



TOWN OF PAWLEYS ISLAND

ARCHITECTURAL REVIEW BOARD MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
1/9/2023 – 10:00 AM

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

ABSENT: None

STAFF PRESENT: Daniel Newquist (Town Administrator), Daniel O’Hara (Town Clerk), and David Graham (ARB Architect).

ADDITIONAL PRESENT:

1. CALL TO ORDER/ OPENING REMARKS

- a. Ken Leach called the meeting to order at 10:00 AM

2. AGENDA REVIEW

3. APPROVAL OF MINUTES

- a. 12-5-2022 ARB Meeting Minutes
 - i. **Ken Leach asked for a motion to approve the minutes. Green Deschamps motioned for approval. John Felton seconded the motion.** Ken Leach provided comments on the approval of the prior minutes. Ken noted that it reads that the Town Council had not modified the Design Guidelines ordinance but in fact they had. Ken Leach noted a request he had made to staff to try and condense the minutes in order to emphasize the essence of the meeting. **Green Deschamps motioned to amend the motion to approve the minutes with the corrections listed herein. John Felton seconded the motion. All voted in favor.**

4. OLD BUSINESS

a. Discussion on Potential Revisions to Design Guidelines

- i. Daniel Newquist noted that the Planning Commission was currently revising the Tree and Landscaping Ordinance. The Planning Commission was asked to address issues with the 4” (inch) DBH and the enforcement of the ordinance brought up by the Town Council at the first reading. Daniel Newquist explained that the Planning Commission has proposed changes to address the DBH differently for various tree species and to include a non-conversion agreement to protect the trees identified on the site plan survey .
- ii. David Graham stated that he and Dan would look into the wording of the majority of the roof pitch requirements versus the main roof.
- iii. David Graham also asked if there had been an update on the 114 Atlantic project. Daniel Newquist noted that there is a variance request that will be reviewed at the February 23 ZBA meeting.

5. NEW BUSINESS

a. New Home Application – 276A Atlantic Ave.

- i. Nicky Kellahan, the engineer for the project noted that he had spoken with Heide Johnson about potentially raising the house higher than what is shown in the

plans. David Graham stated that he might consider the effect raising the home further would have on the stairs. David Graham noted that they are already very close to the setback.

- ii. David Graham noted that there has been correspondence between Heide and Nicky about the project and that suggestions and edits were made. But David Graham explained that this is a home where the majority of the roof is not the main pitch as it is made up of shed dormers. David Graham noted that he believes it is totally acceptable in terms of being appropriate for the Island. Ken Leach asked a question about the majority versus the main roof pitch and whether it complies with the design guidelines. David Graham stated that it does, and it has a very similar look to other homes on the Island.
 - iii. Daniel Newquist noted that everything does comply with the zoning ordinance. Daniel Newquist mentioned that starting this year the Town has taken on the responsibility for issuing permits for the Island. Daniel Newquist stated that due to the close proximity of this project to a popular beach access point, he requested coordination and communication with the contractors on the project.
 - k. Ken Leach asked whether SAFEbuilt would cover inspections for the Town as well. This led to a discussion on the services that SAFEbuilt would offer the Town and what the Town would assume responsibility for.
 - 1. Nicky Kellahan noted he has not included it, but the house is going to be constructed on deep pilings with reinforced concrete and mason blocks. Nicky Kellahan explained that it would have shear walls covered by the screen. David Graham asked what would be covered, which led to a conversation regarding the louvers and the columns.
 - iv. John Felton provided input on the pitch of the roof and whether the board has the ability to approve of it as it is drawn. Ken Leach confirmed that the board did have the ability to do so as the guidelines mention the main roof not the majority of the roof pitch. Ken noted that it does conform with the appearance of other homes on the Island.
- b. David Graham asked before a motion was made to determine whether Nicky Kellahan had checked the new flood maps before revising the plans to raise the home. Daniel Newquist noted that depending on the location of the home it would see a reduction in base flood elevation. This led to a discussion to review the new flood maps before a decision was made on raising the home. It was observed that the projected flood maps would decrease in BFE (base flood elevation) from 16 ft to 14 ft a total change of 2 feet. It was also noted that there is a maximum height requirement for the structure, and it should be monitored accordingly. It was noted that the decision made by the board would take place without the consideration of a change in height of the structure. **Ken Leach asked for a motion for approval of the plans as submitted. Frank Robison motioned to approve the plans as submitted. Green Deschamps seconded the motion.**

6. OTHER ITEMS

Green Deschamps asked whether the setback requirements for swimming pools are the same as they are for a home. Daniel Newquist noted that they do not and that they have to meet a 5-foot setback. Daniel Newquist mentioned that swimming pools have been a recent topic of discussion

for the Planning Commission and Town Council. This led to a discussion about the current Town requirements and zoning regulations on pools.

7. NEXT ARB MEETING – February 6, 2023

Ken Leach noted that he would not be present to chair the meeting and asked John Felton if he would be present. John Felton stated that he would try to attend in person. Daniel Newquist confirmed that as of now nothing has been submitted.

8. ADJOURN

Ken Leach asked for a motion to adjourn the meeting. Green Deschamps started the motion to adjourn the meeting. Frank Robinson seconded the motion. All voted in favor, and none opposed.

APPROVED

DATE

ATTEST

DATE
