

**Architectural Review Board
Meeting Minutes
July 23, 2020**

Board Present: Jordan Berliner; Chairman, John Heatherman, Brad Hix, Bob Manne, Jim Nasuti, Don Schnackel, James Slavetskas, Dale Strecker, Bob Zinn,

Absent with notice: N/A

Staff Present: Michele Chisolm

Call to Order: 8:00 AM

Minutes: Bob Manne motioned to approve the ARB meeting minutes for June 25, 2020. Bob Zinn seconded the motion. The June Meeting Minutes were unanimously approved.

The Board reviewed the ARB Strategic Plan and SWOT Analysis. The Board unanimously approved the proposed revisions of the ARB Strategic Plan and SWOT Analysis. The Board recommends that the Board of Directors consider and adopt the proposed changes.

Submissions:

1. Lot 30 Santa Maria Drive Case: 8864
Cromey

Final Review: Submitted plans for a new construction of a single-family home. Structural and landscape plan pending. The plans will be granted an Administrative Approval if the following revisions are made:

Comments from the Board:

- The Board objected to the removal of trees that are not affected by the construction of the home and requested that the owner revisit the issue. The trees in question have been circled in red on the tree and topography plan.
- Keep in mind that any trees that are marked for removal and are not in the scope of the new construction require mitigation. ARB Guidelines state that, if a specimen tree or if many trees must be removed for construction footprint, mitigation may be required subject to ARB approval.
- A landscape plan must be submitted showing the trees replaced if you mitigate by replacing trees. A copy of the Tree Mitigation Policy is available at the POA.
- The exterior color choice for the siding is too light. A darker color must be selected.
- The chimney needs to be raised on the rear elevation plan.
- The service yard detail must show board on board to conceal the inside of the service yard.
- The elevations on the floor plan and site plan are inconsistent
- The driveway must be accessed from the street to which the address is assigned.

Update: The Owner wants to access the property from the cross-street Margarita Court. The ARB informed the owner and contractor that letters of approval, and / or a letter of no exceptions taken, from the US Post Office, Hilton Head Fire Department, and Town of Hilton Head must be submitted to the ARB.

2. Lot 277 Headlands Drive #97 Case: 7709
Flinn

Final Review: Submitted plans to add a screen porch addition in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner.

3. Lot 262 Oyster Reef Cove #7 Case: 7775
 Uttal/Thomas
 Final Review: Submitted plans to add a screen porch addition in the rear. A 16' variance requested for option 1. A 10'2" variance requested for option 2. The plans submitted were denied. The variances requested were too excessive and the aesthetics of the designs were not appealing.
4. Lot 216 Sea Trout #6 Case: 6860
 Merritt
 Final Review: Submitted plans for a garage addition, remove the existing trellis and add a new Carolina Room. The variance was 4' variance for the garage was approved in the June's ARB Meeting. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
- Comments from the Board:
- Soften the driveway.
5. Lot 6 Seabrook Landing Drive #15 Case: 8848
 Farrell
 Final Review: Submitted plans for a pool addition to new construction. OCRM Line email letter provided by DHEC. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Pool Contractor.
6. Lot 24 Field Sparrow Road #2 Case: 5624
 Burns
 Final Review: Submitted plans for a pool addition in the rear. The Owner requested a 6'9" variance 9" beyond the 10' hold for pool addition and pool enclosure. The plans submitted were denied.
- Comments from the Board:
- The variance request for the pool and pool enclosure was too excessive.
 - The pools need to be pushed back towards the house to meet the 10' hold requirement.

Update: The Owner stated that he will not resubmit plans but may reconsider in the future.

7. Lot 67 Old Fort Drive #24 Case: 6550
 Morris
 Final Review: Submitted plans for a swimming pool addition, and to screen an existing covered porch. Existing HVAC Unit (exposed) to be enclosed with the pool equipment. The pool plans were approved. The plans to screen an existing covered porch were denied. The proposed plans were aesthetically unappealing. It staggered on both sides.
- Comments from the Board:
- Resubmit elevations plans showing more details to screen the existing covered porch.
8. Lot 33 Pineland Road #27 Case: 5142
 Fahey
 Concept: Resubmitted as built plan requesting a 10' variance in the rear to option 1: add a screen porch over existing pad on right side, or option 2: add a roof over the existing patio. The Board approved option 1 concept plan to add a screen porch over existing pad on right side.

9. Lot 51 Wild Laurel Lane #20 Case: 6511
Tapp:
Final Review: Re-submitted plans to install solar panels on the roof. On February 27, 2020, the Board requested that the owner revise the solar panel submission. During deliberations, the Board stated that if the Owner addressed the issue of aesthetics and screening the Board may consider approval the solar panel plan.

The Board requested:

- A letter from your immediate neighbors stating their opinion of the installation of solar panels on your roof.
- The solar panels be squared off in the corners for a more appealing look.
- Additional landscaping such as sable palms at least 16' to screen the solar panels.
- Provide a hard sample of the solar panel.

The Owner provided a letter and email from the neighbors. The solar panels were squared off. A hard sample of a solar panel was set up in the ARB Office for approximately 5 weeks. A landscape plan was submitted. The Board approved the installation of the 39 solar panels by a 5 to 3 vote.

Comments from the Board:

- With the cooperation of the Owner, the ARB Staff and Board will monitor the installation process.

10. Lot 94 Edgewood Drive #11 Case: 6479
Nicol
Concept: Requesting a 6' 8" variance to build a screened in enclosure on an existing privacy wall garden area. The variance was approved.

11. Lot 17 China Cockle Way #21 Case: 5098
Worthing
Final Review: Resubmitted plans showing the pool in the same location and extend the deck out 4' max, detailed pool plans (equipment location, backwash, what type of back wash, the detail of the back wash, pool dimensions, pool stairs location from house to pool deck included, lighting location, pool and pool deck dimensions, hard samples of the materials --interior finish, tile, coping, decking--, structural sections through pool and deck indicating depths and material, remove the spa, and show landscaping in the 6' area they would give it a final approval. The Owner submitted plans with the required revisions. The plans submitted were granted a Final Approval.

Comments from the Board:

- The exterior color Shoji White may appear too white. A darker exterior color is required.

Administrative:

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|---------------------------------|-----------------------|------------|
| 1. Lot 254 Wild Azalea Lane #10 | driveway/house siding | Case: 5780 |
| 2. Lot 96 Fiddlers Way #1 | deck | Case: 8107 |
| 3. Lot 17 Oyster Reef Drive #7 | driveway | Case: 7651 |
| 4. Lot 31 Pineland Road #31 | landscape | Case: 5306 |
| 5. Lot 55 Myrtle Bank Road #44 | spa | Case: 6614 |
| 6. Lot 346 Headlands Drive #120 | driveway | Case: 7145 |
| 7. Lot 2 Old Fort Drive #7 | driveway | Case: 7431 |
| 8. Lot 31 Santa Maria Drive #42 | deck | Case: 7098 |
| 9. 63 Deerfield Road #75 | deck | Case: 5185 |
| 10. Lot 20 Towhee Road #28 | windows | Case: 5939 |
| 11. Lot 138 Gray Fox Lane #6 | rear deck/front steps | Case: 8566 |
| 12. Lot 74 Windy Cove Court #2 | door | Case: 6296 |
| 13. Lot 26 China Cockle Ln #18 | window | Case: 8856 |
| 14. Lot 7 Stonegate Drive #13 | driveway | Case: 8207 |
| 15. Lot 20 Oyster Shell Lane #6 | patio | Case: 5550 |

July Fees

Review Fees:	\$ 5,700
Administrative Fees:	\$ 800
Total Fees:	\$ 6,550
Y.T.D.	\$ 35,960
Tree Mitigation Fees:	\$ 307
Y.T.D.	\$ 8,368
Fines Issued:	\$ 100
Fines Collected:	\$ 100
Fines Y.T.D.	\$ 100

The next scheduled ARB Meeting will be August 27, 2020.