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2 SULLIVAN'S ISLAND DESIGN REVIEW BOARD
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7 HEARING BEFORE: PAT ILBERTON, CHAIRMAN

8 DATE: May 17, 2017

9 TIME: 6:00 p.m.

10 LOCATION: Sullivan's Island Town Hall
11 2056 Middle Street
12 Sullivan's Island, SC

13 REPORTED BY: PATRICIA L. THOMPSON,
14 Registered Professional Reporter
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Page 2

1 DESIGN REVIEW BOARD:
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 3 Patrick Ilderton, Chairman
 4 Duke Wright, Secretary
 5 Linda Perkis
 6 Rhonda Sanders
 7 Beverly Y. Bohan
 8 Whichman, F.C. Bunky
 9
 10 JOSEPH HENDERSON, ZONING ADMINISTRATOR
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Page 3

1 THE CHAIRMAN: First on the agenda are
 2 approval of the minutes.
 3 MR. WRIGHT: I move to admit.
 4 THE CHAIRMAN: Everybody in favor?
 5 THE BOARD: Aye.
 6 THE CHAIRMAN: Great.
 7 MR. HENDERSON: Agenda Item C-1 is a
 8 historic property design review for 1908 Flag
 9 Street. The applicants, Beau Clowney Architects,
 10 are proposing to remove the historic designated
 11 structure from the historic designation list and
 12 also conceptual approval for a new single home in
 13 its place.
 14 They're requesting modification of the
 15 zoning standards for principal building coverage,
 16 side setbacks, and principal building side facade.
 17 I can go through those coverages in more detail.
 18 This property is designated as historic
 19 by Survey Card No. 195. It's a Sullivan's Island
 20 landmark, and the application outlined several
 21 reasons for this structure to be removed.
 22 There were multiple additions that were
 23 placed on the structure over the years. Our
 24 applicants will go through that in their
 25 justification.

Page 4

1 When the DRB goes through the process
 2 of removing an historic property from the list we
 3 must make finding of the facts based off of a
 4 section of the ordinance, 2198. This is criteria
 5 for demolition, is how it's stated in the
 6 ordinance. I will hand this highlighted section up
 7 to you.
 8 The first thing that exists in the
 9 findings is that the property does not contribute
 10 to the historic nature of the island. The
 11 condition of the structure is flawed in some way.
 12 There were no economically viable alternatives in
 13 making repairs to the structure.
 14 With that I can show you the renderings
 15 as proposed and also defer to the Board for any
 16 questions.
 17 THE CHAIRMAN: Yes, sir.
 18 JAY QUARLES: Good afternoon, members
 19 of the board. My name is Jay Quarles. I am with
 20 Beau Clowney Architects. I'm joined today with
 21 Beau Clowney and Kate Campbell, and we are both
 22 requesting a two-part approval. And what I would
 23 like to start with is just a request for the
 24 removal of 1908 Flag Street from the historic
 25 designation.

Page 5

1 We feel strongly that -- we feel
 2 confident that this house is more non-original than
 3 original. We feel that this property, if not on
 4 the historic list today, would not be considered
 5 eligible for being placed on the historic
 6 designation. Just because something is old does
 7 not make it worthy of historic preservation.
 8 I would like to go through some of the
 9 items with this house that would just eliminate --
 10 illustrate why this house is not as historic as we
 11 might think.
 12 Really all aspects of this building has
 13 been -- all the original aspects of this building
 14 have been removed or replaced or just compromised
 15 through additions and a porch on the front. We
 16 have a new siding. They have replaced the windows
 17 and they've replaced the siding. We have removed
 18 windows. We have altered windows. We have
 19 additions along the back that have in-filled old
 20 porch volumes, compromised porch volumes.
 21 If we were to -- it's not practical to
 22 even consider the restoration of this building
 23 because of the expense associated with it. It
 24 would be a complete rebuilding of it. It's really
 25 -- once you remove all the non-original aspects of



Page 6

1 this building you get down to about three walls,
 2 three walls that are compromised where the window
 3 locations were, the door locations were. But this
 4 would be the original sea island cabin.
 5 The original porches have been replaced
 6 with pressure-treated posts, pressure-treated
 7 decks. The original cornices have been removed and
 8 replaced with asphalt shingles.
 9 To sum it all up, our request is for
 10 the removal of this property from the historic
 11 list. We don't feel that it's contributing to the
 12 character of the island. It's hidden from the
 13 street. It's been significantly altered and
 14 compromised.
 15 THE CHAIRMAN: Thank you.
 16 JAY QUARLES: And we'll talk about the
 17 set points as well, which is a -- we're proposing a
 18 new residence for this lot. As you can tell, we
 19 have six significant water management issues on
 20 this lot. It's kind of in bold. So we would like
 21 to address those and provide a new house for this
 22 property with it being all single story, kind of
 23 spreading throughout the lot with the character of
 24 a traditional Sullivan's Island house to the point
 25 that the historical roof line of the original

Page 8

1 over there and looking at it. We have walked
 2 around this house. There is absolutely nothing
 3 that is of any value or any historical significance
 4 to keep. And our clients are very mindful of the
 5 sort of cottage style, and that's why they bought
 6 on Sullivan's and that's what we designed what we
 7 designed. And it's the first time in maybe 20
 8 years we have permission to design a one-story
 9 house. They want a one-story house. They want it
 10 to feel like a cottage. They want it to feel like
 11 Sullivan's Island. And that is what we're going to
 12 be building.
 13 THE CHAIRMAN: Thank you. Joe,
 14 anything to add?
 15 MR. HENDERSON: I would just add that
 16 after reviewing the historic survey cards they
 17 reflect that this portion of the island was very
 18 hard hit during Hurricane Hugo and required a great
 19 deal of renovation work to both of these
 20 structures, the ones that they reference on Bee
 21 Street and also this one.
 22 And this is a picture from the historic
 23 survey card showing a lot of damage was done. Lots
 24 of additions put on over the years. And I also
 25 have the other one. So this is the Bee Street

Page 7

1 building here -- the sea island gable. We are
 2 actually recreating that, this little cabin part of
 3 this elevation here.
 4 Do you have anything to say?
 5 BEAU CLOWNEY: I just want to reiterate
 6 again the original historic piece was just a little
 7 two-room Sullivan's Island cottage, and that is --
 8 right here is what we're emulating and taking that
 9 piece right there, the width, height -- all
 10 dimensions -- and plugging it in.
 11 If there is any chance that you would
 12 ever see this property from the street, which it's
 13 really tucked back and around, this is what you're
 14 going to see. So that's our gift back to the town.
 15 And we know that there is a piece of architecture
 16 there.
 17 We also really questioned why and how
 18 this ever got its status. We think it was a
 19 mistake. We actually feel that the house behind
 20 it, which has the same address, might have been
 21 misstated. So it's hard to say. That house behind
 22 it had more original features.
 23 THE CHAIRMAN: Which one, Beau?
 24 BEAU CLOWNEY: This one. So it's just
 25 something in terms of talking to Joe, taking Joe

Page 9

1 structure. It sustained, again, severe damage.
 2 THE CHAIRMAN: Is there any public
 3 comment to this application? Yes, sir?
 4 MEMBER OF THE AUDIENCE: I would just
 5 like to note -- we were talking about the water and
 6 the drains. And that's my house next door.
 7 MEMBER OF THE AUDIENCE: We have to --
 8 this is the last property in that area that has
 9 been developed. And so I think they've got water
 10 shedding from both out into the street into that --
 11 I know you have a low spot, too, along that side of
 12 the property.
 13 MEMBER OF THE AUDIENCE: Well, I
 14 couldn't tell you what --
 15 MEMBER OF THE AUDIENCE: So we have to
 16 provide -- we have to get a drainage person
 17 involved that will be addressing that. So we
 18 definitely need to speak with you and the people on
 19 the street across, so ...
 20 THE CHAIRMAN: Anybody else want to
 21 comment on this application? No public comment.
 22 This section is closed.
 23 Let me just say first off that
 24 historically we just met with the other house down
 25 the street as far as actually walked through it and

Page 10

1 looked at it, and essentially we are talking about
 2 demolition. And so before this happened we've
 3 always met at these houses, and we may have to look
 4 at that as a precedent. We may need to do that
 5 before we can move past on this application.
 6 Because we just met on one, 2018 Mill Street, and
 7 we've met on others before. And it will be hard
 8 not to try to do the same thing with this, I think,
 9 which we didn't. So we may need to ask to do that.
 10 I apologize for that, but it may -- our
 11 past actions may require that. So what does
 12 everybody think? Would everybody just like to look
 13 at it and walk the property? Walk through the
 14 house?
 15 MS. PERKIS: Well, does the board have
 16 the ability to take the house off or is it going to
 17 have to take it to zoning?
 18 MR. HENDERSON: No, ma'am. It's the
 19 DRB. You have to make the findings of fact and
 20 also make -- I think we have reviewed the
 21 conditions for adding a house to the historic
 22 designation list, and that's listed under 2194 of
 23 the zoning ordinance. So in the past we've taken a
 24 lot of care in considering these requests.
 25 THE CHAIRMAN: So do we want to defer

Page 12

1 not approved for the design and then we come back
 2 and either we have to keep that piece or we get to
 3 rebuild that piece?
 4 THE CHAIRMAN: We have that in our
 5 heads when we go down and look at it. Yes, sir.
 6 BEAU CLOWNEY: I do want you to take
 7 the design into consideration because I think
 8 either way it's going to be the same design.
 9 MR. WRIGHT: Well, that's a good point
 10 to raise. You've already obviously thought about
 11 integrating that into the --
 12 BEAU CLOWNEY: Absolutely. We are
 13 perfectly replicating that one piece.
 14 MR. WRIGHT: And saving that one piece
 15 and integrating it into the design?
 16 BEAU CLOWNEY: Right.
 17 THE CHAIRMAN: We'll meet down there
 18 some time during the coming month. If y'all want
 19 to come back next month --
 20 BEAU CLOWNEY: We can meet you guys
 21 there and take you through. However you want to do
 22 that.
 23 THE CHAIRMAN: Generally we don't
 24 discuss on the property the pros and cons.
 25 MR. HENDERSON: Generally what we do is

Page 11

1 until the next meeting month so we can walk the
 2 property and walk through the house?
 3 MS. PERKIS: Well, my point is: It is
 4 on the historical list. Whether we know how it was
 5 done, how it wasn't -- there are other houses I
 6 think should have been put on, but they weren't.
 7 It is on the historical list. I have a very hard
 8 time totally demoing that house.
 9 THE CHAIRMAN: All I'm saying is we've
 10 set a precedence of walking the homes, and I'm
 11 saying we may need to follow that and ask for a
 12 deference.
 13 MR. WRIGHT: I think that's a good
 14 idea.
 15 BEAU CLOWNEY: Can I also say something
 16 to that? One thing I would like to say: Even if
 17 -- whatever your decision is, we can keep that
 18 piece and this design still works. If we keep that
 19 piece it doesn't make sense in a lot of cases
 20 financially. It just doesn't make a lot of sense,
 21 but either way you look at it we still have the
 22 same design.
 23 So is there a way that you could talk
 24 through it about the design and also give us your
 25 feeling on -- or let this meeting be approved or

Page 13

1 we open up the house for several days and then
 2 designate a time, and then the board members can
 3 just come and walk through.
 4 BEAU CLOWNEY: To the inside of the
 5 house as well?
 6 MR. HENDERSON: Yeah. Around the yard,
 7 the inside of the house, so that we don't --
 8 MS. BOHAN: Are we not going to
 9 discuss it or are we just going to wait?
 10 THE CHAIRMAN: We don't need to discuss
 11 it.
 12 MS. SANDERS: I want to make one point.
 13 The purpose of the board long ago was to protect
 14 historic properties, and whether you think it's
 15 historic or not because it's just old -- I don't
 16 have any documentation or anything in here showing
 17 any pictures or anything. And this is an old
 18 family home that has been on the island for a long
 19 time. It has a lot of history. And I've been
 20 through that house inside out. And it's kind of
 21 disrespectful, to be honest with you, and
 22 especially to say financially not feasible to save
 23 it. Don't even get me started. Okay?
 24 So I think you all need to reconsider
 25 it and make a focal point somewhere.



Page 14

1 THE CHAIRMAN: We'll walk through it.
 2 Do we have a motion to defer?
 3 MR. WRIGHT: I move to defer.
 4 THE CHAIRMAN: Second? Everybody in
 5 favor?
 6 THE BOARD: Aye.
 7 THE CHAIRMAN: Thank you. 2600 Ion.
 8 MR. HENDERSON: This is Agenda Item
 9 C-2. It's another historic property design that we
 10 reviewed during our last meeting. It's at 2600 Ion
 11 Avenue. The applicants are Stacey and Brandon
 12 Perry. They're requesting final plan approval. I
 13 know your agenda says "preliminary."
 14 What they're doing is they are
 15 relocating the home on the lot slightly toward Ion
 16 Avenue. They are proposing an addition on the rear
 17 along the pool and also elevating the historic
 18 structure.
 19 Just to recap from our meeting last
 20 time, the board made three predominant requests,
 21 and that is -- the first to consider that the
 22 proposal is to remove the front entrance, the
 23 stairs. The board recommended they consider
 24 keeping that front entranceway.
 25 Secondly, the board requested that they

Page 16

1 surfaces. Their request falls under the purview of
 2 the board to grant that 50% increase. And I can
 3 get into more specifics on that, although they do
 4 meet the terms of the ordinance. So I'll defer to
 5 you for any questions.
 6 THE CHAIRMAN: Thank you.
 7 BRANDON PERRY: I'm Brandon Perry.
 8 This is my wife, Stacey Perry. We are at 2600 Ion.
 9 I want to thank everybody for their
 10 help on the first meeting, Joe, Randy, Pat. As you
 11 probably know, we have a rather challenging lot
 12 with an historic structure on it and a large
 13 family. So we took some of the great suggestions
 14 that you had out at the last meeting and we
 15 incorporated that into the second round, and I
 16 think we've come up with a pretty nice plan to move
 17 it forward.
 18 Joe touched on some of them. There are
 19 some additional ones that were mentioned in the
 20 last meeting, and I think we also addressed those
 21 as well. I want to defer to my wife.
 22 STACEY PERRY: So it has asbestos
 23 siding with vinyl on top of it, and from what we
 24 understand once the asbestos is on the wood is
 25 usually left. You can't use it. So we took the

Page 15

1 redesign the dormers on the back portion of the
 2 home, and they have done that. They have
 3 redesigned by bringing those dormers in by one foot
 4 on each side.
 5 They have also -- the board recommended
 6 to keep the home as low as possible, and that is
 7 just going with the plus one requirement, FEMA,
 8 FEMA's base plus elevation plus one foot. The
 9 applicants are still proposing to have it 2 feet 3
 10 inches over base level. Is that correct?
 11 STACEY PERRY: 1 foot 3 inch. And I
 12 think it came down -- they were at eight last time
 13 and now we're at seven and a half. It's 1 foot 3
 14 inches.
 15 MR. HENDERSON: But 2 feet 3 inches
 16 over base flood elevation; correct?
 17 STACEY PERRY: Yes. And you said you
 18 give an extra foot usually.
 19 MR. HENDERSON: Right. But other
 20 changes were made here, design modifications
 21 relating to balusters and things like that. I will
 22 let the applicants get into that a little bit.
 23 Additionally, they're requesting the
 24 50% exemption for principal building coverage,
 25 principal building square footage, and impervious

Page 17

1 board's recommendation that you keep wood siding.
 2 We had proposed changing the windows to
 3 2 X 2, but everybody kind of felt that keeping in
 4 character of the house to keep it 6 X 6.
 5 The picket style front porch versus the
 6 X. We would keep the picket. The dormer was
 7 reduced by a foot on both sides of the upstairs.
 8 The chimney we have had someone come over and look
 9 at, as well as Joe kind of looked at the window and
 10 put the sign in the yard.
 11 There is actually no fireplace in the
 12 house. But it's not much of a chimney. It's like
 13 maybe three layers of brick and then kind of this
 14 tent. And so our builder said he would try and
 15 incorporate that back into the roof. And another
 16 thing was said about the length of the house
 17 without breaking it. I don't know if the
 18 terminology I am using is correct or not.
 19 BRANDON PERRY: Our architect just had
 20 a baby, and that's why she's not here.
 21 STACEY PERRY: So it was, I believe, 36
 22 feet or a little over 36 feet, and we reduced that
 23 to have the break at 28. And that runs along the
 24 neighbors.
 25 And we did talk about -- you know, last

Page 18

1 time we were asking for eight -- raising the house
 2 to eight feet. So we tried to reduce it to seven
 3 and a half, and our architect said we could put a
 4 band of either stucco or wood and lots of
 5 landscaping obviously to make it appear lower.
 6 Give it a lower appearance.
 7 And then the last thing was -- you
 8 know, it appeared long. We shortened the
 9 connection here and just changed the stairwell so
 10 it was able to come in so it wasn't quite so long.
 11 And I guess that's it.
 12 THE CHAIRMAN: Thank you. Joe,
 13 anything to add?
 14 MR. HENDERSON: No. Stacey mentioned
 15 that they don't need -- they have shored it up
 16 here, the connection. The house is nonconforming,
 17 encroaching into a setback. So no relief. So only
 18 the 50% exemption. They're maxing that out. It's
 19 a small lot.
 20 THE CHAIRMAN: Is there any public
 21 comment to this application? Public comment
 22 section is closed then. Y'all pretty much covered
 23 the board's suggestions.
 24 MR. WHICHMAN: Yeah. I give you a
 25 thumbs-up on making the improvements. Y'all are

Page 20

1 MS. PERKIS: I do like the front
 2 stairs. I encourage -- the front should have
 3 stairs to provide direct access to the front door.
 4 I think from a safety point -- and I might be wrong
 5 -- that if there is an emergency or if there is a
 6 fire on that deck the firemen are going to have to
 7 go under that deck to get to your house.
 8 Front stairs are important here on
 9 Sullivan's Island. We like a warm, welcoming look.
 10 Front porch, front steps. But if that works for
 11 you that's fine.
 12 THE CHAIRMAN: Thank you. Do I hear a
 13 motion?
 14 MS. SANDERS: Motion to approve.
 15 THE CHAIRMAN: Motion to approve?
 16 MS. BOHAN: Second.
 17 THE CHAIRMAN: Everybody in favor?
 18 THE BOARD: Aye.
 19 THE CHAIRMAN: Thank you, sir. 608
 20 Myrtle.
 21 MR. HENDERSON: Thank you. This is
 22 Agenda Item D-1. It's an accessory dwelling unit.
 23 Historic special exception being requested here.
 24 This is for a traditional island resource
 25 identified by Survey Card 86. The property owners

Page 19

1 not moving back the structure of the house?
 2 STACEY PERRY: We're going to move it
 3 eight forward, which most of that part of Ion --
 4 almost all the houses are almost all the way back.
 5 The house kind of sits not quite halfway. We just
 6 need to move it a little bit.
 7 MR. WHICHMAN: And this is going to
 8 give you the room that you need to get a car port
 9 or --
 10 STACEY PERRY: One car and a golf cart.
 11 MR. WRIGHT: You're raising it 2 feet 6
 12 inches; right?
 13 STACEY PERRY: Well, I've got the
 14 numbers all mixed up.
 15 BRANDON PERRY: They said the minimum
 16 that you can get a car under.
 17 MR. WRIGHT: Why don't you like the
 18 stairs?
 19 STACEY PERRY: Well, I'm just trying to
 20 tuck the stairs in, much like -- and there is
 21 several houses that they kind of come in here and
 22 come in. The stairs are crumbling now.
 23 BRANDON PERRY: We actually closed the
 24 stairs.
 25 MR. WRIGHT: I'm okay with that.

Page 21

1 currently have a heavily altered historic
 2 structure. Again, another case of multiple
 3 additions being put on over the years.
 4 The applicants are requesting to remove
 5 the addition and the decks to bring it down to
 6 around 850 square feet. They are proposing to add
 7 a new addition, a bedroom, and also a bathroom.
 8 In considering the special exception
 9 request the board's charge is to ensure that the
 10 height scale and mass are compatible with the
 11 historic structure. I can show you the renderings
 12 I have proposed and also get into a little bit of
 13 the new construction and the materials being
 14 proposed.
 15 THE CHAIRMAN: Thank you. Yes, sir.
 16 BRAD HEPPNER: Thank you. I appreciate
 17 you all having me here tonight. My name is Brad
 18 Heppner. Mr. Henderson gave a pretty good synopsis
 19 of what we're attempting to do with the special
 20 exception to the traditional resource property.
 21 In addition, I would like to make note
 22 as part of this review we would also like to ask
 23 for relief of a side yard setback from 15 feet to
 24 13 feet from the primary structure, and that is in
 25 order to preserve a mature and significant live oak

Page 22

1 tree.

2 THE CHAIRMAN: Thank you, sir. Any

3 more to add?

4 MR. HENDERSON: No, sir.

5 THE CHAIRMAN: Any public comments to

6 this application? That is closed.

7 Linda, do you want to start?

8 MS. PERKIS: I'm a little vague about

9 what you want to do. I understand what you want to

10 do with the little house, but I have no plans or

11 anything what this new house is going to look like.

12 Am I right?

13 BRAD HEPPNER: Correct. We have only

14 done a feasibility study for the primary structure.

15 We have not done a design for the primary

16 structure. The feasibility study was just done to

17 ensure that it could meet all the requirements of

18 the primary structure, the coverage, and all of

19 those calculations, but until we have gotten to the

20 point of knowing whether or not we can achieve this

21 special exception --

22 MR. WRIGHT: I like what they're doing.

23 I went through it today. I didn't go through the

24 house, but I visited the house and I think the

25 preservation of the cottage --

Page 24

1 THE BOARD: Aye.

2 THE CHAIRMAN: Thank you, sir. 34

3 Jasper.

4 MR. HENDERSON: This is Agenda Item

5 E-1. It's a non-historic property design review,

6 34 Jasper Boulevard. Heather Wilson is here

7 representing the property owners. They're

8 requesting modification to zoning standards for

9 principal building coverage of 12%, principal

10 building square footage of 20%, second story side

11 setback relief of 100%, and then side setback

12 relief of 25% or ten feet.

13 Currently the site plan as proposed

14 that were in your original packets didn't meet the

15 front setback, so there is still some modifications

16 that need to be made. And I think Heather is

17 showing you a reflection on those site plans. It

18 meets the required 15-foot setback from Jasper

19 Boulevard.

20 THE CHAIRMAN: Great. Thank you.

21 HEATHER WILSON: So you know the

22 property. It's small. This shows well what we

23 have done with the changed packet. We pushed the

24 house back so that it's 15 feet from Jasper. We've

25 also removed the roof that is on the back that is

Page 23

1 THE CHAIRMAN: Yes.

2 MR. WRIGHT: I am with Duke on that in

3 making sure you preserve the original structures.

4 It's very important. And I look forward to seeing

5 the plans for the new structure.

6 THE CHAIRMAN: Yes. The redesign looks

7 good. So I think that would be a nice addition to

8 that street. So I'm for that.

9 MS. BOHAN: I'm for it as well.

10 I need clarification. You're going to

11 move the cottage?

12 BRAD HEPPNER: That's the proposal at

13 this point, is to shift the cottage viewing from

14 Myrtle to the right. Correct.

15 MS. BOHAN: Okay. I'm fine with that.

16 MS. SANDERS: Absolutely.

17 Preservation.

18 THE CHAIRMAN: Do I hear a motion?

19 MR. WRIGHT: So I move to approve it

20 and have it submitted for a final.

21 MR. HENDERSON: This would actually be

22 conceptual. The next step would be reviewed by the

23 Board of Zoning Appeals and then back to you guys

24 for final approval.

25 THE CHAIRMAN: Everybody in favor?

Page 25

1 coming in line with that house. So the house has

2 become a good bit more compact. And we've also put

3 up porches on the front and limited the two-story

4 piece that's right on Jasper to try and cut back as

5 much as possible.

6 It's a tough lot in regard to that

7 because it is right there, but that's the reason

8 for the change. What you see in the change -- the

9 package reflects our intent of the design. It

10 reduced the footprint from what was in the original

11 packet.

12 THE CHAIRMAN: Thank you. Joe,

13 anything to add?

14 MR. HENDERSON: No, sir.

15 THE CHAIRMAN: Any public comment to

16 this application?

17 PATRICK MARR: I'm Patrick Marr. I'm

18 at 3030 Jasper, which is right next door, and the

19 plan that they have done I think is very elegant

20 and they have preserved my quarters going out to

21 the east. So we're completely behind it.

22 THE CHAIRMAN: Thank you, sir. Any

23 other comment? The public comment section is

24 closed.

25 Bunk, do you want to start?



Page 26

1 MR. WHICHMAN: Sure. The elevation you
 2 are bringing it to, is it -- it looks like you're
 3 running a little above that.
 4 HEATHER WILSON: So that's the
 5 original. That's not -- if you look in the packet
 6 it's not -- it's lower.
 7 MR. HENDERSON: So this is the new one?
 8 HEATHER WILSON: This is the old one.
 9 This is the one that was ten foot -- there you go.
 10 So if you look at the front of the new one, now we
 11 have a porch and a single story addition facing the
 12 marsh on the left and a single story piece that
 13 pops out towards Jasper. So the overall mass is
 14 reduced. I think we had left two stories impacting
 15 both Jasper and the adjacent neighbor. So this is
 16 what happened when we pushed it off of Jasper and
 17 brought it in.
 18 THE CHAIRMAN: Thank you. Anything
 19 else?
 20 MR. WRIGHT: No. I'm fine with it.
 21 MS. PERKIS: You are the neighbor that
 22 is going to be right next door?
 23 PATRICK MARR: I am.
 24 MS. PERKIS: And let me tell you: When
 25 I heard you speak it was fine with me. I was

Page 28

1 THE BOARD: Aye.
 2 THE CHAIRMAN: Thank you. 2630 Raven.
 3 MR. HENDERSON: It's Agenda Item E-2.
 4 Heather is also presenting for this, 2630 Raven
 5 Drive. A request for conceptual approval and
 6 modification of the zoning standards for principal
 7 coverage of 10%, principal building square footage
 8 of 25%, and side setbacks of 25%. That's a full
 9 ten feet for the side setback relief.
 10 Some modification was needed for this
 11 design, and Heather has handed that out to you.
 12 The foundation enclosure needs to be modified.
 13 Originally presented was a solid stucco
 14 foundation, and so now I believe -- take a look at
 15 that. That's the old one. So the previous
 16 rendering had stucco, a stucco foundation to meet
 17 FEMA requirements. It has to be a minimum of
 18 one-half inch gap between the slabs and the
 19 foundation. So this is the revision, and I'll let
 20 Heather explain.
 21 THE CHAIRMAN: Okay.
 22 HEATHER WILSON: Thank you. So the
 23 change of the footprint and site plan is not
 24 changed. I was really sort of tweaking the
 25 elevations a little bit. You can see the hatching

Page 27

1 concerned about how it was going to affect you.
 2 PATRICK MARR: I think the second
 3 option that they have done is much -- I'm
 4 personally happy with it.
 5 MS. PERKIS: I'm fine with it.
 6 THE CHAIRMAN: Everybody?
 7 MS. BOHAN: I like it. I think
 8 bringing it down -- the principal square footage is
 9 compact and reduced as well from the first one to
 10 the second one. The design of the first one is
 11 lovely, but I see the reasoning why you shifted it,
 12 and bringing it forward is nice.
 13 MS. SANDERS: I like them both, so I am
 14 good.
 15 THE CHAIRMAN: I like it also.
 16 MR. HENDERSON: If I could,
 17 Mr. Chairman. I haven't seen, Heather, in the
 18 application your request for relief changed at all.
 19 HEATHER WILSON: No. I'm not asking
 20 for any more.
 21 MR. HENDERSON: Still the 12% of
 22 principal building coverage, 20% for --
 23 HEATHER WILSON: It's actually less.
 24 THE CHAIRMAN: Great. Make a motion to
 25 approve and submit? Everybody in favor?

Page 29

1 has changed. They do still want to keep some
 2 stucco in that center bay, but the two wings will
 3 be adjacent to the neighbors. And we also on the
 4 left-hand side -- one other change is the -- if you
 5 go to the next page. We broke up the mass. It was
 6 very long on the left-hand side, which does have a
 7 neighbor. We did show them the plans. But we
 8 broke it up so that there is a square piece in the
 9 front and then a shorter piece on the back of this
 10 bay popping out, and that was to break up that
 11 front side and get both height and relief.
 12 I think that's what I have.
 13 THE CHAIRMAN: Thank you. Joe,
 14 anything to add?
 15 MR. HENDERSON: Nothing.
 16 THE CHAIRMAN: Any public comment? No,
 17 there is not.
 18 Beverly, start, please.
 19 MS. BOHAN: I really like the
 20 combination of the stucco and the siding, the wood
 21 siding. I think it's a juxtaposition of the
 22 contemporary and the island. I think that it's a
 23 very unique, creative approach. You've met the
 24 setbacks and lot coverage. I don't see anything
 25 that I disagree with. I like it.

Page 30

1 THE CHAIRMAN: Rhonda?
 2 MS. SANDERS: The windows are
 3 bothersome, the submarine windows. That's all I
 4 have to say.
 5 THE CHAIRMAN: All right. I don't know
 6 that it's going to look like anything else on that
 7 block. So I'm fine with it.
 8 MR. WHICHMAN: What is the roof
 9 material that you're going to put on?
 10 HEATHER WILSON: Shake.
 11 MR. WHICHMAN: I agree with what
 12 Beverly said. It's a nice combination the way it's
 13 broken up, and it looks --
 14 HEATHER WILSON: Thank you.
 15 THE CHAIRMAN: Duke?
 16 MR. WRIGHT: Obviously it's a little
 17 bit different. I don't quite see how the corridor
 18 or how the three windows work from the floor plan.
 19 Is there a corridor inside that before
 20 you get -- I'm just curious.
 21 HEATHER WILSON: It's two children's
 22 bedrooms on the back side. So it's a hallway along
 23 the side.
 24 MR. WRIGHT: The three windows are
 25 fixed?

Page 32


1 piece that is popping off. You can see kind of how
 2 that left-hand side is now.
 3 MS. PERKIS: So to me it's a lot of
 4 house on a little lot.
 5 THE CHAIRMAN: All right. Do I hear a
 6 motion?
 7 MR. WRIGHT: Motion to approve.
 8 MS. BOHAN: Second.
 9 THE CHAIRMAN: Everybody in favor?
 10 THE BOARD: Aye.
 11 THE CHAIRMAN: Thank you.
 12 MR. HENDERSON: That was the final plan
 13 for approval.
 14 THE CHAIRMAN: Are we not doing 3021?
 15 MR. HENDERSON: No. He's asking for a
 16 deferment.
 17 THE CHAIRMAN: So we are adjourned.
 18 (Review board meeting concluded at 6:44
 19 p.m.)
 20
 21
 22
 23
 24
 25

Page 31

1 HEATHER WILSON: They're fixed and
 2 they're just in a hallway. They're not in a
 3 bedroom.
 4 MR. WRIGHT: I'm not bothered about
 5 those.
 6 THE CHAIRMAN: Linda?
 7 MS. PERKIS: I just think it's a lot of
 8 modifications to the property. I would like to see
 9 -- you're asking for principal building coverage,
 10 principal building square footage, additional front
 11 yard setback, side setback, principal building side
 12 to side and second story side to side. All those
 13 modifications -- you call them modifications.
 14 HEATHER WILSON: Actually when I broke
 15 up that mass with this last thing the side yard
 16 setback relief is gone. We don't need the front
 17 yard setback. So I don't need all those
 18 modifications.
 19 The reason for the side yard setback --
 20 if you look at the site plan, the way that the line
 21 goes it sort of hugs the site. So the back of the
 22 site may actually set back 30 and 30. So I just
 23 need that ten on the front kind of. But the side
 24 yard 2-foot second-story setback I don't need
 25 anymore because of the breakdown of the mass and

Page 33

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 2
 3 I, Patricia L. Thompson, Registered
 4 Professional Reporter and Notary Public for the
 5 State of South Carolina at Large, do hereby certify
 6 that the foregoing transcript is a true, accurate
 7 and complete record.
 8
 9 I further certify that I am neither related
 10 to nor counsel for any party to the cause pending
 11 or interested in the events thereof.
 12
 13 Witness my hand, I have hereunto affixed by
 14 official seal this 13th day of June 2017 at
 15 Charleston, Charleston County, South Carolina.
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Patricia L. Thompson

Patricia L. Thompson
 Registered Professional Reporter
 My Commission Expires
 October 15, 2025



<p style="text-align: center;">1</p> <hr/> <p>1 15:11,13</p> <p>10% 28:7</p> <p>100% 24:11</p> <p>12% 24:9 27:21</p> <p>13 21:24</p> <p>15 21:23 24:24</p> <p>15-foot 24:18</p> <p>1908 4:24</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>2 15:9,15 17:3 19:11</p> <p>2-foot 31:24</p> <p>20 8:7</p> <p>20% 24:10 27:22</p> <p>2018 10:6</p> <p>2194 10:22</p> <p>2198 4:4</p> <p>25% 24:12 28:8</p> <p>2600 14:7,10 16:8</p> <p>2630 28:2,4</p> <p>28 17:23</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3 15:9,11,13,15</p> <p>30 31:22</p> <p>3021 32:14</p>	<p>3030 25:18</p> <p>34 24:2,6</p> <p>36 17:21,22</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>50% 15:24 16:2 18:18</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6 17:4 19:11</p> <p>608 20:19</p> <p>6:44 32:18</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>850 21:6</p> <p>86 20:25</p> <hr/> <p style="text-align: center;">A</p> <hr/> <p>ability 10:16</p> <p>absolutely 8:2 12:12 23:16</p> <p>access 20:3</p> <p>accessory 20:22</p> <p>achieve 22:20</p> <p>actions 10:11</p> <p>add 8:14,15 18:13 21:6 22:3 25:13 29:14</p> <p>adding 10:21</p> <p>addition 14:16 21:5,7,21 23:7 26:11</p> <p>additional 16:19 31:10</p> <p>Additionally 15:23</p>	<p>additions 5:15,19 8:24 21:3</p> <p>address 6:21 7:20</p> <p>addressed 16:20</p> <p>addressing 9:17</p> <p>adjacent 26:15 29:3</p> <p>adjourned 32:17</p> <p>affect 27:1</p> <p>afternoon 4:18</p> <p>agenda 14:8,13 20:22 24:4 28:3</p> <p>agree 30:11</p> <p>altered 5:18 6:13 21:1</p> <p>alternatives 4:12</p> <p>anymore 31:25</p> <p>apologize 10:10</p> <p>Appeals 23:23</p> <p>appearance 18:6</p> <p>appeared 18:8</p> <p>applicants 14:11 15:9,22 21:4</p> <p>application 9:3,21 10:5 18:21 22:6 25:16 27:18</p> <p>approach 29:23</p> <p>approval 4:22 14:12 23:24 28:5 32:13</p> <p>approve 20:14,15 23:19 27:25 32:7</p> <p>approved 11:25 12:1</p> <p>architect 17:19 18:3</p> <p>Architects</p>	<p>4:20</p> <p>architecture 7:15</p> <p>area 9:8</p> <p>asbestos 16:22,24</p> <p>aspects 5:12,13,25</p> <p>asphalt 6:8</p> <p>attempting 21:19</p> <p>AUDIENCE 9:4,7,13,15</p> <p>Avenue 14:11,16</p> <p>Aye 14:6 20:18 24:1 28:1 32:10</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>baby 17:20</p> <p>back 5:19 7:13,14 12:1, 19 15:1 17:15 19:1, 4 23:23 24:24,25 25:4 29:9 30:22 31:21,22</p> <p>balusters 15:21</p> <p>band 18:4</p> <p>base 15:8,10,16</p> <p>based 4:3</p> <p>bathroom 21:7</p> <p>bay 29:2,10</p> <p>Beau 4:20,21 7:5,23,24 11:15 12:6,12,16,20 13:4</p> <p>bedroom 21:7 31:3</p> <p>bedrooms 30:22</p> <p>Bee 8:20,25</p>	<p>Beverly 29:18 30:12</p> <p>bit 15:22 19:6 21:12 25:2 28:25 30:17</p> <p>block 30:7</p> <p>board 4:15,19 10:15 13:2, 13 14:6,20,23,25 15:5 16:2 20:18 23:23 24:1 28:1 32:10,18</p> <p>board's 17:1 18:23 21:9</p> <p>BOHAN 13:8 20:16 23:9,15 27:7 29:19 32:8</p> <p>bold 6:20</p> <p>bothered 31:4</p> <p>bothersome 30:3</p> <p>bought 8:5</p> <p>Boulevard 24:6,19</p> <p>Brad 21:16,17 22:13 23:12</p> <p>Brandon 14:11 16:7 17:19 19:15,23</p> <p>break 17:23 29:10</p> <p>breakdown 31:25</p> <p>breaking 17:17</p> <p>brick 17:13</p> <p>bring 21:5</p> <p>bringing 15:3 26:2 27:8,12</p> <p>broke 29:5,8 31:14</p> <p>broken 30:13</p> <p>brought 26:17</p> <p>builder 17:14</p>
--	---	---	--	---



<p>building 5:12,13,22 6:1 7:1 8:12 15:24,25 24:9, 10 27:22 28:7 31:9, 10,11</p> <p>Bunk 25:25</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>C-2 14:9</p> <p>cabin 6:4 7:2</p> <p>calculations 22:19</p> <p>call 31:13</p> <p>Campbell 4:21</p> <p>car 19:8,10,16</p> <p>card 8:23 20:25</p> <p>cards 8:16</p> <p>care 10:24</p> <p>cart 19:10</p> <p>case 21:2</p> <p>cases 11:19</p> <p>center 29:2</p> <p>Chairman 4:17 6:15 7:23 8:13 9:2,20 10:25 11:9 12:4,17,23 13:10 14:1,4,7 16:6 18:12, 20 20:12,15,17,19 21:15 22:2,5 23:1,6, 18,25 24:2,20 25:12,15,22 26:18 27:6,15,17,24 28:2, 21 29:13,16 30:1,5, 15 31:6 32:5,9,11, 14,17</p> <p>challenging 16:11</p> <p>chance 7:11</p> <p>change 25:8 28:23 29:4</p>	<p>changed 18:9 24:23 27:18 28:24 29:1</p> <p>changing 17:2</p> <p>character 6:12,23 17:4</p> <p>charge 21:9</p> <p>children's 30:21</p> <p>chimney 17:8,12</p> <p>clarification 23:10</p> <p>clients 8:4</p> <p>closed 9:22 18:22 19:23 22:6 25:24</p> <p>Clowney 4:20,21 7:5,24 11:15 12:6,12,16,20 13:4</p> <p>combination 29:20 30:12</p> <p>comment 9:3,21 18:21 25:15, 23 29:16</p> <p>comments 22:5</p> <p>compact 25:2 27:9</p> <p>compatible 21:10</p> <p>complete 5:24</p> <p>completely 25:21</p> <p>compromised 5:14,20 6:2,14</p> <p>conceptual 23:22 28:5</p> <p>concerned 27:1</p> <p>concluded 32:18</p> <p>condition 4:11</p> <p>conditions 10:21</p> <p>confident 5:2</p>	<p>connection 18:9,16</p> <p>cons 12:24</p> <p>consideration 12:7</p> <p>considered 5:4</p> <p>construction 21:13</p> <p>contemporary 29:22</p> <p>contribute 4:9</p> <p>contributing 6:11</p> <p>cornices 6:7</p> <p>correct 15:10,16 17:18 22:13 23:14</p> <p>corridor 30:17,19</p> <p>cottage 7:7 8:5,10 22:25 23:11,13</p> <p>coverage 15:24 22:18 24:9 27:22 28:7 29:24 31:9</p> <p>covered 18:22</p> <p>creative 29:23</p> <p>criteria 4:4</p> <p>crumbling 19:22</p> <p>curious 30:20</p> <p>cut 25:4</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>D-1 20:22</p> <p>damage 8:23 9:1</p> <p>days 13:1</p> <p>deal 8:19</p>	<p>decision 11:17</p> <p>deck 20:6,7</p> <p>decks 6:7 21:5</p> <p>defer 4:15 10:25 14:2,3 16:4,21</p> <p>deference 11:12</p> <p>deferment 32:16</p> <p>demoing 11:8</p> <p>demolition 4:5 10:2</p> <p>design 8:8 11:18,22,24 12:1,7,8,15 14:9 15:20 22:15 24:5 25:9 27:10 28:11</p> <p>designate 13:2</p> <p>designation 4:25 5:6 10:22</p> <p>designed 8:6,7</p> <p>developed 9:9</p> <p>dimensions 7:10</p> <p>direct 20:3</p> <p>disagree 29:25</p> <p>discuss 12:24 13:9,10</p> <p>disrespectful 13:21</p> <p>documentation 13:16</p> <p>door 6:3 9:6 20:3 25:18 26:22</p> <p>dormer 17:6</p> <p>dormers 15:1,3</p> <p>drainage 9:16</p> <p>drains 9:6</p>	<p>DRB 4:1 10:19</p> <p>Drive 28:5</p> <p>Duke 23:2 30:15</p> <p>dwelling 20:22</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>E-1 24:5</p> <p>E-2 28:3</p> <p>east 25:21</p> <p>economically 4:12</p> <p>elegant 25:19</p> <p>elevating 14:17</p> <p>elevation 7:3 15:8,16 26:1</p> <p>elevations 28:25</p> <p>eligible 5:5</p> <p>eliminate 5:9</p> <p>emergency 20:5</p> <p>emulating 7:8</p> <p>enclosure 28:12</p> <p>encourage 20:2</p> <p>encroaching 18:17</p> <p>ensure 21:9 22:17</p> <p>entrance 14:22</p> <p>entranceway 14:24</p> <p>essentially 10:1</p> <p>exception 20:23 21:8,20 22:21</p> <p>exemption 15:24 18:18</p>
---	---	---	--	---

<p>exists 4:8</p> <p>expense 5:23</p> <p>explain 28:20</p> <p>extra 15:18</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>facing 26:11</p> <p>fact 10:19</p> <p>facts 4:3</p> <p>falls 16:1</p> <p>family 13:18 16:13</p> <p>favor 14:5 20:17 23:25 27:25 32:9</p> <p>feasibility 22:14,16</p> <p>feasible 13:22</p> <p>features 7:22</p> <p>feel 5:1,3 6:11 7:19 8:10</p> <p>feeling 11:25</p> <p>feet 15:9,15 17:22 18:2 19:11 21:6,23,24 24:12,24 28:9</p> <p>felt 17:3</p> <p>FEMA 15:7 28:17</p> <p>FEMA'S 15:8</p> <p>final 14:12 23:20,24 32:12</p> <p>financially 11:20 13:22</p> <p>finding 4:3</p> <p>findings 4:9 10:19</p>	<p>fine 20:11 23:15 26:20, 25 27:5 30:7</p> <p>fire 20:6</p> <p>firemen 20:6</p> <p>fireplace 17:11</p> <p>fixed 30:25 31:1</p> <p>Flag 4:24</p> <p>flawed 4:11</p> <p>flood 15:16</p> <p>floor 30:18</p> <p>focal 13:25</p> <p>follow 11:11</p> <p>foot 15:3,8,11,13,18 17:7 26:9</p> <p>footage 15:25 24:10 27:8 28:7 31:10</p> <p>footprint 25:10 28:23</p> <p>forward 16:17 19:3 23:4 27:12</p> <p>foundation 28:12,14,16,19</p> <p>front 5:15 14:22,24 17:5 20:1,2,3,8,10 24:15 25:3 26:10 29:9,11 31:10,16,23</p> <p>full 28:8</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>gable 7:1</p> <p>gap 28:18</p> <p>gave 21:18</p> <p>Generally 12:23,25</p>	<p>gift 7:14</p> <p>give 11:24 15:18 18:6,24 19:8</p> <p>golf 19:10</p> <p>good 4:18 11:13 12:9 21:18 23:7 25:2 27:14</p> <p>grant 16:2</p> <p>great 8:18 16:13 24:20 27:24</p> <p>guess 18:11</p> <p>guys 12:20 23:23</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>half 15:13 18:3</p> <p>halfway 19:5</p> <p>hallway 30:22 31:2</p> <p>hand 4:6</p> <p>handed 28:11</p> <p>happened 10:2 26:16</p> <p>happy 27:4</p> <p>hard 7:21 8:18 10:7 11:7</p> <p>hatching 28:25</p> <p>heads 12:5</p> <p>hear 20:12 23:18 32:5</p> <p>heard 26:25</p> <p>Heather 24:6,16,21 26:4,8 27:17,19,23 28:4, 11,20,22 30:10,14, 21 31:1,14</p> <p>heavily 21:1</p>	<p>height 7:9 21:10 29:11</p> <p>Henderson 8:15 10:18 12:25 13:6 14:8 15:15,19 18:14 20:21 21:18 22:4 23:21 24:4 25:14 26:7 27:16,21 28:3 29:15 32:12,15</p> <p>Heppner 21:16,18 22:13 23:12</p> <p>hidden 6:12</p> <p>highlighted 4:6</p> <p>historic 4:2,10,24 5:4,5,7,10 6:10 7:6 8:16,22 10:21 13:14,15 14:9,17 16:12 20:23 21:1,11</p> <p>historical 6:25 8:3 11:4,7</p> <p>historically 9:24</p> <p>history 13:19</p> <p>hit 8:18</p> <p>home 13:18 14:15 15:2,6</p> <p>homes 11:10</p> <p>honest 13:21</p> <p>house 5:2,9,10 6:21,24 7:19,21 8:2,9 9:6,24 10:14,16,21 11:2,8 13:1,5,7,20 17:4,12, 16 18:1,16 19:1,5 20:7 22:10,11,24 24:24 25:1 32:4</p> <p>houses 10:3 11:5 19:4,21</p> <p>Hugo 8:18</p> <p>hugs 31:21</p> <p>Hurricane 8:18</p>	<hr/> <p style="text-align: center;">I</p> <hr/> <p>idea 11:14</p> <p>identified 20:25</p> <p>illustrate 5:10</p> <p>impacting 26:14</p> <p>impervious 15:25</p> <p>important 20:8 23:4</p> <p>improvements 18:25</p> <p>in-filled 5:19</p> <p>inch 15:11 28:18</p> <p>inches 15:10,14,15 19:12</p> <p>incorporate 17:15</p> <p>incorporated 16:15</p> <p>increase 16:2</p> <p>inside 13:4,7,20 30:19</p> <p>integrating 12:11,15</p> <p>intent 25:9</p> <p>involved 9:17</p> <p>Ion 14:7,10,15 16:8 19:3</p> <p>island 4:10 6:4,12,24 7:1,7 8:11,17 13:18 20:9, 24 29:22</p> <p>issues 6:19</p> <p>Item 14:8 20:22 24:4 28:3</p> <p>items 5:9</p>
--	--	---	--	---

<p style="text-align: center;">J</p> <p>Jasper 24:3,6,18,24 25:4, 18 26:13,15,16</p> <p>Jay 4:18,19 6:16</p> <p>Joe 7:25 8:13 16:10,18 17:9 18:12 25:12 29:13</p> <p>joined 4:20</p> <p>juxtaposition 29:21</p> <hr/> <p style="text-align: center;">K</p> <p>Kate 4:21</p> <p>keeping 14:24 17:3</p> <p>kind 6:20,22 13:20 17:3, 9,13 19:5,21 31:23 32:1</p> <p>knowing 22:20</p> <hr/> <p style="text-align: center;">L</p> <p>landscaping 18:5</p> <p>large 16:12</p> <p>layers 17:13</p> <p>left 16:25 26:12,14</p> <p>left-hand 29:4,6 32:2</p> <p>length 17:16</p> <p>level 15:10</p> <p>limited 25:3</p> <p>Linda 22:7 31:6</p> <p>list 4:2 5:4 6:11 10:22 11:4,7</p> <p>listed 10:22</p>	<p>live 21:25</p> <p>locations 6:3</p> <p>long 13:13,18 18:8,10 29:6</p> <p>looked 10:1 17:9</p> <p>lot 6:18,20,23 8:23 10:24 11:19,20 13:19 14:15 16:11 18:19 25:6 29:24 31:7 32:3,4</p> <p>lots 8:23 18:4</p> <p>lovely 27:11</p> <p>low 9:11 15:6</p> <p>lower 18:5,6 26:6</p> <hr/> <p style="text-align: center;">M</p> <p>made 14:20 15:20 24:16</p> <p>make 4:3 5:7 10:19,20 11:19,20 13:12,25 18:5 21:21 27:24</p> <p>making 4:13 18:25 23:3</p> <p>management 6:19</p> <p>Marr 25:17 26:23 27:2</p> <p>marsh 26:12</p> <p>mass 21:10 26:13 29:5 31:15,25</p> <p>material 30:9</p> <p>materials 21:13</p> <p>mature 21:25</p> <p>maxing 18:18</p> <p>meet 12:17,20 16:4 24:14 28:16</p>	<p>meet all 22:17</p> <p>meeting 11:1,25 14:10,19 16:10,14,20 32:18</p> <p>meets 24:18</p> <p>MEMBER 9:4,7,13,15</p> <p>members 4:18 13:2</p> <p>mentioned 16:19 18:14</p> <p>met 9:24 10:3,6,7 29:23</p> <p>Mill 10:6</p> <p>mindful 8:4</p> <p>minimum 19:15 28:17</p> <p>misstated 7:21</p> <p>mistake 7:19</p> <p>mixed 19:14</p> <p>modification 24:8 28:6,10</p> <p>modifications 15:20 24:15 31:8, 13,18</p> <p>modified 28:12</p> <p>month 11:1 12:18,19</p> <p>motion 14:2 20:13,14,15 23:18 27:24 32:6,7</p> <p>move 10:5 14:3 16:16 19:2,6 23:11,19</p> <p>moving 19:1</p> <p>multiple 21:2</p> <p>Myrtle 20:20 23:14</p> <hr/> <p style="text-align: center;">N</p> <p>nature 4:10</p>	<p>needed 28:10</p> <p>neighbor 26:15,21 29:7</p> <p>neighbors 17:24 29:3</p> <p>nice 16:16 23:7 27:12 30:12</p> <p>non-historic 24:5</p> <p>non-original 5:2,25</p> <p>nonconforming 18:16</p> <p>note 9:5 21:21</p> <p>numbers 19:14</p> <hr/> <p style="text-align: center;">O</p> <p>oak 21:25</p> <p>one-half 28:18</p> <p>one-story 8:8,9</p> <p>open 13:1</p> <p>option 27:3</p> <p>order 21:25</p> <p>ordinance 4:4,6 10:23 16:4</p> <p>original 5:3,13 6:4,5,7,25 7:6,22 23:3 24:14 25:10 26:5</p> <p>Originally 28:13</p> <p>owners 20:25 24:7</p> <hr/> <p style="text-align: center;">P</p> <p>p.m. 32:19</p> <p>package 25:9</p> <p>packet 24:23 25:11 26:5</p>	<p>packets 24:14</p> <p>part 7:2 19:3 21:22</p> <p>past 10:5,11,23</p> <p>Pat 16:10</p> <p>Patrick 25:17 26:23 27:2</p> <p>people 9:18</p> <p>perfectly 12:13</p> <p>PERKIS 10:15 11:3 20:1 22:8 26:21,24 27:5 31:7 32:3</p> <p>permission 8:8</p> <p>Perry 14:12 15:11,17 16:7,8,22 17:19,21 19:2,10,13,15,19,23</p> <p>person 9:16</p> <p>personally 27:4</p> <p>picket 17:5,6</p> <p>picture 8:22</p> <p>pictures 13:17</p> <p>piece 7:6,9,15 11:18,19 12:2,3,13,14 25:4 26:12 29:8,9 32:1</p> <p>plan 14:12 16:16 24:13 25:19 28:23 30:18 31:20 32:12</p> <p>plans 22:10 23:5 24:17 29:7</p> <p>plugging 7:10</p> <p>point 6:24 11:3 12:9 13:12,25 20:4 22:20 23:13</p> <p>points 6:17</p> <p>pool</p>
---	---	--	--	--

<p>14:17 popping 29:10 32:1 pops 26:13 porch 5:15,20 17:5 20:10 26:11 porches 6:5 25:3 port 19:8 portion 8:17 15:1 posts 6:6 practical 5:21 precedence 11:10 precedent 10:4 predominant 14:20 preliminary 14:13 presented 28:13 presenting 28:4 preservation 5:7 22:25 23:17 preserve 21:25 23:3 preserved 25:20 pressure-treated 6:6 pretty 16:16 18:22 21:18 previous 28:15 primary 21:24 22:14,15,18 principal 15:24,25 24:9 27:8, 22 28:6,7 31:9,10, 11 process 4:1 properties 13:14</p>	<p>property 4:2,9 5:3 6:10,22 7:12 9:8,12 10:13 11:2 12:24 14:9 20:25 21:20 24:5,7, 22 31:8 proposal 14:22 23:12 proposed 4:15 17:2 21:12,14 24:13 proposing 6:17 14:16 15:9 21:6 pros 12:24 protect 13:13 provide 6:21 9:16 20:3 public 9:2,21 18:20,21 22:5 25:15,23 29:16 purpose 13:13 purview 16:1 pushed 24:23 26:16 put 8:24 11:6 17:10 18:3 21:3 25:2 30:9</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>Quarles 4:18,19 6:16 quarters 25:20 questioned 7:17 questions 4:16 16:5</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>raise 12:10 raising 18:1 19:11 Randy 16:10 Raven 28:2,4</p>	<p>rear 14:16 reason 25:7 31:19 reasoning 27:11 rebuild 12:3 rebuilding 5:24 recap 14:19 recommendation 17:1 recommended 14:23 15:5 reconsider 13:24 recreating 7:2 redesign 15:1 23:6 redesigned 15:3 reduce 18:2 reduced 17:7,22 25:10 26:14 27:9 reference 8:20 reflect 8:17 reflection 24:17 reflects 25:9 regard 25:6 reiterate 7:5 relating 15:21 relief 18:17 21:23 24:11, 12 27:18 28:9 29:11 31:16 relocating 14:15 removal 4:24 6:10 remove 5:25 14:22 21:4</p>	<p>removed 5:14,17 6:7 24:25 removing 4:2 rendering 28:16 renderings 4:14 21:11 renovation 8:19 repairs 4:13 replaced 5:14,16,17 6:5,8 replicating 12:13 representing 24:7 request 4:23 6:9 16:1 21:9 27:18 28:5 requested 14:25 20:23 requesting 4:22 14:12 15:23 21:4 24:8 requests 10:24 14:20 require 10:11 required 8:18 24:18 requirement 15:7 requirements 22:17 28:17 residence 6:18 resource 20:24 21:20 restoration 5:22 review 21:22 24:5 32:18 reviewed 10:20 14:10 23:22 reviewing 8:16 revision 28:19 Rhonda 30:1</p>	<p>roof 6:25 17:15 24:25 30:8 room 19:8 round 16:15 running 26:3 runs 17:23</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>safety 20:4 SANDERS 13:12 20:14 23:16 27:13 30:2 save 13:22 saving 12:14 scale 21:10 sea 6:4 7:1 second-story 31:24 section 4:4,6 9:22 18:22 25:23 sense 11:19,20 set 6:17 11:10 31:22 setback 18:17 21:23 24:11, 15,18 28:9 31:11, 16,17,19,24 setbacks 28:8 29:24 severe 9:1 Shake 30:10 shedding 9:10 shift 23:13 shifted 27:11 shingles 6:8</p>
--	--	--	--	---

<p>shored 18:15</p> <p>shortened 18:8</p> <p>shorter 29:9</p> <p>show 4:14 21:11 29:7</p> <p>showing 8:23 13:16 24:17</p> <p>shows 24:22</p> <p>side 9:11 15:4 21:23 24:10,11 28:8,9 29:4,6,11 30:22,23 31:11,12,15,19,23 32:2</p> <p>sides 17:7</p> <p>siding 5:16,17 16:23 17:1 29:20,21</p> <p>sign 17:10</p> <p>significance 8:3</p> <p>significant 6:19 21:25</p> <p>significantly 6:13</p> <p>single 6:22 26:11,12</p> <p>sir 4:17 9:3 12:5 20:19 21:15 22:2,4 24:2 25:14,22</p> <p>site 24:13,17 28:23 31:20,21,22</p> <p>sits 19:5</p> <p>slabs 28:18</p> <p>slightly 14:15</p> <p>small 18:19 24:22</p> <p>solid 28:13</p> <p>sort 8:5 28:24 31:21</p> <p>speak 9:18 26:25</p>	<p>special 20:23 21:8,19 22:21</p> <p>specifics 16:3</p> <p>spot 9:11</p> <p>spreading 6:23</p> <p>square 15:25 21:6 24:10 27:8 28:7 29:8 31:10</p> <p>Stacey 14:11 15:11,17 16:8,22 17:21 18:14 19:2,10,13,19</p> <p>stairs 14:23 19:18,20,22, 24 20:2,3,8</p> <p>stairwell 18:9</p> <p>standards 24:8 28:6</p> <p>start 4:23 22:7 25:25 29:18</p> <p>started 13:23</p> <p>stated 4:5</p> <p>status 7:18</p> <p>step 23:22</p> <p>steps 20:10</p> <p>stories 26:14</p> <p>story 6:22 24:10 26:11,12 31:12</p> <p>street 4:24 6:13 7:12 8:21, 25 9:10,19,25 10:6 23:8</p> <p>strongly 5:1</p> <p>structure 4:11,13 9:1 14:18 16:12 19:1 21:2,11, 24 22:14,16,18 23:5</p> <p>structures 8:20 23:3</p> <p>stucco</p>	<p>18:4 28:13,16 29:2, 20</p> <p>study 22:14,16</p> <p>style 8:5 17:5</p> <p>submarine 30:3</p> <p>submit 27:25</p> <p>submitted 23:20</p> <p>suggestions 16:13 18:23</p> <p>Sullivan's 6:24 7:7 8:6,11 20:9</p> <p>sum 6:9</p> <p>surfaces 16:1</p> <p>survey 8:16,23 20:25</p> <p>sustained 9:1</p> <p>synopsis 21:18</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>taking 7:8,25</p> <p>talk 6:16 11:23 17:25</p> <p>talking 7:25 9:5 10:1</p> <p>ten 24:12 26:9 28:9 31:23</p> <p>tent 17:14</p> <p>terminology 17:18</p> <p>terms 7:25 16:4</p> <p>thing 4:8 10:8 11:16 17:16 18:7 31:15</p> <p>things 15:21</p> <p>thought 12:10</p> <p>thumbs-up 18:25</p>	<p>time 8:7 11:8 12:18 13:2, 19 14:20 15:12 18:1</p> <p>today 4:20 5:4 22:23</p> <p>tonight 21:17</p> <p>top 16:23</p> <p>totally 11:8</p> <p>touched 16:18</p> <p>tough 25:6</p> <p>town 7:14</p> <p>traditional 6:24 20:24 21:20</p> <p>tree 22:1</p> <p>tuck 19:20</p> <p>tucked 7:13</p> <p>tweaking 28:24</p> <p>two-part 4:22</p> <p>two-room 7:7</p> <p>two-story 25:3</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>understand 16:24 22:9</p> <p>unique 29:23</p> <p>unit 20:22</p> <p>upstairs 17:7</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>vague 22:8</p> <p>versus 17:5</p> <p>viable 4:12</p>	<p>viewing 23:13</p> <p>vinyl 16:23</p> <p>visited 22:24</p> <p>volumes 5:20</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>wait 13:9</p> <p>walk 10:13 11:1,2 13:3 14:1</p> <p>walked 8:1 9:25</p> <p>walking 11:10</p> <p>walls 6:1,2</p> <p>warm 20:9</p> <p>water 6:19 9:5,9</p> <p>welcoming 20:9</p> <p>WHICHMAN 18:24 19:7 26:1 30:8,11</p> <p>width 7:9</p> <p>wife 16:8,21</p> <p>Wilson 24:6,21 26:4,8 27:19,23 28:22 30:10,14,21 31:1,14</p> <p>window 6:2 17:9</p> <p>windows 5:16,18 17:2 30:2,3, 18,24</p> <p>wings 29:2</p> <p>wood 16:24 17:1 18:4 29:20</p> <p>work 8:19 30:18</p> <p>works 11:18 20:10</p>
--	--	---	--	--

worthy
5:7

WRIGHT
11:13 12:9,14 14:3
19:11,17,25 22:22
23:2,19 26:20
30:16,24 31:4 32:7

wrong
20:4

Y

y'all
12:18 18:22,25

yard
13:6 17:10 21:23
31:11,15,17,19,24

years
8:8,24 21:3

Z

zoning
10:17,23 23:23 24:8
28:6