



**PAWLEYS ISLAND PLANNING COMMISSION MEETING  
MINUTES  
THURSDAY, 6 MAY 2021  
4:00 PM**

**PRESENT:** John Hildreth, Ed Fox, Buddy Keller, Robert Moser, Frances Green, Ken Leach (Virtual), and John Lamaster

**ABSENT:** None

**1. CALL TO ORDER**

John Hildreth called meeting to order at 4:01 PM.

**2. PUBLIC COMMENTS**

John opened floor for questions and discussion. No comments were given.

**3. BUSINESS**

**A. A request from Margaret Tarbox to rezone her lot from Conservation & Preservation (CP) to Residential (R-1). The property is located at 636 Pritchard Street. TMS Number 42-0174-022-00-00.**

John Hildreth moved forward to discuss the Margaret Tarbox rezoning. Ryan mentioned this is the same rezoning issue brought up in March with an additional lot for sale that is under contract. The issue is the house/lot is zoned CP so if something were to happen to the house and attempt to rebuild, they could run into issues. It is located on a creek. Critical information pertaining to this was not disclosed until a buyer was under contract. The proposal for the property shows a single-family home with front 15.5 ft off the property line.

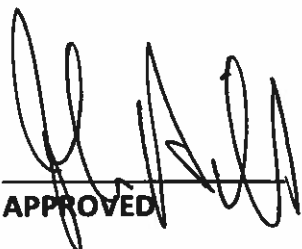
Frances Green stated that she completely agrees that it should be rezoned. The goal is to be able to sell the property and to do that it needs to be completely cleared off, but is this technically 3 lots? Ryan discussed that it is not. Back before the town was formed it was only under one tax number. County currently has it under one tax number/one parcel. It is large enough that it could be subdivided. Frances Green asked if it can be subdivided, and can two houses be put on it with this rezoning? Ryan stated that it would be very tricky but theoretically it could be done if the existing house is torn down. Ryan discussed that lots in the North, from the middle, basically oceanfront they get the benefit of all that square footage even though it is in middle of the creek where building is not possible. The creek is owned by the state of South Carolina. Lot would have to be a minimum of 7,500 square feet and be buildable. This lot in question would have 50 feet of road frontage. The potential buyer has declared that they have absolutely zero

much disagreement ensues. Ryan also stated that changing the roof slope is not going to make them change the style of roof they use. Mary Henry stated that you may run into design issues with the square footage and the height. John Hildreth stated that the focus should be the main roof. Ryan stated that he has a concern that people will say the roof pitch is going beyond the town code.

John Lamaster stated the lines between objective and subjective would be blurred. Mayor Henry stated that appeals would be common so what would be upheld? Ken Leach referred to South Carolina review board restricting purely on aesthetic grounds. Mayor Henry asked Ken if the aesthetic determinations would hold up in circuit court.

Ken Leach stated it would because it would be agreed upon by the owner by way of their deed. It may not hold up retroactively. Buddy Keller stated this is the reason Georgetown took over our buildings: We were tired of getting sued. Ryan said if we tell people what to do with their property it is going to happen (we will get sued). He brought up issue of the height of a home being the problem to address. If the roof were changed it would still be the same type of house that you do not like. The solution is guidance by way of the ARB. Ryan presented regulations for the set back of the second floor as the solution. Buddy Keller stated that he is dissatisfied with the way Georgetown is handling permits and wants Pawleys Island to start permitting. Where is the line of approval...order of operations? Ryan stated that Zoning and flood review will be done/approved before ARB consideration. One thing that I took over was being zoning administrator and then I started with flood review to get up to speed on CRS to make sure that the town got the benefits and I discovered that it was not being implemented properly. John Hildreth stated It is imperative that we have wording to specify main roof, so we do not have people building little peaks. Ryan stated It must say entire roof to be 7/12 or people will find a way around the regulations. The guidelines say 7/12 unless over a porch; over a porch you may have 4/12. John Hildreth stated so the houses with existing dormers were built before the main roof wording. Frances Green said Yes... To Ryan: So, you are saying that the two houses across from the chapel were already there when 6/12 was allowed? Ryan stated that is when the regulation said 6/12 and people were trying to get around it. Then David came in to make it 7/12 because people were complaining of ceiling height. This building is a perfect example of why roof pitch is not the problem. Ryan stated add 9/12 as a recommendation. If construction can be achieved with a 7/12 then great but if not go for a 9/12. John Hildreth asked if we Can change this next year? Frances Green said ease into the ARB Mayor Henry stated that in the next 2-3 months is when there will be another vote and public hearing. It would be good to send out follow up to the video that John and I did to say that 80% of feedback was very positive, 20% concerns expressed: Design guidelines and standards to help minimize storm damage, do not want to be locked in to a particular style in the future, the video sounded like big brother that is looking for a solution to a problem that does not exist, small lots - what am I going to have to do if I have to rebuild? Listen to the people and not the architect he goes home at night. Flexibility is key. Mayor Henry asked if you all talked to neighbors and gotten feedback? Frances Green stated that yes, it is always a thing the subject usually of the roof pitch situation. Buddy Keller stated that people are concerned because they do not understand that they would be

John Hildreth asks for a motion to adjourn. Buddy Keller motions to adjourn. Frances Green seconds the motion. The meeting adjourned at 5:45 PM.



A handwritten signature in black ink, appearing to be "John Hildreth", written over a horizontal line.

APPROVED



A handwritten signature in black ink, appearing to be "Frances Green", written over a horizontal line.

ATTEST

DATE

07/19/2021  
DATE