

**Architectural Review Board
Meeting Minutes
January 27, 2022**

Board Present: Jordan Berliner, Chairman, Dale Strecker, Architect, Carlton Dallas, Bob Manne, James Slavetskaskas, Jack Toti, Bob Zinn

Absent with notice: Brad Hix, Landscape Architect; Don Schnackel

Staff Present: Michele Chisolm, Peter Kristian

Guest: Conor Blaney, Project Manager; Ward Edwards Engineering

Call to Order: 8:00 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for December 13, 2021. Bob Manne seconded the motion. The December 2021 Meeting Minutes were approved.

Meeting Adjourned: Bob Zinn motioned to adjourn the ARB Meeting on January 27, 2022. Bob Manne seconded the motion. The January ARB Meeting was adjourned at 9:30 am.

Discussion:

Conor Blaney, Project Manager, for Ward Edwards Engineering, met with the Board to discuss the proposal to install crosswalk signals and caution lights outside the Cypress Gate at the Bayshore project II eastbound and westbound entrance. However, after careful consideration, the ARB still had questions and serious concerns about the safety of these caution signal. The Board requested more detailed information about this crosswalk. The ARB invited Mr. Blaney to return and propose a more detailed plan that could help ease their concerns, after Ward Edwards Engineering has met with the Town of Hilton Head.

Submission

1. Lot 12 Oyster Shell Lane #22 Case: 8873
Foley
Final Review: Submitted plans for final review of a new construction of a single family home. The plans submitted were granted an Administrative Approval. The landscape plan and exterior colors were denied.

Comments from the Board:

- The Board stated that they would grant final approval if the Owner removed the cupula and consider adding skylights instead. The cupula is too large and looks aesthetically unappealing on the home.
- Pool plans must be submitted for final approval before the completion of the project.
- Landscape plan must be re-submitted before the completion of the project.
- Stucco hard samples for the exterior colors must be re-submitted before the completion of the project.

2. Lot 42 Brown Thrasher Road #25 Case: 8885
Schilling
Preliminary Review: Submitted preliminary plans for new construction of a single family home. The plans submitted were approved with comments. The Board encourages the Owner to move forward with final review plans.

Comments from the Board:

- The service yard needs to be enlarged.

- You can see the condensers in the service yard on the plan provided. Service yard details must be board on board or show the illusion of solid walls.

- Lot 77 Lenora Drive #5 Case: 8886
 Adams
 Preliminary Review: Submitted preliminary plans for new construction of a single-family home. The preliminary plans submitted were approved. The Board encourages the Owner to move forward and submit final plans for review.
- Lot 164 Rookery Way #50 Case: 7699
 Leesman
 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 submitted to the Owner and Contractor.
- Lot 8 Whitetail Deer Lane #16 Case: 5999
 Hammes
 Concept Review: Submitted plans to request a 7'4" variance in the rear to add a screen enclosure. The concept plans submitted were granted a Final Approval.
- Lot 216 Cygnet Court #9 Case: Model II
 Torre
 Final Review: Submitted plans requesting a 10' variance in the rear to add a privacy wall and spa with plant material. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner.
- Lot 5 Wing Shell Lane #9 Case: 5058
 Lerch
 Concept Review: Submitted concept plans requesting a 10' variance in the rear to add a Carolina Room in the rear area and a screen enclosure in the rear. The variance request and plans submitted were denied. The Board stated that they need additional information.

Comments from the Board.

- Wing Shell Lane has side streets off Wing Shell. A survey is required showing the location, elevation, and direction of the adjacent Lots.
- The elevations in the concept plan did not show the proposed screen enclosure.
- Photos of the adjacent Lots are needed.

Administrative:

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| 8. Lot 2 Towhee Road #3 | Driveway | Case: 5666 |
| 9. Lot 6 Windflower Court #6 | Patio | Case: N/A |
| 10. Lot 23 Turrett Shell Lane #6 | Patio | Case: 5364 |
| 11. Lot 35 Pineland Road #23 | Patio | Case: 5093 |
| 12. Lot 274 Headlands Drive #91 | Patio | Case: 7381 |
| 13. Lot 27 China Cockle Lane #27 | Driveway | Case: 8580 |
| 14. Lot 10 Dolphin Point Lane #8 | Deck | Case: 5407 |
| 15. Lot 79 Virginia Rail Lane #16 | Walkway | Case: 5801 |
| 16. Lot 118 Savannah Trail #20 | Hot Tub | Case: 6377 |
| 17. Lot 10 Palm View Drive #22 | Garage Door | Case: 8625 |

January Fees

Review Fees:	\$	3,400
Administrative Fees:	\$	525
Total Monthly Review Fees:	\$	3,925
Y.T.D.	\$	3,925

Monthly Tree Mitigation Fees:	\$	180
Y.T.D.	\$	180

Monthly Fines Collected:	\$	100
Fines Y.T.D.	\$	100

The next scheduled ARB Meeting will be February 24, 2022.