



# TOWN OF PAWLEYS ISLAND PLANNING COMMISSION MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585  
3-24-2022 – 4:00 PM

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**PRESENT:** John Hildreth, Ed Fox, Robert Moser, Mark Hawn

**ABSENT:** John LaMaster, Frances Green, Buddy Keller

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

**ADDITIONAL PRESENT:** Carol Coleman (WCORG), Charles Swenson (Coastal Observer)

## 1. CALL TO ORDER

John Hildreth called the meeting to order.

## 2. PUBLIC COMMENTS

No comments were given.

## 3. APPROVAL OF MINUTES

### A. 2/11/2022 PC MEETING

John Hildreth asked for a motion to approve the 2/11/2022 meeting minutes. Robert Moser motioned to approve. Ed Fox seconded the motion. All approved.

## 4. BUSINESS

### A. Tree Preservation Discussion

John Hildreth discussed the Planner's Forest Toolkit manual passed out to the Commission. Mark Hawn expressed that he is excited to have an informative discussion of a possible ordinance for Pawleys Island Tree Preservation. Carol stated that she put together many tree regulations for the Commission to view. John Hildreth stated that he loves the detail that goes into these ordinances. Robert is motivated to get a tree ordinance formed so that lots are not clear cut anymore such as the one near his house. He expressed concern about how those trees are no longer around to soak up water. Robert stated that he is working with some new property owners in Litchfield, and they have 6-7 live oaks on their property. He was curious if Georgetown County had any regulations on trimming live oaks. Ed Fox loves the detail that goes into the ordinances as well (See attached for various regulations). John Hildreth stated that he likes the Heritage Plantation HOA's tree regulations to most. Mark Hawn asked if Council is even interested in considering tree regulations. John believes they are. Mark stated that he does not believe there is much interested and thinks members should talk more with Council members to try and convince them. Carol Coleman stated that it is possible to add tree regulations to the ARB's design standards. Mark would like to see the news article that Fran discussed in the previous meeting about the former Tree Committee on Pawleys Island. Robert added that the original Tree Committee was for the purpose of marking trees around the Island to possibly preserve, however, Council had shut it down due to having no enforcement power on the Island. Mark asked Ryan about this situation. Ryan stated that enforcement would be a huge issue and that since Pawleys Island does not have its own Code Enforcement or Zoning Department it would be almost impossible to enforce. Mark asked if the County would enforce it. Ryan stated that he is skeptical if they would enforce additional Pawleys Island regulations since it is already difficult to get them to enforce the existing regulations Robert brought up

how the Planning Commission had voted on taking over the Building Department a couple of months ago, but Council had not discussed it. Ryan agreed that it was not really address other than in the comment section of the agenda. Ryan stated that he would like to see Pawleys Island use a 3<sup>rd</sup> party contractor for the Building Department which he brought up two years ago. Ed Fox stated that he was originally skeptical but when the contractor presented to them two years ago his mind was changed, and it seemed like a great idea. Mark sees a lot of offline work needing to be done to convince Council to come around to this idea. Ryan recognizes that the County is overworked, and they are short staffed so the staff can't be blamed for the lack of enforcement on the Island. Robert sees Council just wanting to reduce the size of the Town due to the recent reduction in the Police Department and the unwillingness to take over the Building Department. However, taking over the Building Department would make the Town money and a private contractor would handle it. Carol stated that she can add this to the goals section of the 10-year plan. Ryan said its up to the Town to provide the most efficient and best service to the citizens. John Hildreth believes taking over the Building Department makes a lot of sense.

**B. Finalization of the Pawleys Island 10 Year Plan – presented by Carol Coleman**

Carol Coleman stated that she has started writing the resiliency plan and plans to include it within the Pawleys Island 10-year plan. She stated that she still needs to update the historical map. John Hildreth would like to know how to expedite the process. Ryan and Carol both discussed that there would have to be a 30-day notice sent out to the media, the plan will have to be online and at the Town Hall to view, and a Public Hearing will have to be held. Carol told Ryan that she has a model resolution that the Town can use to approve the Plan.

**5. COMMENTS BY COMMISSION MEMBERS**

John Hildreth mentioned that David Ellerbe would like to discuss Historical Preservation with the Planning Commission and that he would endorse the idea especially since his house is a historic property. Ryan Fabbri mentioned that there are two vacancies on the ZBA board and if anyone knew of anyone who would like to join, please let him know. Ryan stated that the attendance of this board needs to be in person, and they must go through training like the Planning Commission.

**6. ADJOURN**

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

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**APPROVED**

\_\_\_\_\_  
**DATE**

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**ATTEST**

\_\_\_\_\_  
**DATE**

## Municipal Comparisons for Tree Preservation Ordinances

Location / Community	Diameter at which ARB/ARC Approval Required for Removal
Heritage Plantation	3" DBH for ornamentals / 5" DBH for hard woods
Bald Head Island	3" all trees
Edisto Beach	6" all trees
Wild Dunes	6" all trees
Surfside	4" protected trees
McClellanville	8" DBH
Beaufort	4" – 16" DBH specimen trees
Conway	4" – 14" DBH for protected trees

DBH: Diameter at breast height measured at 4.5 feet  
 Average tree diameter for ARB approval listed above is **5 inches**

