

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, August 27, 2019

5:00 P.M.

Regular Meeting

THESE MINUTES ARE NOT VERBATIM, BUT DO ACCURATELY REFLECT THE PROCEEDINGS.

Members attending: George Kostell, Stephanie Renner, Alex Cone, William Hackett, Darrin Moore and Bob Sandifer

Members absent: None

Staff attending: Building Code Administrator Patrick Brown and Planning Commission Secretary Margaret Green

Chair Darrin Moore called the meeting to order at 5:00 PM. He welcomed Alex Cone to the Planning Commission.

Review of Minutes: May 21, 2019 - Bob Sandifer made a motion to approve the minutes as presented. George Kostell seconded the motion. The minutes were **approved unanimously.**

Old Business: None

New Business:

William Hackett made a motion to invert the items in the "New Business" section of the agenda. Darrin Moore seconded the motion. The motion was **approved unanimously.**

b. Lot Line Abandonment – 2301 Point Street

Mr. Sandifer asked Lee Frank, representing the owners, what the intent is for wanting to abandon the lot line between the 2 parcels. Mr. Frank answered that it is his understanding that the owner wants to explore the possibilities of a larger septic permit as well as installing a pool. He also stated that it would increase the amount of impervious surface area allowed.

William Hackett made a motion to approve the lot line abandonment. Stephanie Renner seconded the motion. Mr. Kostell asked Patrick Brown whether the lot line abandonment would affect the project by the Core of Engineers and the perpetual easement needed for the project. Mr. Brown replied that there should be no issue since the owner of remains the same.

There being no more discussion of the motion, Chair Moore called for the vote. The motion **passed unanimously.**

a. Charter Boat Service – 3736 Dock Site Road

Chair Moore introduced the item and explained the reasoning behind inverting the agenda items to allow Mr. Frank to leave immediately after his matter was approved.

Before proceeding, Mr. Moore referred to the Planning Commission Rules of Procedure related to ex parte' communication. Mr. Moore stated that he spoke with Mr. McGahee prior to the meeting regarding parking for the business. Mr. Moore did not believe the conversation merited a recusal by him. William Hackett stated he discussed insurance with the applicant. Mr. Hackett did not think his conversation required recusal. Stephanie Renner stated she discussed the matter with Mr. McGahee and there was nothing in her conversation to require recusal.

Mr. Moore explained that there were a few questions regarding the application. Mr. Brown suggested using the Planning Commission Manual of Applicant Procedure, a copy of which was provided to each PC member. Mr. Brown asked questions regarding the nature of the business, since Mr. McGahee is not a boat captain. Mr. McGahee was asked to provide a legal document stating the business connection between Mr. McGahee, the boat captains and the boat owner. Parking requirements were discussed, with Mr. Brown explaining that 8 parking spots would need to be available. Mr. Moore pointed out that 8 spots are shown on the plat Mr. McGahee submitted. Mr. Brown asked if there would be any sales of food, drinks or ice. Mr. McGahee replied there would be none. Mr. Moore asked about the process to change the dock from recreational use to commercial use. Mr. Brown spoke with OCRM officials and outlined the steps required for change of use. Mr. Kostell asked Mr. Brown about handicap requirements. Mr. Brown responded that with up to 6 customers at a time, the requirements do not apply.

Chair Moore stated he felt the PC shouldn't vote on the application without all the documentation needed. Mr. Brown explained the PC could choose to approve the application with the contingency of the OCRM requirements being met. Mr. Moore made a motion to table the matter. Mr. Kostell seconded the motion and it **passed unanimously**.

Public Comment

No one signed in to speak.

Adjourn

There being no further discussion, Bob Sandifer made a motion to adjourn, with George Kostell seconding. The motion to adjourn **passed unanimously**.

The Freedom of Information Act, § 30-4-80(3) was complied with.

APPROVED BY THE PLANNING COMMISSION


Submitted by V. Margaret Green, Planning Commission Secretary