

**Architectural Review Board
HHP POA ARB Board Room
Meeting Minutes
January 26, 2023**

Board Present: Jordan Berliner, Chairman, Brad Hix; Landscape Architect, Dale Strecker; Architect, James Slavetskas, Jack Toti, Bob Zinn

Absent with notice: Don Schnackel; Patricia Smith

Staff Present: Michele Chisolm

Guest: Andrei Toma; HHP Resident, Clay Copeland; Contractor

Call to Order: 8:00 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for December 13, 2022. Dale Strecker; seconded the motion. The December Meeting Minutes were approved.

Meeting Adjourned: Bob Zinn motioned to adjourn the ARB Meeting on January 26, 2023, Jack Toti seconded the motion. The January 2023 ARB Meeting was adjourned at 09:00 am.

Appeal:

Lot 365 Gaspee Court #6
Toma

Homeowner appeal Board's decision to deny solar panel installation. The Toma's submitted plans to install 35 solar panels on the left side and rear of roof. The plans were denied. The Board requested the removal of 3 additional panels to square it off. The owner and contractor stated that removing the 3 additional panels will decrease the effectiveness of the panels.

The Owner submitted a revised roof plan to install solar panels. The Board disagreed with the location of two panels and the direction of one array of panels and requested that the Owner re-submit plans that meet the requirements for solar installation. The Owner submitted a revised plan to meet the ARB requirements for installation via email. The revised plan was approved via email consensus.

Submissions:

1. Lot 1 Catalina Court/Seabrook Drive #276 Case: 7042
Cox
Final Review: Submitted final plans to replace/extend rear deck, add gazebo, and re-landscape. The plans were approved. The landscape plan was denied.

Comments from the Board:

- The Board instructed the Owner to add more plant material along the foundation of the proposed structure adjacent to Seabrook Drive.

Update: The Owner submitted a revised landscape plan with added plant material along the foundation of the proposed structure adjacent to Seabrook Drive. The plans were approved. A final approval letter was forwarded to the Owner.

2. Lot 47 Pineland Road/Coopers Hawk #2 Case: 5456
Bowyer
Final Review: Submitted plans to request a 12'4" variance to add a screen porch to existing porch in the rear, renovate existing screen porch into bedroom, front porch, replace all windows, add new front door, re- paint, and re-roof. The final plans submitted were granted Final Approval. The exterior color SW 7570 Egret White was not approved.

Comments from the Board:

- Submit a landscape plan before the completion of the project.
- Maintain your existing buffer between neighboring property.
- Re-submit your exterior colors before the completion of the project.

3. Lot 10 Pearl Reef Lane #34 Case: 8828
Meredith
Final Review: Submitted plans to request a 5' variance into the 10' pool setback requirement to add a swimming pool in the rear. The plans submitted were granted Final Approval. A final approval letter was forwarded to the Owner and Contractor.

4. Lot 9 Teal Lane #17 Case: Model D
Watkins
Preliminary Review: Submitted Preliminary Plans to remove existing two-car garage and add a new four-car garage, add a new two-story with side entry, add new screen porch and addition, relocate service yard, and expand existing driveway has been denied. It is too massive.

Comments from the Board:

- Section 4.1.1 of the ARB Guidelines states that maximum building sizes are not established; however, the ARB will consider the bulk and mass of the structure and may, at its sole discretion, disapprove a submittal that is deemed inappropriate for the site. Since bulk and mass is a volumetric perception, second story living spaces (including bonus rooms over garages) shall also be included in the decision. In addition, how the structure integrates with the neighboring structures will also be an element in the decision.
- Section 4.9.3 of the ARB Guidelines states that the first floor enclosed area of a Patio home, including the exterior walls of house and garage, may not cover more than 40% of the entire area of the Patio lot. In order to assure proper drainage, the amount of impervious paving, including, but not limited to, pools, pool decks, driveways, walks, patios, terraces, and other soil bearing slabs may be limited at the discretion of the ARB.

5. Lot 335 Oyster Rake Lane #12 Case: 5611
Moorman
Final Review: Submit preliminary plans to install a fabric sail in the rear of property. Sail will attach to the house with hooks and two posts installed in the ground to display sail. The plans submitted were denied.

Comments from the Board:

- The sails can easily be detached from the post during a small windstorm and rain which happens often in the area.
- The Board suggested submitting a proposal for a retractable awning.

Update: The Owner stated that they will consider submitting a proposal for a retractable awning.

Sign Off:

Lot 31 Parkwood Drive #13

Protheroe

Sign on full size revised roof plan & elevation plan to reflect matching roof line/roof pitch with main house.

Administrative Approvals:

6. Lot 10 Jingle Shell Lane #17	Pool Paver	Case: 5104
7. Lot 21 Hickory Forest Drive #20	Pool Replaster	Case: 7821
8. Lot 44 China Cockle Lane #2	Service Yard	Case: 5164
9. Lot 23 Raintree Lane #4	Patio/Sidewalk	Case: 7135
10. Lot 19 Wild Turkey Run #3	Deck Board	Case: 8069
11. Lot 24 Herring Gull Lane #6	Driveway Apron	Case: 8660
12. Lot 23 Sagebush Lane #9	Window	Case: 5465
13. Lot 44 Brown Thrasher Road #21 Widen	Garage Door	Case: 5726
14. Lot 182 Oyster Reef Drive #41	Patio	Case: 7897
15. Lot 66 Oyster Reef Drive #27	Patio	Case: 6579
16. Lot 12 China Cockle Way #19	Front Entry Way	Case: 5178
17. Lot 215 Cygnet Court #11	Existing Car Port	Case: 5002
18. Lot 2 Eagle Claw Drive #4	Hot Tub	Case: 6492
19. Lot 94 Myrtle Bank Road #75	Deck	Case: 5866
20. Lot 83 Seabrook Landing Drive #4	Parking Pad	Case: 8846
21. Lot 17 Oyster Shell Lane #12	Driveway	Case: 7345
22. Lot 368 Gaspee Court #1	Driveway	Case: 6600
23. Lot 40 Chickadee Road #10	Driveway	Case: 5451
24. Lot 34 Golden Hind Drive #42	Driveway/Patio	Case: 7416
25. Lot 66 Stillwater Lane #9	Door	Case: 6075
26. Lot 244 Wild Azalea Lane #11	Service Yard	Case: 6709
27. Lot 165 Rookery Way #52	Driveway	Case: 6903
28. Lot 39 Stonegate Court #14	Driveway	Case: 7765

Fees:

January Review Fees:	\$ 3,400
January Administrative Fees:	\$ 2,025
Total Fees:	\$ 5,425
Y.T.D Fees:	\$ 5,425

January Tree Mitigation Fees:	\$ 570
Y.T.D. Fees	\$ 570

January Fines:	\$ 0
Y.T.D. Fines:	\$ 0

The next scheduled ARB Meeting is Thursday, February 23, 2023.