

TOWN OF EDISTO BEACH

PLANNING COMMISSION

Tuesday, May 21, 2013
5:00 P.M.
Regularly Scheduled Meeting

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

Members attending: Chairman Bill Andrews, Vice Chairperson Wanda McCarley, Members Bob Sandifer, William Hackett, David Cannon and David Blauch

Members absent: Member Mary Ann Cumalander

Staff attending: Building Code Administrator Patrick Brown, Code Enforcement Officer Nancy Fitzgerald and Sara Simpson, Secretary

Chairman Bill Andrews called the meeting to order at 5:00 p.m.

Review of Minutes:

Minutes from 4-23-13

Chairman Andrews asked if there were any corrections to the minutes. There being no corrections to the minutes offered by the Commission, Member Blauch moved to approve the minutes followed by a second from Member Sandifer. The vote was **unanimous to approve.**

Subcommittee Updates:

Bay Creek Park Restroom Committee

Building Code Administrator Brown stated that the Requests for Qualifications were received on Friday, May 17. Three design firms submitted qualifications and the Committee will meet in the next week or so to review the same.

Zoning Rewrite Subcommittee

Chairman Andrews stated that the subcommittee has met and progressed in bringing Code Enforcement Officer Nancy Fitzgerald up to date on the process. There is still a lot of ground to cover and it's going to take a bit longer, but the committee should have something ready in the next couple of months.

Old Business

There was no old business to discuss.

New Business

3702 Docksite Road – Atlantic Sportfishing Charters – Fishing Charter Business

Captain Walter H. Upthegrove made an application for a use permit to operate a charter business from the marina located at 3702 Docksite Road, which is located in the C-3 district. Building Code Administrator Brown began by saying that in the work session there was an issue with the number of parking spaces available for the business and that issue has been corrected. Captain Upthegrove currently has permission for three (3) parking spaces which is sufficient for a charter business carrying three (3) passengers. The use permit will state that this business is limited to three (3) passengers. Nicole Barry, the representative for Atlantic Sportfishing Charters stated that they are currently working on obtaining permission for a fourth (4th) parking space at the marina. She inquired as to the possibility of including the fourth (4th) parking space for approval at the upcoming Town Council meeting and having the three (3) passenger restriction removed from their use permit. Building Code Administrator Brown stated that upon verification of the fourth (4th) parking space by the Building Department, the recommendation to Council would be for six (6) passengers. There being no further discussion on the matter, Member Blauch moved to approve the application as requested with the condition that the use permit be limited to three (3) passengers until verification of the fourth (4th) parking space. Member Sandifer provided the second and the vote was **unanimous to approve.**

101 Jungle Road – Delana Rast – Retail & Ice Cream Shop

Ms. Delana Rast made an application for a use permit to operate a retail and ice cream shop with 1100 sq. ft. retail space at 101 Jungle Road, which is located in the C-3 district. H. Wayne Unger, Esquire was present and acting as Ms. Rast's representative. Chairman Andrews asked Mr. Unger the differences in this application and the previous application which was submitted to the Planning Commission last year. Mr. Unger explained that this would be an ice cream and retail shop that was take out only. He also stated that Ms. Rast was buying the building and would not be leasing the space, as stated in the previous application. It was determined that there was more than adequate parking, as only seven (7) parking spaces were required for the shop and thirteen (13) parking spaces were available. Member Sandifer moved to accept the application as submitted followed by a second provided by Member Hackett. The vote was **unanimous to approve.**

Public Comment:

No one was signed up for public comment.

There being no further business to discuss, Member Sandifer moved to adjourn with a second provided by Vice Chairperson McCarley. The vote was **unanimous to adjourn** at 5:15 p.m.

The Freedom of Information Act, § 30-4-80(3) was complied with.

APPROVED BY THE PLANNING COMMISSION

Submitted by Sara Simpson, Secretary

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.