

**Architectural Review Board
Meeting Minutes
May 27, 2021**

Board Present: Jordan Berliner, Chairman; Carlton Dallas, Brad Hix, Bob Manne, Don Schnackel, James Slavetskas, Dale Strecker, Bob Zinn,

Absent with notice: Jack Toti

Staff Present: Michele Chisolm

Call to Order: 7:58 AM

Introduction of New Member: Carlton Dallas

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

Meeting Adjourned: 9:00am

Appeal:

Lot 9 Dolphin Point Lane #6

Owner appealed the Board's decision to deny the 4'4" height variance request for new construction, and the comments of the massive appearance of the structure. The Owner submitted a new concept at the appeal hearing. The revised concept showed a small reduction, but the structure was still massive. The Owner stated that he is trying to maintain the footprint. The Board denied the appeal and the second concept. The Owner stated that he would submit another concept for the next ARB Meeting.

Submissions:

1. Lot 48 Hickory Forest Drive Case: 8875
Larsen
Final Review: Submitted plans for new construction of a single-family residence. Concept Review of the swimming pool. The plans submitted were granted a Final Approval. The color selections were approved. The landscape plan was approved. A final approval letter was forwarded to the Owner and Builder.

Comments from the Board:
 - Pool plans/details must be submitted for approval before the completion of the new construction.

2. Lot 10 Dolphin Head Drive #69 Case: 8879
Carter
Final Review: Submitted plans for a new construction of a single-family residence. The plans submitted were granted a Final Approval. The color selections were approved. The landscape plan was approved. A final approval letter was forwarded to the Owner and Builder.

3. Lot 15 Angel Wing Drive #8 Case: 8880
Gibson
Preliminary Review: Submitted preliminary plans to for new construction of a single-family residence. The plans submitted were approved.

Comments from the Board:

- The 48" high fence is not allowed. Fences are not allowed on HHP. However, pool barriers are permitted around the perimeter of the pool deck. the pool barrier must be no closer than 10' to the property line.
- The right side of the pool deck appears to exceed the required distance to the property line. You must bring the deck in or request a variance. If you plan on installing a pool barrier you must consider the 10' hold requirement as well.
- Ventilation and louvers are suggested in the service yard area.
- The Board suggest that you make the 3 gable roofs on the elevation plans into hip roofs to lower the look of the house.

4. Lot 124 Annabella Lane #5 Case: 8881
Eberly
Final Review: Submitted plans for new construction of a single-family residence. The plans submitted were granted a Final Approval. The color selections were approved. The landscape plan was approved. A Final Approval Letter was forwarded to the Owner and Builder.

Comments from the Board:

- Too many trees that are not in the scope of the construction are marked to be removed. If the trees are compromised in some way, please have a licensed tree arborist provide a write-up identifying the location, size, type, and condition of each tree. The paperwork provided by Arbor Nature does not clearly note the condition of each tree because the Lot is overgrown. Tree removal due to damage that may be caused by a possible storm or hurricane is not a criteria for removal. You must schedule a meeting with ARB Staff on the job site. There is a possibility that the POA would have to inspect the tree removal in phases due to the condition of the lot. If the trees do not meet the criteria for removal, it must be mitigated. Please review the photo of the tree and topo showing the trees that do not meet the requirement for removal.
- Please stake out the Lot and mark all trees to be removed for POA inspection.

5. Lot 73 Pelican Watch Court #11 Case: 8867
Bell
Preliminary Review: Submitted preliminary plans for new construction of a single-family residence. The preliminary plans submitted 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, elevation drawings of all four (4) sides, culvert inert elevations, finish floor elevations, spot grade elevations, adjacent property elevations, roof plan, drainage plan, window schedules, structure details, cross section details, wall section details, electrical plans, exterior colors, and materials (color board), swimming pool plans, landscaping plan and all that applies.

For swimming pools, see ARB Guidelines Sections 3.3 and 4.24.

6. Lot 105 Sawtooth Court #16 Case: 6414
 Morgan
 Final Review: Submitted plans to add an addition to the living room. The plans submitted were granted a Final Approval. A final approval was forwarded to the Owner.

7. Lot 14 Old Fort Drive #35 Case: 8148
 Dirusso
 Final Review: Submitted plans to add a room addition in the rear on the 1st and 2nd floor, enlarge the foyer in the front, and renovate the driveway. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Builder.

Comments from the Board:

- The exposed propane tank must be enclosed as required.

8. Lot 69 Stillwater Lane #3 Case: 6203
 Rinehart
 Final Review: Submitted plans to add a garage addition, office, and bedroom. The plans submitted were denied.

Comments from the Board:

- The drainage plans need to show how the courtyard is draining water runoff.

9. Lot 66 Purple Martin Lane #2 Case: 6674
 Stilwell
 Concept Review : Submitted two concept plans requesting a 2' variance to add a swimming pool in the rear. 2nd option requested guidance from the Board.

Comments from the Board:

- The Board instructed the Owner to turn the pool and deck parallel to the house. It would allow more room for the pool and a variance would not be needed.

10. Skull Creek Marina BPI Launch Case: N/A
 Badgett
 Final Review: Submitted a proposal to add a solar vehicle charging station to the property. The location is in an exposed area in the side rear along Waterway Lane. The proposal was denied. The request did not comply with the guidelines in which all exterior equipment not in the service yard area must be in a separate enclosure.

11. Lot 24 Deerfield Road #24 Case: 5211
 Wimmer
 Final Review: Install 12 AI (artificial intelligence) solar panels in the rear of the roof with roof mount off grid panels. The plans submitted were denied.

Comments from the Board:

- The required information was not submitted.

Administrative:

12. Lot 7 Raintree Lane #19	Driveway/Landscape	Case: 6509
13. Lot 256 Wild Azalea Lane #6	Pool Resurface	Case: 8715
14. Lot 2 Towhee Road #3	Patio/Walkway	Case: 5666
15. Lot 150 Whispering Pines Ct#6	Fountain	Case: 7772
16. Lot 302 Christo Drive #18	Landscape	Case: 6409
17. Lot 147 Crooked Pond Drive #19	Driveway repair	Case: 8500
18. Lot 62 Deerfield Road #7	Wood rot	Case: 5106
19. Lot 213 Oyster Reef Drive #73	Driveway repair	Case: 6274
20. Lot 94 Lenora Drive 16	Patio/Firepit	Case: 6926
21. Lot 5 Towhee Road #9	Patio/Firepit	Case: 6419
22. Lot 11 Old Fort Drive #29	Enclosure	Case: 6933
23. Lot 120 Cottonwood Lane #32	Landscape	Case: 6151
24. Lot 49 Sparrow Hawk #2	Landscape	Case: 5178
25. Lot 47 Sea Robin Court #6	Patio	Case: 7849
26. Lot 113 Twisted Cay Lane #5	Patio	Case: 6304
27. Lot 125 Wimbrel Lane #3	Deck	Case: 6087
28. Lot 46 Bayley Point Lane #34	Dock/Dhec-Town	Case: 8150
29. Lot 29 Bear Creek Drive #38	Driveway	Case: 8688
30. Lot 17 Stonegate Drive #13	Screening	Case: 8207
31. Lot 44 Fox Den Court #13	Patio	Case: 7119
32. Lot 86 Sweetbay Lane #24	Driveway, windows	Case: 6741

May Fees

Review Fees:	\$ 5,050
Administrative Fees:	\$ 1,525
Total Monthly Review Fees:	\$ 6,575
Y.T.D.	\$ 49,425

Monthly Tree Mitigation Fees:	\$ 2,697
Y.T.D.	\$ 7,876

Monthly Fines Collected:	\$ 500
Fines Y.T.D.	\$ 750

The next scheduled ARB Meeting will be June 24, 2021.