

**TOWN OF EDISTO BEACH
ZONING BOARD OF APPEALS**

Monday, January 22, 2024
5:00 P.M.
Regular Meeting

Members attending: Ned Kuntz, Pat Kostell, Beverly Sandifer, Stephanie Renner, Ron Scroggy, Heather Johnson and William Davies

Staff attending: Tammy Lake, Morgan Viars and Patrick Brown

With a quorum present, Chair Ned Kuntz called the meeting to order at 5:00 p.m.

Review of Minutes – March 13, 2023

Chair Ned Kuntz asked for a motion to accept the transcribed minutes from the March 13, 2023 meeting. Member Pat Kostell made a motion to approve the minutes, with Heather Johnson seconding. The minutes were **approved unanimously**

Election of Chair, Vice Chair, and Secretary

Election of Chair, Election of Vice Chair, and Election of Secretary:

Bill Davies made a motion to keep the existing officers, Ned Kuntz as Chair, Pat Kostell as Vice Chair and Tammy Lake as Secretary with Ron Scroggy seconding, which **passed unanimously**.

Old Business: None

New Business: Hearings

Appeal No. 2024-01

Applicants: Dale Friemoth, President of Magnolia Walk Villas Property Owner Association

Appeal No. 2024-01—Dale Friemoth, a Representative of properties in the PUD, 601-611 King Cotton , for a variance from Sect. 86-144(d)(1) ...restrictions and limitation on land use, including single-family dwellings, so long as such areas meet all other requirements for an R-7 district and a variance from Sect. 86-144(e)(4)(c) Development densities, no individual parcel as designated in the PUD adopted planned development map shall be developed to a density exceeding...seven units per acre if used for single-family dwellings. AND 617-622 Magnolia Lane, for a variance from Sect. 86-144(d)(1) ...restrictions and limitation on land use, including single-family dwellings, so long as such areas meet all other requirements for an R-7 district.

Chair Ned Kuntz read the 4 criteria necessary to grant a variance. Chair Ned Kuntz asked all parties who may speak during this portion of the hearing to raise their right hands and take the oath. The oath was administered.

Testimony was given by Dale Friemoth, Matt Slocum and Patrick Brown, Building Code Administrator regarding variance request.

Chair Kuntz recommended properties in the PUD, 601-611 King Cotton, for a variance from Sect. 86-138(d)(1) as referenced by Sect. 86-144(d)(1)

Chair Kuntz recommended that a yes or no vote when voting on each of the 4 criteria.

Chair Kuntz called for a vote on criteria 1: **Six (6) YES votes-Ned Kuntz, Beverly Sandifer, Pat Kostell, Ron Scroggy, Heather Johnson, Stephanie Renner and One (1) NO vote-Bill Davies**

Chair Kuntz called for a vote on criteria 2: **Three (3) YES votes-Ned Kuntz, Ron Scroggy, Heather Johnson and Four (4) NO votes-Bill Davies, Beverly Sandifer, Pat Kostell, Stephanie Renner**

Chair Kuntz called for a vote on criteria 3: **Two (2) YES votes-Ned Kuntz, Ron Scroggy and Five (5) NO votes-Bill Davies, Beverly Sandifer, Pat Kostell, Stephanie Renner, Heather Johnson**

Chair Kuntz called for a vote on criteria 4: **Four (4) YES votes-Ned Kuntz, Ron Scroggy, Heather Johnson, Stephanie Renner and Three (3) NO votes-Bill Davies, Beverly Sandifer, Pat Kostell**

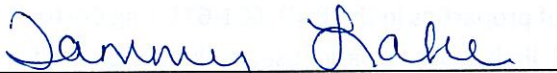
~~Chair Ned Kuntz made a motion to deny variance with Pat Kostell seconding. With there being no discussion, a vote was called which was **denied unanimously against the variance.**~~

Adjournment

There being no more business before the ZBA, William Davies made a motion to adjourn. Pat Kostell seconded the motion which was **approved unanimously.**

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

APPROVED BY THE ZONING BOARD OF APPEALS



Submitted by Tammy Lake
Secretary of the Zoning Board of Appeals, Town of Edisto Beach

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