



TOWN OF PAWLEYS ISLAND TOWN COUNCIL MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
3-14-2022 – 5:00 pm

PRESENT: Mayor Brian Henry, Guerry Green, Rocky Holliday, Ashley Carter

ABSENT: Sarah Zimmerman

STAFF PRESENT: Ryan Fabbri (Town Administrator), Mike Fanning (Chief of Police), Ross Durant (Town Attorney), Preston Janco (Town Clerk)

ADDITIONAL PRESENT: Ken Leach (Chairman of ARB) and John LaMaster (Planning Commissioner)

1. CALL TO ORDER

Mayor Henry called the meeting to order at 5:00 PM.

2. PUBLIC COMMENTS

No public comments were given.

3. APPROVAL OF MINUTES

A. 2-22-2022 REGULAR MEETING

Mayor Henry asked for a motion to approve the minutes from 2-22-2022. Rocky Holliday motioned to approve. Ashley Carter seconded the motion. All approved.

4. REPORTS AND UPDATES

A. POLICE REPORT

Chief Fanning presented the police report by stating that there were not a lot of incidents but there was a noticeable difference in calls on the days it was warm. Chief Fanning stated that there was a burglary at 388 Myrtle Ave but there are no leads. Unfortunately, there is not camera evidence, and the house is tucked away more so than other houses. Chief Fanning also added that there was report from Georgetown County of a car involved in a hit and run. Chief Fanning located the car at the South End parking lot and called for Georgetown County for assistance. The guy involved was in possession of a loaded firearm and drugs.

Rocky Holliday and Mayor Henry asked when Tracie's last day would be and if the police department was planning anything for her retirement. Mayor Henry stated that he and other property owners would like to attend the ceremony when it takes place. Chief Fanning stated that she has served 13 years for the Town but went on to correct himself that it had been 11 years.

B. BUILDING REPORT

Ryan stated that there was nothing out of the ordinary with the building report. There were more building permits than usual due to houses being prepped for the summer months.

C. FINANCIAL REPORT

Ryan stated that there was still not much activity with the financial report since it is still the beginning of the budget year, and that financial activity is slow right now. Notable financials will begin to show in the coming months.

5. BUSINESS

A. APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

- I. ACCOMMODATIONS TAX COMMITTEE (1 VACANCY)
- II. ZONING BOARD OF APPEALS (2 VACANCIES)

Mayor Henry stated that the A-Tax position has been vacant for several months, but the ZBA vacancies are more pressing since there are only 5 members on that board and with 2 seats being vacant that could cause issues. Ryan stated that the members are still on the board until April so if they appoint new people next month then there will be no lapse. Mayor Henry stated that he will send a Mayoral message out in the coming weeks and will mention on it that the seats need to be filled. Rocky stated that he has someone in mind for the A-Tax committee, but he needs to consult with them first.

B. PLANNING COMMISSION REPORT

Mayor Henry introduced John LaMaster and Ken Leach to discuss revisions to the ARB. Mayor Henry stated that the ARB appears to have been successful so far and that their recommendations will not be voted on today. John LaMaster began by saying the original goal of the ARB was to be flexible and to work with applicants to improve upon the guidelines. John stated that first revision that the ARB and PC recommend to change is to add additional lines to the guidelines explicitly stating that the ARB has the power to approve or deny an application based on subjectivity. John stated that the ARB was questioned in one of meetings about their power, so they want to be proactive on adding this to the guidelines. Mayor Henry asked what they meant about subjectivity. John added that the power of the ARB is to judge a house subjectivity based on the design guidelines. Ken stated that the provision was meant to be put in the guidelines, however, it needs to be more explicitly stated. Rocky Holliday added that he does not disagree with the revision, but he is worried about this addition will imply that applicants will need to be in full compliance of the design guidelines which was not the original intent. John added that the guidelines differentiate between mandatory requirements and recommendations so the additional line would not make applicants be fully compliant with the guidelines. Ryan stated that ARB is meant to be subjective only because the building permit would automatically be denied if the mandatory requirements were not met. Mayor Henry added that the guidelines should be viewed

as subjective instead of whether the ARB members like a house or not. John stated that then 2nd revision would be to make it mandatory for an applicant to meet with David Graham (Town Architect) and that the 3rd revision would be to an ordinance that requires ancillary roof pitches to be 4:12 which would be changed to 3:12. John stated that David Graham endorsed this idea because the difference between 4:12 and 3:12 is invisible to the naked eye and it would ease restrictions for architects when designing a house. Mayor Henry stated that he sees the most impact coming from the first item but in his opinion, he sees all these still being in line with the original intent of the ARB. Mayor Henry thanked John LaMaster and Ken Leach for all their work with the ARB and Planning Commission. **(See attachment for ARB recommendations)**

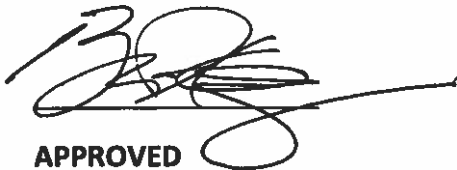
6. COMMENTS

Ashley Carter stated that he had worked with David Graham in the past and believes that the Town is very lucky to having him aboard due to his easiness to work with and attention to detail.

Rocky Holliday added that Wapro should be coming to Pawleys Island soon to look at the next area to install the backflow preventing valves. The area might be more complicated than the area around Town Hall, however, Wapro is going analyze which drains need the valves the most. Rocky also stated that he is going to bring Sanders Bro. down as well to look at the area and get pricing. Rocky stated that the initial project appears to be successful and that there was one occasion where a drain had filled up but it could have been for a mix of reasons.

7. ADJOURNMENT

Mayor Henry asked for a motion to adjourn the meeting. Rocky Holliday motioned to adjourn. Ashley Carter seconded the motion. All approved.


APPROVED

4/18/22
DATE


ATTEST

4/18/22
DATE

1. Clarify that designs must comply with the Design Guidelines, and that the ARB has the right/power to approve or reject designs on subjective aesthetic grounds (i.e., that a design does not have the 'Pawleys Island Look').

12-9 ARCHITECTURAL REVIEW DESIGN GUIDELINES

(A) Pawleys Island is a coastal community that is committed to maintaining and preserving its historic character. In reviewing proposals, the ARB shall use as a guide the Town of Pawleys Island Architectural Design Guidelines manual (the "manual") as adopted by the Council and as may, from time to time, be amended upon recommendation of the ARB and approval of the Planning Commission and the Council.

(B) All proposed developments must comply with the manual. The ARB may deny an application on the basis that the proposed design does not comply with the manual.

2. Require that an applicant have a pre-design conference with the zoning administrator (Ryan Fabbri) (as is already required by Ordinance 12-5) and also the Town's Architect.

12-5 PRE-DESIGN CONFERENCE

The applicant is required to attend a pre-design conference with the zoning administrator and an architect appointed by the ARB prior to submitting an application to the ARB. The purpose of this review is to acquaint the applicant with the design standards applicable to his/her property.

3. Change the required roof pitch for ancillary roofs from 4:12 to 3:12.

3-2.2(l) Roof pitch

- 1) *All homes shall have a minimum roof pitch of 7:12 or steeper*
- 2) *Ancillary roofs such as porches and dormers shall have a minimum roof pitch of 3:12 or steeper*