

## **Explore ARB Philosophy & Guidelines Subcommittee G-4**

The subcommittee has exercised its due diligence by reading the Architectural Review Board (ARB) manual "Designing With Native" and conducting numerous interviews. We met with Bill Marshall (outgoing ARB administrator), Coy Foster (Seabrook POA ARB administrator), Joe Bunting (KICA general manager), Charlie Lipuma (Town planning comm.), Bin Gamble (KICA covenant compliance committee chairman) plus other contractors and architects. Those interviewed were cooperative and forthright, although they did not necessarily speak officially for the organizations they represented.

The Kiawah Island ARB was established in the General Covenants by the original developer. The authority to administer the ARB was empowered to the developer and remains that way until voluntarily relinquished. Please note the Development Agreement excerpts as follows:

"The ARB shall have sole and exclusive jurisdiction with regard to the standards and guidelines set forth in "Designing with Nature" and other matters within its jurisdiction under Article U, sections I & 2, of the General Covenants."

Note also the following excerpt:

"The Town agrees that it will not establish an architectural body during the term of this Agreement (2008) which replaces or duplicates the jurisdiction of the ARB as reserved to it under this subsection."

Stated in the KICA General Covenants under Article VI[, Section 3 is the right of the Developer (KRA) to assign ARB functions to the KICA which is obligated to accept and exercise those duties.

In as much as the developer has recently expressed no interest in relinquishing his authority for at least five years, this subcommittee has not speculated on matters that would affect the KICA at that time. However, the KICA staff has expressed the confidence in accepting those additional administrative responsibilities at whatever time they occur. Furthermore, upstairs office space is earmarked for this important phase of Kiawah Island's growth.

The subcommittee has focused on how the KICA can assist in the current administration of ARB procedures while also preparing itself for the eventual transition. The workload of the ARB has experienced a tremendous increase due to the explosive growth of Kiawah Island. At this writing, 189 new construction projects are underway. Some of the new development areas include more restrictions which translates into more administrative time. The same can be said for the fact that new houses are trending larger (4563 sq. ft. average). The ARB now conducts site meetings with the owner, architect, and builder which also adds countless working hours. Note also the impending renovation of the older neighborhoods.

The areas under the control of the ARB include the following:

- 1) 1) New single family residence construction
- 2) 2) Major additions or alterations
- 3) 3) Minor additions or alterations including garages, pools/spas, beach walkways, gazebos, boathouses, decks/porches, docks/bulkheads, fences, walls, and service yards
- 4) 4) New multi family construction
- 5) 5) Alterations to multi family construction
- 6) 6) Repainting and/or reshingling
- 7) 7) Graphic systems (signage)
- 8) 8) Landscaping
- 9) 9) Nonresidential structures

The property owners overwhelming opinion of the history of ARB appears to be very positive, which is supported by the popularity of Kiawah Island and its property values. Furthermore, while this subcommittee did not presume to judge the performance of the ARB, various interviews and conversations revealed comments that need to be recognized. They include as follows:

- • A few single family homes have architecture that most property owners judge not to be consistent with the Kiawah Island look
- • The process to obtain ARB permits has become much slower • The refunding of the construction deposit is very slow
- • "Designating With Nature" would be more user friendly with a table of
- • contents and an index

- • I-low will the ARB deal with the issue of architectural compatibility of newer homes in older neighborhoods?
- • Sometimes ARB restrictions are not compatible with those of the Town

Upon evaluating the intense workload of the current ARB and recognizing the inevitable transfer of operations to the KICA, the subcommittee recommends that some ARB H responsibilities be requested to be empowered to the KICA in the near future. Those areas of responsibility for ARB 11 could include minor additions or alterations to single and multifamily construction, the graphic system post construction landscaping issues and minor special projects.

The ARB 11 Board could be comprised of one or two existing ARB members and two or three property owner volunteers with professional experience in architecture, construction or landscaping. If possible, current KICA staff people now involved with covenant compliance could be blended with the existing ARB process. Arrangements could be made to contract the services of an architect at an hourly fee. The fee structure for pen-nits should be reviewed so that the ARB II operation is self supporting. Lastly, the subcommittee recommends that an appeal process be established at the onset of this structure.

It is essential for the continuing success of the ARB that there be a cooperative and sensitive effort with the Town of Kiawah code enforcement process. Identifying specific individuals to act as liaisons from each entity would facilitate interaction during the permit and approval process. Furthermore, informative and educational articles in "The Kiawah Island Digest" about the ARB process would also contributed to a positive feeling of the community.

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