



TOWN OF PAWLEYS ISLAND

ARCHITECTURAL REVIEW BOARD MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
2/7/2022 – 10:00 AM

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

ABSENT: None

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

ADDITIONAL PRESENT: Mayor Brian Henry

1. OPENING REMARKS

John Felton called the meeting to order.

2. AGENDA REVIEW

No comments on the agenda.

3. APPROVE JANUARY 7, 2022, MEETING MINUTES

John Felton called for a motion to approve the minutes from January 7, 2022. Frank Robinson motioned to approve. Green Deschamps seconded the motion. All approved.

4. OLD BUSINESS

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

John Felton discussed the purpose of revisiting the guidelines was to consider adding four additional requirements. The extra requirements would be adding an additional line reinforcing the ARB's power to deny or approve based on aesthetic purposes, requiring that the applicant or architect meet with the Town's architect, putting renovations under the purview of the ARB, and adding a tree regulation/survey requirement. Mayor Henry stated that the process to get this through would be to recommend it to the Planning Commission then the Planning Commission would recommend it to Town Council to consider. Ken Leach added that he would like to state his case for adding these requirements alongside the Planning Commission to Town Council, and the reasoning for considering these requirements is because a house was approved that did not fit the Pawleys look and was in line with the typical boxy look. Ken Leach stated that he believes additional mandatory requirements should be added. Mayor Henry discussed that the original intent of the ARB was to not be heavy handed and would prefer suggestions over mandates. There were originally six requirements put forth by the Planning Commission, however, that was dropped down to two. Frank Robinson added that he has no problems with the houses approved so far. Even the boxy one. Frank expressed some concern that some property owners are still weary of the ARB and that most houses on the Island do not fit the so called "Pawleys look". Mayor Henry stated that it is hard to pinpoint the Pawleys look and believe an approach of Pawleys acceptable would be better. He discussed his time on the Georgetown County Planning Commission and how they headed a major change to the sign ordinance which over time change was seen. Green Deschamps stated that the ARB has been successful so far. David Graham expressed the importance of adding landscaping into the guidelines. Ken Leach expressed some concern that additions to houses will not meet the Pawleys look. David Graham would like to see the ARB develop into a board that works with the owner and designers as a team to come up

with a house that is exceptional for Pawleys Island. Ken Leach expressed confusion with the power the board truly has. Ryan stated that the ARB does have the power to deny an applicant based on aesthetics and that adding additional mandatory requirements would do away with the ARB because the ARB would have no purview of mandatory requirements. That is up to Ryan and the Georgetown County Building department to vet. Ryan stated that the guidelines are not mandatory on purpose because its up to the ARB to apply the guidelines in the way they see fit for Pawleys Island. John LaMaster stated that he would like to see a line reinforcing the ARB's power. Ken Leach added that he does not think the ARB has authority to deny a house based on subjectivity and that any denial could be appealed. Ryan and other members stated that the ARB would not exist if they did not have the power to approve or deny based on subjectivity and if it was just based on mandatory requirements. Ken would like to add a provision that reiterates the power of the ARB to reject/approve based on aesthetic purposes. Mayor Henry stated that Town Council discussed the rules and power of the ARB. Mayor Henry released a video reiterating those rules and powers that the ARB is based on subjectivity, and they are there to work with the owner to put forth a good faith effort on forming a Pawleys looking house. Mayor Henry agreed with Ryan that there would be no purpose for the ARB if it was purely mandatory requirements. After these recommendations or requirements are added, David stated that he would like to see historical preservation and landscaping elements added. John LaMaster expressed the importance of land surveys and how detailed they are in other municipalities. It could help greatly towards tree preservation. Mayor Henry stated that it makes sense, however, Council may not see it that way. John Felton asked for a motion to suggest to the Planning Commission to add the requirements of the owner or designed to meet with the Town Architect and to add a reinforcement of the boards power to deny based on subjectivity. Green Deschamps motioned to approve. Ken Leach seconded the motion. All approved.

5. NEW BUSINESS

- **New Home Application – 186 Myrtle Ave**

David Graham stated that him and Ryan met with the architect over Zoom. The house meets all the requirements, and the only problem was that some of the accessory roof pitches did not meet the 4/12 requirements. David and Ryan added that it is difficult for architects to meet the 4/12 requirement and that at one point the requirement was 3/12. David stated that it looks fine however the architect will be changing the roof pitch to meet the requirement. David stated that the difference between a 3/12 and 4/12 roof pitch is minuscule. Ken asked if they are enclosing more that 300 squared feet underneath the house. David stated that these plans appear that way, however, that is up to Georgetown County to regulate. The ARB does not enforce that. Frank asked if the ARB is causing any problems for the people with the roof pitch issue. David said potentially, however they are fixing the roof pitch issue. Ryan stated that the plans have been changed they just have not been sent over yet. Mayor Henry stated that he would like to expand of Frank's comment on how some people are weary of the ARB. Frank stated that the concern was with small lots on the South End and that most houses on the South End are not Pawleys looking houses. Frank does believe goals are being accomplished with the ARB. Frank likes the flexibility and the ability to nudge people along. John Felton asked for a motion to approve the 186 Myrtle Ave as amended (changing the accessory roof pitches from 3/12 to 4/12). Ken Leach motioned to approve. Green Deschamps seconded the motion. All approved.

6. OTHER ITEMS

John Felton asked for a motion to recommend that the 4/12 roof pitch requirement is changed to a 3/12 requirement. Green Deschamps motioned to approve. John Felton seconded the motion. All approved.

7. NEXT ARB MEETING

- **Currently scheduled for March 7, 2022 @ 10:00 AM (if required)**

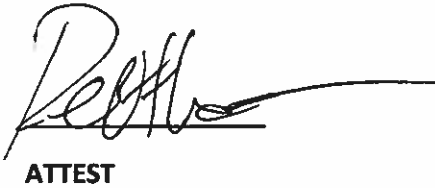
John Felton discussed meeting in March and if everyone could make it. However, if there are no applicants then there will be no meeting/ Green Deschamps stated that he would not be able to make it due to a trip. It was agreed to have the meeting, if necessary, on March 7 at 10:00 AM.

8. ADJOURN

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


APPROVED

12/5/2022
DATE


ATTEST

12-5-22
DATE