

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, February 18, 2025

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: Tom Hart, George Kostell, Virginia Stephenson, Phoebe Allen, Gray Snead and Barry Stephens

Members absent: Patti Smyer was absent with prior notice

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

Chair Tom Hart called the meeting to order at 5:00 PM. Quorum was noted. Chair Hart welcomed the newest member Phoebe Allen.

Review of Minutes:

January 14, 2025 Regular Meeting

Chair Hart asked for a motion to accept the minutes from January 14, 2025, Regular Meeting as presented. George Kostell made the motion, and Gray Snead seconded the motion, which **passed unanimously**.

New Business:

Rules of Procedure

Chairman Hart gave a description of the requested change to the Rules of Procedure. Member Kostell made a motion to approve the Rules of Procedure as presented with Virginia Stephenson seconding the motion. Chairman Hart opened the floor for discussion. While discussion was held, Member Kostell made a motion to amend Article II, Section 5. Voting to read "Each member shall vote in accordance with *Robert's Rules of Order* with every question unless a member has a conflict of interest on a particular issue." It was discussed that this was allowed in years past, but members took advantage of the exception to abstain from voting and Town Council requested to rescind that privilege. Member Snead seconded the amendment as presented by Member Kostell, vote was held and the motion within discussion was defeated with two members voting "Yes" and Members Hart, Allen, Snead, and Stephens voting "No". A vote was then held to approve the Rules of Procedure as originally presented, which **passed unanimously**.

Create Application for Applicant Procedure

Chairman Hart asked for a motion to approve the created Application for Applicant Procedure. George Kostell made a motion to approve with Virginia Stephenson seconding the motion, which **passed unanimously**.

Update National Flood Insurance Program (NFIP) map adoption date within the following zoning ordinances from September 30, 2007, to December 21, 2017.

- i. 86-135 (f) Maximum building height
- ii. 86-136 (f) Maximum building height
- iii. 86-137 (e) Maximum building height
- iv. 86-138 (f) Maximum building height
- v. 86-139 (f) Maximum building height
- vi. 86-140 (f) Maximum building height
- vii. 86-141 (f) Maximum building height
- viii. 86-142 (f) Maximum building height
- ix. 86-144 (4) (d) Maximum building height
- x. 86-182 (f)(1) Height limitations

Chairman Hart asked for a motion to Update National Flood Insurance Program (NFIP) map adoption date within the following zoning ordinances from September 30, 2007, to December 21, 2017 for 86-135 (f) Maximum building height, 86-136 (f) Maximum building height, 86-137 (e) Maximum building height, 86-138 (f) Maximum building height, 86-139 (f) Maximum building height, 86-140 (f) Maximum building height, 86-141 (f) Maximum building height. Gray Snead made a motion to update adoption date from September 30, 2007, to December 21, 2017, update "Minimum" to "Maximum" within Section 86-138, and typographic errors, with George Kostell seconding the motion, which **passed unanimously**.

Review of Chapter 86, Article VII Trees

Chairman Hart moved to the next item of business, Review of Chapter 86, Article VII Trees. There being two sections of the ordinance with changes presented two votes were held. Section 86-257. Encroachments item (b) was updated to read "appropriate measures will be taken" during construction, Member Stephenson made a motion to approve the updated language with Member Kostell seconding, which **passed unanimously**. Section 86-261 was updated to delete Laurel Oak as an approved replacement tree; Member Stephenson made a motion to approve the deletion with Member Snead seconding, which **passed unanimously**.

Chairman Hart announced there will be a Tree Ordinance Review Subcommittee that will include Virginia Stephenson, Barry Stephens, and town staff Morgan Viars and Patrick Brown would be an alternate on this committee. This sub-committee will continue to review the Tree Ordinance and offer updates to the ordinance at a later meeting.

Add text of 86-303 with "How to Measure Fence Height"

Chairman Hart asked for a motion concerning changes to How to measure fence height. Member Kostell made a motion to adopt the added section to the ordinance with Member Stephens seconding. During discussion, Member Kostell made a motion to amend the text with Member Snead seconding the updated language to read "...within twelve (12) inches parallel to the outside perimeter..." a vote was held, which **passed unanimously**.

Delete or Change Text within 86-307(b) "finished side to outside"

Chairman Hart asked for a motion to approve the deletion of (b) and change (c) to (b) under Sec 86-307 Appearance of fences and walls. Gray Snead made a motion to approve with Barry Stephens seconding the motion, which **passed unanimously**.

Public Comment

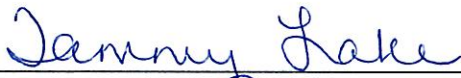
No public comments were submitted prior to the meeting.

Adjourn

Being no more business to discuss, Gray Snead made a motion to adjourn. Virginia Stephenson 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