

SIP ARB Meeting Notes  
Agenda  
12.16.2020

1. Call to order: 4:05pm Toni Olin (chairperson)
2. Board Quorum
  - a. Toni Olin, Dana Cox, Mindy and Teddy were all present at the meeting
  - b. Whitney Newman is an architect they had on the call as well
  - c. Samantha Faulstick was present from FirstService Residential
3. Old Business:
  - a. Approval of previous meeting minutes—Motion by Toni with a second from Dana
  - b. Communication document/email to applicant regarding ARB's comments of reviewed design. Should we respond to the 3 companies below on the builder form we created?
  - c. Lennar Carolinas
  - d. H and H Builders
  - e. Beverly Homes
    - i. Toni wanted to go on the record the above builders never submitted formal plans or made any deposit for the plans they submitted. They were not turned away by the ARB committee.
4. New Business
  - a. LOT 74 Plans
    - i. Needs to submit a site plan, to scale.
      1. Which road will the garage/driveway go out to?
    - ii. Under Gutters and Roofs the minimum roof pitch shall be 8:12 with lower pitched roofs being allowed for porches. The Garage roof and back bottom roof needs to be evaluated and resubmitted. Can you match the garage roof to an 8:12?
    - iii. Resubmit the elevation plans without shutters.
    - iv. Vinyl corners are not permissible, needs to be synthetic.
    - v. Facia cannot be vinyl it needs to be painted board or aluminum as well
  - b. LOT 175 Plans
    - i. Downstairs bedrooms may not be able to have because of flood zones; need to check with the city if they would be allowed.
    - ii. Front elevation a different type of return? Is that okay?
    - iii. Rear elevations noted as vinyl and vinyl is not an approved material. Vinyl corner is noted on the elevation and would not be permissible, would need to be synthetic or hardy board.
    - iv. Square footage is noted to be met with a porch/deck
    - v. Need a site plan
  - c. Plan submitted by Jeff Cox

- i. Just wanted to give an idea of what they are looking at but will submit formal plans.

5. Design Duplication

- a. Need to be mindful of this

6. Do we allow a two story directly next to a one story home?

- a. There needs to be a conversation around this and what suggestions are able to be placed here?
- b. This will be a continued talking point moving forward.

7. Need to talk about garage doors—single door not facing the road, should this be added to the guidelines?

8. Adjournment: 4:50pm by Toni Olin—all in favor