

**Architectural Review Board
Meeting Minutes
May 28, 2020**

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

Absent with notice: Jim Nasuti, Don Schnackel

Staff Present: Michele Chisolm

Guest: Jon Heron; POA Board Vice-President

Call to Order: 8:00 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for April 23, 2020. Bob Manne seconded the motion. The April Meeting Minutes were unanimously approved.

Submissions:

1. Lot 10 High Bluff Road #84 Case: 8863
Village Park Homes
Final Review: Submitted plans for new construction of single-family home residence. The plans were granted an Administrative Approval.

Comments from the Board:

- The service yard needs to be bigger.
- The service yard fence needs to be at 4" starting height above slab.
- A shutter needs to be placed on the other side on the elevation plan pg.
- Add a window to the rear garage for fenestration
- The Landscaping needs to be more mature in size, and trees need to be replaced with mature trees.
- Drainage Plan
- The color of the metal roof needs to be bronze.

2. Lot 24 Pearl Reef Lane #9 Case: 8119
Schlegel
Final Review: Submitted plans for screen porch enclosure on an existing deck. Roof and exterior colors to match the existing. The plans submitted were granted a final approval.

3. Lot 83 Seabrook Landing Drive #4 Case: 8846
Dogwood, LLC
Final Review: Submitted plans for a pool and deck submission. Materials submitted are aqua pearl interior finish, travertine decking and waterline tile. The plans submitted were denied.
Comments from the Board:

- The service yard on the pool plan did not match the service yard on the approved site plan.
- The pool barrier needs to be moved back 1' away from the deck.
- The Board express concerns about the width of the steps from the house to pool.

Update: The contractor provided the requested details to the POA Staff. The information was forwarded to the Board via email. The pool plans were granted final approval.

4. Lot 23 Seabrook Landing Drive #38 Case: 8846
Madhere
Final Review: Submitted plans for a pool and deck submission. The plans submitted were granted a final approval.
5. Lot 35 Deerfield Road #34 Case: 5570
Weigland
Preliminary Review: Submitted plans to add a garage and change the roofline to a gable. The plans submitted were denied.
- Comments from the Board:
- The new roof cannot be higher than the roofline of the main house.
6. Lot 218 Cypress Marsh Drive #20 Case: 5587
Derian
Concept Review: Submitted plans requesting a 21' variance for a screen porch enclosure in the rear. The variance was denied.
- Comments from the Board:
- The variance request was too excessive.
7. Lot 2 Manor Court #4 Case: 8574
Perrone
Concept Review: Submitted plans requesting a 16' variance for a screen porch enclosure in the rear on an existing pad. The existing pad is 14' beyond the setback line. The variance request was denied.
- Comments from the Board:
- The variance request was too excessive.
8. Lot 63 Deerfield Road #75 Case: 5226
Mazzei
Concept Review: Submitted plans to requesting a 10' variance to extend the patio deck in the rear. The existing patio deck is within the setback line. One side of the deck is closer to the setback line. The rear of the property faces the Marsh. The variance request was approved.
- Comments from the Board:
- The Board encourages the Owner to move forward to the next phase and submit preliminary or final plans for approval.
9. Lot 12 High Bluff Road #80 Case: 8378
Witnik
Final Review: Re-submitted plans for a built-in grill set. The Owner provided new details for a spa. In the April ARB Meeting the concept was denied because the built-in grill set was beyond the setback lines and too excessive to grant a variance. The re-submitted plan provided details of a new spa within the setback line but the grill was still outside the setback line. The Board approved the new spa. The built-in grill was denied.

10. Lot 216 Sea Trout #6 Case: 6860
Merritt
Concept Review: Submitted plans requesting a 4' variance for a garage addition.
The variance request was denied. The Board stated that there was not enough information provided.

Comments from the Board:

- Provide photos of the neighboring properties.
- Provide details of the new driveway extension to accommodate the new garage.

Update: The contractor provided the details requested from the Board. The information was provided to the Board via email. The Board approved the variance.

11. Lot 17 China Cockle Way #21 Case: 5098
Worthing
Preliminary: Resubmitted plans for a swimming pool addition and landscaping.
The Board stated that they would approve the preliminary with the required resubmittal changes. The Board request that the owner resubmit a new plan 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 spa does not look good aesthetically. It is too close to the stairs.

12. High School Seniors Yard Sign
High School Principle
Review: The Hilton Head High School Principle request permission to place High School Seniors Graduation Signs on the front lawn of 22 High School Seniors. Permission was granted via email consensus on. The signs are permitted to be posted until June 22, 2020.

Discussion:

Define Dumpster Trailers and Utility Trailers.
Solar Panels submission
Strategic Plan
ARB Guidelines update

Administrative:

Lot 133 Half Hitch Court #5	replacing pool enclosure	Case: 7730
Lot 18 Dolphin Point Lane #23	extend service yard	Case: 8841
Lot 26 Myrtle Warbler Lane #14	paver patio	Case: 7339
Lot 30 High Bluff Road #99	paver patio	Case: 6822
Lot 6 Raintree Lane #17	driveway	Case: 7976
Lot 33 Field Sparrow Road #17	window	Case: 5249
Lot 57 Myrtle Bank Road #48	patio	Case: 5598
Lot 184 Bear Creek Drive #66	flagpole	Case: 8843
Lot 129 Wimbrel Lane #8	patio	Case: 5965

May Fees:

Review Fees:	\$ 3,850
Administrative Fees:	\$ 575
Total Fees:	\$ 4,425
Y.T.D.	\$ 25,560
Tree Mitigation Fees:	\$ 1,447
Y.T.D.	\$ 6,584
Fines Issued:	\$ 100
Fines Collected:	\$ 100
Fines Y.T.D.	\$ 100

The next scheduled ARB Meeting will be June 25, 2020.