

**Architectural Review Board
Meeting Minutes
July 22, 2021**

Board Present: Jordan Berliner, Chairman; Carlton Dallas, Brad Hix, Bob Manne, Don Schnackel, James Slavetskaskas, Dale Strecker, Jack Toti,

Absent with notice: Bob Zinn

Staff Present: Michele Chisolm

Call to Order: 8:00 AM

Minutes: Bob Manne motioned to approve the ARB meeting minutes for June 24, 2021. Carlton Dallas seconded the motion. The June Meeting Minutes were unanimously approved as amended.

Meeting Adjourned: Bob Manne motioned to adjourn the ARB Meeting on July 22, 2021. Carlton Dallas seconded the motion. The July ARB Meeting was adjourned at 8:50am.

Submissions:

1. The Charles Case: N/A
Burdett/Hancock
Final Review of Plans: Resubmit final plans for new construction of multi-family building. The Owner and Builder provided new rear elevations and exterior color selections. The plans submitted were approved. A final approval letter was forwarded to the Builder and Owner.
2. Lot 15 Angel Wing Drive #8 Case: 8881
Gibson
Final Review: Submitted plans for new construction of a single family home. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Builder and Owner.

Comments from the Board:

- Pool plans must be submitted for the approval of a pool installation. An additional review fee is required for a pool submission. Additional fees are required if you plan to install a pool barrier or enclosure and the required plans showing the details must also be submitted. For swimming pool guidelines, see ARB Guidelines Sections 3.3 and 4.24.
- The fence needs to be removed from the landscape plan. The fence originally located on the rear left side next to the screen porch was removed from the site plan but remains on the landscape plan.
- Provide a full size copy of the elevations plan with the height dimensions listed.
- Provide a full size copy of the drainage plan.
- Both service yard details must start at a height of 4" above slab material.

Update: A full size copy of the drainage plan was provided to ARB Staff.

3. Lot 172 Marsh Owl #4 Case: 8883
Madore
Concept Review: Submitted conceptual plans requesting a 4'6" variance left side at entry porch and 7'7" variance at the rear for screen porch on a new construction of a single family home. The conceptual plans submitted were denied.

Comments from the Board:

- A.3.2 Left side elevation shows a garage bay that is not shown clearly on the as built survey.
- The Board did not have an issue with the 4.6' variance, but the 7.7' for the screen porch plus the additional variance that would be needed for the steps/stairs is too excessive.

- The Board suggests that you try other options. The Board made two suggestions: compress the house without moving the garage or shift the entire structure and variance request. The Board does not guarantee they would approve a different variance. They encourage you to move forward and submit different options that may be approvable.

4. Lot 228 Sweetwater Lane #1 Case: 8615
Berninger

Final Review: Submitted plans to add a swimming pool in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.

Comments of the Board:

- Provide paint color information for the painted concrete.

5. Lot 10 Sam's Point Lane #8 Case: 7990
Golab

Final Review: Submitted plans to replace and extend existing deck and add a swimming pool. The plans submitted were denied.

Comments from the Board:

- Provide cross section details that identifies the wall finish and crawl space.
- Verify the rear setback line and OCRM Line. It appears that the setback information may not be correct; as a result a variance may be needed.

6. Lot 65 Rusty Rail Lane #1 Case: 5736
Hess/Bogart

Preliminary Review: Submitted preliminary plans to add a garage and renovate the driveway. The preliminary plans were approved.

Comments from the Board:

- The Board encourages you to move forward with final review. The final plans must be full working drawings with a site plan (1/8-inch scale), tree and topo survey if there are trees to be removed, elevation drawings of all four (4) sides, finish floor elevations, roof plan, structure details, cross section details, wall section details, and electrical plans.

- **A drainage plan and landscape plan must be submitted for the garage structure.**

7. Lot 69 Stillwater Lane #3 Case: 6203
Reinhart

Final Review: Re-submitted drainage plans for a garage addition and room addition. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Builder.

Comments from the Board:

- Gutters must be installed upon completion of the project.

8. **Email consensus:**

Dolphin Head Recreation Playground Equipment:

The POA Activities Department submitted plans for the proposed playground equipment for the Dolphin Head Recreation Renovation Project. Due to a price increase effective July 26, 2021, the Activities Department submitted plans for approval of the material, and color selections of the proposed playground equipment so it can be purchased at the original cost. The plans submitted were granted a Final Approval via email consensus on July 23, 2021. A final approval letter was forwarded to Town of Hilton Head and the Architect.

Administrative:

9. Lot 518 Flagship Lane #32	Windows	Case: 8595
10. Lot 58 Hickory Forest Drive #34	Shutters	Case: 7091
11. Lot 15 China Cockle Way #22	Pavers	Case: 5034
12. Lot 48 Bridle Court #2	Flagpole	Case: 8831
13. Lot 5 Chickadee Road #11	Patio	Case: 5692
14. Lot 296 Twisted Oak Court #1	Driveway	Case: 6321
15. Lot 79 Oyster Bateau Court #11	Add landscape	Case: 5990
16. Lot 36 Bayley Point Lane #12	Railings	Case: 8702
17. Lot 63 Ladson Court #3	Landscape/Window	Case: 6467
18. Lot 57 Big Woods Drive #7	Deck/Stair/Railing	Case: 6369
19. Lot 125 Headlands Drive #55	Driveway	Case: 8725

July Fees

Review Fees:	\$ 2,400
Administrative Fees:	\$ 375
Total Monthly Review Fees:	\$ 2,775
Y.T.D.	\$ 91,925

Monthly Tree Mitigation Fees:	\$ 2,575
Y.T.D.	\$ 11,555

Monthly Fines Collected:	\$ 0
Fines Y.T.D.	\$ 750

The next scheduled ARB Meeting will be August 26, 2021.