

SEA PINES ARCHITECTURAL REVIEW BOARD
AGENDA - JANUARY 27, 2026
ARB Offices - Community Services Building

A. MINUTES: January 6, 2026:

B. SITE VISITS:

- A. 14 Oyster Landing Road/na/Curran - Site visit to review site conditions for this bulkhead. (35 Oyster Landing Rd)**

C. NEW APPLICATIONS:

- 1. 8 Gull Point Road/1409D/Gollinger&Kenkel - Replace pool deck. (13 Gull Point Rd)**
- 2. 1 Laughing Gull/na/ARH LLC - Preliminary plans for boardwalk. (14 Laughing Gull Rd)**
- 3. 17 Turtle Lane Club/na/Berce - Rebuild deck. (1 Beach Lagoon Rd, #17)**
- 4. 40 Turtle Lane Club/na/Thain - Rebuild deck. (1 Beach Lagoon Rd, #40)**
- 5. 22 Woodbine Place/na/Tardella - Lift and replace driveway and walks. (16 Woodbine Place)**
- 6. 24 Planters Woods/2459B/Kemp - Add garage and bonus room. (32 Planters Wood Dr)**
- 7. 29 Stoney Creek/2053B/Beno - Add bonus room with covered walk to house. (27 Stoney Creek Rd)**
- 8. 35 Baynard Cove IV/na/Mead - Enlarge pool patio. (34 Baynard Cove Rd)**
- 9. 39 Heritage Woods I/3876A/Shelburne - Add roof to connect house to garage. (67 Heritage Rd)**
- 10. 64 Audubon Pond/1056B/Sullivan - Add tanning ledge in pool. (22 Audubon Pond Rd)**

11. 206 Twin Oaks II/na/Daly - Replace front and rear patio slabs with pavers. (68 Plantation Drive, #206)
12. 198 Governors Road II/na/Lanham - Add skylight. (11 Wood Duck Rd)
13. 3 Plantation Lane/na/Hurley - Replace garage door with flush door unit. (5 Oak Ct)

D. PREVIOUSLY REVIEWED:

14. 1A Willow Oak West/2479B/Mendieta - Revised plans for pool. (2 Willow Oak Road West)
15. 198 Heritage Woods III/1909C/Gayhart & Andrews - Revised plans for additions and alterations. (10 Heritage Rd)
16. 35 Plantation Lane/4157B/Satero - Revised plans for garage and bonus room addition. (55 Oak Ct)
17. 14 Fairway Block 5-31/4139A/Guarini - Revised plans for additions and alterations. (145 N. Sea Pines Dr)

E. CHANGE REQUESTS:

18. 24 Otter Road/2710B/Dungan - Add fireplace on deck. (58 Otter Rd)

F. EXTERIOR COLORS ON SITE:

19. 18 Surf Scoter/6094/Bednar - Exterior colors on site for this new SFR. (2 Surf Scoter Rd)
20. 27 Wood Ibis/6090/Ceglia - Exterior colors on site for this new SFR. (28 Wood Ibis Rd)

G. LANDSCAPE FINALS:

21. 23 Surf Scoter/6076/Ross - Landscape final for this new SFR. (15 Surf Scoter Rd)

H. OTHER BUSINESS:

- 22. 105 Red Oak Road/3260C/Kim - Discuss recent survey and drainage issues. (37 Red Oak Rd)**
- 23. 19 Ruddy Turnstone/6085/Pierce - Discuss foundation survey for this new SFR. (20 Ruddy Turnstone Rd)**
- 24. 45 Baynard Oaks II/2993E/DeLong - Replace decking and change to cable rails. (40 Baynard Park Rd)**