



**PAWLEYS ISLAND TOWN COUNCIL MINUTES
MAY 17, 2021**

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

ABSENT: NONE

CALL TO ORDER

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

PUBLIC COMMENTS

Mayor Henry called for any public comments. Robert Moser asked to say a few words about sand erosion on the North End Jetty. Robert gave pictures to all of Town Council. He discussed how he has seen a considerable amount of deterioration and would like something to be done about it before it got worse. Rocky Holliday asked Robert when about the last time the issue was addressed. Robert was not sure. Mayor Henry asked Ryan Fabbri if the Army Corps of Engineers would handle that matter. Ryan discussed how the Army Corps of Engineers would not handle that kind of matter. They would be able to do a study of the problem to determine the best solution to fix it which would cost around \$30,000. Sarah Zimmerman asked if Coastal Science Engineering would do a study at cheaper rate. Ryan said he has not talked to them about the North End Jetty. Mayor Henry thanked Robert for his comments.

APPROVAL OF 4/12/2021 REGURAL COUNCIL MINUTES

Mayor Henry asks for a motion to approve the April 12, 2021 minutes. Guerry Green made a motion to approve the minutes. Mayor Henry seconded the motion. The motion passed.

REPORTS AND UPDATES

A. Administrator's Report

Mayor Henry asked Ryan to give an update on the Administrator's Report. Ryan discussed the hiring of Preston Janco as the new Town Clerk. Ryan discussed his credentials of working for Horry County government and graduating from Coastal Carolina University. Ryan also stated that Preston is eager to learn. Ryan recommended him to Mayor Henry. Mayor Henry met with Preston Janco and liked his positive attitude and agreed with Ryan about his eagerness to learn.

Ryan discussed the new water sensor that was put in at the North End of the beach. It was installed that very day. The goal of the water sensor is to detect the tide level at every point in the day. It can predict what tides will look like in the future. Sarah Zimmerman asked Ryan what website she can access to monitor the tide levels. Ryan did not have the website on him, but he stated that the link will be posted on the Town of Pawleys Island website.

B. Police Report

Mayor Henry asked Chief Mike Fanning to go over the Police Report. Chief Fanning discussed that there was nothing out of the ordinary. He has noticed that Pawleys Island is getting much busier and that the traffic cameras were detecting an uptick in traffic. Ashley Carter asked if there were any cameras further north near his house because someone had parked a car in front of his place and broke two of his fence boards. Chief Fanning said that there were none near his house.

C. Building Report

Mayor Henry asked Ryan to discuss the Building Report. Ryan stated that there was one new construction permit issued last week. Mayor Henry asked if construction has been halted for the house being built on the south end. Ryan Fabbri stated that it had been over a year since the permit was issued and construction has been terribly slow due to supply chain issues.

D. Financial Report

Mayor Henry discussed approving the payment to Belser & Belser P.A. for \$19,995.70. Rocky Hamilton asked Ryan how much Pawleys Island has spent so far on the legal fees. Ryan stated that it was just under \$31,000. Ashley Carter asked what judge will be hearing the next case. Town Attorney Durant says that has not been determined yet. Mayor Henry recommended that legal issues should be discussed in an executive session. Guerry Green said that we should be able to discuss the date of the hearing. Ryan stated that nothing had changed since the last update and that he is waiting to hear back about the next hearing. Ashley Carter made a motion to approve the legal payments. Guerry Green seconded the motion. The motion passed unanimously.

BUSINESS

Mayor Henry had a few comments before the business discussion. Mayor Henry went over the Planning Commission's concept for the Architectural Review Board (ARB). They started off having six requirements future homes would have to meet however the requirements have been cut down to 3. The other 3 will be recommendations. Mayor Henry stated that he really wants to keep the train on the track regarding the ARB due to the worry of it never being established. Mayor Henry discussed how the board will not get in the way of active permits and the current homes would be grandfathered in if they were ever destroyed by a calamity (fire, storm, etc).

A. First Reading of Ordinance 2021-04: An Ordinance Amending Section 3-2.2(I) of the Town's Unified Development Code Related to Minimum Roof Pitch.

Mayor Henry discussed that the current roof pitch requirement is 7:12, however, it was initially going to change to 9:12 if the ARB is established. Now the requirement would stay at 7:12 but the recommendation would be a 9:12 roof pitch. Rocky Holliday likes the recommendation. Mayor Henry stated that he could go both ways on the roof pitch. Mayor Henry tables the Ordinance.

B. First Reading of Ordinance 2021-05: An Ordinance Amending the Town's Unified Development Code to restrict the second story heated living space of residential development to 80% or less of the first story heated living space.

Sarah Zimmerman questioned if this requirement would penalize smaller lots in anyway. Ryan stated that it would be a challenge for small lots to meet this requirement. Mayor Henry discusses that some special considerations would have to be given to smaller lots. Rocky Holliday would like some flexibility with this requirement regarding

smaller lots. Rocky stated we may need to go out and find the lots that would struggle with the requirement. He also stated that Council and the ARB may have to give some guidance to people building on small lots. Sarah Zimmerman said she would like to see different scales of lots with an 80% top floor to see exactly how they could be affected.

Guerry Green asked if there will be a grandfathered in status on the lots with houses already built. Mayor Henry responded that lots will be grandfathered in if their house is blown down by a natural disaster. The lot would not be grandfathered in if the house were torn down by the owner. Rocky Holliday made a motion to approve the first reading of Ordinance 2021-05. Guerry Green seconds the motion. The motion passed unanimously with the exception that Council will discuss the effect this will have on smaller lots.

C. First Reading of Ordinance 2021-06: An Ordinance to establish an Architectural Review Board for the Town of Pawleys Island.

Mayor Henry discusses the role the ARB will play within the Town of Pawleys Island. The goals of the ARB are to protect the character of Pawleys Island, prevent undesirable development, foster civic beauty, and to preserve the history of Pawleys Island. The board will consist of 5 members that are appointed every two years. Rocky Holliday explained that he was most interested in how item B was stated in the ARB Ordinance. Item B includes that the ARB will be able to make exceptions to some construction projects. Rocky Holliday stated that item B should be more clearly defined and that he would like to get with the Planning Commission to discuss what flexibilities could be made. Guerry Green asked if Council could have the final decision if the ARB approved any flexibilities. Ryan Fabbri stated that state law dictates that anyone who appeals an ARB's decision must go to the circuit court not Council. Rocky Holliday stated that how the ordinance is written the board would be empowered to make the decisions. Mayor Henry discussed that they could review the ARB's power in between first reading and second reading, however, we want the ARB to have some decision-making power. Sarah Zimmerman asked about the role the Town Architect would play in relation to the ARB. Ryan explained that the ARB would hire and consult with the Town Architect. Guerry Green questioned what would happen if a board came in that liked a Garden City look more than a Pawleys Island look. Sarah Zimmerman stated that it would be possible for Council to dissolve the board or remove any member if a board did not agree with the Pawleys Island look. Guerry Green asked if the ARB would review just new construction projects or additions also. Ryan stated that the ARB would just review new construction projects. Guerry Green made a motion to approve the first reading of Ordinance 2021-06. Rocky Holliday seconded the motion. The motion passed unanimously with the exception that more detail would be provided for item B and that the Sunset Clause would be passed to review the success of the ARB in two years.

D. First Reading of Ordinance 2021-07: An Ordinance amending the Zoning Map of the Town of Pawleys Island to change the zoning designation for Georgetown County Tax Map Number 42-0174-024-00-00, located at 632 Pritchard Street, from Conservation & Preservation (CP) to Residential (R-1).

Ryan Fabbri stated that the reason behind changing the zoning code of this parcel is that no records show why it should be zoned CP. There is a house on the lot, and it has plenty of room to rebuild a single-family home if it were every destroyed or torn down. Ryan mentioned that through his research nothing could be found that explained the CP zoning designation. Mayor Henry stated that the Planning Commission voted unanimously to change the zoning code to R-1. Guerry Green made a motion to approve the first reading of Ordinance 2021-07. Rocky Holliday seconded the motion. The motion passed unanimously.

E. First Reading of Ordinance 2021-08: An Ordinance amending Chapter 2, Article II, Section 2-23 to change the Terms of Office of the Mayor and Councilmembers from Two-Year terms of office to Four-Year staggered terms of office and to provide that the Terms of Office shall commence in the month of December following the General Election.

Mayor Henry stated that action was not taken on this Ordinance in the last meeting. Mayor Henry stated that he is okay with keeping it at two-year terms or changing it to four-year terms. Sarah Zimmerman does not see a need to change the current term limits. Rocky Holliday acknowledged that Council has a lot on their plate right now and that there is no need to review term limits now. Mayor Henry tabled the Ordinance.

F. Resolution 2021-01: A resolution of the Town Council of the Town of Pawleys Island to adopt the Architectural Design Guidelines

Mayor Henry stated that this resolution is for the Town Council to adopt of the Architectural Design Guidelines. Ryan Fabbri stated that this resolution should not have been on this agenda due to the ARB not being approved yet.

G. Appointments to Boards, Commissions and Committees

Mayor Henry said that there is no one to appoint at this time, however, he did want to mention the names of the people who have volunteered to be on the ARB if it is established. Ken Leach who has had a career in construction his whole life has volunteered to be the Chair of the ARB. John Felton who has his own insurance firm. Frank Robinson who is an attorney out of Columbia. Green Deschamps who has worked in sales management. Linda Kellers has also volunteered. John Lemaster has volunteered to be the ex-officio member representing the Planning Commission.

H. Fourth of July Celebration

Mayor Henry wanted to get everyone's opinion on the 4th of July parade this year. Everyone is on board to have a full-blown parade this year unlike the parade during the Pandemic in 2020. Mayor Henry discussed who should be the Grand Marshall of the parade. Johnny Deeter was supposed to be the Grand Marshall last year however last year there was just a small drive by parade. Mayor Henry also discussed Dr. Floyd being recommended to be the Grand Marshall.

COMMENTS BY COUNCIL MEMBERS

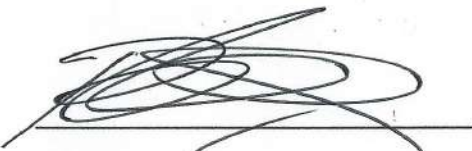
Sarah Zimmerman asked if there were any thoughts on bringing car charging stations to the island because several people have asked her about them. Ryan says there are not any plans right now, but he has seen some houses on the island with their own charging stations. Sarah Zimmerman asked if Council had any thoughts on this matter. Ryan Fabbri stated that it will be inevitable for charging stations to be on the island, but it could range from 1-15 years until the need arises.

Guerry Green congratulated the Planning Commission on their hard work regarding the Architectural Review Board.

Mayor Henry discussed the change in landscapers that tend to the Nature Park and how he has gotten some complaints about how dry it looks. He wanted to know about the current state of the Nature Park. Ryan stated that Tony Ricker contacted him about the irrigation being shut off randomly. It is still unknown on who is shutting off the irrigation.

ADJOURNMENT

Rocky Holliday made a motion to adjourn the meeting. Sarah Zimmerman seconded the motion. The meeting adjourned at 6:31 PM.


APPROVED


ATTEST

6-22-21

DATE

6-22-2021

DATE