



TOWN OF PAWLEYS ISLAND

PLANNING COMMISSION MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
2-24-2023 – 11:00 AM

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

ABSENT: Ed Fox, Buddy Keller

STAFF PRESENT: Daniel Newquist (Town Administrator), Daniel O’Hara (Town Clerk)

ADDITIONAL PRESENT:

1. CALL TO ORDER

John Hildreth called the meeting to order at 11:00 AM.

2. PUBLIC COMMENTS

- a. No comments were made during the meeting.
- b. Daniel Newquist acknowledged he received a letter with public comments from Bert and Carmen Mills that had been sent before the meeting. He noted that those had been forwarded to the members of the commission and would be included in the minutes. **See attached.** Daniel Newquist stated that no other public comments were received before the meeting.

3. APPROVAL OF MINUTES

A. 1-4-2023 PC MEETING

- a. **John LaMaster made a motion to approve the minutes as written. Mark Hawn seconded the motion. All voted in favor.**

4. BUILDING DEPARTMENT SERVICES UPDATE

- a. Daniel Newquist stated that unfortunately the Building Official Robert Cox was unable to join the meeting but expressed interest in coming to a future meeting. Daniel Newquist provided the Planning Commission with a copy of the building report provided to the Town Council at the February Town Council meeting. He noted along with these permits that at least four new construction projects would be permitted shortly. Daniel Newquist said that if anyone has any questions or concerns, he would be happy to discuss them. The Planning Commission discussed several questions brought up regarding the added workload to staff, the facilitation of the Town, and homeowners reaching out about building permits. Daniel Newquist emphasized that there are new building codes in effect for the permitting requirements for the Town, and he explained that a copy of the building code is available for inspection at Town Hall. **No votes were taken.**

5. TREE AND LANDSCAPING ORDINANCE REVIEW

- a. John Hildreth said that it is more important now than ever to enact protective measures to preserve the trees on the Island. He noted that trees are important to be able to absorb and retain water on the Island. Mark Hawn stated that the rationale for creating and originating it was that there was a governance process for the new construction with the ARB. He questioned if it is extended beyond new construction, then what would be the governance process? John LaMaster explained that the ordinance will be expanded from just trees in new construction to protecting trees that are mentioned on the protected species list. John LaMaster noted that it was not done this way originally for administrative purposes. He continued to mention that with the services provided by SAFEbuilt and the ARB, there is a way to properly facilitate it without being burdensome on staff. John LaMaster explained that staff can approve or deny requests, and the decision could then be appealed to the ARB. John LaMaster continued to explain the remedies listed in the ordinance. He noted that fees or penalties could be put in place if there is a violation such as imposing fees and fines, suspending a building permit, and

restricting or prohibiting contractors from working on the Island. Daniel Newquist noted that while currently, the Town is recognizing Georgetown County registration the Town will soon be administering its contractor registration and will be able to closely monitor that. Robert Moser questioned if anyone had talked to the Town Council members about the new proposal. This led to a conversation about the purpose of these edits and how the Town Council feels about these changes. John Hildreth acknowledged Becky Smith, a property owner on the Island that shared some concerns about trees on the Island and protecting them. **John LaMaster stated that there should be a motion to recommend the ordinance to the Town Council. Robert Moser motioned to recommend it as it has been presented. Mark Hawn seconded the motion. All voted in favor. Frances Green was absent from the vote.**

6. FEMA FLOOD MAP/ORDINANCE REVIEW

- a. Daniel Newquist stated that this is something that will entail an external review by SCDNR and FEMA. He continued to mention that he is required to complete these edits by May 9, 2023. Daniel Newquist explained that he is currently working with SCDNR and FEMA to get the update process completed before the deadline. Daniel Newquist noted that it is still in its rough editing stages and that once it is in its final form there could be a scheduled meeting to vote on the changes. John LaMaster proposed that the Planning Commission could make a motion to approve the ordinance changes conditional on the edits required and recommend that version be approved by Town Council. **John Hildreth made a motion to approve the current draft and an updated version with the required edits to be adopted. Robert Moser seconded the motion.** Robert Moser asked Daniel Newquist to provide the final draft to the Planning Commission to review before they are presented to the Town Council. Daniel Newquist confirmed that he would do that. **All voted in favor. Frances Green was absent from the vote.**
- b. The planning commission reviewed the new FEMA flood maps and how they will change the flood zones on the Island upon adoption. **No decisions or votes were made.**

7. COMPREHENSIVE PLAN UPDATE

- a. Daniel Newquist reminded the Planning Commission that staff has been updating the current drafts of the Comprehensive plan. Daniel Newquist noted that the priority investment and the resiliency elements require further edits. **No decisions or votes were made.**

8. SWIMMING POOL REGULATION: RESEARCH REVIEW

- a. John LaMaster reviewed the current ordinances about swimming pool requirements on the Island and recommended changes to the ordinance based on a review of what other jurisdictions have in their ordinances. **See attached chart of recommended changes.** Daniel Newquist noted that the recommended changes for the setback would lower the required setback off of the OCRM critical line. He mentioned the building setback off of the OCRM critical line is 10 feet which is less strict than what is currently required. **The Planning Commission decided to not change the 15-foot setback for pools from the OCRM Critical line.** John LaMaster expressed concern about whether the Planning Commission should provide a copy of the edited ordinance or provide the conceptual changes for feedback. Daniel Newquist noted that he would like to see it go through a formal ordinance review process and would receive the Town Council's input on it before drafting an ordinance. **John LaMaster motioned to revise the chart as discussed and propose to the Town Council for conceptual review. John Hildreth seconded the motion.** Mark Hawn asked if there was any consideration to ask pool owners how they felt. John LaMaster pointed out that drainage would only affect current pool owners. Mark Hawn

stated that he would reach out to his neighbors to get feedback on these changes and to see how they currently drain their pools. It was noted and discussed that the options for draining pools on the Island are already very limited since the Georgetown County Water & Sewer District does not allow direct drainage into the sewer. **No further discussion was made. All voted in favor. Frances Green was absent from the vote.**

9. HISTORIC HOME PROTECTION REGULATIONS: DISCUSSION

- a. John Hildreth noted that there had been previous attempts made by the Planning Commission to protect historical homes on the Island and he wanted to open the dialogue again. John LaMaster noted that it should start with the homes listed on the national register and historic places. He mentioned that the only restrictions should be applied to the exterior. Mark Hawn questioned if it would require the approval of the owners of the historical homes. This led to a discussion about the previous attempts to contact property owners about what they would be open to. The Planning Commission agreed that the input of the current owners of the properties would be important before making any changes. **The Planning Commission agreed to gather the contact information for the historic homeowners and discuss with the Town Council how to proceed. No vote was taken.**

10. NEXT MEETING DATE/ 2023 MEETING SCHEDULE DISCUSSION

- a. The next meeting was scheduled for March 23, 2023, at 11 pm.

11. COMMENTS BY COMMISSION MEMBERS

- a. No comments were made.

12. ADJOURN

John Hildreth adjourned the meeting.

APPROVED

DATE

ATTEST

DATE