



TOWN OF PAWLEYS ISLAND PLANNING COMMISSION MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
2-11-2022 – 10:00 AM

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

ABSENT: None

STAFF PRESENT: Preston Janco (Town Clerk), Ryan Fabbri (Town Administrator)

ADDITIONAL PRESENT: Carol Coleman (WCORG), Charles Swenson (Coastal Observer), Ken Leach (Chairman of ARB).

1. CALL TO ORDER

John Hildreth called the meeting to order.

2. PUBLIC COMMENTS

No comments were given.

3. APPROVAL OF MINUTES

A. 11/12/2021 PC Meeting

John Hildreth asked for a motion to approve the 11/12/2021 minutes. Buddy Keller motioned to approve. John LaMaster seconded the motion. All approved.

4. BUSINESS

A. Landscaping Discussion with Toni Ricker

John Hildreth welcomed Toni Ricker to discuss what a landscaping/tree ordinance could look like for Pawleys Island. Toni Ricker introduced herself and discussed her education in biology and horticulture and how it gives her a great understanding of science regarding trees and flood mitigation. Toni expressed her deep concern of cutting down trees on Pawleys Island because of how much they help prevent erosion and floods. The goal of a landscaping ordinance would be to preserve trees and shrubs which would in turn help save the Town some money from flood mitigation. Toni explained how tree roots grow more than most people think especially on live oaks. As the roots spread it helps hold the soil together and provide appropriate drainage for water. Live oaks can also soak in up to 200 gallons of water a day. Toni expressed how trees also work as a wind buffer and help mitigate heat during the summer months. She loves the idea of preserving Pawleys because it looks significantly different than other coastal towns in terms of vegetation and history. Toni would like to see the ARB form a plan for trees to assess the situation. They could examine the type, health, and size of trees. A study can be done on the appropriate value of replacing trees that need to be removed for building and enact a penalty for going against a Tree Ordinance. The goal is to keep as many trees as possible. Ed Fox discussed how when he removed a cedar tree from his property, he replaced it with palm trees and wanted to know if palm trees are beneficial for flood mitigation. Toni warned against palm trees because if everyone put in palm trees as replacements the Island would lose part of its Pawleys culture. It is best to stick with trees that have a more natural look for Pawleys Island. Toni also said that palm tree's roots do not grow nearly as much as other trees such as live oaks. Toni discussed that there are many coastal areas with tree requirements already. Louisiana and California have some major tree requirements. Mark Hawn

asked if this has been a topic of discussion for a while. Frances Green chimed in and discussed an article detailing the previous history that the Town has with forming a Tree Committee. The committee was formed many years ago to study the trees on the Island, however, Council decided to vote against any tree ordinance on the Island due to limited enforcement efforts. John Hildreth stated that he had a conversation with David Graham and that most ARBs require a site plan which could show the trees and the ARB could have some enforcement power if given to them. Fran and John H would like to see some major efforts in enacting a tree ordinance. Robert explained that the purpose of rushing this forward was due to the clearing of a lot on the North End of the Island. He emphasized the importance those trees had on flood mitigation. Toni stated that even unhealthy trees hold water through their roots and that shrubs can be just as important.

B. Review of ARB Recommended Revisions

John Hildreth discussed great satisfaction in the progress of the ARB and 6 out of 7 houses approved by the ARB were in the spirit of the Pawleys Island looks. John mentioned that the ARB would like the Planning Commission to consider three recommendations. 1. Add a requirement to the guidelines that the owner or building designer must meet with the Town Architect (David Graham). 2. Add a line to the guidelines that reinforces the power of the ARB to approve/deny based on subjectivity. 3. Change the 4/12 accessory roof pitch requirement to 3/12. John LaMaster stated that the second recommendation is just to clarify that the ARB has the power to deny based on subjectivity. John H, Buddy, Fran, and Robert all stated that they already through the ARB had that power. John LaMaster stated that the first recommendation was not required originally but the ARB wants to make it required. John LaMaster stated that the third recommendation is to decrease restrictions because there is not much of a difference between a 4/12 and 3/12 roof pitch and architects will have an easier time designing a house with the 3/12 roof pitch. Robert asked if there could be any flexibility with a 4/12 and 3/12 roof pitch. Ken stated that the 4/12 pitch is an ordinance so there is no flexibility with ordinances. John Hildreth called for a motioned to recommend these recommendations to Town Council. Buddy Keller motioned to approve. Frances Green seconded the motion. Robert Moser asked if there was any way to add the landscaping guidelines into the recommendations. He understands that a lot of detail goes into it but is there anything that can be done now to prevent land clearing. Buddy stated that there are too many specs to go into something like that so it would not be possible yet. Fran agreed. John LaMaster would like to see it expedited because there are several properties where trees could be at risk soon. The landscaping recommendation was not added. All approved.

C. Pawleys Island 10 Year Plan Review

John Hildreth commended everyone for their work on the Comprehensive Plan. Carol Coleman stated that she appreciates all the work put into it and stated that she is in the middle of updating the statistics to 2020. She is also working on the regional resiliency plan for Horry, Georgetown, and Williamsburg County and all municipalities within them. Frances Green stated that she was shocked to see all the development going on up in Myrtle Beach. Carol Coleman that she is going through the Comprehensive Plan with a fine-tooth comb. When approved by the Planning Commission it will need a 30-day public notice before it goes to Town Council and the plan will need to be posted everywhere possible for the public to see. Carol stated that once all the statistics are updated, she will send digital copies over to the Planning Commission members to review. John LaMaster asked if that can happen in a couple weeks? Carol stated that she should be able to get the digital copies to everyone in three weeks. John Hildreth

and the Planning Commission discussed having the next meeting on March 10th at 4:00 PM. Carol chimed in and stated that she has pulled together several coastal town Tree Ordinances for the Planning Commission to go over. Fran stated that she is going to get in touch with the old tree committee.

5. COMMENTS BY COMMISSION MEMBERS

John LaMaster asked about any update regarding Historical Preservation. John Hildreth stated that he spoke with the mayor, and he still seemed interested in it. Robert Moser stated that he can get in touch with the owner of the Lemon Le Bruce home to discuss Historical Preservation.

6. ADJOURN

John Hildreth called for a motion to adjourn the meeting. Buddy Keller motioned to adjourn. Robert Moser seconded the motion. All approved.

APPROVED

DATE

ATTEST

DATE