



TOWN OF PAWLEYS ISLAND

ARCHITECTURAL REVIEW BOARD MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
9/5/2023 – 10:00 AM

PRESENT: Chairman Ken Leach, Green Deschamps, Frank Robinson, John Felton (Virtual), Linda Keller (Virtual), John LaMaster (Planning Commission Liaison)

ABSENT: None

STAFF PRESENT: Daniel Newquist (Town Administrator), Daniel O’Hara (Town Clerk), David Graham (ARB Architect), Wayne Fox (Building Official)

ADDITIONAL PRESENT: Mike Walker (Architect for 153 & 118 Atlantic Ave), Mark Hawn (Applicant for 118 Atlantic), Som Souvong (Architect for 614 Springs), Chuck Campbell (Resident of 615 Springs Ave)

1. CALL TO ORDER/ OPENING REMARKS

- a. Chairman Leach called the meeting to order at 10:01 AM

2. AGENDA REVIEW

- a. **Chairman Leach acknowledged a request for public comments on 614 Springs Ave, he amended the agenda to allow comments following the applicant’s comments.**

3. APPROVAL OF MINUTES

- a. 7-10-2023 ARB Meeting Minutes
 - i. **Ken Leach asked for a motion to approve the minutes. Frank Robinson motioned for approval. Green Deschamps seconded the motion.** No further discussion. **All voted in favor.**

4. OLD BUSINESS

a. Discussion on Potential Revisions to Design Guidelines

- i. Daniel Newquist shared for future consideration that during the preliminary design meeting with the 614 Springs applicant, the potential to adopt screening standards for the space on the ground floor. David Graham added that the homes are so tall that the majority of the homes just look like uniform slats. **No action was taken.**

5. NEW BUSINESS

a. New Home Application – 614 Springs Ave

- i. Som Souvong reviewed the plans and design for 614 Springs Ave. During the review of the application, Chairman Leach advised him to review the Town’s Floodplain requirements regarding the below BFE storage area. Mr. Newquist noted that it would be addressed in the Building Plan Review before permitting. Mr. Newquist also pointed out that the rear deck does not conform to OCRM requirements as it exceeds 6ft in width.
 1. Mr. Campbell expressed concerns that the construction of the rear deck and stairs would disrupt the dunes. Upon review, the ARB requested that the rear deck and stairs be redesigned to allow 2’ of clearance of the dune.
- ii. Mr. Graham shared that there were a few changes to the design regarding the dormers, but the applicant meets all of the requirements.

- iii. Mr. Newquist reviewed that he would follow up with the applicant on the pool requirements and flood hazard-related items. He noted that these items would be reviewed during the permit review process.
- iv. **Chairman Leach asked for a motion to approve. Frank Robinson motioned to approve the application. Green Deschamps seconded the motion.** Mr. Graham noted that he suggested using varying slat designs during the design. Chairman Leach determined that most items that were discussed were outside of the duties of the ARB. **All voted in favor. Linda Keller was absent from the vote.**
- v. **Chairman Leach proposed an agenda change to review the application for 118 Atlantic before the 153 Atlantic proposal.**

b. New Home Application – 118 Atlantic Ave

- i. Mike Walker presented the proposed new home located at 118B Atlantic Ave. He noted that the owner of 118-B also owns the lot directly to the South, 118-A. Mr. Walker notified the ARB that the applicant had received a variance to the side yard setback to allow the construction of an elevated breezeway to connect the two homes. He added that some of the design would need to be changed as he had to obtain a new survey due to the recent flood map change. Mr. Walker continued to review the application as submitted. During the review, Mr. Newquist addressed concerns about whether the structure would be considered a duplex; he indicated that according to the ordinance, a duplex is one structure on a singular lot with two livable units. He noted that these are two separate structures on two separate lots. Mr. Graham expressed concerns that the combined square footage would exceed the allowable 4,000 square feet, noting that the code may interpret it as one structure since it is attached. Wayne Fox explained that it can be addressed in the building review.
- ii. Mr. Graham during his review noted that they did a good job meeting the requirements but also matching the style of the adjacent existing structure.
- iii. Mr. Newquist shared that it would be easier to permit this if the breezeway was unenclosed, noting that it gets tricky when interpreting enclosed space. He mentioned that all of the public comments received during the ZBA sideyard setback request regarding the project were in favor of this design versus the alternative which would be a new 4,000 sq ft house. Mr. Deschamps asked for the terminology of the variance that the ZBA granted. Mr. Newquist noted that it was approved for a side yard setback relief of seven feet (7') per lot and roughly eight feet (8') in width. He emphasized that the variance did not emphasize the enclosed space rather it focused solely on the setback requirements.
- iv. Chairman Leach noted that it appears to him that the home meets the requirements set by the ARB guidelines. He added that there may need to be some questions answered by other boards before approval may be given regarding the concerns of whether it is a duplex or not. **Chairman Leach requested a motion for approval as submitted pending confirmation if it is one or two structures. Green Deschamps motioned to approve subject to a review of the building code and zoning ordinance requirements. Frank Robinson seconded the motion.** Mr. Felton noted that he has concerns about approving

the project without knowing if it violates the 4,000-square-foot requirement. Mr. Robinson asked if the ordinance is clear on whether the 4,000-square-foot requirement is based on the structure or the lot. He thought that regardless of the number of lots it would need to still be 4,000 square feet. Mr. LaMaster noted that it is per one structure, Mr. Newquist confirmed that it is per structure by reciting the ordinance. Following a discussion regarding the application of the ordinance and the intent of the project Chairman Leach asked if the building was standalone would each member approve the building based on the design? Mr. Robinson stated that he liked the design. Mrs. Keller added that the new design looks more than that of the old home. She continued to express concerns regarding the precedent it would set for the Island. Mr. Felton reiterated his previous comments but noted that the design looks great, he was just unsure about the implications it has for the 4,000-square-foot requirement. Chairman Leach offered to amend the motion to approve the house, not the breezeway, which would leave the owner to appeal or apply under a separate permit. Chairman Leach emphasized that the board needs to give guidance on whether it meets the Pawleys' look or not. Mr. Walker noted that the ZBA had reviewed the plans for the project and approved the variance based on the information presented. Mr. Newquist emphasized that the variance was on the sideyard setback only, not the size of the structure. **Chairman Leach asked for a motion to amend the current motion to approve the application based on the Zoning Board Appeals ruling on whether it is a single or two separate structures. Green Deschamps motioned to amend the original motion to approve subject to the facts and findings of the ZBA confirming that the structure conforms to the Town's Zoning requirements and meets building code requirements. No one seconded the motion. Frank Robinson voted in favor of the original motion to approve the project as submitted. Green Deschamps, Linda Keller, and John Felton all voted against approving the project as submitted. The project was not approved.**

c. New Home Application – 153 Atlantic Ave

- i. Mr. Walker presented the proposed new home located at 153 Atlantic Ave.
- ii. David Graham noted that this is a good design for a home that is right at the 4,000 square feet mark. He added that there was a redesign of the gables on the home, but no other changes were made.
- iii. Mr. Newquist confirmed that there were issues during his initial review.
- iv. **Chairman Leach requested a motion for approval. Frank Robinson motioned to approve. Green Deschamps seconded the motion. All voted in favor. None opposed.**

6. NEXT ARB MEETING – October 2, 2023

7. ADJOURN

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

APPROVED

DATE

ATTEST

DATE