

Deposition of Meeting of the Sullivan's Island Design Review Board

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MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

DATE: January 19, 2011
TIME: 6:00 p.m.
LOCATION: SULLIVAN'S ISLAND TOWN HALL
1610 Middle Street
Sullivan's Island, SC 29482

REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)
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A P P E A R A N C E S

DESIGN REVIEW BOARD MEMBERS:

- STEPHEN HERLONG - Chair
- DUKE WRIGHT - Secretary
- FRED REINHARD - Member
- JON LANCTO - Member
- BILLY CRAVER - Member

ALSO PRESENT:

- Kat Kenyon - Permit Tech/DRB Applications
- Randy Robinson - Chief Building Official/
Acting Zoning Administrator

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1 MR. HERLONG: This is the January 19, 2011
2 meeting of the Sullivan's Island Design Review Board.
3 It is now 6:00 p.m., and the members in attendance are
4 Duke Wright, myself, Steve Herlong, Fred Reinhard, Jon
5 Lancto and Billy Craver. The Freedom of Information
6 requirements have been met for this meeting.

7 And the items on tonight's agenda are,
8 first, the approval of the December minutes. Do I have
9 a motion?

10 MR. WRIGHT: I move the minutes be approved
11 as written.

12 MR. REINHARD: Second.

13 MR. HERLONG: Any discussion? All in favor?

14 MR. WRIGHT: Aye.

15 MR. HERLONG: Aye.

16 MR. REINHARD: Aye.

17 MR. LANCTO: Aye.

18 MR. CRAVER: Aye.

19 MR. HERLONG: So it's approved.

20 The second item on the agenda is 2608
21 I'on Avenue, an accessory structure. Randy, can you
22 tell the board about this?

23 MR. ROBINSON: I can. 2608 I'on Avenue,
24 this has been to you-all before, basically, and you-all
25 approved it as submitted before.

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1 The builder looked at the plan after he
2 got it approved and permitted and decided that it was
3 not quite large enough and it was in a bad location, so
4 they have moved it over a little bit, moved the little
5 entrance feature at the street over in order to line
6 everything up, and I will let you let him explain
7 everything to you.

8 MR. HERLONG: Okay.

9 MR. DIAMENT: I'm Evan Diament with Diament
10 Building. I have a copy of both the old and the new
11 plan, if you guys would like to take a look at both.
12 You can pass them around.

13 The original plan was prepared by the
14 previous owner's architect and conveyed with the sale of
15 the house. My clients were happy with it, they liked
16 it, but they weren't ready to proceed with construction.

17 So as we got closer to construction and
18 I started the building process, I noticed just some
19 serious design flaws with the structure as approved.

20 One, the maximum size for an accessory
21 building on Sullivan's Island is 25 x 25. With the
22 design, that open breezeway through the middle of the
23 garage, it only allows a 9'6" wide garage bay. So I
24 have an additional drawing here showing the previous
25 size of the garage bay and the new size.

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1 I am proposing to expand the garage to
2 28 feet, which would be under the variance. And really
3 the main reason is, if you look at the plans, they would
4 not even be able to open their car doors. It's just not
5 functional. So I'm proposing to expand the garage three
6 feet.

7 The centerline of the garage I want to
8 move over eight feet to the south, and then use the
9 additional three feet of expansion to that same side of
10 the property line. So, basically, the building would
11 shift from its current location 11 feet to the south.

12 As well, for aesthetics, there is a
13 historic bus shed on Middle Street which I have already
14 restored. I believe the original designer designed the
15 garage in its old location based on that bus shed. So
16 I'm proposing to move the bus shed, keeping it centered
17 on the new garage centerline as well as the pool
18 centerline. I think it just aesthetically would be
19 better and be more functional.

20 MR. HERLONG: Okay. Thank you. Is there
21 any public comment? The public comment section is
22 closed.

23 Randy, do you have any final comments,
24 further comments?

25 MR. ROBINSON: No, I don't.

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1 MR. HERLONG: I do have one question first
2 regarding the 25 x 25. So the Design Review Board, a
3 variance or a -- we are allowed to provide an increase
4 to that, one of those links?

5 MR. ROBINSON: Well, you are not.

6 MR. HERLONG: So the fact that this is open
7 through the middle, is that like it might not be a
8 continuous wall?

9 MR. ROBINSON: That is you-all's --

10 MR. DIAMENT: That is what we were -- that
11 is exactly the thought.

12 MR. ROBINSON: To me, that is you-all's
13 interpretation, whether that is considered a wall, or we
14 have basically two garages sitting here with a roof over
15 the top. You know, it is -- the solid wall on the side
16 is 25 feet.

17 MR. HERLONG: Well, Okay. Duke?

18 MR. WRIGHT: I don't have any trouble -- I
19 don't have any trouble at all with what he's proposing.
20 I'm fine with it.

21 MR. HERLONG: Fred?

22 MR. REINHARD: I agree. I think it's a much
23 better solution. I like the way you have lined
24 everything up. And, again, that kind of corridor
25 between the garages is actually very clever. I think it

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1 will work well. I will vote for it.

2 MR. HERLONG: Jon?

3 MR. LANCTO: I didn't pick up on the
4 question about the size when I looked at this before the
5 meeting, so I'm just going to take a minute here and
6 just look at what the regulation says.

7 MR. HERLONG: Okay.

8 MR. LANCTO: And I will pick it back up when
9 we get to the motion.

10 MR. HERLONG: Billy?

11 MR. CRAVER: I don't have any problems with
12 it at all.

13 MR. HERLONG: Okay. I just kind of glanced
14 and picked up the 28 and was thinking about the 25 as
15 well.

16 And based on the fact that there is a
17 certain design quality, some interest to the roofline, a
18 broken hip roof, nice little detail, I, as well, think
19 this -- I would interpret this as an attempt to -- what
20 would it be?

21 I would be absolutely inclined to
22 approve it, but I think we need to be sure we know how
23 we are dealing with it.

24 MR. REINHARD: I don't consider it
25 continuous.

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1 MR. HERLONG: So the fact that it is two
2 separate structures, or it's separated.

3 MR. REINHARD: It's not a continuous wall,
4 and I'm talking about the roof.

5 MR. WRIGHT: That is the way I see it.

6 MR. HERLONG: Okay. Jon, anything?

7 MR. LANCTO: Well, I am trying to find where
8 that is. I thought I had my book all tabbed at the
9 right place. But I really would like to read the --

10 MR. WRIGHT: You mean the ordinance?

11 MR. LANCTO: Yes, where it specifies the 25.
12 Randy, do you know which section that is in?

13 MR. ROBINSON: Sure. It's under accessory
14 structures, 21-138.

15 MR. LANCTO: 138?

16 MR. HERLONG: Probably Page 60. Page 60, on
17 the middle down on Item 4 under 21-138 it says, no --
18 will not have any one wall that exceeds 25 feet in
19 length. So I would -- we are saying we are interpreting
20 that as two separate walls?

21 MR. LANCTO: When you look at the elevation,
22 it's not.

23 MR. DIAMENT: If I could make one comment?
24 I am going to be running a footer under both of those
25 walls that create the corridor, if that makes any

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1 difference.

2 MR. HERLONG: If the cased opening was
3 taller, perhaps it's two separate walls.

4 MR. LANCTO: Yeah. I mean, you could get
5 away with avoiding that restriction by changing the type
6 of opening to make that not a continuous wall. But, as
7 it stands right now, I couldn't vote for it now that I
8 know what is in this code book.

9 MR. HERLONG: Is there any way to put a
10 contingency on a ruling that would allow Randy to, with
11 an adjustment, to make sure it is not a cased opening
12 but two distinct walls?

13 MR. LANCTO: Yeah. I mean, we could put
14 that into a motion.

15 MR. HERLONG: Or move it forward?

16 MR. LANCTO: I am curious. Was it due to
17 meeting the sheer walls that those walls are in there in
18 the first place?

19 MR. DIAMENT: No. Really it's just the
20 aesthetic. Because of the bus shed being in the front
21 and the pool in the back and everything being lined up,
22 it's purely an aesthetic from the street that will allow
23 the public to see through the corridor through the
24 garage to the pool in the backyard.

25 We have no problem with raising the

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1 casement height. I actually designed the elevation. So
2 that ceiling, once you get in the corridor, will go
3 fully up to the ridge, so there is not going to be a
4 ceiling, per se, in that corridor.

5 MR. LANCTO: Would it be possible to change
6 the opening to go all the way up to the eave?

7 MR. DIAMENT: Yes, absolutely.

8 MR. LANCTO: Just discussing this I guess --
9 yeah, we are fine.

10 MR. HERLONG: Well, having discussed that,
11 does anybody have any more questions, or does anyone
12 want to try to put a motion out there for us to discuss?

13 MR. CRAVER: I move that we approve the
14 request subject to the openings where the doors are on
15 the hall going all the way up to the roof. What is
16 that, the eave?

17 MR. REINHARD: We can't call them doors.

18 MR. CRAVER: The opening.

19 MR. REINHARD: The opening in the wall.

20 MR. CRAVER: The opening in the wall up to
21 the -- what would you call that, the eave?

22 MR. REINHARD: The transom.

23 MR. CRAVER: The transom.

24 MR. HERLONG: I think that would be the main
25 eave line.

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1 MR. CRAVER: The main eave line on both
2 the -- what end is that -- the north end and the south
3 end of the building.

4 MR. REINHARD: Second.

5 MR. HERLONG: Okay. So now we can discuss
6 that motion. So the one issue we talked about doing is
7 maybe allowing Randy to -- or do you already have that
8 ability, do you think, Randy, to take that motion and
9 review an adjustment to the plan that means it wouldn't
10 have to come back before us?

11 MR. ROBINSON: I don't have a problem with
12 it. I mean, I look at this as three different elements
13 anyway, you know, the two garages with a connecting
14 element in between.

15 MR. REINHARD: Good point. Should we
16 consider that in our motion? Should we make a
17 determination that it's two separate garages with a
18 common roof? Would that help us?

19 MR. ROBINSON: That would.

20 MR. REINHARD: Then it wouldn't need to go
21 any further than your well.

22 MR. LANCTO: Well, we could do that if I
23 didn't see that this wall does actually -- that the wall
24 currently goes all the way across so it is a continuous
25 wall. It just has a cased opening.

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1 I mean, if we were to do that, somebody
2 behind this person could come in with any number of
3 things and we set a precedent that would not allow us to
4 vote favorably in the future.

5 So we need to change -- we need to get
6 something into the motion that clearly makes this two
7 separate non-continuous wall structures here, and the
8 only way to do that is to have that opening go all the
9 way up to the eave height.

10 MR. REINHARD: Could you re-read his motion?

11 (Record read as requested.)

12 MR. WRIGHT: Why don't you withdraw that
13 motion.

14 MR. CRAVER: I thought it was lovely. I
15 withdraw that motion. Do you withdraw your second?

16 MR. REINHARD: I withdraw my second.

17 MR. CRAVER: I move that we approve the
18 requested action subject to the openings on the north
19 and the south end of the building being open all the way
20 to the eave line.

21 MR. REINHARD: Second.

22 MR. HERLONG: Okay. Is there any discussion
23 to that motion?

24 MR. WRIGHT: I'm fine with it.

25 MR. HERLONG: Are you good with it?

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1 MR. LANCTO: Yes.

2 MR. HERLONG: So all in favor?

3 MR. ROBINSON: Steve, can I make a comment?

4 MR. HERLONG: Yes.

5 MR. ROBINSON: I just had a thought, and I'm
6 not trying to design the structure for the builder or
7 anything, but the structure out on the street, the bus
8 shed, has a nice round vault design to it that may be
9 incorporated into this.

10 Is that going to be my call to make a
11 call like that if he wants to --

12 MR. SMITH: Can the public make a comment?
13 If that doorway were moved back a foot, then it would
14 definitely be distinct walls.

15 MR. CRAVER: That is a good thought.

16 MR. REINHARD: Recessed.

17 MR. HERLONG: That was a good comment.

18 MR. ROBINSON: That was a good comment.

19 MR. CRAVER: Shall I amend my motion
20 slightly? Either -- so that it reads that either the
21 opening -- well, that the opening is -- on the face of
22 the two walls, on the north and the south, the opening
23 to the eave line, that it's open to the eave line. So
24 if they recess something, it would still be open to the
25 eave line on the wall, the exterior wall.

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1 MR. LANCTO: Second that.

2 MR. REINHARD: Second.

3 MR. HERLONG: So all in favor?

4 MR. LANCTO: Just a quick discussion here.

5 MR. HERLONG: Okay, let's have some more
6 discussion.

7 MR. LANCTO: Sorry to drag this out. I
8 think Doug's idea is a really good one. I think it
9 could be an either/or, open all the way to the eave or
10 recessed back so it's not one continuous wall.

11 And I think that is the intent of
12 Billy's motion, right?

13 MR. CRAVER: It is.

14 MR. REINHARD: Details to staff, final
15 details to staff so he doesn't have to come back?

16 MR. LANCTO: Yes.

17 MR. HERLONG: Okay. Are we ready for a
18 vote? All in favor?

19 MR. WRIGHT: Aye.

20 MR. HERLONG: Aye.

21 MR. REINHARD: Aye.

22 MR. LANCTO: Aye.

23 MR. CRAVER: Aye.

24 MR. HERLONG: Any opposed? So the motion
25 passes.

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1 MR. DIAMENT: Thank you.

2 MR. HERLONG: So the next item on the agenda
3 is 950 Middle Street, an addition and alteration.
4 Randy?

5 MR. ROBINSON: Okay, 950 Middle Street.
6 It's been to you-all before, a couple, few years ago for
7 an addition to the rear of it.

8 Some new residents have purchased this
9 structure, and they want to add some square footage, and
10 they propose to do it on the second floor. They are not
11 asking for any increase in square footage. They are
12 just looking for a design element approval.

13 They have put a dormer on the rear.
14 There is no change to the front of this building. And I
15 believe a couple of windows, one on either side -- are
16 they there yet?

17 MR. CLOWNEY: They are there. They are just
18 adding the dormer to the back.

19 MR. ROBINSON: Just adding the dormer to the
20 back. And I will let the applicant --

21 MR. HERLONG: Okay.

22 MR. FLEMING: Brent Fleming. I am with Beau
23 Clowney Design.

24 As Randy mentioned, we did the addition
25 on the back of this house, designed that back in '06 and

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1 that was built in '07. And the house itself, the
2 original house, dates from around 1940.

3 What we are proposing to do is a couple
4 of things. We are proposing to add a pool and pool deck
5 up to the rear of the house off of the addition that we
6 previously did, which is here. And the part that we
7 added is basically here, about four years ago. So we
8 are proposing to add a pool and pool deck to that
9 addition.

10 And then we are looking to add an
11 interior stair to access an existing attic space that is
12 there. It's a fairly large existing space.

13 Wanted to add a dormer for a couple of
14 reasons. One would be just to really take advantage of
15 that space, existing space, and add to that space and
16 make it a little more functional.

17 Also wanted to be able to add some
18 egress windows to that space so as not to disturb the
19 existing gable windows that are original to the house.
20 Both of these additions, both the pool deck and the
21 dormer, will not be visible. Neither of them would be
22 visible from the right-of-way.

23 Another alteration to the site plan,
24 right now there is -- I will show you these images here
25 that are upside down.

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1 There is an existing concrete driveway,
2 a pretty large concrete area in the back of the house
3 that you see here, and this is sort of looking from the
4 driveway. You are not really getting the whole sense of
5 how much concrete there is there, but we are proposing
6 that all of that will be taken up.

7 And then on the site plan we are going
8 to -- we would like to move the driveway so that you
9 shift that down here so it's much more efficient. The
10 cars would pull directly underneath the house there.

11 And then this area where the driveway
12 once was would be heavily landscaped to create a pretty
13 dense buffer across the rear of the property. That is
14 pretty much it.

15 MR. HERLONG: Okay. Is there any public
16 comment? The public comment section is closed. Randy,
17 do you have any further comments?

18 MR. ROBINSON: No further comment.

19 MR. HERLONG: I do have one question. Is
20 this here because it's considered accessory, the pool?
21 Why is it --

22 MR. ROBINSON: It is a historical structure.

23 MR. HERLONG: That's right. Excuse me. Are
24 there any questions? Does anyone have any questions? Go
25 ahead, Billy. You can start.

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1 MR. CRAVER: I don't have a problem with it.

2 MR. LANCTO: I think it looks great.

3 MR. REINHARD: Very nice. It's very clever
4 and subtle changes to an already beautiful house. They
5 gain a pool to get rid of an ugly concrete driveway.
6 It's very nice.

7 MR. WRIGHT: I'm fine. I think it's a very
8 good design.

9 And I was concerned initially with the
10 dormer on the roofline, but I walked it and looked at it
11 and walked away from it and back and I still couldn't
12 find it, so I think that dormer is totally invisible
13 anyway in terms of the historic roofline, so I'm fine
14 with it.

15 MR. HERLONG: As well. I think it's a very
16 appropriate solution. So do I hear a motion?

17 MR. CRAVER: I make a motion we approve it.

18 MR. WRIGHT: Second.

19 MR. HERLONG: Any discussion on the motion?
20 So all in favor of the motion?

21 MR. WRIGHT: Aye.

22 MR. HERLONG: Aye.

23 MR. REINHARD: Aye.

24 MR. LANCTO: Aye.

25 MR. CRAVER: Aye.

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1 MR. HERLONG: Any opposed? So it passes.

2 MR. CLOWNEY: Thank you.

3 MR. HERLONG: So the next item on the agenda
4 is 1722 Middle Street, accessory structure.

5 MR. ROBINSON: 1722 Middle Street is a
6 historical structure. It's one of the junior officers'
7 quarters.

8 They are proposing to put a garage on
9 the rear of the structure in the rear yard. You have a
10 site plan and the elevations, and I will let the
11 applicant submit.

12 MR. SMITH: We are asking for approval for a
13 simple garage that meets the requirements, plus what
14 you-all can grant us.

15 None of the walls are over 25 feet. It
16 consists of a two-bay garage that is 25 x 23 with two
17 bump-outs. And the total square footage is right at
18 750, so we are asking for the allowable increase in
19 square footage.

20 We are also asking for two feet, from a
21 ten-foot setback to an eight-foot setback on the side
22 line so that the garage is over further to the side.
23 You will have more visibility of the house, and
24 usability is more in line with the current driveway
25 entrance and so forth.

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1 Also, height, the pitch matches the
2 house of the -- the pitch matches the pitch of the
3 house, which is a 7:12. So I believe our height is
4 allowed to be 18 feet. We are asking for two of the
5 four -- three allowable foot increase to a total of
6 20 feet.

7 And the design of the garage is in
8 keeping with the house and the other houses around it.
9 It will have exposed rafter tails. The trim will be
10 consistent with the main house, and we believe it's
11 compatible with the current houses in the neighborhood.

12 Also, asking for approval for the
13 driveway. It's a brick-lined, shell-embedded concrete
14 driveway.

15 MR. HERLONG: Thank you. Is there any
16 public comment? The public comment section is closed.
17 Randy?

18 MR. SMITH: There were a couple of letters,
19 excuse me, that the neighbors had written.

20 MR. HERLONG: Thank you. So we are still in
21 the public comment section, and I have these two
22 letters.

23 From Rhetta Swicord, To Whom It May
24 Concern: I have seen the drawings for the proposed
25 garage for 1722 Middle Street and have no objections to

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1 the Richardsons building it.

2 And from Anne Kilpatrick, 1718 Middle
3 Street, Dear Members of the Sullivan's Island Design
4 Review Board: I am writing this letter as a neighbor and
5 friend of Mike and Kim Richardson.

6 Since moving in 3-1/2 years ago they
7 have made numerous improvements to their home at 1722
8 Middle Street while keeping neighborhood compatibility
9 and preservation into consideration. I believe the
10 construction of a garage would be an aesthetic
11 improvement to their property and encourage the
12 addition, Anne Kilpatrick.

13 So public comment section is closed.
14 Randy?

15 MR. ROBINSON: No other comment.

16 MR. HERLONG: I do have one question again.
17 How is the board allowed to ask for the height increase?

18 MR. ROBINSON: Under -- let's see. Under
19 21-138(2) -- or, sorry, (3)(b), Design Review Board may
20 grant no more than a 20 percent increase in the zoning
21 standard if this or other modifications achieve greater
22 neighborhood compatibility. So you can give 20 percent
23 up above the required height.

24 MR. HERLONG: Great. Thanks. Fred, would
25 you like to start?

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1 MR. REINHARD: Sure, I will start. If I'm
2 interpreting this drawing correctly, you show the front
3 view with the hip roof that covers the garage as being
4 clipped off at the top; whereas, the right side and the
5 rear view show that the top of the garage is pointed.
6 Is that --

7 MR. SMITH: The building is not square, so
8 it has to -- the pitches are all even, so it has to be a
9 short piece of ridge. It's not a flat top. There is a
10 two foot or so long piece of ridge.

11 MR. HERLONG: And I think it's just a slight
12 drawing mistake. If that small ridge is on the front,
13 it also should be on the rear, I believe.

14 MR. SMITH: Oh, oh, oh.

15 MR. HERLONG: I believe.

16 MR. REINHARD: I believe, too. I thought
17 this might be where you were going with that height
18 requirement because -- is that right, Doug?

19 MR. SMITH: You are right, Steve. That
20 should be on the back as well.

21 MR. REINHARD: Now, given the fact that you
22 indicated that the pitch of the roof was 7:12, which is
23 the same as the junior officers' quarters' roof, I think
24 that that is a very important design characteristic of
25 that garage in order to make it sympathetic to that

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1 historic building, and I would be willing to support a
2 change in the height requirement in order to achieve
3 that pointed roof. That is my comment.

4 MR. SMITH: I would have to change the size
5 of the building to come to a point.

6 MR. HERLONG: Yeah. I believe in order for
7 it to be pointed the dimensions would have to be equal
8 on either length. That is why it had to have the short
9 section of ridge.

10 MR. REINHARD: I understand. Okay. Well,
11 then I withdraw that comment.

12 The materials of the roof, are they the
13 same as the materials on the junior officers' house?

14 MR. SMITH: Okay.

15 MR. REINHARD: Same color?

16 MR. SMITH: Yes. All the exterior details
17 will match the --

18 MR. REINHARD: Exposed rafter tails?

19 MR. SMITH: Yes. Same curve cuts.

20 MR. REINHARD: And the number of panes in
21 the window on the front dormer is basically a 2/2, but
22 on the little addition it's 6/6. Is that consistent
23 with what is on the house? Are you picking those design
24 elements up off the house?

25 MR. SMITH: Well, the window on the front of

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1 the dormer is so small for it to be -- a 12-light
2 wouldn't be right, I wouldn't think.

3 MR. REINHARD: That's 12? Okay, I'm all
4 right with it.

5 MR. HERLONG: Jon?

6 MR. LANCTO: Yeah, I think it looks great.
7 I think it looks just like what would have been built
8 there had the officers had a little extra money in their
9 pockets, so I have no problem with it.

10 MR. HERLONG: Billy?

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

12 MR. WRIGHT: No, I'm fine. I think -- okay.

13 MR. HERLONG: As well. I think it's a very
14 appropriate accessory structure on the site, so --

15 MR. LANCTO: I make a motion we approve as
16 submitted.

17 MR. CRAVER: Second.

18 MR. HERLONG: Is there any discussion? All
19 in favor?

20 MR. WRIGHT: Aye.

21 MR. HERLONG: Aye.

22 MR. REINHARD: Aye.

23 MR. LANCTO: Aye.

24 MR. CRAVER: Aye.

25 MR. HERLONG: Any opposed? So the motion

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1 passes.

2 MR. SMITH: Thank you.

3 MR. HERLONG: So the next item on the agenda
4 is 2202 I'on, addition/alteration.

5 MR. ROBINSON: Steve, they have withdrawn
6 their application for this meeting. It may come to you
7 next month, but they have had some last-minute thoughts
8 about it.

9 MR. HERLONG: Okay. And so then we have
10 2213 Middle Street, commercial alteration. Randy?

11 MR. ROBINSON: This is, as you all know it,
12 this is the Off the Hook, the building that was Off the
13 Hook, Seel's. They have closed and a new applicant
14 wants to come in there.

15 They want to change an existing wall
16 that was changed several years ago, and it was taken
17 from the front facade of the building and moved back to
18 create more patio space. The new design brings that
19 wall back to the original location of the building.

20 In doing so, they are increasing the
21 floor area, so they have to provide you with how they
22 are going to park that extra seating, even though that
23 seating was outside. Now they are bringing that seating
24 inside, and they need to come to you-all for approval of
25 the parking and approval of the design.

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1 The one thing that I did see in this
2 design that I want to make clear is the doors on the
3 front of this building, it appears that they open all
4 the way up to create an open area there.

5 And hopefully this restaurant won't be a
6 noise problem like we have had before, but we have had
7 to have other owners make sure that the doors are closed
8 so it isn't a noise problem.

9 MR. REINHARD: I have a question. The old
10 doors appear to open out, as you might expect a fire
11 egress to open; yet, these other doors are sliding
12 doors, one triple sliding, which may not be fire code
13 if, in fact, those are required for egress. Have you
14 looked into that?

15 MR. ROBINSON: I don't believe they will be
16 required for egress because of the occupant load of this
17 building. They have an egress door in the rear, and
18 they have double doors that are on the front. So when
19 you calculate the number of occupants that can get out,
20 I think they will be okay.

21 MR. REINHARD: Thank you.

22 MR. ROBINSON: But we haven't done a plan to
23 review on the actual whole building, but I know that the
24 previous occupant, they were able to get it with the
25 double doors and then the door in the back.

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1 MR. HERLONG: Is that all, Randy?

2 MR. ROBINSON: That's it.

3 MR. HERLONG: Okay. We are ready to hear
4 the presentation.

5 MR. HUGHES: My name is Stan Hughes, and I'm
6 one of the owners of Taco Mamacita. We have been trying
7 to put this concept in the Charleston area for about the
8 last four years, but have not successfully found the
9 right type of location, and we are really excited about
10 the possibility of coming out to Sullivan's Island.

11 We are a restaurant first organization.
12 We just love our food. We build everything from scratch
13 and do it right there on site. It's top-quality food
14 with an atmosphere that pretty much anybody can enjoy.
15 I mean, we love the families. It's great for couples.
16 We do not have live music. We are not about being a
17 late-night bar. We think we could be a really good
18 neighborhood friend here on Sullivan's Island.

19 We went into the situation looking at
20 location and feel like it's a great place for us, but
21 there are some really big flaws in the way that the
22 actual space is set up to provide the type of atmosphere
23 we want.

24 One of them is this wall we are talking
25 about, which Dan will bring you up to speed on later,

1 but it changes the flow of the way that we can get to
2 the table and service the tables by having that wall jut
3 in on us, and so we just wanted to get back to the
4 rectangle that was there before so that we can take care
5 of the guests a little bit better.

6 The other thing that really hurt us bad
7 with the way that this building is set up right now is I
8 know my wife would not enjoy going into those bathrooms,
9 and if we are really wanting to get the families and
10 everything, we feel like we need to present a bathroom
11 setup that is really a nice place for them to go.

12 And, in doing so, we are going to have
13 to use part of the interior space that now is open for
14 seating for expanding these bathrooms. So that is going
15 to take a little bit of what we are gaining away from
16 us. But I will let Dan explain the rest of it for you.

17 MR. SWEENEY: Thank you. Dan Sweeney with
18 Stumphouse. We are architects here locally in
19 Charleston. Throughout the 20 years that I have been
20 practicing architecture, we kind of have a little niche
21 in restaurant design, have done Oak Steakhouse,
22 Peninsula Grill, Hank's Seafood, a lot of restaurants
23 downtown.

24 I'm pretty familiar with restaurants and
25 their -- I'm very familiar with them, and their function

1 and their flow and the aesthetic.

2 Again, like Stan was saying, my
3 immediate two reactions to this space were the lack of
4 really adequate bathroom space, which is in the very
5 back, low ceiling heights, which didn't necessarily need
6 to be there, but in the iterations of build-outs of this
7 project there are actually three ceilings in here, and
8 this being the third, and so the HVAC ductwork is in
9 socks currently and is very low hung. It's a very low
10 building.

11 The bathrooms are just really, really
12 inadequate. The stall doors in the women's room hit,
13 potentially hit and open out. They can't open into the
14 stall because they are so small, but open out into the
15 door swings, so the door swings hit each other. And
16 they are not ADA compliant, which we plan to change as
17 well.

18 And then this front section that Stan
19 talked about which has this -- there are three different
20 angled sections of that wall, and it makes it very
21 difficult, I think, for a restaurant operator to operate
22 with any sort of efficiency.

23 The plan that you have seen before you
24 have the sort of front section of the building, but here
25 I'm showing -- this is Middle Street here. Here I'm

1 showing -- this is the as-built conditions today, and
2 here are -- this wall is actually slightly angled, this
3 front wall right here. But I guess it's really just
4 these two major angles that are kind of odd to the
5 building.

6 These are the bathroom situations here.
7 Here is the door complex here. And the proposal, which
8 we do not have a bathroom side of this, you have not
9 seen, but it is to significantly increase the women's
10 room by encroaching and moving out this way, getting
11 accessible stalls in both the women's room and in the
12 men's room here. It will be much nicer.

13 And then here shows kind of a typical
14 floor plan that is a potential floor plan that we hope
15 to have by utilizing and gaining this space up front.

16 This is an elevation showing the
17 existing conditions and existing on the side -- you have
18 this in your document -- and the side elevation just
19 mimicking or bringing back two windows, similar windows
20 and kind to what is there currently, and the front
21 elevation which has transom lights, again, across the
22 top. They are really small and narrow, and we plan to
23 maximize the glazing out front.

24 We played with a couple of different
25 scenarios of different light patterns, but nothing

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1 seemed to be as aesthetic as just a -- as much glazing
2 of a large, just open one-light window.

3 And the desire is to have sliding doors
4 so that they can be open and there can be access, free
5 access back and forth between the interior and the
6 exterior, at least just to feel the inside and the
7 outside while you are sitting in the dining room.
8 That's it.

9 MR. HERLONG: Thank you.

10 MR. SWEENEY: Oh, I might also add,
11 regarding the parking, I delivered this to Randy just
12 today, but this was not in hand when we had our
13 submittal, but this is a letter that is a lease leasing
14 the -- a yearly lease on the Durst Family Medicine lot
15 across the way, across the street.

16 MR. HERLONG: Thank you. Is there any
17 public comment? Yes?

18 MS. MCGEE: I'm Madelein McGee. Welcome. I
19 live behind you on I'on Avenue, and have been here
20 through many iterations on this building, and it sounds
21 like an exciting plan.

22 I would caution sliding doors. One of
23 the problems -- I hear you saying you are not going to
24 have live music. But with the previous one, the doors
25 opening and closing to the public, to the courtyard

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1 outside dining, that was definitely a cause for a lot of
2 the loud noise that was heard, and a problem. And I
3 worry that the sliding doors might be even harder to
4 open and close quickly and keeping the noise contained.

5 MR. SWEENEY: Was the noise from live music?

6 MS. MCGEE: It was people. Live music, too,
7 but people, too. So I just -- and I worry, you know, if
8 you are going to open it, if you want to have windows
9 open at any time, whether the slides -- if the sliding
10 doors will make it harder to have that opening or not.
11 So --

12 MR. HERLONG: Is there any more public
13 comment? The public comment section is closed. Randy,
14 do you have any final or further comments?

15 MR. ROBINSON: Well, one of my fears about
16 using the Durst parking lot is what happens if the Durst
17 parking lot goes away? You know, what if they decide
18 they no longer want to give you that parking, could they
19 operate this business without that parking lot.

20 MR. REINHARD: Depends on how good the
21 business is.

22 MR. ROBINSON: This is true. Well, in that
23 case it probably won't be in business, but --

24 MR. SWEENEY: I think that what we did in
25 approaching Durst was trying to be proactive,

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1 recognizing that there is a parking problem just -- I
2 mean, generally everywhere throughout the Lowcountry.
3 There is in town, and downtown we try to exhaust all
4 possibilities, and so I suggested reaching out and
5 finding parking somewhere.

6 What we really are not doing is
7 increasing any seating. We have the same amount of
8 seating. It's just outside and we are putting it inside
9 now.

10 So it's a little bit vague that -- I
11 think as we were reading through the necessity of having
12 the parking permit -- there is no more parking on site
13 if you got into it. The on-site parking is for multiple
14 buildings around there, so we tried to be proactive and
15 find something as close as we could to the business,
16 which was across the street.

17 MR. HERLONG: Okay.

18 MR. SWEENEY: But it is true, it's not in
19 perpetuity. I don't know how to make that happen.

20 MR. HERLONG: Maybe when we deliberate we
21 may have a question or two about parking. It seems --
22 we have always felt like it's a bit unusual that that
23 has been put under the Design Review Board to deal with
24 parking, but it is.

25 I do have a question about the doors.

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1 That was an interesting comment. And I get the sense
2 they are designed so it could be seasonal maybe, that at
3 certain times of the season the doors could be open and
4 you could have indoor/outdoor spaces, or when it's just
5 not a good time they are more or less closed.

6 I thought I saw, potentially, seating at
7 the door, so it wouldn't be the main path in and out.

8 MR. SWEENEY: It is not the main path in and
9 out. It is to be a seasonal -- really to -- you know,
10 the floor plan is very much a work in progress, and I
11 don't know that those seats will actually be right there
12 at those doors, or if that will be a main egress and
13 ingress in and out of the patio to the building.

14 I think that since -- we actually don't
15 have -- we considered putting a second man door in to
16 service here, but it just didn't work right with the
17 elevation. So whether or not those seats kind of happen
18 there, or these sort of turn the corner and stop so that
19 there is service happening in one and not the other is
20 still, again, up in the air.

21 MR. HERLONG: And I assume the windows along
22 the side, the top of that sheet, are they fixed windows
23 currently or --

24 MR. SWEENEY: They are currently double
25 hungs. I think they are fixed by the amount of paint

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1 that is on there. I don't think they have ever been
2 opened, but the style is double hungs.

3 MR. HERLONG: Well, I guess it's -- well,
4 Billy, do you want to start with any questions or
5 thoughts, comments?

6 MR. CRAVER: I don't have a problem with it.
7 I think improving the bathrooms is good. I will tell
8 you, when you open those sliding doors the wind on
9 Middle Street, when it's windy, blows sand right in
10 those doors, so you might take that into consideration,
11 because it's going to be an issue when you are moving
12 the openings closer to the street.

13 I think the Durst parking is as good as
14 you can do. And short of buying property and having it
15 be a parking lot, I don't know that there is a whole lot
16 more you can do about that, so I'm probably okay with
17 it.

18 MR. HERLONG: Jon?

19 MR. LANCTO: Well, a couple of things. It
20 looks like you are going to keep this squared-off false
21 parapet type detail?

22 MR. SWEENEY: Yes.

23 MR. LANCTO: Is the existing being moved
24 forward or are you rebuilding something there?

25 MR. SWEENEY: No, we are not rebuilding

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1 anything. So it's just the back wall that is here is
2 being pushed out. That parapet stays as is.

3 MR. LANCTO: I can't remember. Is that
4 parapet out there at that point now?

5 MR. SWEENEY: It is out there at that point
6 now.

7 MR. LANCTO: Okay. I'm not particularly
8 fond of that look on that spot in that building. I know
9 you have Dunleavy's with a nice gable front, looks more
10 in character, and then a false parapet squared off next
11 to it, which I don't like.

12 But getting beyond that, because I think
13 it would be kind of -- well, we are not going to change
14 that.

15 A couple of things on the parking. One
16 is I think that that is fine, that you use Durst
17 parking. But we made some concessions to the previous
18 occupants on how that parking is to be used in front of
19 that building, how it was going to be a valet parking.

20 Do those same things convey to the new
21 occupants or --

22 MR. CRAVER: Didn't those things change at
23 some point? Didn't they go away, just sort of --

24 MR. ROBINSON: Actually, it was kind of a
25 trial thing that you-all said we are going to let

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1 you-all do this; if doesn't work, you-all have to come
2 back to us. And they used the parking over at Durst,
3 but the valet thing just never played out.

4 MR. WRIGHT: I think that died on the vine.

5 MR. ROBINSON: Yeah. It just wasn't a good
6 idea.

7 MR. REINHARD: When they put the fence up,
8 it eliminated perpendicular parking in front of the
9 building, which increased the outside dining area, but
10 the little parallel valet spot went away.

11 MS. MCGEE: The parking was made into a
12 loading zone for valet, and now it's not used for
13 anything except truck loading, not valet.

14 MR. REINHARD: But the fence was extended
15 out into the existing parking area, right?

16 MS. MCGEE: The fence was extended into part
17 of the sidewalk. But there is still private property,
18 because the sidewalk in that area is part on private
19 property and part on public area.

20 MR. REINHARD: But my point is parking went
21 away and outside dining increased as a consequence.

22 MR. HERLONG: Isn't that currently parallel
23 parking, legal parallel parking there?

24 MR. ROBINSON: It's not. It's for loading
25 purposes only.

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1 MR. HERLONG: It's only loading?

2 MR. ROBINSON: Yeah.

3 MR. LANCTO: Now, why is it for loading
4 purposes only when we did not -- as far as I know, that
5 that went away, or if that is what we gave to those
6 prior occupants, that concession to have valet parking
7 went away, why hasn't it been turned back into parallel
8 parking?

9 MR. REINHARD: I don't believe it was
10 parallel parking. I think it was a place for valet
11 parking.

12 MR. ROBINSON: It was a place for valet
13 parking, valet drop-off and pickup.

14 MR. REINHARD: Just a drop-off, unloading.

15 MR. ROBINSON: So there was really no
16 parking in that location.

17 MR. LANCTO: But there was before the valet
18 parking, right?

19 MR. REINHARD: There was perpendicular
20 parking, which was deemed as being very dangerous
21 because backing out that close to the intersection was,
22 in fact, very dangerous.

23 MR. CRAVER: I would rather not see parking
24 there.

25 MR. REINHARD: Under the auspices of safety,

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1 that was one of the reasons we let those parking spaces
2 go away. Remember that?

3 MR. HERLONG: Yes, I do.

4 MR. WRIGHT: That's right.

5 MR. REINHARD: But that is not an issue
6 right now.

7 MR. ROBINSON: And, also, I think there was
8 some input from Town Council as far as that being unsafe
9 to park any cars out there, also. They felt very
10 strongly --

11 MR. HERLONG: It's safer not to have it.

12 MR. ROBINSON: -- that somebody would park
13 there, open the door and somebody would come along and
14 whack that door off.

15 MR. LANCTO: Well, what I was getting at
16 there is I don't want the occupant to go out there and
17 turn the sign around and say parking, okay? If what we
18 said went away with the prior occupants or tenants, that
19 parking -- what we decided on parking should change.
20 It's a new tenant, and we have to come up with a new
21 policy, basically, in order to keep that as a no parking
22 area.

23 MR. ROBINSON: It should be a loading zone
24 only, as it is now.

25 MR. REINHARD: Well, do we have control over

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1 that?

2 MR. ROBINSON: It's the right-of-way. We
3 do. I mean, DOT has control over it.

4 MR. REINHARD: Contingent to any -- and I
5 know we are getting out of order here, and I apologize,
6 but this is kind of important.

7 Contingent to the approval of this
8 scheme, would it be appropriate to say that the outside
9 fence and the non-parking area in the city right-of-way,
10 it retains -- it stays as is so it can't be changed?
11 That is what you are worried about, and me, too.

12 MR. LANCTO: Yeah.

13 MR. REINHARD: It can't be changed from what
14 it is. Do we have to say that, or is it a moot point?

15 MR. ROBINSON: It's not going to change from
16 a Town Council/Town point of view. It's going to stay
17 as a loading zone only.

18 MR. REINHARD: So we don't have to worry
19 about it.

20 MR. LANCTO: Okay. The second part, to me
21 this all boils down to parking, the approval or
22 non-approval of this thing, because I think it's a much
23 better looking facade than what is there now.

24 You know, the ordinance here says be
25 prepared by a professional, that the parking plan should

1 be prepared by a professional, should be knowledgeable
2 about commercial parking demand.

3 I'm not like trying to put you on the
4 hot seat here, but why didn't you come up with something
5 instead of last minute? Did you not know that this was
6 part of the process?

7 MR. SWEENEY: No, I did know, and the
8 parking came up early. Whether or not we had to -- it
9 was under -- you know, talking with Randy, it wasn't
10 that it was necessary to involve a -- there was always a
11 little gray area as to whether or not we were really
12 increasing seating.

13 Because we weren't increasing the number
14 of seats, we were taking outside seats and putting them
15 inside. So you could read it in a couple of different
16 ways. We weren't increasing the amount of seats, but we
17 were increasing interior seats. We were putting more
18 seats inside, but not a net gain of seats. And so there
19 was --

20 MR. CRAVER: So you weren't changing the
21 parking issue.

22 MR. SWEENEY: Well, right. Well, there was
23 a parking issue that was granted -- or there was parking
24 that was granted previously for a patio that was
25 satisfied by parking on Dr. Durst's property.

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1 So we immediately went to Dr. Durst and
2 said was this available, could we adopt that same --
3 what the previous tenants -- what you had approved by
4 the previous tenants, and so we went directly to them
5 thinking that that would be satisfactory and not need to
6 engage.

7 So the question just never came up, you
8 need to engage something else, I don't know, whatever a
9 parking expert is, beyond a property that was in place
10 and approved previously that we have and gotten approved
11 for now, and actually more spaces.

12 They didn't have access, I don't think,
13 to all spaces. It was three spaces that they were
14 leasing, and we have leased the whole lot and taped it
15 off and found that we can park up to 16 cars in that
16 lot. So that is as much of a parking expert as we
17 can --

18 MS. MCGEE: Do you technically -- do you
19 have a year's lease from Durst for the lot?

20 MR. SWEENEY: Yes.

21 MS. MCGEE: Well, that is more than they
22 ever had before. It was always month to month, so that
23 is pretty darn good.

24 MR. SWEENEY: Yes. It's here. I have it
25 here.

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1 MR. HERLONG: We have it here.

2 MS. MCGEE: That's okay.

3 MR. HERLONG: Anything else, Jon?

4 MR. LANCTO: No, that's good.

5 MR. HERLONG: Fred?

6 MR. REINHARD: I'm not crazy about the
7 sliding doors. I am okay with -- and, in fact, I am
8 glad to see the reconfiguration of the front wall. I
9 totally agree that that is going to enhance the
10 operation of the restaurant, and it's also going to
11 enhance our perception of that facade as we drive down
12 that street.

13 But the triple sliding doors just -- it
14 doesn't work for me. I can't see the reason for it, and
15 I am concerned about noise bleeding in and out.

16 MR. HERLONG: I have a question about that.
17 When you say sliding doors, these look like they could
18 be designed like a Lipton slide depending -- you know,
19 you can have a very low-quality sliding door, but there
20 are some extremely highly efficient lift-and-slide type
21 doors like in fold-away walls, basically, and I don't
22 know what the specification would be on these doors.

23 MR. SWEENEY: All I can say is that we
24 haven't designed the doors specifically yet. We are
25 trying to just increase glazing out front and have some

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1 interaction from the patio, from Middle Street to the
2 inside, and out, visually.

3 At Liberty Tap Room in Mt. Pleasant we
4 designed 12-foot by 20-foot sliding doors that have an
5 inside/outside, and they triple fold, and they are very
6 nice, and that is the idea here, is to do the very same
7 thing.

8 MS. McGEE: Are those on the edge of the
9 facade, or are they recessed or do they have a porch?

10 MR. SWEENEY: They are on the edge of the
11 facade. It's on the side. It's not on the front of the
12 building.

13 MS. McGEE: Because that recessed area got
14 used a lot more than the outside adjacent to the street.
15 On a full day, they would use that. But if you pull
16 that out, you are going to be literally opening the door
17 to your restaurant ten feet from cars going by.

18 MR. SWEENEY: Right.

19 MS. McGEE: It's going to make that outside
20 very -- the inside very much outside, if you will. I'm
21 not describing it well. There is no transition space,
22 really.

23 MR. SWEENEY: There still is that -- there
24 still is about 17 feet there of patio space, and it's
25 fairly significant, in my opinion.

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1 I mean, I always think that it's --
2 there are multiple times when I have designed
3 restaurants that I just want to give views even to just
4 cars going by, even if it's fixed glass and you just
5 want to see activity of cars moving by, and I think that
6 that is an important thing to do.

7 I think it's very important to gain the
8 wall straight back to where it was, to move forward, for
9 the inside of the restaurant. I am open to different
10 door configurations, sliding, hinged. But, currently, I
11 do like the large sliding doors out there out front.

12 MR. HERLONG: Fred, any other thoughts?

13 MR. REINHARD: No.

14 MR. HERLONG: Duke?

15 MR. WRIGHT: No. There are only two or
16 three comments I have. One is regarding the signage. I
17 think on the front that if you -- all you have to do is
18 look at that and it scares you. That Off the Hook way
19 up there is coming off, I hope.

20 MR. SWEENEY: Yes.

21 MR. WRIGHT: And the other sign that --
22 maybe your new sign would be a little bit more subtle
23 than what is there. Aesthetically, I think it can be
24 improved. That is personal opinion. I don't think we
25 have authority on signs.

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1 That is a different part of the
2 ordinance, isn't it, Randy?

3 MR. ROBINSON: It is.

4 MR. WRIGHT: But that is a personal comment,
5 and I think you see where I'm going with that.

6 The second one is I have been in there
7 several times, and maybe members of the board have.
8 Acoustically, inside needs a lot of work. I know it's
9 going to be a restaurant, and it will probably be a lot
10 calmer than some of the times I have been in there, but
11 I would encourage you to pay attention to that acoustic
12 issue.

13 Other than that, I'm not concerned about
14 the doors, the sliding doors. If you want to look
15 further at that, that is okay with me. So other than
16 that, I am okay with it.

17 MR. SWEENEY: Can I address a couple of
18 those just quickly?

19 MR. WRIGHT: Yes, please.

20 MR. SWEENEY: Signage is a big, important
21 part for me as a designer. Virtually, a lot of the
22 restaurants I named, Oak, Peninsula Grill, Hank's, I was
23 involved in the graphics of that and getting --
24 specifically, Hank's was probably the most successful,
25 in hiring David Boatwright to paint that in that old

1 kind of way up there on that building.

2 So I think signage is something that I
3 would look at in context of the whole street. And I
4 look at this, and it will be much different than this.
5 That hasn't been studied yet, though, exactly what we
6 are going to do. But Off the Hook is coming off the
7 building, and I think it will be much more subtle.

8 MR. WRIGHT: That's good.

9 MR. SWEENEY: With respect to acoustics, in
10 the Mercato project downtown I got an education about
11 physics of sound, and we put acoustic panels all
12 throughout both floors down there, and I'm very
13 sensitive to the sound issue.

14 In fact, one of the things we are doing
15 here is we are moving -- there is an old bead board
16 ceiling that is above -- it's just above this ceiling,
17 this popcorn Sheetrock ceiling. And I am fearful of
18 what we might find when we take it down, but I want to
19 reuse as much of that bead board and retain the
20 character of the actual patina, the wood that is on
21 there.

22 And then there is another roof -- there
23 is another ceiling above that, and then there is about a
24 two-foot cavity. Actually, there is a very shallow
25 pitch to the building's roof.

1 But we plan to recess the trunk lines
2 down through the center column bay on either side and
3 sort of blow air-conditioning to the other side walls so
4 that we can get that up and in that ceiling cavity.

5 And then what we will probably do is
6 pitch our inside ceiling and start monkey -- you can see
7 in this picture they have done -- they have sort of
8 created -- they have a much, obviously, higher ceiling,
9 more industrial building in this complex that they did
10 in Tennessee, but they hung doors in the ceiling.

11 And when you just take things up in the
12 ceiling, and do things different, hanging in different
13 planes, you get sound bouncing in different ways, and
14 then you can handle the sound bouncing in different ways
15 and capture it up above those things with batt
16 insulation or, you know, acoustic blankets and such.

17 MR. WRIGHT: I am sure you are attuned to
18 that --

19 MR. SWEENEY: I am absolutely attuned to it.

20 MR. WRIGHT: -- as much as you design
21 restaurants. Other than that, I think it's a great
22 change and improvement.

23 And I noticed that there is a menu
24 attached to the submission. Do we get to vote on that?
25 My wife likes it. My wife has seen the menu and she

1 likes it. That is all I have.

2 MR. HERLONG: I also think that this is an
3 opportunity -- you are taking this opportunity to kind
4 of reorganize the building, and these are improvements
5 to bring it back to its more original shape, and as well
6 as improving the facilities inside, so all of that is an
7 improvement.

8 And, Randy, I'm guessing that the doors
9 that would be placed here would need to meet current
10 design pressure ratings?

11 MR. ROBINSON: It would.

12 MR. HERLONG: So that means they are going
13 to be very tight doors to meet the design pressure
14 ratings that are required on the island, and so I'm
15 thinking that that means they are going to be generally
16 high-quality doors, and when they are closed there will
17 not be a lot of sound transmission through those doors.

18 So I just would think that the code, in
19 its way, would resolve any sound issues with these being
20 triple doors. I can understand the need for a business
21 to be open to address the public, and the idea that you
22 still would have the outdoor seating and this would be a
23 way to come and go indoors and outdoors when the weather
24 is good, just seems like it makes this a nice place, and
25 so I wouldn't have issues with these doors.

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1 I wouldn't think they are any noisier
2 than swinging doors. I wouldn't see a noise difference
3 in the use of the space, so I don't really have any
4 issues. I think it's a good submittal.

5 MR. WRIGHT: It seems to me that a
6 restaurant atmosphere is not going to be as noisy as
7 some of the activity we have down the street here where
8 you have music and bands and lots of outdoor activity,
9 so I would think that this would be a much different
10 situation.

11 MR. HERLONG: I agree.

12 MR. REINHARD: Can I make a motion?

13 MR. HERLONG: Yes, please. Somebody make a
14 motion.

15 MR. REINHARD: Personally, I don't think
16 these drawings are complete enough for us to make a
17 final decision. And if you don't agree with me, don't
18 second it.

19 But I would move for preliminary
20 approval so that more information could be brought back
21 to us before we give final approval. Is there a second?

22 MR. LANCTO: Before I make -- before I would
23 have a second, can I ask the question of how much
24 time -- I mean, is time of the essence on this?

25 MR. SWEENEY: It is, it absolutely is. One

1 of the reasons we have not gotten in and done any
2 demolition work to the inside so I can really
3 significantly see what is happening up in the ceiling is
4 this is a big -- I mean, they have made a commitment to
5 come into this building and to take it over. They want
6 to be open, obviously, by the season. They want to do
7 it right.

8 They are focused on quality with their
9 food and product. They are focused on quality, with the
10 renovations of the two stores that they have done in
11 Tennessee, but they have been looking, actually, at this
12 property for years, and it just kind of came available
13 and they are trying to make this happen.

14 So tonight was really an opportunity to
15 at least get -- I didn't want to burden you with any
16 more of the plan. In fact, I haven't gone forward with
17 more of the plan of the inside until I could know that
18 this was a possibility.

19 MR. REINHARD: Well, preliminary approval
20 does mean it's a possibility.

21 MR. LANCTO: But it can't go forward.

22 MR. HERLONG: Here is a question. Maybe if
23 we could identify, potentially, the outstanding issues
24 you would have, there may be a way to give approval and
25 ask for some further detail on these specifics. That

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1 would give you guys a chance to move things forward and
2 come back with whatever the detail would be. At least
3 they could get in with the demo and be comfortable
4 enough to know that they could move forward.

5 MR. WRIGHT: What is your problem, Fred?

6 MR. REINHARD: I'm not crazy about the
7 triple sliding doors. They can be left open. And if
8 they work the way they show on the drawing, you would
9 have two doors sliding in front of the remaining door,
10 which means you would have an opening six foot wide for
11 each set of doors. There would be a six-foot-wide
12 opening at the top set and a six-foot-wide opening at
13 the bottom set.

14 MR. CRAVER: But they are going to have to
15 close them. At night, they are going to have to close
16 them to keep the noise down.

17 MR. LANCTO: It's a pocket.

18 MR. REINHARD: It's not a pocket.

19 MR. ROBINSON: As shown, that is a
20 nine-foot opening.

21 MR. HERLONG: Ten-foot opening.

22 MR. REINHARD: Ten-foot opening.

23 MR. HERLONG: I think that is nice.

24 MR. SWEENEY: I do, too.

25 MR. CRAVER: I don't have a problem. I

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1 mean, I think Steve has zeroed in on with the quality of
2 the doors that are going to have to be there. And I
3 know the police have been pretty tough on the noise
4 stuff, so at night they are making them all shut the
5 doors. And if they don't, they will get a ticket.

6 MR. HERLONG: Some of the other facilities
7 have sets of doors that they can open the windows, open
8 the doors or close it back, I think not far from here,
9 so I don't think this is much different than some of the
10 other solutions in the district.

11 MR. SWEENEY: I mean, these guys are here
12 for the long term, and they are making a long-term
13 commitment to this building that they don't own in terms
14 of the investment.

15 And I truly think the woman's comments,
16 I think they will be very receptive to being a neighbor
17 and understanding whatever the issues are, either with
18 this board with respect to noise and the neighbors
19 immediately behind on I'on.

20 I see this as -- they came to me and
21 they presented to me their business model as a
22 family-friendly place. And before even thinking about
23 noise, or the noise even came up, their initial concept
24 is that they have no live music. And it's not a bar.
25 This is a restaurant.

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1 MR. REINHARD: Excuse me. A lot of
2 restaurants around here start off with no live music,
3 and then when people don't come in they add music as a
4 draw, so --

5 MR. SWEENEY: I agree it's a sensitive
6 issue, for certain.

7 MR. REINHARD: Call for a second.

8 MR. HERLONG: Okay. Do I hear a second?

9 MR. CRAVER: Since there is no second I will
10 make a --

11 MR. HERLONG: So do I hear any other motion?

12 MR. CRAVER: I make a motion we approve it
13 as submitted.

14 MR. WRIGHT: Second.

15 MR. HERLONG: Discussion on the motion?

16 MR. LANCTO: As long as the parking
17 issues -- Randy, if you are comfortable with the
18 parking -- I mean the Town is comfortable with the
19 parking.

20 MR. ROBINSON: You know, the only thing I am
21 uncomfortable with with Durst parking is if it goes away
22 where are these cars going to go.

23 MR. LANCTO: Well, they do have a year's
24 contract. And if you think about it, anybody that has
25 parking anyplace down there -- let's look at Station 22.

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1 You know, if they sold the parking lot across the
2 street, is there anything that could really be done
3 about it?

4 MR. ROBINSON: No.

5 MR. CRAVER: Like Poe's has Lonze's parking
6 lot that they use.

7 MR. ROBINSON: But they weren't required to
8 have that parking when they opened that business.

9 MR. REINHARD: You are right.

10 MR. ROBINSON: So apples and oranges. Poe's
11 has a parking lot.

12 MR. HERLONG: But, on the other hand, they
13 are proposing a year's lease versus previously it was
14 month to month, so it's already an improvement over the
15 past tenant, I'm assuming.

16 MR. ROBINSON: Correct, but the past tenant
17 was not asking for an increase in interior space. And I
18 just want to caution you to -- when you make the motion,
19 let's make sure that this doesn't bleed over into the
20 other restaurants that have deck dining, porch dining,
21 that they can't come back and enclose their decks or
22 their porches; that there is something specific and
23 different to this property that is allowing them to
24 increase their interior space.

25 Because if you don't, then High Thyme

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1 next door is going to say, well, I want to enclose that
2 deck out front, I'm not increasing my seating, I don't
3 need a parking plan.

4 So I just want to caution you to come up
5 with something different and significant to this
6 particular building to hold it to this particular
7 building.

8 MR. LANCTO: Well, could we stipulate that
9 the parking plan as submitted with Durst Clinic would
10 need to remain intact, the agreement would need to
11 remain intact and renewed; otherwise, they will have to
12 return or give up the space?

13 I mean, can you --

14 MR. CRAVER: Maybe it makes more sense to
15 say that the unique feature here is that they are
16 materially restoring the former space, which was
17 interior space, which none of the other restaurants
18 would be able to do.

19 MR. WRIGHT: That is exactly right.

20 MR. CRAVER: So as a sort of preamble in my
21 motion, shall I -- can I redo my motion?

22 Move for approval as submitted with
23 their parking plan based on the fact that they are
24 essentially restoring to interior space space that was
25 previously interior space.

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1 MR. WRIGHT: Second.

2 MR. HERLONG: Okay? Any other comments
3 before we vote? So all in favor?

4 MR. LANCTO: Aye.

5 MR. REINHARD: Aye.

6 MR. CRAVER: Aye.

7 MR. HERLONG: Aye.

8 MR. WRIGHT: Aye.

9 MR. HERLONG: Any opposed?

10 MR. CRAVER: No.

11 MR. HERLONG: Very good.

12 MR. SWEENEY: Thank you, folks.

13 (The hearing was adjourned at 7:00 p.m.)

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1 STATE OF SOUTH CAROLINA)
2)
3 COUNTY OF CHARLESTON)

4 I, Nancy Ennis Tierney, Certified Shorthand Reporter
5 and Notary Public for the State of South Carolina at
6 Large, do hereby certify that said hearing was taken at
7 the time and location therein stated; that the hearing
8 was recorded stenographically by me and was thereafter
9 transcribed by computer-aided transcription; and that
10 the foregoing is a full, complete and true record of
11 said hearing.

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

15 Witness my hand, I have hereunto affixed my official
16 seal this 28th day of January, 2011, at Charleston,
17 Charleston County, South Carolina.

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25

Nancy Ennis Tierney
CSR (IL)
My Commission expires
April 6, 2014

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 inclined (1)
 incorporated (1)
 increase (10)
 increased (2)
 increasing (7)
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 indoors (1)
 industrial (1)
 Information (2)
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 initially (1)
 input (1)
 inside (14)
 insulation (1)
 intact (2)
 intent (1)
 interaction (1)
 interest (1)
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 interior (9)
 interpret (1)
 interpretation (1)
 interpreting (2)
 intersection (1)
 investment (1)
 invisible (1)
 involve (1)
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 l'on (5)
 ISLAND (9)
 issue (8)
 issues (6)
 item (5)
 items (1)
 iterations (2)
 its (4)

< J >
 January (3)

JON (7)
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 < K >
 Kat (1)
 keep (3)
 keeping (4)
 Kenyon (1)
 Kilpatrick (2)
 Kim (1)
 kind (13)
 know (31)
 knowledgeable (1)

< L >
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 LANCTO (43)
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 late (1)
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 leasing (2)
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 length (2)
 letter (2)
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 Liberty (1)
 lift (1)
 light (3)
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 likes (2)
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 lines (1)
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 Lipton (1)
 literally (1)
 little (13)
 live (7)
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 loading (7)
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 LOCATION (9)
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 longer (1)

Lonze's (1)
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 looks (5)
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 lots (1)
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 Lowcountry (1)

< M >
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 Mamacita (1)
 man (1)
 match (1)
 matches (2)
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 materials (2)
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 McGee (11)
 mean (16)
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 Medicine (1)
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 MEETING (6)
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 Member (3)
 MEMBERS (4)
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 Mercato (1)
 met (1)
 Middle (16)
 Mike (1)
 mimicking (1)
 minute (3)
 minutes (2)
 mistake (1)
 model (1)
 modifications (1)
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monkey (1)
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 move (12)
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 Mt (1)
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 niche (1)
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 noise (12)
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 North (4)
 Notary (1)
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< O >
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 occupants (5)

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 Official (2)
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 opening (21)
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 operation (1)
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 opinion (2)
 opportunity (3)
 opposed (4)
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 order (6)
 ordinance (3)
 organization (1)
 original (6)
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 outs (2)
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 owner's (1)

< P >

p.m (3)
 P.O (1)
 Page (2)
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 panes (1)
 parallel (5)
 parapet (4)
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 parking (63)
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 particularly (1)
 party (1)
 pass (1)
 passes (3)
 path (2)
 patina (1)

patio (5)
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 Peninsula (2)
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 percent (2)
 perception (1)
 Permit (2)
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 perpendicular (2)
 perpetuity (1)
 person (1)
 personal (2)
 Personally (1)
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 pickup (1)
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 piece (2)
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 please (2)
 plus (1)
 pocket (2)
 pockets (1)
 Poe's (2)
 point (8)
 pointed (3)
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 policy (1)
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 porch (2)
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 possibility (3)
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 potential (1)
 potentially (3)

practicing (1)
 preamble (1)
 precedent (1)
 preliminary (2)
 prepared (3)
 PRESENT (2)
 presentation (1)
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 preservation (1)
 pressure (2)
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 previous (7)
 previously (5)
 prior (2)
 private (2)
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 Probably (6)
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 problems (2)
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 process (2)
 product (1)
 professional (2)
 progress (1)
 project (2)
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 proposed (1)
 proposing (10)
 provide (3)
 public (17)
 pull (2)
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 purely (1)
 purposes (2)
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 put (10)
 putting (4)

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quality (7)
 quarters (2)
 question (11)
 questions (4)
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 quickly (2)
 quite (1)

< R >

rafter (2)
 raising (1)
 Randy (20)
 ratings (2)
 reaching (1)
 reactions (1)
 read (4)
 reading (1)
 reads (1)
 ready (3)
 really (26)
 rear (9)
 reason (2)
 reasons (3)
 rebuilding (2)
 receptive (1)
 recess (2)
 Recessed (4)
 recognizing (1)
 reconfiguration (1)
 Record (2)
 recorded (1)
 rectangle (1)
 redo (1)
 regarding (3)
 regulation (1)
 REINHARD (58)
 related (1)
 remain (2)
 remaining (1)
 remember (2)
 renewed (1)
 renovations (1)
 reorganize (1)
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 Reporter (1)
 request (1)
 requested (2)
 required (5)
 requirement (2)
 requirements (2)
 residents (1)
 resolve (1)
 respect (2)
 rest (1)
 restaurant (10)
 restaurants (8)
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restoring (2)
 restriction (1)
 retain (1)
 retains (1)
 return (1)
 reuse (1)
 REVIEW (9)
 Rhetta (1)
 Richardson (1)
 Richardsons (1)
 rid (1)
 ridge (5)
 right (30)
 Robinson (45)
 roof (12)
 roofline (3)
 room (6)
 round (1)
 ruling (1)
 running (1)

< S >

safer (1)
 safety (1)
 sale (1)
 sand (1)
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 satisfied (1)
 saw (1)
 saying (3)
 says (3)
 SC (2)
 scares (1)
 scenarios (1)
 scheme (1)
 scratch (1)
 se (1)
 Seafood (1)
 seal (1)
 season (2)
 seasonal (2)
 seat (1)
 seating (10)
 seats (8)
 Second (22)
 Secretary (1)
 section (10)
 sections (1)
 see (15)

Seel's (1)
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 sense (3)
 sensitive (2)
 separate (5)
 separated (1)
 serious (1)
 service (3)
 set (6)
 setback (2)
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 setup (1)
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 shape (1)
 shed (5)
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 sheet (1)
 Sheetrock (1)
 shell (1)
 shift (2)
 short (3)
 Shorthand (1)
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 shows (1)
 shut (1)
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 sidewalk (2)
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 significantly (2)
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 situations (1)
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 slides (1)
 sliding (17)
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 slightly (2)
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 SMITH (12)

socks (1)
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 solid (1)
 solution (2)
 solutions (1)
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 Sorry (2)
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 sounds (1)
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 specifics (1)
 specifies (1)
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 spot (2)
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 squared (2)
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 stall (2)
 stalls (1)
 Stan (3)
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 stands (1)
 start (6)
 started (1)
 STATE (2)
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 Station (1)
 stay (1)
 stays (2)
 Steakhouse (1)
 stenographically (1)
 STEPHEN (1)
 Steve (5)
 stipulate (1)
 stop (1)
 stores (1)
 straight (1)
 Street (24)
 strongly (1)
 structure (10)
 structures (3)
 studied (1)

stuff (1)
 Stumphouse (1)
 style (1)
 subject (2)
 submission (1)
 submit (1)
 submittal (2)
 submitted (5)
 subtle (3)
 successful (1)
 successfully (1)
 suggested (1)
 SULLIVAN'S (8)
 support (1)
 sure (7)
 Sweeney (29)
 Swicord (1)
 swinging (1)
 swings (2)
 sympathetic (1)

< T >

tabbed (1)
 table (1)
 tables (1)
 Taco (1)
 tails (2)
 take (10)
 taken (3)
 talked (2)
 talking (3)
 taller (1)
 Tap (1)
 taped (1)
 Tech (1)
 technically (1)
 tell (2)
 ten (4)
 tenant (3)
 tenants (3)
 Tennessee (2)
 term (2)
 terms (2)
 Thank (11)
 Thanks (1)
 thereof (1)
 thing (8)
 things (11)
 think (61)

thinking (4)
third (1)
thought (7)
thoughts (3)
three (8)
Thyme (1)
ticket (1)
TIERNEY (3)
tight (1)
TIME (6)
times (4)
today (2)
tonight (1)
tonight's (1)
top (8)
total (2)
totally (2)
tough (1)
TOWN (6)
transcribed (1)
transcription (1)
transition (1)
transmission (1)
transom (3)
trial (1)
tried (1)
trim (1)
triple (5)
trouble (2)
truck (1)
true (3)
truly (1)
trunk (1)
try (2)
trying (7)
turn (2)
turned (1)
two (23)
type (5)
typical (1)

< U >

ugly (1)
uncomfortable (1)
underneath (1)
understand (2)
understanding (1)
unique (1)
unloading (1)

unsafe (1)
unusual (1)
upside (1)
usability (1)
use (6)
utilizing (1)

< V >

vague (1)
valet (10)
variance (2)
vault (1)
versus (1)
view (3)
views (1)
vine (1)
Virtually (1)
visibility (1)
visible (2)
visually (1)
vote (6)

< W >

walked (2)
wall (25)
walls (11)
want (20)
Wanted (3)
wanting (1)
wants (2)
way (25)
ways (3)
weather (1)
Welcome (1)
well (35)
went (8)
whack (1)
wide (4)
wife (3)
willing (1)
wind (1)
window (3)
windows (9)
windy (1)
withdraw (5)
withdrawn (1)
Witness (1)
woman's (1)
women's (3)

wood (1)
work (8)
worried (1)
worry (3)
WRIGHT (30)
writing (1)
written (2)

< Y >

yard (1)
Yeah (8)
yearly (1)
years (7)
year's (3)

< Z >

zeroed (1)
zone (3)
Zoning (2)