

**MINUTES
PAWLEYS ISLAND COUNCIL MEETING**

DATE/PLACE: August 10, 2020
Virtual Meeting

PRESENT: Mayor Brian Henry, Ashley Carter, Guerry Green, Rocky Holliday & Sarah Zimmerman

ABSENT: None

PUBLIC COMMENT

Diane Allen read the following public comments emailed to the Town Hall.

Emile Carey wrote regarding the drone video post Isiais; "Damage shows the story: The North End shows almost no damage and the South End pictures severe destruction. The historic section, a "private beach", appears to have been protected by the 15-million-dollar beach renourishment. The North End and the South End are paying to protect the "private beach" because of the Town Council's plan for beach renourishment. The North End should have the same status as the "private beach" with no parking. The South End needs to stop filling Pawleys Creek with the sand from beach renourishment. Beach renourishment is killing Pawleys Island!"

Mark Hawn wrote regarding banning boats on beach overnight; The following is important to note:

1. There are very few boats that are on the beach. On average, a couple per week during the season-max.
2. Those are typically vacationers who might choose elsewhere to go. I know this is a big deal to the 2-3 of them I know.
3. It is impractical to pull a boat off on a daily basis.
4. Typically, the boats are pulled quite nigh near the dunes-unclear if this has ever presented a turtle issue. There are many other things that are obstructing turtles that we are not doing much about—there are dozens of docks/piers that block access, let alone tents and other things.

Chuck Campbell wrote "I would like to know the rationale behind the local ordinance proposed to prohibit boats being left on the beach overnight. It appears to me that there is not a real problem here. Why would this be an issue? How do we suddenly have a problem, when we've never heard the council mention this before and when it is mentioned now, it is to discuss a complete prohibition? In all the time I've spent on the beaches on Pawleys, I've never seen more than one or two boats anywhere on the beach. This seems like a solution in search of a problem. Small sailboats are quite difficult to sail through the creek from the public boat ramps and there is no location allowed to launch a small sailboat from a trailer on the beach side. If I take the time to get the boat out to the ocean side, I don't have much opportunity to sail before the tide requires me to try and sail back to the boat ramp again. I could see that we would not want boats permanently stored on the beach but there should be no real problem with putting the boat on the beach for a few days to a week at a time, allowing it's use in the ocean regularly. If necessary, a specific location for overnight parking could be designated. Alternately, there should be a location where the boats could be launched and recovered on the ocean side, say at the South End parking lot. I am also fine with not leaving trailers at the ramps overnight. Regarding the condemnation of easements, please inform us of the nature of discussion about condemning easements. We do not need to know anything confidential about the details but what easements and what are the reasons for the condemnation? If the above cannot be shared, we would like to know why and if the discussions taking place are involving the current stake-holders?"

APPROVAL OF 7/13/20 REGULAR MEETING MINUTES & 7/27/20 SPECIAL COUNCIL MEETING - Ashley Carter made a motion to approve both 7/13/20 & 7/27/20 meeting minutes. Rocky Holliday seconded. All in favor.

REPORTS AND UPDATES

A. Planning Commission Report – John Hildreth, Planning Commission Chair

- I. Recommendations to establish a Town Architectural Review Board (ARB) – John Hildreth stated that there are a lot of houses being built on the island that are not in keeping with the historic look of the Pawleys Island house. Many of them are very large and very tall. He asked architect David Graham for some input. After a few hours of discussion Mr. Graham stated that the only way the Town can maintain the Pawleys look is to have an architectural review board. Mr. Hildreth stated that he would like a review board that is reasonable that would not be very restrictive. The Planning Commission made a recommendation to Council that David Graham look at what the Town could use as an outline for an ARB to enable Pawleys to keep their historic look. The Planning Commission's next meeting will be in September and with Council's approval the Commission will look at establishing a document. Mayor Henry stated that the purpose of this board is to help people and not be burdensome to those who may not know the history and character of the island that makes Pawleys unique. Guerry Green stated that a builder came to him and told him that he had to build the houses the way they are currently being built because of the ordinance that council passed to lift up the floor elevation to save some money on flood insurance premiums. Mayor Henry stated that that was an unintentional consequence by trying to do the right thing with insurance which is why this is a good time to revisit these issues to bring it to a good common ground. David Graham stated that the roof pitch and the overall structure limits people with ceiling height and the 3 ft overboard on the pilings really changes the scale on a lot of the houses. Mr. Hildreth stated that the premium will not change on a house once it is over 4ft. above the BFE. Mr. Graham stated that all the communities in the area have some sort of ARB and they are all a little bit different. Our ARB could be as simple as incorporating some pictures in our zoning ordinances and the drawings could be reviewed by someone on staff. If they felt the drawings were not within the guidelines then it could go back to the Planning Commission. The plans could be reviewed by an architectural professional and generally this includes a review fee. There could be an appeals process if there is an objection. There are many ways to do it. The Pawleys look is all about proportion and scale. Dormers, roof pitches, windows, exposed rafter tails, railings, colors are things that should be examined. Ashley Carter has concerns about having an ARB in that it may become very difficult to do and that Pawleys has gone a long time without one. Is it really that necessary? Mayor Henry stated that if we had an ARB, we would have a professional to help us. He feels that we should try to have some conformity on some level. Guerry Green felt that this ARB should not make building on Pawleys too arduous a task. Sarah Zimmerman stated that she would like to revisit it with recommendations from the Planning Commission and David Graham. Rocky Holliday feels that we should approach this with an ARB-like approach. David Graham stated that we could think of this as sort of an educational tool with some kind of manual as a guideline of what we think a Pawleys Island house looks like with some details. When it comes to the enforcement, then Council can decide how strict they want to be. Mayor Henry asked Council if they felt it was a good idea to continue looking into this and Council agreed that this is a worthwhile exercise.

II. Recommendations to establish local ordinance prohibiting boats from being left on the beach overnight. John Hildreth stated the individual who approached about this was concerned because the boat he was talking about was there on the beach all summer. Not just for a week or two and that they also drive on the beach to get there boat off the beach before the hurricane. Also, now it's just a couple of boats here and there but he doesn't want to see the amount of boats on the beach increase as time goes on. Rocky doesn't see this as a huge problem. If we had hundreds of boats on the beach it would be a matter to consider. Guerry Green feels that it should be monitored if there is a boat that is on the beach for weeks on end. Ryan Fabbri stated that there is an ordinance that prohibits tents but nothing that addresses catamarans. There has never been a problem in the past – there are a few that are in the same area every summer and then they are gone for the remainder of the year. No recommendation made on this matter.

B. Administrators Report

I. Hurricane Isaias Update – Steve Traynum from Coastal Science and Engineering stated that they did a post storm survey last week. The storm hit at the worst time, high tide, but it was a quickly moving storm. The beach held up really well. The waves were overtopping the top of the dune with the surge in some areas but the majority of it was water just lapping over the top of the dune. There were a few walkovers that the contractor was not able to fill underneath with sand so water was able to funnel through there. Vegetation did ok. It appears that we only lost about 30,000 yds. of sand from the south parking lot to 1,000 feet north of the pier, where the project was done, with the majority of loss being south of Hazard Street. North of the pier we gained a good bit of sand from 1st Street to 3rd Street which is what was expected to happen and will continue to happen for the next couple of years. South of the south parking lot is starting to erode back now and we are not seeing any obvious places where sand is inflowing the creek. The north-end of the island is healthier now than it was post project. Other than those minor areas that had those wash throughs under the walkways there was really no damage to the beach at south-end of the island. He would like to patch some of those areas were breached with this last storm. Ryan Fabbri stated that OCRM was here right after the storm. They said that this would be the responsibility of the homeowner so these people have been given the name and number for them to call and schedule the work to be done.

C. Police Report-

Chief Fanning reviewed July 2020 police report. (See Attached)

D. Building Report

Ryan Fabbri stated there is nothing out of the ordinary.

E. Financial Report

Ryan Fabbri stated that the A-tax Revenues have almost caught up with this time last year.

I. Approval payment to Coastal Science & Engineering for \$12,565.44 (Invoice # 20-05-2468)
Rocky Holliday made a motion to approve payment to CSE for \$12,565.44. Guerry Green seconded. All in favor.

BUSINESS

A. Appointments to Boards, Commissions and Committees

I. Appoint someone to Zoning Board of Appeals for a term expiring February 18, 2023. This appointee will fill the unexpired term of Mike Adams. Mayor Henry stated that we will have someone to fill this position at the September Council meeting.

COMMENTS BY COUNCIL MEMBERS

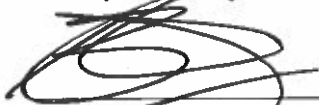
Mayor Henry thanked Georgetown County for partnering with the Town of Pawleys Island in being willing to pick up the vegetative debris of marsh grass that was pushed up into properties and into the road from the storm.


EXECUTIVE SESSION – Pursuant to the Freedom of Information Act 30-4-70-(a)(2) legal advice or other matters covered by the attorney-client privilege; specifically, the condemnation of easements on three oceanfront parcels. **Motion made by Ashley Carter to step down into Executive Session. Rocky Holliday seconded. All in favor. Ashley Carter made a motion to step down from Executive Session.**

Upon returning to open session, Council may take action on matters discussed in Executive Session. No decisions were made.

ADJOURNMENT

Rocky Holliday made a motion to adjourn. Guerry Green seconded. All in favor.



APPROVED


ATTEST

10/2/20
DATE

9-14-2020
DATE