

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, June 4, 2020

2:00 P.M.

Special Meeting

Virtual Participation

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

Members attending: George Kostell, Stephanie Renner, Alex Cone, Janet Oakley, Everette Smith, Sue Johnson and Bob Sandifer

Members absent: None

Staff attending: Building Code Administrator Patrick Brown, Zoning Inspector Morgan Viars and Planning Commission Secretary Margaret Green

Chair George Kostell called the meeting to order at 2:00 PM. He welcomed Janet Oakley as a new member of the Planning Commission.

New Business:

1. Convert Use to Live/Work Unit – 102 Palmetto

Chair Kostell asked Reggie Watts, representing the owners of 102 Palmetto, to provide an overview of the requested Change in Use. Mr. Watts provided an overview which included the need for more office space for the staff of the existing businesses owned by Lana Rast and Skip Sanders. He also explained that proposed changes would provide opportunity for closer supervision of the onsite businesses.

George Kostell asked Building Code Administrator Patrick Brown to provide input relative to applicable laws, building codes and current ordinances. Mr. Brown explained that the request is compliant with all laws and ordinances regarding the request. He cited the sections of the Town of Edisto Beach Ordinance pertaining to the request. He also explained that the Use of a space in the C-3 Commercial District allows for a Live/Work unit.

Bob Sandifer voiced concern over the fact the building at 102 Palmetto is legally non-conforming. He cited Section 86-171 (a) (1) Non-Conforming buildings or uses as the section of code related to his concern regarding the granting of the request. Mr. Brown explained the section of the code cited was not applicable in this case. Alex Cone asked Mr. Brown for further explanation of Section 86-171. Mr. Brown further explained there is no correlation between a building being legally non-compliant and the Use of the building. The current Use is allowed and is compliant to code. Zoning Code for C-3 allows for the current Use of the building, as well as the proposed Live/Work Use in the same building.

Patrick Brown was asked if the matter could be tabled to seek advice from the Town Attorney. Mr. Brown confirmed they matter could be tabled and he could ask for a legal opinion for the PC if requested. Alex Cone moved to table the item until legal could give an opinion. Stephanie Renner seconded. There being no discussion, Chair Kostell called for the vote. The motion to table the request **passed unanimously**.

Public Comment

Because the meeting was held virtually, no one was signed in to speak.

Adjourn

With no further business before the Planning Commission, Bob Sandifer made a motion to adjourn. Sue Johnson seconded the motion, which **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