

**TOWN OF EDISTO BEACH  
PLANNING COMMISSION**

*Tuesday, June 23, 2020*

5:00 P.M.

Regular Meeting  
Virtual Participation

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

Members attending: George Kostell, Stephanie Renner, Alex Cone, Janet Oakley, Everette Smith, Sue Johnson and Bob Sandifer

Members absent: None

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

Chair George Kostell called the meeting to order at 5:00 PM. Chair Kostell called the roll. Stephanie Renner was not present at roll call but joined shortly thereafter. Quorum was noted. Reggie Watts was present, representing the owners of 102 Palmetto Blvd.

**Review of Minutes:** May 19, 2020; Special Meeting June 4, 2020

Margaret Green informed Chair Kostell of an error in the minutes related to Janet Oakley's first meeting. Both sets of minutes were amended accordingly. Bob Sandifer made a motion to accept the minutes of the May 19, 2020 Meeting with the stated changes. Alex Cone seconded the motion, which **passed unanimously**. Alex Cone made a motion to accept the minutes of the June 4, 2020 Special Meeting. Bob Sandifer seconded the motion, which **passed unanimously**.

**New Business:** None

**Old Business:**

1. **Convert Use to Live/Work Unit – 102 Palmetto**

Chair Kostell summarized the request from the owners of 102 Palmetto for a change in Use to a Live/Work Unit. Several members expressed concern that granting the request would violate **Section 86-171 (a) (1) Non-Conforming buildings or uses**. He also summarized the requested opinion letter from Town Attorney Bert Duffie related to **Section 86-171 (a) (1) Non-Conforming buildings or uses**. The conclusion was that the Live/Work Unit is a permitted Use in the C-3 Zone. Because the matter was tabled at the Special Meeting, Alex Cone made a motion to un-table the item. George Kostell seconded the motion, which **passed unanimously**.

Discussion was opened for members of the Planning Commission to ask further questions and/or share comments. Bob Sandifer reiterated his concern over the fact the building at 102 Palmetto is legally non-conforming. He re-read Section 86-171 (a) (1) Non-Conforming buildings or uses as the section of code related to his concern regarding the granting of the request. Alex Cone stated that after reading the opinion letter, he is satisfied that the Use is appropriate and permissible under the Town's current Zoning Ordinances. George Kostell agreed that the opinion letter made it clear that Live/Work Use is allowed in the C-3 Zone.

Alex Cone made a motion to approve the application for a change in Use to a Live/Work unit. Everett Smith seconded. There being no discussion, Chair Kostell called for the vote. The motion to table the request **passed with a vote of 6-1, with Bob Sandifer dissenting.**

2. Update: Comprehensive Plan Re-write

Chair Kostell updated PC members regarding the selection of a committee to assist with review of the re-write. His suggested members are Alex Cone, Sue Johnson, and Stephanie Renner as Chair of the committee. Janet Oakley made a motion to accept the recommendation. George Kostell seconded. The motion was **approved unanimously.** Chair Kostell discussed his concerns about a lack of subject-knowledge related to the re-write. Stephanie Renner mentioned that the committee would rely heavily on Patrick Brown and his department for guidance.

**Public Comment**

Because the meeting was held virtually, no one was signed in to speak.

Chair Kostell reminded PC members of the required training that Morgan Viars distributed the previous week. The training needs to be completed by July 1<sup>st</sup>. If there are any questions regarding the training, refer to Morgan Viars directly.

**Adjourn**

With no further business before the Planning Commission, Bob Sandifer made a motion to adjourn. Stephanie Renner seconded the motion, which **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