



TOWN OF PAWLEYS ISLAND PLANNING COMMISSION MEETING MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585

4/4/2025 – 1:00 PM

PRESENT: John LaMaster, Mark Hawn, Ed Fox, Buddy Keller, Paul Groce (Virtual), John Hildreth (Virtual)

ABSENT: Fran Green

STAFF PRESENT: Dan Newquist, Corey Higdon

ADDITIONAL PRESENT:

1) CALL TO ORDER

- a) Chairperson John Hildreth attended the meeting virtual, therefore vice-chair Ed Fox presided over the meeting and called the meeting to order at 1:00 PM

2) PUBLIC COMMENTS

- a) No public comments were presented.

3) APPROVAL OF MINUTES

- a) Mr. Fox requested a motion to approve or amend the 2-20-2025 Planning Commission Meeting Minutes. Mark Hawn made a motion to approve the minutes. Buddy Keller seconded the motion. No further discussion. **All voted in favor.**

4) SC State Historic Preservation Office– Draft Grant Proposal Review

Mr. Newquist explained how he and John LaMaster met with Mr. Brad Sauls to receive feedback on the Town's application for the \$40,000 historical preservation grant through the South Carolina State Historic Preservation Office. Mr. Newquist explained how the final application is due on May 1st and a final item that needed to be completed was the Local Match Commitment letter. Mr. Keller questioned how long the Town would have to wait for a notification of approval or denial for the grant, to which Mr. Newquist estimated that an answer could be received around July. Mr. Keller also questioned what the match entailed, to which Mr. Newquist confirmed it is a 50% match, meaning that the Town would fund \$20,000 of the \$40,000 grant.

Mr. LaMaster noted that Mr. Sauls provided very positive feedback regarding the Town's application for the grant. Mr. Newquist reminded the Planning Commission that the grant would entail an inventory of the historic structures within the Town which would be conducted by a professional consultant. Mr. Groce stated that the historical inventory would be the first step towards enhancing historical preservation on the island. He also stated that the Historic Preservation Office can assist with drafting ordinances that aid in preservation, to which Mr. Keller questioned how the office can help. Mr. Groce stated that the Historic Preservation Office can help provide examples of ordinances throughout the state that encourage preservation. He also noted that there is a possibility for the Town to adopt a Historical Preservation Review Committee, but he expressed an uncertainty on how the Town would staff the committee considering many candidates for the board already serve on various other boards, including the Planning Commission. Mr. Groce also suggested the possibility for the Architectural Review Board to take on the responsibility of historical preservation rather than creating a new committee. To conclude the discussion on historical preservation, Mr. Hawn and other members commended Mr.

LaMaster and Mr. Newquist for their work on the application and several members expressed optimism about the Town being approved for the grant.

5) Georgetown County Beachfront Management Activities

Mr. Newquist updated the Planning Commission about the upcoming public hearing for a beach management project at the south end of Litchfield Beach. He guided Planning Commission members to online resources provided by DES-BCM that explain in detail what the permit entails. He explained how this permit is intended to be an as-needed permit for Litchfield Beach, meaning that the permit would not be utilized unless certain triggers are met. He explained further that Litchfield Beach had a significant renourishment in 2022 in which sand was used to renourish dunes in front of beach front homes on Norris Drive. Mr. Newquist clarified that this permit is to renourish the same dunes if sand is depleted by 50% or more of the initial renourishment. The sand would be extracted from specified areas of Midway Inlet. Mr. LaMaster questioned if the hearing could be attended virtually, to which Mr. Newquist confirmed that only in-person attendance was offered. Mr. Keller asked who the engineer for the project was, which Mr. Newquist elaborated that the engineer is Coastal Science & Engineering (CSE), who previously conducted work for the Town. Mr. Hawn explained how from his call with the engineer, he gathered that there would be two channels extracted from Midway Inlet, which in turn he believed would be beneficial for the north-end of Pawleys Island.

6) NEXT MEETING DATE

It was decided by the planning commission that the next meeting would be on June 5th in the afternoon.

7) COMMENTS FROM PLANNING COMMISSION MEMBERS

No additional comments were provided.

8) ADJOURN



APPROVED

6-5-25
DATE



ATTEST

6-5-25
DATE