



**PAWLEYS ISLAND PLANNING COMMISSION MEETING
MINUTES
FRIDAY, 12 NOVEMBER 2021
5:00 PM**

PRESENT: John Hildreth, Buddy Keller, John LaMaster, Mark Hawn, Frances Green, Robert Moser.

ABSENT: Ed Fox

1. CALL TO ORDER

John Hildreth called the meeting to order at 5:02 PM.

2. PUBLIC COMMENTS

No public comments were given.

3. APPROVAL OF MINUTES
A. 10/14/2021 PC MEETING

John Hildreth called for a motion to approve the 10/14/2021 Minutes. Buddy Keller motioned to approve. Robert Moser seconded the motion. All approved.

4. BUSINESS
A. Pawleys Island Building Permitting and Inspection Discussion.

John Hildreth discussed bringing the building department in house so that the Town would have control over its building department. John Hildreth stated that one major reason for this development is because of a house currently under construction on the Island that appears to not have a 7/12 roof pitch, but Georgetown County says otherwise. Mark Hawn asked if John Hildreth's picture of the roof could be perceived differently due to the angle of the picture or the elevation of the structure. John said it is possible, but he is very sure the roof pitch does not meet Pawleys Island's 7/12 requirement. Buddy Keller agreed that the roof did not appear to

meet the 7/12 requirement. John LaMaster explained the contractor that the Town considered in the past to handle Building permits. The Town would not be stuck in a contract, could terminate the agreement with a notice if the Town was not impressed, and the Town would keep 20% of the building permit fees. Georgetown County currently keeps all the fees.

Mark Hawn asked about the 7/12 requirement. Buddy Keller and John LaMaster filled Mark Hawn in on the Pawleys Island Building Codes that are different than Georgetown County's. John Hildreth discussed that the building permitting process would take place online. Frances Green asked who would be supervising the building department contractor. Preston Janco let the Commission know that Ryan Fabbri would act as the supervisor. Mark Hawn stated that he does not see a downside with the Town taking over the building department. Buddy Keller stated that some of the resistance to the Town taking over the building department is due to bad blood from a building inspector who previously worked for the Town many years ago. There was no leniency in the past and people have grown to like a building department that can be lenient. Carol Coleman told the Planning Commission that a large percentage of building inspectors that work for these private building permit companies are retired public building officials.

John Hildreth asked for a motion to recommend to Town Council for the Town of Pawleys to reassume administrative control over the building department by terminating the contract with Georgetown County and seeking out a private contractor. John LaMaster motioned to approve. Mark Hawn seconded the motion. All approved.

B. Pawleys Island 10 Year Plan Review with Carol Coleman

John Hildreth moved the discussion to the 10-year Comprehensive Plan. Carol Coleman of the Waccamaw Council of Regional Governments (WCRG) was there to explain the Comprehensive Plan. Carol explained the process of approving a Comprehensive plan in local government. (See attached document for process). Carol also explained the required elements for a Comprehensive plan which consists of Population, Economic Development, Natural Resources, Cultural Resources, Community Facilities, Housing, Land Use, Transportation, Priority Investment, and Resiliency (New). Carol stated that the Resiliency element is still new so it will not be needed in the initial publication of the plan. Carol stated that she and the WCRG are working on a resiliency plan to help local governments in the area. Carol discussed that what the Planning Commission needs to focus primarily on are the goals and objectives portion of the elements. John Hildreth expressed concern that this needs to get done because it could prevent the Town from getting any grants. However, Carol stated that if the State sees that the Comprehensive plan process has started then there should not be any trouble with getting grants. Carol explained the Community Facilities element draft to the Commission to give a general idea of one of the elements. The Planning Commission decided that the best way to get this done quickly is to divvy up the elements among the members. John LaMaster took Natural and Cultural Resources. Frances Green took Community Facilities. John Hildreth took Housing and Land use. Mark Hawn took Economic Development and Population. Robert Moser took

Transportation and Priority Investment. John Hildreth stated that the goal would be to rotate the elements among the members so everyone can give their own notes on the topics. Preston stated that he would send the elements to the Commission Members.

5. COMMENTS BY COMMISSION MEMBERS

Frances discussed the yearly education credits that are required for Planning Commission members and how there was a fun in person one that was at Hobcaw in which Carol Coleman was involved. Carol stated that she did remember being involved with the education event at Hobcaw.

6. ADJOURN

John Hildreth called for a motion to adjourn the meeting. Mark Hawn motioned to adjourn. Frances Green seconded the motion. All approved.

APPROVED

DATE

ATTEST

DATE

ENTITY REVIEWING PLAN	STATE LAW REQUIREMENT
Planning Commission	RESOLUTION. By affirmative vote of at least a majority of the entire membership, the planning commission must adopt a resolution recommending the plan or element to the governing body for adoption. The resolution must refer explicitly to maps and other descriptive material intended by the commission to form the recommended plan. The resolution must be recorded in the planning commission's official minutes. A copy of the recommended comprehensive plan or element must be sent to the local governing body being requested to adopt the plan.
Town Council	HEARING. Before adopting the recommended plan, the governing body must hold a public hearing after publishing at least 30 days notice of the time and place of the hearing in a newspaper of general circulation in the community. The governing body must adopt the comprehensive plan (or elements, if separately) by ordinance. The body cannot approve final reading of the ordinance until the planning commission has recommended the plan.
Plan must include:	Inventory of Existing Conditions A Statement of Needs & Goals Implementation Strategies with Timeframes
Required Elements:	<i>Population; Economic Development; Natural Resources; Cultural Resources; Community Facilities; Housing; Land Use; Transportation; Priority Investment; and, Resiliency (new)</i>

Notice of Public Hearing on Comprehensive Plan

City/Town/County council of _____ S.C. will hold a public hearing at _____ [time] on _____ [date] at _____ [place] on the _____ element(s) of the comprehensive plan recommended by the planning commission for adoption by council pursuant to S.C. Code § 6-29-530.

Copies of the documents to be considered are available for public inspection in the office of the city/town/county clerk at _____ .