

**Architectural Review Board
Meeting Minutes
August 25, 2022**

Board Present: Jordan Berliner, Chairman, Dale Strecker; Architect, Brad Hix; Landscape Architect, JT Landreth, Don Schnackel, James Slavetskas, Patricia Smith, Bob Zinn

Absent with notice: Jack Toti

Staff Present: Michele Chisolm; Peter Kristian

Guests: Timothy Pitcher; CEO Whitestone Holdings LLC, Andrea Lucas; Architect Aaron Hooper; Associate of Whitestone Holdings, LLC

Call to Order: 8:00 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for July 28, 2022; Don Schnackel seconded the motion. The July 2022 Meeting Minutes were approved.

Meeting Adjourned: Bob Zinn motioned to adjourn the ARB Meeting on August 25, 2022. Jim Slavetskas seconded the motion. The August ARB Meeting was adjourned at 10:00 am.

Discussion:

5 Waterway Lane

The Board met with Representatives Whitestone Holding LLC., regarding their proposal to rezone 5 Waterway Place as a mixed-use multifamily condominium building consisting of twelve residential units with associated parking, infrastructure, and amenities. The project proposes development of a mixed condominium units containing one (1) to three (3) bedroom units. The proposed project may also include a restaurant and provisioning store as well as outdoor seating with parking under the proposed structure.

After careful consideration the Architectural Review Board voted unanimously to recommend, this project and rezoning application be denied. The ARB's recommendation will be transmitted to the Hilton Head Plantation Board of Directors for their consideration.

Submissions:

1. Lot 13 Eagle Claw Drive #13 Case: 6949
Hayes
Final Review: Submitted plans to add a garage addition and request a 2' variance in the front corner, screen porch addition in the rear and a solar roof. The plans submitted were granted a Final Approval with comments.

Comments from the Board:

- The solar roof installation requires a separate compliance deposit of \$1000, in addition to the major additions' compliance fee.
- The solar roof is approved on the contingency that the Owner understands that any exterior equipment; including but not limited to power boxes, panel boxes, must be enclosed in the existing service yard or separate enclosure according to ARB Guidelines.

Update: The Owner will not be moving forward with the solar roof installation. The Owner will be replacing the roof with approved shingle material and color.

2. Lot 72 Barksdale Court #10 Case: 7244
 Caplan
 Concept Review: Submitted plans requesting a 7'4" variance in the rear and a 7'8" variance in the side to add a screen porch enclosure on an existing deck, remove an existing chimney to add windows in the rear. The concepts plans submitted were approved. An approval letter was forwarded to the Owner and Architect.
3. Lot C Santa Maria Drive #64 Case: 8042
 Graupner
 Final Review: Submitted plans requesting a 10' variance to add a hot tub with 18" fire pit and retaining wall in the rear. The plans submitted were approved with comments.
- Comments from the Board:
- The Owner must submit a statement from DHEC that they take no exception of the patio encroaching into the 20' OCRM.
- Update: The Owner submitted a statement via email from DHEC that they take no exception to the location of the patio into the OCRM setback.
4. Lot 32 Arrow Wood Road #23 Case: 5566
 Riff
 Concept Review: Submitted plans to add a pool and pool house in the rear. The plans submitted were denied.
- Comments from the Board:
- Article 1 Section 4 (c) of the Class A Covenants states, a guest suite or like facility may be included as part of the main dwelling so long as it does not contain a separate kitchen or have direct access to the outdoors. The concept plan appears to be detached from the main building and have direct access to the outdoors.
- The Board encourages the Owner to resubmit a concept plan that meets the Covenants and ARB Guidelines.
5. Lot 45 Myrtle Bank Lane #4 Case: 6583
 Bush
 Concept Review: Submitted concept plans to request a 5' variance into the 10' swimming pool setback requirements. The plans submitted were denied.
6. Lot 63 Skull Creek Drive #63 Case: N/A
 Hancock
 Final Review: Submitted plans to move entrance into "the Charles" over 50' from its original location. The plans submitted were approved.
7. Lot 12 Oyster Shell Lane #22 Case: 8873
 Foley
 Final Review: Re-submitted exterior stucco hard sample #420 White, and an alternate stucco color selection, Master Wall Pearl Gray on a paper sample. The Board denied the #420 White. The Pearl Gray sample appears to be an approvable choice. The Board request a hard sample be submitted to the ARB for verification and approval.

Discussion: The Board quickly discussed ARB Guidelines 2022 updates.

Administrative:

8. Lot 61 Myrtle Bank Road #55	Patio	Case: 6068
9. Lot 93 Pheasant Run #29	Driveway, Side, Walk	Case: 6336
10. Lot 7 Whitetail Deer Lane #14	Door	Case: 6050
11. Lot 177 Savannah Trail Lane #5	Patio	Case: 6740
12. Lot 125 Cougar Run #8	Patio	Case: 6365
13. Lot 137 Annabella Lane #18	Pool Replaster	Case: 8262
14. Lot 76 Lenora Drive #1	Patio	Case: 8827
15. Lot 161 Fish Hawk #3	Driveway	Case: 6570

August Fees

Review Fees:	\$	1,700
Administrative Fees:	\$	450
Total Monthly Review Fees:	\$	2,150
Y.T.D.	\$	37,125
Monthly Tree Mitigation Fees:	\$	667
Y.T.D.	\$	4,999
Monthly Fines Collected:	\$	0
Fines Y.T.D.	\$	200

The next scheduled ARB Meeting will be September 22, 2022.