

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, September 24, 2019

5:00 P.M.

Regular Meeting

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

Members attending: George Kostell, Stephanie Renner, Alex Cone, William Hackett, Everett Smith, Darrin Moore and Bob Sandifer

Members absent: None

Staff attending: Building Code Administrator Patrick Brown, Code Enforcement Officer Morgan Viars and Planning Commission Secretary Margaret Green

Chair Darrin Moore called the meeting to order at 5:20 PM. The delay was due to awaiting Town Attorney Bert Duffie attendance. Mr. Duffie was not in attendance at the meeting.

Review of Minutes: August 27, 2019 – William Hackett made a motion to approve the minutes as presented. Alex Cone seconded the motion. The minutes were **approved unanimously.**

Old Business: Charter Boat Service – 3736 Dock Site Road

Chairman Moore made a motion to remove the previously tabled item, (Charter Boat Service – 3736 Dock Site Road) from being tabled. George Kostell seconded the motion, which **passed unanimously.**

Due to the fact the Work Session was cancelled, Mr. Moore made a motion to suspend the formal rules in order to facilitate the discussion of further agenda items. Mr. Hackett seconded the motion which **passed unanimously.**

Mr. Moore reviewed the Charter Boat Service request and explained that the applicant, Bernie McGahee, submitted additional documents requested by the Planning Commission. Patrick Brown confirmed that the documents were adequate in response to the request. Mr. Moore led a discussion about the allowed Use of property in Zone C-2. He explained that an application/request such as Mr. McGahee's required that the Planning Commission verify Use and verify parking requirements. Mr. Moore stated the parking requirements were verified in the previous meeting. Mr. Moore asked Mr. Brown if there could be 2 Uses on 1 lot. Mr. Brown explained a charter business can be run out of a Marina but cannot be an accessory Use to a lot with the principle Use as a Residence.

George Kostell asked about the status from OCRM as to the dock being approved as a commercial dock. Mr. McGahee stated he is waiting on the outcome from the Planning Commission before making the formal application to OCRM due to the \$1000 application fee. Mr. Kostell mentioned

he is interested in knowing what Town Attorney Bert Duffie thinks about the liability the Town would have if the application is approved without having prior approval from OCRM. Stephanie Renner mentioned that the Planning Commission could approve the application contingent upon the final OCRM designation as a commercial dock. There was further discussion about Use of property versus what the property is Zoned.

Because Town Attorney Bert Duffie was not present at the meeting, the Planning Commission members discussed delaying the decision until Mr. Duffie could be consulted. Mr. Moore made a motion to table the application for the Charter Boat Service. Mr. Kostell seconded the motion, which **passed unanimously**.

New Business: Comprehensive Plan – Re-write

Chairman Moore explained that the current Comprehensive Plan (CP) is dated February 11, 2010. The CP must be re-written every 10 years. Mr. Brown suggested the use of a professional service for the re-write. Members discussed an RFP for bids to re-write the CP. After receiving the bid responses, the PC will ask Town Council for a budget to cover the cost. Mr. Moore made a motion for the Building Department to prepare and issue an RFP for bids. Mr. Hackett seconded the motion, which was **passed unanimously**.

Public Comment

No one was signed in to speak. At this time, Mr. McGahee returned to the meeting to ask several questions concerning his application. He asked why the "Use question" was not brought up at the first PC meeting. Mr. Brown stated he asked for more time to seek legal advice. Mr. McGahee commented that he just wanted to ask the question.

Adjourn

There being no further discussion, Mr. Moore made a motion to adjourn, with William Hackett seconding. The motion to adjourn **passed unanimously**.

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

APPROVED BY THE PLANNING COMMISSION



Submitted by V. Margaret Green, Planning Commission Secretary