

**SEA PINES ARCHITECTURAL REVIEW BOARD**  
**AGENDA - FEBRUARY 24, 2026**  
**ARB Offices - Community Services Building**

**A. MINUTES: February 17, 2026:**

**B. SITE VISITS: NONE**

**C. NEW APPLICATIONS:**

1. **11 Surf Scoter/5294A/Eisner - Expand bedroom over existing service yard. Remove raised wood deck at Great Room and add Juliette balcony. Add eyebrow roof over great room windows. (16 Surf Scoter Rd)**
2. **30 Heritage Woods I/3179D/Carande - Add covered porch and grilling area. (6 Heritage Ct)**
3. **38 Greenwood Forest/5169A/Glenn - Replace and enlarge rear deck. (13 Wildwood Rd)**
4. **38 Marsh View/na/Kruyff - Fence adjacent to pool. (56 Sand Fiddler Rd)**
5. **205 Heritage Woods III/na/Garrity - Change entry gate. (28 Heritage Rd)**
6. **4 Marsh Island/5194B/Allegra - Replace decking with trex and change to cable rails. (7 Long Marsh Lane)**
7. **11 Red Maple/2497E/Mason - Preliminary plans for bonus room addition. (12 Red Maple Rd)**
8. **ML Beach Lagoon/na/Watkins - Remove existing entry step lights and replace with path lights. (27 S. Beach Lagoon Rd)**

**D. PREVIOUSLY REVIEWED:**

9. **193 Heritage Woods III/6110/Lluy - Final plans for this new SFR. (1 Heritage Rd)**
10. **29 Stoney Creek/2053B/Beno - Final plans for bonus room addition. (27 Stoney Creek Rd)**

11. **723 Schooner Court/na/Kapourales - Expand patio with regime approval. (150 Lighthouse Rd, #723)**
12. **7 Willow Oak Road/2312D/Corbett - Revised plans for alterations. (263 Greenwood Dr)**

**E. CHANGE REQUESTS:**

13. **13 Greenwing Teal/6096/Lipman - Change steps from screened porch and install retractable screen. (7 Green Wing Teal Rd)**
14. **9 Greenwing Teal/6095/Londonderry - Remove chimney and change windows. (9 Green Wing Teal Rd)**
15. **23 Ruddy Turnstone/2949B/Martinez - Change driveways to pavers. (14 Ruddy Turnstone Rd)**

**F. OTHER BUSINESS:**

16. **23 Surf Scoter/6076/Ross - Request to reconsider garage door color and keeping it the trim color. (15 Surf Scoter Rd)**