

The Tides

October 17, 2017

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Town of
Pawleys Island
SOUTH CAROLINA

THIS IS A SPECIAL AND URGENT ISSUE OF THE PAWLEYS TIDES!

On Friday, October 6, 2017 The South Carolina Department of Health and Environmental control (DHEC) issued the new base and setback lines that we warned our property owners about in the September TIDES.

I was SHOCKED at the impact of these new lines on Pawleys Island, and believe that our property owners have more been severely impacted relative to the number of structures than any other community on the South Carolina Coast!

The Coastal Observer said that 122 structures on Pawleys have been impacted, including three buildings in Pawleys Pier Village!

The new base lines have moved west as much as 108 feet in some parts of the island!

For the first time there are second row houses that have been impacted, all on or near Springs Street where the setback line is in the creek, and may even impact the ability to replace some docks if they are destroyed!

The structures on Pawleys affected by the lines changes are located as far north as Third Street.

Once “finalized” this base line can never move seaward again.

Only properly owners affected by the lines can appeal, not a government unless it has property affected by the lines.

Comments have to be received by DHEC before November 6, 2017. There will be public comment session October 23rd (Beaufort) October 24th (Charleston) and October 25 (Myrtle Beach). The lines are to be “finalized” on December 31, 2017.

You should review the lines and public comment information at the web site below ASAP:

<http://www.scdhec.gov/HomeAndEnvironment/Water/CoastalManagement/BeachManagement/BeachfrontJurisdiction/> For the description and process between now and December 31 when the lines are to be final.

<https://gis.dhec.sc.gov/shoreline/#> For the Aerial photography including the current and the proposed lined which can be zoomed down to individual structures

Subject to confirmation of any recent legislation I believe the items below should be of specific concern to our property owners.

Allowed seaward of the Base Line by property owners

- beach walkway
- decks up to 144 sq. feet
- "Special Permits" for house construction where the property owner would have no reasonable use of his property. The house cannot be located on a primary dune or on the active beach, and if the beach ever erodes so that the house is located on the active beach, it must be removed at the owner's expense. (In the more than 25 years of beachfront management by the State only 60 special permits have been issued, and there are now nearly that many structures just on Pawleys that are behind the new base lines!)

Allowed between the Baseline and the Setback Line

- No new seawalls
- If existing seawalls are 50% or more destroyed they cannot be rebuilt (and may be required to be removed)
- New houses and remodeling limited to 5,000 square feet of heated space, additions must go landward or upward
- Houses damaged more than 66.67% may be rebuilt to original size as far landward on the lot as possible
- Dune walkovers, decks up to 144 sq. ft.
- Pools only if landward of an existing functional erosion control structure

In my opinion this means you are giving up more of your free use and control of your property to the State of South Carolina! Those things "allowed" as stated above are all subject to change by the legislature (or in some cases by the regulators) in the future.

We are working with the other Coastal Mayors and Administrators to determine what can be done to extend the deadlines and to challenge the process. We also believe that governments should be able to appeal the process. Our group has spoken with 2 lobbyists, an attorney, and a coastal expert who all agree that this compressed schedule isn't good for a permanent state policy, particularly without public data disclosure as required by statute. They are looking into our main question of a time extension. The Legislature, which could address this, does not meet until January, and we are not sure what the authority DHEC board or Governor McMaster may have to delay the process.

What should a property owner do?

1. Become familiar with the what is happening, understand the urgency
2. Know how the line changes affect your property
3. Consider employing experts to argue your case during comments and/or on appeal
4. Fill out the comment form on the DHEC website expressing your opposition
5. **Contact Governor Henry McMaster, and your Senator and Representative** and make them aware of the impact of these line changes and the very short time frame. Ask them to get behind a one-year delay of the lines, and to give the local governments the ability to appeal the process.
6. If you are familiar with any member of the DHEC Board contact them as well
7. [Chairman and Member-at-large - Allen Amsler](#), 1st District – Vacant, [2nd District- Robert Kenyon Wells](#), [3rd District - Charles M. Joye II, P.E.](#), [4th District - L. Clarence Batts, Jr.](#), 5th District - Ann B. Kirol, DDS, Secretary, [6th District - David W. Gillespie, MD](#), 7th District – Vacant

Sincerely,

Bill Otis,
Mayor