



MINUTES

PAWLEYS ISLAND PLANNING COMMISSION MEETING THURSDAY, OCTOBER 14, 2021

Present: John Hildreth, Ed Fox, Robert Moser, John LaMaster, Mark Hawn

Absent: Buddy Keller, Fran Green

1. CALL TO ORDER

John Hildreth called the meeting to order.

2. PUBLIC COMMENTS

No public comments were given.

3. APPROVAL OF MINUTES

A. 9/3/2021 PC Meeting

John Hildreth called for a motion to approve the meeting minutes from 9/3/2021. Robert Moser motioned to approve. John LaMaster seconded the motion. All approved.

4. BUSINESS

A. Connie Bull from Liberty Lodge and Bruce Bailey from The Pawleys House – a discussion of preservation of our historic houses

John Hildreth began the discussion by referencing the Planning Commission's motivation for a Historical Preservation ordinance came from the work on the ARB. John Hildreth stated that he spoke with former Charleston Mayor Joe Riley and got some advice from him on Historical Preservation.

John Hildreth called upon Connie Bull to give her opinion of a historical preservation ordinance. Connie expressed that she is in complete favor of preserving the history of Pawleys Island. She stated that she likes the idea of a historical preservation ordinance however she draws the line on some restrictions. Connie stated that she would like to see the ordinance to focus more on the outside of the house than the inside of the house. Connie discussed how she is always doing something different with the interior of her house and it doesn't affect the overall historical feel of the structure. John Hildreth expressed that he felt the same way and he stated that he believes the board also feels that way. John stated that one of the primary goals of a historical preservation ordinance would be to preserve the exterior of the house since that is what most people see. However, John stated that he does not want to get too restrictive and start restricting the type of paint that people use. Bruce Bailey chimed in and stated that he agrees with

Connie Bull on many of her opinions but regarding John's statement on paint restrictions Bruce stated that he would like to have some form of restriction on that. He stated that he does not believe someone should be able to paint the Pawley House pink. Bruce also wanted some clarification on what houses would fall under the ordinance or if that was still a work in progress. John Hildreth stated that it is still a work in progress, however, only historic homes would fall under these restrictions. Charles Moser raised a question to both Connie and Bruce about the effect a Historical Preservation ordinance may have on property values. Connie and Bruce stated they believe the people already buying these historic homes factor in this history so they do not believe property values will be affected much.

B. Carol Coleman, Local Planning Services Director, Waccamaw Regional Council of Governments – a discussion of tools to help with historic preservation

John Hildreth stated that Carol Coleman had to cancel coming to the meeting.

5. COMMENTS BY COMMISSION MEMBERS

John Hildreth discussed that while he was out on the marsh, he spotted a house under construction that did not seem to meet the required roof pitch. John raised the question to Mayor Henry about the possibility of looking into taking over our own building permits and inspections due to complications with the Georgetown County Building Department. John stated that it would be nice for Pawleys Island to control their own building inspector to enforce our guidelines better. Ed Fox stated that originally, he was not onboard with Pawleys handling their own permits, however, when the Planning Commission met with a private building inspection group in the past that changed his mind. Mayor Henry expressed interest in taking over the building department to enforce our guidelines more so than Georgetown County. John Hildreth stated that the Town would make money from taking it over and Mayor Henry stated that it would only be a nominal amount. Mark Hawn (New Member of Planning Commission) introduced himself and just wanted to clarify that the conversation on the Building Department being taken over by the Town would be for the purpose of proper enforcement of the Pawleys Island restrictions and to have a tighter control over who the Town hires to conduct inspections and permit reviews.

6. ADJOURN

John Hildreth called for a motion to adjourn the meeting. Robert Moser motioned to adjourn. John LaMaster seconded the motion. All approved and the meeting adjourned.

APPROVED

DATE

ATTEST

DATE