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SULLIVANS ISLAND DESIGN REVIEW BOARD MEETING

DATE: December 19, 2012

TIME: 6:00 PM

LOCATION: Town Hall  
2050-B Middle Street  
Sullivans Island, SC

REPORTED BY: Marie H. Bauer, RPR, CRR

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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Page 2

1 APPEARANCES:

2 Pat Ilderton, Chairperson

3 Steve Herlong, Vice Chairperson

4 Duke Wright, Board Member

5 Rhonda Sanders, Board Member

6 Mark Howard, Board Member

7 Jon Lancto, Board Member

8 Billy Craver, Board Member

9 Kat Kenyon, Permit Tech

10 Randy Robinson, Building Official

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Page 3

1 MR. ILDERTON: This is the

2 December 2012 meeting of the Sullivan's Island

3 Design Review Board. It is now 6:00 o'clock, or a

4 little after, and the members in attendance are

5 Duke Wright, Pat Ilderton, Steve Herlong, Rhonda

6 Sanders, Mark Howard, and Jon Lancto. The

7 Freedom of Information requirements have been met

8 for this meeting.

9 Approval of --

10 MR. HERLONG: I'd like to amend the

11 agenda to add a discussion of potential

12 adjustments to the town ordinance and have that

13 the last item on the agenda.

14 MR. ILDERTON: Okay, great. Do I hear

15 a second?

16 MS. SANDERS: Second.

17 MR. ILDERTON: All right. We'll amend

18 the agenda to discuss that on the tail end of our

19 meeting.

20 And Billy Craver.

21 2830 I'on, addition/alteration.

22 MR. ROBINSON: Okay. This is a

23 historic property, 2830 I'on, that's been to y'all

24 before. The applicant has some other changes that

25 they'd like to make to this property.

Page 4

1 They're asking for some site setback

2 relief. 8 percent was previously approved. I

3 believe that's all the relief they're asking for.

4 Other than that, it's just a historic property.

5 They're not doing anything to the front of the

6 property. This is an addition off the rear.

7 And is the pool included in this,

8 Justin?

9 MR. FERRICK: The pool will be an

10 in-ground pool. It's really not part of the

11 application.

12 MR. ROBINSON: But it is a historic

13 property, so it'll have to be approved.

14 MR. FERRICK: Okay. Then it is part

15 of the application.

16 MR. ROBINSON: I'll save any comments

17 for after Justin presents.

18 MR. ILDERTON: All right. Justin?

19 MR. FERRICK: Justin Ferrick with Beau

20 Clowney Design.

21 This project was before you about a

22 year ago. We received final approval for -- and

23 I've got the application here, just in case

24 anybody's curious. But it was taking the existing

25 semiattached structure on the back of the property

Page 5

1 and expanding it and doing a semielevated pool,

2 and that was approved, and at that time we got the

3 relief from the site setback.

4 Just in case anybody's curious, I'll

5 just kind of lay this out here.

6 We had an elevated terrace on the back

7 and sort of expanded out the structure that was --

8 that's already existing on the property. And this

9 pool is an elevated pool structure.

10 One of the things that's unique about

11 this property is that the siting of the house is

12 basically on the zero lot line on the street side

13 right-of-way, so there's an enormous amount of

14 property on this side, so when you do the

15 calculations, it really kind of prohibits use of

16 the lot the way you would think you could use the

17 lot.

18 Now, granted, the house over here is

19 justified to the same side, and so we ended up --

20 the last time we ended up getting that 8 percent

21 encroachment into that setback, which amounts

22 to -- do you know how many feet it amounts to?

23 MR. HERLONG: About 3 feet.

24 MR. FERRICK: Yeah. It's

25 approximately 3 feet.

Page 6

1 And so the application before you  
 2 today is similar in nature. The proposal is to  
 3 take the pool and put it on the ground. We'll  
 4 have a garden designed on the ground, which we  
 5 think is a better application on this property.  
 6 What's highlighted here is the  
 7 existing footprint of the existing semiattached  
 8 structure, which consists of two bedrooms and a  
 9 bathroom, and the proposal is simply to take that  
 10 structure from this location off of this and  
 11 simply rotate it to the back. Now, this is an  
 12 addition that was done approximately eight years  
 13 ago, maybe, seven years ago.  
 14 And so to keep this as an intact  
 15 structure, pick it up, put it on a new foundation  
 16 system here, reuse this existing foundation with a  
 17 new heightened structure in between. And so  
 18 that's the proposal.  
 19 And you can see here that the -- when  
 20 this house was altered previously, this is a large  
 21 roof in the back creating this little connecting  
 22 piece. This is the existing foundation that we're  
 23 reusing, and this structure here is the structure  
 24 that we're simply moving from here and rotating  
 25 around.

Page 8

1 bit, and would the pool be visible?  
 2 MR. FERRICK: Well, the pool would be  
 3 in the ground.  
 4 MR. HOWARD: But it would be outside  
 5 the --  
 6 MR. FERRICK: That is correct. You  
 7 can see here that it looks -- I'm not -- that is  
 8 probably about 70 percent of the pool would be  
 9 peeking back behind here. This dotted line right  
 10 here is a profile of the front of the house, so  
 11 you'd have about 10 feet of the structure sticking  
 12 out back behind there in the distance. But again,  
 13 that's approximately probably about 100 feet from  
 14 this front face of this porch, so it's a good ways  
 15 back.  
 16 MR. ILDERTON: Great. Thank you.  
 17 Is there any public comment to this  
 18 application?  
 19 (No comments.)  
 20 MR. ILDERTON: Public comment section  
 21 is closed.  
 22 Randy, anything to add?  
 23 MR. ROBINSON: No other comment except  
 24 for just to make the applicant aware that they  
 25 have to put a deed restriction on this house so

Page 7

1 So what you end up with in the plan is  
 2 a semiprotected pool area, again, a gracious  
 3 distance from the neighboring property, which his  
 4 house is here. And we really don't have any lot  
 5 coverage issues. It's a big lot, and this is  
 6 still a small home, so -- and the additions, we  
 7 tried -- we think are in scale and in keeping with  
 8 the existing front house.  
 9 And as you can see in this picture  
 10 here, really, the addition, you would just see a  
 11 little bit of that structure sort of peeking back  
 12 behind there, and once it's landscaped, it's  
 13 probably even negligible with regard to how it  
 14 would read from the street front of the existing  
 15 house.  
 16 MR. WRIGHT: That's Fred's old house.  
 17 MR. FERRICK: Yeah, it is Fred's old  
 18 house.  
 19 So again, the side setback variance  
 20 was previously approved, and we just used that as  
 21 our datum line and trying to reuse the existing  
 22 foundation structure.  
 23 Yes?  
 24 MR. HOWARD: When you say just a  
 25 little bit would be peeking, how much is a little

Page 9

1 that the extra part will not be rented as a  
 2 separate dwelling unit, and it can't have a  
 3 kitchen, but it doesn't show a kitchen or  
 4 anything, so that shouldn't be a problem.  
 5 MR. ILDERTON: Duke?  
 6 MR. WRIGHT: No, I have no comment on  
 7 it.  
 8 MR. ILDERTON: I'm fine with the  
 9 proposal.  
 10 Steve?  
 11 MR. HERLONG: I think it's a great  
 12 solution. I think it's a way to -- again, it  
 13 breaks up the massing of the home on the property,  
 14 it uses part of the unused portion of the  
 15 property, and it just -- it seems totally  
 16 appropriate to an older Sullivan's Island  
 17 residence.  
 18 MR. ILDERTON: Rhonda?  
 19 MS. SANDERS: Looks great.  
 20 MR. ILDERTON: Mark?  
 21 MR. HOWARD: I think it's a job well  
 22 done.  
 23 MR. LANCTO: Yes. I think we're going  
 24 to end up with a very traditional-looking  
 25 structure there, and it's a great design to add

Page 10

1 on.  
 2 MR. ILDERTON: Do I hear a motion?  
 3 MR. CRAVER: I'm good with it too.  
 4 MR. ILDERTON: I'm sorry.  
 5 MR. CRAVER: That's okay. You just  
 6 assumed that I was going to be good with it.  
 7 MR. ILDERTON: I assumed you were not  
 8 going to be objecting.  
 9 MR. HERLONG: I make a motion that we  
 10 approve as submitted.  
 11 MS. SANDERS: Second.  
 12 MR. ILDERTON: Discussion?  
 13 All in favor?  
 14 MR. WRIGHT: Aye.  
 15 MR. ILDERTON: Aye.  
 16 MR. HERLONG: Aye.  
 17 MS. SANDERS: Aye.  
 18 MR. HOWARD: Aye.  
 19 MR. LANCTO: Aye.  
 20 MR. CRAVER: Aye.  
 21 MR. ILDERTON: Thank you, sir.  
 22 MR. FERRICK: Thank you.  
 23 MR. ILDERTON: All right. 2668  
 24 Jasper, historic/addition.  
 25 MR. ROBINSON: 2668, it's a historical

Page 12

1 what we're going to do is it's going to look like  
 2 a door, but it's just going to be a fixed panel  
 3 there.  
 4 Any questions?  
 5 MR. HOWARD: So the front door is not  
 6 going to be a front door?  
 7 MR. MCCANTS: No. The front -- right  
 8 now, what's existing as the front door is this  
 9 door right here, and so this will be a door that's  
 10 operable, and this will also be a door that's  
 11 operable, which is in the master bedroom now. And  
 12 the staircase has a landing that comes in here,  
 13 and it's right about at that line, so that can't  
 14 be a door. And it's existing now as a window, but  
 15 in the past, it was a door.  
 16 MR. ILDERTON: All right. Is there  
 17 any public comment to this application?  
 18 (No comments.)  
 19 Public comment section is closed.  
 20 Randy, anything to add?  
 21 MR. ROBINSON: No, sir.  
 22 MR. ILDERTON: Billy, why don't you  
 23 start on this one.  
 24 MR. CRAVER: This will surprise you  
 25 again, Pat. I don't have any problem with it.

Page 11

1 structure. They're wanting to do an addition off  
 2 of the rear and the side. They're asking for some  
 3 4.5 feet in side yard setback relief. The plans  
 4 are in front of you. I'll let the applicant  
 5 present his plan and save my comment.  
 6 MR. ILDERTON: Yes, sir?  
 7 MR. MCCANTS: Carl McCants here.  
 8 All right. I think y'all see the  
 9 plans. We're looking -- the only thing we're  
 10 asking for here is this side setback relief. I  
 11 think it's an 8 percent that we're looking for  
 12 there. Other than that, it being a historic  
 13 structure, that's the only other reason that we're  
 14 in front of y'all.  
 15 What we tried to do with this, on the  
 16 front elevation of the structure on the main body  
 17 of the house, the only thing that we're changing  
 18 in the structure is along this front porch.  
 19 Originally, it had double doors in each one of  
 20 these fenestrations. Now there's windows on these  
 21 two sides here with entry door here. We're  
 22 wanting to have -- bring that look back, to have  
 23 them all doors; however, the center one can't be a  
 24 door because an addition that happened in the  
 25 past, there's a staircase that comes there. So

Page 13

1 MR. ILDERTON: All right. Jon?  
 2 MR. LANCTO: Is the roofing material  
 3 changing from one section to the other here?  
 4 MR. MCCANTS: No, no.  
 5 MR. LANCTO: That's just for  
 6 illustration?  
 7 MR. MCCANTS: That's correct, yeah. I  
 8 was showing only -- what you see shaded and  
 9 what -- the texture on it, that's just the new  
 10 construction.  
 11 MR. LANCTO: Yeah, that's fine. I'm  
 12 okay with that.  
 13 MR. ILDERTON: Mark?  
 14 MR. HOWARD: I'm having a little  
 15 harder time getting around it. I understand this  
 16 looking as a separate unit is the design concept.  
 17 MR. MCCANTS: That's right.  
 18 MR. HOWARD: But I don't know. I  
 19 thought this would look better -- that concept  
 20 works better in a more urban setting, just more  
 21 city, but so I don't know -- other than -- the  
 22 design you've done is fine. It's certainly  
 23 something I think I want to watch the construction  
 24 and make sure long term that we're not making a  
 25 mistake, you know. But, I mean, it's such an

Page 14

1 isolated lot, I'm not sure that you need  
 2 separate -- or this much separation.  
 3 MR. MCCANTS: Well, I'm trying to  
 4 differentiate between the historic structure and  
 5 the new construction.  
 6 MR. HOWARD: That's what I thought in  
 7 the long run, but I'm hoping that's a wise  
 8 decision.  
 9 MR. MCCANTS: Okay.  
 10 MS. SANDERS: So are you confused that  
 11 the exterior finishes are the same?  
 12 MR. HOWARD: Well, this is the  
 13 design -- do you know is there a term for this  
 14 concept of two different architectural designs?  
 15 MR. MCCANTS: Not necessarily.  
 16 MR. HOWARD: I don't know if there's a  
 17 term for it, but I'm just wondering -- I  
 18 understand what you're saying, this sets back.  
 19 MR. MCCANTS: It does.  
 20 MR. HOWARD: And we're going to have  
 21 the historic structure sort of set on its own.  
 22 MR. MCCANTS: That's right.  
 23 MR. HOWARD: And so we're not trying  
 24 to compete with it.  
 25 MR. MCCANTS: That's right.

Page 16

1 is I think your concern is that these look  
 2 different because they're drawn differently,  
 3 they're shaded different, but I don't know that  
 4 they're considerably different.  
 5 MR. HOWARD: No. I think the design  
 6 is to make it look different. If you look at the  
 7 handrail, for example, I mean, this is steel  
 8 cable, so this is to make it look like a more  
 9 modern structure, separate and apart from the  
 10 historic cottage.  
 11 MR. MCCANTS: And that's the intent.  
 12 MR. HOWARD: And I think that's the  
 13 goal of the design.  
 14 MR. MCCANTS: That's right, that's  
 15 correct.  
 16 MR. HOWARD: So it's a matter of  
 17 whether -- I was just wondering if that was  
 18 worthwhile or not.  
 19 MS. SANDERS: Eclectic.  
 20 MR. ILDERTON: We're good?  
 21 MS. SANDERS: I'm good.  
 22 MR. ILDERTON: Steve, do you want to  
 23 jump in?  
 24 MR. HERLONG: Well, I'm struggling  
 25 with it. I mean, I look at that neighborhood, and

Page 15

1 MR. HOWARD: But I just -- like I say,  
 2 my thought was I think that works better in a city  
 3 environment where we've got this open lot. I'm  
 4 just not sure, and so I've got a question. It's  
 5 just something I want to see, watch and see how  
 6 this thing goes. I don't know if anybody else on  
 7 the board had that concern, but that was my  
 8 concern.  
 9 MR. ILDERTON: Rhonda?  
 10 MS. SANDERS: The exterior finishes  
 11 are similar?  
 12 MR. MCCANTS: No. The exterior  
 13 finishes are going to be -- on the new structure  
 14 is going to be HardiePlank Artisan. It's going to  
 15 be a thick material. It's not going to be wood  
 16 like it is on the historic house.  
 17 MR. ILDERTON: But it will be cladded?  
 18 MR. MCCANTS: Yes.  
 19 MR. ILDERTON: It would look the same?  
 20 MR. MCCANTS: Yes, other than the area  
 21 on the back of the house on the backyard that  
 22 encloses the bathroom, the master bathroom on that  
 23 second floor, and that's going to be a board and  
 24 batten feature there.  
 25 MS. SANDERS: I guess what I'm saying

Page 17

1 I see a lot of gabled roof structures. You know,  
 2 when I look at the site plan, there's -- I'm not  
 3 even sure that there's a reason.  
 4 I mean, there's a way to -- with such  
 5 a large lot, there has to be a way to do an  
 6 addition without the need for that setback relief  
 7 with all of that room, and I am just -- I keep  
 8 thinking it's not truly -- well, the term we use a  
 9 lot -- compatible with the historic structure  
 10 that's there.  
 11 It just confuses me a little bit when  
 12 I look at this structure as a one-and-a-half-story  
 13 structure, just nicely proportioned, and here  
 14 we've got a two-story wall on the new structure  
 15 with a hip roof, a broken hip, when we've got a  
 16 12/12 gable over on the historic structure, so I  
 17 just -- it just confuses me, and I'm not sure it's  
 18 the right thing to do immediately adjacent and  
 19 attached to the historic structure.  
 20 MR. ILDERTON: I think the hip sort of  
 21 throws me off too. And like I say, I don't think  
 22 there's any way to make -- I guess this is a  
 23 12/12, the original one. I mean, I don't have a  
 24 problem really with the contemporary aspects of  
 25 the house. I can see the idea of making them

Page 18

1 different. That's done downtown a lot, in  
2 downtown Charleston, with the additions and all  
3 made dramatically different. So I don't have a  
4 problem with the contemporary aspect of the --  
5 some of the ideas being contemporary and all, but  
6 the -- I guess the hip is throwing me off a little  
7 bit.

8           And then I don't know, you know. And  
9 like you say, it may be -- might be the drawing.  
10 It just looks a little bulky the way it's on  
11 there, but there may be a way to leave it in place  
12 and just change rooflines or something so  
13 there's -- I don't know.

14           Or I guess they want to have -- I  
15 mean, I guess the idea is they want to have some  
16 sort of Jasper presentation, as opposed to setting  
17 this structure sort of to the side or back and, I  
18 mean, behind this structure. I mean, this sits on  
19 the lot -- I mean, the house itself pretty much  
20 sits not at center, but not really over to one  
21 side completely on the lot, and maybe they need --  
22 because it needed to be there because of the flow  
23 or something of the house. I don't know.

24           MR. MCCANTS: Well, yeah. We're  
25 tucking it over to the side -- well, for one

Page 20

1 bit of trouble with it, too, and I'm not sure what  
2 it is. It seems to me as though in the past, we  
3 have tried to make additions to historic  
4 properties compatible with the existing property,  
5 rather than make it different, and that's one of  
6 the issues that I have with it. I'm okay with the  
7 property itself, but just the exterior design is  
8 confusing to me, I think as it is to others.

9           And I'm okay. I guess we've struggled  
10 a little bit with whether or not we should go  
11 along with HardiePlank on historic structures or  
12 additions to historic structures where the  
13 structure itself, the wood -- I've looked at it  
14 somewhat, and it's pretty good siding on the house  
15 now, I think.

16           MR. MCCANTS: Yes, sir. No, we're not  
17 changing that. It's a new structure. And the  
18 Hardie Artisan is the same thickness.

19           MR. WRIGHT: And it maybe even looks  
20 like it. I'm okay with that.

21           How about the windows? Are they going  
22 to be 12-light windows, the new windows, to match  
23 the existing windows?

24           MR. MCCANTS: No, sir.

25           MR. WRIGHT: No? I'm not sure that

Page 19

1 thing, it's a garage on the back side of it, and  
2 secondly, we don't want the garage to block the  
3 back porch. These folks seem to be living in the  
4 backyard, not up on Jasper Boulevard. So if we  
5 take it and we push it over farther, we're going  
6 to end up blocking off the area, figure out more  
7 living space.

8           So as it is now, you can see that the  
9 garage is already encroaching into the great room  
10 area, so by taking and pulling it over to where  
11 we're compliant with the setback, it's going to  
12 further block that great room off.

13           MR. ILDERTON: I mean, I really don't  
14 have -- the setback is not the issue. I'm  
15 really -- I'm really -- to me, I wouldn't have a  
16 problem granting the setback if it just -- if I  
17 felt better about it architecturally, quite  
18 frankly, I mean, to me, and I guess it's either  
19 I'm not seeing it right or something. Anyway, I  
20 guess we need to talk about it a little bit.

21           Duke, do you want to jump in?

22           MR. WRIGHT: Are you going to punt?

23           MR. ILDERTON: Well, right now, yeah.

24           We're all punting right now, so we're not sure.

25           MR. WRIGHT: I think I have a little

Page 21

1 wouldn't be nice. And the same way with this  
2 stairway over here, maybe rather than go  
3 contemporary, match the existing porch railing and  
4 whatnot. It's just -- it's interesting. I don't  
5 have any trouble with the addition; I think it's  
6 just some of the details of the design.

7           MR. MCCANTS: Well, let me pose this  
8 to y'all, because if we were to take and do the  
9 same pitch roof that we have on the existing  
10 structure on that, that structure's going to look  
11 even more massive. And one of the theories for  
12 doing the hip roof on this was that it would -- it  
13 wouldn't present as massive by having a large  
14 gable at the end. And I think it would overwhelm  
15 the other house if we had that large gable at the  
16 end.

17           And so if you try to look at this on a  
18 people scale, rather than flat elevation like  
19 you're looking at now, you're not going to see  
20 much of that roofline. You know, what you're  
21 going to be seeing is overhang brackets, and  
22 that's -- hopefully, the roofline's going to  
23 disappear, and that's why it's done as a hip roof.

24           MR. HERLONG: The way I see this --

25 and I agree with Pat. I almost never have any

Page 22

1 trouble with granting setback relief when it seems  
2 to be the right thing to do. In this case -- and  
3 I also agree that an addition could be a more  
4 contemporary -- stylistically more contemporary  
5 than the historic structure. I have no trouble  
6 with that.

7 But I think here the existing home is  
8 a smaller scale than this larger two-story  
9 addition, and you're kind of masking it by putting  
10 the lower hip roof on it. It just -- the scale of  
11 the addition, as it's currently set up in general,  
12 just seems to be a little overwhelming to the  
13 actual historic house. That's all.

14 MR. CRAVER: I have a question here,  
15 because this seems to come up every once in a  
16 while, and that is the difference between whether  
17 they have met the requirements of the ordinance,  
18 and then when it gets into our applying --

19 Y'all didn't ask me if I liked the  
20 design. You just asked me whether -- what I  
21 thought about it, and I think it meets the  
22 requirements, and so I was -- I'm willing to  
23 approve it. I think it's a shitty design, but  
24 I'll do it.

25 MR. ILDERTON: I think we're here to

Page 24

1 MR. LANCTO: We need to look at it on  
2 a compatibility issue here, and not just with the  
3 existing structure, but with the whole  
4 neighborhood. And if it was a stand-alone  
5 structure, then we wouldn't be having -- like what  
6 we said here, it wouldn't be a problem, but the  
7 fact that it is attached to this structure, is it  
8 compatible with this structure, and in further  
9 looking at it and hearing the comments, I don't  
10 think it is. I don't think it's compatible with  
11 that structure.

12 MR. CRAVER: What is the compatibility  
13 issue? Is it a compatibility -- the size and  
14 massing or --

15 MR. ILDERTON: Yeah. I think the size  
16 and massing is the main difficulty.

17 MR. CRAVER: I want to make sure we  
18 give them good input.

19 MR. ILDERTON: I mean, I think -- for  
20 instance, I don't know that they would want to do  
21 this, but like if that master bedroom area was on  
22 the same level or a little bit lower, so it's  
23 not -- and the garage area was another addition or  
24 something like that. I know there's a cost issue  
25 that the owners, I'm sure, are worried about as

Page 23

1 critique the design and whether it's  
2 architecturally appropriate or not. We're not  
3 here to just enforce an ordinance. We're here to  
4 say do we like the design or not.

5 MR. CRAVER: I'm not sure that we are.  
6 I mean --

7 MR. ILDERTON: I mean, that's what the  
8 design review board's about, I mean, as far as  
9 it's much, much more about that than it is about  
10 do they meet the --

11 MR. HERLONG: In this instance,  
12 however, if this was an existing addition that was  
13 not historic, I don't think we'd be having this  
14 discussion. The fact is this is a historic  
15 structure, so they need more of our attention, in  
16 my opinion, and I think that's generally been the  
17 board's view. Because it's historic, I think we  
18 owe it to the town to make sure that we're not  
19 adversely affecting that historic structure with  
20 the addition.

21 MR. CRAVER: So what is the standard  
22 that we're applying, then, to judge --

23 MR. HERLONG: There are actually --  
24 weren't there like eight standards in the  
25 ordinance that you'd need to --

Page 25

1 far as building a separate structure for the  
2 garage area and stuff, but anyway, it's --

3 MS. SANDERS: So are you suggesting if  
4 they looked like they were separate structures  
5 instead of attached, more like in a breezeway,  
6 that it would be more acceptable, or just that  
7 it's not all together?

8 MR. ILDERTON: I think it's too  
9 massive, basically. I just think it's too massive  
10 for this house. That's my -- that's what I'm  
11 looking at, the way I --

12 MS. SANDERS: And I think part of the  
13 issue --

14 MR. CRAVER: So is it not -- it's not  
15 the square footage, it's the --

16 MR. ILDERTON: I don't have a problem  
17 with the square footage.

18 MS. SANDERS: It's a straight wall.

19 MR. CRAVER: That's what I'm -- I just  
20 want to make sure we give good direction and --

21 MS. SANDERS: And I think like just  
22 looking at it straight on, maybe the drawing's a  
23 little bit deceiving, because you're trying to  
24 show the original, which makes it obvious that  
25 it's original, but you don't see the siding and

Page 26

1 the roofing, so it looks like it's totally  
2 different, which it may not be, so I think it  
3 might be partly presentation.  
4 MR. WRIGHT: Well, there is a large  
5 cedar tree there that masks --  
6 MR. MCCANTS: And oak trees and all.  
7 You won't see much of it.  
8 MR. WRIGHT: This is from Jasper. If  
9 anybody walked around and looked at it, there's a  
10 tremendous cedar tree. It's shown here on the  
11 plat.  
12 But I think detailing -- again, I go  
13 back to the question as far as are we concerned  
14 about the addition being incompatible with the  
15 existing house, which is a 100-year-old structure.  
16 I think it's a very valuable asset to Sullivan's  
17 Island. Are we concerned about this addition  
18 taking away the value of that historic structure,  
19 rather than adding to it?  
20 MR. HERLONG: Well, it's my opinion  
21 that it confuses -- it's a confusing --  
22 stylistically confusing full property and not  
23 necessarily -- maybe the term might be respectful  
24 of the historic structure, original structure, the  
25 historic front part and then that little smaller

Page 28

1 full of big sliding glass doors that's on the back  
2 of it now.  
3 MS. SANDERS: Not historic.  
4 MR. MCCANTS: Correct. And all  
5 that -- that section's all being removed.  
6 MS. SANDERS: So that would be a vast  
7 improvement.  
8 MR. HOWARD: Well, what are we -- are  
9 these sliding? Are these just French doors?  
10 MR. MCCANTS: The doors that are on  
11 there now would be French doors, yeah.  
12 MR. ILDERTON: I think -- I mean, it  
13 seems to me you could possibly keep the same  
14 footprint and even the same layout if you change  
15 the roof structure a little bit and dropped it  
16 down with some -- I don't know. I don't know if  
17 that's possible. I don't know if that's -- you've  
18 already dropped it down some. You've already  
19 dropped the roof down some, but --  
20 MS. SANDERS: Similar dormers?  
21 MR. ILDERTON: Yeah.  
22 MR. MCCANTS: Right, because it's --  
23 well, you know, we have a garage underneath it, so  
24 that's where it's raising that up.  
25 MR. ILDERTON: Yeah. That's the

Page 27

1 wing on the back. I think the scale of this  
2 addition should be broken down more so that it  
3 shows the original structure as the main  
4 structure, and that's just very subjective.  
5 There's no way to say -- I can't say what would be  
6 done, but that's just my opinion.  
7 MR. MCCANTS: Well, Steve, in essence,  
8 if you look at it, this structure is set back well  
9 beyond the main body of the house. The main body  
10 of the house -- the front of the proposed new  
11 addition is 16 feet past the back of the new  
12 house, so it's not that it appears that it's going  
13 to be even attached to it. It's going to appear  
14 more as a background building, and that was the  
15 intent.  
16 MR. HOWARD: Well, I could say even  
17 some of these changes, not just the addition  
18 itself, but -- I mean, there's some changes to the  
19 back of the original structure that actually  
20 upgraded or updated, but changed the overall  
21 atmosphere of the rear. It does bring the rear of  
22 the historic cottage almost a very modern setting.  
23 MR. MCCANTS: Well, if you look at it  
24 now, the addition that's been added onto it is a  
25 big -- I don't know what you call it -- sunroom

Page 29

1 problem. I mean, the garage is the problem. I  
2 mean, the garage is making a problem.  
3 MR. MCCANTS: Sure.  
4 MR. ILDERTON: Not that I object to a  
5 garage, but -- because the garage is making it  
6 more massive and taller and everything else.  
7 MR. MCCANTS: Well, you know, if you  
8 look at it from the street side, we've got the  
9 transition of the one-story element on the new  
10 area that ties in with the historic structure, and  
11 then when you step back beyond that is when we hit  
12 the two-story element. So we've worked trying to  
13 achieve some kind of transgression, rather than it  
14 not being just a massive two-story building on the  
15 front of it.  
16 And again, it's set back well beyond  
17 the front facade of the historic building, as well  
18 as set back beyond the back of the historic  
19 building.  
20 MR. ILDERTON: Your side windows are  
21 at one level in there, and your front -- and that  
22 front dormer window is another several feet  
23 higher.  
24 MR. MCCANTS: Yeah, that is correct,  
25 and it was to get enough fenestration on that



Page 30

1 front view.  
 2 MR. ILDERTON: I mean, it seems to me  
 3 you could drop the whole roofline down several  
 4 feet and let some of those windows in the master  
 5 area and all come up into the --  
 6 MR. MCCANTS: Well, then it would  
 7 intersect with that front shed that we have.  
 8 MR. ILDERTON: Well, I'm just saying  
 9 the shed's awful high. It's a lot higher than  
 10 those windows. I mean, the shed -- I'm not sure  
 11 what that shed's doing, but it's a lot -- your  
 12 windows are a lot higher, and I'm not sure what  
 13 that dormer window -- it looks like it's going to  
 14 be -- I mean, it's going to be a lot higher than  
 15 the rest of the windows.  
 16 MR. MCCANTS: It is.  
 17 MR. ILDERTON: And I don't know why  
 18 that needs to be that way.  
 19 MR. MCCANTS: I mean, it could be just  
 20 completely eliminated, but it would make that  
 21 transition pretty odd.  
 22 MR. ILDERTON: I mean, you could  
 23 get -- I mean, you could make the roofline -- I  
 24 mean, you could drop the whole thing lower by  
 25 doing some things, I mean, without -- I mean,

Page 32

1 that house, and it's just throwing everything out  
 2 of scale. That's what I'm seeing about it  
 3 that's -- it's almost impossible to be able to  
 4 architecturally control that addition.  
 5 MR. WRIGHT: Is it too much to ask --  
 6 Were you done, sir?  
 7 MR. HERLONG: The only other issue I  
 8 have is that when I look at the Goldbug side of  
 9 the house, that bath, master bath, is hanging up  
 10 in the air, and so the -- even though that side,  
 11 it's off of Goldbug, it's just -- it just seems to  
 12 conflict with the historic portion of the house in  
 13 a lot of ways, and I don't know how you resolve it  
 14 without rethinking some issues there.  
 15 MR. WRIGHT: Have you looked at this  
 16 addition being directly at the back of the house  
 17 as opposed to the side of the house? I think  
 18 that's where you're going with this. I think I  
 19 am.  
 20 MR. HERLONG: However, I understand  
 21 the dilemma. You want to open up -- the house has  
 22 views in the backyard, and that's what you want to  
 23 preserve. It's just that there may be other  
 24 solutions that are more respectful of that  
 25 historic house, in real general terms. That's all

Page 31

1 still getting your garage and things like that.  
 2 And the garage looks -- I mean, why --  
 3 it looks like the garage is -- that's 8 feet, and  
 4 3 feet before you hit the ceiling of the garage.  
 5 I mean, is the garage like 11 or 12 feet tall when  
 6 you drive into it? It's going to be really --  
 7 MR. MCCANTS: No, no. If you look at  
 8 the first-floor plan, you'll see that you step  
 9 down into the garage.  
 10 MR. ILDERTON: 8 feet here, but, I  
 11 mean, that looks like it's --  
 12 MR. WRIGHT: You're going to be  
 13 another 3 feet.  
 14 MR. ILDERTON: I understand. It's  
 15 pushing the whole thing up. It's just making  
 16 it -- I mean, I don't know that it needs to -- I  
 17 mean, do you need that much extra footage? You  
 18 know, I don't know.  
 19 MR. HERLONG: I look at the basic  
 20 scale of the historic structure that sits closer  
 21 to the ground, and it's almost like just my gut  
 22 tells me do an addition that's a master suite  
 23 somewhere and then do a garage that's somehow  
 24 connected and break it up. It's just like there's  
 25 too much mass trying to happen right adjacent to

Page 33

1 I'm saying.  
 2 MR. CRAVER: I hear what you guys say,  
 3 and I think what I don't like is the appearance on  
 4 the outside, maybe it's what appears to be  
 5 different roof materials, but other than that,  
 6 looking at the design of the house on the  
 7 inside -- and if they have to -- if he has to  
 8 break it up and link it together and everything,  
 9 he loses the whole effect of the great room, the  
 10 porch opened up to the existing part of the house.  
 11 And, I mean, they ought to be able to do that, so,  
 12 I mean, we shouldn't say that any time anybody  
 13 wants to do something with a historic house, they  
 14 got to do a link or something. They ought to be  
 15 able to make the mass bigger as long as it works,  
 16 so is it --  
 17 MR. ILDERTON: But it's not working.  
 18 MR. CRAVER: Well, but is it the  
 19 garage being there that makes the mass too much?  
 20 MR. ILDERTON: I don't know. It seems  
 21 like you say --  
 22 MR. HOWARD: You said: I think this  
 23 is a bad design.  
 24 MR. CRAVER: I said I don't like it.  
 25 I didn't like it initially. Now that I look at it

Page 34

1 more, it was the -- I think it's the roof  
 2 materials, and it just looked sort of odd, just  
 3 looking at it.  
 4 But I'm looking at the inside, and I  
 5 go, okay, why shouldn't he be allowed to add to  
 6 this historic structure and accomplish that? And  
 7 so if we say he ought to be able to accomplish  
 8 that, what is it that this board can say you need  
 9 to do in order to get our approval? Is it -- is  
 10 it the massing of having the garage there that  
 11 creates the problem? I'm just --  
 12 MR. ILDERTON: I think we've said --  
 13 we sort of said -- what I've said and Steve said,  
 14 and I think everybody has had a reservation, and  
 15 we can't say exactly how to design it -- that's  
 16 not our job -- but I think we've stated our  
 17 reservations with -- in some measure.  
 18 Do we want to take a vote on it?  
 19 MR. LANCTO: We have to have a motion  
 20 in order to --  
 21 MR. CRAVER: I make a motion that we  
 22 approve it as submitted.  
 23 MR. ILDERTON: Do I hear a second?  
 24 MR. CRAVER: Well, evidently, that  
 25 didn't fly.

Page 36

1 what exactly are we suggesting is not compatible?  
 2 What has to change? What needs to change? Does  
 3 this need to match this?  
 4 MR. ILDERTON: Again, we don't need to  
 5 say exactly what needs to change. That's not our  
 6 job. It's not our job. We need to express our  
 7 reservations more than anything else.  
 8 MS. SANDERS: But this structure needs  
 9 to respect the historic?  
 10 MR. ILDERTON: Yeah, the massing. I  
 11 think the main thing is just it's just so massive.  
 12 That's my biggest objection.  
 13 MS. SANDERS: It's massive; it's not  
 14 that they match.  
 15 MR. ILDERTON: It's not because it's  
 16 contemporary or that it's got contemporary aspects  
 17 to it. That's my take on it. Now, that may be  
 18 other folks on the board's reservation, but my  
 19 take on it personally, as a member of the board,  
 20 is it's just -- it just overwhelms the --  
 21 MS. SANDERS: So if it were behind it,  
 22 facing the other street, it wouldn't be an issue?  
 23 MR. ILDERTON: I don't know about that  
 24 either. I mean, you know, if it's the same  
 25 structure and you just move it over, I don't know

Page 35

1 MR. LANCTO: I make a motion we deny  
 2 it.  
 3 MR. ILDERTON: Do I hear a second?  
 4 MR. CRAVER: Let's think hard about  
 5 denying it, because denying it has implications.  
 6 MS. SANDERS: I still go back to I  
 7 think the drawing's a little bit deceiving. I  
 8 understand everybody's reservations, but again, if  
 9 this were shaded similarly to how it is to this,  
 10 it may look differently. And I realize the side  
 11 looks very flat without any -- which is probably  
 12 the issues that might conflict with the design  
 13 review, but -- so what is the solution? What is  
 14 the solution?  
 15 MR. ILDERTON: I mean, one thing -- I  
 16 mean, I don't know. Randy, if it's denied --  
 17 MS. SANDERS: What are the issues?  
 18 MR. ILDERTON: If it's denied, is  
 19 there a time limit? Can they come back maybe next  
 20 month?  
 21 MR. ROBINSON: He can come back next  
 22 month with a different design. That's not a  
 23 problem.  
 24 MR. ILDERTON: So there's no real --  
 25 MS. SANDERS: I guess my question is

Page 37

1 that that would really work or would they want to  
 2 do that, and I wouldn't suggest that. That's  
 3 not -- I wouldn't say that. I think it's just the  
 4 massing is just too -- it's just fairly massive.  
 5 And I really don't understand the  
 6 height, why it has to be that high. I'm still not  
 7 seeing -- I'm seeing a garage that's like 11 or  
 8 12 feet tall and then a whole 'nother living area  
 9 above that, unless I'm looking at the plans wrong,  
 10 and I don't know why it needs to be that -- what's  
 11 going on there.  
 12 MR. CRAVER: If the garage were not  
 13 there, if it were just not there at all --  
 14 MR. ILDERTON: That would make a huge  
 15 difference.  
 16 MR. HOWARD: Well, I think that's one  
 17 of our first options that we're giving you. I  
 18 think the board would actually -- sounds like  
 19 they'd be happier with an addition onto the home  
 20 and a separate garage.  
 21 MR. ILDERTON: Architecturally, there  
 22 may be a way to keep the garage there as well as  
 23 having the master suite above the garage. So I'm  
 24 not saying there isn't, you know, there may be,  
 25 but making it -- you know, it's just the massing,

1 you know. So I don't want to say you can't have a  
 2 garage underneath it. I mean, I don't think --  
 3 that doesn't -- it may work that way. Personally,  
 4 that's what I'm speaking of from my point of view.  
 5 MR. WRIGHT: Would a three-dimensional  
 6 or a model --  
 7 MS. SANDERS: 3D, yes, that would  
 8 help.  
 9 MR. WRIGHT: Would that give us a  
 10 better feel for the massing of what we're talking  
 11 about here?  
 12 MR. ILDERTON: I don't know that we  
 13 can require that.  
 14 MR. WRIGHT: No, but I just -- that  
 15 might be a way to move it on forward. Otherwise,  
 16 I don't think we -- it seems to me as though the  
 17 consensus of the board is not to deny it and not  
 18 to approve it.  
 19 MR. ILDERTON: I don't know. We don't  
 20 have that consensus yet, I don't think. We've got  
 21 a motion on the table, and I guess neither motion  
 22 was seconded, approved or denied. Well, it's got  
 23 to go one way or the other, guys, okay. It's got  
 24 to -- you know, it's got to either be approved or  
 25 denied or -- I mean, we don't have any other

1 choice here, so if we're not going to motion to  
 2 approve it, then we're going to -- then we hear a  
 3 motion to deny it. We got to make a choice.  
 4 MR. CRAVER: Well, I second your  
 5 motion. What was your motion?  
 6 MR. HOWARD: To deny it.  
 7 MR. LANCTO: Let me modify the motion  
 8 to deny it based on neighborhood compatibility.  
 9 MR. CRAVER: And would it be like  
 10 21-111(g), where appropriate, the types of roofs,  
 11 the roof pitches, other aspects of the roof design  
 12 or distinctive architectural styles and  
 13 character -- let's see.  
 14 MR. LANCTO: Other factors as the  
 15 board may consider to be relevant.  
 16 MR. CRAVER: I just have this fear  
 17 that we're not giving them -- giving him the  
 18 right --  
 19 MR. ILDERTON: We've got a motion to  
 20 deny based on compatibility. Do I hear a second?  
 21 MR. CRAVER: I second that.  
 22 MR. ILDERTON: Okay. Now we have  
 23 discussion. We can have a discussion.  
 24 MR. LANCTO: And it's a good point to  
 25 give them some guidance at this point.

1 MR. ILDERTON: Right, right.  
 2 MR. HERLONG: I would say that we  
 3 would request the applicant to continue to study  
 4 the massing and scale of the addition to make it  
 5 more compatible with a historic structure. I  
 6 think that's -- period. Because I think that's  
 7 where the problem lies.  
 8 MR. CRAVER: I'm just trying to get --  
 9 MR. HERLONG: It's not specific, and I  
 10 don't think it can be any more specific than that.  
 11 MR. ILDERTON: It's not our -- we  
 12 can't be too specific. That's not our job.  
 13 MR. CRAVER: Yeah, but I think we --  
 14 MR. HERLONG: It gives the applicant  
 15 room to go in any direction to try to come back to  
 16 the board.  
 17 MR. HOWARD: Can we ask the architect,  
 18 are you getting any feel as to where we want you  
 19 to go?  
 20 MR. MCCANTS: Oh, sure.  
 21 MR. HOWARD: You are?  
 22 MR. MCCANTS: Sure. Basically,  
 23 massing and scale seems to be the hang-up, so I  
 24 get it. And I don't completely agree with all the  
 25 statements that were said; however, I do know that

1 certain areas of this are massive when you look  
 2 around the side and the back of it, but, you know,  
 3 we worked on trying to make it to where it was a  
 4 background building, so the historic building  
 5 stood out from the street, which it will with the  
 6 way this is set up, but that's fine. You know,  
 7 this is being brought in as preliminary to go  
 8 through to find out what the board thinks about  
 9 it, then to move on and continue with the design  
 10 work of it.  
 11 Now, the problematic thing is, and Pat  
 12 even said it, we're trying to consolidate a garage  
 13 into this, and now by losing the garage, now we're  
 14 incurring a lot more cost on my clients by  
 15 building a separate garage on the property, which  
 16 we're also going to get into lot coverage issues,  
 17 because in the future, they're going to want a  
 18 pool as well, and so the garage is going to eat up  
 19 some of our lot coverage by not having it  
 20 consolidated with this. But that's not your  
 21 concern, is it?  
 22 MR. HOWARD: But the board is not  
 23 specifically denying the garage. There is some  
 24 concern about the roof pitch in the house.  
 25 MR. MCCANTS: Sure, sure.

Page 42

1 MR. HOWARD: But it's not denying that  
2 you --

3 MR. MCCANTS: And you're absolutely  
4 correct.

5 MS. SANDERS: And you also get some  
6 relief for historic if you -- for lot coverage.

7 MR. ROBINSON: And this house is not  
8 more than 6 feet off the ground.

9 MR. MCCANTS: Right.

10 MR. ROBINSON: So you can actually --  
11 the garage is exempt from the lot coverage  
12 requirements.

13 MS. SANDERS: Thank you. That's what  
14 I was -- that's what I was fishing for.

15 MR. CRAVER: So if you look at the  
16 left elevation, and there's a big, sort of massive  
17 wall there, would doing -- you know, changing --  
18 breaking up that wall in some fashion and having  
19 an elevated setback -- don't we have an elevated  
20 setback?

21 MR. MCCANTS: For a second floor.  
22 This is really first floor. Like if I were to  
23 incorporate a band around that, then it would  
24 really stand away from the other structure,  
25 because like, all right, here's a one-story

Page 44

1 MR. HERLONG: We're on Item No. 4,  
2 2205 Middle Street, a commercial addition.  
3 Randy, can you explain it to the  
4 board?

5 MR. ROBINSON: Yeah. 2205 Middle  
6 Street, Station 22 restaurant, is coming to you  
7 for some front to side changes. They want to put  
8 a front stair on the structure. They're going to  
9 remove the existing stair that goes up underneath  
10 the porch. They want to add some roof changes, I  
11 believe some window and door changes to the front  
12 of the building. There are interior renovations  
13 going to go on. That's not under y'all's purview.  
14 I'll be looking at that for compliance with the  
15 ordinances and the codes.

16 One thing to keep in mind here, and  
17 it's a little bit -- this property is a little bit  
18 different than a lot of properties in that our  
19 ordinance states that a property -- a commercial  
20 building has to be between 5 and 10 feet -- their  
21 front setback can be as close to 5 and no more  
22 than 10, and they can go up to that 5-foot  
23 setback, but they need to have a 6-foot walkway  
24 out in front of the structure.

25 This structure allows parking right up

Page 43

1 elevated building next to a building that's on a  
2 crawl space.

3 MR. HOWARD: But we're saying the  
4 garage does not have to be.

5 MR. CRAVER: I'm just trying to run  
6 things up.

7 MR. MCCANTS: No. I understand. No.  
8 I get it.

9 MR. ILDERTON: All right. Let's call  
10 for a vote here.

11 Everybody in favor of the motion,  
12 raise their hand or say: Aye.

13 MR. WRIGHT: Aye.

14 MR. ILDERTON: Aye.

15 MR. HERLONG: Aye.

16 MS. SANDERS: Aye.

17 MR. HOWARD: Aye.

18 MR. LANCTO: Aye.

19 MR. CRAVER: Aye.

20 MR. ILDERTON: Anybody opposed?  
21 (No opposition.)

22 MR. ILDERTON: All right. Thank you,  
23 sir.

24 I've got to recuse myself on this one.  
25 I'm going to turn the floor over to Steve.

Page 45

1 to the structure, so we have a little different  
2 element. The new stairs coming down would be in  
3 that walkway, but there is a walkway underneath  
4 the porch.

5 And anyway, I've advised the applicant  
6 to come up with a good way to define that walkway  
7 underneath that porch. It still meets the  
8 required setbacks. It's just that they don't have  
9 that walkway out front; it will now have to go  
10 under the porch.

11 But I'll let the applicant go ahead  
12 and present and save any comments for after.

13 MR. THOMPSON: Good evening. I'm  
14 David Thompson. I'm the architect for the  
15 project. I've got my clients with me tonight,  
16 Marshall, whom everybody knows well, and Richard  
17 Stoney, who's partnered with him. Both of them  
18 have extensive restaurant background, Richard with  
19 the Boathouse.

20 And my charge from them was to update  
21 Station 22 to where it kept its identity, and it's  
22 an important part of the community, but upgrade it  
23 to be able to compete with other restaurants on  
24 the island and recognize changes in the way people  
25 eat out. A lot's happened since it's been opened,

Page 46

1 so a lot of what the design that I'm working on  
 2 from the inside out is to address that, and that  
 3 affects the porch.  
 4 Like Randy said, there's a large scope  
 5 of work inside, working from the kitchen back,  
 6 extensive kitchen renovations, compliance,  
 7 upgrades for the bathrooms, interior finishes,  
 8 pushing us to the bar. Which a big trend right  
 9 now, whether it's here on the island, Mount  
 10 Pleasant, even downtown at Fleet Landing, Rita's  
 11 on Folly Beach, is this sort of indoor/outdoor  
 12 component of the bar, and that more casual way of  
 13 eating and drinking kind of spilling out into the  
 14 public, which you can see successfully at other  
 15 restaurants on the island, and that's the big push  
 16 for why we're addressing the stair.  
 17 I brought some photos, and I assume  
 18 that's okay for me to hand out that, correct?  
 19 Right now, the stair is set back and  
 20 actually cut out of the porch. It's hard to see,  
 21 it's dark, and it doesn't give a real clear  
 22 entrance to where you're supposed to be going,  
 23 which is a problem when you're trying to be  
 24 inviting, which is what restaurants are.  
 25 So what we've proposed is to in-fill

Page 48

1 are up there. It's kind of the see and be seen.  
 2 You want to know that people are up there having a  
 3 good time, and part of that is changing the  
 4 railing design back to a more traditional, whether  
 5 that be Sullivan's Island, Edisto, Pawleys, a  
 6 three-board rail.  
 7 Which there are some photographs of a  
 8 house that I worked on in Debidue that  
 9 incorporates very similar rail detailing that  
 10 allows us to use a three-board in conjunction with  
 11 cable rail to be able to meet the code. You can  
 12 see from a distance, the cable rail virtually goes  
 13 away, but from up close -- there's a photo right  
 14 at the end -- the detailing of it's nice. I think  
 15 it's a good solution.  
 16 The specifics of the site that Randy  
 17 pointed out are what the first part of the  
 18 photographs are. It's interesting, because the  
 19 pedestrian path, the sequence of how you walk up  
 20 the block is actually more aligned with what we're  
 21 proposing. To relocate that six-foot clear  
 22 walkway beneath the porch actually lines you up  
 23 better with the rest of the sidewalk and the rest  
 24 of the businesses along the pedestrian route. In  
 25 my opinion, it actually makes the walk safer as

Page 47

1 the hole in the floor where the stair currently  
 2 comes up, which would allow us to position a new  
 3 bar right there at the facade, to be able to  
 4 install new windows that could hinge overhead,  
 5 similar to what the barbecue place has done,  
 6 similar to what Poe's did years ago, to relocate  
 7 those stairs to the front of the porch. So the  
 8 porch is existing. The porch structure remains as  
 9 is. The stairs would be pushed forward.  
 10 And I've put some examples of  
 11 photographs of 15 structures within blocks of this  
 12 that have not exactly the same, but similar  
 13 stairs. So it's, in my mind, very  
 14 coherent/cohesive with traditional and  
 15 contemporary work on the island as far as the  
 16 stair arrangement.  
 17 One of the other factors in dealing  
 18 with the porch, in trying to make it more  
 19 inviting, is the light, which is why we're  
 20 proposing to change the roofline and leave it more  
 21 open as a truss, to bring more light in, to make  
 22 it feel a lit bit more -- to increase the volume  
 23 underneath there, so it doesn't feel dungeon-like.  
 24 Also, to increase visibility towards  
 25 the porch. It's not just about the people that

Page 49

1 well, because you're moving the pedestrians away  
 2 from the nose of the cars.  
 3 So those, I think, are the two big  
 4 issues. The third is how do you control that?  
 5 How do you designate it? We've met with Randy  
 6 twice. We've met with Pat, who is the building  
 7 owner, who's supportive of us designating --  
 8 physically designating on the path, that there's  
 9 not going to be any sort of -- we're not going to  
 10 get encroachment of furniture or displays, that we  
 11 would have a true designated pedestrian access of  
 12 6 feet under there, which is actually greater than  
 13 what exists from face to curb.  
 14 So we're increasing it to be  
 15 compliant, we're realigning the pedestrian path,  
 16 we're making the porch more inviting, and we're  
 17 working within the ordinance.  
 18 I could answer questions. I don't  
 19 know if Richard or Marshall might say anything,  
 20 but they're willing to answer questions as well.  
 21 MR. HERLONG: Do you have anything to  
 22 add?  
 23 MR. STONEY: Not at this time.  
 24 MR. STITH: I've never been this  
 25 silent in my life. I just had neck surgery, so

Page 50

1 I'm not feeling too hot, but thank you for the  
 2 opportunity.  
 3 MR. HERLONG: Okay. So is there any  
 4 public comment?  
 5 (No comments.)  
 6 MR. HERLONG: Public comment section  
 7 is closed.  
 8 Randy, do you have any final comments?  
 9 MR. ROBINSON: No. I just want to say  
 10 that this is a special exception, a restaurant is  
 11 a special exception in the commercial district,  
 12 and that outdoor patio, porches, and decks are  
 13 permitted, but it does say that -- there is an  
 14 ordinance, and I believe it's in our noise  
 15 ordinance, that says that the door -- the windows  
 16 on this bar will need to be closed at a certain  
 17 time, because it can't be open.  
 18 And under (e) -- excuse me. Let me go  
 19 back a little bit. Under 21-50(e), it says no  
 20 outdoor entertainment or speaker system is  
 21 permitted, but you can serve food and drinks out  
 22 on the porch.  
 23 But I just want y'all to be aware of  
 24 those limitations. I have nothing.  
 25 MR. HERLONG: Okay. Any thought -- do

Page 52

1 MR. ROBINSON: There's 5 feet.  
 2 MR. LANCTO: But the noses of those  
 3 cars are within 3 feet of the concrete block wall  
 4 line.  
 5 MS. SANDERS: Yeah.  
 6 MR. THOMPSON: Is it okay for me  
 7 to respond? I don't --  
 8 MS. SANDERS: Sure, absolutely.  
 9 MR. HERLONG: We're having a  
 10 discussion.  
 11 MR. THOMPSON: We've talked with Pat  
 12 about that as well. We've all talked about it.  
 13 It really comes down to an operations. We've  
 14 talked about two ways that we could deal with  
 15 that. One is parking blocks, which can be  
 16 situated and fixed in place, and that's going to  
 17 help with the overhang. And second would be to  
 18 look at bollards, and not a commercial Walmart  
 19 steel-with-concrete kind of bollard. We could do  
 20 a decorative, simple, wooden bollard that's at the  
 21 face of the curb.  
 22 There's currently just over 5 feet  
 23 from the face of the column to the curb. The  
 24 stair has -- there's extra room with the stair  
 25 there for where we could attach that.

Page 51

1 you have any thoughts that might help the board  
 2 when it comes to the traffic and parking relative  
 3 to the stair addition?  
 4 MR. ROBINSON: I don't think the --  
 5 you know, the parking is going to be -- any  
 6 parking would be prohibited by this stair system.  
 7 Traffic shouldn't be affected. You're coming at  
 8 it on the existing walkway, provided that walkway  
 9 is provided under the deck and it is a clear  
 10 walkway. I mean, whether the walkway's out where  
 11 the cars are or whether it's underneath the deck,  
 12 there is a walkway.  
 13 MR. LANCTO: So is this going to  
 14 eliminate the parking spots?  
 15 MR. ROBINSON: No, sir, not at all.  
 16 MS. SANDERS: I don't see how the  
 17 stairs are going to fit in there.  
 18 MR. ROBINSON: The parking will stay  
 19 exactly the same.  
 20 MS. SANDERS: I don't see how the  
 21 stairs are going to fit right there.  
 22 MR. THOMPSON: There's 5 feet.  
 23 MR. LANCTO: The cars are parked where  
 24 the stairs are.  
 25 MS. SANDERS: Right.

Page 53

1 MS. SANDERS: What's the width of the  
 2 stairs?  
 3 MR. THOMPSON: The width of the stairs  
 4 is approximately 4 feet.  
 5 MS. SANDERS: Right. So there's a  
 6 foot between the stair and a --  
 7 MR. THOMPSON: Correct.  
 8 MS. SANDERS: So unless you're driving  
 9 a Mini Cooper or a golf cart, you can't park  
 10 there, if you have a bumper.  
 11 MR. THOMPSON: No. There's 5 feet  
 12 before you even get to the curb. That doesn't --  
 13 it doesn't -- actually, if we look at the site  
 14 plan, I might be able to show you better.  
 15 MS. SANDERS: This one?  
 16 MR. THOMPSON: So right here, the  
 17 existing columns are there, and cars are parked  
 18 here. Here's the curb.  
 19 MS. SANDERS: Like this picture.  
 20 MR. THOMPSON: Correct. So that stair  
 21 will fit between there and there if there were  
 22 parking blocks so that you weren't pulled up to  
 23 the curb.  
 24 MR. HERLONG: There's an offset right  
 25 here that I'm seeing right here, so you've got an

Page 54

1 extended -- the curb in front of the building is  
 2 further out than the curb in front of, I'll say,  
 3 the Iderton office building over there.  
 4 MR. THOMPSON: Correct.  
 5 MR. HOWARD: So you're saying this  
 6 line right here is the concrete curb, this right  
 7 here?  
 8 MR. THOMPSON: That's right, which we  
 9 won't be touching.  
 10 MS. SANDERS: But these cars that  
 11 you -- this picture that you've provided, which is  
 12 very helpful, shows these cars 2 feet over.  
 13 MR. CRAVER: Every one of them --  
 14 MS. SANDERS: And these aren't even a  
 15 Toyota Tundra.  
 16 MR. THOMPSON: And there's no parking  
 17 blocks. That's what I'm saying. There's nothing  
 18 to control them.  
 19 MS. SANDERS: I know, but if there  
 20 were parking blocks, then 90 percent of the cars  
 21 couldn't park there.  
 22 MR. THOMPSON: There are some pretty  
 23 large trucks -- we looked at it from the porch  
 24 part -- and they still fit. There's some trucks  
 25 that are too big that shouldn't be parking there,

Page 56

1 they're going to stop parking there.  
 2 MR. LANCTO: No, exactly. There is  
 3 nothing you're going to do with a bollard or  
 4 putting a sign that says small vehicles only  
 5 that's going to keep people from parking there  
 6 that have long vehicles.  
 7 MR. HERLONG: Maybe that's a solution  
 8 too, though.  
 9 MS. SANDERS: Parking is obviously an  
 10 issue everywhere.  
 11 MR. HERLONG: So maybe that's for  
 12 cars, and trucks need to park somewhere else.  
 13 MR. THOMPSON: Well, it is a unique  
 14 situation because half of the parking space is  
 15 actually on the property, you can see the property  
 16 line encompasses the parking space, so there is a  
 17 certain amount of control that the building owner  
 18 can take over how these parking spaces work.  
 19 MS. SANDERS: Make parallel parking or  
 20 slanted parking or --  
 21 MR. THOMPSON: Well, we don't want to  
 22 reduce the amount of parking, but we can certainly  
 23 do some control over what kind of car is parked  
 24 there. That's the last thing we want to do is  
 25 take the parking away and get into that

Page 55

1 regardless of the size of what we're looking at.  
 2 There is enough room to get a compliant parking  
 3 space if we were to set a curb to prevent people  
 4 from doing what one of these shows where they're  
 5 significantly over.  
 6 MR. HERLONG: It seems like the town  
 7 painted a line back --  
 8 MR. THOMPSON: There's a white line.  
 9 MR. HERLONG: -- along the street, so  
 10 from that line to the curb, what's that distance?  
 11 MR. THOMPSON: I did not pull a tape  
 12 measure.  
 13 MR. HERLONG: That might be good for  
 14 us to know as we go.  
 15 MR. LANCTO: I ride my bike down  
 16 through here every day, and I'm bothered already  
 17 by how far the vehicles stick out away from the  
 18 front of this building, and if they've got a  
 19 bumper hitch on them, a trailer hitch, it sticks  
 20 out into the road, and I kind of fear for my life,  
 21 because I've got to ride so far out through this  
 22 section of town, it's kind of scary for me, and  
 23 what you're saying is you're going to stick those  
 24 cars even further out.  
 25 MS. SANDERS: And it's not like

Page 57

1 discussion.  
 2 MR. HOWARD: So you're saying on each  
 3 bollard, put a sign compact car only?  
 4 MR. THOMPSON: It would be a solution.  
 5 MR. WRIGHT: That doesn't do anything.  
 6 MR. HOWARD: No, it doesn't.  
 7 MR. HERLONG: Well, if somebody's  
 8 sticking out past that line, the police could  
 9 always give them a warning to not park there.  
 10 MR. LANCTO: We don't want to --  
 11 MR. HOWARD: What are the specs of a  
 12 standard -- is a standard parking space 18 feet or  
 13 something?  
 14 MR. THOMPSON: 18 feet. It's usually  
 15 18 by 9.  
 16 MR. HOWARD: 18 by 9. And so where  
 17 you envision the bollard, you have 18 feet?  
 18 MR. THOMPSON: Yes. The 18 feet -- I  
 19 haven't measured it like Steve asked, but I  
 20 believe that from curb right now to the white line  
 21 is more than 18, because there were some huge  
 22 trucks parked out there. So if they were stopping  
 23 where they're supposed to be stopped, instead of  
 24 pulling all the way up to the curb, they should  
 25 still be within a standard parking space.

1 MR. HOWARD: Well, they only pull up  
 2 to the curb now to make sure their tail end is  
 3 out.  
 4 MR. THOMPSON: Right, because they can  
 5 do it.  
 6 MR. HOWARD: Correct.  
 7 MR. THOMPSON: And I would too.  
 8 MR. HOWARD: If you say you can put  
 9 the bollard there, and you still have an 18-foot  
 10 spacing, then I suspect that would --  
 11 MR. THOMPSON: And when we look at the  
 12 distance of the stair, we're not talking about  
 13 this entire length of parking here; we're talking  
 14 about three to four spaces that are affected by  
 15 the stair.  
 16 MR. LANCTO: There's also an overhang  
 17 into the existing parking in your design that  
 18 hangs out even further, so if there wasn't a  
 19 bollard that was in line with that below it --  
 20 MS. SANDERS: You wouldn't be able to  
 21 park in that one.  
 22 MR. LANCTO: A truck with a --  
 23 MR. THOMPSON: A box truck or  
 24 something?  
 25 MR. LANCTO: A box truck or anything

1 backing into that space would, of course, run  
 2 right into it.  
 3 MR. THOMPSON: There is an 18-inch  
 4 overhang for a bench built into the deck of that  
 5 which would overhang the curb by about 6 inches.  
 6 MR. LANCTO: It looks like a lot more  
 7 than that.  
 8 MR. THOMPSON: I don't know how often  
 9 they get box trucks trying to back in there, but  
 10 again, I think that's probably not this unique to  
 11 this proposal. I think that can be handled. I  
 12 don't know if that's where they should be parking  
 13 anyway.  
 14 MR. LANCTO: It looks like about  
 15 two-and-a-half feet on your scale.  
 16 MR. THOMPSON: That's right. The  
 17 bench is 18. We could reduce that as much as --  
 18 down to 18. I think it is shown as 30 because  
 19 we've got some relief at the top.  
 20 MS. SANDERS: Is there a possibility  
 21 to consider putting the stairs where y'all have  
 22 the walkway now, so it's underneath? I mean,  
 23 instead of going directly in, just moving it back  
 24 so it's inside the pilings. I don't think it  
 25 would take too much away.

1 MR. THOMPSON: It would require us to  
 2 reframe the entire porch, because that's the way  
 3 the structural -- the beams go all the way out, so  
 4 if we were to header off, we're going to then  
 5 incur another set of columns inside, and we're  
 6 going to have a significantly smaller porch than  
 7 we started with, which is kind of the whole -- the  
 8 reason for moving those stairs out of there. So  
 9 it would be an option, but it wouldn't be a  
 10 desirable one, because that's kind of defeating  
 11 the point of picking the porch back up as one of  
 12 the biggest assets of the restaurant.  
 13 MR. HERLONG: Why don't we first just  
 14 go down the line, let everybody talk about any  
 15 questions or comments or thoughts, maybe  
 16 aesthetically about the changes or any other  
 17 conventional issues as well.  
 18 MR. WRIGHT: Well, I have a -- Randy,  
 19 this is kind of a rhetorical thing. We've been  
 20 struggling with parking here as long as I can  
 21 remember. Whatever happened to the study that was  
 22 supposed to be going on to change the flow and  
 23 parking on Middle Street in the business district?  
 24 Do you remember that issue?  
 25 MR. ROBINSON: Yeah, I do.

1 MR. WRIGHT: Is that dead?  
 2 MR. ROBINSON: It's dead.  
 3 MR. WRIGHT: So we're back to having  
 4 to deal with reality on these issues?  
 5 MR. ROBINSON: Uh-huh.  
 6 MR. WRIGHT: Thank you.  
 7 I don't have any trouble, frankly,  
 8 with the design. I think it's a good design for  
 9 what's going on, and I think the flow -- in fact,  
 10 I walked by there last night, just down the  
 11 street, and it's difficult right now, but I think  
 12 this probably improves the flow of pedestrian  
 13 traffic.  
 14 And, of course, it's kind of at the  
 15 end of town, so to speak. The only thing left to  
 16 the west is the new shop that is shown on the  
 17 corner. So I think if we are okay with the  
 18 parking directly in front, I think I'm okay with  
 19 it.  
 20 MS. SANDERS: I think it looks great.  
 21 I think it's a vast -- it's a nice renovation, and  
 22 I think it'd be a great idea to spread the stairs  
 23 out into the -- like you're talking about.  
 24 I do think there is a way to do it  
 25 inside the pilings, and I think that you're going



Page 62

1 to -- excuse my French -- piss off a lot of people  
2 if y'all get that and nobody else gets anything.  
3 I mean, you set the precedence by putting stairs  
4 out in parking spaces when there's so many  
5 restrictions on so many other commercial  
6 properties.

7 And I think, actually, if you put --  
8 if you could get the stairs in here underneath the  
9 pilings, you'd have more traffic coming into your  
10 restaurant, just because they're walking through  
11 it and into it.

12 I don't know. I don't think you  
13 can -- I don't think you can stick them out there.  
14 I don't think you can put those stairs out there  
15 in the parking. I mean, I'm looking at your  
16 picture. I really don't see -- I mean, those --  
17 if you build stairs there, they're out into --  
18 that's a little car. That's a little car. I just  
19 don't see how you can do that and expect the rest  
20 of the commercial people not to want to do the  
21 same thing. I mean, you're setting a precedence.  
22 I think if you put the stairs underneath the  
23 pilings, it accomplishes the same thing. I really  
24 do.

25 MR. THOMPSON: I think it would be

Page 63

1 difficult to -- well, two responses is  
2 structurally, we would have a new porch to do  
3 that. The way that the joists work, that would --  
4 which is not to say that you couldn't, but it  
5 would be a -- it would be a different project  
6 then.

7 The stairs aren't in the parking, and  
8 I think that's really important is you could go  
9 out there today, take the stairs and the porch out  
10 of play, and say as the owner of those parking  
11 spaces, I want to manage them better and install  
12 the parking blocks or install bollards and control  
13 the parking separate from the issue that we're  
14 presenting, and I think it would clean things up,  
15 and it would be an improvement, and we're not  
16 displacing, unlike I think other proposals, that's  
17 the big issue, and we were sensitive to that, to  
18 not displace any parking spaces. We're changing  
19 the habit of how people pull in and out,  
20 admittedly, but I think for the better.

21 MR. HERLONG: Let me ask you: This is  
22 a preliminary or a conceptual submittal?

23 MR. THOMPSON: We would love to be  
24 approved and final with --

25 MR. HERLONG: What I'm getting at is

Page 64

1 if this isn't, if there's another submittal to go,  
2 one of the things that would be helpful, then, is  
3 to see where that line is and see how it actually  
4 affects the parking space and to see to scale that  
5 it's sized as adequate parking would be helpful to  
6 the board to know that we're not making a mistake  
7 and getting four-fifths of a parking space there  
8 and not the whole thing.

9 MR. CRAVER: Aren't there really three  
10 issues here? One is the design, and is it okay.

11 MR. HERLONG: Right.

12 MS. SANDERS: Looks great.

13 MR. CRAVER: So two, is it on their  
14 land. It's on their land. Three, does the  
15 parking work.

16 MR. HERLONG: Right.

17 MR. CRAVER: Randy can confront  
18 whether the parking works. But the other issue is  
19 I bet they're trying to do this work in January,  
20 in their worst time. If we don't give them an  
21 approval, then they're not going to get to do it  
22 in January, and it's going to screw them up.

23 MS. SANDERS: Right.

24 MR. HERLONG: That's a good point.

25 MR. CRAVER: So if we -- Rhonda, I

Page 65

1 understand exactly what you're saying, but I think  
2 that's something that Randy can go check that out  
3 if we were to approve it subject to him verifying  
4 that the parking was okay and it works. I mean,  
5 I'm good with that. And I don't want to hold them  
6 up if that works. I like the design. I think --  
7 I think it improves the whole thing.

8 MS. SANDERS: We also just had a BZA  
9 and a DRB, and the town council shoot it all down  
10 on Atlanticville and had attorneys come in here  
11 and cost taxpayers a lot of money over something  
12 that was whatever, so that's all I'm getting at.

13 MR. LANCTO: I agree. I think that we  
14 do all like the design. My only concern is the  
15 parking, and the reason is is because I've had a  
16 bad experience with it.

17 And I would need to have -- you know,  
18 we've talked with other applicants here about  
19 changing the behavior of parking in front of their  
20 buildings, and to the best of my knowledge, not  
21 one time has any of those come to fruition on  
22 changes of behavior. So that's what I'm concerned  
23 about is that we'll make the situation of getting  
24 down Middle Street worse than it currently is with  
25 a long-bed pickup truck with a trailer hitch

Page 66

1 pulling into this spot, sticking 3 feet out into  
2 the road, so --  
3 MS. SANDERS: Can we do away with  
4 those parking spaces?  
5 MR. LANCTO: No. I think that would  
6 be --  
7 MS. SANDERS: Make it compact only?  
8 Can you do that, even?  
9 MR. ROBINSON: Well, you're required  
10 to have a 9-by-18 parking space. That's in the  
11 ordinance. That is a parking space is 9 by 18.  
12 MR. CRAVER: That's what I'm saying.  
13 I think Randy can confirm, the parking spaces  
14 either work or they don't work.  
15 MR. LANCTO: With a bollard, do they  
16 still have a 9 by 18?  
17 MS. SANDERS: I already think it's a  
18 space, not --  
19 MR. LANCTO: I mean, did someone go  
20 out and put bollards under where this  
21 two-and-a-half-foot projection is out into the  
22 existing parking and measure to the white line and  
23 say that there's 18 feet left?  
24 MR. THOMPSON: I have not measured  
25 that parking. Our bollard, what I would propose

Page 68

1 the parking space.  
2 MR. LANCTO: So they're talking about  
3 a wheel stop, in other words?  
4 MR. ROBINSON: Right.  
5 MS. SANDERS: Which are not there now.  
6 MR. ROBINSON: No. What they're doing  
7 now is using the curb as the wheel stop. So, I  
8 mean, if there is 18 feet from curb to that white  
9 line out in the road, then you could put a bollard  
10 18 inches into that, and they'd be okay. If there  
11 isn't 18 feet from that curb to that white line,  
12 we got a problem.  
13 MR. LANCTO: I really don't like the  
14 idea of a bollard within the 18 -- when I think of  
15 bollard, it's different than I want to think of a  
16 wheel stop.  
17 MR. THOMPSON: That sounds more like a  
18 wheel stop to me.  
19 MS. SANDERS: Yeah.  
20 MR. HERLONG: I agree the wheel stop  
21 should be in, but we shouldn't take that out  
22 with a -- a vertical bollard should be outside of  
23 that space.  
24 MR. LANCTO: You're moving the cars  
25 that much further so they don't have any

Page 67

1 would be on the curb. It wouldn't reduce any of  
2 the actual parking space that's still remaining.  
3 But I haven't measured it.  
4 And I think that's a solution we'd be  
5 comfortable with is if the parking is compliant,  
6 and if it can be confirmed by Randy with the  
7 proposal, then we could move forward, and if it's  
8 not, then at least we know we've addressed the  
9 roof and the rails and the general appearance, and  
10 now we've got to figure out a different stair, but  
11 it would at least let us move forward.  
12 I think you're right, either the  
13 parking space is a parking space or it's not. I  
14 think we'll -- I'm confident we'll find out it is,  
15 but I'm comfortable with putting that in Randy's  
16 court to confirm it after the board --  
17 MR. ROBINSON: Let me just tell you  
18 that the bollard has to be 18 inches inside that  
19 18-foot parking space, so it has -- I mean, that's  
20 all specific in the ordinance.  
21 MR. LANCTO: Can you verify that?  
22 MR. HERLONG: Say that again, please?  
23 MR. ROBINSON: You'd have an 18-foot  
24 by 9-foot parking space, and then it's required to  
25 have a bollard that's 18 inches from the end of

Page 69

1 overhanging capability.  
2 MR. HOWARD: So you'd have to have a  
3 wheel --  
4 MR. ROBINSON: Actually, did I say  
5 bollard?  
6 MR. HOWARD: I think we're going to  
7 need both, just to protect yourself.  
8 MR. ROBINSON: I meant wheel stop.  
9 MR. HOWARD: You need to stop the  
10 wheel and then stop the vehicle.  
11 MR. HERLONG: So are there any other  
12 design or aesthetic issues? Does anybody have any  
13 questions aesthetically about the stairs, the  
14 changes to the roofline?  
15 MS. SANDERS: I think it looks  
16 beautiful.  
17 MR. HOWARD: I like it.  
18 MS. SANDERS: Looks great.  
19 MR. HERLONG: So really, is the board  
20 saying the only questions are in the parking  
21 spaces that would be affected? That's the only  
22 area?  
23 MR. LANCTO: With the one exception is  
24 the amount of projection over the existing  
25 parking. I'm not comfortable approving that much

Page 70

1 over into the parking.  
 2 MR. CRAVER: I don't think there's any  
 3 projection over the existing parking. What's  
 4 happening is the cars right now are protruding  
 5 into the property.  
 6 MR. LANCTO: See this right here?  
 7 This is the line, the curb. This black line, this  
 8 is kind of coming over the existing parking by  
 9 two-and-a-half feet.  
 10 MR. THOMPSON: That's really a luxury  
 11 part of the design that I think is more perceived  
 12 from the inside, and if we needed to adjust that  
 13 or move it, we would be okay with that, but I  
 14 think that, again, has to do with where does it  
 15 fall with the line.  
 16 MR. HERLONG: Personally, I like the  
 17 detail of that coming over, and if it's the  
 18 owner's building, if they build it, and somebody  
 19 damages it, they have to -- it's not a town  
 20 problem; it's an individual problem. Owner's  
 21 problem, not --  
 22 MR. LANCTO: Is it the owner of the  
 23 vehicle or the owner of the building's fault?  
 24 MR. CRAVER: It depends on whether the  
 25 owner of the building can catch the owner of the

Page 72

1 sketches back through, and I would be totally  
 2 comfortable with that.  
 3 MR. HOWARD: Do you need to step in  
 4 with something?  
 5 MR. ROBINSON: Huh-uh.  
 6 MR. HERLONG: One question I have. I  
 7 think Rhonda raised an issue that we might want to  
 8 at least address, and maybe, Randy, you can help  
 9 explain. Is there a perception that this board is  
 10 granting something that nobody else is -- more  
 11 than other people have been getting? On the other  
 12 hand, I'm thinking we're not giving a variance to  
 13 do anything that is beyond the ordinance; we're  
 14 working within the existing ordinance to grant  
 15 this. Isn't that correct?  
 16 MR. ROBINSON: You are. You're not  
 17 giving any variances. I mean, the one thing is  
 18 the clear pedestrian path underneath. I mean,  
 19 that is some guidance I'm asking y'all for.  
 20 MR. CRAVER: Actually, I really like  
 21 that. You know, I think it's much better than  
 22 what it is now, much safer, much better.  
 23 MR. STONEY: As a practical matter, if  
 24 you don't mind me saying so, people use that now.  
 25 It flows better. When you come off the sidewalk

Page 71

1 vehicle.  
 2 MR. HOWARD: Who has the best lawyer.  
 3 MR. THOMPSON: Or the owner of the  
 4 building hits it.  
 5 MR. HOWARD: But I just say the design  
 6 thing on this, because we're certainly getting  
 7 everybody likes the design, everybody -- it looks  
 8 like we're going to leave you with as long as you  
 9 meet some standard on the parking, but  
 10 design-wise, I think you're going to need a wheel  
 11 stop and the bollard, so I would -- I just want to  
 12 say something about can that be architecturally  
 13 done that it fits the area and your new porch,  
 14 that you just don't stick a yellow pipe out there,  
 15 but is there something that can be -- take the  
 16 architecture into account verse yellow pipe with  
 17 concrete?  
 18 MR. THOMPSON: I'm confident I can  
 19 design you a good bollard, if we need both. And I  
 20 don't want one of those in front of one of my  
 21 projects, and they don't want that either. We  
 22 could do something creative that would be in  
 23 keeping with the look of the porch that would  
 24 address the problem. And if that -- if we  
 25 determined that we had to do it, we could submit

Page 73

1 that the town installed on the other end of the  
 2 block, you would naturally go in front of where  
 3 Pat has put the art gallery now, and so the  
 4 natural flow through there is underneath our porch  
 5 now.  
 6 And part of that problem is because  
 7 where the old post office was in front of Pat's  
 8 art gallery, that's a slope there, and as the two  
 9 come together, there's really an uneven surface  
 10 there. Ours is squared off on the curb, but that  
 11 slope, the asphalt part is like that, and it  
 12 really is a little bit sketchy there in the  
 13 evening, because it's uneven.  
 14 Most people use underneath our porch  
 15 to go down the street, back and forth, and that's  
 16 fine with us. I think it will be safer. It's  
 17 lighter underneath the porch as well, better  
 18 lighting.  
 19 MR. HERLONG: So do you want to try to  
 20 craft something that we could approve?  
 21 MR. CRAVER: Sure. I move that we  
 22 approve the project as presented, subject to --  
 23 only with respect to the parking, subject to Randy  
 24 confirming that the parking meets the ordinance  
 25 requirement and -- period, meets the ordinance

Page 74

1 requirement.  
 2 MS. SANDERS: Second.  
 3 MR. HERLONG: Okay. So we can discuss  
 4 that. Is there -- do we want to clarify that this  
 5 is a preliminary or a final?  
 6 MS. SANDERS: It's final.  
 7 MR. HERLONG: Yeah, I meant final,  
 8 with hammers and nails.  
 9 MR. STONEY: Billy, you're exactly  
 10 right. That's our target date of January, slowest  
 11 month of the year.  
 12 MR. HERLONG: So is there any  
 13 discussion?  
 14 MR. LANCTO: Well, I would just want  
 15 to make sure that we do end up with bollards and  
 16 wheel stops according to the code for the parking  
 17 spots, because I think that they will be a better  
 18 deterrent for big vehicles parking in there and --  
 19 MR. CRAVER: He read the ordinance.  
 20 It sounded like they were -- in order to do it,  
 21 they're going to have that put that there anyway,  
 22 aren't they?  
 23 MR. ROBINSON: The wheel stops, not  
 24 the bollards.  
 25 MR. CRAVER: I think the bollard thing

Page 76

1 MR. STONEY: If I can say one thing, I  
 2 don't know who created this board.  
 3 MR. WRIGHT: Well, there is a rumor  
 4 around here.  
 5 MR. STONEY: Y'all have a harder time  
 6 than the elected people, I think. Thank y'all so  
 7 much.  
 8 MR. ILBERTON: Do we want to have that  
 9 discussion, or do we want to can it and get out of  
 10 here?  
 11 MR. HERLONG: Let's have a real  
 12 discussion.  
 13 MS. SANDERS: No, let's discuss it.  
 14 MR. HERLONG: Randy, you might want to  
 15 kind of give us a synopsis of what's been  
 16 discussed regarding one portion of ordinance that  
 17 happened to be -- one of probably the nicest  
 18 projects that came through the board and passed  
 19 tonight used that same section in order to do that  
 20 addition, so --  
 21 MR. ROBINSON: Let me go to that  
 22 section so I know.  
 23 Now, in a residential structure, when  
 24 you have -- you can have an addition that's  
 25 attached by unheated space. In other words, you

Page 75

1 is if they want to preserve their steps, they'll  
 2 put some kind of bollard there, a financial  
 3 incentive to do it.  
 4 MR. LANCTO: I can live with that. I  
 5 think Steve made the comment it's -- they're  
 6 overhanging the deck, and it's -- you know, you're  
 7 at risk.  
 8 MR. HERLONG: Okay. So all in favor  
 9 of the motion?  
 10 MR. WRIGHT: Aye.  
 11 MR. ILBERTON: Aye.  
 12 MR. HERLONG: Aye.  
 13 MS. SANDERS: Aye.  
 14 MR. HOWARD: Aye.  
 15 MR. LANCTO: Aye.  
 16 MR. CRAVER: Aye.  
 17 MR. HERLONG: Any opposed?  
 18 (No opposition.)  
 19 MR. HERLONG: Okay. So we're through  
 20 with these items, and we wanted to get Pat and  
 21 quickly --  
 22 MR. WRIGHT: We have some more  
 23 business.  
 24 MR. HERLONG: We have one more item of  
 25 discussion, just a discussion item.

Page 77

1 can have two basic separate structures, and they  
 2 can have an unheated connector going between them.  
 3 Kind of where we've drawn the line so  
 4 far has been it basically had a 2-to-1 ratio, so  
 5 if it was 12 feet long, it was 6 feet wide. There  
 6 was some ratio in our minds that we used.  
 7 A project came before y'all a while  
 8 back, and it had a much longer connector, one that  
 9 was up on Breach Inlet.  
 10 MS. SANDERS: Is that the kitchen  
 11 addition? No? Yes?  
 12 MR. ROBINSON: No. There's no kitchen  
 13 in there, does not have a kitchen, because you  
 14 cannot have a kitchen if you have that unheated  
 15 connector. You can only put bedrooms in, game  
 16 room, something like that. You can have  
 17 bathrooms, but no kitchen. And you have to put a  
 18 deed restriction on it stating that you will not  
 19 rent it as a separate dwelling.  
 20 That went up on Breach Inlet, kind of  
 21 raised some eyebrows. I think one of the problems  
 22 was it was -- everybody saw it as two separate  
 23 structures. The connector didn't get put in 'til  
 24 the last, and I'm not quite sure that it's still  
 25 complete, but they're working on it right now.

Page 78

1 MS. SANDERS: What makes the  
2 connector?  
3 MR. ROBINSON: A roof and a --  
4 MS. SANDERS: It has to be a roof?  
5 MR. ROBINSON: A roof and a deck above  
6 base flood elevation, or in some cases going to  
7 above base flood elevation, because in some cases,  
8 that's where it's been used, to allow somebody  
9 that has a house down below flood to do an  
10 addition that is over 50 percent of the value.  
11 And so if you have an unheated  
12 connector that's not physically connected, does  
13 not share the same foundation, it's basically, in  
14 FEMA's eyes, a separate structure, so a lot of  
15 times, that's where this section in the ordinance  
16 is used.  
17 Went to the planning commission. The  
18 planning commission mulled it over, had a public  
19 hearing. They put that 2-to-1 ratio, no more than  
20 16 feet and a 2-to-1 ratio. They proposed an  
21 ordinance with that in it, but it also said  
22 anything other than that had to go to the design  
23 review board.  
24 Town council looked at it. They had  
25 some reservation with the ordinance as written by

Page 80

1 MR. HERLONG: And so the reason we saw  
2 them was because of something else in the  
3 ordinance, not because of that portion of the  
4 ordinance.  
5 MR. ROBINSON: Correct.  
6 MR. HERLONG: And our suggestion was  
7 make any of those -- any time that section's used,  
8 it kicks it to a review board situation.  
9 MR. CRAVER: So what's the status of  
10 that? Did it pass or --  
11 MR. ROBINSON: Well, no, it hasn't  
12 passed yet. Actually, an ordinance hadn't been  
13 written and presented to council for first reading  
14 yet. That should be done at the next council  
15 meeting.  
16 MR. O'NEIL: Regular meeting.  
17 MR. ILDERTON: It's going to be a  
18 pretty small adjustment. It's not --  
19 MR. ROBINSON: But I think there was  
20 another thing that came up in that meeting.  
21 MR. HERLONG: What I thought, and I  
22 expressed it in the meeting to the real estate  
23 committee, is that I think this board would do  
24 well to have a yearly like a retreat and go  
25 through the projects that have gone through the

Page 79

1 the planning commission. They had I think Pat and  
2 Steve come to a real estate committee meeting.  
3 They talked about it a little bit.  
4 And then Steve, either you or Pat,  
5 one, talk about what y'all talked about in the  
6 meeting. That would be great.  
7 MR. HERLONG: Basically, we -- I think  
8 we both agreed that it's really something that  
9 it's used in unusual circumstances generally, and  
10 because of that, if any -- too many restrictions  
11 on that make it not that workable and that the  
12 review board should be the one to make the call as  
13 to whether it's appropriate or not was generally  
14 what we suggested.  
15 MR. ILDERTON: Basically throwing it  
16 back in our laps.  
17 MR. CRAVER: Did town council buy it?  
18 MR. HERLONG: It didn't have a need to  
19 go to the design review board previously. Is that  
20 correct?  
21 MR. ROBINSON: That's correct. If you  
22 had, say, a lot that allowed 4,000 square feet,  
23 and you had a 2,000-square-foot structure, you  
24 wanted to put it 1,500, shoot, even 100 feet away,  
25 and put a connector, I couldn't stop it.

Page 81

1 board.  
2 I can think of some projects that  
3 we've approved that I've had a few reservations  
4 on, and maybe the one up there on Breach Inlet,  
5 that people have reservations about that. So it  
6 would be a good idea, so that even new members on  
7 the board can get up to speed quicker, and we can  
8 all have a chance to kind of reevaluate some of  
9 the things that have been approved over time if we  
10 just took an afternoon and had all of the items we  
11 reviewed and take a look and maybe get a picture  
12 of the completed work or under construction work.  
13 I thought that would be very helpful for the  
14 board.  
15 MS. SANDERS: We can't go on a tour.  
16 MR. CRAVER: Well, I agree with you,  
17 Steve. My only concern about putting parameters  
18 around a link like that is it takes away a tool  
19 that this board has to try to make something work  
20 better, and we're creating an artificial  
21 limitation that could make it -- if we needed  
22 three more feet and couldn't do it --  
23 MR. ROBINSON: Let me stop you real  
24 quick. The limitation is only for me.  
25 MR. CRAVER: Okay.

Page 82

1 MR. ROBINSON: The limitation would be  
2 for me. I could approve it if it had the small  
3 attachment.  
4 MR. CRAVER: Okay. Well, there you  
5 go.  
6 MR. ROBINSON: And then the objective  
7 was to take it to y'all if it was beyond that.  
8 MR. CRAVER: Okay. I'm good with  
9 that.  
10 MR. ROBINSON: But it was felt that  
11 the best thing to do is to take it out of my hands  
12 altogether, and y'all will review any of them, any  
13 attachment.  
14 MS. SANDERS: So the Breach Inlet  
15 house, so there's usually a house that brings up a  
16 new ordinance or something, something people don't  
17 like, and I think the problem with that one is  
18 because the accessory structure is in front of the  
19 main structure, and it looks like it is --  
20 MR. ROBINSON: It's not an accessory  
21 structure.  
22 MR. CRAVER: It's not. It's part of  
23 the house.  
24 MR. ROBINSON: It's part of the house.  
25 It's in the --

Page 84

1 MR. CRAVER: And I would hate to -- I  
2 would hate to react to that one, because it did  
3 have unusual circumstances. The chances of our  
4 having exactly those same circumstances again are  
5 probably nil, but I'd hate to -- I'd hate to react  
6 and create an ordinance because of that one that  
7 could somehow take away flexibility dealing with  
8 the next one. I would make the same decision  
9 again on that house because of the issues with  
10 that house.  
11 MR. WRIGHT: I think you're right.  
12 MR. HOWARD: But we're talking  
13 construction here and design, and these people who  
14 are the designers need an outline. I mean, you  
15 can't just leave it that every time this comes  
16 up -- and it's not quite unusual. It's starting  
17 to come up -- almost every one of these houses  
18 seem to have a --  
19 MR. HERLONG: I'd rather have the  
20 flexibility.  
21 MR. CRAVER: I'd rather have  
22 flexibility too.  
23 MR. HOWARD: But these people need to  
24 know something about --  
25 MR. HERLONG: Well, we had one tonight

Page 83

1 MS. SANDERS: Well, it looks like an  
2 accessory structure.  
3 MR. HERLONG: That fact that it's in  
4 front has a lot to do with --  
5 MS. SANDERS: That's what I'm saying.  
6 It's like it overtakes --  
7 MR. HERLONG: It's in your face right  
8 there in the front.  
9 MS. SANDERS: You can't see the house.  
10 It overtakes the house, so it doesn't look --  
11 MR. CRAVER: It's an odd-shaped lot.  
12 MR. O'NEIL: It's big and tall, too,  
13 Rhonda.  
14 MS. SANDERS: It'd be one thing if it  
15 was sideways, maybe even, like everybody's doing.  
16 It just --  
17 MR. WRIGHT: I think we had this  
18 discussion --  
19 MR. HERLONG: We did.  
20 MR. WRIGHT: -- when it came up  
21 because it sits -- you don't have any rear lot.  
22 You're in the marsh.  
23 MR. HERLONG: Correct, correct. There  
24 were unusual circumstances.  
25 MR. WRIGHT: I remember.

Page 85

1 that asked him to go restudy, and I think he got  
2 it. He knows. He does this for a living. He's  
3 turned down occasionally, and he gets approved  
4 also.  
5 MR. CRAVER: And the discussion is  
6 good. If we don't say anything, if we don't --  
7 then they get no -- they get no input.  
8 MR. HOWARD: This walkway, I mean,  
9 right now, we can go from 10 feet to 100 feet?  
10 MR. CRAVER: Sure.  
11 MR. ROBINSON: Well, you could.  
12 MR. CRAVER: Sure.  
13 MS. SANDERS: Really?  
14 MR. HOWARD: I just think you just  
15 need something with a little more --  
16 MR. ILBERTON: We could turn that  
17 down. You see, it would come before us, and we  
18 would say no, that's inappropriate.  
19 MS. SANDERS: Would it come before us,  
20 though?  
21 MR. HOWARD: All you have to do is get  
22 the majority.  
23 MR. HERLONG: Every time that portion  
24 of the ordinance is used, it triggers it coming to  
25 the review board.

Page 86

1 MR. CRAVER: I trust council to  
 2 appoint people to this board who have the judgment  
 3 to make those decisions, and I'd rather do that  
 4 than have --  
 5 MS. SANDERS: A new ordinance.  
 6 MR. CRAVER: -- limits in the  
 7 ordinance that would prevent us from coming up  
 8 with a good solution.  
 9 MR. O'NEIL: That's the first time  
 10 I've ever heard Billy say: I trust council.  
 11 MR. CRAVER: Yeah. I take that back.  
 12 MR. HOWARD: Quickly.  
 13 But right now, you could do the -- you  
 14 could build a compound out here. If you could  
 15 build 5,000 square feet on your lot, we can do it  
 16 in five 1,000-foot units.  
 17 MS. SANDERS: But you can't.  
 18 MR. CRAVER: No, you can't.  
 19 MR. ILDERTON: You could if it was  
 20 architecturally appropriate and we said it was,  
 21 which I don't think that's going to happen, so --  
 22 MS. SANDERS: And you're also limited  
 23 to lot coverage.  
 24 MR. ILDERTON: Yeah. You got lot  
 25 coverage.

Page 88

1 separate house and put a kitchen in it, but that  
 2 ain't going to happen.  
 3 MS. SANDERS: I don't mean that. I  
 4 mean like --  
 5 MR. CRAVER: Pat's heard that from  
 6 people before.  
 7 MR. O'NEIL: Subdivisions.  
 8 MS. SANDERS: I mean, like, for  
 9 instance, I have a 65-foot lot, 65-foot lot, 55 on  
 10 one end. I mean, how do you do a link down --  
 11 there's no way to do a link.  
 12 MR. HERLONG: What happens is the lot  
 13 coverage calculations start to limit.  
 14 MS. SANDERS: Right, exactly.  
 15 MR. HERLONG: You can't just start  
 16 using all of that property. You'd be over on your  
 17 lot coverage very quickly. So there's some  
 18 natural limits that are there that are going to  
 19 become an issue if things get too crazy.  
 20 MS. SANDERS: So what's the question?  
 21 Do we need a new ordinance?  
 22 MR. HOWARD: Well, we're trying to  
 23 recommend to the board --  
 24 MR. CRAVER: Yes.  
 25 MR. O'NEIL: I was just going to give

Page 87

1 MR. HERLONG: There are a lot of  
 2 limitations, and there are other parts of the  
 3 ordinance that come into play very quickly. You  
 4 keep -- to keep some control over what's even  
 5 presented, and then the board has a chance to  
 6 alter it, turn it down, or say it's just not  
 7 compatible.  
 8 MR. HOWARD: So you don't think just  
 9 limiting it to just a percentage,  
 10 one-fifth/20 percent of the principle building.  
 11 MS. SANDERS: We have enough. We have  
 12 enough. It's complicated enough.  
 13 MR. HOWARD: Because we're saying this  
 14 is unheated space, right?  
 15 MR. ROBINSON: Uh-huh.  
 16 MR. HOWARD: So, I mean, so they're  
 17 putting bedrooms in here that aren't being heated?  
 18 MR. ROBINSON: No. The connector is  
 19 not.  
 20 MR. CRAVER: It's the link. The link  
 21 is not heated.  
 22 MS. SANDERS: What I'm not sure makes  
 23 sense is that you have to have a link. That's  
 24 what I think does not make sense.  
 25 MR. CRAVER: Well, I'd let them have a

Page 89

1 you an update from last night, which is not much  
 2 news, but somebody -- Randy, Andy, some  
 3 combination -- drafted a proposed ordinance which  
 4 would reflect the change that Randy mentioned.  
 5 We would not be incorporating the  
 6 suggested addition that the planning commission  
 7 recommended, which was the one which established  
 8 the proportions of the connector, but we would  
 9 replace that new section that they wanted to add  
 10 with one that simply said that any building that  
 11 had an attached addition would have to come before  
 12 the DRB.  
 13 MR. ROBINSON: That's correct.  
 14 MS. SANDERS: And that makes more  
 15 sense.  
 16 MR. O'NEIL: And, you know, I think  
 17 Steven had very effectively talked us out of  
 18 getting into the mathematics of this.  
 19 MS. SANDERS: I agree.  
 20 MR. O'NEIL: I will also say that just  
 21 in informal conversations, it would be good for  
 22 some number of y'all to come to the next meeting  
 23 when we talk about it, because I think there's a  
 24 couple of council members that are not completely  
 25 on board with that.

Page 90

1 MR. CRAVER: Kat, can you send us an  
2 e-mail and let us know when the next --  
3 MR. O'NEIL: Don't take this the wrong  
4 way, but we're saying it'll be different than the  
5 one at Breach Inlet, because this time we'll make  
6 it go before the DRB.  
7 MR. HOWARD: You're talking about a  
8 council meeting or your planning committee?  
9 MR. O'NEIL: Council, no, council.  
10 MS. SANDERS: So that one did not go  
11 through the DRB?  
12 MR. ROBINSON: Yes, it did.  
13 MR. O'NEIL: Yeah, it did. That's  
14 what I'm saying. We need some other argument  
15 points.  
16 MS. SANDERS: When was that?  
17 MR. O'NEIL: But anyway, I think  
18 generally, I think there's an appreciation of the  
19 value of keeping it simple, but also having some  
20 kind of controls on it, but at the same time  
21 giving you and the architect as much leeway as  
22 possible.  
23 MR. HERLONG: But to give an example,  
24 the first submittal we saw today that was very  
25 much in scale, and I think everybody says this is

Page 92

1 Roberts Rules of Order, and we don't want to do  
2 that.  
3 MR. HERLONG: But again, I thought  
4 that what we're talking about now is very useful  
5 and helpful, so everybody understands this  
6 ordinance and how it's applied, and having a  
7 once-a-year retreat -- and maybe, Kat, we need  
8 to --  
9 We thought about even having it maybe  
10 with the planning commission and maybe council,  
11 I'm not really sure, but there's going to be a  
12 limit to how effective it can be with too many  
13 people, but at least for this board to have --  
14 MS. SANDERS: I think it would be  
15 helpful to review some properties that did and did  
16 not work that we've seen.  
17 MR. HERLONG: Right. I think it would  
18 be very helpful to this board to do that.  
19 MS. SANDERS: What we don't want see  
20 happen again and why.  
21 MR. O'NEIL: Steve, that came up last  
22 night, too, and everybody likes that idea?  
23 MR. WRIGHT: Does that have to be a  
24 public meeting?  
25 MR. HERLONG: I think it does.

Page 91

1 the quintessential Sullivans Island grouping of  
2 cottages, that couldn't have been done if you had  
3 put a 2-to-1. If that ratio was there, he  
4 couldn't have done that, so it's just -- it  
5 creates a problem, a restriction that's going  
6 to --  
7 MS. SANDERS: The properties are all  
8 so different. It just -- you just really can't  
9 put them all in a formula.  
10 MR. HOWARD: Just out-of-the-box  
11 thinking, if you don't want to create an ordinance  
12 because of just the difficulty of writing, when  
13 you're dealing with a separate addition, could the  
14 board require a super majority vote?  
15 MR. WRIGHT: I don't think we need to  
16 complicate this.  
17 MR. HOWARD: I'm thinking that makes  
18 it simple. You're saying this actually has to  
19 approve by five or four.  
20 MR. ILDERTON: Well, anything has to  
21 be approved by a majority. What do you mean?  
22 What are we talking about?  
23 MR. HOWARD: I'm talking about a  
24 higher majority.  
25 MR. ILDERTON: No. That's changing

Page 93

1 MR. CRAVER: If we get together and we  
2 have a quorum, then have to give a Freedom of  
3 Information Act notice and --  
4 MR. WRIGHT: That's fine.  
5 MR. CRAVER: -- it's a public meeting.  
6 MR. LANCTO: We might be able to  
7 eliminate the stenographer, though, right?  
8 MR. CRAVER: You got to -- I mean, if  
9 it's a meeting, you got to have minutes.  
10 MS. SANDERS: Well, let's just have a  
11 party and a band.  
12 MR. HOWARD: But I thought we were  
13 going on a field trip to look at some of these  
14 things.  
15 MR. O'NEIL: You need minutes, but you  
16 don't need a transcript.  
17 MR. HOWARD: Right. I mean, you need  
18 that recorded?  
19 MR. HERLONG: Well, let's plan to do  
20 something maybe in January. And Pat or Kat, you  
21 might want to try to get some dates that might  
22 work out.  
23 MR. ROBINSON: And we can come up with  
24 a basic agenda, and we can ask y'all how many --  
25 what structures over the past year might have



Page 94

1 bothered you, or what do you feel was done -- what  
 2 structure do you want to review, and then we can  
 3 take a couple from each one of them. You might  
 4 end up finding out that it isn't that many,  
 5 because some of you have the same problem with the  
 6 same ones, and then we'll just review those  
 7 specific properties. It doesn't have to take all  
 8 day.  
 9 MR. HERLONG: You probably have a lot  
 10 of them. You'll know which ones -- there may be  
 11 some that are being built outside of what the  
 12 board sees that are --  
 13 MR. CRAVER: What would be nice for  
 14 that meeting is that --  
 15 MR. ILBERTON: Okay. We are  
 16 adjourned.  
 17 (The meeting was adjourned at 7:37  
 18 PM.)  
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Page 96

I N D E X

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Page 95

CERTIFICATE OF REPORTER

1  
 2  
 3 I, Marie H. Bauer, Registered  
 4 Professional Reporter, Certified Realtime  
 5 Reporter, and Notary Public for the State of South  
 6 Carolina at Large, do hereby certify that the  
 7 foregoing transcript is a true, accurate, and  
 8 complete record.  
 9 I further certify that I am neither  
 10 related to nor counsel for any party to the cause  
 11 pending or interested in the events thereof.  
 12 Witness my hand, I have hereunto  
 13 affixed my official seal this 28th day of  
 14 December, 2012, at Charleston, Charleston County,  
 15 South Carolina.  
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 18  
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 20  
 21  
 22  
 23 Marie H. Bauer  
 24 Registered Professional  
 25 Reporter, CCR  
 My commission expires  
 April 18, 2021

A	64:5 adjacent (2) 17:18;31:25 adjoined (2) 94:16,17 adjust (1) 70:12 adjustment (1) 80:18 adjustments (1) 3:12 admittedly (1) 63:20 adversely (1) 23:19 advised (1) 45:5 aesthetic (1) 69:12 aesthetically (2) 60:16;69:13 affected (3) 51:7;58:14;69:21 affecting (1) 23:19 affects (2) 46:3;64:4 afternoon (1) 81:10 again (16) 7:2,19;8:12;9:12; 12:25;26:12;29:16;35:8; 36:4;59:10;67:22;70:14; 84:4,9;92:3,20 agenda (4) 3:11,13,18;93:24 ago (4) 4:22;6:13,13;47:6 agree (7) 21:25;22:3;40:24; 65:13;68:20;81:16;89:19 agreed (1) 79:8 ahead (1) 45:11 ain't (1) 88:2 air (1) 32:10 aligned (1) 48:20 allow (2) 47:2;78:8 allowed (2) 34:5;79:22 allows (2) 44:25;48:10 almost (5) 21:25;27:22;31:21; 32:3;84:17 along (4) 11:18;20:11;48:24; 55:9	alter (1) 87:6 altered (1) 6:20 altogether (1) 82:12 always (1) 57:9 amend (2) 3:10,17 amount (4) 5:13;56:17,22;69:24 amounts (2) 5:21,22 Andy (1) 89:2 apart (1) 16:9 appear (1) 27:13 appearance (2) 33:3;67:9 appears (2) 27:12;33:4 applicant (7) 3:24;8:24;11:4;40:3, 14:45;5:11 applicants (1) 65:18 application (7) 4:11,15,23;6:1,5;8:18; 12:17 applied (1) 92:6 applying (2) 22:18;23:22 appoint (1) 86:2 appreciation (1) 90:18 appropriate (5) 9:16;23:2;39:10;79:13; 86:20 Approval (4) 3:9;4:22;34:9;64:21 approve (10) 10:10;22:23;34:22; 38:18;39:2;65:3;73:20, 22;82:2;91:19 approved (11) 4:2,13;5:2;7:20;38:22, 24;63:24;81:3,9;85:3; 91:21 approving (1) 69:25 approximately (4) 5:25;6:12;8:13;53:4 architect (3) 40:17;45:14;90:21 architectural (2) 14:14;39:12 architecturally (6) 19:17;23:2;32:4;37:21;	71:12;86:20 architecture (1) 71:16 area (12) 7:2;15:20;19:6,10; 24:21,23;25:2;29:10; 30:5;37:8;69:22;71:13 areas (1) 41:1 argument (1) 90:14 around (7) 6:25;13:15;26:9;41:2; 42:23;76:4;81:18 arrangement (1) 47:16 art (2) 73:3,8 artificial (1) 81:20 Artisan (2) 15:14;20:18 aspect (1) 18:4 aspects (3) 17:24;36:16;39:11 asphalt (1) 73:11 asset (1) 26:16 assets (1) 60:12 assume (1) 46:17 assumed (2) 10:6,7 Atlanticville (1) 65:10 atmosphere (1) 27:21 attach (1) 52:25 attached (6) 17:19;24:7;25:5;27:13; 76:25;89:11 attachment (2) 82:3,13 attendance (1) 3:4 attention (1) 23:15 attorneys (1) 65:10 aware (2) 8:24;50:23 away (11) 26:18;42:24;48:13; 49:1;55:17;56:25;59:25; 66:3;79:24;81:18;84:7 awful (1) 30:9 Aye (22) 10:14,15,16,17,18,19,	20;43:12,13,14,15,16,17, 18,19;75:10,11,12,13,14, 15,16
		B		
<p>able (10) 32:3;33:11,15;34:7; 45:23;47:3;48:11;53:14; 58:20;93:6 above (4) 37:9,23;78:5,7 absolutely (2) 42:3;52:8 acceptable (1) 25:6 access (1) 49:11 accessory (3) 82:18,20;83:2 accomplish (2) 34:6,7 accomplishes (1) 62:23 according (1) 74:16 account (1) 71:16 achieve (1) 29:13 Act (1) 93:3 actual (2) 22:13;67:2 actually (17) 23:23;27:19;37:18; 42:10;46:20;48:20,22,25; 49:12;53:13;56:15;62:7; 64:3;69:4;72:20;80:12; 91:18 add (8) 3:11;8:22;9:25;12:20; 34:5;44:10;49:22;89:9 added (1) 27:24 adding (1) 26:19 addition (33) 4:6;6:12;7:10;11:1,24; 17:6;21:5;22:3,9,11; 23:12,20;24:23;26:14,17; 27:2,11,17,24;31:22; 32:4,16;37:19;40:4;44:2; 51:3;76:20,24;77:11; 78:10;89:6,11;91:13 addition/alteration (1) 3:21 additions (4) 7:6;18:2;20:3,12 address (3) 46:2;71:24;72:8 addressed (1) 67:8 addressing (1) 46:16 adequate (1)</p>				<p>back (44) 4:25;5:6;6:11,21;7:11; 8:9,12,15;11:22;14:18; 15:21;18:17;19:1,3; 26:13;27:1,8,11,19;28:1; 29:11,16,18,18;32:16; 35:6,19,21;40:15;41:2; 46:5,19;48:4;50:19;55:7; 59:9,23;60:11;61:3;72:1; 73:15;77:8;79:16;86:11 background (3) 27:14;41:4;45:18 backing (1) 59:1 backyard (3) 15:21;19:4;32:22 bad (2) 33:23;65:16 band (2) 42:23;93:11 bar (4) 46:8,12;47:3;50:16 barbecue (1) 47:5 base (2) 78:6,7 based (2) 39:8,20 basic (3) 31:19;77:1;93:24 basically (7) 5:12;25:9;40:22;77:4; 78:13;79:7,15 bath (2) 32:9,9 bathroom (3) 6:9;15:22,22 bathrooms (2) 46:7;77:17 batten (1) 15:24 Beach (1) 46:11 beams (1) 60:3 Beau (1) 4:19 beautiful (1) 69:16 become (1) 88:19 bedroom (2) 12:11;24:21 bedrooms (3) 6:8;77:15;87:17 behavior (2) 65:19,22</p>

<b>behind (5)</b> 7:12;8:9,12;18:18; 36:21	<b>body (3)</b> 11:16;27:9,9	<b>BZA (1)</b> 65:8	18:12;28:14;36:2,2,5; 47:20;60:22;89:4	8:17,20,23;9:6;11:5; 12:17,19;50:4,6;75:5
<b>below (2)</b> 58:19;78:9	<b>bollard (20)</b> 52:19,20;56:3;57:3,17; 58:9,19;66:15,25;67:18, 25;68:9,14,15,22;69:5; 71:11,19;74:25;75:2	<b>C</b>	<b>changed (1)</b> 27:20	<b>comments (8)</b> 4:16;8:19;12:18;24:9; 45:12;50:5,8;60:15
<b>bench (2)</b> 59:4,17	<b>bollards (5)</b> 52:18;63:12;66:20; 74:15,24	<b>cable (3)</b> 16:8;48:11,12	<b>changes (10)</b> 3:24;27:17,18;44:7,10, 11;45:24;60:16;65:22; 69:14	<b>commercial (6)</b> 44:2,19;50:11;52:18; 62:5,20
<b>beneath (1)</b> 48:22	<b>Both (4)</b> 45:17;69:7;71:19;79:8	<b>calculations (2)</b> 5:15;88:13	<b>changing (8)</b> 11:17;13:3;20:17; 42:17;48:3;63:18;65:19; 91:25	<b>commission (5)</b> 78:17,18;79:1;89:6; 92:10
<b>best (3)</b> 65:20;71:2;82:11	<b>bothered (2)</b> 55:16;94:1	<b>call (3)</b> 27:25;43:9;79:12	<b>character (1)</b> 39:13	<b>committee (3)</b> 79:2;80:23;90:8
<b>bet (1)</b> 64:19	<b>Boulevard (1)</b> 19:4	<b>came (5)</b> 76:18;77:7;80:20; 83:20;92:21	<b>charge (1)</b> 45:20	<b>community (1)</b> 45:22
<b>better (16)</b> 6:5;13:19,20;15:2; 19:17;38:10;48:23; 53:14;63:11,20;72:21,22, 25;73:17;74:17;81:20	<b>box (3)</b> 58:23,25;59:9	<b>can (62)</b> 6:19;7:9;8:7;17:25; 19:8;34:8;35:19,21; 38:13;39:23;40:10,17; 42:10;44:3,21,22;46:14; 48:11;50:21;52:15;56:15, 18,22;58:4,8;59:11; 60:20;62:13,13,14,19; 64:17;65:2;66:3,8,13; 67:6,21;70:25;71:12,15, 18;72:8;74:3;75:4;76:1,9, 24;77:1,2,15,16;81:2,7,7; 85:9;86:15;90:1;92:12; 93:23,24;94:2	<b>Charleston (1)</b> 18:2	<b>compact (2)</b> 57:3;66:7
<b>beyond (6)</b> 27:9;29:11,16,18; 72:13;82:7	<b>brackets (1)</b> 21:21	<b>capability (1)</b> 69:1	<b>check (1)</b> 65:2	<b>compatibility (5)</b> 24:2,12,13;39:8,20
<b>big (11)</b> 7:5;27:25;28:1;42:16; 45:8,15;49:3;54:25; 63:17;74:18;83:12	<b>Breach (5)</b> 77:9,20;81:4;82:14; 90:5	<b>car (4)</b> 56:23;57:3;62:18,18	<b>choice (2)</b> 39:1,3	<b>compatible (7)</b> 17:9;20:4;24:8,10; 36:1;40:5;87:7
<b>bigger (1)</b> 33:15	<b>break (2)</b> 31:24;33:8	<b>Carl (1)</b> 11:7	<b>circumstances (4)</b> 79:9;83:24;84:3,4	<b>compete (2)</b> 14:24;45:23
<b>biggest (2)</b> 36:12;60:12	<b>breaking (1)</b> 42:18	<b>cars (12)</b> 49:2;51:11,23;52:3; 53:17;54:10,12,20;55:24; 56:12;68:24;70:4	<b>city (2)</b> 13:21;15:2	<b>complete (1)</b> 77:25
<b>bike (1)</b> 55:15	<b>breaks (1)</b> 9:13	<b>cart (1)</b> 53:9	<b>cladded (1)</b> 15:17	<b>completed (1)</b> 81:12
<b>Billy (4)</b> 3:20;12:22;74:9;86:10	<b>breezeway (1)</b> 25:5	<b>case (3)</b> 4:23;5:4;22:2	<b>clarify (1)</b> 74:4	<b>completely (4)</b> 18:21;30:20;40:24; 89:24
<b>bit (18)</b> 7:11,25;8:1;17:11; 18:7;19:20;20:1,10; 24:22;25:23;28:15;35:7; 44:17,17;47:22;50:19; 73:12;79:3	<b>bring (3)</b> 11:22;27:21;47:21	<b>casual (1)</b> 46:12	<b>clean (1)</b> 63:14	<b>compliance (2)</b> 44:14;46:6
<b>black (1)</b> 70:7	<b>brings (1)</b> 82:15	<b>catch (1)</b> 70:25	<b>clear (4)</b> 46:21;48:21;51:9; 72:18	<b>compliant (4)</b> 19:11;49:15;55:2;67:5
<b>block (5)</b> 19:2,12;48:20;52:3; 73:2	<b>broken (2)</b> 17:15;27:2	<b>case (3)</b> 4:23;5:4;22:2	<b>clients (2)</b> 41:14;45:15	<b>complicate (1)</b> 91:16
<b>blocking (1)</b> 19:6	<b>brought (2)</b> 41:7;46:17	<b>cases (2)</b> 78:6,7	<b>close (2)</b> 44:21;48:13	<b>complicated (1)</b> 87:12
<b>blocks (6)</b> 47:11;52:15;53:22; 54:17,20;63:12	<b>build (4)</b> 62:17;70:18;86:14,15	<b>casual (1)</b> 46:12	<b>closed (4)</b> 8:21;12:19;50:7,16	<b>component (1)</b> 46:12
<b>Board (37)</b> 3:3;15:7,23;34:8; 36:19;37:18;38:17; 39:15;40:16;41:8,22; 44:4;51:1;64:6;67:16; 69:19;72:9;76:2,18; 78:23;79:12,19;80:8,23; 81:1,7,14,19;85:25;86:2; 87:5;88:23;89:25;91:14; 92:13,18;94:12	<b>building (22)</b> 25:1;27:14;29:14,17, 19;41:4,4,15;43:1,1; 44:12,20;49:6;54:1,3; 55:18;56:17;70:18,25; 71:4;87:10;89:10	<b>catch (1)</b> 70:25	<b>clouser (1)</b> 31:20	<b>compound (1)</b> 86:14
<b>board's (3)</b> 23:8,17;36:18	<b>building's (1)</b> 70:23	<b>cedar (2)</b> 26:5,10	<b>Clowney (1)</b> 4:20	<b>concept (3)</b> 13:16,19;14:14
<b>Boathouse (1)</b> 45:19	<b>built (2)</b> 59:4;94:11	<b>ceiling (1)</b> 31:4	<b>code (2)</b> 48:11;74:16	<b>conceptual (1)</b> 63:22
	<b>bulky (1)</b> 18:10	<b>center (2)</b> 11:23;18:20	<b>codes (1)</b> 44:15	<b>concern (7)</b> 15:7,8;16:1;41:21,24; 65:14;81:17
	<b>bumper (2)</b> 53:10;55:19	<b>certain (3)</b> 41:1;50:16;56:17	<b>coherent/cohesive (1)</b> 47:14	<b>concerned (3)</b> 26:13,17;65:22
	<b>business (2)</b> 60:23;75:23	<b>certainly (3)</b> 13:22;56:22;71:6	<b>column (1)</b> 52:23	<b>concrete (3)</b> 52:3;54:6;71:17
	<b>businesses (1)</b> 48:24	<b>chance (2)</b> 81:8;87:5	<b>columns (2)</b> 53:17;60:5	<b>confident (2)</b> 67:14;71:18
	<b>buy (1)</b> 79:17	<b>chances (1)</b> 84:3	<b>combination (1)</b> 89:3	<b>confirm (2)</b> 66:13;67:16
		<b>change (8)</b>	<b>comfortable (4)</b> 67:5,15;69:25;72:2	<b>confirmed (1)</b> 67:6
			<b>coming (8)</b> 44:6;45:2;51:7;62:9; 70:8,17;85:24;86:7	<b>confirming (1)</b> 73:24
			<b>comment (10)</b>	<b>conflict (2)</b>

<p>32:12;35:12  <b>confront (1)</b>          64:17  <b>confused (1)</b>          14:10  <b>confuses (3)</b>          17:11,17;26:21  <b>confusing (3)</b>          20:8;26:21,22  <b>conjunction (1)</b>          48:10  <b>connected (2)</b>          31:24;78:12  <b>connecting (1)</b>          6:21  <b>connector (9)</b>          77:2,8,15,23;78:2,12;          79:25;87:18;89:8  <b>consensus (2)</b>          38:17,20  <b>consider (2)</b>          39:15;59:21  <b>considerably (1)</b>          16:4  <b>consists (1)</b>          6:8  <b>consolidate (1)</b>          41:12  <b>consolidated (1)</b>          41:20  <b>construction (5)</b>          13:10,23;14:5;81:12;          84:13  <b>contemporary (9)</b>          17:24;18:4,5;21:3;          22:4,4;36:16,16;47:15  <b>continue (2)</b>          40:3;41:9  <b>control (7)</b>          32:4;49:4;54:18;56:17,          23;63:12;87:4  <b>controls (1)</b>          90:20  <b>conventional (1)</b>          60:17  <b>conversations (1)</b>          89:21  <b>Cooper (1)</b>          53:9  <b>corner (1)</b>          61:17  <b>cost (3)</b>          24:24;41:14;65:11  <b>cottage (2)</b>          16:10;27:22  <b>cottages (1)</b>          91:2  <b>council (12)</b>          65:9;78:24;79:17;          80:13,14;86:1,10;89:24;          90:8,9,9;92:10  <b>couple (2)</b>          89:24;94:3</p>	<p><b>course (2)</b>          59:1;61:14  <b>court (1)</b>          67:16  <b>coverage (9)</b>          7:5;41:16,19;42:6,11;          86:23,25;88:13,17  <b>craft (1)</b>          73:20  <b>Craver (67)</b>          3:20;10:3,5,20;12:24;          22:14;23:5,21;24:12,17;          25:14,19;33:2,18,24;          34:21,24;35:4;37:12;          39:4,9,16,21;40:8,13;          42:15;43:5,19;54:13;          64:9,13,17,25;66:12;          70:2,24;72:20;73:21;          74:19,25;75:16;79:17;          80:9;81:16,25;82:4,8,22;          83:11;84:1,21;85:5,10,          12;86:1,6,11,18;87:20,          25;88:5,24;90:1;93:1,5,8;          94:13  <b>crawl (1)</b>          43:2  <b>crazy (1)</b>          88:19  <b>create (2)</b>          84:6;91:11  <b>created (1)</b>          76:2  <b>creates (2)</b>          34:11;91:5  <b>creating (2)</b>          6:21;81:20  <b>creative (1)</b>          71:22  <b>critique (1)</b>          23:1  <b>curb (21)</b>          49:13;52:21,23;53:12,          18,23;54:1,2,6;55:3,10;          57:20,24;58:2;59:5;67:1;          68:7,8,11;70:7;73:10  <b>curious (2)</b>          4:24;5:4  <b>currently (4)</b>          22:11;47:1;52:22;          65:24  <b>cut (1)</b>          46:20</p>	<p><b>datum (1)</b>          7:21  <b>David (1)</b>          45:14  <b>day (2)</b>          55:16;94:8  <b>dead (2)</b>          61:1,2  <b>deal (2)</b>          52:14;61:4  <b>dealing (3)</b>          47:17;84:7;91:13  <b>Debidue (1)</b>          48:8  <b>deceiving (2)</b>          25:23;35:7  <b>December (1)</b>          3:2  <b>decision (2)</b>          14:8;84:8  <b>decisions (1)</b>          86:3  <b>deck (5)</b>          51:9,11;59:4;75:6;78:5  <b>decks (1)</b>          50:12  <b>decorative (1)</b>          52:20  <b>deed (2)</b>          8:25;77:18  <b>defeating (1)</b>          60:10  <b>define (1)</b>          45:6  <b>denied (4)</b>          35:16,18;38:22,25  <b>deny (6)</b>          35:1;38:17;39:3,6,8,20  <b>denying (4)</b>          35:5,5;41:23;42:1  <b>depends (1)</b>          70:24  <b>Design (38)</b>          3:3;4:20;9:25;13:16,          22;14:13;16:5,13;20:7;          21:6;22:20,23;23:1,4,8;          33:6,23;34:15;35:12,22;          39:11;41:9;46:1;48:4;          58:17;61:8,8;64:10;65:6,          14;69:12;70:11;71:5,7,          19;78:22;79:19;84:13  <b>designate (1)</b>          49:5  <b>designated (1)</b>          49:11  <b>designating (2)</b>          49:7,8  <b>designed (1)</b>          6:4  <b>designers (1)</b>          84:14  <b>designs (1)</b>          14:14</p>	<p><b>design-wise (1)</b>          71:10  <b>desirable (1)</b>          60:10  <b>detail (1)</b>          70:17  <b>detailing (3)</b>          26:12;48:9,14  <b>details (1)</b>          21:6  <b>determined (1)</b>          71:25  <b>deterrent (1)</b>          74:18  <b>difference (2)</b>          22:16;37:15  <b>differ (18)</b>          14:14;16:2,3,4,6;18:1,          3;20:5;26:2;33:5;35:22;          44:18;45:1;63:5;67:10;          68:15;90:4;91:8  <b>differentiate (1)</b>          14:4  <b>differently (2)</b>          16:2;35:10  <b>difficult (2)</b>          61:11;63:1  <b>difficulty (2)</b>          24:16;91:12  <b>dilemma (1)</b>          32:21  <b>direction (2)</b>          25:20;40:15  <b>directly (3)</b>          32:16;59:23;61:18  <b>disappear (1)</b>          21:23  <b>discuss (3)</b>          3:18;74:3;76:13  <b>discussed (1)</b>          76:16  <b>discussion (14)</b>          3:11;10:12;23:14;          39:23,23;52:10;57:1;          74:13;75:25,25;76:9,12;          83:18;85:5  <b>displace (1)</b>          63:18  <b>displacing (1)</b>          63:16  <b>displays (1)</b>          49:10  <b>distance (5)</b>          7:3;8:12;48:12;55:10;          58:12  <b>distinctive (1)</b>          39:12  <b>district (2)</b>          50:11;60:23  <b>done (13)</b>          6:12;9:22;13:22;18:1;          21:23;27:6;32:6;47:5;          71:13;80:14;91:2,4;94:1</p>	<p><b>door (13)</b>          11:21,24;12:2,5,6,8,9,9,          10,14,15;44:11;50:15  <b>doors (6)</b>          11:19,23;28:1,9,10,11  <b>dormer (2)</b>          29:22;30:13  <b>dormers (1)</b>          28:20  <b>dotted (1)</b>          8:9  <b>double (1)</b>          11:19  <b>down (20)</b>          27:2;28:16,18,19;30:3;          31:9;45:2;52:13;55:15;          59:18;60:14;61:10;65:9,          24;73:15;78:9;85:3,17;          87:6;88:10  <b>downtown (3)</b>          18:1,2;46:10  <b>drafted (1)</b>          89:3  <b>dramatically (1)</b>          18:3  <b>drawing (1)</b>          18:9  <b>drawing's (2)</b>          25:22;35:7  <b>drawn (2)</b>          16:2;77:3  <b>DRB (4)</b>          65:9;89:12;90:6,11  <b>drinking (1)</b>          46:13  <b>drinks (1)</b>          50:21  <b>drive (1)</b>          31:6  <b>driving (1)</b>          53:8  <b>drop (2)</b>          30:3,24  <b>dropped (3)</b>          28:15,18,19  <b>Duke (3)</b>          3:5;9:5;19:21  <b>dungeon-like (1)</b>          47:23  <b>dwelling (2)</b>          9:2;77:19</p>
<b>E</b>				
<p><b>cat (2)</b>          41:18;45:25  <b>eating (1)</b>          46:13  <b>Eclectic (1)</b>          16:19  <b>Edisto (1)</b>          48:5  <b>effect (1)</b></p>				

<p>33:9  <b>effective (1)</b>                  92:12  <b>effectively (1)</b>                  89:17  <b>eight (2)</b>                  6:12;23:24  <b>either (7)</b>                  19:18;36:24;38:24;                  66:14;67:12;71:21;79:4  <b>elected (1)</b>                  76:6  <b>element (3)</b>                  29:9,12;45:2  <b>elevated (5)</b>                  5:6,9;42:19,19;43:1  <b>elevation (5)</b>                  11:16;21:18;42:16;                  78:6,7  <b>eliminate (2)</b>                  51:14;93:7  <b>eliminated (1)</b>                  30:20  <b>else (7)</b>                  15:6;29:6;36:7;56:12;                  62:2;72:10;80:2  <b>e-mail (1)</b>                  90:2  <b>encloses (1)</b>                  15:22  <b>encompasses (1)</b>                  56:16  <b>encroaching (1)</b>                  19:9  <b>encroachment (2)</b>                  5:21;49:10  <b>end (14)</b>                  3:18;7:1;9:24;19:6;                  21:14,16;48:14;58:2;                  61:15;67:25;73:1;74:15;                  88:10;94:4  <b>ended (2)</b>                  5:19,20  <b>enforce (1)</b>                  23:3  <b>enormous (1)</b>                  5:13  <b>enough (5)</b>                  29:25;55:2;87:11,12,12  <b>entertainment (1)</b>                  50:20  <b>entire (2)</b>                  58:13;60:2  <b>entrance (1)</b>                  46:22  <b>entry (1)</b>                  1:21  <b>environment (1)</b>                  15:3  <b>envison (1)</b>                  57:17  <b>essence (1)</b>                  27:7</p>	<p><b>established (1)</b>                  89:7  <b>estate (2)</b>                  79:2;80:22  <b>even (20)</b>                  7:13;17:3;20:19;21:11;                  27:13,16;28:14;32:10;                  41:12;46:10;53:12;                  54:14;55:24;58:18;66:8;                  79:24;81:6;83:15;87:4;                  92:9  <b>evening (2)</b>                  45:13;73:13  <b>everybody (10)</b>                  34:14;43:11;45:16;                  60:14;71:7,7;77:22;                  90:25;92:5,22  <b>everybody's (2)</b>                  35:8;83:15  <b>everywhere (1)</b>                  56:10  <b>evidently (1)</b>                  34:24  <b>exactly (10)</b>                  34:15;36:1,5;47:12;                  51:19;56:2;65:1;74:9;                  84:4;88:14  <b>example (2)</b>                  16:7;90:23  <b>examples (1)</b>                  47:10  <b>except (1)</b>                  8:23  <b>exception (3)</b>                  50:10,11;69:23  <b>excuse (2)</b>                  50:18;62:1  <b>exempt (1)</b>                  42:11  <b>existing (30)</b>                  4:24;5:8;6:7,7,16,22;                  7:8,14,21;12:8,14;20:4,                  23;21:3,9;22:7;23:12;                  24:3;26:15;33:10;44:9;                  47:8;51:8;53:17;58:17;                  66:22;69:24;70:3,8;72:14  <b>exists (1)</b>                  49:13  <b>expanded (1)</b>                  5:7  <b>expanding (1)</b>                  5:1  <b>expect (1)</b>                  62:19  <b>experience (1)</b>                  65:16  <b>explain (2)</b>                  44:3;72:9  <b>express (1)</b>                  36:6  <b>expressed (1)</b>                  80:22  <b>extended (1)</b></p>	<p>54:1  <b>extensive (2)</b>                  45:18;46:6  <b>exterior (4)</b>                  14:11;15:10,12;20:7  <b>extra (3)</b>                  9:1;31:17;52:24  <b>eyebrows (1)</b>                  77:21  <b>eyes (1)</b>                  78:14</p> <p style="text-align: center;"><b>F</b></p> <p><b>facade (2)</b>                  29:17;47:3  <b>face (5)</b>                  8:14;49:13;52:21,23;                  83:7  <b>facing (1)</b>                  36:22  <b>fact (4)</b>                  23:14;24:7;61:9;83:3  <b>factors (2)</b>                  39:14;47:17  <b>fairly (1)</b>                  37:4  <b>fall (1)</b>                  70:15  <b>far (7)</b>                  23:8;25:1;26:13;47:15;                  55:17,21;77:4  <b>farther (1)</b>                  19:5  <b>fashion (1)</b>                  42:18  <b>fault (1)</b>                  70:23  <b>favor (3)</b>                  10:13;43:11;75:8  <b>fear (2)</b>                  39:16;55:20  <b>feature (1)</b>                  15:24  <b>feel (5)</b>                  38:10;40:18;47:22,23;                  94:1  <b>feeling (1)</b>                  50:1  <b>feet (44)</b>                  5:22,23,25;8:11,13;                  11:3;27:11;29:22;30:4;                  31:3,4,5,10,13;37:8;42:8;                  44:20;49:12;51:22;52:1,                  3,22;53:4,11;54:12;                  57:12,14,17,18;59:15;                  66:1,23;68:8,11;70:9;                  77:5,5;78:20;79:22,24;                  81:22;85:9,9;86:15  <b>felt (2)</b>                  19:17;82:10  <b>FEMA's (1)</b>                  78:14</p>	<p><b>fenestration (1)</b>                  29:25  <b>fenestrations (1)</b>                  11:20  <b>FERRICK (9)</b>                  4:9,14,19,19;5:24;7:17;                  8:2,6;10:22  <b>few (1)</b>                  81:3  <b>field (1)</b>                  93:13  <b>figure (2)</b>                  19:6;67:10  <b>final (6)</b>                  4:22;50:8;63:24;74:5,                  6,7  <b>financial (1)</b>                  75:2  <b>find (2)</b>                  41:8;67:14  <b>finding (1)</b>                  94:4  <b>fine (6)</b>                  9:8;13:11,22;41:6;                  73:16;93:4  <b>finishes (4)</b>                  14:11;15:10,13;46:7  <b>first (7)</b>                  37:17;42:22;48:17;                  60:13;80:13;86:9;90:24  <b>first-floor (1)</b>                  31:8  <b>fishing (1)</b>                  42:14  <b>fit (4)</b>                  51:17,21;53:21;54:24  <b>fits (1)</b>                  71:13  <b>five (2)</b>                  86:16;91:19  <b>fixed (2)</b>                  12:2;52:16  <b>flat (2)</b>                  21:18;35:11  <b>Fleet (1)</b>                  46:10  <b>flexibility (3)</b>                  84:7,20,22  <b>flood (3)</b>                  78:6,7,9  <b>floor (5)</b>                  15:23;42:21,22;43:25;                  47:1  <b>flow (5)</b>                  18:22;60:22;61:9,12;                  73:4  <b>flows (1)</b>                  72:25  <b>fly (1)</b>                  34:25  <b>folks (2)</b>                  19:3;36:18  <b>Folly (1)</b></p>	<p>46:11  <b>food (1)</b>                  50:21  <b>foot (1)</b>                  53:6  <b>footage (3)</b>                  25:15,17;31:17  <b>footprint (2)</b>                  6:7;28:14  <b>formula (1)</b>                  91:9  <b>forth (1)</b>                  73:15  <b>forward (4)</b>                  38:15;47:9;67:7,11  <b>foundation (5)</b>                  6:15,16,22;7:22;78:13  <b>four (2)</b>                  58:14;91:19  <b>four-fifths (1)</b>                  64:7  <b>frankly (2)</b>                  19:18;61:7  <b>Fred's (2)</b>                  7:16,17  <b>Freedom (2)</b>                  3:7;93:2  <b>French (3)</b>                  28:9,11;62:1  <b>front (39)</b>                  4:5;7:8,14;8:10,14;                  11:4,14,16,18;12:5,6,7,8;                  26:25;27:10;29:15,17,21,                  22;30:1,7;44:7,8,11,21,                  24;45:9;47:7;54:1,2;                  55:18;61:18;65:19;                  71:20;73:2,7;82:18;83:4,                  8  <b>fruiton (1)</b>                  65:21  <b>full (2)</b>                  26:22;28:1  <b>furniture (1)</b>                  49:10  <b>further (6)</b>                  19:12;24:8;54:2;55:24;                  58:18;68:25  <b>future (1)</b>                  41:17</p> <p style="text-align: center;"><b>G</b></p> <p><b>gable (3)</b>                  17:16;21:14,15  <b>gabled (1)</b>                  17:1  <b>gallery (2)</b>                  73:3,8  <b>game (1)</b>                  77:15  <b>garage (32)</b>                  19:1,2,9;24:23;25:2;                  28:23;29:1,2,5,5;31:1,2,3,</p>
---	---	---	--	--

<p>4,5,9,23;33:19;34:10; 37:7,12,20,22,23;38:2; 41:12,13,15,18,23;42:11; 43:4 <b>garden (1)</b> 6:4 <b>general (3)</b> 22:11;32:25;67:9 <b>generally (4)</b> 23:16;79:9,13;90:18 <b>gets (3)</b> 22:18;62:2;85:3 <b>gives (1)</b> 40:14 <b>giving (6)</b> 37:17;39:17,17;72:12, 17;90:21 <b>glass (1)</b> 28:1 <b>goal (1)</b> 16:13 <b>goes (3)</b> 15:6;44:9;48:12 <b>Goldbug (2)</b> 32:8,11 <b>golf (1)</b> 53:9 <b>good (23)</b> 8:14;10:3,6;16:20,21; 20:14;24:18;25:20; 39:24;45:6,13;48:3,15; 55:13;61:8;64:24;65:5; 71:19;81:6;82:8;85:6; 86:8;89:21 <b>gracious (1)</b> 7:2 <b>grant (1)</b> 72:14 <b>granted (1)</b> 5:18 <b>granting (3)</b> 19:16;22:1;72:10 <b>great (13)</b> 3:14;8:16;9:11,19,25; 19:9,12;33:9;61:20,22; 64:12;69:18;79:6 <b>greater (1)</b> 49:12 <b>ground (5)</b> 6:3,4;8:3;31:21;42:8 <b>grouping (1)</b> 91:1 <b>guess (10)</b> 15:25;17:22;18:6,14, 15;19:18,20;20:9;35:25; 38:21 <b>guidance (2)</b> 39:25;72:19 <b>gut (1)</b> 31:21 <b>guys (2)</b> 33:2;38:23</p>	<p style="text-align: center;"><b>H</b></p> <p><b>habit (1)</b> 63:19 <b>half (1)</b> 56:14 <b>hammers (1)</b> 74:8 <b>hand (3)</b> 43:12;46:18;72:12 <b>handled (1)</b> 59:11 <b>handrail (1)</b> 16:7 <b>hands (1)</b> 82:11 <b>hanging (1)</b> 32:9 <b>hangs (1)</b> 58:18 <b>hang-up (1)</b> 40:23 <b>happen (4)</b> 31:25;86:21;88:2; 92:20 <b>happened (4)</b> 11:24;45:25;60:21; 76:17 <b>happening (1)</b> 70:4 <b>happens (1)</b> 88:12 <b>happier (1)</b> 37:19 <b>hard (2)</b> 35:4;46:20 <b>harder (2)</b> 13:15;76:5 <b>Hardie (1)</b> 20:18 <b>HardiePlank (2)</b> 15:14;20:11 <b>hate (4)</b> 84:1,2,5,5 <b>header (1)</b> 60:4 <b>hear (7)</b> 3:14;10:2;33:2;34:23; 35:3;39:2,20 <b>heard (2)</b> 86:10;88:5 <b>hearing (2)</b> 24:9;78:19 <b>heated (2)</b> 87:17,21 <b>height (1)</b> 37:6 <b>heightened (1)</b> 6:17 <b>help (4)</b> 38:8;51:1;52:17;72:8 <b>helpful (7)</b></p>	<p>54:12;64:2,5;81:13; 92:5,15,18 <b>here's (2)</b> 42:25;53:18 <b>Herlong (75)</b> 3:5,10;5:23;9:11;10:9, 16;16:24;21:24;23:11,23; 26:20;31:19;32:7,20; 40:2,9,14;43:15;44:1; 49:21;50:3,6,25;52:9; 53:24;55:6,9,13;56:7,11; 57:7;60:13;63:21,25; 64:11,16,24;67:22;68:20; 69:11,19;70:16;72:6; 73:19;74:3,7,12;75:8,12, 17,19,24;76:11,14;79:7, 18;80:1,6,21;83:3,7,19, 23;84:19,25;85:23;87:1; 88:12,15;90:23;92:3,17, 25;93:19;94:9 <b>high (2)</b> 30:9;37:6 <b>higher (5)</b> 29:23;30:9,12,14;91:24 <b>highlighted (1)</b> 6:6 <b>hinge (1)</b> 47:4 <b>hip (7)</b> 17:15,15,20;18:6; 21:12,23;22:10 <b>historic (37)</b> 3:23;4:4,12;11:12; 14:4,21;15:16;16:10; 17:9,16,19;20:3,11,12; 22:5,13;23:13,14,17,19; 26:18,24,25;27:22;28:3; 29:10,17,18;31:20;32:12, 25;33:13;34:6;36:9;40:5; 41:4;42:6 <b>historic/addition (1)</b> 10:24 <b>historical (1)</b> 10:25 <b>hit (2)</b> 29:11;31:4 <b>hitch (3)</b> 55:19,19;65:25 <b>hits (1)</b> 71:4 <b>hold (1)</b> 65:5 <b>hole (1)</b> 47:1 <b>home (4)</b> 7:6;9:13;22:7;37:19 <b>hopefully (1)</b> 21:22 <b>hoping (1)</b> 14:7 <b>hot (1)</b> 50:1 <b>house (47)</b></p>	<p>5:11,18;6:20;7:4,8,15, 16,18;8:10,25;11:17; 15:16,21;17:25;18:19,23; 20:14;21:15;22:13; 25:10;26:15;27:9,10,12; 32:1,9,12,16,17,21,25; 33:6,10,13;41:24;42:7; 48:8;78:9;82:15,15,23, 24;83:9,10;84:9,10;88:1 <b>houses (1)</b> 84:17 <b>Howard (60)</b> 3:6;7:24;8:4;9:21; 10:18;12:5;13:14,18; 14:6,12,16,20,23;15:1; 16:5,12,16;27:16;28:8; 33:22;37:16;39:6;40:17, 21;41:22;42:1;43:3,17; 54:5;57:2,6,11,16;58:1,6, 8;69:2,6,9,17;71:2,5; 72:3;75:14;84:12,23; 85:8,14,21;86:12;87:8, 13,16;88:22;90:7;91:10, 17,23;93:12,17 <b>huge (2)</b> 37:14;57:21 <b>Huh-uh (1)</b> 72:5</p> <p style="text-align: center;"><b>I</b></p> <p><b>idea (6)</b> 17:25;18:15;61:22; 68:14;81:6;92:22 <b>ideas (1)</b> 18:5 <b>identity (1)</b> 45:21 <b>ILDERTON (83)</b> 3:1,5,14,17;4:18;8:16, 20;9:5,8,18,20;10:2,4,7, 12,15,21,23;11:6;12:16, 22;13:1,13;15:9,17,19; 16:20,22;17:20;19:13,23; 22:25;23:7;24:15,19; 25:8,16;28:12,21,25; 29:4,20;30:2,8,17,22; 31:10,14;33:17,20;34:12, 23;35:3,15,18,24;36:4,10, 15,23;37:14,21;38:12,19; 39:19,22;40:1,11;43:9, 14,20,22;54:3;75:11; 76:8;79:15;80:17;85:16; 86:19,24;91:20,25;94:15 <b>illustration (1)</b> 13:6 <b>immediately (1)</b> 17:18 <b>implications (1)</b> 35:5 <b>important (2)</b> 45:22;63:8 <b>impossible (1)</b></p>	<p>32:3 <b>improvement (2)</b> 28:7;63:15 <b>improves (2)</b> 61:12;65:7 <b>inappropriate (1)</b> 85:18 <b>incentive (1)</b> 75:3 <b>inches (4)</b> 59:5;67:18,25;68:10 <b>included (1)</b> 4:7 <b>incompatible (1)</b> 26:14 <b>incorporate (1)</b> 42:23 <b>incorporates (1)</b> 48:9 <b>incorporating (1)</b> 89:5 <b>increase (2)</b> 47:22,24 <b>increasing (1)</b> 49:14 <b>incur (1)</b> 60:5 <b>incurring (1)</b> 41:14 <b>individual (1)</b> 70:20 <b>indoor/outdoor (1)</b> 46:11 <b>in-fill (1)</b> 46:25 <b>informal (1)</b> 89:21 <b>Information (2)</b> 3:7;93:3 <b>in-ground (1)</b> 4:10 <b>initially (1)</b> 33:25 <b>Inlet (5)</b> 77:9,20;81:4;82:14; 90:5 <b>input (2)</b> 24:18;85:7 <b>inside (9)</b> 33:7;34:4;46:2,5; 59:24;60:5;61:25;67:18; 70:12 <b>install (3)</b> 47:4;63:11,12 <b>installed (1)</b> 73:1 <b>instance (3)</b> 23:11;24:20;88:9 <b>instead (3)</b> 25:5;57:23;59:23 <b>intact (1)</b> 6:14 <b>intent (2)</b></p>
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16:11;27:15 <b>interesting (2)</b> 21:4;48:18 <b>interior (2)</b> 44:12;46:7 <b>intersect (1)</b> 30:7 <b>into (28)</b> 5:21;19:9;22:18;30:5; 31:6,9;41:13,16;46:13; 55:20;56:25;58:17;59:1, 2,4;61:23;62:9,11,17; 66:1,1,21;68:10;70:1,5; 71:16;87:3;89:18 <b>inviting (3)</b> 46:24;47:19;49:16 <b>I'on (2)</b> 3:21,23 <b>Island (9)</b> 3:2,9;16;26:17;45:24; 46:9,15;47:15;48:5;91:1 <b>isolated (1)</b> 14:1 <b>issue (14)</b> 19:14;24:2,13,24; 25:13;32:7;36:22;56:10; 60:24;63:13,17;64:18; 72:7;88:19 <b>issues (12)</b> 7:5;20:6;32:14;35:12, 17;41:16;49:4;60:17; 61:4;64:10;69:12;84:9 <b>item (4)</b> 3:13;44:1;75:24,25 <b>items (2)</b> 75:20;81:10	<b>Kat (3)</b> 90:1;92:7;93:20 <b>keep (8)</b> 6:14;17:7;28:13;37:22; 44:16;56:5;87:4,4 <b>keeping (3)</b> 7:7;71:23;90:19 <b>kept (1)</b> 45:21 <b>kicks (1)</b> 80:8 <b>kind (21)</b> 5:5,15;22:9;29:13; 46:13;48:1;52:19;55:20, 22;56:23;60:7,10,19; 61:14;70:8;75:2;76:15; 77:3,20;81:8;90:20 <b>kitchen (10)</b> 9:3,3;46:5,6;77:10,12, 13,14,17;88:1 <b>knowledge (1)</b> 65:20 <b>knows (2)</b> 45:16;85:2	18:11;47:20;71:8; 84:15 <b>leeway (1)</b> 90:21 <b>left (3)</b> 42:16;61:15;66:23 <b>length (1)</b> 58:13 <b>level (2)</b> 24:22;29:21 <b>lies (1)</b> 40:7 <b>life (2)</b> 49:25;55:20 <b>light (2)</b> 47:19,21 <b>lighter (1)</b> 73:17 <b>lighting (1)</b> 73:18 <b>liked (1)</b> 22:19 <b>likes (2)</b> 71:7;92:22 <b>limit (3)</b> 35:19;88:13;92:12 <b>limitation (3)</b> 81:21,24;82:1 <b>limitations (2)</b> 50:24;87:2 <b>limited (1)</b> 86:22 <b>limiting (1)</b> 87:9 <b>limits (2)</b> 86:6;88:18 <b>line (22)</b> 5:12;7:21;8:9;12:13; 52:4;54:6;55:7,8,10; 56:16;57:8,20;58:19; 60:14;64:3;66:22;68:9, 11;70:7,7,15;77:3 <b>lines (1)</b> 48:22 <b>link (8)</b> 33:8,14;81:18;87:20, 20,23;88:10,11 <b>lit (1)</b> 47:22 <b>little (27)</b> 3:4;6:21;7:11,25,25; 13:14;17:11;18:6,10; 19:20,25;20:10;22:12; 24:22;25:23;26:25; 28:15;35:7;44:17,17; 45:1;50:19;62:18,18; 73:12;79:3;85:15 <b>live (1)</b> 75:4 <b>living (4)</b> 19:3,7;37:8;85:2 <b>location (1)</b> 6:10	<b>long (7)</b> 13:24;14:7;33:15;56:6; 60:20;71:8;77:5 <b>long-bed (1)</b> 65:25 <b>longer (1)</b> 77:8 <b>look (31)</b> 11:22;12:1;13:19; 15:19;16:1,6,6,8,25;17:2, 12;21:10,17;24:1;27:8, 23;29:8;31:7,19;32:8; 33:25;35:10;41:1;42:15; 52:18;53:13;58:11; 71:23;81:11;83:10;93:13 <b>looked (7)</b> 20:13;25:4;26:9;32:15; 34:2;54:23;78:24 <b>looking (14)</b> 11:9,11;13:16;21:19; 24:9;25:11,22;33:6;34:3, 4;37:9;44:14;55:1;62:15 <b>looks (19)</b> 8:7;9:19;18:10;20:19; 26:1;30:13;31:2,3,11; 35:11;59:6,14;61:20; 64:12;69:15,18;71:7; 82:19;83:1 <b>loses (1)</b> 33:9 <b>losing (1)</b> 41:13 <b>lot (42)</b> 5:12,16,17;7:4,5;14:1; 15:3;17:1,5,9;18:1,19,21; 30:9,11,12,14;32:13; 41:14,16,19;42:6,11; 44:18;46:1;59:6;62:1; 65:11;78:14;79:22;83:4, 11,21;86:15,23,24;87:1; 88:9,9,12,17;94:9 <b>lot's (1)</b> 45:25 <b>love (1)</b> 63:23 <b>lower (3)</b> 22:10;24:22;30:24 <b>luxury (1)</b> 70:10	<b>manage (1)</b> 63:11 <b>many (7)</b> 5:22;62:4,5;79:10; 92:12;93:24;94:4 <b>Mark (3)</b> 3:6;9:20;13:13 <b>marsh (1)</b> 83:22 <b>Marshall (2)</b> 45:16;49:19 <b>masking (1)</b> 22:9 <b>masks (1)</b> 26:5 <b>mass (3)</b> 31:25;33:15,19 <b>massing (10)</b> 9:13;24:14,16;34:10; 36:10;37:4,25;38:10; 40:4,23 <b>massive (11)</b> 21:11,13;25:9,9;29:6, 14;36:11,13;37:4;41:1; 42:16 <b>master (7)</b> 12:11;15:22;24:21; 30:4;31:22;32:9;37:23 <b>match (4)</b> 20:22;21:3;36:3,14 <b>material (2)</b> 13:2;15:15 <b>materials (2)</b> 33:5;34:2 <b>mathematics (1)</b> 89:18 <b>matter (2)</b> 16:16;72:23 <b>may (11)</b> 18:9,11;26:2;32:23; 35:10;36:17;37:22,24; 38:3;39:15;94:10 <b>maybe (19)</b> 6:13;18:21;20:19;21:2; 25:22;26:23;33:4;35:19; 56:7,11;60:15;72:8;81:4, 11;83:15;92:7,9,10;93:20 <b>MCCANTS (41)</b> 11:7,7;12:7;13:4,7,17; 14:3,9,15,19,22,25;15:12, 18,20;16:11,14;18:24; 20:16,24;21:7;26:6;27:7, 23;28:4,10,22;29:3,7,24; 30:6,16,19;31:7;40:20, 22;41:25;42:3,9,21;43:7 <b>mean (62)</b> 13:25;16:7,25;17:4,23; 18:15,18,18,19;19:13,18; 23:6,7,8;24:19;27:18; 28:12;29:1,2;30:2,10,14, 19,22,23,24,25,25;31:2,5, 11,16,17;33:11,12;35:15, 16;36:24;38:2,25;51:10;
<b>J</b>	<b>L</b>	<b>M</b>		
<b>January (4)</b> 64:19,22;74:10;93:20 <b>Jasper (4)</b> 10:24;18:16;19:4;26:8 <b>job (5)</b> 9:21;34:16;36:6,6; 40:12 <b>joists (1)</b> 63:3 <b>Jon (2)</b> 3:6;13:1 <b>judge (1)</b> 23:22 <b>judgment (1)</b> 86:2 <b>jump (2)</b> 16:23;19:21 <b>justified (1)</b> 5:19 <b>Justin (4)</b> 4:8,17,18,19	<b>Lancton (1)</b> 3:6 <b>land (2)</b> 64:14,14 <b>landing (2)</b> 12:12;46:10 <b>landscaped (1)</b> 7:12 <b>laps (1)</b> 79:16 <b>large (7)</b> 6:20;17:5;21:13,15; 26:4;46:4;54:23 <b>larger (1)</b> 22:8 <b>last (7)</b> 3:13;5:20;56:24;61:10; 77:24;89:1;92:21 <b>lawyer (1)</b> 71:2 <b>lay (1)</b> 5:5 <b>layout (1)</b> 28:14 <b>least (4)</b> 67:8,11;72:8;92:13 <b>leave (4)</b>	<b>main (7)</b> 11:16;24:16;27:3,9,9; 36:11;82:19 <b>majority (4)</b> 85:22;91:14,21,24 <b>makes (7)</b> 25:24;33:19;48:25; 78:1;87:22;89:14;91:17 <b>making (8)</b> 13:24;17:25;29:2,5; 31:15;37:25;49:16;64:6		
<b>K</b>				

59:22;62:3,15,16,21; 65:4;66:19;67:19;68:8; 72:17,18;84:14;85:8; 87:16;88:3,4,8,10;91:21; 93:8,17 <b>meant (2)</b> 69:8;74:7 <b>measure (3)</b> 34:17;55:12;66:22 <b>measured (3)</b> 57:19;66:24;67:3 <b>meet (3)</b> 23:10;48:11;71:9 <b>meeting (16)</b> 3:2,8,19;79:2,6;80:15; 16,20,22;89:22;90:8; 92:24;93:5,9;94:14,17 <b>meets (4)</b> 22:21;45:7;73:24,25 <b>member (1)</b> 36:19 <b>members (3)</b> 3:4;81:6;89:24 <b>mentioned (1)</b> 89:4 <b>met (4)</b> 3:7;22:17;49:5,6 <b>Middle (4)</b> 44:2,5;60:23;65:24 <b>might (16)</b> 18:9;26:3,23;35:12; 38:15;49:19;51:1;53:14; 55:13;72:7;76:14;93:6; 21,21,25;94:3 <b>mind (3)</b> 44:16;47:13;72:24 <b>minds (1)</b> 77:6 <b>Mini (1)</b> 53:9 <b>minutes (2)</b> 93:9,15 <b>mistake (2)</b> 13:25;64:6 <b>model (1)</b> 38:6 <b>modern (2)</b> 16:9;27:22 <b>modify (1)</b> 39:7 <b>money (1)</b> 65:11 <b>month (3)</b> 35:20,22;74:11 <b>more (42)</b> 13:20,20;16:8;19:6; 21:11;22:3,4;23:9,15; 25:5,6;27:2,14;29:6; 32:24;34:1;36:7;40:5,10; 41:14;42:8;44:21;46:12; 47:18,20,21,22;48:4,20; 49:16;57:21;59:6;62:9; 68:17;70:11;72:10;75:22; 24:78;19;81:22;85:15; 89:14 <b>Most (1)</b> 73:14 <b>motion (15)</b> 10:2,9;34:19,21;35:1; 38:21,21;39:1,3,5,5,7,19; 43:11;75:9 <b>Mount (1)</b> 46:9 <b>move (7)</b> 36:25;38:15;41:9;67:7, 11;70:13;73:21 <b>moving (5)</b> 6:24;49:1;59:23;60:8; 68:24 <b>much (23)</b> 7:25;14:2;18:19;21:20; 23:9,9;26:7;31:17,25; 32:5;33:19;59:17,25; 68:25;69:25;72:21,22,22; 76:7;77:8;89:1;90:21,25 <b>mulled (1)</b> 78:18 <b>myself (1)</b> 43:24	<b>new (22)</b> 6:15,17;13:9;14:5; 15:13;17:14;20:17,22; 27:10,11;29:9;45:2;47:2, 4;61:16;63:2;71:13;81:6; 82:16;86:5;88:21;89:9 <b>news (1)</b> 89:2 <b>next (7)</b> 35:19,21;43:1;80:14; 84:8;89:22;90:2 <b>nice (4)</b> 21:1;48:14;61:21; 94:13 <b>nicely (1)</b> 17:13 <b>nicest (1)</b> 76:17 <b>night (3)</b> 61:10;89:1;92:22 <b>nil (1)</b> 84:5 <b>nobody (2)</b> 62:2;72:10 <b>noise (1)</b> 50:14 <b>nose (1)</b> 49:2 <b>noses (1)</b> 52:2 <b>nother (1)</b> 37:8 <b>notice (1)</b> 93:3 <b>number (1)</b> 89:22	18:6;19:6,12;32:11;42:8; 60:4;62:1;72:25;73:10 <b>office (2)</b> 54:3;73:7 <b>offset (1)</b> 53:24 <b>often (1)</b> 59:8 <b>old (3)</b> 7:16,17;73:7 <b>older (1)</b> 9:16 <b>once (2)</b> 7:12;22:15 <b>once-a-year (1)</b> 92:7 <b>One (54)</b> 5:10;11:19,23;12:23; 13:3;17:23;18:20,25; 20:5;21:11;29:21;35:15; 37:16;38:23;43:24; 44:16;47:17;52:15; 53:15;54:13;55:4;58:21; 60:10,11;64:2,10;65:21; 69:23;71:20,20;72:6,17; 75:24;76:1,16,17;77:8, 21;79:5,12;81:4;82:17; 83:14;84:2,6,8,17,25; 88:10;89:7,10;90:5,10; 94:3 <b>one-and-a-half-story (1)</b> 17:12 <b>one-fifth/20 (1)</b> 87:10 <b>O'NEIL (13)</b> 80:16;83:12;86:9;88:7, 25;89:16,20;90:3,9,13, 17;92:21;93:15 <b>ones (2)</b> 94:6,10 <b>one-story (2)</b> 29:9;42:25 <b>only (17)</b> 11:9,13,17;13:8;32:7; 56:4;57:3;58:1;61:15; 65:14;66:7;69:20,21; 73:23;77:15;81:17,24 <b>onto (2)</b> 27:24;37:19 <b>open (4)</b> 15:3;32:21;47:21; 50:17 <b>opened (2)</b> 33:10;45:25 <b>operable (2)</b> 12:10,11 <b>operations (1)</b> 52:13 <b>opinion (4)</b> 23:16;26:20;27:6; 48:25 <b>opportunity (1)</b> 50:2	<b>opposed (4)</b> 18:16;32:17;43:20; 75:17 <b>opposition (2)</b> 43:21;75:18 <b>option (1)</b> 60:9 <b>options (1)</b> 37:17 <b>order (5)</b> 34:9,20;74:20;76:19; 92:1 <b>ordinance (32)</b> 3:12;22:17;23:3,25; 44:19;49:17;50:14,15; 66:11;67:20;72:13,14; 73:24,25;74:19;76:16; 78:15,21,25;80:3,4,12; 82:16;84:6;85:24;86:5,7; 87:3;88:21;89:3;91:11; 92:6 <b>ordinances (1)</b> 44:15 <b>original (6)</b> 17:23;25:24,25;26:24; 27:3,19 <b>Originally (1)</b> 11:19 <b>others (1)</b> 20:8 <b>Otherwise (1)</b> 38:15 <b>ought (3)</b> 33:11,14;34:7 <b>Ours (1)</b> 73:10 <b>out (51)</b> 5:5,7;8:12;19:6;32:1; 41:5,8;44:24;45:9,25; 46:2,13,18,20;48:17; 50:21;51:10;54:2;55:17, 20,21,24;57:8,22;58:3, 18;60:3,8;61:23;62:4,13, 14,17;63:9,9,19;65:2; 66:1,20,21;67:10,14; 68:9,21;71:14;76:9; 82:11;86:14;89:17; 93:22;94:4 <b>outdoor (2)</b> 50:12,20 <b>outline (1)</b> 84:14 <b>out-of-the-box (1)</b> 91:10 <b>outside (4)</b> 8:4;33:4;68:22;94:11 <b>over (27)</b> 5:18;17:16;18:20,25; 19:5,10;21:2;36:25; 43:25;52:22;54:3,12; 55:5;56:18,23;65:11; 69:24;70:1,3,8,17;78:10, 18;81:9;87:4;88:16;	
	<b>N</b>			
	<b>nails (1)</b> 74:8 <b>natural (2)</b> 73:4;88:18 <b>naturally (1)</b> 73:2 <b>nature (1)</b> 6:2 <b>necessarily (2)</b> 14:15;26:23 <b>neck (1)</b> 49:25 <b>need (32)</b> 14:1;17:6;18:21;19:20; 23:15,25;24:1;31:17; 34:8;36:3,4,6;44:23; 50:16;56:12;65:17;69:7, 9;71:10,19;72:3;79:18; 84:14,23;85:15;88:21; 90:14;91:15;92:7;93:15, 16,17 <b>needed (3)</b> 18:22;70:12;81:21 <b>needs (6)</b> 30:18;31:16;36:2,5,8; 37:10 <b>negligible (1)</b> 7:13 <b>neighborhood (3)</b> 16:25;24:4;39:8 <b>neighboring (1)</b> 7:3 <b>neither (1)</b> 38:21	<b>oak (1)</b> 26:6 <b>object (1)</b> 29:4 <b>objecting (1)</b> 10:8 <b>objection (1)</b> 36:12 <b>objective (1)</b> 82:6 <b>obvious (1)</b> 25:24 <b>obviously (1)</b> 56:9 <b>occasionally (1)</b> 85:3 <b>o'clock (1)</b> 3:3 <b>odd (2)</b> 30:21;34:2 <b>odd-shaped (1)</b> 83:11 <b>off (13)</b> 4:6;6:10;11:1;17:21;	<b>O</b>	



<p>98:25  <b>overall (1)</b>                  27:20  <b>overhang (5)</b>                  21:21;52:17;58:16;                  59:4,5  <b>overhanging (2)</b>                  69:1;75:6  <b>overhead (1)</b>                  47:4  <b>overtakes (2)</b>                  83:6,10  <b>overwhelm (1)</b>                  21:14  <b>overwhelming (1)</b>                  22:12  <b>overwhelms (1)</b>                  36:20  <b>owe (1)</b>                  23:18  <b>own (1)</b>                  14:21  <b>owner (8)</b>                  49:7;56:17;63:10;                  70:22,23,25,25;71:3  <b>owners (1)</b>                  24:25  <b>owner's (2)</b>                  70:18,20</p>	<p><b>partly (1)</b>                  26:3  <b>partnered (1)</b>                  45:17  <b>parts (1)</b>                  87:2  <b>party (1)</b>                  93:11  <b>pass (1)</b>                  80:10  <b>passed (2)</b>                  76:18;80:12  <b>past (6)</b>                  11:25;12:15;20:2;                  27:11;57:8;93:25  <b>Pat (11)</b>                  3:5;12:25;21:25;41:11;                  49:6;52:11;73:3;75:20;                  79:1,4;93:20  <b>path (4)</b>                  48:19;49:8,15;72:18  <b>patio (1)</b>                  50:12  <b>Pat's (2)</b>                  73:7;88:5  <b>Pawleys (1)</b>                  48:5  <b>pedestrian (6)</b>                  48:19,24;49:11,15;                  61:12;72:18  <b>pedestrians (1)</b>                  49:1  <b>peeking (3)</b>                  7:11,25;8:9  <b>people (20)</b>                  21:18;45:24;47:25;                  48:2;55:3;56:5;62:1,20;                  63:19;72:11,24;73:14;                  76:6;81:5;82:16;84:13,                  23;86:2;88:6;92:13  <b>perceived (1)</b>                  70:11  <b>percent (7)</b>                  4:2;5:20;8:8;11:11;                  54:20;78:10;87:10  <b>percentage (1)</b>                  87:9  <b>perception (1)</b>                  72:9  <b>period (2)</b>                  40:6;73:25  <b>permitted (2)</b>                  50:13,21  <b>personally (3)</b>                  36:19;38:3;70:16  <b>photo (1)</b>                  48:13  <b>photographs (3)</b>                  47:11;48:7,18  <b>photos (1)</b>                  46:17  <b>physically (2)</b>                  49:8;78:12</p>	<p><b>pick (1)</b>                  6:15  <b>picking (1)</b>                  60:11  <b>pickup (1)</b>                  65:25  <b>picture (5)</b>                  7:9;53:19;54:11;62:16;                  81:11  <b>piece (1)</b>                  6:22  <b>pilings (4)</b>                  59:24;61:25;62:9,23  <b>pipe (2)</b>                  71:14,16  <b>piss (1)</b>                  62:1  <b>pitch (2)</b>                  21:9;41:24  <b>pitches (1)</b>                  39:11  <b>place (3)</b>                  18:11;47:5;52:16  <b>plan (6)</b>                  7:1;11:5;17:2;31:8;                  53:14;93:19  <b>planning (6)</b>                  78:17,18;79:1;89:6;                  90:8;92:10  <b>plans (3)</b>                  11:3,9;37:9  <b>plat (1)</b>                  26:11  <b>play (2)</b>                  63:10;87:3  <b>Pleasant (1)</b>                  46:10  <b>please (1)</b>                  67:22  <b>PM (1)</b>                  94:18  <b>Poe's (1)</b>                  47:6  <b>point (5)</b>                  38:4;39:24,25;60:11;                  64:24  <b>pointed (1)</b>                  48:17  <b>points (1)</b>                  90:15  <b>police (1)</b>                  57:8  <b>pool (12)</b>                  4:7,9,10;5:1,9,9;6:3;                  7:2;8:1,2,8;41:18  <b>porch (30)</b>                  8:14;11:18;19:3;21:3;                  33:10;44:10;45:4,7,10;                  46:3,20;47:7,8,8,18,25;                  48:22;49:16;50:22;                  54:23;60:2,6,11;63:2,9;                  71:13,23;73:4,14,17  <b>porches (1)</b></p>	<p>50:12  <b>portion (5)</b>                  9:14;32:12;76:16;80:3;                  85:23  <b>pose (1)</b>                  21:7  <b>position (1)</b>                  47:2  <b>possibility (1)</b>                  59:20  <b>possible (2)</b>                  28:17;90:22  <b>possibly (1)</b>                  28:13  <b>post (1)</b>                  73:7  <b>potential (1)</b>                  3:11  <b>practical (1)</b>                  72:23  <b>precedence (2)</b>                  62:3,21  <b>preliminary (3)</b>                  41:7;63:22;74:5  <b>present (3)</b>                  11:5;21:13;45:12  <b>presentation (2)</b>                  18:16;26:3  <b>presented (3)</b>                  73:22;80:13;87:5  <b>presenting (1)</b>                  63:14  <b>presents (1)</b>                  4:17  <b>preserve (2)</b>                  32:23;75:1  <b>pretty (5)</b>                  18:19;20:14;30:21;                  54:22;80:18  <b>prevent (2)</b>                  55:3;86:7  <b>previously (4)</b>                  4:2;6:20;7:20;79:19  <b>principle (1)</b>                  87:10  <b>probably (9)</b>                  7:13;8:8,13;35:11;                  59:10;61:12;76:17;84:5;                  94:9  <b>problem (23)</b>                  9:4;12:25;17:24;18:4;                  19:16;24:6;25:16;29:1,1,                  2;34:11;35:23;40:7;                  46:23;68:12;70:20,20,21;                  71:24;73:6;82:17;91:5;                  94:5  <b>problematic (1)</b>                  41:11  <b>problems (1)</b>                  77:21  <b>profile (1)</b>                  8:10  <b>prohibited (1)</b></p>	<p>51:6  <b>prohibits (1)</b>                  5:15  <b>project (5)</b>                  4:21;45:15;63:5;73:22;                  77:7  <b>projection (3)</b>                  66:21;69:24;70:3  <b>projects (4)</b>                  71:21;76:18;80:25;                  81:2  <b>properties (6)</b>                  20:4;44:18;62:6;91:7;                  92:15;94:7  <b>property (23)</b>                  3:23,25;4:4,6,13,25;                  5:8,11,14;6:5;7:3;9:13,                  15;20:4,7;26:22;41:15;                  44:17,19;56:15,15;70:5;                  88:16  <b>proportioned (1)</b>                  17:13  <b>proportions (1)</b>                  89:8  <b>proposal (6)</b>                  6:2,9,18;9:9;59:11;                  67:7  <b>proposals (1)</b>                  63:16  <b>propose (1)</b>                  66:25  <b>proposed (4)</b>                  27:10;46:25;78:20;                  89:3  <b>proposing (2)</b>                  47:20;48:21  <b>protect (1)</b>                  69:7  <b>protruding (1)</b>                  70:4  <b>provided (3)</b>                  51:8,9;54:11  <b>public (10)</b>                  8:17,20;12:17,19;                  46:14;50:4,6;78:18;                  92:24;93:5  <b>pull (3)</b>                  55:11;58:1;63:19  <b>pulled (1)</b>                  53:22  <b>pulling (3)</b>                  19:10;57:24;66:1  <b>punt (1)</b>                  19:22  <b>punting (1)</b>                  19:24  <b>purview (1)</b>                  44:13  <b>push (2)</b>                  19:5;46:15  <b>pushed (1)</b>                  47:9  <b>pushing (2)</b></p>
<b>P</b>				
<p><b>painted (1)</b>                  55:7  <b>panel (1)</b>                  12:2  <b>parallel (1)</b>                  56:19  <b>parameters (1)</b>                  81:17  <b>park (5)</b>                  53:9;54:21;56:12;57:9;                  58:21  <b>parked (4)</b>                  51:23;53:17;56:23;                  57:22  <b>parking (68)</b>                  44:25;51:2,5,6,14,18;                  52:15;53:22;54:16,20,25;                  55:2;56:1,5,9,14,16,18,                  19,20,22,25;57:12,25;                  58:13,17;59:12;60:20,23;                  61:18;62:4,15;63:7,10,                  12,13,18;64:4,5,7,15,18;                  65:4,15,19;66:4,10,11,13,                  22,25;67:2,5,13,13,19,24;                  68:1;69:20,25;70:1,3,8,                  71:9;73:23,24;74:16,18  <b>part (16)</b>                  4:10,14;9:1,14;25:12;                  26:25;33:10;45:22;48:3,                  17;54:24;70:11;73:6,11;                  82:22,24</p>	<p><b>partly (1)</b>                  26:3  <b>partnered (1)</b>                  45:17  <b>parts (1)</b>                  87:2  <b>party (1)</b>                  93:11  <b>pass (1)</b>                  80:10  <b>passed (2)</b>                  76:18;80:12  <b>past (6)</b>                  11:25;12:15;20:2;                  27:11;57:8;93:25  <b>Pat (11)</b>                  3:5;12:25;21:25;41:11;                  49:6;52:11;73:3;75:20;                  79:1,4;93:20  <b>path (4)</b>                  48:19;49:8,15;72:18  <b>patio (1)</b>                  50:12  <b>Pat's (2)</b>                  73:7;88:5  <b>Pawleys (1)</b>                  48:5  <b>pedestrian (6)</b>                  48:19,24;49:11,15;                  61:12;72:18  <b>pedestrians (1)</b>                  49:1  <b>peeking (3)</b>                  7:11,25;8:9  <b>people (20)</b>                  21:18;45:24;47:25;                  48:2;55:3;56:5;62:1,20;                  63:19;72:11,24;73:14;                  76:6;81:5;82:16;84:13,                  23;86:2;88:6;92:13  <b>perceived (1)</b>                  70:11  <b>percent (7)</b>                  4:2;5:20;8:8;11:11;                  54:20;78:10;87:10  <b>percentage (1)</b>                  87:9  <b>perception (1)</b>                  72:9  <b>period (2)</b>                  40:6;73:25  <b>permitted (2)</b>                  50:13,21  <b>personally (3)</b>                  36:19;38:3;70:16  <b>photo (1)</b>                  48:13  <b>photographs (3)</b>                  47:11;48:7,18  <b>photos (1)</b>                  46:17  <b>physically (2)</b>                  49:8;78:12</p>	<p><b>pick (1)</b>                  6:15  <b>picking (1)</b>                  60:11  <b>pickup (1)</b>                  65:25  <b>picture (5)</b>                  7:9;53:19;54:11;62:16;                  81:11  <b>piece (1)</b>                  6:22  <b>pilings (4)</b>                  59:24;61:25;62:9,23  <b>pipe (2)</b>                  71:14,16  <b>piss (1)</b>                  62:1  <b>pitch (2)</b>                  21:9;41:24  <b>pitches (1)</b>                  39:11  <b>place (3)</b>                  18:11;47:5;52:16  <b>plan (6)</b>                  7:1;11:5;17:2;31:8;                  53:14;93:19  <b>planning (6)</b>                  78:17,18;79:1;89:6;                  90:8;92:10  <b>plans (3)</b>                  11:3,9;37:9  <b>plat (1)</b>                  26:11  <b>play (2)</b>                  63:10;87:3  <b>Pleasant (1)</b>                  46:10  <b>please (1)</b>                  67:22  <b>PM (1)</b>                  94:18  <b>Poe's (1)</b>                  47:6  <b>point (5)</b>                  38:4;39:24,25;60:11;                  64:24  <b>pointed (1)</b>                  48:17  <b>points (1)</b>                  90:15  <b>police (1)</b>                  57:8  <b>pool (12)</b>                  4:7,9,10;5:1,9,9;6:3;                  7:2;8:1,2,8;41:18  <b>porch (30)</b>                  8:14;11:18;19:3;21:3;                  33:10;44:10;45:4,7,10;                  46:3,20;47:7,8,8,18,25;                  48:22;49:16;50:22;                  54:23;60:2,6,11;63:2,9;                  71:13,23;73:4,14,17  <b>porches (1)</b></p>	<p>50:12  <b>portion (5)</b>                  9:14;32:12;76:16;80:3;                  85:23  <b>pose (1)</b>                  21:7  <b>position (1)</b>                  47:2  <b>possibility (1)</b>                  59:20  <b>possible (2)</b>                  28:17;90:22  <b>possibly (1)</b>                  28:13  <b>post (1)</b>                  73:7  <b>potential (1)</b>                  3:11  <b>practical (1)</b>                  72:23  <b>precedence (2)</b>                  62:3,21  <b>preliminary (3)</b>                  41:7;63:22;74:5  <b>present (3)</b>                  11:5;21:13;45:12  <b>presentation (2)</b>                  18:16;26:3  <b>presented (3)</b>                  73:22;80:13;87:5  <b>presenting (1)</b>                  63:14  <b>presents (1)</b>                  4:17  <b>preserve (2)</b>                  32:23;75:1  <b>pretty (5)</b>                  18:19;20:14;30:21;                  54:22;80:18  <b>prevent (2)</b>                  55:3;86:7  <b>previously (4)</b>                  4:2;6:20;7:20;79:19  <b>principle (1)</b>                  87:10  <b>probably (9)</b>                  7:13;8:8,13;35:11;                  59:10;61:12;76:17;84:5;                  94:9  <b>problem (23)</b>                  9:4;12:25;17:24;18:4;                  19:16;24:6;25:16;29:1,1,                  2;34:11;35:23;40:7;                  46:23;68:12;70:20,20,21;                  71:24;73:6;82:17;91:5;                  94:5  <b>problematic (1)</b>                  41:11  <b>problems (1)</b>                  77:21  <b>profile (1)</b>                  8:10  <b>prohibited (1)</b></p>	<p>51:6  <b>prohibits (1)</b>                  5:15  <b>project (5)</b>                  4:21;45:15;63:5;73:22;                  77:7  <b>projection (3)</b>                  66:21;69:24;70:3  <b>projects (4)</b>                  71:21;76:18;80:25;                  81:2  <b>properties (6)</b>                  20:4;44:18;62:6;91:7;                  92:15;94:7  <b>property (23)</b>                  3:23,25;4:4,6,13,25;                  5:8,11,14;6:5;7:3;9:13,                  15;20:4,7;26:22;41:15;                  44:17,19;56:15,15;70:5;                  88:16  <b>proportioned (1)</b>                  17:13  <b>proportions (1)</b>                  89:8  <b>proposal (6)</b>                  6:2,9,18;9:9;59:11;                  67:7  <b>proposals (1)</b>                  63:16  <b>propose (1)</b>                  66:25  <b>proposed (4)</b>                  27:10;46:25;78:20;                  89:3  <b>proposing (2)</b>                  47:20;48:21  <b>protect (1)</b>                  69:7  <b>protruding (1)</b>                  70:4  <b>provided (3)</b>                  51:8,9;54:11  <b>public (10)</b>                  8:17,20;12:17,19;                  46:14;50:4,6;78:18;                  92:24;93:5  <b>pull (3)</b>                  55:11;58:1;63:19  <b>pulled (1)</b>                  53:22  <b>pulling (3)</b>                  19:10;57:24;66:1  <b>punt (1)</b>                  19:22  <b>punting (1)</b>                  19:24  <b>purview (1)</b>                  44:13  <b>push (2)</b>                  19:5;46:15  <b>pushed (1)</b>                  47:9  <b>pushing (2)</b></p>

<p>31:15;46:8 <b>put (24)</b> 6:3,15;8:25;44:7; 47:10;57:3;58:8;62:7,14, 22;66:20;68:9;73:3; 74:21;75:2;77:15,17,23; 78:19;79:24,25;88:1; 91:3,9 <b>putting (7)</b> 22:9;56:4;59:21;62:3; 67:15;81:17;87:17</p>	<p>76:11;79:2;80:22;81:23 <b>realigning (1)</b> 49:15 <b>reality (1)</b> 61:4 <b>realize (1)</b> 35:10 <b>really (29)</b> 4:10;5:15;7:4,10; 17:24;18:20;19:13,15,15; 31:6;37:1,5;42:22,24; 52:13;62:16,23;63:8; 64:9;68:13;69:19;70:10; 72:20;73:9,12;79:8; 85:13;91:8;92:11 <b>rear (5)</b> 4:6;11:2;27:21,21; 83:21 <b>reason (5)</b> 11:13;17:3;60:8;65:15; 80:1 <b>received (1)</b> 4:22 <b>recognize (1)</b> 45:24 <b>recommend (1)</b> 88:23 <b>recommended (1)</b> 89:7 <b>recorded (1)</b> 93:18 <b>recuse (1)</b> 43:24 <b>reduce (3)</b> 56:22;59:17;67:1 <b>reevaluate (1)</b> 81:8 <b>reflect (1)</b> 89:4 <b>reframe (1)</b> 60:2 <b>regard (1)</b> 7:13 <b>regarding (1)</b> 76:16 <b>regardless (1)</b> 55:1 <b>Regular (1)</b> 80:16 <b>relative (1)</b> 51:2 <b>relevant (1)</b> 39:15 <b>relief (9)</b> 4:2,3;5:3;11:3,10;17:6; 22:1,42;6;59:19 <b>relocate (2)</b> 47:6;48:21 <b>remaining (1)</b> 67:2 <b>remains (1)</b> 47:8 <b>remember (3)</b></p>	<p>60:21,24;83:25 <b>remove (1)</b> 44:9 <b>removed (1)</b> 28:5 <b>renovation (1)</b> 61:21 <b>renovations (2)</b> 44:12;46:6 <b>rent (1)</b> 77:19 <b>rented (1)</b> 9:1 <b>replace (1)</b> 89:9 <b>request (1)</b> 40:3 <b>require (3)</b> 38:13;60:1;91:14 <b>required (3)</b> 45:8;66:9;67:24 <b>requirement (2)</b> 73:25;74:1 <b>requirements (4)</b> 3:7;22:17,22;42:12 <b>reservation (3)</b> 34:14;36:18;78:25 <b>reservations (5)</b> 34:17;35:8;36:7;81:3,5 <b>residence (1)</b> 9:17 <b>residential (1)</b> 76:23 <b>resolve (1)</b> 32:13 <b>respect (2)</b> 36:9;73:23 <b>respectful (2)</b> 26:23;32:24 <b>respond (1)</b> 52:7 <b>responses (1)</b> 63:1 <b>rest (4)</b> 30:15;48:23,23;62:19 <b>restaurant (5)</b> 44:6;45:18;50:10; 60:12;62:10 <b>restaurants (3)</b> 45:23;46:15,24 <b>restriction (3)</b> 8:25;77:18;91:5 <b>restrictions (2)</b> 62:5;79:10 <b>restudy (1)</b> 85:1 <b>rethinking (1)</b> 32:14 <b>retreat (2)</b> 80:24;92:7 <b>reuse (2)</b> 6:16;7:21 <b>reusing (1)</b></p>	<p>6:23 <b>Review (12)</b> 3:3;23:8;35:13;78:23; 79:12,19;80:8;82:12; 85:25;92:15;94:2,6 <b>reviewed (1)</b> 81:11 <b>rhetorical (1)</b> 60:19 <b>Rhonda (6)</b> 3:5;9:18;15:9;64:25; 72:7;83:13 <b>Richard (3)</b> 45:16,18;49:19 <b>ride (2)</b> 55:15,21 <b>right (65)</b> 3:17;4:18;8:9;10:23; 11:8;12:7,9,13,16;13:1, 17;14:22,25;16:14;17:18; 19:19,23,24;22:2;28:22; 31:25;39:18;40:1,1,42;9, 25;43:9,22;44:25;46:8, 19;47:3;48:13;51:21,25; 53:5,16,24,25;54:6,6,8; 57:20;58:4;59:2,16; 61:11;64:11,16,23;67:12; 68:4;70:4,6;74:10;77:25; 83:7;84:11;85:9;86:13; 87:14;88:14;92:17;93:7, 17 <b>right-of-way (1)</b> 5:13 <b>risk (1)</b> 75:7 <b>Rita's (1)</b> 46:10 <b>road (3)</b> 55:20;66:2;68:9 <b>Roberts (1)</b> 92:1 <b>ROBINSON (48)</b> 3:22;4:12,16;8:23; 10:25;12:21;35:21;42:7, 10;44:5;50:9;51:4,15,18; 52:1;60:25;61:2,5,66:9; 67:17,23;68:4,6;69:4,8; 72:5,16;74:23;76:21; 77:12;78:3,5;79:21;80:5, 11,19;81:23;82:1,6,10,20, 24;85:11;87:15,18;89:13; 90:12;93:23 <b>roof (19)</b> 6:21;17:1,15;21:9,12, 23;22:10;28:15,19,33:5; 34:1;39:11,11,41;24; 44:10;67:9;78:3,4,5 <b>roofing (2)</b> 13:2;26:1 <b>roofline (5)</b> 21:20;30:3,23;47:20; 69:14 <b>rooflines (1)</b></p>	<p>18:12 <b>roofline's (1)</b> 21:22 <b>roofs (1)</b> 39:10 <b>room (8)</b> 17:7;19:9,12;33:9; 40:15;52:24;55:2;77:16 <b>rotate (1)</b> 6:11 <b>rotating (1)</b> 6:24 <b>route (1)</b> 48:24 <b>Rules (1)</b> 92:1 <b>rumor (1)</b> 76:3 <b>run (3)</b> 14:7;43:5;59:1</p>
<p style="text-align: center;"><b>Q</b></p>				
<p><b>quick (1)</b> 81:24 <b>quicker (1)</b> 81:7 <b>quickly (4)</b> 75:21;86:12;87:3; 88:17 <b>quintessential (1)</b> 91:1 <b>quite (3)</b> 19:17;77:24;84:16 <b>quorum (1)</b> 93:2</p>				
<p style="text-align: center;"><b>R</b></p>				
<p><b>rail (4)</b> 48:6,9,11,12 <b>railing (2)</b> 21:3;48:4 <b>rails (1)</b> 67:9 <b>raise (1)</b> 43:12 <b>raised (2)</b> 72:7;77:21 <b>raising (1)</b> 28:24 <b>Randy (18)</b> 8:22;12:20;35:16;44:3; 45:4;48:16;49:5;50:8; 60:18;64:17;65:2;66:13; 67:6;72:8;73:23;76:14; 89:2,4 <b>Randy's (1)</b> 67:15 <b>rather (8)</b> 20:5;21:2,18;26:19; 29:13;84:19,21;86:3 <b>ratio (5)</b> 77:4,6;78:19,20;91:3 <b>react (2)</b> 84:2,5 <b>read (2)</b> 7:14;74:19 <b>reading (1)</b> 80:13 <b>real (7)</b> 32:25;35:24;46:21;</p>				<p style="text-align: center;"><b>S</b></p> <p><b>safer (3)</b> 48:25;72:22;73:16 <b>same (21)</b> 5:19;14:11;15:19; 20:18;21:1,9;24:22; 28:13,14;36:24;47:12; 51:19;62:21,23;76:19; 78:13;84:4,8;90:20;94:5, 6 <b>Sanders (88)</b> 3:6,16;9:19;10:11,17; 14:10;15:10,25;16:19,21; 25:3,12,18,21;28:3,6,20; 35:6,17,25;36:8,13,21; 38:7;42:5,13;43:16; 51:16,20,25;52:5,8;53:1, 5,8,15,19;54:10,14,19; 55:25;56:9,19;58:20; 59:20;61:20;64:12,23; 65:8;66:3,7,17;68:5,19; 69:15,18;74:2,6;75:13; 76:13;77:10;78:1,4; 81:15;82:14;83:1,5,9,14; 85:13,19;86:5,17,22; 87:11,22;88:3,8,14,20; 89:14,19;90:10,16;91:7; 92:14,19;93:10 <b>save (3)</b> 4:16;11:5;45:12 <b>saw (3)</b> 77:22;80:1;90:24 <b>saying (19)</b> 14:18;15:25;30:8;33:1; 37:24;43:3;54:5,17; 55:23;57:2;65:1;66:12; 69:20;72:24;83:5;87:13; 90:4,14;91:18 <b>scale (12)</b> 7:7;21:18;22:8,10; 27:1;31:20;32:2;40:4,23;</p>

59:15;64:4;90:25	<b>setbacks (1)</b> 45:8	53:13	87:14	<b>stated (1)</b> 34:16
<b>scary (1)</b> 55:22	<b>sets (1)</b> 14:18	<b>siting (1)</b> 5:11	<b>spaces (8)</b> 56:18;58:14;62:4;	<b>statements (1)</b> 40:25
<b>scope (1)</b> 46:4	<b>setting (4)</b> 13:20;18:16;27:22;	<b>sits (4)</b> 18:18,20;31:20;83:21	63:11,18;66:4,13;69:21	<b>states (1)</b> 44:19
<b>screw (1)</b> 64:22	62:21	<b>situated (1)</b> 52:16	<b>spacing (1)</b> 58:10	<b>stating (1)</b> 77:18
<b>second (12)</b> 3:15,16;10:11;15:23;	<b>seven (1)</b> 6:13	<b>situation (3)</b> 56:14;65:23;80:8	<b>speak (1)</b> 61:15	<b>Station (2)</b> 44:6;45:21
34:23;35:3;39:4,20,21;	<b>several (2)</b> 29:22;30:3	<b>six-foot (1)</b> 48:21	<b>speaker (1)</b> 50:20	<b>status (1)</b> 80:9
42:21;52:17;74:2	<b>shaded (3)</b> 13:8;16:3;35:9	<b>size (3)</b> 24:13,15;55:1	<b>speaking (1)</b> 38:4	<b>stay (1)</b> 51:18
<b>seconded (1)</b> 38:22	<b>share (1)</b> 78:13	<b>sized (1)</b> 64:5	<b>special (2)</b> 50:10,11	<b>steel (1)</b> 16:7
<b>secondly (1)</b> 19:2	<b>shed (2)</b> 30:7,10	<b>sketches (1)</b> 72:1	<b>specific (5)</b> 40:9,10,12;67:20;94:7	<b>steel-with-concrete (1)</b> 52:19
<b>section (9)</b> 8:20;12:19;13:3;50:6;	<b>shed's (2)</b> 30:9,11	<b>sketchy (1)</b> 73:12	<b>specifically (1)</b> 41:23	<b>stenographer (1)</b> 93:7
55:22;76:19,22;78:15;	<b>shitty (1)</b> 22:23	<b>slanted (1)</b> 56:20	<b>specifics (1)</b> 48:16	<b>step (3)</b> 29:11;31:8;72:3
89:9	<b>shoot (2)</b> 65:9;79:24	<b>sliding (2)</b> 28:1,9	<b>specs (1)</b> 57:11	<b>steps (1)</b> 75:1
<b>section's (2)</b> 28:5;80:7	<b>shop (1)</b> 61:16	<b>slope (2)</b> 73:8,11	<b>speed (1)</b> 81:7	<b>Steve (12)</b> 3:5;9:10;16:22;27:7;
<b>seeing (6)</b> 19:19;21:21;32:2;37:7,	<b>show (3)</b> 9:3;25:24;53:14	<b>slowest (1)</b> 74:10	<b>spilling (1)</b> 46:13	34:13;43:25;57:19;75:5;
7:53;25	<b>showing (1)</b> 13:8	<b>small (4)</b> 7:6;56:4;80:18;82:2	<b>spot (1)</b> 66:1	79:2,4;81:17;92:21
<b>seem (2)</b> 19:3;84:18	<b>shown (3)</b> 26:10;59:18;61:16	<b>smaller (3)</b> 22:8;26:25;60:6	<b>spots (2)</b> 51:14;74:17	<b>Steven (1)</b> 89:17
<b>seems (12)</b> 9:15;20:2;22:1,12,15;	<b>shows (3)</b> 27:3;54:12;55:4	<b>solution (8)</b> 9:12;35:13,14;48:15;	<b>spread (1)</b> 61:22	<b>stick (4)</b> 55:17,23;62:13;71:14
28:13;30:2;32:11;33:20;	<b>side (19)</b> 5:12,14,19;7:19;11:2,3,	56:7;57:4;67:4;86:8	<b>square (4)</b> 25:15,17;79:22;86:15	<b>sticking (3)</b> 8:11;57:8;66:1
38:16;40:23;55:6	10:18;17,21,25;19:1;	<b>solutions (1)</b> 32:24	<b>squared (1)</b> 73:10	<b>sticks (1)</b> 55:19
<b>sees (1)</b> 94:12	29:8,20;32:8,10,17;	<b>somebody (3)</b> 70:18;78:8;89:2	<b>stair (15)</b> 44:8,9;46:16,19;47:1,	<b>still (11)</b> 7:6;31:1;35:6;37:6;
<b>semiattached (2)</b> 4:25;6:7	35:10;41:2;44:7	<b>somebody's (1)</b> 57:7	16;51:3,6;52:24,24;53:6,	45:7;54:24;57:25;58:9;
<b>semielevated (1)</b> 5:1	<b>sides (1)</b> 11:21	<b>somehow (2)</b> 31:23;84:7	20;58:12,15;67:10	66:16;67:2;77:24
<b>semiprotected (1)</b> 7:2	<b>sidewalk (2)</b> 48:23;72:25	<b>someone (1)</b> 66:19	<b>staircase (2)</b> 11:25;12:12	<b>STITH (1)</b> 49:24
<b>send (1)</b> 90:1	<b>sideways (1)</b> 83:15	<b>somewhat (1)</b> 20:14	<b>stairs (20)</b> 45:2;47:7,9,13;51:17,	<b>Stoney (6)</b> 45:17;49:23;72:23;
<b>sense (3)</b> 87:23,24;89:15	<b>siding (2)</b> 20:14;25:25	<b>somewhere (2)</b> 31:23;56:12	21,24;53:2,3;59:21;60:8;	74:9;76:1,5
<b>sensitive (1)</b> 63:17	<b>sign (2)</b> 56:4;57:3	<b>sorry (1)</b> 10:4	61:22;62:3,8,14,17,22;	<b>stood (1)</b> 41:5
<b>separate (15)</b> 9:2;13:16;14:2;16:9;	<b>significantly (2)</b> 55:5;60:6	<b>sort (11)</b> 5:7;7:11;14:21;17:20;	63:7,9;69:13	<b>stop (12)</b> 56:1;68:3,7,16,18,20;
25:1,4;37:20;41:15;	<b>silent (1)</b> 49:25	18:16,17;34:2,13;42:16;	<b>stairway (1)</b> 21:2	69:8,9,10;71:11;79:25;
63:13;77:1,19,22;78:14;	<b>similar (7)</b> 6:2;15:11;28:20;47:5,	46:11;49:9	<b>stand (1)</b> 42:24	81:23
88:1;91:13	6,12;48:9	<b>sounded (1)</b> 74:20	<b>stand-alone (1)</b> 24:4	<b>stopped (1)</b> 57:23
<b>separation (1)</b> 14:2	<b>similarly (1)</b> 35:9	<b>sounds (2)</b> 37:18;68:17	<b>standard (5)</b> 23:21;57:12,12,25;71:9	<b>stopping (1)</b> 57:22
<b>sequence (1)</b> 48:19	<b>simple (3)</b> 52:20;90:19;91:18	<b>space (22)</b> 19:7;43:2;55:3;56:14,	<b>standards (1)</b> 23:24	<b>stops (2)</b> 74:16,23
<b>serve (1)</b> 50:21	<b>simply (4)</b> 6:9,11,24;89:10	16:57;12,25;59:1;64:4,7;	<b>start (3)</b> 12:23;88:13,15	<b>straight (2)</b> 25:18,22
<b>set (10)</b> 14:21;22:11;27:8;	<b>site (5)</b> 4:1;5:3;17:2;48:16;	66:10,11,18;67:2,13,13,	<b>started (1)</b> 60:7	<b>street (12)</b> 5:12;7:14;29:8;36:22;
29:16,18;41:6;46:19;		19,24;68:1,23;76:25;	<b>starting (1)</b> 84:16	41:5;44:2,6;55:9;60:23;
55:3;60:5;62:3				61:11;65:24;73:15
<b>setback (15)</b> 4:1;5:3,21;7:19;11:3,				
10;17:6;19:11,14,16;				
22:1;42:19,20;44:21,23				

<b>structural (1)</b> 60:3	<b>sunroom (1)</b> 27:25	5:6	81:15	54:15
<b>structurally (1)</b> 63:2	<b>super (1)</b> 91:14	<b>texture (1)</b> 13:9	<b>towards (1)</b> 47:24	<b>turn (3)</b> 43:25;85:16;87:6
<b>structure (70)</b> 4:25;5:7,9;6:8,10,15, 17,23,23;7:11,22;8:11; 9:25;11:1,13,16,18;14:4, 21;15:13;16:9;17:9,12, 13,14,16,19;18:17,18; 20:13,17;21:10;22:5; 23:15,19;24:3,5,7,8,11; 25:1;26:15,18,24,24; 27:3,4,8,19;28:15;29:10; 31:20;34:6;36:8,25;40:5; 42:24;44:8,24,25;45:1; 47:8;76:23;78:14;79:23; 82:18,19,21;83:2;94:2	<b>supportive (1)</b> 49:7	<b>theories (1)</b> 21:11	<b>town (10)</b> 3:12;23:18;55:6,22; 61:15;65:9;70:19;73:1; 78:24;79:17	<b>turned (1)</b> 85:3
9:25;11:1,13,16,18;14:4, 21;15:13;16:9;17:9,12, 13,14,16,19;18:17,18; 20:13,17;21:10;22:5; 23:15,19;24:3,5,7,8,11; 25:1;26:15,18,24,24; 27:3,4,8,19;28:15;29:10; 31:20;34:6;36:8,25;40:5; 42:24;44:8,24,25;45:1; 47:8;76:23;78:14;79:23; 82:18,19,21;83:2;94:2	<b>supposed (3)</b> 46:22;57:23;60:22	<b>thick (1)</b> 15:15	<b>Toyota (1)</b> 54:15	<b>twice (1)</b> 49:6
<b>structures (8)</b> 17:1;20:11,12;25:4; 47:11;77:1,23;93:25	<b>sure (29)</b> 13:24;14:1;15:4;17:3, 17;19:24;20:1,25;23:5, 18;24:17,25;25:20;29:3; 30:10,12;40:20,22;41:25, 25;52:8;58:2;73:21; 74:15;77:24;85:10,12; 87:22;92:11	<b>thickness (1)</b> 20:18	<b>trailer (2)</b> 55:19;65:25	<b>two (10)</b> 6:8;11:21;14:14;49:3; 52:14;63:1;64:13;73:8; 77:1,22
<b>structure's (1)</b> 21:10	<b>surface (1)</b> 73:9	<b>thinking (4)</b> 17:8;72:12;91:11,17	<b>traditional (2)</b> 47:14;48:4	<b>two-and-a-half (2)</b> 59:15;70:9
<b>struggled (1)</b> 20:9	<b>surgery (1)</b> 49:25	<b>third (1)</b> 49:4	<b>traditional-looking (1)</b> 9:24	<b>two-and-a-half-foot (1)</b> 66:21
<b>struggling (2)</b> 16:24;60:20	<b>surprise (1)</b> 12:24	<b>THOMPSON (36)</b> 45:13,14;51:22;52:6, 11;53:3,7,11,16,20;54:4, 8,16,22;55:8,11;56:13, 21;57:4,14,18;58:4,7,11, 23;59:3,8,16;60:1;62:25; 63:23;66:24;68:17; 70:10;71:3,18	<b>traffic (4)</b> 51:2,7;61:13;62:9	<b>two-story (4)</b> 17:14;22:8;29:12,14
<b>study (2)</b> 40:3;60:21	<b>suspect (1)</b> 58:10	<b>thought (10)</b> 13:19;14:6;15:2;22:21; 50:25;80:21;81:13;92:3, 9;93:12	<b>transcript (1)</b> 93:16	<b>types (1)</b> 39:10
<b>stuff (1)</b> 25:2	<b>synopsis (1)</b> 76:15	<b>thoughts (2)</b> 51:1;60:15	<b>transgression (1)</b> 29:13	<b>U</b>
<b>styles (1)</b> 39:12	<b>system (3)</b> 6:16;50:20;51:6	<b>though (6)</b> 20:2;32:10;38:16;56:8; 85:20;93:7	<b>transition (2)</b> 29:9;30:21	<b>under (8)</b> 44:13;45:10;49:12; 50:18,19;51:9;66:20; 81:12
<b>stylistically (2)</b> 22:4;26:22	<b>T</b>	<b>thought (10)</b> 13:19;14:6;15:2;22:21; 50:25;80:21;81:13;92:3, 9;93:12	<b>tree (2)</b> 26:5,10	<b>underneath (14)</b> 28:23;38:2;44:9;45:3, 7;47:23;51:11;59:22; 62:8,22;72:18;73:4,14,17
<b>Subdivisions (1)</b> 88:7	<b>table (1)</b> 38:21	<b>three (4)</b> 58:14;64:9,14;81:22	<b>trees (1)</b> 26:6	<b>understands (1)</b> 92:5
<b>subject (3)</b> 65:3;73:22,23	<b>tail (2)</b> 3:18;58:2	<b>three-board (2)</b> 48:6,10	<b>tremendous (1)</b> 26:10	<b>uneven (2)</b> 73:9,13
<b>subjective (1)</b> 27:4	<b>talk (4)</b> 19:20;60:14;79:5; 89:23	<b>three-dimensional (1)</b> 38:5	<b>trailer (2)</b> 55:19;65:25	<b>unheated (5)</b> 76:25;77:2,14;78:11; 87:14
<b>submit (1)</b> 71:25	<b>talked (7)</b> 52:11,12,14;65:18; 79:3,5;89:17	<b>throwing (3)</b> 18:6;32:1;79:15	<b>transcript (1)</b> 93:16	<b>unique (3)</b> 5:10;56:13;59:10
<b>submittal (3)</b> 63:22;64:1;90:24	<b>talking (10)</b> 38:10;58:12,13;61:23; 68:2;84:12;90:7;91:22, 23;92:4	<b>throws (1)</b> 17:21	<b>transgression (1)</b> 29:13	<b>unit (2)</b> 9:2;13:16
<b>submitted (2)</b> 10:10;34:22	<b>tall (3)</b> 31:5;37:8;83:12	<b>ties (1)</b> 29:10	<b>transition (2)</b> 29:9;30:21	<b>units (1)</b> 86:16
<b>successfully (1)</b> 46:14	<b>taller (1)</b> 29:6	<b>til (1)</b> 77:23	<b>tree (2)</b> 26:5,10	<b>unless (2)</b> 37:9;53:8
<b>suggest (1)</b> 37:2	<b>tape (1)</b> 55:11	<b>times (1)</b> 78:15	<b>trees (1)</b> 26:6	<b>unlike (1)</b> 63:16
<b>suggested (2)</b> 79:14;89:6	<b>target (1)</b> 74:10	<b>today (3)</b> 6:2;63:9;90:24	<b>tremendous (1)</b> 26:10	<b>unused (1)</b> 9:14
<b>suggesting (2)</b> 25:3;36:1	<b>taxpayers (1)</b> 65:11	<b>together (4)</b> 25:7;33:8;73:9;93:1	<b>trailer (2)</b> 55:19;65:25	<b>unusual (4)</b> 79:9;83:24;84:3,16
<b>suggestion (1)</b> 80:6	<b>tells (1)</b> 31:22	<b>tonight (3)</b> 45:15;76:19;84:25	<b>transcript (1)</b> 93:16	<b>up (53)</b> 5:19,20;6:15;7:1,9;13, 24;19:4,6;22:11,15; 28:24;30:5;31:15,24; 32:9,21;33:8,10;41:6,18; 42:18;43:6;44:9,22,25; 45:6;47:2;48:1,2,13,19, 22;53:22;57:24;58:1; 60:11;63:14;64:22;65:6; 74:15;77:9,20;80:20; 81:4,7;82:15;83:20; 84:16,17;86:7;92:21;
<b>suite (2)</b> 31:22;37:23	<b>term (5)</b> 13:24;14:13,17;17:8; 26:23	<b>took (1)</b> 81:10	<b>transgression (1)</b> 29:13	
<b>Sullivans (1)</b> 91:1	<b>terms (1)</b> 32:25	<b>tool (1)</b> 81:18	<b>transition (2)</b> 29:9;30:21	
<b>Sullivan's (4)</b> 32;9:16;26:16;48:5	<b>terrace (1)</b>	<b>top (1)</b> 59:19	<b>tree (2)</b> 26:5,10	
		<b>totally (3)</b> 9:15;26:1;72:1	<b>trend (1)</b> 46:8	
		<b>touching (1)</b> 54:9	<b>tried (3)</b> 7:7;11:15;20:3	
		<b>tour (1)</b>	<b>triggers (1)</b> 85:24	
			<b>trip (1)</b> 93:13	
			<b>trouble (5)</b> 20:1;21:5;22:1,5;61:7	
			<b>truck (4)</b> 58:22,23,25;65:25	
			<b>trucks (5)</b> 54:23,24;56:12;57:22; 59:9	
			<b>true (1)</b> 49:11	
			<b>truly (1)</b> 17:8	
			<b>truss (1)</b> 47:21	
			<b>trust (2)</b> 86:1,10	
			<b>try (5)</b> 21:17;40:15;73:19; 81:19;93:21	
			<b>trying (15)</b> 7:21;14:3,23;25:23; 29:12;31:25;40:8;41:3, 12;43:5;46:23;47:18; 59:9;64:19;88:22	
			<b>tucking (1)</b> 18:25	
			<b>Tundra (1)</b>	

93:23;94:4 <b>update (2)</b> 45:20;89:1 <b>updated (1)</b> 27:20 <b>upgrade (1)</b> 45:22 <b>upgraded (1)</b> 27:20 <b>upgrades (1)</b> 46:7 <b>urban (1)</b> 13:20 <b>use (6)</b> 5:15,16;17:8;48:10; 72:24;73:14 <b>used (8)</b> 7:20;76:19;77:6;78:8, 16;79:9;80:7;85:24 <b>useful (1)</b> 92:4 <b>uses (1)</b> 9:14 <b>using (2)</b> 68:7;88:16 <b>usually (2)</b> 57:14;82:15	47:22 <b>vote (3)</b> 34:18;43:10;91:14	22:22;49:20 <b>window (4)</b> 12:14;29:22;30:13; 44:11 <b>windows (12)</b> 11:20;20:21,22,22,23; 29:20;30:4,10,12,15; 47:4;50:15 <b>wing (1)</b> 27:1 <b>wise (1)</b> 14:7 <b>within (6)</b> 47:11;49:17;52:3; 57:25;68:14;72:14 <b>without (4)</b> 17:6;30:25;32:14; 35:11 <b>wondering (2)</b> 14:17;16:17 <b>wood (2)</b> 15:15;20:13 <b>wooden (1)</b> 52:20 <b>words (2)</b> 68:3;76:25 <b>work (16)</b> 37:1;38:3;41:10;46:5; 47:15;56:18;63:3;64:15, 19;66:14,14;81:12,12,19; 92:16;93:22 <b>workable (1)</b> 79:11 <b>worked (3)</b> 29:12;41:3;48:8 <b>working (6)</b> 33:17;46:1,5;49:17; 72:14;77:25 <b>works (6)</b> 13:20;15:2;33:15; 64:18;65:4,6 <b>worried (1)</b> 24:25 <b>worse (1)</b> 65:24 <b>worst (1)</b> 64:20 <b>worthwhile (1)</b> 16:18 <b>Wright (32)</b> 3:5;7:16;9:6;10:14; 19:22,25;20:19,25;26:4, 8;31:12;32:5,15;38:5,9, 14;43:13;57:5;60:18; 61:1,3,6;75:10,22;76:3; 83:17,20,25;84:11;91:15; 92:23;93:4 <b>writing (1)</b> 91:12 <b>written (2)</b> 78:25;80:13 <b>wrong (2)</b> 37:9;90:3	<b>Y</b> <b>y'all (17)</b> 3:23;11:8,14;21:8; 22:19;50:23;59:21;62:2; 72:19;76:5,6;77:7;79:5; 82:7,12;89:22;93:24 <b>y'all's (1)</b> 44:13 <b>yard (1)</b> 11:3 <b>year (3)</b> 4:22;74:11;93:25 <b>yearly (1)</b> 80:24 <b>years (3)</b> 6:12,13;47:6 <b>yellow (2)</b> 71:14,16	<b>2,000-square-foot (1)</b> 79:23 <b>2012 (1)</b> 3:2 <b>21-111g (1)</b> 39:10 <b>21-50e (1)</b> 50:19 <b>22 (2)</b> 44:6;45:21 <b>2205 (2)</b> 44:2,5 <b>2668 (2)</b> 10:23,25 <b>2830 (2)</b> 3:21,23 <b>2-to-1 (4)</b> 77:4;78:19,20;91:3
<b>V</b>	<b>W</b>		<b>Z</b>	<b>3 (6)</b> 5:23,25;31:4,13;52:3; 66:1 <b>30 (1)</b> 59:18 <b>3D (1)</b> 38:7
<b>valuable (1)</b> 26:16 <b>value (3)</b> 26:18;78:10;90:19 <b>variance (2)</b> 7:19;72:12 <b>variances (1)</b> 72:17 <b>vast (2)</b> 28:6;61:21 <b>vehicle (3)</b> 69:10;70:23;71:1 <b>vehicles (4)</b> 55:17;56:4,6;74:18 <b>verify (1)</b> 67:21 <b>verifying (1)</b> 65:3 <b>verse (1)</b> 71:16 <b>vertical (1)</b> 68:22 <b>view (3)</b> 23:17;30:1;38:4 <b>views (1)</b> 32:22 <b>virtually (1)</b> 48:12 <b>visibility (1)</b> 47:24 <b>visible (1)</b> 8:1 <b>volume (1)</b>	walk (2) 48:19,25 walked (2) 26:9;61:10 walking (1) 62:10 walkway (12) 44:23;45:3,3,6,9;48:22; 51:8,8,10,12;59:22;85:8 walkway's (1) 51:10 wall (5) 17:14;25:18;42:17,18; 52:3 Walmart (1) 52:18 wants (1) 33:13 warning (1) 57:9 watch (2) 13:23;15:5 way (27) 5:16;9:12;17:4,5,22; 18:10,11;21:1,24;25:11; 27:5;30:18;37:22;38:3, 15,23;41:6;45:6,24; 46:12;57:24;60:2,3; 61:24;63:3;88:11;90:4 ways (3) 8:14;32:13;52:14 weren't (2) 23:24;53:22 west (1) 61:16 whatnot (1) 21:4 What's (11) 6:6;12:8;37:10;53:1; 55:10;61:9;70:3;76:15; 80:9;87:4;88:20 wheel (11) 68:3,7,16,18,20;69:3,8, 10;71:10;74:16,23 white (5) 55:8;57:20;66:22;68:8, 11 whole (9) 24:3;30:3,24;31:15; 33:9;37:8;60:7;64:8;65:7 who's (2) 45:17;49:7 wide (1) 77:5 width (2) 53:1,3 willing (2)	<b>1</b> <b>1,000-foot (1)</b> 86:16 <b>1,500 (1)</b> 79:24 <b>10 (4)</b> 8:11;44:20,22;85:9 <b>100 (3)</b> 8:13;79:24;85:9 <b>100-year-old (1)</b> 26:15 <b>11 (2)</b> 31:5;37:7 <b>12 (3)</b> 31:5;37:8;77:5 <b>12/12 (2)</b> 17:16,23 <b>12-light (1)</b> 20:22 <b>15 (1)</b> 47:11 <b>16 (2)</b> 27:11;78:20 <b>18 (18)</b> 57:12,14,15,16,17,18, 21;59:17,18;66:11,16,23; 67:18,25;68:8,10,11,14 <b>18-foot (3)</b> 58:9;67:19,23 <b>18-inch (1)</b> 59:3	<b>zero (1)</b> 5:12	<b>4</b> <b>4 (2)</b> 44:1;53:4 <b>4,000 (1)</b> 79:22 <b>4.5 (1)</b> 11:3
			<b>2</b>	<b>5</b> <b>5 (6)</b> 44:20,21;51:22;52:1, 22;53:11 <b>5,000 (1)</b> 86:15 <b>50 (1)</b> 78:10 <b>55 (1)</b> 88:9 <b>5-foot (1)</b> 44:22
			<b>2 (1)</b> 54:12	<b>6</b> <b>6 (4)</b> 42:8;49:12;59:5;77:5 <b>6:00 (1)</b> 3:3 <b>65-foot (2)</b> 88:9,9 <b>6-foot (1)</b> 44:23

	<b>7</b>			
	7:37 (1) 94:17 70 (1) 8:8			
	<b>8</b>			
	8 (5) 4:2;5:20;11:11;31:3,10			
	<b>9</b>			
	9 (4) 57:15,16;66:11,16 90 (1) 54:20 9-by-18 (1) 66:10 9-foot (1) 67:24			