 31:5	break 41:22	COA 25:5
3	agree 21:23 22:3 40:6	aye 23:4 25:1	brick 24:4,5	comment 19:2,3,4 20:5,6 24:10,11 28:6
3,231 35:16	Agreed 24:14	B	bring 27:25 30:16	commission 20:18
3,678 35:19	ahead 32:24 34:13	back 21:9,10,12,16 22:4 29:22 30:1 32:5 36:18 37:12 38:14 41:7 42:3,10	brought 29:14 31:24	compared 40:8
3,700 40:7	air 22:11	bad 41:12,14	building 25:12,13,15 26:22 28:5,20 35:7,10, 12,13 36:24,25	complement 40:11
3004 19:7	allowed 33:6	baffled 36:11 40:20	built 40:8	complete 40:1,16 41:8,15 42:3,19
6	alter 32:4		C	compliant 27:2
6.9 35:8	amount 37:22		calling 33:14	comply
	annotated 26:12		causing 20:24	
	annotation 32:22		Chairman 23:12	
	anxious 41:23		CHAIRPERSON 19:1,5 20:4 21:6,	

<p>31:18 conceptual 25:9 34:1,22 concerned 31:17 confident 41:8 conformity 38:25 confused 36:12,14 confusing 41:5 consideration 29:14 construction 25:21 contrary 26:13 control 31:19,21 corner 27:19 31:6 38:17, 19 correct 31:11 33:25 37:9 cottages 22:1 council 22:8 council's 22:13 couple 38:17 41:19 coverage 25:13,16 27:15 30:19 35:5,13 36:25 covered 29:20 Craver 22:7,14,22,24 24:12,22 26:25 34:22 37:14,25 41:16,25 crushed 24:7 current 27:9 28:22 cut 23:12 29:22</p>	<p style="text-align: center;">D</p> <hr/> <p>D-2 23:8 deal 42:3 dealing 27:17 decides 33:8 decision 33:9 36:13,16 deck 30:9,15,17 32:2 38:19,25 39:23 defer 36:21 42:20 definition 38:7 delay 40:2 delicate 21:24 demolished 31:7,10 demonstrating 20:23 Denton 25:8 26:20 27:8,13 28:12,25 31:23 32:8,13,16 34:12 35:18 36:1 37:11, 15,24 38:13,16,21, 24 39:20,23 40:17 41:18 42:5,8,15 design 19:20 25:24 27:1 34:2,25 difference 21:11 31:15 directive 33:5 discussed 20:14 discussion 23:2 27:13 31:22 distance 29:6 distributed 30:23 district 23:22 25:6,7 Donna</p>	<p>21:22 24:15 doors 36:2 drafted 28:24 draw 29:12 drawing 39:13 drawings 31:25 DRB'S 25:14 drive 27:17,20 39:1 driving 37:17 drop 32:12 Dropping 37:5 dry 23:12 Duke 19:3 20:6 42:23 dumps 42:2</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>E-1 25:4 element 29:2 35:25 36:1 38:9,18 41:22 elements 19:19 37:5 elevated 29:10,11 33:6 37:7 elevation 28:1,3 30:3 32:7, 15 37:3,13,14,20 elevations 35:22 36:4 encouraged 22:18 encroach 27:5 encroaches 26:10 encroaching 26:8 encroachment</p>	<p>27:4 engineer's 20:23 Engineered 33:17 entrance 39:2 entry 27:20 envelopes 28:13 42:13 essentially 27:24 29:1 30:13, 18 Eudy 19:4,6 exceed 36:4 Excuse 34:21 exist 21:15 existed 31:25 existing 24:3,5,7,8 exists 27:3 explain 35:25 explained 36:8 extend 27:20</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>facade 26:15 28:5 29:3,4, 8 34:10 facing 25:24 34:7 37:4 fair 37:22 Fairly 23:12 fall 25:13 falls 25:6 family 25:11 fast</p>	<p>34:3 favor 21:18 23:3 24:16, 18,19,25 favorite 19:14,23 feel 36:21 41:14 Feeling 41:8 feet 22:4,10,11 26:14 27:5 29:3,7 30:5 35:8,15,24 36:5 37:3,24 38:17 40:7 FEMA 31:18 33:3,6,10,13 fence 23:19 24:4 37:22 38:8 figuring 41:1,2 final 22:15,24 24:22 27:1 34:4 40:15 fine 24:12 fit 31:14 fix 27:3 flood 29:11 33:8 floor 30:11 37:11 fly 31:16 foot 38:10 footage 25:13,16 26:22 35:7,12 36:24 41:11 footprint 28:20 35:13 force 36:17 found 19:24 foundation 20:22,24 35:11 frame 21:15</p>
---	---	---	---	--

<p>front 26:7,8 27:6,25 28:2,4,5,16 29:3,8, 19 30:10 34:8 38:3 39:2</p> <p>fronts 31:2</p> <p>future 22:18,21</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>garage 22:19</p> <p>gasped 19:13</p> <p>gave 34:5</p> <p>gazebo 41:20</p> <p>generally 37:16</p> <p>give 21:3 22:15,24 24:22 32:23 34:22 40:15</p> <p>giving 37:1</p> <p>Goldbug 19:9,18</p> <p>good 21:3 22:22 24:20 34:11,23 41:15</p> <p>goofed 27:15</p> <p>grabbing 40:3</p> <p>grade 31:8 32:1</p> <p>grade-level 32:18</p> <p>granted 35:10</p> <p>granting 36:25</p> <p>great 19:17 20:2,4,7 21:2,3,4,9,19 22:4 24:13</p> <p>greatly 32:4</p> <p>growing 20:21</p> <p>guess</p>	<p>27:2</p> <p>guys 19:17 31:13 40:20</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>hand 25:18</p> <p>handle 40:4</p> <p>harbor 23:18</p> <p>hard 34:3 36:6 41:1,2,6</p> <p>hate 36:13 40:2,23</p> <p>heads 32:24</p> <p>hear 22:23</p> <p>heartscape 24:2</p> <p>Heated 35:15</p> <p>height 27:5 35:11</p> <p>HENDERSON 20:18 22:16 23:8 24:1 25:4 27:7,11 28:9,22 30:23 31:1,4,8,11 32:11, 14,21 34:1,9 35:3, 16,19 36:4,23 37:19 38:8,18,22 39:3 42:6,17</p> <p>hidden 30:14</p> <p>historic 21:19 22:9 23:22 25:6,25</p> <p>historically 26:1</p> <p>history 23:11</p> <p>hit 26:18</p> <p>home 25:11</p> <p>honest 34:15</p> <p>honestly 32:10</p> <p>hope 21:1</p>	<p>house 19:13,18,19,21,22 20:3,8,11 21:8,9, 13,16 22:7 23:16 29:1,17,18,25 30:18 31:2,7,24 32:20 33:23,24 34:5,8,13 35:15 38:3 39:20 40:7,8, 10,11,14</p> <p>houses 19:15</p> <p>huge 21:11</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>idea 21:10,14</p> <p>identify 32:21</p> <p>imagine 37:16,21 38:5</p> <p>impervious 27:15 29:21 30:16 35:5 42:10</p> <p>important 19:24</p> <p>in-ground 23:10</p> <p>inches 20:20 35:11</p> <p>included 22:19</p> <p>increased 35:11</p> <p>indentation 30:4</p> <p>inset 30:6</p> <p>intact 19:18</p> <p>intention 27:16</p> <p>interject 22:16</p> <p>internal 32:17</p> <p>internally 32:19</p> <p>interpreted 29:7</p> <p>interrupt 22:17</p>	<p>involved 19:20</p> <p>ire 22:13</p> <p>island 19:15,23 21:7,25 23:11</p> <p>issue 22:8,15 27:14 35:6</p> <p>issued 25:20 34:1,2</p> <p>issues 26:4 27:2</p> <p>item 23:8 25:4</p> <p>items 26:18</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>Jake 23:20</p> <p>Jasper 21:12</p> <p>job 19:17</p> <p>Joe 22:7 40:25</p> <p>Julie 21:24</p> <p>Juliet 30:7</p> <p>jut-outs 41:19</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>keeping 19:17 37:5</p> <p>Kelly 19:12</p> <p>kind 19:13 24:5 26:17 28:11 34:12 36:6,9 40:2 41:5</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>labeled 36:15</p> <p>landmark 23:11</p> <p>large 40:8,14</p>	<p>lattice 30:14</p> <p>laurel 20:21</p> <p>law 19:10</p> <p>length 27:6</p> <p>letter 20:23</p> <p>level 27:22 37:8,13</p> <p>liability 36:19</p> <p>limitation 30:16</p> <p>list 35:18</p> <p>listed 25:10</p> <p>live 19:6 21:7</p> <p>local 25:7</p> <p>location 27:19</p> <p>logical 27:19</p> <p>lot 30:19</p> <p>love 20:8</p> <p>lovely 20:9</p> <p>lower 33:7</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>made 27:22 34:16,21 39:24</p> <p>make 21:13 24:21 31:15 36:13 42:18</p> <p>makes 21:11</p> <p>mass 30:10 32:6</p> <p>massing 37:4</p> <p>meaning 38:2</p>
--	--	--	--	---

<p>meet 33:3</p> <p>meeting 25:20,22 26:21 28:1 29:8 35:4 36:7</p> <p>member 33:7</p> <p>members 23:4 25:1</p> <p>Middle 19:7 23:6,7 42:22</p> <p>might've 30:1</p> <p>Millie 23:16</p> <p>Millie's 23:16</p> <p>mind 32:10</p> <p>minutes 28:2,4,7 34:17</p> <p>missing 40:18</p> <p>modification 27:21 28:19 39:24</p> <p>modified 27:11</p> <p>moment 20:12</p> <p>month 39:14 41:7 42:21</p> <p>motion 22:17,23 24:21 34:20,21</p> <p>mouth 40:24</p> <p>move 22:15,24 24:22 34:22</p> <p>moved 21:12</p> <p>moving 21:10,16 22:4</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>national 25:7</p> <p>necessarily 19:12</p> <p>nice 40:11</p>	<p>nonhistoric 25:5</p> <p>note 26:20</p> <p>November 25:20 26:21 29:18 35:4 39:17 42:1</p> <p>number 26:23,24 34:15,16, 18</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>O'connor 20:10,14 23:5</p> <p>oak 20:21</p> <p>Officers 26:1</p> <p>order 28:10,23</p> <p>ordinance 26:13 35:23</p> <p>orientation 34:4 38:2</p> <p>original 39:18</p> <p>originally 19:20</p> <p>owner 20:23</p> <p>owners 22:18 25:23 38:4</p> <p>oyster 24:7</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>package 27:12</p> <p>packages 42:2,4,7</p> <p>packet 25:17</p> <p>parking 26:9</p> <p>part 21:14 29:20 31:22 40:17</p> <p>patio 32:18</p> <p>pay 25:23</p>	<p>penetration 30:6</p> <p>people 37:17 38:3</p> <p>percent 25:15,16 28:19,20 35:8,9,12 37:2</p> <p>percentage 26:22</p> <p>permission 23:17</p> <p>personally 40:25</p> <p>phase 22:19</p> <p>photo 24:6</p> <p>piers 33:16,17</p> <p>plan 20:1 22:20 26:4,25 27:23,24 38:12 41:2</p> <p>plans 19:16 26:11 27:9 32:23 41:3,8 42:14,15</p> <p>Poe 25:21 26:7 29:5 30:4 31:4,6 34:5,7 38:2,4 39:1 40:10 41:12</p> <p>point 26:3 28:13</p> <p>pool 22:19 23:10,17,19, 23 24:4 26:11,12, 14 29:2,6,10,11, 13,16 30:13 31:14, 25 32:12,15,22 33:14,22 36:14 37:5 38:22,24</p> <p>pools 33:6</p> <p>porch 29:19,22,23 30:7,8 41:19,20</p> <p>portion 30:10 32:20</p> <p>preliminary 25:9 33:24 34:3</p> <p>prepared 40:15</p> <p>present 26:17</p>	<p>presentation 41:12</p> <p>presented 29:1</p> <p>presenting 25:9</p> <p>preserve 19:24</p> <p>preserving 21:20</p> <p>previous 34:17</p> <p>previously 29:19 30:4,15</p> <p>primary 26:14 29:3</p> <p>principal 25:12,13,15 26:22 28:5,16 35:7,12,13 36:24</p> <p>prior 29:1 36:8</p> <p>problem 20:17 40:12</p> <p>problems 20:24</p> <p>process 31:22</p> <p>project 21:2,5 25:19 29:15</p> <p>property 20:22 21:24 22:18 23:12,19 25:5,23</p> <p>propose 21:17 22:18</p> <p>proposed 32:22</p> <p>provision 35:22</p> <p>public 19:1,3 20:5 24:9, 11</p> <p>purposes 27:14</p> <p>purview 25:14 31:21</p> <p>put 23:17 40:23 42:3</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>Quarles 23:20 24:3</p>	<p>Quarters 26:2</p> <p>question 24:2 35:21</p> <p>quickly 26:6</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>raise 19:13 22:13</p> <p>raised 22:8</p> <p>raising 22:9</p> <p>Randy 26:4</p> <p>range 31:9</p> <p>re-orientation 25:21 34:23</p> <p>read 36:3</p> <p>real 21:16 41:1</p> <p>rear 26:14 29:25 30:2,8</p> <p>recall 26:23 34:16</p> <p>recessed 41:20</p> <p>recognize 36:20</p> <p>recommend 19:25</p> <p>recommended 25:22</p> <p>recuse 42:24</p> <p>register 25:7</p> <p>regulations 31:18</p> <p>relief 25:12 28:6,8,15 34:24 35:1,3,10 36:25 37:2 39:3</p> <p>remain 21:25</p> <p>remains 29:24,25 33:3</p> <p>removal 20:25</p>
--	--	---	---	---

remove 20:11	19,21 42:14	single 25:11 30:9	stinking 42:12	
Rendering 34:9	save 22:20	sir 23:13 26:19 34:21 38:13	stop 21:1	<hr/> T <hr/>
request 23:12 25:5 28:15 34:23 35:5 36:23	school 19:10	sit 40:9	story 28:16 30:10 35:24 37:2 39:4,5	takes 42:1
requested 35:8	screen 41:20	site 22:20 26:4 32:23 38:12	street 19:7 21:8 22:5 23:6,7 25:25 37:8, 13,18 42:22	taking 20:3
requesting 23:9 25:12 28:18	section 19:3 20:6 24:11	Sitting 19:16	structural 33:7	talk 30:20
requests 28:23	seeking 28:6,7	small 23:17	Structure 29:24	talking 40:5
required 36:5 37:3 38:8	sensitive 20:21	solution 20:8 21:19 22:4	structures 19:25 22:9	ten 30:5 35:24 36:5
requirements 31:14 33:3	set 32:5 41:8	sort 34:3 38:6 40:22	stuff 42:10	thing 22:17 28:18
requires 23:23 26:14 35:23	setback 23:23 26:8,10 27:6,17,21 28:16, 17 29:2,8 30:2,8 35:23 36:5 37:2 38:11,16 39:4	speak 19:11	stuffed 28:12 42:12	things 21:4 28:1,7 30:19 36:7
resource 23:22	Shaunessy 23:16	spinning 39:10	stupid 41:16	thought 19:14 41:22
rest 29:17	shed 36:2	square 25:12,16 26:22 35:7,8,12,15 36:24 40:7 41:11	submission 39:18,19,20	thumbs 34:5
restuff 42:9	sheer 32:6 41:13,17,23	staff 20:20 27:22 35:6	submittal 42:18	time 22:21 32:24 40:16 41:1,2,3,6
review 20:19 36:6 42:18	shell 24:7	stair 27:4	submitted 22:25 25:17 27:10, 12	times 21:8
reviewed 25:19	short 34:19	staircase 30:1	submitting 27:1	told 19:12
reviewing 26:3	shots 33:14	stairs 26:7 27:5 28:3	substantial 40:10	town 20:20 22:8,13
Rhonda 22:2 24:13	should've 36:8	start 20:6	Substantially 32:4	trash 42:2
rhythm 32:3	show 20:23	started 19:20	Suggest 32:17	tree 20:11,18,25 21:3 27:18
Robinson 29:9 31:17 33:1,5, 11,16,21 36:6,12, 18 40:25	showed 40:25	stated 23:4 25:1	suggested 29:10	trees 20:9,21 27:18
Ron 25:8 32:11 35:22 41:7,25	shown 30:15	Station 25:2,3,6,24 26:12 27:19 29:5 30:12 31:3,5 32:8 34:10 37:4,15,25 38:5,10	Sullivan's 23:10	trouble 39:8 40:4
roof 36:1,2 41:21	shrubbery 37:22,23	stellar 21:21	Summer 19:6	Two-story 37:6
roof-like 36:3	side 23:18 26:10,13 27:17,21 28:16 29:2,23 30:3,12 32:8 34:9,10 35:23 37:2,15 38:11 39:4 40:10 41:17	stem 36:2	supported 33:15	Typically 20:22
runs 26:13	significant 26:1	steps 30:10	supposed 30:21 39:16	<hr/> U <hr/>
<hr/> S <hr/>	similar 19:21 22:5 32:3,13	stern 36:2	surface 27:15 29:21 30:16	unchanged 29:25
SANDERS 22:3 24:14 30:21, 25 32:9 39:9,12,			swimming 23:10	underneath 32:19 33:14
				understand 36:21 39:22

<p>understanding 27:4</p> <p>undulate 32:5</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>V-zones 33:6</p> <p>variance 28:2</p> <p>visual 38:6</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>walk 24:4,5,8</p> <p>walk-around 29:20</p> <p>walking 37:17</p> <p>wall 37:6,7 39:5 41:13, 17,23</p> <p>WEBB 21:23 24:16</p> <p>week 42:12</p> <p>weeks 28:24</p> <p>west 26:10 37:19</p> <p>wider 35:24</p> <p>width 30:5 36:5</p> <p>windows 41:13</p> <p>words 40:23</p> <p>work 23:20</p> <p>WRIGHT 20:7,13,16 21:1 23:1 24:20,24 34:20 38:12,14 39:1,7,10,17,25</p> <p>wrong 35:18 42:9</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>y'all</p>	<p>34:12 36:7,10,13, 17,21,22 39:6 41:3,9</p> <p>yard 37:24</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zoning 26:13 31:14,16</p>	
--	--	--