

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Wednesday, May 8, 2024

4:00 P.M.

Special 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, Patti Smyer, Sue Johnson, and Virginia Stephenson

Members absent: Janet Oakley absent with prior notice. Tom Hart and Gray Snead without notice.

Staff attending: Building Code Administrator Patrick Brown, Zoning Inspector Morgan Viars.

Chair George Kostell called the meeting to order at 4:00 PM with regards as to why this special meeting was called. The application for the New Business was delivered to staff one day after the official cut-off for Planning Commission's consideration at the regularly scheduled May meeting. Chairman Kostell made the decision to hold a special meeting and not have the applicant wait until the next regularly scheduled meeting in June. Quorum was noted.

Review of Minutes:

April 16, 2024

Chair Kostell asked for a motion to accept the minutes from April 16, 2024, Regular Meeting as presented. Patti Smyer made the motion to approve the minutes and Sue Johnson seconded the motion, which **passed unanimously**.

New Business:

3114 Palmetto Blvd, Lot 7, Block AC, within the R-1 District, Lot Line Abandonment

Chairman Kostell asked if there were any questions concerning the lot line abandonment. With no questions presented by members, Chairman Kostell asked staff why this structure was allowed to have the oceanside steps and partial deck built over the current property line. Several scenarios were offered:

- The structure could have been built before an AsBuilt survey was required,
- Ordinances have been updated throughout the years. Specifically, what is allowed within the setbacks and how no projections are allowed from ground to sky; whereas that was not clarified in past ordinances updates,
- The deck could be at grade level and it not be noted on the site plan.

Chairman Kostell asked if this structure were presented on a site plan, with current ordinances, would it be allowed to be built over a property line? Building Code Administrator Patrick Brown answered "No". There being no farther discussion or questions Chairman Kostell requested a motion to approve or deny the lot line abandonment. Sue Johnson made a motion to approve the lot line abandonment with Patti Smyer seconding, a vote was held, which **passed unanimously**.

Chairman Kostell offered kind words about Janet Oakley and her service with the Planning Commission as her term expires May 31st. He stated with her formal training and background as a planner, her time and input was invaluable to the Comprehensive Plan re-write. Patti Smyer and Sue Johnson agreed that Janet was the first to volunteer to assist the members with any questions or concerns in that endeavor.

Public Comment

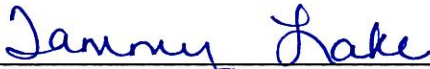
No public comments were submitted prior to the meeting.

Adjourn

Being no more business to discuss, Virginia Stevenson made a motion to adjourn. Sue Johnson seconded the motion, which **passed unanimously**.

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

APPROVED BY THE PLANNING COMMISSION



Tammy Lake, Planning Commission Secretary