

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, June 22, 2021

5:00 P.M.

Regular Meeting at Town of Edisto Beach Town Hall
In-Person

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

Members attending: George Kostell, Alex Cone, Janet Oakley, Stephanie Renner, Sue Johnson

Members absent: Bob Sandifer and Everette Smith—both with prior notice.

Staff attending: Building Code Administrator Patrick Brown, Zoning Inspector Morgan Viars,
Planning Commission Secretary Tammy Lake, Town Administrator Iris Hill

Chair George Kostell called the meeting to order at 5:04 PM. Chair Kostell called the roll. Quorum was noted.

Review of Minutes: March 23, 2021

Vice Chairman Alex Cone made a motion to accept the minutes from March 23, 2021, as presented. Janet Oakley seconded the motion, which **passed with three yes votes, Chairman Kostell voting nay.** Chairman Kostell opposed, stating that he had not voted as nay but had abstained. Sue Johnson arrived after voting for the minutes and was not included in this vote.

Old Business:

Sign Ordinance Update

Chairman George Kostell reviewed updates on the Sign Ordinance give a brief summary of the updates. The most changes within the Ordinance were with limits on posting political signs and basic editorial and clarification throughout. Janet made a motion to send the Ordinance to Council. Vice Chair Alex seconded which **passed with four yes votes, Chairman Kostell voting nay.**

Recreational Vehicle Ordinance Update

Chairman Kostell gave a summary of what was updated from the last draft. Discussion was held as to why "or used for long-term rentals" was added. Alex Cone questioned what stipulates a long-term rental. Building Code Administrator Patrick Brown answered that Town Code defines a short-term rental as 30 days or less and anything else, if not short-term rental it is long term rental. Several members asked what the difference between short term and long-term rental from the State. With his history in real estate, Alex Cone gave a brief synopsis of State law covering rentals: short term laws have no jurisdiction over long term rentals and Long-term renters are entitled to the same benefit as owner. It was asked why "or used for long-term rentals" were added to the Ordinance, Building Code Administrator Brown, stated Town Attorney Duffie interjected this to be consistent with State law. Chair Kostell made a motion to strike "or used for long-term rentals" from that section of the ordinance with Janet Oakley seconding. Vice Chair Alex Cone suggested to table the ordinance

and ask for legal counsel; he was hesitant to approve striking that portion of the ordinance without legal counsel. Building Code Administrator Brown told the commission members this was added by Town Attorney Duffie to be consistent with state law. After discussion, a vote was call on the motion to strike "or used for long term rentals" which **passed with three yes votes, Vice Chair Alex Cone and Stephanie Renner voting nay.**

New Business:

Comprehensive Plan Re-Write

Discussion was held on Commission members gathering a list of what needs to be re-written within their assigned sections. Vice Chair Alex Cone suggested to have all updates and questions sent to Inspector Morgan Viars by July 20th to allow time for research by the next regularly scheduled meeting. Due to personal reasons, it is questionable whether Bob Sandifer will be able to attend next months meeting. Building Code Administrator Brown has volunteered to re-write Mr. Sandifer's section if he is unable to return by the next meeting.

Ordinance 86-145 Beach Management Overlay Zoning District Update

Due to State ordinance being updated, Stephanie Renner made a motion to send Ordinance 86-145 to Town Attorney Duffie to draft an updated Ordinance. Vice Chair Alex Cone seconded the motion, which **passed unanimously.**

Ordinance to Establish Standards for Placement of Small Wireless Facilities

State ordinance being updated has caused the possible need for design and appearance standards of Small Wireless Facilities. Town Administrator Iris Hill passed out example pictures of locations with and without design appearance standards of Small Wireless Facilities. Building Code Administrator Brown stated town staff will have some sample design and appearance standards by the July meeting. No vote was held.

Public Comment


No public comments were submitted prior to the meeting.

Adjourn

Being no more business to discuss, Alex Cone made a motion to adjourn. Janet Oakley 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 Tammy Lake, Planning Commission Secretary