



**PAWLEYS ISLAND TOWN COUNCIL/PLANNING COMMISSION WORKSHOP MINUTES
JUNE 3, 2021**

PRESENT: Mayor Brian Henry, Rocky Holliday, Guerry Green, Chairman John Hildreth, Ken Leach, Frances Green, Buddy Keller, Robert Moser, and John LaMaster

ABSENT: Sarah Zimmerman, Ashley Carter, and Ed Fox.

CALL TO ORDER

Town Council and the Planning Commission convened, and Mayor Henry called the meeting to order at 4:01 PM. This workshop is not a normal meeting and will just be a discussion between the Planning Commission and Town Council on the ARB's specifications.

ARCHITECTURAL REVIEW BOARD DISCUSSION

Mayor Henry discussed the results of the last Town Council meeting. Mayor Henry tabled the roof pitch. Council voted 5-0 in favor of the 80% requirement (2nd reading) with the exception that more research will be done on how smaller lots will be affected. Council voted 5-0 in favor to establish the ARB (2nd reading) with two caveats. The first caveat would be to adopt the Sunset Clause where Council will reevaluate the ARB after two years. The second caveat is to have a clear guideline on how exceptions will be made for smaller lots.

Town Council and the Planning Commission discussed the FAR limits and if they would still be in place after the ARB is established. The FAR limits would not change. Mayor Henry discussed that anyone who tore down their house would have to go through the ARB to rebuild. Any home that was destroyed by a calamity (fire, storm, etc) would be grandfathered in and would not have to go through the ARB. However, the grandfathered in rule would expire after one year if the owner chose not to rebuild immediately.

David Graham (Architect) discussed that the differences between a 7:12 and 9:12 roof pitch are very minimal. The 9:12 roof pitch would provide a little more room in the attic space. Mayor Henry stated that he prefers to not be too heavy handed on the rules in the beginning. He would like to get the ARB started first before adding more requirements. The Charleston's ARB was discussed, and they supposedly started with a one-page document to establish their ARB. Overtime they have added much more to the ARB requirements.

Landscaping specifications will not be made requirements yet. Mayor Henry discussed that in the future they could amend the landscaping rules and add landscaping requirements to the ARB.

A Historical Preservation Committee was discussed. A home that is recognized by a Historical Preservation Committee is usually constricted to specific guidelines that limit any alterations to the structure to preserve its historical heritage. Mayor Henry discussed the possibility of this for the future and how it could be placed on a future agenda.

Town Council and the Planning Commission discussed the appeals process in terms of an owner and the ARB. If the ARB denies someone's plans than they could appeal the verdict and it would go to the circuit court according to state law.

Mayor Henry asked if there was anyway Council could get involved before it goes to the courts. State law requires the appeal to go to the Circuit Court after the board's decision. Discussion was made on how the verdicts turn out in cases like this.



ADJOURNMENT

Mayor Henry ended the workshop at 4:58 PM.

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JUNE 3, 2021

PRESENT: Mayor Brian Henry, Rocky Holliday, Gentry Green, Chairman John Hibbert, Ken Leach, Frances Green, Bobby Keller, Robert Moore, and John LaMaster

ABSENT: Sarah Zimmerman, Ashley Carter, and Ed Fox

6-22-21

APPROVED

DATE

6-23-2021

ATTEST

DATE

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