



MINUTES

PAWLEYS ISLAND PLANNING COMMISSION MEETING

THURSDAY, JULY 8, 2021

PRESENT: John Hildreth, John LaMaster, Ed Fox, Frances Green, Robert Moser.

ABSENT: Buddy Keller.

1. CALL TO ORDER

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

2. PUBLIC COMMENTS

No public comments were given.

3. APPROVAL OF MINUTES

A. 10/12/2020 PC MEETING

B. 5/6/2021 PC MEETING

C. 6/3/2021 TC/PC/ JOINT WORK SESSION

John LaMaster made a comment about shortening the minutes for future meetings. John Hildreth called for a motion to approve all the minutes. John LaMaster motioned to approve. Robert Moser seconded the motion. The motion passed unanimously.

4. BUSINESS

A. PRESERVATION OF HISTORIC HOMES

John Hildreth discussed the start to implement a Historic Preservation Ordinance on the Island. He pointed out that Ed Fox had a discussion with former Mayor Riley of the City of Charleston regarding their Historic Preservation Ordinance. John Hildreth asked how many homes would be under the Ordinance. John stated that the 10 homes listed under the National Registry would be the start of the Historic Preservation Ordinance. Ed Fox stated that we should do a survey of the houses that are worth saving. Some of the homes may be old however they will not have any historical significance. Ed discussed that former Mayor Riley of Charleston told him anything with Historical Preservation should be put in the Comprehensive Plan before any action is taken. It looks better and people do not feel as singled out when the project is planned out.

Robert Moser discussed conservation easements that could be set in by buyers of homes so that they could save money on taxes while preserving the historical elements of their home. John LaMaster stated that Ryan Fabbri may be able to provide documentation on how old the homes on the Island are so that an age requirement could be determined for Historical

Preservation. John Hildreth asked for a motion to approve a concept Historical Preservation of the 10 National Registry listed homes on the Island to provide a concept to Council. John LaMaster motioned to approve. Frances Green seconded the motion. The motion passed unanimously.

B. TREE PRESERVATION

John Hildreth discussed his research into the Charleston and Kiawah Island Tree Preservation Ordinances. John also discussed how he read that Georgetown's Tree Ordinance does not apply to single family lots. John LaMaster stated that the importance of a Tree Preservation Ordinance is to protect bird habitats and prevent soil erosion. Ed Fox spoke of a large lot on the Island that could be subdivided into three lots to put three homes which would destroy the trees on that lot. Robert Moser stated that the board needs to determine if they are going to try and save specific trees or just greenery on the Island. Ed Fox discussed getting the Beautification Foundation involved with the next meeting so that Toni Richter could provide some knowledge on Tree Preservation. John Hildreth agreed that it is a great idea to invite the Foundation to the next meeting.

C. ARB DESIGN GUIDELINES AND THE REQUIREMENT FOR AN ARCHITECT

John Hildreth asked Ken Leach (ARB Chairman) to discuss why the ARB decided to vote to recommend a change in the design guidelines. Ken Leach stated that there was public input given by David Lane (Builder) and a potential property buyer about the specified requirement for an architect to construct the plans. So, the ARB's consensus was that they do not care who designs the home if it meets the Pawleys Island look and they voted to recommend changing the word "require" to "recommend".

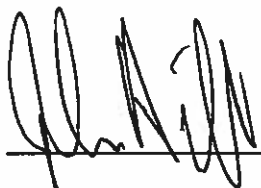
Ed Fox raised some concern that a change in the design guidelines already undermines the purpose of the ARB. John LaMaster stated that the concern from the builder and the buyer was that they could not design their own home without an architect. However, John stated that 90% of the homes built on the Island use an architect. John Lamster brings up the possibility to change the guidelines to match Georgetown County's requirement which is to require an engineer and/or architect. The board agreed with that idea. Robert Moser does not think this change would undermine the ARB because the building requirements are still there to meet the Pawleys Island look. Frances Green agreed. John Hildreth asked for a motion to approve changing the design guidelines to "requires an architect and/or engineer". Robert Moser motioned to approve. Ed Fox seconded the motion. The motion passed unanimously.

5. COMMENTS BY COMMISSION MEMBERS

Robert Moser asked about the house being constructed on the south end of the Island. He wanted to know where they were in the permitting process. He stated that he would ask Ryan when he had the chance.

6. ADJOURN

John Hildreth called for a motion to adjourn the meeting. Ed Fox motioned to adjourn. Frances Green seconded the motion. The meeting adjourned at 5:01 PM



APPROVED

10/14/21
DATE



ATTEST

10/14/2021
DATE

12:41

12:41