



PAWLEYS ISLAND ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

September 10, 2021

MEMBERS PRESENT: Ken Leach, Green Deschamps, and Linda Keller

John LaMaster (Planning Board Liaison)

Frank Robinson* and John Felton* (*via Zoom)

MEMBERS ABSENT: None

OTHER ATTENDEES: David Graham

Jeff Dave (Applicant – 110 Atlantic Ave)

Frasier Wall (Contractor/Design Professional - 110 Atlantic Ave)

ITEMS REQUIRING TOWN COUNCIL REVIEW AND/OR ACTION: None

OPENING REMARKS:

Frank Robinson raised a question pertaining to determining a quorum - he noted SC statute appears to allow remote participation via tele or videoconference. Ryan advised that guidance the Township has received is that a physical quorum (in the case of the ARB, 3 members), including the person chairing the meeting need to be physically present.

AGENDA REVIEW:

Mr. Leach gave an overview of the agenda and noted that the Board will review the 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 AUGUST 2ND MEETING MINUTES: Mr. Leach called for a motion to approve the minutes as revised. Green Deschamps motioned to approve. Linda Keller seconded – the motion was unanimously approved.

OLD BUSINESS:

- **Revisions to Design Guidelines**

Mr. Leach asked if there were any items to be discussed regarding potential revisions to the Design Guidelines. David Graham asked if there had been any progress regarding inclusion of landscaping and/or planned tree removal guidelines as part of the approval process and noted that nearly every set of ARB guidelines from other municipalities or associations he has reviewed have included such provisions. Following discussion, it was agreed the addition of such provisions would originate from the Planning Board, but the ARB would be tasked with "enforcement". Ken Leach and/or John LaMaster will contact John Hildreth to arrange a joint Planning Board/ARB work session meeting.

NEW BUSINESS:

- **New Home Application – 110 Atlantic Ave**

The applicant, Jeff Dave and Frasier Wall, the Contractor/Design Professional were asked if they wished to present their design. Mr. Wall presented an overview the various design elements included in their project, noted that he has met with both David Graham and Ryan Fabbri, and that they had made several suggested revisions. He stated they believed they fully conformed to the intent of the Design Guidelines.

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

David Graham confirmed that as Mr. Wall stated they have met, several suggestions were incorporated in the submitted design, and that the house fits the requirement and recommendation of 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, etc., with the only exception being the 2nd floor, which actually calculates 2 SF (two square feet) greater than allowable under the 80% second floor rule. Since this is a legal requirement under the ordinance, the

2nd floor would need to be reduced by 2 SF, (or the 1st floor increased by the square footage necessary) to create the correct ratio.

Mr. Leach stated that the discussion regarding the review and approval of this application needed to begin with a motion and second to approve the application subject to the applicant reducing the 2nd floor square footage to comply with the 80% rule and called for such a motion. Green Deschamps motioned to approve. Linda Keller seconded the motion.

The Board discussed their opinions of the application, and all agreed the design satisfied the Design Guidelines. In response to a question, Mr. Wall advised the materials on the exterior of the home would be Hardie lap siding. Following further discussion, there was a motion by Green DeChamps, and seconded by John Felton to amend the original motion to read “approve the application subject to the applicant either reducing the 2nd floor square footage, or increasing the 1st floor square footage the amount necessary to comply with the 80% rule.”

Mr. Leach called for a vote on the motion to amend the motion, which carried unanimously.

Mr. Leach then called for a vote on the amended motion to approve the application. All voted to approve, and the motion carried unanimously.

OTHER ITEMS:

Mr. Leach asked if there were any other open items or questions to be addressed – none were identified.

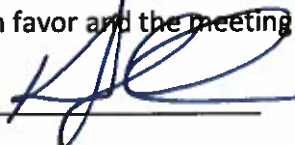
NEXT ARB MEETING:

The next regularly scheduled ARB meeting (which will be held the first Monday of October) is scheduled for Monday, October 4th, 2021 at 4:00 PM.

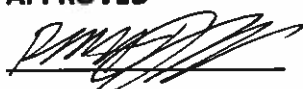
If no new applications are received 15 days prior to that date (or September 20th), and there is no other business to be addressed, that meeting may be cancelled. Ken and/or Ryan will advise.

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 4:40 PM.



APPROVED



ATTEST

1/2/2022

DATE

1/7/2022

DATE