

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, February 24, 2015
5:00 P.M.
Regularly Scheduled Meeting

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

Members attending: Chairman Bill Andrews, Vice Chair Wanda McCarley, Members David Cannon, William Hackett, David Blauch, and Tom Edens

Members absent: Barbara Habegger, with prior notice given for absence

Staff attending: Code Enforcement Officer Nancy Fitzgerald and Secretary Pam Wike

Chairman Bill Andrews called the meeting to order at 5:00pm.

Review of Minutes:

Minutes from 1-27-15

Chairman Andrews asked if there were any additions, corrections, with regards to the minutes. There being none offered by the Commission, Member Edens moved to approve the minutes as submitted followed by a second from Vice Chair McCarley. No discussion was held regarding the minutes; a vote was taken and it was **unanimous to approve.**

Old Business

Chairman Andrews mentioned the updated calendar with the new meeting dates.

Chairman Andrews then discussed the ordinance review meeting on Friday with Mayor pro-tem Darby, Town Council Member Hornsby, Code Enforcement Officer Nancy Fitzgerald, and Building Code Administrator Patrick Brown. This meeting was to address Town Council concerns on the ordinance revisions. Chairman Andrews was very pleased at how the meeting went. The Council was very prepared and had a list of very specific concerns. There were two significant items. One was related to the sections on the Building Code Administrator and the Zoning Board of Appeals administrative items that were in Chapter 86. The question was raised about why we moved those to Chapter 62. Chairman Andrews continued, in Chapter 62 there is a section related to the Planning Commission that basically has the same format and type of information as they have for the Zoning Board and the Building Code Administrator. Talks about their responsibilities and authorities, it is basically an administrative section. The intent when we made our changes was that Chapter 62 would be an administrative chapter, 71 would essentially be a process chapter, and 86 would essentially be a codes and regulations chapter. This makes it a little cleaner. Chairman Andrews continued, Council Darby and Hornsby agreed that was a good thing and agreed to leave it like it was. The other open item is do we need a section on Manufactured

Homes. Town Council felt it was appropriate to leave it in to protect the town from potential discrimination suits. Apparently, there has been a change of heart. It may be ok to take that out, according to him, if you have a “whereas” document. In the requirement for a mobile home district is the requirement, for example that you have a minimum of five acres. Chairman Andrews continued, there is not a five acre tract within the Town of Edisto Beach and that would preclude actually having a mobile home district. Also, there are some concerns about building codes, wind loads, elevations that make it very difficult to have mobile homes here within the town. At this point, we all agreed to not have a section in there we cannot have, as long as there is not a legal requirement to have it. Since it is not viable within the Town limits let’s get rid of it. Building Code Administrator Patrick Brown is contacting the Town attorney, Burt to get a legal opinion on this in writing. If his opinion is that the section can be removed with a “whereas” document that he will draft that document. We should have that information/direction in the March meeting.

New Business

1. 102, 104 & 106 Palmetto Boulevard – Lot Line Abandonment

Chairman Andrews said we will drop this item off the agenda and cover it in the next meeting. Concerns have been raised on whether the setback lines actually impact the border between the pavilion and the state park. Bubba Unger was not available to come to the meeting today to answer questions that would ease concerns about what the purpose of the application is. Mr. Unger requested the item be pulled from the agenda so it can be discussed when he is here to address the concerns.

2. 208 Sea Cloud Circle – Lot Line Abandonment

Chairman Andrews said the first item on the agenda is Sea Cloud Circle which is also a lot line adjustment. Bubba Unger’s office has applied on behalf of the owner of 208 Sea Cloud Circle in Ocean Ridge to abandon the lot line between the common area and Sea Cloud Circle. In addition the dwelling resulted in encroaching on the common area and the lot has been reconfigured and enlarged to eliminate that encroachment. So, the intent is to make that adjustment official with our action here today. The application has been reviewed by the Building Department and has been determined to be in order. Chairman Andrews asked for any discussion or questions about the application; having none, he then asked for a motion to accept the application. Vice Chair McCarley made a motion to accept the lot line abandonment application at 208 Sea Cloud Circle, with Member Hackett seconding. A vote was taken which was **unanimous to approve.**

3. 3731 Dock Site Road – Edisto Watersports & Tackle Expansion

Chairman Andrews said the third and final item is 3731 Dock Site Road, Edisto Watersports & Tackle. The application is from Dillard Young to expand his business to include the upstairs, which was previously occupied by the Thirsty Fish. Chairman Andrews continued, it is in the C-2 District and the application has been reviewed and has been determined to be in order. In our work session we had discussion about parking spaces and Building Code Administrator Patrick Brown

went over that in some detail. Chairman Andrews said the Thirsty Fish required 15 parking spaces, the retail space that they will have upstairs would require 12. Edisto Watersports has 18 parking spaces and there are 34 available, so there are actually four spaces more than required. Chairman Andrews asked for any questions in regard to the application. Member Cannon said he sees 32 spaces. Chairman Andrews said there was discussion in the work session and the actual count is 34. Code Enforcement Officer Nancy Fitzgerald confirmed there are 34 and said even with 32, it would still be enough. Member Blauch moved to approve the application, with Member Edens seconding. A vote was taken which was **unanimous to approve.**

Public Comment

None

There being no further business to discuss, Chairman Andrews asked for a motion to adjourn. Vice Chair McCarley so moved, with Member Cannon seconding. The vote was **unanimous to adjourn** at 5:11 pm.

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

APPROVED BY THE PLANNING COMMISSION

Submitted by Pam Wike, Secretary

A digital recording of this meeting is on file at Town Hall.

A quorum of Council may be present.

No discussion or action on the part of Council will be taken.