



MINUTES

PAWLEYS ISLAND PLANNING COMMISSION MEETING

FRIDAY, SEPTEMBER 3, 2021

PRESENT: John Hildreth (Virtual), John LaMaster, Frances Green, Robert Moser, Buddy Keller.

ABSENT: Ed Fox

1. CALL TO ORDER

John LaMaster called the meeting to order at 10:02 AM.

2. PUBLIC COMMENTS

No public comments were given.

3. APPROVAL OF MINUTES

A. 7/8/2020 PC MEETING MINUTES

John LaMaster asked for everyone to review the minutes. John LaMaster asked for a motion to approve the minutes. Buddy Keller motioned to approve. Robert Moser seconded the motion. All approved.

4. BUSINESS

A. TREE PRESERVATION/LANDSCAPE DISCUSSION BY DAVID GRAHAM

David Graham discussed the importance of a tree ordinance and protecting the trees of Pawleys Island. David stated in his experience he has seen how strict some tree ordinances can be such as Mt Pleasants which requires someone to go in front of the ZBA for approval of cutting down most trees. John LaMaster mentioned the Kiawah Island Tree Ordinance. Carol Coleman (Waccamaw Council of Regional Governments) chimed in with her experience with working on tree ordinances and how there is a bill currently in the SC State government that could prevent municipalities from enacting tree ordinances. However, she is unaware of the exact details and how it will apply. Carol mentioned the importance of an investment bank for tree protection and how valuable trees are to stormwater. John LaMaster stated that it'll be important to distinguish a manicured tree/landscape environment to a natural one if the tree ordinance focuses on other landscaping purposes. Carol discussed the possibility of Pawleys Island requiring a tree survey which would help distinguish all characteristics of trees on a property. Mayor Henry discussed some concern with moving forward with a tree ordinance due to the recent approval of the ARB. Buddy Keller asked what could be put in place if an emergency arose over a dangerous tree. Carol stated that emergency administrative procedures are put in place so that if a tree is deemed dangerous than it will not have to go

through a board to be removed. Lohn LaMaster stated that he would like everyone to do more research on tree ordinances so that at the next meeting it can be discussed more in depth.

B. COMPREHENSIVE PLAN UPDATE

Carol Coleman began her discussion on the Pawleys Island Comprehensive Plan. A resiliency plan will need to be required in the future however it will not be required for the Comp Plan. Carol stated that she and the WCOORG are working on a regional resiliency plan to benefit the surrounding local governments. Carol discussed the elements associated with a Comp Plan such as population, housing, economy, cultural resources, and transportation. Carol would like the Planning Commission to bring her three elements at a time per each meeting to slowly start building the plan. Robert Moser stated that action needs to be taken on the population element due to an increase daily traffic. The traffic situation is bad, and many people are unsafe so public use guidelines should be put in place. Carol stated that increased revenue will need to occur so that many projects of the Comp plan can be put in place. One option is parking fees. Mayor Henry mentioned that parking fees are not accepted by property owners of the Island now. Fran asked about ways to prevent roadside danger such as many people parking along side the road. Ryan stated that it is difficult to limit roadside parking due to the area being DOT right-of-way and the town not having any jurisdiction over that. Buddy Keller and Mayor Henry discussed the issue of golf carts on the Island and how many of them do not follow the proper etiquette of golf cart usage which backs up traffic. Fran brought the conversation of parking permits again and discussed how it would be a complicated situation if someone bought a permit but could not find a place to park. John LaMaster asked Carol if the Town is late on its roll out of the Comp plan. Carol stated that since the Town has started the process, they are not late, and it should not get in the way of receiving grants. Mayor Henry stated that it would be nice to see Pawleys Island move into a walking and biking community. Carol stated that the transportation element will be important then. Carol stated that she can revise the plan in a couple weeks to provide more information.

C. PRESERVATION OF HISTORIC HOMES DISCUSSION

John LaMaster stated that a list was sent around of the building dates for all houses on the Island. However, it was not as beneficial as expected because many of the building dates were changed due to houses meeting the 50% limit on rebuilding which changed the initial building date to when the new CO was issued. Buddy Keller stated that he would like the whole island to be involved with historical preservation instead of just the historical district. John Hildreth stated that it is important for the commission to get in touch with property owners to get their opinions on a historical preservation ordinance. John Hildreth believes more people will be for the ordinance than expected. Buddy Keller discussed how particular historical preservation ordinances can be all the way down to the paint color. John LaMaster expressed concern with what all will be covered by the ordinance and if council could also assist with contacting people as well about the ordinance. Buddy Keller insisted that it is important to push that this ordinance would not be as strict as others. It would just prevent people from tearing down their

house if it is historically preserved. Robert Moser stated that he believes the prestige of owning a historically preserved home is the benefit of the ordinance. John LaMaster asked John Hildreth if former Mayor Bill Otis sent him his list of historical homes on the island. John Hildreth confirmed this. Ryan stated that he was unaware of the list given by Bill Otis. Ryan discussed that the usual course of action for historical preservation is for someone to apply for the designation in exchange for incentives such as tax incentives. Mayor Henry mentioned that he does not believe current property owners will want to tear down their house so this ordinance will be for future home buyers. John LaMaster has already spoke with the Pelican Inn about the ordinance.

5. COMMENTS BY COMMISSION MEMBERS

No comments were given.

6. ADJOURN

John Lamaster called for a motion to adjourn the meeting. Robert Moser motioned to adjourn. Buddy Keller seconded the motion. Meeting adjourned at 11:34 AM.


APPROVED

10/14/21
DATE


ATTEST

10/14/2021
DATE

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