



TOWN OF PAWLEYS ISLAND

ARCHITECTURAL REVIEW BOARD MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
1/16/2026 – 9:30 AM

PRESENT: Milt Childress (Presiding Officer), Green Deschamps (Virtual), John Felton (Virtual)

ABSENT: Linda Keller, Frank Robinson

STAFF PRESENT: Dan Newquist, Corey Higdon, Paul Groce (Council member), Michael Walker (ARB Advisory), Whitney Newman (Architect Advisor), Lindsey DeGrendel (Intern)

ADDITIONAL PRESENT: Creech Family (Owners of 188 Atlantic Ave), Vern Newman (Architect for 188 Atlantic Ave), Michael Walker (Architect for 164 Atlantic)

1. CALL TO ORDER/ OPENING REMARKS

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

2. AGENDA REVIEW

- a. No adjustments were made.

3. APPROVAL OF MINUTES

- a. 8-28-25 ARB Meeting Minutes
 - i. Mr. Childress requested a motion to approve the minutes from the 8-28-25 ARB meeting. John Felton 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 suggested including Article 12 of the Unified Development Code (UDC) as an appendix in the ARB guidelines. Article 12 lays out the procedures and guidelines of the Architectural Review Board, which would ensure there is no discrepancy between the UDC and the ARB Guidelines.
 - ii. Mr. Newquist suggested providing examples of newly constructed homes that went through the ARB process in the guidelines. Many of these homes mimic older constructions on the island, giving new architects a good example of what is desired for ARB submittal while also commending those who have excelled in their designs.
 - iii. Mr. Newquist emphasized that the newly built homes must align with the submitted and approved designs. Mr. Walker implied that oftentimes constructions vary from the approved designs (total sq. feet, total height, architectural design elements). Mr. Newquist emphasized that builders and inspectors should be knowledgeable of the specific design guidelines. It has become a priority of the ARB to ensure that the approved designs are followed through the entire construction process. Mr. Newquist recommended that contractors notify the town of changes to their designs as early as possible in the

permitting process, so town staff can determine whether the change needs to be reviewed by ARB or can be approved by staff. Mr. Childress suggested postponing the vote to a later meeting to holistically update the guidelines.

5. NEW BUSINESS

a. New Home Application – 164 Atlantic Ave

- i. Mr. Walker stated the 164 Atlantic Ave property owners were no longer satisfied with their home, due to issues with its design and location, such as frequent flooding. Mr. Walker presented the floor plans and elevations for the house. He further explained that all the pertinent ordinances are met with this design. He also noted that the materials from the old home will be reused in the new design, which was commended by members of the board.
- ii. Mr. Newquist acknowledged that the house is extremely prone to flooding and understands that the property owners would like to move the house to another location on the property. No trees are removed in the proposed application. Mr. Walker noted that it is more of a “straightforward” lot when compared to other lots on the island, with no encroachments or setback issues. Mr. Newman noted that there are no “red flags” from his perspective as the ARB architect advisor.
- iii. **Mr. Childress requested a motion for approval of the proposed design for 164 Atlantic Ave as submitted. Mr. DesChamps motioned to approve. Mr. Felton seconded the motion. All voted in favor. None opposed.**

b. New Home Application – 188 Atlantic Ave

- i. Mr. Newman explained that the property had been owned by the Creech Family for 50+ years. He noted that the family wanted to reconstruct the home to accommodate their needs. Mr. Newman discussed how he incorporated traditional aspects of a Pawleys Island home in his designs. He further explained that all pertinent ordinances are met with his design. Similar to the previous submittal for 164 Atlantic, Mr. Newman suggested that materials from the previous home will be used in the construction of the new home.
- ii. Dan mentioned that the lot is larger than typical lots on Pawleys Island. He noted that due to it’s size, the family inquired about potentially subdividing the lot. The Creech family ultimately decided to move forward with a new home rather than subdividing. Mr. Walker raised no “red flags” with the designs, and they meet all requirements from his perspective.
- iii. **Mr. Childress requested a motion to approval of the proposed design for 188 Atlantic Ave as submitted. Mr. DesChamps motioned to approve. Mr. Felton seconded the motion. All voted in favor. None opposed.**

6. OTHER ITEMS.

- a. Mr. Newquist gave an overview of recent progress in the Historic Preservation Initiative, including a recent workshop with the town’s historic preservation consultant.

7. NEXT ARB MEETING – Spring, 2026

8. ADJOURN

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



APPROVED



ATTEST

05/01/2026

DATE

5-1-2026

DATE

