

**TOWN OF EDISTO BEACH  
PLANNING COMMISSION**

*Tuesday, May 22, 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, Everett Smith, Stephanie Renner, Barbara Habegger and William Hackett

Members absent: None.

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: April 24, 2018** Ms. Renner made a motion to approve the minutes as presented. Mr. Kostell seconded the motion. The minutes were **approved unanimously**.

**Old Business:**

**Fence Ordinance** – Chairman Moore noted that the fence ordinance was discussed in detail at the Work Session on May 16<sup>th</sup>. He pointed out the two versions of the fence ordinance included in the meeting packet - Draft (a) and Draft (B) presented for consideration. He explained the difference between the versions as being the elimination of the requirement for a zoning permit to construct a fence in Draft (B). Mr. Kostell moved to adopt Draft (B) of the ordinance, with Mr. Bowman seconding. Chairman Moore asked for any discussion. Mr. Kostell shared his thoughts and reasons for suggesting the changes resulting in Draft (B) being presented. Some of what he shared is as follows: Although the original reason was to ensure citizens know the fence ordinance regulations before building a fence, he believes citizens should be informed and a zoning permit would serve no purpose. Secondly, he believes the creation of a zoning permit and the administration required would put an undue burden on the Building Department's resources. Thirdly, he feels the public would view the requirement for a zoning permit to build a fence as unnecessary bureaucracy. Mr. Bowman asked Building Code Administrator Patrick Brown if he knew whether any changes made since the meeting attended by Mayor Darby and Councilman Moore would cause another delay of Town Council passing the ordinance. Mr. Brown shared his opinion that he did not believe there would be a problem and the ordinance in its final form is ready to go to Town Council for further action. There being no more discussion, Chairman Moore called for the vote. The motion to approve Draft (B) was **approved unanimously**. As a point of

clarification, Mr. Brown explained that when the ordinance is referred to Town Council it will be referred as 2018-02, not Draft (B).

#### New Business:

##### Property Line Adjustment – 850 & 851 Club Cottage

Chair Moore stated that Horace Kinsey was at the Work Session to discuss the need to adjust the property line to accommodate the new pilings needed to rebuild 850 and 851 Club Cottage in Wyndham. Reddick Bowman made a motion to approve the property line abandonment as shown on the plat. Mr. Hackett seconded the motion, which was approved unanimously.

##### Sub-division 3708 Village Court

Chair Moore explained that the property is located beside Bay Creek Park and is being purchased by the Town of Edisto Beach, which requires it to be sub-divided into a separate lot. Mr. Moore made a motion to approve the sub-division of lot 3708 Village Court. Mr. Kostell seconded the motion, which was approved unanimously.

##### Property Line Adjustment – The Retreat (205 Mary St.) & 140 Jungle Road

Chair Moore explained the property at 205 Mary had recently been bought by the owners of 140 Jungle Road, and the owners wish to abandon the property line separating the two. Ms. Renner made a motion to approve, with Chair Moore seconding. The motion to approve was passed unanimously.

##### Ordinance Update – Small Wireless Facilities

Chair Moore stated that Jack Mitchell with AT&T attended the Work Session and gave a presentation about Small Wireless Facilities. Meeting Packets contained a model ordinance from the Municipal Association of South Carolina (MAOSC). As discussed in the Work Session, the Planning Commission has been asked to study it and make recommendations for adoption in the Town of Edisto Beach Ordinances. Chairman Moore made a motion to table the agenda item until the next meeting. Mr. Kostell seconded. Mr. Kostell pointed out that although MAOSC designed the original document, the Town Attorney has made some changes. Mr. Kostell expressed the desire for the Town Attorney to be available to discuss/explain the reasoning behind some of the changes. Chair Moore asked Mr. Brown if he could arrange for the Town Attorney to be available for such a meeting. Mr. Brown stated that he would check with the Town Attorney about scheduling it. He also asked the Planning Commission to study the document and that "design standards" that are unique to Edisto Beach will need to be added to the ordinance. He suggested that a sub-committee be formed to work on the ordinance and bring it back to the Planning Commission. Chairman Moore opted to delay forming a sub-committee until the next meeting. The Chairman called for the vote to table the issue, which was approved unanimously.

##### Public Comment

No one signed in to speak.

Chairman Moore addressed the Planning Commission to recognize and thank Member Barbara Habegger for her years of service and a job well done as a Commissioner as well as Chairperson. Ms. Habegger received a rousing applause of appreciation from all in attendance.

Chairman Moore recused himself and asked Ms. Habegger to adjourn the meeting.

**Adjourn**

Ms. Habegger asked for a motion to adjourn. Mr. Hackett so moved. 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



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Submitted by V. Margaret Green, Planning Commission Secretary