

TOWN OF EDISTO BEACH
PLANNING COMMISSION

Tuesday, April 24, 2018
5:00 P.M.
Regular Meeting

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

Members attending: Darrin Moore, George Kostell, Reddick Bowman, and Everett Smith

Members absent: Stephanie Renner, Barbara Habegger and William Hackett with prior notice.

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

Chairman Darrin Moore called the meeting to order at 5:00 PM and welcomed all in attendance. Quorum noted.

Review of Minutes: March 27, 2018 Mr. Kostell made a motion to approve the minutes as presented. Mr. Bowman seconded the motion. The minutes were **approved unanimously**.

Old Business:

Fence Ordinance – Chairman Moore opened discussion on the Fence Ordinance as Town Council asked that it be placed on the agenda. Mayor Darby explained that Town Council wants to respond to concerns Planning Commission members have with the ordinance, which was not approved in the March 27, 2018 meeting, in order to reach a consensus. Mr. Moore stated that many concerns were about building materials, colors allowed and landscape criteria. Several members agreed that the concerns were the “architectural review board” nature of certain sections. Mr. Moore said when the fence ordinance first came to the Planning Commission the issue was related to fence height. He suggested perhaps including a definition of a fence which incorporated a height ordinance would be sufficient.

Mayor Darby and Chairman Moore directed everyone’s attention to the proposed ordinance, which was reviewed section by section for discussion of changes.

Changes to be considered:

Sec. 86-302. General Requirements for Fences. (1) *Within Flood A-Zone*
Change “elevations” to “zones”.

Sec. 86-303. Height Requirements for Fences.

(A) *Residential districts*

Add "(R-1) low density residential district, (PUD) Planned Unit Development,
Change "In the" to "or a residential use in any district."

(B) *Nonresidential districts*

Add "(C-1) Office Commercial District, (C-2) Marine Commercial District, (C-3)
Commercial District"

Sec. 86-306. Prohibited Fences.

Delete "~~(A) Chain link and metal-slat fencing. Fences and walls constructed of chain link or metal
slats are prohibited along front property lines, streets, and beaches in all residential zoning districts.~~"

Change "(B)" to "(A)"

New (A) Add "120 volts"

Sec. 86-307. Appearance of Fences and Walls.

Delete "(C)" and "(D)"

(E) *Maintenance required*

Delete "and attractive"

Upon completion of the review, Chair Moore asked if there was any more discussion. Mayor Darby stated for public record and the press present at the meeting that she does not object to the fence installed behind her home. The gentleman who installed it came over and reviewed the plans for the fence, which she wanted to make perfectly clear they don't have a problem with its installation.

Jimmy King asked to read a statement he received from the homeowner, Ms. April Muckenfuss concerning the fence that started discussion about the need for a fence ordinance. Ms. Muckenfuss felt it was necessary to share their side of the story concerning the building of the fence on their property. She went on to state that all the focus on their fence has caused uncalled for attention to her family.

Ordinance Update – Impervious Lot Coverage Percentage Chair Moore called everyone's attention to the amended version of Sec. 86-186. Patrick Brown explained how the changes will simplify the calculation. Changing the amount of total impervious space allowed to 34% of the lot will also make the ordinance apply equally, no matter the size of the lot. Chair Moore made a motion to approve the ordinance changes. Everett Smith seconded the motion. Mr. Kostell asked Patrick Brown to confirm that the change to 34% was not adding to the amount of impervious space allowed, but just simplifying the calculation. Mr. Brown confirmed and stated that it may reduce the total impervious area allowed for some smaller lots. Chair Moore called for the vote, which was approved unanimously.

Zoning Permit – Chair Moore asked if Mr. Brown had an update. Mr. Brown stated that a draft he forwarded to the Town Attorney was reviewed and returned. The Zoning Permit is ready and can go through concurrently with the Fence Ordinance. Reddick Bowman made a motion to table Zoning Permit until it was presented along with the Fence Ordinance. Mr. Kostell seconded the motion. The motion was **approved unanimously**.

New Business:

Coastal Carts of Edisto - Chair Moore explained that Coastal Carts of Edisto, LLC have presented an application for approval to open a business to rent bicycles and golf carts from an office located inside the Smuggler’s Attic Building. Mr. Moore asked applicant Kim Steedley to give an overview and discuss the parking plan. A parking analysis was reviewed outlining the need for Smuggler’s Attic and Coastal Carts of Edisto to have fourteen (14) parking spots available. The amount of spaces available was verified to be twenty (20). Mr. Steedley also explained that space is available to park up to fifteen (15) golf carts without using any of the parking spaces. Mr. Brown confirmed the number of spaces needed, the number available and said the parking requirements were met. Mr. Moore called for a motion. Mr. Kostell moved to approve the application of Coastal Carts of Edisto as presented and Mr. Brown confirmed. Mr. Smith seconded the motion, which was **approved unanimously**.

To clarify future action on the Fence Ordinance, Mayor Darby asked planning commission to defer the action on the ordinance on fencing until the revisions were made. Chair Moore made a motion to table the agenda item until the next Planning Commission meeting. Mr. Kostell seconded it. The motion passed unanimously.

Public Comment

No one signed in to speak.

Adjourn

There being no further business to discuss, George Kostell made a motion to adjourn. Mr. Bowman seconded. The vote was **unanimous to adjourn**.

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

