

S.A.R.C. MEETING MINUTES
JULY 9, 2026

In Attendance:

S.A.R.C. Members: Jacky Barker, Ty Nunn, Peter Zimmerman and Joel Blackstock

Others: Larry Davis, Jim Carreker, Kelly May, Marla Carter

Please Note: SARC reserves the right to revise its findings for all projects. SARC approval may be revised or rescinded as a project is refined and progresses until “**Final Approval**” is unconditionally granted.

PROJECTS REVIEWED

1. NIGEL'S BANANAS

SS-4, Block-J, Lot-1 , Type IIIa
124 Quincy Ct
Photo booth installation

2. FEUQUAY

SS-6, Block-C, Lot-7 Type VIA
73 Odessa St
Addition

3. WEY

SS-4, Block-D, Lot-3, Type VIII
159 E Ruskin Street
Renovation: porch enclosure

4. SMATHERS

SS-10, Block-C, Lot-2a Type V
2030 E Co Hwy 30a
Renovation: revision to door design and compressor surround

5. FIELD APPROVALS

MEINECKE — 517 Forest Street – modify approved addition

6. DISCUSSION ITEMS

A. 181 SMOLIAN CIRCLE – lumen count and tree uplighting violations

B. SEASIDE FITNESS CENTER – exterior lighting

C. MEDICAL ARTS BUILDINGS – Seaside Code inquiry

S.A.R.C. REVIEW

1. NIGEL'S BANANAS

Submission: application, check, letter of explanation, photos, letter of inspection

Last SARC Review: N/A

SARC Response: relocate

All committee members reviewed the Photo Booth on site after the meeting. SARC suggests relocating it around the corner to one of the north walls between the doors. The walls are wider than the Photo Booth and a more natural home. Level the booth in its new location.

During the meeting, Marla explained they chose the current location in front of the doors to hide the back of a refrigerator. They might consider switching the location of the low freezer and the tall refrigerator (put against the wall between the front doors), so the back is not visible through the front French doors, enhancing visibility into the shop space,

2. FEUQUAY

Addition: Submission: application, drawings by Southern Lines Design G0.1, A1.0, A1.1, A4.0-A4.3

Last SARC Review: N/A

SARC Response: Approved to proceed as noted

The renovation is approved conceptually. SARC suggests revising the double-hung window proportions in the 2nd floor of the bay to render them vertically.

3. WEY

Renovation: Submission: drawings by Tracery Interiors A1.0

Last SARC Review: April 9, 2026

SARC Response: Revise & resubmit

The submitted drawings better describe the porch infill, but lack sufficient detail. Ty Nunn will sketch a horizontal detail and note the drawings for suggested refinement and clarity. Tracery may use the detail or submit an alternate horizontal detail. The drawings will become a part of the file.

Revise and resubmit at your earliest convenience for a field approval.

4. SMATHERS

Renovation: Submission: email, Anderson Doors & Windows specs, drawing of HVAC fence with upper portion marked out

Last SARC Review: May 14, 2026

SARC Response: Approved

The new doors and side windows are **APPROVED**.
Removing the storage area built above the air conditioning unit is **APPROVED** as presented.

5. FIELD APPROVALS FOR THE RECORD:

MEINECKE – 517 Forest Street – enlarged addition approved– Ty Nunn recused himself and presented a modification to the previously approved rear addition to the rest of the committee. The committee suggested a revision to the roof which was accepted and integrated. The revised design is **APPROVED**.

6. DISCUSSION ITEMS:

a. 181 SMOLIAN CIRCLE – lumen count and tree uplighting violations – the committee discussed enforcement procedures given that the property is owned by the IRS. The committee will write to the listing agent to request immediate compliance. If the violations are not resolved, the matter will be forwarded to the Seaside Town Council for HOA handling. The letter will be kept on file.

- b. SEASIDE FITNESS CENTER** – exterior lighting – SARC and SCDC, along with Robert Davis, are in discussions concerning the wall washing and tree uplighting.
- c. MEDICAL ARTS BUILDINGS** – Seaside Code – The owner of the south building has acquired the north building and is considering a complete demolition and rebuild. The owner requested to use the original Type III code for the lots. SARC favors a unified code for this lot along with the lot to the south. The committee reviewed the proposed code for the southernmost lot in consideration of applying it to all three. SARC discovered the code for the southernmost lot needs minor revision for the three to share the code. SARC will present the suggested refinements to SCDC.