



TOWN OF PAWLEYS ISLAND PLANNING COMMISSION MEETING MINUTES

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

2/27/2026 – 3:30 PM

PRESENT: Bert Mills, Bill Sheron, Fran Green, Ed Fox, John Hildreth, Buddy Keller, Chuck Campbell (virtual)

ABSENT:

STAFF PRESENT: Dan Newquist, Corey Higdon, Lindsey DeGrendel

ADDITIONAL PRESENT: Paul Groce (Town Council)

1) CALL TO ORDER

- a) Chairman John Hildreth called the meeting to order at 3:30 PM

2) PUBLIC COMMENTS

- a) No public comments were presented.

3) APPROVAL OF MINUTES

- a) Mr. Hildreth requested a motion to approve or amend the 11-7-2025 Planning Commission Meeting Minutes and the 12-10-2025 Historic Preservation Workshop Meeting Minutes. Mr. Keller made a motion to approve the minutes. Mr. Fox seconded the motion. No further discussion. All voted in favor.

4) HISTORIC PRESERVATION INITIATIVE UPDATE

Councilman Paul Groce provided an update on the historic preservation initiative. Mr. Groce noted that the Town Council voted last month to approve and formally charter the Historic Preservation Special Committee (HPSC). The HPSC's kick-off meeting is scheduled for Wednesday, March 4, at 10:00 a.m., where members will review organizational details and discuss next steps. The committee intends to pursue the Certified Local Government (CLG) designation, which would provide additional authority and access to preservation funding opportunities. The Town Council has appointed Jerry Lieberman as Chair of the newly created HPSC. Mr. Sheron questioned whether the special committee would report to the Planning Commission. Mr. Groce clarified that the special committee will report directly to the Town Council.

5) ARCHITECTURAL REVIEW BOARD (ARB) – DESIGN GUIDELINES DISCUSSION

Mr. Newquist reported that Milt Childress is now serving as Chair of the Architectural Review Board (ARB). He explained that the ARB is prioritizing efforts to limit home heights, as members have become increasingly concerned about the height of new homes being constructed on the island. For new builds, applicants must follow a standardized checklist that uses consistent language. The ARB is considering expanding the checklist to address additional architectural elements, such as porches, windows, and other design features. Mr. Newquist encouraged Planning Commission members to review the existing ARB design guidelines and identify areas for potential updates or improvements. An appendix will be added to certain sections of the ARB Guidelines to provide additional clarification. He also noted the importance of showing contractors examples of previously approved ARB projects

to promote architectural consistency across the island. Clearer expectations for proposal submissions were emphasized. Mr. Mills discussed the importance of balancing regulatory standards with flexibility, allowing homeowners to complete renovations while maintaining the traditional character of a typical Pawleys Island home. Mr. Groce elaborated on potential impacts on the Town's FEMA Community Rating System (CRS) rating if changes are made to regulatory standards. Examples could include adjustments to the design flood elevation standard, the 50% rule criteria, and "lookback" provisions for substantial improvements.

6) MASTER DRAINAGE PLAN IMPLEMENTATION

Mr. Newquist described the Master Drainage Plan as a multi-year, long-term planning document for the Town. He thanked Congressman Russell Fry and Lee Hewitt for securing funding for a drainage-related project in the Bird's Nest area in coordination with the EPA. Mr. Newquist encouraged Commission members to review the plan in detail, particularly the mapping and phased implementation components. He noted that the plan will be instrumental in pursuing additional grant funding opportunities. All resources and the full report are available on the Town's website. The study is elevation-based, with roadway elevation improvements identified as a key component of long-term resilience. Significant ongoing maintenance of drainage infrastructure will also be required. Once drainage profiles are improved, elevation improvements can proceed more effectively.

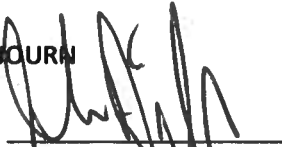
7) LOCAL COMPREHENSIVE BEACH MANAGEMENT PLAN – PROGRESS UPDATE

The Town's intern, Lindsey DeGrendel, provided an update on the Local Comprehensive Beach Management Plan (LCBMP). Ms. DeGrendel explained that the plan is being updated to meet state requirements for continued funding eligibility for beach renourishment projects. The Town is coordinating with the Department of Environmental Services - Bureau of Coastal Management (DES-BCM) to develop updated maps, data, and supporting documentation. Mr. Newquist explained that beach renourishment is typically scheduled on a ten-year cycle through the U.S. Army Corps of Engineers. Commissioners discussed how previous nourishment projects have altered the beach profile. Mr. Sheron inquired about monitoring the marsh and creek areas. Mr. Newquist added that developing a creek health study is an ongoing process.

8) NEXT MEETING DATE

The planning commission decided that the next meeting would be on April 27th, 2026.

9) ADJOURN



APPROVED



ATTEST

DATE

4-27-2026
DATE