



TOWN OF PAWLEYS ISLAND ARCHITECTURAL REVIEW BOARD MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
1/7/2022 – 4:00 PM

PRESENT: Ken Leach, Green Deschamps, Linda Keller

VIRTUAL: John Felton, Frank Robinson, and John LaMaster

ABSENT: None

STAFF PRESENT: Ryan Fabbri (Town Administrator) and David Graham (ARB Architect).

ADDITIONAL PRESENT: Robert Moser (Planning Commissioner), John Hildreth (Virtual - Planning Commissioner), and Buddy Keller (Planning Commissioner)

1. OPENING REMARKS

Ken Leach called the meeting to order.

2. AGENDA REVIEW

Ken Leach noted the order of the agenda has been revised by moving the discussion under Old Business to the bottom of the Agenda, so that applications discussed under New Business would be addressed first. This will allow applicants (if present) to leave after their application is heard.

Ken Leach asked if anyone had any comments or revisions regarding the agenda. There were no comments.

3. APPROVE DECEMBER 6, 2021, MEETING MINUTES

Ken Leach called for a motion to approve the minutes from December 6, 2021. Green Deschamps motioned to approve. John Felton seconded the motion. All approved.

4. NEW BUSINESS

• New Home Application – 430 Myrtle Ave

Ken Leach stated that this was the 2nd look at this application due to confusion on the elevator in the previous meeting. David Graham discussed meeting with the designer to discuss the elevator and the missing deck elevation. The elevator has been moved inside, and the design meets all basic requirements. Ryan stated that after his meeting with them there is no concern. Frank asked David about the window at the top of the house and if that is a third floor. David stated that he believes it is just attic space. Ken Leach asked for a motion to approve the application. Green Deschamps motioned to approve. Linda Keller seconded the motion. All approved.

• New Home Application 636 Pritchard Street

Ryan stated that the applicants were unable to attend due to COVID reasons. Ryan noted that other than a couple roof pitches needing to be adjusted slightly, the house meets all the requirements. David Graham commended the architect and stated that the plan fits the Pawleys look perfectly. Linda Keller stated that she loves the design of the house, but raised a concern for the use of stucco



for the chimney and column enclosures. Green Deschamps suggested adding a recommendation to change the building materials of the columns and chimney to masonry. Ryan stated that the design guidelines make no mention of mandatory materials so an application could not be denied on building materials alone. Ken Leach asked for a motion to approve the application subject to the applicant adjusting the roof pitch to meet the required slope, and recommendation that they consider alternative materials for the chimney and columns. Linda Keller motioned to approve. John Felton seconded the motion. All approved.

- **New Home Application – 631 Pritchard Street**

David Graham is recused from this application due to his involvement as the architect. Ryan Fabbri stated that the architect Michael Walker reviewed the plans and Michael stated that in his opinion the plans to meet the intent of the ARB and he recommends approval. Ken Leach asked for a motion to approve the 631 Pritchard Street application. Frank Robinson motioned to approve. Green Deschamps seconded the motion. All approved.

5. OLD BUSINESS

- **Discussion on Potential Revisions to Design Guidelines**

Ken Leach stated that based on the experience gained over the ARB review process over the initial six months since its inception, the ARB may want to recommend to the Planning Board and Town Council amend certain guidelines. These recommendations may include:

- Clearly define the authority for the ARB to approve or reject an application for subjective aesthetic reasons (not achieving the Pawleys look), rather than only enforcing the two mandatory requirements of 2nd floor ratio and roof pitch;
- Requiring, rather than just suggesting that the Applicant and/or their designer have a preliminary meeting with David Graham and Ryan prior to preparing and submitting their design;
- Consider adding ARB approval requirement for any significant alteration project which would materially change the external appearance of a home, rather than only applying to a new build, and;
- Consider adding the requirement for the submission of tree removal, drainage, and landscaping plans to the approval process.

Robert Moser stated from the floor that the Planning Commission's purpose for the ARB was to judge the intent of the architects and design builders, and the ARB's goal is to make sure the intent of the house is a "Pawleys look". Buddy Keller noted that he thought the preliminary meeting with David Graham and Ryan Fabbri should be mandatory. John LaMaster noted that he agreed with all of the proposed recommendations. However, he also noted that the Planning Commission brought similar additional requirements to Council initially, and they decided to lessen the requirements to include only the two mandatory requirements.

In subsequent discussion from the floor Robert Moser and other residents expressed that they are deeply concerned with a neighbor's lot having had all trees clear cut, and extensive amounts of fill being imported to create potential flooding issues.



Frank stated that he would like to see clearer directions in the guidelines, but also raised some concern on how restrictive the ARB can become. Ryan recommended that the Planning Commission and ARB should have a workshop on changes that can be made in the guidelines.

Ken Leach asked for a motion to recommend to the Planning Commission to add four recommended revisions to the design guidelines and requirements. John Felton motioned to approve. Linda Keller seconded the motion. All approved.

6. OTHER ITEMS


There were no other items discussed.

7. NEXT ARB MEETING

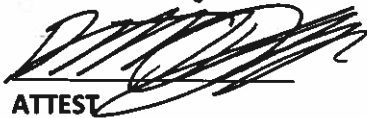
Following some discussion, it was agreed that the next meeting would be held on February 7, 2022, at 10:00 AM (if a meeting is required). Ken Leach stated that he will be out of town and asked John Felton if he would be physically present and chair the meeting, to ensure a quorum would be present.

8. ADJOURN

Ken Leach called for a motion to adjourn the meeting. John Felton motioned to adjourn. Green Deschamps seconded the motion. All approved and the meeting adjourned.


APPROVED

3-14-2022
DATE


ATTEST

3-14-2022
DATE



30

11/11/2020 11:11 AM

