



PAWLEYS ISLAND ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

AUGUST 2, 2021

MEMBERS PRESENT: Ken Leach, John Felton, Green Deschamps, and Linda Keller
Frank Robinson (via telephone)

MEMBERS ABSENT: John LaMaster

GUESTS: David Graham

ITEMS REQUIRING TOWN COUNCIL REVIEW AND/OR ACTION: None

OPENING REMARKS:

Mr. Leach stated that a quorum was present and called the meeting to order at 4:01 PM. He noted that John LaMaster had advised he was unable to attend, and Frank Robinson will be attending by phone for the meeting.

AGENDA REVIEW:

Mr. Leach gave an overview of the agenda and noted that the Board will review the first new home application submitted to the ARB. At that point in the Agenda, the Applicant and/or their representative will be asked if they would like to provide an overview of their design or make any comments regarding their submission. Following any remarks, the ARB will ask Ryan Fabbri and David Graham to provide their input prior to ARB discussion.

APPROVE JULY MEETING MINUTES:

Mr. Leach noted that the draft minutes distributed following the July meeting had been revised to include a post-meeting correction regarding the time allowed for the board to respond to an application. The actual time requirement is 45 days instead of 30 days. Mr. Leach called for a motion to approve the minutes as revised. Green Deschamps motioned to approve. John Felton seconded – the motion was unanimously approved.

OLD BUSINESS:

- **Revisions to Design Guidelines**

Mr. Leach asked Ryan Fabbri to update the ARB on the requested change to the Design Guidelines. Ryan stated that Town Council voted to change the language on page 4 of the Design Guidelines to read "...recommends a licensed architect and/or design professional,..." in lieu of "...requires that an architect,..."

- **Application Requirements Checklist**

Ryan Fabbri presented the new Architectural Review Board Application form including a checklist of submission requirements. Ryan noted the form was pretty basic but included all the pertinent information requirements. Ryan also stated that it would be preferable for an applicant to submit both an electronic copy and a hard copy.

NEW BUSINESS:

- **New Home Application – 132 Atlantic Ave**

Mr. Leach stated that the discussion regarding the review and approval of this application needed to begin with a motion and second to approve, and called for such a motion. Green Deschamps motioned to approve. John Felton seconded the motion.

The applicant, Creekdock Properties, LLC was asked if they wished to present their design. Whitney Newman of Whitney Newman Architects presented the various design elements included in their project, and stated they believed they fully conformed to the intent of the Design Guidelines.

Mr. Paul Groce (Creekside Properties) noted he was a supporter of the establishment of the ARB, and preserving the unique architectural character of Pawleys Island, and thanked the Board for their hard work in this regard. He discussed that the intent of the design of this home, which will be built after the existing structure is torn down, is intended to look like it has been here for many years. He added he is open to any suggestions about how this house can fit the Pawleys look even more than the architectural drawings already show.

The Board thanked Mr. Newman and Mr. Groce for their remarks, and asked David Graham to offer his opinion regarding the conformance of the application to the Design Guidelines.

David Graham stated that the house fits every requirement and recommendation of the Design Guidelines. David stated that his only comment regarding requested suggestions would be for the applicant to find a way to break-up the large area of "horizontal elements" introduced by the ground level screening so the house might appear lower than it is, but other than that reiterated the house fits the design guidelines.

Ryan Fabbri offered his comments following his review of the house plans and stated that from everything he has received so far, the house meets all further requirements such as roof pitch, elevation requirements, enclosed space, louvres, and the 80% second floor rule.

The Board discussed their opinions of the application, and all agreed the design satisfied the Design Guidelines - Linda Keller stated that the house is "a good fit for the Island". Mr. Leach called for a vote on the motion to approve the application. All voted to approve, and the motion carried unanimously.

- **Establish timing requirement for application submission**

Mr. Leach asked to Board to consider establishing a time requirement for submission of an application in advance of a scheduled ARB meeting, in order to include the application on the agenda for that scheduled meeting. The purpose would be to ensure there was adequate time to enable proper review by David Graham, Ryan Fabbri and the ARB. All thought a 15-day duration seemed reasonable. Mr. Leach called for a motion to approve the 15-day in advance requirement. Green Deschamps made a motion to approve the 15-day in advance requirement - John Felton seconded the motion. The motion carried unanimously.

OTHER ITEMS:

Mr. Leach asked if there were any other open items or questions to be addressed.

- David Graham inquired if there was any progress on the implementation of a Historical Preservation Ordinance. Ryan noted that there had been discussion between the

Planning Commission and Town Council, and it was determined to take adequate time to address this due to the need for public input and more research.

- David also asked the status of any possible changes to the Design Guidelines which had been discussed – specifically developing/including guidelines for landscaping and/or significant remodeling. Mr. Leach stated that the “Changes to the Design Guidelines” would remain an open item under “Old Business” to possibly address these and other items in the future, but no changes are currently recommended.

NEXT ARB MEETING:

The next regularly scheduled ARB meeting (which would be held the first Monday of September) will be rescheduled for Tuesday Sept 7, 2021 at 4:00 PM, due to the first Monday being the Labor Day holiday. If no new applications are received 15 days prior to that date, and there is no other business to be addressed, that meeting may be cancelled. Ken and/or Ryan will advise.

Linda Keller noted scheduling the regular meetings at the beginning of the week was possibly more difficult to attend due to travel requirements. Ken explained the decision made in July to plan the meetings for the first Monday of the month was to meet one week in advance of scheduled Town Council meetings, in the event there were any items that needed to be presented to Town Council.

ADJOURN

There being no further business to be discussed, Mr. Leach asked for a motion to adjourn the meeting. Green Deschamps motioned to adjourn. John Felton seconded the motion. All voted in favor and the meeting adjourned at 4:30 PM.



APPROVED



ATTEST

9/10/2021

DATE

9/10/2021

DATE