

**MINUTES  
PAWLEYS ISLAND COUNCIL MEETING**

DATE/PLACE:        March 8, 2021  
                          Virtual Meeting

PRESENT:            Mayor Brian Henry, Rocky Holliday & Guerry Green

ABSENT:            Ashley Carter, Sarah Zimmerman

**CALL TO ORDER**

Town Council convened and Mayor Henry called the meeting to order at 5:01 p.m.

**PUBLIC COMMENT**

Submitted written public comments attached to minutes.

**APPROVAL OF 2/8/2021 REGULAR COUNCIL MINUTES.** Rocky Holliday made a motion to approve 1/11/2021 meeting minutes. Guerry Green seconded. All in favor.

**REPORTS AND UPDATES**

**A. Review of Comprehensive Annual Financial Report for year ended December 31, 2019 (Stacey Moree – Harper, Poston & Moree, CPAs).** Mayor Henry questioned why we're only now getting to 2019. Stacey Moree stated that she provided Ryan Fabbri with a draft back him in June of 2020, but that he got involved with some things over the summer and the fall that took some of his attention. So, he couldn't complete his review, write his MD&A, and get it back to us until December and the final report was issued in January 2021. We need to get back on our same schedule. Stacey Moree reviewed the executive summary of the full audit report, which is presented on a full accrual, full government wide basis. The combines all the funds, all the programs, all the activities of the town into one for financial statement presentation purposes. At the end of the 2019, the Town had assets that consisted of unrestricted cash and investments of \$864,000, restricted cash and investments of \$9,634,000 (cash primarily restricted for beach renourishment), receivables of \$139,000, small amount of prepaid expenses of \$504, and capital assets net of accumulated depreciation of \$1,474,000, giving the Town total assets for the year of \$12,113,000. Liabilities, the Town had accounts payable and some accrued expenses of \$665,000, unearned police revenues and \$960, unearned grant revenues of \$2,867,000 (grant revenues received for the beach renourishment that had not been spent at the end of 2019), compensated absences for vacation payable of \$6,600, and bonds payable of \$2.8 million (bonds issued for the beach renourishment project), giving the Town total liabilities in 2019 of \$6,340,000. Difference between assets and liabilities leaves us with our net position of \$5,773,000 of which \$1,474,000 is investment in hard capital assets and \$3,401,000 is restricted primarily for beach renourishment. Total unrestricted net equity, \$897,000. The big takeaway here is that fund balance has stayed relatively consistent over the last five years. And the town does have adequate reserves on hand at the end of 2019 to meet its future programs and activities.

Rocky Holliday asked if council should expect to see the 2020 audit initial results from her around the middle of the year and she confirmed that's what she's hoping for. She said the normal schedule is to issue these reports end of May, beginning of June, and usually we'd report to council around July. Once you start getting too far past year end, the financial statements become somewhat irrelevant. These are supposed to be a tool for council to use, to make financial decisions. Guerry Green asked if the Santee Cooper surprise from last year was noticed anywhere in the audit report. Mrs. Moree said it is only reported as a note disclosure because it was decided after the end of December 2019. So, there is a note disclosure that explains the situation, but that note will not be reflected until 2020 when Santee Cooper begins to keep the Town's franchise payments.

**B. Tourism Marketing Update (Mark Stevens).** Mayor Henry stated that at last month's council meeting council approved the tourism and marketing budget, but we made a request for more information about the marketing plan for this year and the future plans for the Town's tourism website. Mark Stevens and Beth Stedman from the Georgetown County Chamber of Commerce have agreed to attend this meeting and give us an update. Presentation slides included with meeting minutes.

**C. Planning Commission Report (John Hildreth).** Mayor Henry stated that he feels good about the work that the planning commission has done on their recommendations for architectural design guidelines. He said it's important to note that the last thing council wants to do is tell people what they can't do. We want people to be free to build what they want, but at the same time, we don't want people building big boxes if we can help it. Also, we don't want to accidentally devalue somebody's property by limiting what they can build on a limited footprint. So, there's a lot of nuances to this. John Hildreth started by saying that he's pursued every possible resource that he could find to come up with to preserve the unique and beautiful historic Pawleys Island. The Planning Commission approved recommending creating an architectural review board and 6 main guidelines to council for approval.

1. Main Roof Pitch - The home shall have a minimum main roof pitch of 9/12.
2. Second Floor Size - Second floor heated square footage shall not exceed 80% of first floor heated square footage, (and shall be achieved through the use of dormers or intersecting gables)
3. First floors must have a porch that occupies at least 50% of the perimeter of the first floor's heated square footage (for example, a wrap-around porch on the front and side, or porches on the front and back).
4. Porches on the second floor above the flood plain shall not exceed 20 % of the square footage of the porches on the first floor above the flood plain. Widow's walks of 100 square feet are allowed under current zoning.
5. Boxy designs - Houses shall not have two-story, slab-sided, boxy exterior walls (including screened porches) on any side.
6. "Materials approved for use as exterior siding include cedar or other natural wood lap siding and/or shakes, Hardee board lap siding and/or shakes, and board and batten assemblies of those materials. Other materials (e.g. brick) would also be considered based on the usage and design aesthetic of the home. Materials specifically not approved include vinyl or aluminum siding, and non-cementitious stucco (EIFS) systems."



Mayor Henry thanked Mr. Hildreth for the presentation and opened it up to the other council members for their feedback on each point. Guerry Green said he would like to understand how these would impact a house that might have a smaller footprint. When you combine that with the fact that you've got to go up, I think it's 15 or 16 feet from the base flood elevation, and then you're limited at the top. Rocky Holliday said that it seems to be a reasonable way to try to achieve a reduction in the amount of boxiness, but it would be great to better understand what the impact of some of these changes on smaller more restrictive lots. While all of us have great intentions, and I think the overall notion here is fantastic and I'm very supportive of it, but I just don't want to have unintended consequences. Guerry Green said that he feels like ARB came out of what he classifies as unintended consequences. When we raised the first floor elevation and we didn't raise the elevation of the peak of the roof, people had to get creative to get around that. I don't think anybody intended the fact that we might save a little bit on flood insurance, led to big boxy houses potentially. I don't know if that's always the case, but the bottom line to me is unintended consequences, and how do you vet them. Are there any allowances for old houses that need to be rebuilt after a hurricane? Are there any allowances to build back exactly what they had? Mr. Hildreth said that he believed these guidelines are focused on new construction.

Mayor Henry said he believes there's a mentality of thinking that it's too late. I look up and down the Island now. There are so many houses that don't fit the aesthetic anymore. Why are you trying to limit what people can do? It's already done. That's one school of thought. Another school of thought is, okay, let's put down a marker right now and do everything we can to protect the lineage, the history, the character of what made Pawleys so special? At some point, we've got to get serious, and we've got to protect the heritage of the Island. We've got a beautiful Creek, we've got a beautiful ocean, we've got a renourished beach, all of those things. There are some smaller lots that we have to give some allowance or some contingency for. Mayor Henry said that guidelines #3 and #4 on this list are really the only ones that gave him some heartburn.

Ryan Fabbri said the Town increased the minimum roof pitch to 7/12 a couple of years ago, and also raised the maximum roof height from 30 feet above design flood elevation to 35 feet. This created steeper roofs, but also gave a little extra building height so that it wouldn't negatively impact ceiling heights. A 9/12 roof pitch is even steeper and it's going to pose design challenges for smaller lots. He believes all of these impacts should be considered before any decisions are made. Rocky Holliday told Mayor Henry that when looking at these guidelines one-by-one, I'm with you. He thinks #1 and #2 are fine, #3 and #4 need to be thought about some more because he thinks the unintended consequences of those on small lots will be substantial. Mayor Brian Henry said he agreed with that. Mr. Holliday then stated that he thinks #5 and #6 are fine as well. Mayor Henry mentioned that the Town's zoning board of appeals could address scenarios where someone has a smaller lot, and they have a hardship. Rocky Holliday asked if there's a way to add in some design elements that we will consider, and if you're going to achieve that second floor reduction, here are the elements we would like to see there. He'd love to see some actual sketches in there of the design elements that we're going to require. Mr. Hildreth said he has some examples and he'd get them to members of council.

Mayor Henry said his concern is that we keep pushing this down the road a little bit and feels we might need a joint workshop meeting between town council and the planning commission. This requires some time invested in looking at these in detail and looking at some specific examples and what is the impact on smaller lots? What is the impact on the setbacks and height? Rocky Holliday asked if there's a way to do this in multiple steps to get something in place? That gets us down the road and moves us more toward the solution that we want and then give ourselves the time to iron out some details and then come back with a revision and make it more of a living process. We learn as we go, we see what people do with the designs, and we like it or we don't like it, and we adjust and stay on top of this thing. But I think if we just wait and don't do anything and wait until we've got a whole comprehensive approach that we all love, we could be here next year talking about that. Mayor Henry and Mr. Hildreth agreed. Guerry Green said he thinks if you allow people who already have houses to keep the aesthetics and what they've got and take a special consideration for that, then you get rid of a lot of objections right off the bat. Plus, you acknowledge that a house on the South end or a small creek house on the North is completely different from an old Pawleys house in the middle part of the island. If somebody wants to duplicate what they've already got before a hurricane takes it out, then a lot of consideration is taken for that, and hopefully they can do that. Again, I think that takes away a lot of objections and worries a lot of people might have. Mayor Henry stated that he liked the direction this is going in and recapped the discussion. The main things I heard were that #3 and #4 are probably not quite there yet, because there's definitely some unintended consequences in those. #1, #2, #5, and #6, we feel pretty good about. Maybe further clarify either item two or item five as to the specific design elements that we are recommending or mandating, whether it be dormers or gables or something like that. I heard there needs to be some grandfathering included in the ordinance or the resolution. Mayor Henry said that he will work on setting up a workshop meeting and hopefully get to the point where a first reading of an ordinance can take place in May.

- D. **Police Report.** Administrator Fabbri informed everyone that Chief Fanning was out of town for training, and he would not be present to go over the monthly police report. Chief Fanning would be back in the office later in the week if anyone had questions regarding the report.
- E. **Building Report.** Ryan Fabbri stated there is nothing out of the ordinary. (See Attached)
- F. **Financial Report.**
  - I. **Guerry Green made a motion to approve payment to LEXIPOL for \$4,258.00. Rocky Holliday seconded. All in favor.**

## **BUSINESS**

- A. **Consideration of Emergency Ordinance 2021-02 to replace 2021-01 which expires November 16, 2020.** Ryan Fabbri stated that this ordinance replaces the current emergency ordinance 2021-01 and it will expire after 61 days or it's rescinded by Town Council, whichever comes first. This would be the 6th extension of the original COVID-19 emergency ordinance that was originally approved back in March 2020. It allows for council to continue meeting virtually and for the administrator to adjust the routine operating procedures at Town Hall. This is just a formality. **Guerry Green made a motion to approve Emergency Ordinance 2021-02 to replace 2021-01. Rocky Holliday seconded. All in favor.**



**B. Storm Drain Pilot Program.** Rocky Holliday said there are a number of things that have taken place since we last discuss the project. Mayor Henry and I met with Lee Hewitt and had a good pitch with him, gave him the presentation that I gave to council about the Storm Water Pilot program. Lee was very supportive and in fact, he went out on his own and contacted the leadership at OCRM to make sure that they understood what we were going to do and were on board with it. He got some good feedback from them that they really didn't think that it was going to be a major issue for them from a permitting perspective. Mr. Hewitt thought there might be some opportunities to do this same sort of program in other locations that he has his legal or governmental responsibility for. Mr. Holliday also made some presentations recently to several property owners that own property around the North Causeway area that we're thinking about a pilot, very good feedback. A number of those folks have indicated their willingness to participate in the public-private partnership by providing private funding that would help us on the policy side. I thought that was very positive and I've got a few more of those yet to do, but those have been going well. He also met with Sanders Construction that does all of this work in Charleston. We had gotten some pricing from them about the storm drain cleaning and valve installation that was quite pricey, and so they came back. We really sharpened pencils, looked at alternative solutions, ways of going about doing this, that I think we'll probably cut that price about in half. Hopefully, with everything goes well, we can continue to get good support from the community in terms of funding, the private funding aspect. I'm looking at maybe April, May, as a timeframe to actually get this done.

**C. Conceptual Designs for new Official Town Logo.** Mayor Henry presented council with a few conceptual logo designs that he's received so far. Council provided design feedback and the mayor said he'd incorporate their ideas into the designs and bring them something to review in a few months.

COMMENTS BY COUNCIL MEMBERS


Mayor Brian Henry believes council should take on a discussion about two-year versus four-year terms. Right now, every two years, every town council member and the mayor run for another two-year term. It makes sense to go to four-year terms and have them staggered. He also wants to see council revisit the conversation on sources of long-term funding for capital projects. We've met on that. We've already identified it as a priority. We need to either go down a path or talk about some type of bond or tax or whatever other revenue options are available. I know it's not popular. Maybe we don't need one. Maybe there's some other solutions to it, but I think we need to keep it on the dashboard, so to speak as we have the upcoming meetings.

ADJOURNMENT

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

  
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