



TOWN OF PAWLEYS ISLAND

ARCHITECTURAL REVIEW BOARD MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
12-6-2021 – 4:00 PM

PRESENT: Ken Leach, Frank Robinson, John Felton, Green Deschamps, and Linda Keller (Virtual).

ABSENT: John LaMaster (Ex-Officio Member)

STAFF PRESENT: Ryan Fabbri and David Graham (Architect)

1. OPENING REMARKS

Ken Leach called the meeting to order

2. AGENDA REVIEW

Ken Leach asked the Board if they had any comments or additions for the agenda. No comments or additions were made.

3. APPROVE SEPTEMBER 10, 2021, MEETING MINUTES

Ken Leach called for a motion to approve the September 10, 2021, Minutes. Green Deschamps made a motion to approve the minutes. John Felton seconded the motion. All approved.

4. OLD BUSINESS

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

Ken Leach noted that this is a routine agenda item and asked if the Board would like to discuss any possible revisions to the guidelines. Ken stated that the Planning Commission has recently raised the issue of both a Tree Ordinance and a Historical Preservation Ordinance - Ken has discussed with John Hildreth about a possible ARB / Planning Commission workshop.

5. NEW BUSINESS

- **New Home Application – 102 Atlantic Ave**

David Laine representing 102 Atlantic Ave as their builder stated that he would be more than glad to respond to any questions or comments regarding the application.

David Graham noted that he and David Laine had met, and that David has followed many of the recommendations that were given. One recommendation that was not followed was the stacked porches, which was not a mandatory requirement.

Ryan Fabbri stated that both of the mandatory requirements within the ordinance were met.

The Board discussed that the intent of the Guidelines was to reduce the two story large box appearance and achieve more of the "Pawleys Island Look". Ryan acknowledged that the concerns of the ARB regarding the subjective elements of the house might be valid, but that the design did comply with the mandatory requirements of roof pitch and second to first floor ratio.

Linda Keller stated an improvement to the appearance would be to change the column (pile) enclosures to brick rather than stucco and changing the window grid pattern which would be



more in line with historic Pawleys houses. David Laine responded that brick was considered but would be a costly change.

Frank stated that since both of the mandatory guidelines have been followed for this house, there was no other basis on which approval could be withheld.

Ken Leach asked for a motion to approve the home application for 102 Atlantic Ave. Frank Robinson motioned to approve and Green Deschamps seconded the motion. All approved.

Following the vote, Linda stated still wished the house looked more like a Pawleys house and believed little changes in the windows and brick being used as the material for columns could make a huge difference.

Ken Leach ask if Linda would like to amend the approval to add a suggestion for the Owner to consider brick columns instead of stucco. Linda Keller made a motion to add the suggestion. Green Deschamps seconded the motion. All approved.

- **New Home Application – 430 Myrtle Ave**

Neither the Designer nor the Owner were present to discuss this application.

Linda stated that this house appeared to truly follow the Pawleys look.

Ryan stated that he has spoken several times with the property Owner, and they were up to date on the design guidelines. He also stated that since it is a tear down, they will have to elevate their house to meet the flood regulations. Ryan stated that the property Owner is intending to keep the existing deck to save money.

David Graham stated that he has not met with or discussed the design with the Designer, but he does have some questions regarding the basis of the design, particularly regarding the stand-alone elevator, and if the porch/deck will meet the flood elevation.

Ryan stated he is unsure if the elevator is new or existing, however, he is leaning towards it being new. Ryan also added that the porch will meet the flood guidelines.

David Graham said that the stand-alone elevator will look like a silo from the beach side, since it is detached from the house. Ryan recommended for the Board to avoid further discussion on the elevator because that is not in their purview since details are not included in the submission, and a separate building permit could easily be obtained to build the elevator later.

Frank asked if the process of applying for approval through the ARB requires that the Applicant or their designer meet with David Graham to review their plans. Ryan explained that was recommended, but not required, and that he and Georgetown County Building Department focus on the mandatory requirements. The ARB focuses on the subjective elements, but approval or disapproval on a subjective basis is not within the ARB authority

It was noted that the application was missing one required elevation, and the ARB would like more information regarding the proposed elevator.

Ryan stated that he and David Graham can meet with the owner to get more information for the next meeting. Ken Leach asked for a motion to request more information from the owner and to



request that the owner meeting with Ryan and David Graham. Frank Robinson motioned to approve. John Felton seconded the motion. All approved.

6. OTHER ITEMS

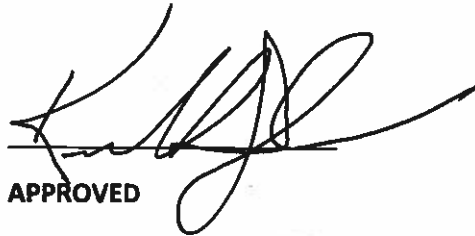
No other items were discussed.

7. NEXT ARB MEETING

- **January 3, 2022 @ 4:00 PM (if required)**
(Several members noted that they would not likely be available to attend this meeting in person due to the holiday weekend – and alternative date will be determined.)

8. ADJOURN

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


APPROVED

3-14-2022
DATE


ATTEST

3-14-2022
DATE

