

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, August 23, 2016
5:00 P.M.
Regularly Scheduled Meeting

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

Members attending: Chair Barb Habhegger, Vice Chair Reddick Bowman, Members Wanda McCarley, Darrin Moore, William Hackett

Members absent: Tom Edens and Stephanie Renner with prior notice.

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

Chairperson Barb Habhegger called the meeting to order at 5:00 p.m. Quorum noted.

Review of Minutes:

Minutes from June 21st: Darrin Moore moved to accept the minutes as presented. William Hackett seconded the motion, which was **approved unanimously**.

Old Business - None

New Business

D. a. Fontaine Lot Line Adjustment – 3728, 3729 and 3730 Docksite Road

Chair Barbara Habhegger explained that the Planning Commission would be tabling the matter due to lack of all pertinent and correct information being submitted.

D. b. Goddard Lot Line Adjustment – 1602 Palmetto Boulevard

Chair Barbara Habhegger reviewed some of the discussion from the Work Session related to the request to review the deed to the property and opened discussion on the matter. Reddick Bowman raised several issues. The first issue presented was termed a policy issue as it relates to adjusting lot lines when the properties were obtained through a Quit Claim Deed and how that relates to supporting the Town's Comprehensive Plan. William Hackett noted there are policies currently in place to limit the types and sizes of any new homes. Darrin Moore stated the Planning Commission makes recommendations to Town Council regarding lot line adjustments and have been doing so for years.

Mr. Bowman's second issue is a possible discrepancy in the supporting documents submitted: Authority of the parties listed on the deeds and the size of the property referred to on the plat. Mr. Bowman moved for the Planning Commission to return the Goddard application to the requestors until such time they can present a copy of the Quit Claim Deed. Wanda McCarley seconded the motion. Chair Habhegger opened discussion on the motion. William Hackett asked Building Administrator Patrick Brown to provide feedback on the latter part of the discussion. Mr. Brown shared his opinion that if the request does not violate state law or Town Code, the Planning Commission has no authority to deny the request. Wanda McCarley suggested the Planning Commission have a checklist of requirements for when a "Lot Line Adjustment or Abandonment" is presented to provide consistency. Further discussion was held about the mean high water mark and front beach property owners' rights as far as asking public citizens to vacate the beach in front of their homes. Mr. Bowman asked if there was a rush to make the decision. Chair Habhegger said "No". Mr. Moore pointed out there was currently a motion on the table to defer the decision until more information is presented. Ms. Habhegger asked if there was any more discussion. Ms. McCarley stated the house is up for sale. Members of the Planning Commission agreed the sale of the house should not affect their decision on the matter. Ms. Habhegger asked if the members were ready for the vote. With members being in agreement, the vote for the motion was held. The **motion passed with 3 members, Darrin Moore, Wanda McCarley and Reddick Bowman, voting in favor.** The **2 voting against were William Hackett and Barbara Habhegger.** Darrin Moore made a motion to amend the previous motion to include calling a special meeting to act on this matter rather than having the applicant wait until next month's meeting. Wanda McCarley seconded the motion, which **passed unanimously.**

Public Comment

No one was signed in to speak.

Adjourn

There being no further business to discuss, Chair Habhegger asked for a motion to adjourn. Member Bowman so moved, with Member Moore seconding. 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 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.