

**Architectural Review Board
Meeting Minutes
February 25, 2021**

Board Present: Jordan Berliner, Chairman; Brad Hix, Bob Manne, Jim Nasuti, Don Schnackel, James Slavetskias, 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 January 28, 2021. Bob Manne seconded the motion. The January Meeting Minutes were unanimously approved as amended.

Meeting Adjourned: 9:50am

Submissions:

1. Lot 9 Oyster Shell Lane #28 Case: 8874
Prud'homme
Preliminary Review: Submitted plans for new construction of a single-family home. The preliminary plans submitted were approved. The Board encourages the Owner to move forward to the next phase and present final drawings.

Comments from the Board:

- Show the service yard door on the plans.
- The door on the garage bay or workshop area needs to be more decorative.
- The Board suggest paver blocks to break up the concrete on the driveway.
- If the pool is optional, please remove from the final drawings. Otherwise, pool plans must be submitted for the approval of a pool installation. Additional review fee is required for a pool submission and pool barrier or enclosure is applicable.
- Add landscaping to buffer the driveway. Allow access to service yard on the landscaping plan.
- Provide photos of the neighboring properties on either side and across the street.
- The wood fence belongs to the POA Maintenance Department. The Maintenance Director will remove the fence prior to clearing the Lot.

2. Lot 48 Hickory Forest Drive #25 Case: 8875
Larsen
Preliminary Review: Submitted plans for new construction of a single-family home. The plans submitted were denied. The Owner may re-submit preliminary plans on March 25, 2021.

Comments from the Board:

- The driveway must be accessed from the street to which the address is assigned.
- The driveway is too wide and has too much concrete.
- The protecting element on the front of the garage does not show up in the roof plan or front elevation.
- The right side elevations need more windows.
- If the pool is optional, please remove from the final drawings. Otherwise, pool plans must be submitted for the approval of a pool installation. An additional review fee required for a pool submission and pool barrier or enclosure is applicable.

3. Lot 81 Bent Tree Lane #9 Vincent Case: 5526
 Final Review: Submitted plans to add a garage bay area. The plans submitted were denied. The Board encourages the Owner to resubmit a revised plan.
- Comments from the Board:
- The new structure and modifications to the driveway must be shown on an as built survey.
 - Any trees that must be removed for the structure must be identified on the survey.
 - The elevations do not reflect the floor plan (bump out with windows).
4. Lot 263 Cypress Marsh Drive #55 Ghizzoli Case: 6959
 Final Review: Submitted plans to add a screen porch addition. The plans submitted were granted Final Approval. A final approval letter was forwarded to the Owner and Contractor.
5. Lot 1 Jingle Shell Lane #1 Dawson Case: 5557
 Final Review: Submitted plans to add a bedroom addition, closet addition, and full bathroom in the existing laundry room. The plans submitted were granted a Final Approval.
6. Lot 123 Rookery Way #63 Harrington Case: 5346
 Final Review: Submitted plans to add a screen porch addition. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
7. Lot 8 Field Sparrow road #30 Archard Case: 7151
 Final Review: Submitted plans to add a screen porch enclosure in the rear. A 10' variance was approved January 28, 2021. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
8. Lot 195 Winding Trail Lane #25 Guarnotta Case: 6576
 Concept Review: Submitted concept plans requesting a 4' variance to build a screen porch enclosure and pergola in the rear. The concept plans were approved. The Board encourages the Owner to submit final plans for review.
9. Lot 69 Stillwater Lane #3 Reinhart Case: 6203
 Preliminary Plans: Submitted preliminary plans to build a two car garage and bonus room addition. The plans submitted were denied. The Board encourages the Owner to re-submit plans to comply with the ARB Guidelines and consistent with the aesthetics of the neighborhood.
- Comments from the Board:
- The addition was too massive.
 - The eave needs to be brought down to match the existing house.

10. Lot 528 Flagship Lane #2 Case: 6443
Street
Final Review: Submitted plans to install a swimming pool with a pool barrier in the rear. The plans submitted were granted Administrative Approval. The Board requires changes to the pool deck and pool barrier.
- Comments from the Board:
- The pool deck area has too much concrete. The Owner must decrease the size of the pool deck and the pool barrier must enclose the perimeter of the revised pool deck.
11. Lot 101 Hickory Forest Drive #54 Case: 7596
St. Jacques
Final Review: Submitted plans to install a swimming pool with a pool barrier in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
12. Lot 126 Annabella Lane #9 Case: 8851
Hanahan
Final Review: Re-submitted plans to install a swimming pool. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
13. Lot 140 Annabella Lane #24 Case: 8296
Tiley
Final Review: Submitted plans to install a pool barrier around the existing pool deck. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
14. Lot 221 Wild Holly Court #1 Case: 6967
Wilson
Final Review: Submitted plans to install a 16' x 24' pavilion in the rear. The Board requests more detailed information regarding the location of the pavilion. It appears too massive with the photos provided. A site visit was suggested.
- Update: A Board Member provided aerial photos and photos of the landscape scene around the area. The Lot abuts Oyster Reef Golf Course Maintenance Yard and cannot be seen or accessed from High Bluff Road. An email consensus from the Board voted to approve the structure.

Discussion:

- Lot 15 Angel Wing Drive #8
The Homeowner would like a line of sight to the sound. The homes on Angel Wing Drive are side entry or front entry. The Board is asked if they would consider a concept of an elevated home with a garage underneath in that neighborhood.
- Comment from the Board:
- The Board would not approve that concept because the appearance is too massive and no other homes on Angel Wing Drive are similar in design.
- Lot 95 Deerfield Road #35
The Homeowner wishes to paint the home a lighter color. During the week, she submitted SW Pearly White, SW Greek Villa, SW Heron Plume and SW City Loft. She painted her home and submitted colors on wood. The colors appear lighter. The Board states that the colors submitted will appear white on her home and therefore are denied.

- Lot 27 Angel Wing Drive #30
The Homeowner wishes to paint the home a lighter color. The Homeowner submitted a color approved for another property on Seabrook Drive. The color submitted is SW Conservative Gray. The color is a very light color and has a white appearance on wood. The Board denied the request.

Administrative:

15. Lot 85 Tall Pines #13	Driveway	Case: 6513
16. Lot 24 Brown Thrasher Rd #14	Driveway	Case: 5778
17. Lot 155 Dolphin Head Drive #49	Replaster	Case: 8712
18. Lot 29 Herring Gull Lane 316	Stucco	Case: 7065
19. Lot 90 Pheasant Run #23	Driveway	Case: 8494
20. Lot 14 Fernwood Trail #14	Landscape	Case: N/A
21. Lot 130 Deerfield Road #29	Wood rot	Case: 5091
22. Lot 34 Myrtle Bank Road #68	Spa/Deck	Case 5558
23. Lot 42 Yellow Rail Lane #2	Landscape	Case: 7261
24. Lot 6 Reflection Cove Ct.#12	Driveway	Case: 5813
25. Lot 16 Knollwood Drive #56	Replaster	Case: 8243
26. Lot 22 China Cockle Lane #26	Fountain	Case: 8600
27. Lot 20 Knollwood Drive #48	Door	Case: 7408
28. Lot 274 Headlands Drive #91	Driveway	Case: 7381
29. Lot 41 Bayley Point Lane #24	Driveway	Case: 8295
30. Lot 197 Anglers Pond Ct. #3	Patio	Case: 8585
31. Lot 207 Cygnet Court #27	Pool	Case: 7038
32. Lot 4 China Cockle Lane #3	Deck	Case: 5257
33. Lot 3 Golden Hind Drive #5	Wood rot	Case: 7533
34. Lot 57 Purple Martin Lane #22	Walkway	Case: 5372
35. Lot 79 Oyster Bateau Court #9	Walkway	Case: 5891
36. Lot 4 China Cockle Way #3	Deck/Patio	Case: 5257
37. Lot 194 Angler's Pond Lane #10	Patio	Case: 7754

February Fees

Review Fees:	\$ 8,250
Administrative Fees:	\$ 1,200
Total Monthly Review Fees:	\$ 9,450
Y.T.D.	\$ 24,200

Monthly Tree Mitigation Fees:	\$ 1,155
Y.T.D.	\$ 2,451

Monthly Fines Collected:	\$ 150
Fines Y.T.D.	\$ 150

The next scheduled ARB Meeting will be March 25 , 2021.