

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, September 22, 2015
5:00 P.M.
Regularly Scheduled Meeting

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

Members attending: Vice Chair Wanda McCarley, Members Reddick Bowman, David Cannon, Stephanie Renner

Members absent: Barbara Habegger, Tom Edens and William Hackett were excused with prior notice.

Staff attending: Building Code Administrator Patrick Brown, Code Enforcement Officer Celese Miller and Permit Technician Margaret Green

Vice Chairperson Wanda McCarley called the meeting to order at 5:00 p.m.

Review of Minutes:

Minutes from 7-28-2015: Reddick Bowman moved to approve the minutes as submitted. Stephanie Renner seconded the motion, which was **approved unanimously**.

Old Business – Ordinance Definitions

Street, Public Road: Vice Chair McCarley reviewed the definition Building Code Administrator Patrick Brown proposed for “street” or “public street”. The suggestion is to replace any other definitions of “street” or “public street” with the definition of “public road” listed below. David Cannon made a motion to adopt the definition of public road. Mr. Bowman seconded the motion. **The motion was unanimously approved.**

Public road: the term public road means “any road or street under the jurisdiction of and maintained by a public authority and open to public travel.”

New Business

Wyndham Ocean Ridge

Conference Center/Activity Building Use Modification: Vice Chair McCarley moved to new business. Pieter Knott made application on behalf of Wyndham Ocean Ridge for a modification to the use permit for the conference center located at 1 King Cotton Road. Mr. Reddick moved to approve the Wyndham Ocean Ridge request for use modification. Ms. Renner seconded.

Discussion was opened with Vice Chair McCarley referring to several questions from the work session regarding allotted parking for the Conference Center and calling attention to the revised letter from Mr. Knott. The revisions state the number of employees working in the building will be 3, with up to 10 using the break room. Mr. Brown explained the parking as sufficient based on the square footage and number of employees. The parking requirement is for 21 spaces and 31 spaces are available, even without the additional 9 which are in question as to whether they are assigned solely to Wyndham. Vice Chair McCarley asked Mr. Brown several questions regarding whether the change of use requires consideration of additional safety measures such as adding smoke alarms, sprinklers or extra exit signs. Mr. Brown stated the Planning Commission considers the change of use request with parking being a main concern. The Building Code Administrator is responsible for assuring the buildings are in compliance with building codes and ordinances. Vice Chair McCarley called for any more discussion and then called for the vote. **The use modification request passed unanimously.**

Display of Merchandise Outside Retail Establishments
Definition of Retail Space

Vice Chair McCarley reviewed the subject of whether a definition of retail space should be established related to the display of merchandise outside of the establishments. Mr. Reddick moved for the Planning Commission not to proceed to develop a definition for retail space. Ms. Renner seconded. **The motion passed unanimously.**

Public Comment

No one was signed in to speak.

There being no further business to discuss, Vice Chair McCarley asked for a motion to adjourn. Member Bowman so moved, with Ms. Renner 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.