TOWN OF PAWLEYS ISLAND
TOWN COUNCIL MEETING MINUTES

Town Hall – Conference Room | 323 Myrtle Ave | Pawleys Island SC 29585
9/15/2025 – 5:00 PM

PRESENT: Mayor Brian Henry, Guerry Green, Sarah Zimmerman, and Rocky Holliday

STAFF PRESENT: Daniel Newquist, Corey Higdon, and Chief Fanning

ADDITIONAL PRESENT:

ABSENT: Ashley Carter

1) **CALL TO ORDER / OPENING REMARKS**
   - **Mayor Henry called the meeting to order at 5:00 PM.**

2) **PUBLIC COMMENTS**
   - No public comments were presented.

3) **APPROVAL OF MINUTES** - 8-11-2025
   - **Mayor Henry requested a motion to approve or amend the 8-11-2025 Town Council minutes. Mr. Holliday motioned to approve the minutes. Mr. Green seconded the motion.** No further discussion. **All voted in favor.**

4) **REPORTS AND UPDATES**
   a) Police Report

Chief Fanning opened his report by elaborating on a recent incident in which 25 cars on the north end of the island were broken into. He listed several items that were stolen from these vehicles, including a gun, as well as several antique coins and gems. Chief Fanning added that the stolen antique coins were located on the side of the road, seemingly discarded by the thieves. He updated the council that the Town Police Department has suspects in mind, but is awaiting a warrant from the judge. Chief Fanning credited home security cameras that got three angles of the break-ins, along with the traffic cameras located around the island, with identifying the suspects. Continuing, he recommended that all property owners on the island should consider installing security cameras, noting that modern juries typically will not prosecute burglary suspects without video evidence. Mayor Henry expressed support for encouraging property owners to install security cameras to assist with situations like the recent vehicle break-ins, adding that the Town can craft an email explaining this to property owners.

Continuing, Chief Fanning explained that it was a busy month for the police department in August. He highlighted two significant incidents, the first of which was a propane tank leak on the north end of the island. He explained that the tank needed to be replaced, and it took Midway Fire crews a few hours to get the tank off the island. The second event was a swimmer in distress call in the creek on the south end of the island. Chief Fanning explained that the 16-year-old swimmer had a medical emergency in the water, became submerged, and was quickly brought to the surface. He clarified that the swimmer was released from the hospital the next day.

b) Building Report

Mr. Higdon presented the building report for May, stating that 4 new permits were issued in August, the lowest total permit volume for a month of this year. He added that each permit was a minor project, including electrical work, HVAC repairs, and a reroof. He expanded on the permit volume, explaining that he expects the permit volume to increase in the coming months as the summer season comes to a close. Lastly, he provided an update on an upcoming Zoning Board of Appeals meeting, in which two applicants seek to add elevators to their homes and require setback relief for the elevator landings. Mr. Higdon noted that these variances are located at 107 Shell Road and 574 Myrtle Avenue. Mayor Henry inquired about the permit volume this year compared to last year's, to which Mr. Higdon stated that the total number of permits issued over the summer months is lower this year than last. Mrs. Zimmerman questioned why the applicants would need a variance for their elevator additions, as she noted that elevators have setback exemptions in the Town's ordinances. Mr. Newquist clarified that the variance is required for the elevator landings rather than the elevator itself, as the ordinance does not explicitly exempt the landings from setback requirements.

c) Financial Report

Mr. Newquist highlighted the Town's local accommodations tax collections for July, noting that the July A-Tax collections in 2025 exceeded the 2024 totals. He also added that the year-to-date totals exceed the 2024 collections, putting the Town in a great position to meet the budgeted projections. Moving on, he explained that there are no major red flags in terms of expenditures, but did reference the possible need for an increased budgeted total for beach access security for the 2026 budget, following the recent vehicle break-ins. Mr. Newquist then gave the floor to the Town's auditor for the 2024 audit presentation.

5) BUSINESS

a) 2024 Annual Audit Presentation

Stacey Moree, the Town's auditor, presented the 2024 Annual Audit Presentation. For the full 2024 audit report, please see the attached document.

b) Town Board Reappointments

Mr. Newquist explained that several members of the Town's boards had terms that were up. He noted that each is willing to renew their term and continue serving on their respective boards, including Peter Fawcett and Byron York on the Zoning Board of Appeals, Linda Keller on the Architectural Review Board, and Will Dieter on the Accommodations Tax Committee.

Mayor Henry requested a motion to approve or deny the reappointments to the ZBA, ARB, and A-Tax Committees. Mr. Green motioned to reappoint Mr. Fawcett, Mr. York, Mrs. Keller, and Mr. Dieter to their respective committees. Mr. Holliday seconded the motion. No further discussion. **All voted in favor.**

c) Flood Mitigation/Drainage Initiative – Update

Mr. Newquist provided an update regarding the Town's Flood Mitigation / Drainage study. He noted that the consultants for the study, Seamon Whiteside, anticipated presenting their findings to Council during this meeting, but plans were changed following a recent meeting. He explained that he, Mr. Holliday, and Paul Groce met with Seamon Whiteside and determined that there are still loose ends on the plan. Mr. Newquist clarified that he now expects a presentation to Council in either the October or November meeting. Moving on, Mr. Newquist explained that he met with his point of contact with the Department of Transportation (DOT), highlighting that DOT is willing to conduct maintenance in various parts of the island to help mitigate flooding. Lastly, Mayor Henry provided an update on the Town's potential creek study, stating that he believes the Town should let Seamon Whiteside complete the Drainage Master Plan prior to initiating a Creek Study, as he anticipates several suggestions regarding the creek in the Drainage Master Plan.

d) Historic Preservation Consultant Proposal

Mr. Newquist and Mayor Henry prefaced the proposal for interviewing a historic preservation consultant by commending Mr. Groce for his presentation regarding historic preservation at the Labor Day Pawleys Island Civic Association meeting. Mr. Newquist reminded Council that the Town did not receive a grant from the State Historic Preservation Office. He added that regardless of the grant, the Town's Planning Commission remains committed to prioritizing historic preservation on the island. Mr. Newquist expanded on the various ways a historic preservation consultant can help, such as conducting a historic property survey, helping craft a preservation ordinance, developing design guidelines, and establishing incentives to encourage preservation. He further explained that the consultant could conduct a workshop to help train town staff in various elements of preservation. Mayor Henry added that the Town is requesting $5,000 to be committed to begin the interview process to hire a consultant. Mr. Holliday suggested that the Town study what other communities deem to be historic to establish criteria for which properties on the island can be labeled historic.

Mayor Henry requested a motion to approve or deny the funding of $5,000 to begin the search process for a historic preservation consultant. Mr. Holliday motioned to approve the $5,000. Mr. Green seconded the motion. No further discussion. **All voted in favor.**

6) COMMENTS BY COUNCIL MEMBERS

- No additional comments were presented.

7) ADJOURN

APPROVED

10/2/25
DATE

ATTEST

10-2-2025
DATE