

**Architectural Review Board
HHP POA ARB Board Room
Meeting Minutes
October 28, 2022**

Board Present: Jordan Berliner, Chairman, Dale Strecker; Architect, JT Landreth, Don Schnackel, James Slavetskas, Jack Toti, Bob Zinn

Absent with notice: Brad Hix; Patricia Smith

Staff Present: Michele Chisolm; Peter Kristian

HHP Resident: Brian Lake

Call to Order: 8:00 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for September 22, 2022. Jack Toti seconded the motion. The September 2022 Meeting Minutes were approved.

Meeting Adjourned: Bob Zinn motioned to adjourn the ARB Meeting on September 22, 2022. Dale Strecker seconded the motion. The October ARB Meeting was adjourned at 09:20 am.

Appeal:

Mr. Lake met with the Board to appeal the denial of his New Construction Landscape plan. The Board denied two (2) submittals because they did not meet the requirement. Mr. Lake asked the Board to provide him with more details of what is required for his landscape plan to be approved, such as the number of plants. The Board Chairman explained that the ARB does not design the landscape plan. The Owner should hire a professional to design the landscape plan. ARB Staff provided names of landscape companies to Mr. Lake, that have assisted other HHP Residents. The Board encouraged Mr. Lake to submit a more detailed plan for approval.

Submissions:

1. Lot 10 Angel Wing Drive #3 Case: 8892

Guran

Final Review: Submitted final plans for New Construction of a single-family home. The architectural drawings were approved with comment. The roof plan needs to be revised. The drainage plan was approved. The exterior color selection and materials were approved.

Comments from the Board:

- A pool plan must be submitted for approval before the completion of the project. Please refer to ARB Guidelines sections 3.3 and 4.24 for swimming pool guidelines requirements.
- A landscape plan must be submitted for approval prior to the completion of the project.
- A copy of the final structural drawings must be submitted to ARB Staff.
- Coastal Surveying site plan shows a 30' B.S.L. and a 20' B.S.L. when with the house.
- A2.3 the 3/12 pitch roof must be standing seam metal by guideline requirement.
- A3.2 Same comment as note 2.
- A3.3 Same comment as note 2.
- A4.1 Same comment as note 2.
- If you keep the 4:12 roof pitch it will have an odd appearance aesthetically when viewed from the rear, rear right side and right side. The Board requests that the odd appearance be removed entirely.
- If the roof plan is revised to show metal, please provide the color information.
- A4.4 Service Yard, stagger 1x6 Vertical boards to give the appearance of a solid wall but allow for air flow.

2. Lot 45 Myrtle Bank Road #4 Case: 6583
 Bush
 Final Review: Submitted plans to install a swimming pool in the side rear. The plans submitted were granted Final Approval. A final approval letter was forwarded to the Owner and Contractor.
3. Lot 51 Yellow Rail Lane Case: 6460
 Zurilla
 Final Review: Submitted plans to request an 8' variance to add and extend the side patio the property line adjacent to open space. Additional plant material will be installed along the side of the patio. The variance was approved. A final approval letter was forwarded to the Owner.
4. Lot 365 Gaspee Court #6 Case: 6939
 Toma
 Final Review: Re-Submitted plans to install 35 solar panels on left, right and rear side of the roof. The plans were denied a second time. The panels are squared off as required in the guidelines.
5. Lot 63 Skull Creek Drive #65 Case: N/A
 Hancock
 Final Review: Re-submit plans to install a revised sign in the entry way of new multi-family building. The plans submitted were denied. The Board prefers the originally approved sign because it matches and blends in with the signs posted at the adjacent subdivisions in Village North and Glenmoor Place.

Comments from the Board:

- The new proposed sign is smaller than the sign that was originally approved. The Board stated that the difference in sign would look odd against the 22 unit building.
- Submit an as built survey to scale showing the location of the sign with dimensions for the original sign and the recently proposed sign as it relates to the island entry.

Discussion:

5 Waterway Lane Rezoning update
 ARB Guidelines update
 Brite Life update

Administrative:

6. Lot 1 Seabrook Drive #294	Doors	Case: 7205
7. Lot 38 Hickory Forest Drive #21	Window	Case: 8396
8. Lot 22 Angel Wing Drive #33	Driveway	Case: 5327
9. Lot 43 Wild Azalea Lane #4	Wood Rot	Case: 5921
10. Lot 37 Field Sparrow Road #37	Patio	Case: 5867
11. Lot 5 Old Fort Drive #13	Windows	Case: 7278
12. Lot 58 Royal James Drive #9	Door	Case: 6580
13. Lot 15 Towhee Road #15	Window	Case: 5228

October Fees

Review Fees:	\$	700
Administrative Fees:	\$	275
Total Monthly Review Fees:	\$	975
Y.T.D.	\$	43,750
Monthly Tree Mitigation Fees:	\$	630
Y.T.D.	\$	6,507
Monthly Fines Collected:	\$	0
Fines Y.T.D.	\$	200

The next scheduled ARB Meeting will be November 17, 2022.