



TOWN OF PAWLEYS ISLAND

PLANNING COMMISSION MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
8-4-2023 – 2:30 PM

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

ABSENT: Buddy Keller

STAFF PRESENT: Daniel Newquist (Town Administrator)

ADDITIONAL PRESENT:

1. CALL TO ORDER

John Hildreth called the meeting to order at 2:30 PM.

2. PUBLIC COMMENTS

a. No comments were made.

3. APPROVAL OF MINUTES

A. 6-8-2023 PC MEETING

a. John Hildreth introduced the minutes and asked if there were any questions or suggested revisions. **Mark Hawn made a motion to approve the minutes. Fran Green seconded the motion. All voted in favor.**

4. COMPREHENSIVE PLAN UPDATE

- a. John Hildreth then introduced Dan Newquist to provide an update on the latest version of the Draft Comprehensive Plan. Mr. Newquist started by reviewing the process and timeline for adopting the Comprehensive Plan. He confirmed that the Planning Commission will need to recommend approval of the document to the Town Council by resolution. The next step will be to hold a public hearing following a 30-day public notice period. This can be accomplished at a Town Council meeting. The Town Council is required to adopt the Comprehensive Plan by ordinance entailing a first and second reading. Depending on any remaining edited suggestions that the Planning Commission has, Town Staff will prepare to hold a follow-up meeting to review a final draft Comp Plan.
- b. Mr. Newquist then reviewed new edits that have been made since the last Planning Commission meeting in June. Most notably, he reviewed the draft Resilience Element which is a new requirement by state law. The element focuses on Hazard Mitigation measures including flooding and tropical storm preparation, both common concerns for the Pawleys Island community. The element also addresses economic resilience and makes note of the strong reliance on the tourism economy to sustain the Town's annual budget.
- c. In addition to the Resilience Element, Town Staff have also produced maps to be inserted into the Comp Plan. Mr. Newquist mentioned that he has received assistance from the Waccamaw Regional Council of Governments to develop the maps. The four maps that were created include a Community Facilities map, an existing Land Use map, a future Land Use map, and a map depicting the FEMA FIRM Map Base Flood Elevations on the island.
- d. The final major edit since the Planning Commission meeting in June was the development of an introduction that included a description of implementation timeframes for each of the goals and objectives in the plan. The five implementation timeframes include Ongoing and Continuous, Ongoing and Periodically Review, Near-term, Intermediate-term, and Long-term. Ongoing and Continuous refer to strategies that are already in place that require consistent and recurring attention. Ongoing and Periodically Review refer to ongoing activities that should be reviewed annually to adjust to changes in policies, state regulations, funding availability, or other opportunities. Near-term are proposed strategies that can be initiated within two years of the adoption of the Comprehensive

Plan. Intermediate-term are proposed strategies that will likely take 3-5 years to initiate and Long-term are proposals that will entail and 5-plus year implementation timeframe. John LaMaster suggested that the intermediate-term timeframe description be edited to clarify that the objective be initiated in that timeframe not necessarily completed. On pages 42-43, Mr. LaMaster also noted that there were two objectives that didn't have a designated timeframe. For the objectives of Goal 4, Mr. LaMaster suggested labeling these as Ongoing and Continuous. For the objectives on Goal 5, Mr. LaMaster suggested labeling these as Ongoing and Periodically Review. Robert Moser suggested rephrasing Goal 6 and substituting the word Maximize with Optimize. Finally, John LaMaster suggested that Goal One Objective C on Page 12 be changed from Long-term to Ongoing and Periodically Review and label Goal One Objective D as Ongoing and Periodically Review. The Planning Commission members agreed with each of these suggestions.

- e. Mr. Newquist then reviewed the maps in greater detail. Mr. Newquist indicated that he needed to cross-reference each of the map titles into the narrative in the appropriate section of the plan. The other edit Mr. Newquist suggested was to have the parcels indicated as "Hotels" in the Land Use maps edited to "Inn/Bed and Breakfast". The Planning Commission agreed but was overall satisfied with the map exhibits.
- f. Mr. Newquist then began to review edit suggestions that were incorporated into the document based on the discussions at the June 8th meeting. John LaMaster suggested that the Economic Element in corporate objectives focused on revenue generation and mechanisms to save funds for specific purposes. Mr. Newquist noted that throughout the document he cross-referenced the recent Sea Level Rise Adaptation Study wherever appropriate. Robert Moser asked if beach access solid waste disposal was addressed in the Community Facilities element. Mr. Newquist explained the current maintenance schedule for beach access and boat ramp trash pickup and agreed there is room for improvement. He will revisit this in the goals and objectives. In the Land Use Element, Mr. Newquist highlighted a goal and objective regarding the future land use designations of Old Town Hall, Town Hall, and the Nature Park to accommodate limited non-profit and special event vending on the island. This has been a topic of discussion by Town Council for the past few months. The Planning Commission agreed that it would be something worth including in the Comprehensive Plan. Mr. Newquist commented on revisions made to the Transportation element including the removal of a Level of Service analysis which is a little more applicable to more extensive roadway networks like US 17. He also reviewed objectives pertaining to bicycle and pedestrian amenity improvements on the island including the installation of bike racks at strategic locations and enhancing crosswalk markings including the placement of a new crosswalk at the intersection of North Causeway and Myrtle Ave. Robert Moser asked if there were any recommendations pertaining to on-street parking issues on the North end. Dan Newquist indicated that one of the goals focused on developing a parking plan for the island, which would address this issue along with other parking concerns on the island. Mr. Newquist then reviewed the Priority Investment Element, which was newly written since the June 8th meeting. The element highlights key partners that have infrastructure responsibilities on the island. The element also summarizes a list of long-term projects that the Town anticipates through the time horizon of the Comp Plan. Finally, Mr. Newquist reviewed the Resilience Element and highlighted a few objectives including the need to install a generator at the Town Hall building and begin working on the state required Beach Management Plan.
- g. Mr. Newquist then solicited additional comments from the Planning Commission and reviewed the next steps including a follow-up meeting before the September Town

Council meeting. Robert Moser indicated that he felt like there should be a little more emphasis on issues pertaining to tourism and revenue generation. The other Planning Commission members agreed.

5. Adjournment

- a. **Mark Hawn made a motion to adjourn the meeting. John LaMaster seconded. The meeting adjourned at 3:55pm**