

**Architectural Review Board  
Meeting Minutes  
June 25, 2020**

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

**Absent with notice:** N/A

**Staff Present:** Michele Chisolm

**Call to Order:** 8:00 AM

**Minutes:** Bob Zinn motioned to approve the ARB meeting minutes for May 28, 2020. Bob Manne seconded the motion. The May Meeting Minutes were unanimously approved.

The Board reviewed the ARB Strategic Plan and provided an update on the review of the ARB Guidelines,

**Appeal:**

1. Lot 2 Manor Court #4 Case # 8574  
The Owner appealed the ARB decision to deny a variance for a screen porch enclosure in the rear. After careful consideration, the Board denied the appeal request. The variance is too excessive for the Lot.

Update: The Owner request a Hearing before the Executive Committee to Appeal the decision of the Board. The Appeal Hearing is scheduled for July 21, 2020 at 10:15am.

**Submissions:**

2. Lot 385-Winged Arrow Ct. #5 Case: 7297  
Behrens  
Final Review: Submitted plans for a pool and deck addition with a trellis on the existing patio. The plans were denied.

Comments from the Board:

- The pool details on the site plan was inconsistent with the pool details on the specification plan.

Update: On June 29, 2020, the pool contractor and Property Owner met with Bob Zinn and Michele Chisolm in the ARB Conference room to go over the missing details from the pool plans. The pool contractor re-submitted revised pool plans on June 30, 2020 for special consideration. The Board approved the plans via email consensus. A final approval letter was forwarded to the Owner and Contractor.

3. Lot 154 Dolphin Head Drive #51 Case: 7951  
Sages  
Final Review: Submitted plans for screen porch enclosure in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Architect.
4. Lot 1&2 Wild Turkey Run #10 Case: 5601  
Tabor  
Final Review: Submitted plans for a detached garage on a double Lot. The plans were granted a Final Approval. A final approval letter was forwarded to the Owner and Architect.

5. Lot 530 Seabrook Drive #279 Case: 6587  
Ziegler/Fowlke  
Final Review: Submitted plans to install a tempo operational trellis over the existing rear patio. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.

6. Lot 35 Deerfield Road #34 Case: 5570  
Weigland  
Final Review: Submitted plans to add a one-story garage. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Architect.

Comments from the Board:

- The Board requests that the Owner add landscaping to the entry area and left side of the house.

Update: The Owner stated that they will address the landscaping to the entry area and left side of the house.

7. Lot 33 Pineland Road #27 Case: 5142  
Leach  
Concept Review: Submitted concept plans for a screen porch addition in the rear. The plans submitted were denied.

Comments from the Board:

- An as built is required to determine the set back lines and dimensions.

Update: The Owner submitted an updated as built and re-submitted their request for a variance or a second option to add a roof only.

8. Lot 59 Royal James Drive #11 Case: 7516  
Nottingham  
Concept Review: Submitted concept plans for a screen porch addition, concrete patio, and pool and deck in the rear. The plans submitted were approved.

Comments from the Board:

- The trees marked in red are not in the scope of construction and must be inspected by the ARB Inspector to verify the criteria for removal. If the trees do not meet the criteria for removal it must be mitigated.

Update: The ARB Inspector inspected the trees marked in red on the concept plan. One tree required mitigation. The Owner paid the mitigation fees and received a HHP Tree Permit.

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. However, the Owner had concerns about the installation of trees screening. The Owner believed it would be hazardous to the pool and deck as well as the Lagoon behind your residence. It would be an additional cost to include the maintenance fee. After careful consideration, the Board's request that the Owner re-submit a landscape plan that provides suitable screening in the entire rear for the solar panels to receive approval for the solar panels.

Update: The Owner stated that they would consider another landscape quote to provide a plan by the next scheduled ARB Meeting.

#### 10. Old Fort Pub Development

Lowrey/Burdett

Final Review: The Owner request the Board establish a maximum height of a building that can be built in the Skull Creek Area.

Comments from the Board:

- The Board stated that the height of a new building must be no higher than 43'.

Update: The Builder requested a hearing before the Board to appeal the Board's decision of the maximum height of the building. The Appeal Hearing is scheduled for the July 23, 2020 ARB Meeting.

#### Administrative:

11. Lot 61 Big Woods Drive #15	paver driveway	Case: 5492
12. Lot 12 Whitetail Deer Lane #24	driveway redo	Case: 6094
13. Lot 14 Old Fort Drive #35	patio & walkway	Case: 8148
14. Lot 20 Big Woods Drive #16	trellis	Case: 6101
15. Lot 178 Rookery Way #66	hot tub	Case: 7084
16. Lot 5 Knollwood Drive #10	pool	Case: 6811
17. Lot 10 Chickadee Road #21	redo driveway	Case: 7250
18. Lot 24 Blackgum Place #9	steps	Case: 5667
19. Lot 231 Sweetwater Lane #9	pergola	Case: 6749
20. Lot 114 Hickory Nut Court #1	deck	Case: 7168
21. Lot 13 Wild Turkey Run #2	deck	Case: 5815
22. Lot 26 Sagebush Lane #8	patio	Case: 8650
23. Lot 19 Sycamore Lane #2	driveway	Case: 6439

#### June Fees

Review Fees:	\$ 3,200
Administrative Fees:	\$ 500
Total Fees:	\$ 3,700
Y.T.D.	\$ 29,410
Tree Mitigation Fees:	\$ 802
Y.T.D.	\$ 8,061
Fines Issued:	\$ 100
Fines Collected:	\$ 100
Fines Y.T.D.	\$ 100

The next scheduled ARB Meeting will be July 23, 2020.