

Deposition of Sullivan's Island DRB

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DESIGN REVIEW BOARD
SULLIVAN'S ISLAND, SOUTH CAROLINA
MEETING MINUTES FROM MARCH 21, 2012

DATE: APRIL 18, 2012

TIME: 6:00 PM

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

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A P P E A R A N C E S

- MR. BILLY CRAVER
- MR. JOHN LANCTO
- MR. RANDY ROBINSON
- MS. KELLY MESSIER
- MR. STEVE HERLONG
- MR. PAT ILDERTON
- MR. DUKE WRIGHT
- MS. RONDA SANDERS

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MR. ILDERTON: We have two minutes after 6:00. This is the April 18th meeting of the Design Review Board. And in attendance on the board is Duke Wright, Pat Ilderton, Steve Herlong, Rhonda Sanders, John Lancto, and Billy Craver. The Freedom of Information requirements have been met; is that right?

MS. KENYON: Yep.

MR. ILDERTON: The first item on the agenda is approval of the March minutes.

MR. WRIGHT: I move the March 2012 minutes be approved as written.

MR. HERLONG: I second.

MR. ILDERTON: Everybody in favor?

ALL: Aye.

MR. ILDERTON: All right. 3030 Brownell, alteration.

MR. ROBINSON: 3030 Brownell is before you for final approval. The applicant would like to -- it is a historical structure. It is not in a historical district. The applicant would like to remove the windows that are on the front of the structure and put doors there, add a trellis to the front of it -- and the front being the Brownell

1 side, and then would like to add a planter box to
2 the stairs out front.

3 The stairs at some point were added, so
4 they're not a historical part of the structure.
5 Actually neither were the windows that were there.
6 You know, it was originally a gun emplacement, and
7 it had no windows at all. So anyway, I will let
8 the applicant address this application and then I
9 will answer any questions you may have.

10 MR. ILBERTON: Great.

11 MR. EDENS: I'm Jamie Edens. This is
12 Chase and Abby. We all live there. This request
13 came in front of you because we did not know the
14 glass in the front of the bunker was not safety
15 glass. I don't know of anyway to really tell, and
16 my daughter was -- decided to run into the glass
17 and ran through the glass and broke the glass. And
18 thank god she didn't get hurt.

19 So we have gotten some Andersen eight
20 foot high doors to replace the front with instead
21 of going back with more pane glass. There's doors
22 on either side, and we received the doors for free.
23 It was a misorder on another construction site. So
24 we would like to put those in there and also soften
25 up the front with some more landscaping. At one

1 time we dug out the front to uncover some concrete
2 that was out there, and so we're not covering up
3 any impervious material and planter boxes or
4 anything. We are just trying to put vegetation to
5 kind of give us a little bit more privacy with this
6 front entrance and put lattice work -- a trellis
7 and lattice work in front of the doors so we can
8 shield ourself from about ten cars a day that stop
9 and get out and take pictures of our house. It's a
10 little bit on the ridiculous side if you can't go
11 out and sit in front of your house and enjoy, you
12 know, the afternoon.

13 I'm hoping -- also did I tell you-all
14 thank you for doing what you-all do. I'm sure
15 there's a little bit of boredom involved in this.

16 MR. ILBERTON: We have the easy job.
17 All right. Thank you. Is there any public
18 comment? Public comment section is closed.

19 Randy, anything to add? Duke, you want
20 to give it a shot?

21 MR. WRIGHT: This is the first time
22 that a bunker has come to the board in the five
23 years that we have been here. I don't think
24 there's really been an effort on the Island to
25 preserve any of these structures in their original

1 configuration. If you go around and look at them,
2 they're all in various additions and subtractions
3 and tops and bottoms and sides.

4 I think this particular one -- and by
5 the way, I took a picture of it. I live across the
6 street on the corner from the location. I think
7 it's -- what is proposed doesn't distract from the
8 original design of the bunker, if anybody wants to
9 look at it. And I think the trellis -- as long as
10 the trellis is removable and in the future someone
11 wants to take it off, it's fine with me. And I
12 think that the changing of the doors -- it looks
13 like these are 12 light doors.

14 MR. EDENS: Yes, sir.

15 MR. WRIGHT: As opposed to solid glass
16 or openings. It doesn't make a significant
17 difference to the appearance of the front of the
18 bunker, so I'm fine with what he's proposing to do
19 with it. I hope you fix the fish on top of the
20 bunker. It's coming apart. But it used to be very
21 interesting to see it. But other than that, I
22 don't have any further comment.

23 MR. ILDERTON: I don't know what
24 historical reference we could use to say -- to
25 critique a window design for a bunker since they're

1 so unusual and virtually indestructible. And so I
2 don't see why this configuration would be any
3 problem over what is there now. So I'm in favor of
4 it.

5 Steve?

6 MR. HERLONG: It's a very unique
7 situation. I mean, you can probably argue this in
8 any direction you want, you know. But it's a
9 bunker. These windows are certainly in the history
10 of the bunker, a very temporary thing. They're
11 going to be there for a good long time, but they're
12 removable. That would be historically -- as long
13 as whatever you put there is removable, it becomes
14 appropriate. And I think most anything you do as
15 you are doing, can add -- would add neighborhood
16 compatibility, which is something that we would
17 usually hear would be an advantage to have that
18 compatibility within the neighborhood. So those
19 are the reasons that I would approve it.

20 MR. ILBERTON: Kelly?

21 MS. MESSIER: I think it's a unique
22 structure, and I think whatever you do it's still
23 going to look like a unique home that was built
24 into a bunker. But I guess I just have a couple of
25 questions. What we have received is a little

1 sketchier. Are these doors going to fit into that
2 space? Are you going to have to do some
3 modifications to the windows or is it going to fill
4 that entire opening and what's going to happen with
5 what's left?

6 MR. EDENS: The entire structure is 24
7 foot wide. The doors that we got for free were two
8 four-footers and two six-footers, which is equal to
9 20 feet. Did I say that right? Two six-footers
10 and two -- help me out, Pat. You know rough
11 openings. They're three six-foot doors and
12 two-foot doors. So that's 20 feet of doors, so
13 there's going to be some framing in between each
14 one of those, a header across the top. There's no
15 structural that has to be done to support the
16 bunker, but there's going to still be a space of
17 about two feet above -- or 18 inches above each
18 one. So lights will be put in -- solid glass above
19 it.

20 MS. MESSIER: So you're just going to
21 take out -- I don't know what kind of framing it is
22 now, put the doors in, and do wood in between?

23 MR. EDENS: That's right. Wood
24 framing.

25 MS. MESSIER: I can't exactly tell what

1 your proposing for this trellis or for these steps,
2 but it looks like to put in this planter, you're
3 going to have to remove a big section of the
4 concrete?

5 MR. EDENS: The steps were cinderblock
6 put in there about ten years ago on top of the
7 concrete burster course, which is a structure that
8 was put in by the Army to -- for low incoming
9 shells. And at one time that was all under dirt.
10 So when that was -- we knew that was down there and
11 that was under a decade ago. Put stairs to come up
12 to add dimension to the yard. It used to be the
13 dirt just came right up to the front door, and the
14 metal fencing was around there from the old
15 structure.

16 So now it has berms on the side, berm
17 in the front, landscaping on either side, and then
18 front. And maybe in retrospect, too much of the
19 dirt was hauled off at that time to get to that
20 burster course. I don't think we really knew
21 exactly how far it was down there. And we hauled
22 off a lot more than -- it just makes like a very
23 dramatic front that should have been -- left some
24 more vegetation right near the front door if we
25 could have redone it.

1 MS. MESSIER: Do you use this area as
2 your back or is this your front entrance?

3 MR. EDENS: I use it as my front
4 entrance. My wife likes to drive in the back door,
5 and I like to drive in the front door.

6 MS. MESSIER: And I empathize with what
7 you're saying about not having any privacy. I
8 guess I am not exactly sure where you're going to
9 put this trellis and like just doing a five-foot
10 wide strip of planting, the 24-foot section is
11 still going to be pretty open. And I guess -- just
12 some thoughts that you might want to consider is,
13 you know, you have got this round structure and
14 this round thing over head, and it looks like the
15 patio area is round. You might want to do like
16 some sort of rounded-type trellis around it that,
17 you know, would provide a little bit more privacy
18 instead of -- I mean, I can't tell exactly what
19 that is supposed to indicate.

20 MR. EDENS: Well, I can explain it
21 exactly. The drawing, -- I'm sorry it's not so
22 detailed, but I'm not a civil architect. I had
23 some architecture in school, but not where I
24 couldn't go out and hire an architect to do all of
25 this either. But the side doors are the regular

1 standard, you know, openings where you would walk
2 through. And then the two doors in the middle
3 would allow maybe to put like -- have those doors
4 open and have maybe sitting out in front of those
5 with the trellis between the. The doors being open
6 to the inside, outside seating, and we have like a
7 round table right there, and that's where I like to
8 go sit in the afternoon, and I don't have any
9 privacy. And it's like I'm trying to figure out
10 where to gather a little bit of enjoyment from the
11 front of the house from the -- you know, all of
12 these tourists that are out there all of the time.

13 MS. MESSIER: So is the trellis going
14 to be out here or is it going to be right --

15 MR. EDENS: It's still underneath the
16 hat section that sticks up overhead. That big
17 concrete -- I call it a hat. I don't know what
18 that's called, but it's under there. It's probably
19 like four or five feet in front of the window
20 structure. And the hat that's overhead sticks out
21 at least 12 feet out, or maybe even 15 feet out.
22 So the whole circle that is -- kind of like the
23 other bunker down on the other end has the columns
24 that come down all the way from the top to the
25 bottom in a circular pattern like you're talking

1 about. I just wanted to put something out that
2 just went out about six feet to where it could have
3 the doors inside open and still have some privacy.

4 MS. MESSIER: You're going to have
5 posts holding it up or is it just going to be -- I
6 guess you're going to have some posts to attach the
7 trellis to, or is it going to be like vertical or
8 like the one-by-two stuff or --

9 MR. EDENS: Something to support
10 planters. So that was the idea was it was to be
11 more than just a wooden structure, but it would be
12 a lattice with a trellis crisscrossing overhead,
13 and then some planters and vines in front to
14 totally give like a -- you know, we live in a house
15 with no windows. So to give us some access to
16 leaving the environment open to the outside and
17 enjoying it versus putting up shades and windows in
18 front of our house where we only have that one
19 window to have light beaming in the house. It
20 would still allow us not to have to put -- right
21 now we have all of the blinds that come across, and
22 we close them all off for privacy. We have some
23 more in out -- just in front we don't have to have
24 that and still get the light inside the house.

25 MS. MESSIER: I don't know. Personally

1 to me, that's a pretty important element that I
2 think we really should know what it looks like
3 because I think it could be done really well or,
4 you know, possibly not.

5 MR. EDENS: Yeah. I drew on the
6 inspiration from another house down the road. This
7 isn't an original.

8 MS. MESSIER: I don't know if it's
9 something you can workout with Randy or if we
10 should sort of see it, but, you know in my mind, it
11 sort of might be important to try to reiterate that
12 the circular --

13 MR. EDENS: Well, it wasn't going to be
14 lattice. It was going to be like from Lowe's. We
15 were going to rip down some one-by-ones and make
16 it -- I happen to have a couple of cousins who are
17 residential homebuilders. It wasn't going to be me
18 up there nailing up some lattice even though I
19 built my own home.

20 MS. MESSIER: You are going to have to
21 have -- I mean, you know, some sort of support, and
22 I guess you're not going to go all the way up to
23 the height of that --

24 MR. EDENS: I think that would look
25 ridiculous.

1 MS. MESSIER: I agree with you. But
2 I'm just sort of wondering -- you show this sort of
3 coming off the house. So I am just sort of
4 thinking in my mind how is this really working. So
5 you're not really -- you're not worried about the
6 overhead part. You're worried more just putting a
7 standing wall that is what --

8 MR. EDENS: I can definitely do it
9 semicircular, follow the same curved pattern.

10 MS. MESSIER: That's just an idea. If
11 you think that would, you know, work better with
12 the space and how you're going to use it and your
13 table and --

14 MR. EDENS: Yeah. It's all good.
15 Anything is better than what we have right now.
16 And semicircle is fine. Straight across is fine.
17 And it's all -- I mean, it being perfectly
18 circular, no. But break it up between the supports
19 in a circular pattern and then put a circular kind
20 of -- maybe sort of --

21 MS. MESSIER: I like the idea.

22 MR. EDENS: Sort of like on Isle of
23 Palms about 8th Avenue, they have the stairwell
24 that goes up that's circular. I'm a good -- I can
25 pick out what looks good and copy it. I picked out

1 something on Station 30 that looked good at another
2 house and saw their trellis and arbor design they
3 had on the back of their house, and I thought that
4 would look really nice in front of the house. But,
5 you know, definitely could be built in a curved
6 pattern too. I don't have any objection to that at
7 all.

8 MS. MESSIER: Well, I mean, it probably
9 wouldn't exactly be curved, but instead of being a
10 straight line, it would sort of be in sections that
11 would --

12 MR. EDENS: Right.

13 MS. MESSIER: Those are all of my
14 comments.

15 MR. ILBERTON: Rhonda?

16 MS. SANDERS: I think it's a nice
17 improvement. I'm sure you have good taste.

18 MR. EDENS: Thank you.

19 MR. ILBERTON: John?

20 MR. LANCTO: I think that curved or
21 straight, I don't think you would read it from the
22 street as being one way or the other. So either
23 way.

24 MR. ILBERTON: Billy?

25 MR. CRAVER: I'm good with it. Go for

1 it.

2 MR. ILBERTON: Do I hear a motion?

3 MR. CRAVER: Move we approve as

4 submitted.

5 MR. ILBERTON: Do I hear a second?

6 MS. MESSIER: Second.

7 MR. ILBERTON: Discussion?

8 MR. WRIGHT: Yes. I have a -- I agree
9 with it. I agree with it. I think maybe -- I
10 don't want to be the building inspector since I'm
11 across the street, but it might be a good idea if
12 Randy takes a look at the design before you
13 finalize it. I think Kelly had a good point, and I
14 think we want to be sure that it is aesthetically
15 pleasing. And I think it will be, but I think it
16 would be a good idea.

17 MR. EDENS: Down to the trellis?

18 MR. WRIGHT: I'm talking about the
19 trellis. I would happy to -- since I look at the
20 bunker every day, to help you with that.

21 MR. ILBERTON: All right.

22 MR. WRIGHT: That's all I have.

23 MR. ILBERTON: Everybody in favor?

24 ALL: Aye.

25 MR. ILBERTON: Everybody opposed?

1 Thank you, sir.

2 MR. EDENS: We are going to work
3 together --

4 MR. WRIGHT: You and Randy, and I said
5 I would be happy to look at it for you.

6 MR. ROBINSON: I have to have plans
7 before he builds this thing anyway.

8 MR. EDENS: We're not in a great hurry.
9 We will just leave the Christmas tree up a little
10 bit longer.

11 MR. ILBERTON: We're at 226 Station 19,
12 addition/alteration. Randy, what do you think?

13 MR. ROBINSON: Okay. 226 Station 19.
14 Structure is in the historic district, and it is
15 designated as a historic structure. Matter of
16 fact, there's two different structures on this
17 piece of property. One is designated as the
18 traditional island resource, and one is designated
19 as a landmark structure. The structure on this
20 plan that they are proposing to add onto is the
21 landmark structure. They have been to the Board of
22 Zoning Appeals, Board of Zoning Appeals has
23 determined that the landmark structure is the
24 conforming structure on the lot and can be added
25 onto.

1 This property as it exists is in the
2 estate of Myra Hills. I'm a little confused. I
3 mean, the applicant has put down preliminary and
4 final, checked both of them. I presume they're
5 asking for at least preliminary, and if possible, a
6 final submittal.

7 There are a couple of things on the
8 plans. One thing, proposed deck off of the brick
9 structure up front that is not a historic structure
10 is nonconforming, so they can't attach a deck to
11 that structure. So that will have to be changed a
12 little bit. But other than that, I don't see any
13 problems. And I'll be here to answer any questions
14 after that.

15 MR. ILDERTON: Thank you.

16 MS. LURKIN: My name is Bronwyn Lurkin.
17 I'm with Herlong and Associates. I am representing
18 Susan and Steve Herlong. Either Angie can hold it
19 for me or I can just go up front. Again, I'm
20 representing Susan and Steven Herlong who are
21 interested in purchasing this property. Angie
22 Jones represents the -- Myra Hills' estate. And I
23 just wanted to show you a 1924 Sanborn Map of the
24 property so you can get a little bit of a historic
25 read of this property.

1 The two highlighted yellow structures
2 are the historic properties. This is the property
3 on Ion that we're looking to do an addition to.
4 There originally was a main structure here, and it
5 is noted that this particular site had a filling
6 station and a market of some kind attached to it.
7 Steve has done extensive -- has had extensive
8 conversations with Randy and Kat. Kat was a
9 caretaker, I believe, of Ms. Hill. And it is also
10 believed that this structure right here was moved
11 to this location of a brick ranch that is now
12 existing. So I just wanted to give you a little
13 feedback.

14 We are looking for front side setback
15 relief -- sorry, front setback relief, side setback
16 relief, and principal building coverage, but wanted
17 to make note that even for the historic principal
18 building coverage relief that we're looking for, it
19 is still less than what this particular site had
20 previously.

21 I think this is noted as seven
22 different structures on this lot. So going to
23 today, this is the footprint of the site with the
24 Ion residence that we're looking to do an
25 additional to, the two-bedroom cottage at Station

1 19, and the brick structure facing Middle Street.
2 Here is an existing shed. I guess I should also
3 note that Mr. Herlong would like to keep this oak
4 tree in the center of the property, which is a
5 large feature, so he has designed a new addition to
6 enhance that oak tree.

7 Here is the site plan -- I'm sorry.
8 Here's the site plan of the proposed addition. We
9 want to make a note that this cottage is slightly
10 below flood, but it's a one-story slightly elevated
11 cottage. This cottage on 19th Street is
12 essentially at grade, and obviously we're trying to
13 do just a minor deck modification, which Randy
14 mentioned on the front Middle Street property.

15 So the setback relief that we're
16 looking for is three-and-a-three-quarter feet full
17 setback relief on the front of the property on Ion
18 Avenue. Again, we're trying to keep this addition
19 slightly away from the canopy and the roof system
20 of this oak tree, and we're also looking for about
21 a 12-and-a-half percent relief. I think it's five
22 feet on the side -- the right side of the property.

23 Also in keeping with the compatibility
24 of the neighborhood, we're looking -- this is a
25 one-story addition that's elevated in keeping with

1 the other structures -- one-story structures on the
2 property. And I also wanted to note -- I don't
3 know if you can see it from the Sanborn Map, but
4 most of the lots in this area have two structures.
5 So this particular lot is pretty unique in that it
6 has three. But again, you can see that it had up
7 to seven at one time.

8 And just so you can see, here is a
9 picture of the house that faces Middle Street, the
10 brick. Here's a photograph of the house on 19th.
11 They're really looking to upgrade the cosmetics of
12 these structures. And then this is the historical
13 landmark on Ion.

14 MR. CRAVER: So I guess the guy who
15 plays the guitar sitting on the porch won't be
16 there that much longer.

17 MS. LURKIN: Definitely some
18 improvements to the property. Going through the --
19 this is the existing cottage on 19th. And going
20 through the structure on Ion, here is the existing
21 cottage, and they're looking at making a small
22 addition or connector from this cottage to the new
23 structure, but really just adding a main living
24 area, a front porch, and, again, this is over that
25 front setback slightly. But really trying to keep

1 it somewhat compatible with the existing cottage
2 and then adding a master suite at the rear.

3 MR. ILDERTON: All right.

4 MS. LURKIN: This was some elevations.
5 This is the cottage on Ion that they're looking to
6 make the addition to. So the addition is this
7 portion off to the right with the front entry
8 porch, and their main living space addressing Ion
9 Avenue. And you can slightly see in sort of this
10 silhouette line, that would be the new addition
11 behind this existing cottage on Ion and 19th and
12 this cottage on 19th.

13 Some of the cosmetic upgrades that they
14 would like to make to the 19th cottage would just
15 be to add some shutters and potentially add a
16 different type of roof overhang to the front
17 door -- back to the photograph. You can see it
18 just a little bit in shambles here. So just some
19 cosmetic upgrades to enhance the property and
20 enhance the historical nature of the structure.

21 Some other changes on the historical
22 cottage, the landmark cottage, I don't know if you
23 will be able to see it from the photograph. They
24 have this porch overhanging several feet farther
25 than the actual column, so they were looking at

1 enhancing that by putting some bracket supports on
2 the ends and just, again, upgrading the
3 architectural features of this particular cottage.

4 And then here is another elevation of
5 the right side of the property. Again, the cottage
6 existing on Ion. And the rear to the left, this
7 being the new structure attached, and then this
8 being the rear of the addition. So this is facing
9 the interior. The oak tree's situated right in
10 front of this area.

11 MR. ILBERTON: Thank you. Is there any
12 public comment to be added or subtracted?

13 MS. LURKIN: To clarify your question,
14 the owners are looking for preliminary and final so
15 that they can move forward with the purchase of
16 this lot and move forward with the beginning of the
17 cosmetic changes.

18 MR. ILBERTON: Great. Public comment?
19 Public comment is closed.

20 Randy, anything to add?

21 MR. ROBINSON: The only two things
22 is -- one thing is the deck. You know, it can't be
23 allowed because it's a nonconforming use, and you
24 can't expand a nonconforming use, and we have
25 turned other people down for having elevated --

1 adding on elevated decks on nonconforming uses --
2 or nonconforming structures, excuse me. But it
3 could be that if they wanted to put something on
4 the ground -- like pavers on the ground or
5 something like that, that would be allowed. And if
6 you-all would make that a call that I can make at a
7 later date if you-all want to give final approval
8 to this, that would be fine with me.

9 Also just to let you know, this house
10 does have asbestos siding on it. And so that's one
11 of the other traditional island resource, asbestos
12 siding on it. But I believe -- I don't have them
13 right here in front of me, but I do believe that
14 originally these were sided houses, and then the
15 asbestos was put over the original siding. So any
16 way, just wanted to bring those two things to
17 you-all's attention.

18 MR. ILDERTON: Thank you, sir. Billy?

19 MR. CRAVER: This is interesting
20 because Elizabeth and I walked all over that
21 property about a month ago, and I think this would
22 be great. I mean, there isn't anything I don't
23 like about what you-all are proposing. So I would
24 approve it. They will make something that looks
25 pretty bad, look pretty good.

Deposition of Sullivan's Island DRB

1 MR. ILBERTON: John?

2 MR. LANCTO: So is the siding going to
3 change from the asbestos over to --

4 MR. ROBINSON: It looks like woodsiding
5 on the plans.

6 MS. LURKIN: Yes. As far as I know,
7 that's the plan.

8 MR. LANCTO: The brick residence that's
9 there, that's pretty much going to stay the way it
10 is then?

11 MS. LURKIN: Correct.

12 MR. LANCTO: Could a wood deck be put
13 on if it was down lower at eight inches or less?

14 MR. ROBINSON: I think I would have to
15 send that to the Board of Zoning Appeals. That has
16 been denied before. And I mean, a ground surface
17 may be approved, but I don't want to make that call
18 right here.

19 MR. LANCTO: I'm good with it then.

20 MR. ILBERTON: Rhonda?

21 MS. SANDERS: Do you have to replace
22 the asbestos siding? No. But you-all are planning
23 to replace it with wood -- or the same as the new
24 addition?

25 MS. LURKIN: Right.

Deposition of Sullivan's Island DRB

1 MS. SANDERS: Did you tell me that the
2 brick residence was not originally brick before it
3 was moved?

4 MR. ROBINSON: We think that it wasn't.

5 MS. MESSIER: So is it old inside?

6 MS. KENYON: It wasn't. It was -- when
7 they lifted it up -- because it was even at the
8 other end. They lifted it up and moved it over,
9 that's when they put brick.

10 MS. JONES: Just a portion of that
11 brick house was attached. A long time ago there
12 was a house there, but it got torn down or
13 something, moved.

14 MS. SANDERS: I think it's a good plan.

15 MR. ILBERTON: Kelly?

16 MS. MESSIER: I just had a couple of
17 questions. Is this all one lot? I mean, indeed
18 because -- I know we looked at that other property
19 with the cost, that had been subdivided, and had A
20 and B and different meters and everything. Is all
21 of this -- are all three of these on one electric
22 meter?

23 MR. ROBINSON: No.

24 MS. MESSIER: Do they need a special
25 permit from the Board of Zoning Appeals or they

1 don't because it's already existing?

2 MR. ROBINSON: Correct.

3 MS. MESSIER: I notice that there's a
4 fence in here, but it's just sort of little pieces
5 of one. I mean, is that just sort of some cosmetic
6 or aesthetic thing?

7 MS. LURKIN: I believe Susan can answer
8 better, but I believe they are going to be
9 repairing and connecting what is in disrepair.

10 MS. MESSIER: I just sort of saw that
11 it didn't go --

12 MS. HERLONG: I think the design is we
13 just need to landscape within the fence and, you
14 know -- to see how it works from the streetscape.
15 You know, do some fencing and landscaping along the
16 back to create more of a courtyard feel for the
17 interior.

18 MS. MESSIER: I guess I just had a
19 question because I guess these are going to be
20 rental units. Are you going to keep them --

21 MS. HERLONG: Two of them.

22 MS. MESSIER: I guess there's going to
23 be multiple cars here, and there's no indication of
24 parking or driveways or anything on the site plan.
25 And I don't know how that works with the curb cut

1 issue, Randy. I mean, I'm not -- are there any
2 driveways there now or people are just driving
3 across the grass to get under the -- into the
4 garage?

5 MS. HERLONG: There's a garage on one
6 of them. The garage and carport and a couple of
7 parking spots.

8 MS. MESSIER: Is it paved to get there
9 or you just drive over the grass?

10 MS. HERLONG: Right now it is.

11 MS. MESSIER: Is the shed used for
12 parking or anything or is it just a storage --

13 MS. HERLONG: It can be at some point,
14 you know.

15 MS. MESSIER: Because I think even with
16 the historic exemption, you have practically maxed
17 out the impervious coverage. So, you know, any
18 parking areas that you improve and everything are
19 going to have to be previous. But anyway, I think
20 it is going to certainly be an improvement to the
21 neighborhood.

22 MR. ILBERTON: That -- it's great that
23 you-all are going to get it, I think. My only
24 observation is knowing the high level of design
25 that comes out of that office, and I'm sure that it

1 will -- if you-all saw whether it's -- in my
2 opinion, if you saw that it's either economical or
3 beneficial or whatever else to let -- allow some of
4 the bad taste that resides in these structures to
5 stay, because there's a certain amount of charm in
6 that, so I would love for you-all to have that
7 latitude and go on record to have that latitude
8 with Randy whether it's, you know, working with the
9 siding or those awnings or whatever, however that
10 is. But I know it can be hard for Steve to hold
11 back his excellent taste.

12 MS. HERLONG: When it comes to his own
13 pocketbook he will.

14 MS. LURKIN: We will keep them to stick
15 to not too pristine.

16 MR. ILDERTON: I'm in favor of it.
17 Duke?

18 MR. WRIGHT: I am fine with it. This
19 is analogous to the house that we were looking at
20 ad nauseam down on Marshall. Remember the addition
21 of the historic house with that little piece
22 between it, which makes it two separate structures
23 in effect. And I think that's good in the design.
24 So I'm fine with it.

25 MR. ILDERTON: Do I hear a motion?

Deposition of Sullivan's Island DRB

1 MR. CRAVER: I move we approve as
2 submitted with the exception of the deck on the
3 brick house, and I guess we just can't approve
4 that. Subject to you-all -- to the applicant
5 talking with Randy about what can go there.

6 MR. ILBERTON: For final approval?

7 MR. CRAVER: Final approval, yes.

8 MS. MESSIER: Second.

9 MR. ILBERTON: Everybody in favor all?

10 ALL: Aye.

11 MR. ILBERTON: Thank you. We are
12 adjourned.

13 (The meeting was concluded at
14 6:40 p.m.)

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REPORTER'S CERTIFICATE

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

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

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

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

WORD INDEX

< 1 >

12 6:13 11:21
12-and-a-half 20:21
 15 11:21
 18 1:12 8:17
 18th 3:3
 19 20:1
 19, 17:11
 19. 17:13
 1924 18:23
 19th 20:11 21:19
 22:11, 14
 19th. 21:10 22:12

< 2 >

20 8:9, 12
 2012 1:8, 12 3:12
 31:17
 2018 31:24
2050-B 1:15
 21 1:8
 226 17:11, 13
 24 8:6
24-foot 10:10
29415 1:21

< 3 >

30 15:1
 3030 3:17, 19
 30th 31:17

< 6 >

6:00 1:12 3:3
 6:40 30:14

< 7 >

7 31:24
 73129 1:20

< 8 >

843-762-6294 1:21
 8th 14:23

< A >

a 3:21 5:9 7:8
 11:6 12:12 14:6
 15:9 18:5, 11 19:8
 20:4, 21, 24 21:8

22:15 24:6 26:19
 27:3, 18
Abby 4:12
able 22:23
about 8:17 12:1
 20:20
above 8:18
access 12:15
across 16:11 28:3
actual 22:25
Actually 4:5
ad 29:20
add 3:24 4:1 5:19
 7:15, 15 9:12 17:20
 22:15, 15 23:20
added 4:3 17:24
 23:12
adding 21:23 22:2
 24:1
addition 17:12 19:3
 20:5, 8, 18, 25 21:22
 22:6, 6, 10 23:8
 25:24 29:20
additional 19:25
additions 6:2
address 4:8
addressing 22:8
adjourned. 30:12
advantage 7:17
aesthetic 27:6
aesthetically 16:14
affixed 31:16
after 3:3 18:14
afternoon 11:8
afternoon. 5:12
agenda 3:11
ago 9:6, 11 24:21
 26:11
agree 14:1 16:8, 9
All 5:17 26:20
all. 15:7
allow 11:3 12:20
 29:3
allowed 23:23 24:5
also 19:9 20:2
alteration 17:12
alteration. 3:18
amount 29:5
an 19:24
analogous 29:19

and 4:6, 15, 17, 17
 5:7, 9 6:3 8:10, 11
 9:10 10:5, 13 12:13,
 16, 21 13:21 14:16,
 17 18:3 22:2, 11, 19
 26:20 27:25 31:8
Andersen 4:19
Angie 18:18, 21
another 15:1
answer 4:9 18:13
 27:7
any 5:3 7:2, 8 11:8
 18:12 23:11 24:15
 28:1, 17
anybody 6:8
anything 5:4 14:15
anyway 4:7, 15
 28:19
anyway. 17:7
apart 6:20
Appeals 17:22, 22
 25:15 26:25
appearance 6:17
applicant 3:20, 22
 4:8 18:3 30:4
application 4:8
appropriate 7:14
approval 3:11, 20
 24:7 30:6, 7
approve 7:19 16:3
 24:24 30:1, 3
approved 3:13
 25:17
APRIL 1:12 3:3
 31:17
arbor 15:2
architect 10:22, 24
architectural 23:3
architecture 10:23
are 7:19 13:16
 18:20 19:2 28:18
 30:11
area 10:1, 15 21:4,
 24
area. 23:10
areas 28:18
argue 7:7
Army 9:8

as 6:9 7:13, 14
 10:1 16:3 17:19
 30:1
asbestos 24:10, 11,
 15 25:3, 22
asking 18:5
ASSOCIATES 1:20
 18:17
at 11:21 15:6
 22:25 29:19 30:13
 31:17
attach 12:6 18:10
attached 19:6 23:7
 26:11
attendance 3:4
attention. 24:17
Avenue 14:23
 20:18 22:9
awnings 29:9
Aye. 3:16 16:24
 30:10

< B >

back 4:21 10:2, 4
 15:3 22:17 27:16
 29:11
bad 24:25 29:4
be 12:10, 11 13:13
 21:15 22:15 23:22
 24:22 27:8, 19, 23
beaming 12:19
because 13:3 24:20
 26:18
becomes 7:13
been 25:16
before 3:19 17:7
beginning 23:16
behind 22:11
being 23:7, 8
believe 19:9 24:12,
 13 27:7, 8
believed 19:10
below 20:10
beneficial 29:3
berm 9:16
berms 9:16
better 14:11, 15
 27:8
between 29:22
big 9:3 11:16

BILLY 2:1 3:6
 15:24 24:18
bit 5:5, 10, 15 10:17
 11:10 17:10 18:12,
 24 22:18
blinds 12:21
BOARD 1:1 3:4, 5
 5:22 17:21, 22
 25:15 26:25
boredom 5:15
bottom 11:25
bottoms 6:3
Box 1:20 4:1
boxes 5:3
bracket 23:1
break 14:18
brick 18:8 19:11
 20:1 21:10 25:8
 26:2, 2, 11 30:3
brick. 26:9
bring 24:16
broke 4:17
Bronwyn 18:16
Brownell 3:18, 19, 25
building 16:10
 19:16, 18
builds 17:7
built 7:23 13:19
 15:5
bunker 4:14 5:22
 6:8, 18, 20, 25 7:9,
 10, 24 8:16 11:23
 16:20
burster 9:7, 20
but 9:2 14:1 21:3
But, 15:4
by 6:4

< C >
call 11:17 24:6
 25:17
called 11:18
came 4:13
can 5:7 14:24
canopy 20:19
can't 23:24
caretaker 19:9
CAROLINA 1:8, 16
 31:7

Carolina. 31:18
carport 28:6
cars 5:8 27:23
cause 31:14
center 20:4
certain 29:5
certainly 7:9 28:20
CERTIFICATE 31:3
certify 31:7, 13
change 25:3
changed 18:11
changes 22:21
changes. 23:17
changing 6:12
Charleston 1:21
 31:18, 18
charm 29:5
Chase 4:12
checked 18:4
Christmas 17:9
cinderblock 9:5
circle 11:22
circular 11:25
 13:12 14:18, 19, 19,
 24
civil 10:22
clarify 23:13
CLARK 1:20
close 12:22
closed. 5:18 23:19
column 22:25
columns 11:23
come 5:22 9:11
 11:24 12:21
comes 28:25 29:12
coming 6:20 14:3
comment 5:18, 18
 23:12, 18, 19
comment. 6:22
comments. 15:14
commission 31:23
compatibility 7:16,
 18 20:23
compatible 22:1
concluded 30:13
concrete 5:1 9:4, 7
 11:17
configuration 6:1
 7:2

conforming 17:24
confused 18:2
connecting 27:9
connector 21:22
consider 10:12
construction 4:23
conversations 19:8
copy 14:25
corner 6:6
correct 31:9
Correct. 25:11 27:2
correctly 31:8
cosmetic 22:13, 19
 23:17 27:5
cosmetics 21:11
cost 26:19
cottage 19:25 20:9,
 11, 11 21:19, 21, 22
 22:1, 5, 11, 12, 14, 22,
 22 23:5
cottage. 23:3
could 9:25 24:3
couldn't 10:24
counsel 31:14
County 31:18
couple 7:24 13:16
 18:7 26:16 28:6
course 9:7, 20
courtyard 27:16
cousins 13:16
coverage 19:16, 18
 28:17
covering 5:2
CRAVER 2:1 3:6
 15:25 16:3 21:14
 24:19 30:1, 7
create 27:16
crisscrossing 12:12
critique 6:25
curb 27:25
curved 14:9 15:5, 9,
 20
cut 27:25

< D >
Darah 1:19 31:5, 22
DATE 1:12 24:7
daughter 4:16
day 5:8 16:20

31:17
decade 9:11
decided 4:16
deck 18:8, 10 20:13
 23:22 25:12 30:2
decks 24:1
definitely 14:8 15:5
 21:17
denied 25:16
DESIGN 1:1 3:4
 6:8, 25 15:2 16:12
 27:12 28:24
design. 29:23
designated 17:15,
 17, 18
designed 20:5
detailed 10:22
determined 17:23
difference 6:17
different 17:16
 19:22 22:16 26:20
dimension 9:12
direction 7:8
dirt 9:13, 19
dirt. 9:9
Discussion 16:7
disrepair. 27:9
distract 6:7
district 3:22 17:14
do 6:18 20:13
does 24:10
doing 5:14 7:15
 10:9
don't 6:22 7:2
 16:10 21:2 24:22
 27:1
door 9:13, 24 22:17
door, 10:4
door. 10:5
doors 3:24 4:20, 21,
 22 5:7 6:12 8:1, 7,
 11, 12, 12, 22 10:25
 11:2, 3, 5 12:3
doors. 6:13
dramatic 9:23
drawing 10:21
drew 13:5
drive 10:4, 5 28:9
driveways 27:24

28:2
driving 28:2
dug 5:1
DUKE 2:1 3:5 5:19
 29:17

 < E >
each 8:13, 17
easy 5:16
economical 29:2
EDENS 4:11, 11
 6:14 8:6, 23 9:5
 10:3, 20 11:15 12:9
 13:5, 13, 24 14:8, 14,
 22 15:12, 18 16:17
 17:2, 8
effect 29:23
effort 5:24
eight 4:19 25:13
either 4:22 9:17
 10:25 15:22 18:18
 29:2
electric 26:21
element 13:1
elevated 20:10, 25
 23:25 24:1
elevation 23:4
elevations. 22:4
Elizabeth 24:20
empathize 10:6
emplacement 4:6
ends 23:2
enhance 20:6
 22:19, 20
enhancing 23:1
enjoy 5:11
enjoying 12:17
enjoyment 11:10
entire 8:4, 6
entrance 5:6 10:2, 4
entry 22:7
environment 12:16
equal 8:8
essentially 20:12
estate 18:2, 22
events 31:15
Everybody 3:15
 16:23, 25 30:9
exactly 8:25 9:21

10:8, 18, 21 15:9
excellent 29:11
exception 30:2
excuse 24:2
exemption 28:16
existing 19:12 20:2
 21:19, 20 22:1, 11
 23:6 27:1
exists 18:1
expand 23:24
expires 31:23
explain 10:20
extensive 19:7, 7

 < F >
faces 21:9
facing 20:1 23:8
fact 17:16
far 9:21 25:6
farther 22:24
favor 3:15 7:3
 16:23 29:16 30:9
feature 20:5
features 23:3
feedback. 19:13
feel 27:16
feet 8:9, 12, 17
 11:19, 21, 21 12:2
 20:16, 22 22:24
fence 27:4, 13
fencing 9:14 27:15
figure 11:9
fill 8:3
filling 19:5
final 3:20 18:4, 6
 23:14 24:7 30:6, 7
finalize 16:13
fine 6:11, 18 14:16
 24:8 29:18, 24
fine. 14:16
first 3:10 5:21
fish 6:19
fit 8:1
five 5:22 11:19
 20:21
five-foot 10:9
fix 6:19
flood 20:10
follow 14:9

foot 4:20 8:7
footprint 19:23
for 15:25 18:19
 28:11
foregoing 31:9
forward 23:15, 16
four 11:19
four-footers 8:8
framing 8:13, 21
framing. 8:24
free 8:7
free. 4:22
Freedom 3:7
front 3:23, 25, 25
 4:13, 14, 20, 25 5:1,
 6, 7, 11 6:17 9:13,
 17, 18, 23, 24 10:2, 3,
 5 11:4, 11, 19 12:13,
 18, 23 15:4 18:9, 19
 19:14, 15 20:14, 17
 21:24, 25 22:7, 16
 23:10 24:13
front. 4:2
full 20:16 31:9
further 6:22 31:13
future 6:10

 < G >
garage 28:4, 5, 6
gather 11:10
give 5:5, 20 12:14,
 15 19:12 24:7
glass 4:14, 15, 16,
 17, 17, 21 6:15 8:18
go 5:10 6:1 10:24
 11:8 13:22 15:25
 18:19 27:11 29:7
 30:5
god 4:18
goes 14:24
going 4:21 7:11, 23
 8:1, 2, 3, 4, 13, 16, 20
 9:3 10:8, 11 11:13,
 14 12:4, 5, 6, 7
 13:13, 14, 15, 17, 20,
 22 14:12 17:2
 19:22 21:18, 19
 25:2, 9 27:8, 19, 20,
 22 28:19, 20, 23

good 7:11 14:24,
 25 15:1, 17, 25
 16:11, 13, 16 25:19
 26:14 29:23
good. 14:14 24:25
gotten 4:19
grade 20:12
grass 28:3, 9
great 17:8 23:18
 24:22 28:22
Great. 4:10
ground 24:4, 4
 25:16
guess 7:24 10:8, 11
 12:6 13:22 20:2
 21:14 27:18, 19, 22
 30:3
guitar 21:15
gun 4:6
guy 21:14

 < H >
had 10:22 15:3
 19:19
Hall 1:15
hand 31:16
happen 8:4 13:16
happy 16:19 17:5
hard 29:10
has 17:22 21:6
 25:15
hat 11:16, 17, 20
hauled 9:19, 21
have 12:2, 4, 23
 13:21 22:24 23:24
have. 4:9 16:22
head 10:14
header 8:14
hear 7:17 16:2, 5
 29:25
height 13:23
help 8:10 16:20
Here 20:2
here. 25:18
Here's 20:8
hereunto 31:16
HERLONG 2:1 3:14
 7:6 18:17, 18, 20
 20:3 27:12, 21 28:5,

Deposition of Sullivan's Island DRB

10, 13 29:12
Herlong, 3:5
high 4:20 28:24
highlighted 19:1
Hill 19:9
Hills 18:2, 22
hire 10:24
historic 17:14, 15
 18:9, 24 19:2, 17
 28:16 29:21
historical 3:21, 22
 4:4 6:24 21:12
 22:20, 21
historically 7:12
history 7:9
hold 18:18 29:10
holding 12:5
home 7:23
home. 13:19
homebuilders 13:17
hope 6:19
hoping 5:13
house 5:9, 11
 11:11 12:14, 18, 19
 13:6 14:3 15:2, 3, 4
 21:9, 10 24:9 26:11,
 12 29:19, 21 30:3
house. 12:24
houses 24:14
hurry. 17:8
hurt. 4:18

< I >
I 4:8 6:11, 21 7:1
 10:7, 23 12:5 13:1,
 18, 22 16:9, 13 17:5
 18:2, 22 31:7
idea 12:10 14:10
 16:11
idea. 14:21 16:16
If 14:10 16:11 24:5
ILDERTON 2:1 3:2,
 5, 10, 15, 17 4:10
 5:16 6:23 7:20
 15:15, 19, 24 16:2, 5,
 7, 21, 23, 25 17:11
 18:15 22:3 23:11,
 18 24:18 25:1, 20
 26:15 28:22 29:16,
 25 30:6, 9, 11

I'm 14:2 16:10
 18:17, 19
impervious 5:3
 28:17
important 13:1, 11
improve 28:18
improvement 15:17
 28:20
improvements 21:18
in 7:7 9:17 12:17
 14:19 23:9 29:5, 23
INC. 1:20
inches 8:17 25:13
incoming 9:8
indeed 26:17
indestructible 7:1
indicate. 10:19
indication 27:23
Information 3:7
inside 11:6 12:3, 24
 26:5
inspector 16:10
inspiration 13:6
instead 4:20 10:18
interested 18:21
 31:15
interesting 6:21
 24:19
interior 23:9
interior. 27:17
into 7:24
involved 5:15
lon 19:3, 24 20:17
 21:20 22:5, 8, 11
 23:6
lon. 21:13
is 3:8 4:11 8:21
 10:10 17:14 18:10
 19:5, 19 20:11
 23:22 25:10 29:10,
 19
is, 10:12
is. 28:10
ISLAND 1:8, 15, 16
 5:24 17:18 24:11
Isle 14:22
isn't 13:7
issue 28:1
it 4:7, 23 10:20
 12:19 13:10, 16

14:8 16:15 18:18
 19:4, 18 21:5 22:1,
 17 24:2 25:9 26:2
 27:11 28:20, 25
it. 7:4, 19 8:19
 9:25 16:1 19:6
 29:16, 24
item 3:10
it's 6:7 13:8

< J >
Jamie 4:11
JANUARY 31:24
job. 5:16
JOHN 2:1 3:6
 15:19 25:1
Jones 18:22 26:10
just 10:11 12:2
 18:23 22:14, 18
 27:13

< K >
Kat 19:8, 8
keep 20:3, 18 21:25
 27:20 29:14
keeping 20:23, 25
KELLY 2:1 7:20
 16:13 26:15
KENYON 3:9 26:6
kind 5:5 8:21
 11:22 14:19 19:6
knew 9:10, 20
know 4:6, 13, 15
 5:12 6:23 7:8 8:10,
 21 10:13, 17 11:1,
 11, 17 12:14, 25
 13:2, 4, 8, 10, 21
 14:11 15:5 21:3
 22:22 23:22 24:9
 26:18 27:14, 15, 25
 28:17 29:8, 10
know, 25:6
know. 28:14
knowing 28:24

< L >
LANCTO 2:1 3:6
 15:20 25:2, 8, 12, 19
landmark 17:19, 21,

23 21:13 22:22
landscape 27:13
landscaping 4:25
 9:17 27:15
large 20:5 31:7
later 24:7
latitude 29:7, 7
lattice 5:6, 7 12:12
 13:14, 18
leave 17:9
leaving 12:16
left 8:5 9:23 23:6
let 4:7
level 28:24
lifted 26:7, 8
light 6:13 12:19, 24
lights 8:18
like 3:20 6:13
 10:15 11:19 12:8
 13:2 24:23
likes 10:4
line 15:10 22:10
little 5:5, 10, 15
 7:25 10:17 11:10
 17:9 18:2, 12, 24
 19:12 22:18 27:4
 29:21
live 4:12 6:5 12:14
living 21:23 22:8
LOCATION 1:15
 6:6 19:11
long 6:9 7:11, 12
 26:11
longer. 17:10 21:16
look 6:1, 9 7:23
 13:24 15:4 16:12,
 19 17:5 24:25
looked 15:1 26:18
looking 19:3, 14, 18,
 24 20:16, 20, 24
 21:11, 21 22:5, 25
 23:14 29:19
looks 6:12 9:2
 10:14 13:2 14:25
 24:24 25:4
lot 9:22 17:24
 19:22 21:5 23:16
 26:17
lots 21:4

love 29:6
 low 9:8
 lower 25:13
 Lowe's 13:14
LURKIN 18:16
 21:17 22:4 23:13
 25:6, 11, 25 27:7
 29:14
 Lurkin. 18:16

< M >
 main 19:4 21:23
 22:8
 make 13:15 22:6
 making 21:21
 Map 18:23 21:3
MARCH 1:8 3:11, 12
 market 19:6
 Marshall 29:20
 master 22:2
 material 5:3
 Matter 17:15 31:8
 matter. 31:12
 maxed 28:16
 may 25:17
 me 13:17
 me. 24:8
 mean 7:7 10:18
 13:21 14:17 15:8
 18:3 24:22 25:16
 26:17 27:5 28:1
MEETING 1:8 3:3
 30:13
 mentioned 20:14
MESSIER 2:1 7:21
 8:20, 25 10:1, 6
 11:13 12:4, 25 13:8,
 20 14:1, 10, 21 15:8,
 13 16:6 26:5, 16, 24
 27:3, 10, 18, 22 28:8,
 11, 15 30:8
 met 3:7
 metal 9:14
 meter 26:22
 meters 26:20
Middle 1:15 11:2
 20:1, 14 21:9
 mind 13:10 14:4
 minor 20:13

MINUTES 1:8 3:2,
 13
 minutes. 3:11
 misorder 4:23
 modification 20:13
 modifications 8:3
 month 24:21
 more 9:24 12:11, 23
 most 21:4
 motion 16:2 29:25
 move 3:12 16:3
 23:15, 16 30:1
 moved 19:10 26:3,
 8
 moved. 26:13
 multiple 27:23
 my 4:16 15:13
 29:1 31:16
 Myra 18:2, 22

< N >
 nailing 13:18
 name 18:16
 nature 22:20
 nauseam 29:20
 near 9:24
 need 26:24 27:13
 neighborhood 7:15,
 18 20:24
 neighborhood. 28:21
 neither 4:5 31:13
 Nekola 1:19 31:5,
 22
 new 20:5 21:22
 22:10 23:7 25:23
 nice 15:4, 16
 no 8:14
No. 26:23
 nonconforming
 18:10 23:23, 24
 24:1, 2
 not. 13:4
Notary 31:6
 note 19:17 20:3, 9
 21:2
 noted 19:5, 21
 notes 31:10
 notice 27:3
 now 8:22 12:21

19:11
 now. 14:15

< O >
 oak 20:3, 6, 20 23:9
 objection 15:6
 observation 28:24
 obviously 20:12
 of 4:21 7:3, 10, 24
 8:16 10:24 11:11
 14:2, 3, 20, 22 17:15,
 21 20:20, 24 21:11
 23:4, 15 24:11
 26:16, 21 27:5, 23
 28:6, 6 29:3, 21
 31:6
 off 9:22
 office 28:25
 official 31:17
 Okay 17:13
 old 9:14 26:5
 on 4:22 19:3 23:1
 24:3 25:5, 13
 one 4:25 8:14, 18
 12:18 24:10 28:5
 one-by-ones 13:15
 one-by-two 12:8
 one-story 20:10, 25
 21:1
 only 28:23
 onto. 17:25
 open 10:11 11:4, 5
 12:3, 16
 opening 8:4
 openings 6:16 8:11
 11:1
 opinion 29:2
 opposed 6:15 16:25
 or 5:3 6:16 12:7
 15:20 24:2, 4 26:12
 27:6 28:9 29:2
 31:15
 or, 13:3
 oral 31:11
 original 5:25 6:8
 24:15
 original. 13:7
 originally 4:6 19:4
 24:14 26:2

other 11:23 26:8
 ourself 5:8
 out 5:11 11:9, 20
 14:25 28:17
 out. 11:21
 outside 11:6 12:16
 over, 26:8
 overhang 22:16
 overhanging 22:24
 overhead 11:16, 20
 14:6
 overhead, 12:12
 own 29:12
 owners 23:14

< P >
 p.m. 30:14
P.O 1:20
Palms 14:23
 pane 4:21
 parking 27:24 28:7,
 12, 18
 part 4:4 14:6
 particular 6:4 19:5,
 19 21:5 23:3
 party 31:14
PAT 2:1 3:5 8:10
 patio 10:15
 pattern 11:25 14:19
 15:6
 pattern. 14:9
 paved 28:8
 pavers 24:4
 pending 31:14
 people 23:25 28:2
 percent 20:21
 perfectly 14:17
 permit 26:25
 Personally 12:25
 photograph 21:10
 22:17, 23
 pick 14:25
 picked 14:25
 picture 6:5 21:9
 pictures 5:9
 piece 17:17 29:21
 pieces 27:4
 plan 17:20 20:7, 8
 plan. 25:7 26:14

27:24
planning 25:22
plans 17:6 18:8
plans. 25:5
planter 4:1 5:3 9:2
planters 12:10, 13
planting 10:10
plays 21:15
pleasing 16:15
PM 1:12
pocketbook 29:13
point 4:3 16:13
point, 28:13
porch 21:15, 24
 22:8, 24
portion 22:7 26:10
possible 18:5
possibly 13:4
posts 12:5, 6
potentially 22:15
practically 28:16
preliminary 18:3, 5
 23:14
preserve 5:25
presume 18:4
pretty 10:11 13:1
 21:5 24:25, 25 25:9
previous 28:19
previously. 19:20
principal 19:16, 17
pristine. 29:15
privacy 5:5 10:7,
 17 11:9 12:22
privacy. 12:3
probably 7:7 11:18
 15:8
problem 7:3
problems 18:13
proceedings 31:11
Professional 1:19
 31:5, 22
properties 19:2
property 17:17
 18:1, 21, 24 19:2
 20:4, 17 21:2, 18
 22:19 23:5 24:21
 26:18
property. 18:25
 20:14, 22

proposed 6:7 18:8
 20:8
proposing 6:18 9:1
 17:20 24:23
provide 10:17
public 5:17, 18
 23:12, 18, 19 31:6
purchase 23:15
purchasing 18:21
put 3:24 4:24 5:4,
 6 7:13 8:18, 22 9:2,
 6, 8, 11 10:9 11:3
 12:1, 20 14:19 18:3
 24:3, 15 25:12 26:9
putting 12:17 14:6
 23:1

< Q >
question 27:19
question, 23:13
questions 4:9 7:25
 18:13 26:17

< R >
ran 4:17
ranch 19:11
RANDY 2:1 5:19
 13:9 16:12 17:4, 12
 19:8 20:13 23:20
 28:1 29:8 30:5
read 15:21 18:25
really 4:15 5:24
 9:20 13:2, 3 14:4, 5
 15:4 21:11, 23, 25
rear 23:6, 8
rear. 22:2
reasons 7:19
received 4:22 7:25
record 29:7
redone 9:25
reference 6:24
Registered 1:19
 31:5, 22
regular 10:25
reiterate 13:11
related 31:13
relief 19:15, 15, 16,
 18 20:15, 17, 21
Remember 29:20

removable 6:10
 7:12, 13
remove 3:23 9:3
rental 27:20
repairing 27:9
replace 4:20 25:21,
 23
REPORTED 1:19
 31:8
Reporter 1:19 31:6,
 23
REPORTER'S 31:3
representing 18:17,
 20
represents 18:22
request 4:12
requirements 3:7
residence 19:24
 25:8 26:2
residential 13:17
resides 29:4
resource 17:18
 24:11
retrospect 9:18
REVIEW 1:1 3:4
Rhonda 3:6 15:15
 25:20
ridiculous 5:10
ridiculous. 13:25
right 3:8, 17 5:17
 8:9, 23 9:13, 24
 11:7, 14 12:20
 14:15 19:10 20:22
 22:7 23:5, 9 24:13
 25:18 28:10
Right. 15:12 16:21
 22:3 25:25
rip 13:15
road 13:6
ROBINSON 2:1
 3:19 17:6, 13 23:21
 25:4, 14 26:4, 23
 27:2
RONDA 2:1
roof 20:19 22:16
rough 8:10
round 10:13, 14, 15
 11:7
rounded-type 10:16

RPR 1:19
run 4:16

< S >
S 2:1
safety 4:14
said 17:4 31:12
Sanborn 18:23 21:3
SANDERS 2:1 3:6
 15:16 25:21 26:1,
 14
saw 15:2 27:10
 29:1, 2
saying 10:7
SC 1:21
school 10:23
seal 31:17
seating 11:6
second 16:5
second. 3:14 16:6
 30:8
section 5:18 9:3
 10:10 11:16
sections 15:10
see 6:21 7:2 13:10
 18:12 21:3, 6, 8
 22:9, 17, 23 27:14
semicircle 14:16
semicircular 14:9
send 25:15
separate 29:22
setback 19:14, 15,
 15 20:15, 17 21:25
seven 19:21 21:7
shades 12:17
shambles 22:18
shed 20:2 28:11
shells 9:9
shield 5:8
shorthand 31:10
shot 5:20
should 13:10
show 14:2 18:23
shutters 22:15
side 4:1, 22 5:10
 9:16, 17 10:25
 19:14, 15 20:22, 22
 23:5
sided 24:14
sides. 6:3

siding 24:10, 12, 15
25:2, 22 29:9
significant 6:16
silhouette 22:10
sir 24:18
sir. 6:14 17:1
sit 5:11 11:8
site 4:23 19:5, 19,
23 20:7, 8 27:24
sitting 11:4 21:15
situated 23:9
situation 7:7
six 12:2
six-foot 8:11
six-footers 8:8, 9
sketchier 8:1
slightly 20:9, 10, 19
21:25 22:9
small 21:21
so 4:3, 23 7:1 8:12
9:10 10:21 11:22
14:4 21:5 23:14
29:24
soften 4:24
solid 6:15 8:18
some 8:2 9:23
10:12, 16, 23 12:22
21:17 22:18
someone 6:10
something 13:9
15:1 24:5 26:13
somewhat 22:1
sorry 10:21 19:15
sorry. 20:7
sort 10:16 13:10,
11, 21 14:2, 2, 3, 20,
22 15:10 22:9 27:4,
5, 10
SOUTH 1:8, 16
31:7, 18
space 8:2, 16 14:12
22:8
special 26:24
spots. 28:7
stairs 4:2, 3 9:11
stairwell 14:23
standard 11:1
standing 14:7
State 31:6

Station 15:1 17:11,
13 19:6, 25
stay 25:9 29:5
steps 9:5
steps, 9:1
STEVE 2:1 3:5 7:5
18:18 19:7 29:10
Steven 18:20
stick 29:14
sticks 11:16, 20
still 7:22 10:11
stop 5:8
storage 28:12
Straight 14:16
15:10, 21
Street 1:15 6:6
15:22 16:11 20:11,
14 21:9
Street. 20:1
streetscape. 27:14
strip 10:10
structural 8:15
structure 3:21, 24
7:22 8:6 9:7 10:13
11:20 12:11 17:14,
15, 19, 19, 21, 23, 24
18:9, 9, 11 19:4, 10
20:1 21:20, 23 23:7
structure. 4:4 9:15
22:20
structures 5:25
17:16 19:1, 22 21:1,
1, 12 24:2 29:4, 22
structures. 21:4
stuff 12:8
subdivided 26:19
Subject 30:4
submittal. 18:6
submitted 30:2
submitted. 16:4
subtracted 23:12
subtractions 6:2
suite 22:2
SULLIVAN'S 1:8, 15,
16
support 8:15 12:9
13:21
supports 14:18 23:1
supposed 10:19

sure 5:14 10:8
15:17 16:14 28:25
surface 25:16
Susan 18:18, 20
27:7
system 20:19
< T >
table 11:7 14:13
take 5:9 6:11 8:21
takes 16:12
talking 11:25 16:18
30:5
taste 29:4
taste. 15:17 29:11
tell 4:15 5:13 8:25
10:18 26:1
temporary 7:10
ten 5:8 9:6
testimony 31:11
than 22:25
thank 4:18 5:14, 17
15:18 17:1 18:15
23:11 24:18 30:11
that 5:2, 22 7:17
8:1, 4 9:7, 11, 19
10:19 11:24 12:1,
24 13:11 14:24
15:3, 10 18:11
21:24 23:15 24:13,
20 26:10 27:10
28:22, 25 29:6, 6, 9
30:4 31:9
that, 10:16
that. 16:20 18:14
that's 11:18 25:7, 8
26:9
the 3:3, 4, 6, 10, 23,
24 4:2, 8, 13 6:5, 5,
7, 10, 17, 19 8:15
9:3, 6, 12, 13, 18
10:14 11:10, 15, 22,
24 12:3, 6 13:5, 12,
23 14:5, 12 15:21
16:18, 19 17:17, 20,
23 18:1, 7, 23 19:23
21:1, 1, 9 23:2, 2, 5,
9, 14, 16 24:4, 14
25:22 26:1, 7 27:15,

16 28:3, 16, 20 29:4,
8 30:2 31:10, 11
them 24:12
them, 6:1
them. 27:21
then 9:17
then. 25:19
There 19:4 21:16
25:9 26:11 28:8
there. 4:5 30:5
thereof. 31:15
there's 5:15, 24
8:13
these 11:12 21:12
they 15:2 22:13, 23
26:7, 25
they're 4:4 6:2, 25
7:10, 11 18:4 21:11
thing 7:10 10:14
17:7 18:8 23:22
27:6
things 18:7 23:21
24:16
think 5:23 6:4, 6, 9,
12 7:14, 21, 22 9:20
13:2, 3, 24 14:11
15:16, 20, 21 16:9,
13, 14, 15, 15 17:12
19:21 20:21 24:21
25:14 26:4, 14
27:12 28:15, 19, 23
29:23
thinking 14:4
this 5:5 10:14, 25
13:6 17:16, 19
21:19 22:5, 6, 9, 12
23:6, 7, 16 29:18
this. 5:15
those 7:18 11:4
thought 15:3
thoughts 10:12
three 8:11 21:6
26:21
three-and-a-three-qua
rter 20:16
through 11:2 21:20
TIME 1:12 5:1, 21
7:11 9:9, 19 26:11
time. 11:12 21:7

to 3:21, 22 4:1 5:4,
20, 24 6:8, 24 8:8,
20 9:12 10:8 11:6,
7, 14 12:13, 15 13:1,
20, 22 18:10 19:11,
17, 22 20:5, 12 21:7
22:5 24:8, 16 25:2,
14, 23 27:22 29:4,
15 31:14
to. 19:3
today 19:23
together 17:3
top 6:19 8:14 9:6
11:24
tops 6:3
torn 26:12
totally 12:14
tourists 11:12
Town 1:15
traditional 17:18
24:11
transcription 31:10
tree 17:9 20:4, 20
tree. 20:6
tree's 23:9
trellis 3:24 5:6 6:9,
10 9:1 10:9, 16
11:5, 13 12:7, 12
15:2 16:17, 19
true 31:9
try 13:11
trying 5:4 11:9
20:12, 18 21:25
turned 23:25
two 3:2 8:7, 8, 9, 10,
17 11:2 17:16 19:1
21:4 23:21 24:16
27:21 29:22
two-bedroom 19:25
two-foot 8:12
type 22:16

< U >
uncover 5:1
underneath 11:15
unique 7:6, 21, 23
21:5
units 27:20
unusual 7:1

up 4:25 5:2 9:11
13:18 21:6
upgrade 21:11
upgrades 22:13, 19
upgrading 23:2
use 6:24 10:1, 3
14:12 23:23, 24
uses 24:1
usually 7:17

< V >
various 6:2
vegetation 5:4 9:24
versus 12:17
vertical 12:7
very 6:20 9:22
vines 12:13
virtually 7:1

< W >
walk 11:1
walked 24:20
wall 14:7
want 5:19 7:8
10:12, 15 16:10, 14
20:9 24:7 25:17
wanted 12:1 18:23
19:12, 16 21:2 24:3,
16
wants 6:8, 11
was 9:8 26:3, 12
wasn't. 26:4
way 6:5 11:24
13:22 15:22 24:16
25:9
way. 15:23
we 4:24 9:24
12:22 13:9, 14 17:9
20:8 27:12
Well 10:20 13:3, 13
15:8
went 12:2
were 13:15
we're 5:2 17:8, 11
19:3, 18, 24 20:12,
15, 18, 20, 24
what 6:23 8:25
10:6, 18 11:17
what's 8:5

when 26:6
where 11:10
who 21:14
wide 8:7 10:10
wife 10:4
will 4:9 22:23 29:1
will. 29:13
window 6:25 11:19
12:19
windows 3:23 4:5,
7 7:9 8:3 12:15, 17
with 6:19 8:4 11:5
12:15 14:11 16:9
20:25 26:19 28:15
29:8
within-entitled 31:8
Witness 31:16
wondering 14:2
wood 8:22, 23
25:12, 23
wooden 12:11
woodsiding 25:4
work 5:6, 7 14:11
17:2
working 14:4 29:8
workout 13:9
works 27:14, 25
worried 14:5, 6
would 7:16 11:3
12:20 15:4, 11
16:16 22:14 24:21,
23
wouldn't 15:9
WRIGHT 2:1 3:5,
12 5:21 6:15 16:8,
18, 22 17:4 29:18
written. 3:13
WWW.CLARK-ASSO
CIATES.COM 1:22

< Y >
yard 9:12
Yeah 13:5 14:14
years 5:23 9:6
yellow 19:1
Yep. 3:9
yes. 30:7
you 3:20 4:6 5:11
7:15 10:13, 17 13:4
14:11 15:5 16:12

22:22 23:23 27:13,
15 28:14
you. 15:18 17:5
18:15
you-all 5:13, 14
24:6, 7, 23 25:22
28:23 29:1, 6 30:4
you-all's 24:17
your 9:1 10:2
14:12
you're 9:2 10:7
14:5

< Z >
Zoning 17:22, 22
25:15 26:25

WORD LIST

< 1 >

12 (2)
 12-and-a-half (1)
 15 (1)
 18 (2)
 18th (1)
 19 (1)
 19, (1)
 19. (1)
 1924 (1)
 19th (4)
 19th. (2)

< 2 >

20 (2)
 2012 (4)
 2018 (1)
 2050-B (1)
 21 (1)
 226 (2)
 24 (1)
 24-foot (1)
 29415 (1)

< 3 >

30 (1)
 3030 (2)
 30th (1)

< 6 >

6:00 (2)
 6:40 (1)

< 7 >

7 (1)
 73129 (1)

< 8 >

843-762-6294 (1)
 8th (1)

< A >

a (19)
 Abby (1)
 able (1)
 about (3)
 above (1)

access (1)
 across (2)
 actual (1)
 Actually (1)
 ad (1)
 add (10)
 added (3)
 adding (3)
 addition (13)
 additional (1)
 additions (1)
 address (1)
 addressing (1)
 adjourned. (1)
 advantage (1)
 aesthetic (1)
 aesthetically (1)
 affixed (1)
 after (2)
 afternoon (1)
 afternoon. (1)
 agenda (1)
 ago (4)
 agree (3)
 All (2)
 all. (1)
 allow (3)
 allowed (2)
 also (2)
 alteration (1)
 alteration. (1)
 amount (1)
 an (1)
 analogous (1)
 and (25)
 Andersen (1)
 Angie (2)
 another (1)
 answer (3)
 any (9)
 anybody (1)
 anything (2)
 anyway (3)
 anyway. (1)
 apart (1)
 Appeals (4)
 appearance (1)
 applicant (5)
 application (1)

appropriate (1)
 approval (5)
 approve (5)
 approved (2)
 APRIL (3)
 arbor (1)
 architect (2)
 architectural (1)
 architecture (1)
 are (6)
 area (4)
 area. (1)
 areas (1)
 argue (1)
 Army (1)
 as (7)
 asbestos (5)
 asking (1)
 ASSOCIATES (2)
 at (6)
 attach (2)
 attached (3)
 attendance (1)
 attention. (1)
 Avenue (3)
 awnings (1)
 Aye. (3)

< B >

back (7)
 bad (2)
 be (10)
 beaming (1)
 because (3)
 becomes (1)
 been (1)
 before (2)
 beginning (1)
 behind (1)
 being (2)
 believe (5)
 believed (1)
 below (1)
 beneficial (1)
 berm (1)
 berms (1)
 better (3)
 between (1)
 big (2)

BILLY (4)
 bit (9)
 blinds (1)
 BOARD (8)
 boredom (1)
 bottom (1)
 bottoms (1)
 Box (2)
 boxes (1)
 bracket (1)
 break (1)
 brick (9)
 brick. (1)
 bring (1)
 broke (1)
 Bronwyn (1)
 Brownell (3)
 building (3)
 builds (1)
 built (3)
 bunker (12)
 burster (2)
 but (3)
 But, (1)
 by (1)

< C >

call (3)
 called (1)
 came (1)
 can (2)
 canopy (1)
 can't (1)
 caretaker (1)
 CAROLINA (3)
 Carolina. (1)
 carport (1)
 cars (2)
 cause (1)
 center (1)
 certain (1)
 certainly (2)
 CERTIFICATE (1)
 certify (2)
 change (1)
 changed (1)
 changes (1)
 changes. (1)
 changing (1)

Charleston (3)
charm (1)
Chase (1)
checked (1)
Christmas (1)
cinderblock (1)
circle (1)
circular (6)
civil (1)
clarify (1)
CLARK (1)
close (1)
closed. (2)
column (1)
columns (1)
come (4)
comes (2)
coming (2)
comment (5)
comment. (1)
comments. (1)
commission (1)
compatibility (3)
compatible (1)
concluded (1)
concrete (4)
configuration (2)
conforming (1)
confused (1)
connecting (1)
connector (1)
consider (1)
construction (1)
conversations (1)
copy (1)
corner (1)
correct (1)
Correct. (2)
correctly (1)
cosmetic (4)
cosmetics (1)
cost (1)
cottage (15)
cottage. (1)
could (2)
couldn't (1)
counsel (1)
County (1)
couple (5)

course (2)
courtyard (1)
cousins (1)
coverage (3)
covering (1)
CRAVER (8)
create (1)
crisscrossing (1)
critique (1)
curb (1)
curved (4)
cut (1)

< D >

Darah (3)
DATE (2)
daughter (1)
day (3)
decade (1)
decided (1)
deck (6)
decks (1)
definitely (3)
denied (1)
DESIGN (8)
design. (1)
designated (3)
designed (1)
detailed (1)
determined (1)
difference (1)
different (4)
dimension (1)
direction (1)
dirt (2)
dirt. (1)
Discussion (1)
disrepair. (1)
distract (1)
district (2)
do (2)
does (1)
doing (3)
don't (6)
door (3)
door, (1)
door. (1)
doors (17)
doors. (1)

dramatic (1)
drawing (1)
drew (1)
drive (3)
driveways (2)
driving (1)
dug (1)
DUKE (4)

< E >

each (2)
easy (1)
economical (1)
EDENS (21)
effect (1)
effort (1)
eight (2)
either (6)
electric (1)
element (1)
elevated (4)
elevation (1)
elevations. (1)
Elizabeth (1)
empathize (1)
emplacement (1)
ends (1)
enhance (3)
enhancing (1)
enjoy (1)
enjoying (1)
enjoyment (1)
entire (2)
entrance (3)
entry (1)
environment (1)
equal (1)
essentially (1)
estate (2)
events (1)
Everybody (4)
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exception (1)
excuse (1)
exemption (1)
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expand (1)

expires (1)
explain (1)
extensive (2)

< F >

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fact (1)
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farther (1)
favor (5)
feature (1)
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feet (10)
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first (2)
fish (1)
fit (1)
five (3)
five-foot (1)
fix (1)
flood (1)
follow (1)
foot (2)
footprint (1)
for (3)
foregoing (1)
forward (2)
four (1)
four-footers (1)
framing (2)
framing. (1)
free (1)
free. (1)
Freedom (1)
front (39)
front. (1)
full (2)
further (2)

future (1)

< G >

garage (3)
gather (1)
give (6)
glass (8)
go (10)
god (1)
goes (1)
going (39)
good (12)
good. (2)
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grade (1)
grass (2)
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Great. (1)
ground (3)
guess (11)
guitar (1)
gun (1)
guy (1)

< H >

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Hall (1)
hand (1)
happen (2)
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header (1)
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here. (1)
Here's (1)
hereunto (1)
HERLONG (13)
Herlong, (1)
high (2)
highlighted (1)

Hill (1)
Hills (2)
hire (1)
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history (1)
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house. (1)
houses (1)
hurry. (1)
hurt. (1)

< I >

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idea (3)
idea. (2)
If (3)
ILDERTON (34)
I'm (4)
impervious (2)
important (2)
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improvement (2)
improvements (1)
in (7)
INC. (1)
inches (2)
incoming (1)
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indicate. (1)
indication (1)
Information (1)
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inspiration (1)
instead (2)
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interior. (1)

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involved (1)
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lon. (1)
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is, (1)
is. (1)
ISLAND (6)
Isle (1)
isn't (1)
issue (1)
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it's (2)

< J >

Jamie (1)
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JOHN (4)
Jones (2)
just (6)

< K >

Kat (2)
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KELLY (4)
KENYON (2)
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know, (1)
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knowing (1)

< L >

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likes (1)
line (2)
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living (2)
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looks (7)
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love (1)
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Lowe's (1)
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Lurkin. (1)

< M >

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Matter (2)
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 Middle (5)
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 Myra (2)

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 now. (1)

< O >
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 one-by-two (1)
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 overhead, (1)
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 owners (1)

< P >
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 P.O (1)
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 permit (1)
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 picture (2)
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 plans. (1)
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 planters (2)
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 plays (1)
 pleasing (1)
 PM (1)
 pocketbook (1)
 point (2)
 point, (1)
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 portion (2)
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 posts (2)
 potentially (1)
 practically (1)
 preliminary (3)
 preserve (1)
 presume (1)
 pretty (6)
 previous (1)
 previously. (1)
 principal (2)
 pristine. (1)
 privacy (5)
 privacy. (1)

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 problem (1)
 problems (1)
 proceedings (1)
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 properties (1)
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 property. (3)
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 proposing (4)
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 purchasing (1)
 put (21)
 putting (3)

< Q >
 question (1)
 question, (1)
 questions (4)

< R >
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 ranch (1)
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 read (2)
 really (11)
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 rear. (1)
 reasons (1)
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 record (1)
 redone (1)
 reference (1)
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 regular (1)
 reiterate (1)
 related (1)
 relief (7)
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 removable (3)
 remove (2)
 rental (1)
 repairing (1)
 replace (3)
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 Reporter (3)
 REPORTER'S (1)

representing (2)
 represents (1)
 request (1)
 requirements (1)
 residence (3)
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 resource (2)
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 Right. (4)
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 RONDA (1)
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 RPR (1)
 run (1)

< S >

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 SANDERS (6)
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 seal (1)
 seating (1)
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 second. (3)
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 semicircular (1)
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 shambles (1)
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 shorthand (1)
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 should (1)
 show (2)
 shutters (1)
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 sides. (1)
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 sir. (2)
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 six-footers (2)
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 solid (2)
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 something (4)
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 sort (14)
 SOUTH (4)
 space (4)
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 spots. (1)
 stairs (3)
 stairwell (1)
 standard (1)
 standing (1)
 State (1)
 Station (5)

stay (2)
 steps (1)
 steps, (1)
 STEVE (6)
 Steven (1)
 stick (1)
 sticks (2)
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 stop (1)
 storage (1)
 Straight (3)
 Street (7)
 Street. (1)
 streetscape. (1)
 strip (1)
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 subtracted (1)
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 suite (1)
 SULLIVAN'S (3)
 support (3)
 supports (2)
 supposed (1)
 sure (5)
 surface (1)
 Susan (3)
 system (1)

< T >

table (2)
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 takes (1)
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 taste (1)
 taste. (2)
 tell (5)
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 ten (2)
 testimony (1)

than (1)
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 that (30)
 that, (1)
 that. (2)
 that's (4)
 the (67)
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 them. (1)
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 then. (1)
 There (5)
 there. (2)
 thereof. (1)
 there's (3)
 these (2)
 they (5)
 they're (7)
 thing (6)
 things (3)
 think (33)
 thinking (1)
 this (15)
 this. (1)
 those (2)
 thought (1)
 thoughts (1)
 three (3)
 three-and-a-three-quarter (1)
 through (2)
 TIME (7)
 time. (2)
 to (37)
 to. (1)
 today (1)
 together (1)
 top (4)
 tops (1)
 torn (1)
 totally (1)
 tourists (1)
 Town (1)
 traditional (2)
 transcription (1)
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 tree. (1)
 tree's (1)

trellis (14)
true (1)
try (1)
trying (5)
turned (1)
two (14)
two-bedroom (1)
two-foot (1)
type (1)

< U >

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underneath (1)
unique (4)
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unusual (1)
up (5)
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upgrading (1)
use (6)
uses (1)
usually (1)

< V >

various (1)
vegetation (2)
versus (1)
vertical (1)
very (2)
vines (1)
virtually (1)

< W >

walk (1)
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wall (1)
want (9)
wanted (7)
wants (2)
was (3)
wasn't. (1)
way (6)
way. (1)
we (8)
Well (4)
went (1)
were (1)
we're (11)

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what's (1)
when (1)
where (1)
who (1)
wide (2)
wife (1)
will (3)
will. (1)
window (3)
windows (7)
with (10)
within-entitled (1)
Witness (1)
wondering (1)
wood (4)
wooden (1)
woodsiding (1)
work (4)
working (2)
workout (1)
works (2)
worried (2)
would (9)
wouldn't (1)
WRIGHT (10)
written. (1)
WWW.CLARK-ASSO
CIATES.COM (1)

< Y >

yard (1)
Yeah (2)
years (2)
yellow (1)
Yep. (1)
yes. (1)
you (15)
you. (3)
you-all (10)
you-all's (1)
your (3)
you're (3)

< Z >

Zoning (4)