TOWN OF PAWLEYS ISLAND
PLANNING COMMISSION MEETING MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
4/19/2024 – 4:00 PM

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

ABSENT: Ed Fox

STAFF PRESENT: Dan Newquist, Thomas Singer (CCU Intern)

ADDITIONAL PRESENT:

1) **CALL TO ORDER**
   a) John Hildreth called the meet to order at 4:00 PM
2) **PUBLIC COMMENTS**
   a) Comment submitted by Ezra Oyer regarding proposed changes to the Fence Ordinance. Mr. Newquist verbally shared the comments. The written comments are attached to the meeting minutes.
3) **APPROVAL OF MINUTES**
   a) Mark Hawn made a motion to approve the minutes of the 2-23-2024 Planning Commission Meeting minutes, John LaMaster seconded the motion. All approved and voted in favor.
4) **UNIFIED DEVELOPMENT CODE AMENDMENT – POTENTIAL ACTION ITEM**

Section 3-4.12 Fences

Mr. Newquist started by discussing the two fence requests that were approved by the ZBA over the past year. Both were metal fences which are not allowed under the current ordinance unless they are perimeter fences that surround a swimming pool.

Mr. Newquist thanked John LaMaster for assisting with some draft revisions to the fence ordinance which were included in the meeting packet. Since the previous meeting, Mr. Newquist wanted to brief the Planning Commission on a few other fence-related issues that have arisen. One was a request from a property owner who would like to place a temporary security fence on his lot during the construction of his new home. Several Planning Commission members expressed concern. The other concern was the placement of a fence in the Critical Areas regulated by SCDHEC-OCRM, which is not allowed. Should a survey be provided marking the critical area boundary as part of the fence permit application? Planning Commission members agreed some documentation would be helpful so that property owners don't encounter OCRM enforcement issues later on.

Mr. Newquist did express some concern in the newly proposed ordinance language that requires fences to go through ARB approval. Mr. Newquist preferred having the administrative procedures be similar to the tree ordinance which does provide the Town Administrative some level of approval authority. Mr. Newquist also mentioned that the ARB has not been briefed on the prospect of including them in the review process of new fence approvals.

There was a lack of consensus amongst the Planning Commission members regarding the aesthetics of powdered coated aluminum fences. The Planning Commission members agreed to make some further refinements prior to submitting the draft fence ordinance amendments to Town Council for consideration.

5) NORTH JETTY CONDITION ASSESSMENT REPORT

Mr. Newquist explained that the report has been presented to Town Council and is on track for adoption by resolution at their May meeting. Upon your review, if there are any remaining questions or comments please submit them to Town staff so that they can be forwarded to Town Council. Mr. Newquist did confirm that the repair project has been submitted to the Capital Projects Sales Tax Committee for inclusion on the ballot referendum that is being prepared for the November election.

6) HISTORIC PROPERTY PRESERVATION-DISCUSSION

John Hildreth introduced the topic by reviewing a PowerPoint presentation. The issue has arisen primarily since the pending variance requests were submitted on the Liberty Lodge/Port Arthur property. He reminded the Planning Commission of the previous outreach work that had been conducted with owners of historic structures on the island. John then explained that he discussed the issue with the ARB architect consultant David Graham who suggested that the Town examine the City of Georgetown's demolition permitting process which requires an approval by their ARB. John also encouraged the Town to explore the prospects of façade easements which may allow property owners to be eligible for tax breaks.

Mark Hawn asked whether the appropriate approach is to work with property owners voluntarily or enact policies that would place specific restrictions and regulations on private landowners. John LaMaster referred to a summary sheet and reviewed the scope of a potential historic overlay district similar to what exists in Charleston along with some administrative procedural considerations. Fran Green and Robert Moser both agreed that a good starting point is managing demolition activity on the island.

Mark suggested that since the outreach to property owners took place over a year ago it is important to follow up with them on the current status of discussions. The discussion then focused on the Liberty Lodge/Port Arthur property and the potential scenarios within the parameters of our current ordinances. Dan Newquist reminded the members that the properties have been properly posted and the meeting agenda has been set. He also explained that to date he has only received one formal public comment. Mr. Newquist then referenced information resources that he has been provided by the State Historic Preservation Office. Mr. Newquist stated that while he understands the sense of urgency on this topic he also felt like it was important to solicit guidance from external resources as we initiate a program here on Pawleys Island.

Buddy Keller mentioned and the other Planning Commission members generally agreed that a starting point would be to focus on the properties that are currently on the National Register of Historic Places. Mark Hawn emphasized that he felt the method of protection is the key in this

process. Mark agreed to follow up with these property owners to update them and continue to get their ongoing feedback on their concerns and preferences.

Mr. Newquist then recapped the current building permits that have been issued at 520 Myrtle Ave and explained the property owner's decision to pursue a variance for the Port Arthur structure due to excessive costs in restoring that structure while meeting the Flood Elevation standards. The owners also have a permit to restore the Liberty Lodge structure although that is not legally binding. Mr. Newquist confirmed that prior to the March ZBA meeting, the property owners did present a plan for rebuilding Port Arthur.

7) DOCK/BULKHEAD STRUCTURE REGULATIONS/PERMITTING-DISCUSSION

Mr. Hildreth decided to defer discussion on this topic to a later date.

8) GEORGETOWN COUNTY CAPITAL PROJECT SALES TAX- DISCUSSION

Prior to leaving the meeting, Mr. Hawn provided a brief overview of the Capital Project Sales Tax initiative. He explained that all project submissions from eligible agencies have been received and the Commission is in the process of reviewing. There have been 225 projects submitted with an outlook of ~$10 million in annual revenue over an 8 year period. The Committee will create a Priority list of projects and a Contingency list of projects. The Committee is also reviewing the prospects of funding the project work via bonding. The Committee will be providing their recommendations to Georgetown County Council by the end of May with First Reading planned by the end of June in preparation of placing this on the ballot in November's election.

9) GEORGETOWN COUNTY HAZARD MITIGATION PLAN UPDATE

Mr. Newquist briefed the Planning Commission on the Georgetown County Hazard Mitigation Plan. This is a countywide effort that is required to be updated every five years in order for the county and the local governments to be eligible for funding and other support through many of FEMA's programs. Mr. Newquist will continue to update the Planning Commission and the Town Council on the progress of this plan. The outlook is that this will be completed towards the end of Summer.

10) NEXT MEETING DATE

Mr. Hildreth was hopeful to hold a meeting prior to the May 13th Town Council meeting pending contact had been made with the Historic property owners.

11) COMMENTS FROM PLANNING COMMISSION MEMBERS

Robert Moser asked about the status of the Tyson House. Mr. Newquist did confirm that the property has been sold and is scheduled for closing on May 1st.

John LaMaster asked about how the Town is handling expired building permits. Mr. Newquist explained that he is working closely with SafeBuilt to determine the status of permits listed as active on the island. Mr. Newquist also explained that there are a few permit types that need to be reviewed for a fee increase, particularly electrical permits.

12) ADJOURN

a) John LaMaster made a motion to adjourn the meeting, Fran Green seconded the motion, all approved, none opposed, the meeting adjourned.

APPROVED 05/30/2024 **DATE**

ATTEST 5-30-24 **DATE**

Mr. Newquist,

I am unable to attend the Planning Commission meeting on 4/19, but I want to add my thoughts on metal fencing; particularly powder coated aluminum fence. When installed properly this product has a superior lifespan with very little maintenance necessary. Its strength allows for highly permeable designs, making it a good choice for properties that are frequently inundated with tides. Its low surface area makes it practical for surviving high winds and storms preventing it from becoming storm wreckage. Plantings near the fence thrive and easily integrate to help the fencing "disappear".

I personally find this type of fence aesthetically more pleasing and appropriate for modern homes than other, more rustic, options. My own fence looks like new after 8 years.

I would agree that there should be an open discussion of where fencing should be used, but wherever fencing is allowed, I hope that the commission consider allowing powder-coated aluminum.

Thanks,

Ezra Oyer

103 Atlantic Ave