



TOWN OF PAWLEYS ISLAND

ARCHITECTURAL REVIEW BOARD MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
8/28/2025 – 9:30 AM

PRESENT: Milt Childress (Presiding Officer), Frank Robinson, Green Deschamps (Virtual), John Felton (Virtual), Linda Keller (Virtual)

STAFF PRESENT: Daniel Newquist (Town Administrator), Corey Higdon (Town Clerk), Mike Walker (ARB Architect Advisor), John LaMaster (Planning Commission Liaison)

ADDITIONAL PRESENT: Kevin Bunting (Architect and Property Owner of 300C Myrtle)

1. CALL TO ORDER/ OPENING REMARKS

- a. Milt Childress called the meeting to order at 9:30 AM.

2. AGENDA REVIEW

- a. No adjustments were made.

3. APPROVAL OF MINUTES

- a. 4-11-2025 ARB Meeting Minutes
 - i. Presiding Officer Mr. Childress requested a motion to approve the minutes. Frank Robinson motioned to approve the minutes. Green DesChamps seconded the motion. No further discussion. All voted in favor.

4. OLD BUSINESS

- a. Discussion on Potential Revisions to Design Guidelines
 - i. Mr. Newquist updated that the Architectural Review Board guidelines were amended to reflect a decision in the previous ARB meeting, which changed the roof pitch requirement from 4:12 to 3:12. The 3:12 roof pitch requirement matches what is reflected in the Unified Development Code. Mr. Childress questioned why the change was needed, to which Mr. Newquist explained that the 4:12 roof pitch requirement was difficult for architects to design on porches.
 - ii. Mr. Newquist referenced a discussion from the previous meeting regarding the procedures for oversight of projects following ARB approval. Specifically, the board questioned the process for determining if any changes to designs after ARB approval are allowable. Mr. Childress noted that he trusts Mr. Newquist and Mr. Walker to determine if any changes made between the ARB approval and permit issuance are allowable.

5. NEW BUSINESS

- a. New Home Application – 300C Myrtle Ave
 - i. Mr. Newquist introduced Kevin Bunting, the property owner and builder for 300C Myrtle Avenue. Mr. Bunting prefaced his application by clarifying where his property is, being located across from the Town Hall on a private drive. He explained his and his wife's background, noting that he is from Charleston and his wife, Toni, is from Georgetown County. He purchased the property 3 years ago

with the intention of living in the home full-time once built. Mr. Bunting explained that he designed the house to fit in seamlessly with the surrounding properties. He further explained that all pertinent ordinances are met with his design. He noted that it is a long, narrow house due to the lot dimensions, with the design structured to look towards the creek. Lastly, he stated that he designed the house to feature the color "Pawleys Island Green," which he explained is a shade of green he's observed on many other homes across the island. Mr. Childress questioned if the 3:12 roof pitch requirement was effective immediately, to which Mr. Newquist confirmed that it is effective immediately and the design meets these requirements.

- ii. Mr. Newquist explained that the proposed design meets all elevation and setback requirements. He thanked Mr. Walker and Mr. Bunting for a productive meeting prior to the ARB submittal to ensure that the proposed design is in full compliance with all Town ordinances. Mr. Walker confirmed that he saw no red flags with the design. Mr. Felton noted that the house is proposed to be 49 feet in height and requested clarification that the height is allowable. Mr. Newquist confirmed that the house falls under the 35 feet above DFE requirement. Mrs. Keller commended Mr. Bunting for his design, explaining that it looks like it was designed 100 years ago and has a traditional Pawleys Island look.
- iii. **Presiding Officer Mr. Childress requested a motion for approval of the proposed design for 300C Myrtle Ave as submitted. Mr. Robinson motioned to approve. Mrs. Keller seconded the motion. All voted in favor. None opposed.**

6. OTHER ITEMS.

- a. Mr. Newquist explained to the board that there are several applications on the horizon for upcoming ARB meetings, but applications are still incomplete, and no date has been officially set.

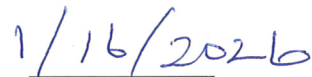
7. NEXT ARB MEETING – Tentatively October 9, 2025

8. ADJOURN

Presiding Officer Mr. Childress requested a motion to adjourn the meeting. Mr. Robinson motioned to adjourn the meeting. Mr. Felton seconded the motion. All voted in favor, and none opposed.



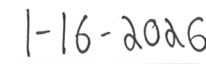
APPROVED



DATE



ATTEST



DATE