

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, January 24, 2017

5:00 P.M.

Regular Meeting

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

Members attending: Members Wanda McCarley, Darrin Moore, Reddick Bowman, William Hackett, Tom Edens and Stephanie Renner

Members absent: Barbara Habhagger with prior notice.

Staff attending: Building Code Administrator Patrick Brown, Code Enforcement Officer Natalie Kantz and Secretary of Planning Commission Margaret Green

Vice Chairman Reddick Bowman called the meeting to order at 5:00 p.m. Quorum noted.

Review of Minutes: November 22nd. Darrin Moore made a motion to approve the minutes as presented, with Wanda McCarley seconding. The minutes were **approved unanimously**.

Old Business:

Meg Hoyle-Botany Bay Ecotours– Boat Tours

Meg Hoyle submitted application seeking approval for the expansion of her business operating out of the marina. Mr. Bowman reviewed Ms. Hoyle's request and asked staff members if the matter of the appropriate number of parking spaces was resolved. Natalie Kantz explained that Ms. Hoyle had submitted updated letters for 6 parking spaces, which is the proper number for the business expansion requested. The BCA (Bay Creek Association) notified the Planning Commission that parking slots inside the Bay Creek Villas' fencing are not allowed to be used by anyone except property owners. Therefore they cannot be used to fulfill parking requirements related to business activity at the Marina. The EMA (Edisto Marina Association) also confirmed the six spaces for Botany Bay Ecotours and will allow the operation of one boat at a time. Mr. Moore made a motion to approve the request, with William Hackett seconding. The request was **approved unanimously**.

New Business:

Lot Line Adjustment – Lots 7 and 8, Block YY

To facilitate the review of the lot line adjustment for Lots 7 and 8, Block YY, Margaret Green handed out copies of the plat to Planning Commission members as requested. Mr. Bowman asked for a motion in order to open discussion of the request. Wanda McCarley made a motion to approve the lot line abandonment between Lot 7 YY and Lot 8 YY. Stephanie Renner seconded the motion. Mr. Bowman asked for assurance that the Town of Edisto Beach has title to both of the lots. Mr. Brown confirmed.

Reddick Bowman also asked if the request was related to the Town's water project. Patrick Brown confirmed the request is for that particular project. Wanda McCarley asked for confirmation of the zoning for the 2 lots. It was explained the lots are zoned "PB" (Public and Semipublic District). Mr. Brown also reiterated that the zoning of the property has no bearing on the lot line adjustment request. Mr. Bowman called for the vote and Mr. Toby Ward was granted time for public comment.

Mr. Ward introduced himself as an attorney from Columbia and stated he is representing property owners in the immediate area of the property in question, (McKenzie, McLeod and several other couples). He mentioned the pending civil action against the Town related to previous land-use restrictions. A copy of the referenced restrictions was offered for the record. A copy of the deed to the Town where the Town acquired Lots 7 and 8 was also submitted for the record. Building Administrator Patrick Brown explained that the pending lawsuit and the zoning of the lots have no bearing on the matter brought before the Planning Commission regarding lot line abandonment. Mr. Ward asked the Planning Commission members consider the position of the property owners before voting on the issue. After additional discussion related to the pending civil case, Mr. Brown asked Mr. Bowman to discontinue the discussion due to its irrelevance to the matter before the Planning Commission and call for the vote. Mr. Ward thanked the Planning Commission for their indulgence. Mr. Bowman restated the motion and called for the vote. The motion for the lot line adjustment was approved unanimously.

Public Comment

Toby Ward and Elizabeth Ward were signed in to speak. Having been granted time for public comment during the Lot Line Adjustment discussion, Mr. and Mrs. Ward left the meeting and were not present during the Public Comment portion of the meeting.

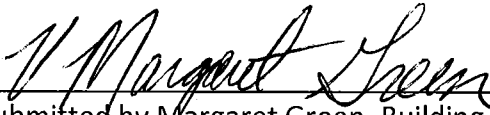
Darrin Moore made a motion to direct the Building Department to work with the Marina Association (EMA) to develop a process regarding the assignment of parking spots related to business uses and slip owners. William Hackett seconded the motion. A brief discussion was held and a vote called for by Mr. Bowman. The motion was approved unanimously.

Adjourn

There being no further business to discuss, Darrin Moore made a motion to adjourn. Member McCarley 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 Margaret Green, Building Permit Technician

A quorum of Council may be present.
No discussion or action on the part of Council will be taken.

