

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, February 21, 2017

5:00 P.M.

Regular Meeting

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

Members attending: Darrin Moore, Reddick Bowman, Barbara Habegger, Tom Edens and Stephanie Renner

Members absent: William Hackett without prior notice.

Staff attending: Building Code Administrator Patrick Brown and Code Enforcement Officer Natalie Kantz

Chairman Barbara Habegger called the meeting to order at 5:00 p.m. Quorum noted.

Review of Minutes: January 24th. Barbara Habegger noted one correction that her name was spelled wrong. Barbara Habegger made a motion to approve the minutes as presented, with a correction of her name. Reddick Bowman moved to accept the minutes with a correction of Barbara Habegger's last name, Tom Edens seconded the motion. The minutes were **approved unanimously.**

Election of Officers:

Barbara Habegger announced she will be stepping down as Chairperson. Reddick Bowman motioned to nominate Darrin Moore for Chairperson for 2017, with Tom Edens seconding the motion. Darrin accepts and the motion was **approved unanimously.** Nominations for Vice Chairperson were opened. Tom Edens nominated Reddick Bowman to continue as Vice Chairperson. Darrin Moore seconded the motion. Barbara Habegger called for the vote, Reddick Bowman abstained as the motion **approved unanimously.** Stephanie Renner made a motion to reappoint the current secretary, Margaret Green, with a second from Reddick Bowman. The motion was **approved unanimously.**

Old Business:

Yard Sale Signs

Barbara Habegger stated that the yard sale signs agenda item will be continued to next month.

New Business:

Lot Line Adjustment – 2811 and 2813 – Beaty (2811) and Reeves (2813)

The purpose of the Lot Line Adjustment is to clearly establish an equitable boundary line between the two properties. Barbara Habegger explained that the two families are trying to make some adjustments to the line to make sure it is more even and accurate, once that happens the family will exchange deeds to confirm the common boundaries that will be depicted in the plat. Robert Lee Frank, surveyor for the lots, offered an explanation of the plat and request. He explained that when the original survey was done there was a shortage on one of the lots and the survey will correct it. Reddick Bowman asked what the shortage was and Robert Lee Frank explained the shortage was about 8 feet. Redick Bowman questioned the entire size of the lot stating that as the plat states it shows the lot is 87.06 feet wide and Robert Lee Frank confirmed and stated that he believed those lots were designed to be 91 or 92 feet across on the Palmetto Blvd. frontage. After additional discussion Barbara Habegger asked if there were any other questions and Darrin Moore made a motion to approve the Lot Line Adjustment of 2811 and 2813 Palmetto Blvd. Reddick Bowman seconded the motion. The motion was approved unanimously.

Additional Discussion related to Lot Line Adjustments:

Tom Edens asked Patrick Brown when it was determined that the Planning Commission was the final say in Lot Line Adjustments. Patrick Brown explained it was determined earlier this year and clarified and confirmed by the Town Attorney and that he would provide the letter for Tom Edens again at the next meeting.

Lot Line Adjustment – Tract M – Subdivision of Tract M into 3 Lots

Barbara Habegger asked for further explanation of the subdivision of Tract M to 3 lots. Patrick Brown explained that the owner of Tract M has an adjacent property and will retain a portion of the lot in order to have an easement to the adjacent property they own, thus the Tract will have to be subdivided. Additional discussion occurred about details of the plat. Stephanie Renner asked if there is any litigation pending on this Tract. Patrick Brown responded that he was not aware of any. Barbara Habegger asked if the Town has acquired the tract yet, Patrick Brown's responded the Town has not. After additional discussion, the Planning Commission concluded they would need the following three questions answered before they were able to make a decision: 1. What is the financial structure? 2. Who owns the pump house that is located on tract M? 3. What are the Town's plans for the tennis court? Patrick Brown stated he would gather the information from the appropriate sources for the next meeting. Stephanie Renner made a motion to defer a decision on Tract M until additional information is available. Darrin Moore seconded the motion. Reddick Bowman asked if there is a possibility for the RO plant to go on Tract M. Patrick Brown answered it is possible. The Planning Commission indicated they would be open to a Special Meeting on Tract M. The vote for deferring the lot line adjustment of Tract M was taken and approved unanimously.

Public Comment

No one signed in to speak.

Adjourn

There being no further business to discuss, Reddick Bowman made a motion to adjourn. Tom Edens 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 Natalie Kantz, Zoning and Code Enforcement Officer

A quorum of Council may be present.

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

