

TOWN OF EDISTO BEACH

ZONING BOARD OF APPEALS

Monday, October 20, 2025

5:00 P.M.

Regular Meeting

Members attending: Ned Kuntz, Bill Davies, Beverly Sandifer, Pat Kostell, Stephanie Renner & Gary Cantrell

Ron Scroggy absent with prior notice

Staff attending: Tammy Lake, Morgan Viars and Patrick Brown

With a quorum present, Chair Ned Kuntz called the meeting to order at 5:00 p.m.

Review of Minutes –Special Meeting July 28, 2025

Chair Ned Kuntz asked for a motion to accept the transcribed minutes from the July 28, 2025 Special meeting. Member Bill Davies made a motion to approve the minutes with spelling corrections and Beverly Sandifer seconded. The minutes were **approved unanimously**

Old Business: None

New Business: Hearings

Appeal No. 2025-02

Applicants: Tina Coffey of Slo-Boat Construction

Appeal No. 2025-02— Tina Coffey a representative of a property in the R-1 District, 709 Jungle Rd, for a variance from Sect. 86-186(a)(4) impervious surface limitations.

Chair Ned Kuntz read the 4 criteria necessary to grant a variance. Chair Ned Kuntz asked all parties who may speak during this portion of the hearing to raise their right hands and take the oath. The oath was administered.

Testimony was given by Tina Coffey and Patrick Brown, Building Code Administrator regarding variance request. Tina Coffey asked to amend her request to only ask for a variance on the 510 sq ft area of impervious surface limitations instead of 1196 sq ft. She stated she could concrete left side of drive on Jungle Shores and leave right side with pavers and gravel.

Chair Kuntz recommended that a yes or no vote be made when voting on each of the 4 criteria.

Chair Kuntz called for a vote on criteria 1: **Five (5) YES votes-Bill Davies, Pat Kostell, Beverly Sandifer, Gary Cantrell and Stephanie Renner and One (1) NO votes-Ned Kuntz**

Chair Kuntz called for a vote on criteria 2: Two (2) YES votes-Bill Davies and Pat Kostell and Four (4) NO votes-Ned Kuntz, Stephanie Renner, Beverly Sandifer and Gary Cantrell

Chair Kuntz called for a vote on criteria 3: Four (4) YES votes-Bill Davies, Ned Kuntz, Stephanie Renner and Pat Kostell and Two (2) NO votes-Beverly Sandifer and Gary Cantrell

Chair Kuntz called for a vote on criteria 4: Three (3) YES votes-Bill Davies, Stephanie Renner and Pat Kostell and Three (3) NO votes-Ned Kuntz, Beverly Sandifer and Gary Cantrell

Chair Ned Kuntz made a motion to deny variance and Gary Cantrell seconded. With there being no discussion, a vote was called which denied unanimously the variance.

Appeal No. 2025--03

Applicants: Adam E. Barr, Unger & McIntosh, LLC

Appeal No. 2025-03— Adam E. Barr a representative of a property in the R-1 District, 137 Palmetto Blvd, for a variance from Sect. 86-135(d)(1) minimum lot area requirement of 11,00sqft

Chair Ned Kuntz stated before proceeding that Stephanie Renner and Bill Davies have recused themselves from this appeal.

Chair Ned Kuntz read the 4 criteria necessary to grant a variance. Chair Ned Kuntz asked all parties who may speak during this portion of the hearing to raise their right hands and take the oath. The oath was administered.

Testimony was given by Adam E. Barr, Esquire, Dr. Walter Bristow III, Anne Bristow and Patrick Brown, Building Code Administrator regarding variance request.

Chair Kuntz recommended that a yes or no vote be made when voting on each of the 4 criteria.

Chair Kuntz called for a vote on criteria 1: Four (4) YES votes-Ned Kuntz, Pat Kostell, Beverly Sandifer and Gary Cantrell and Zero (0) NO votes

Chair Kuntz called for a vote on criteria 2: Three (3) YES votes-Ned Kuntz, Pat Kostell and Beverly Sandifer and One (1) NO votes-Gary Cantrell

Chair Kuntz called for a vote on criteria 3: Three (3) YES votes-Ned Kuntz, Pat Kostell and Beverly Sandifer and One (1) NO votes-Gary Cantrell

Chair Kuntz called for a vote on criteria 4: Four (4) YES votes-Ned Kuntz, Pat Kostell, Beverly Sandifer and Gary Cantrell and Zero (0) NO votes

Chair Ned Kuntz made a motion to approve the variance and Pat Kostell seconded. With there being no discussion, a vote was called which granted unanimously the variance.

Adjournment

There being no more business before the ZBA, Bill Davies made a motion to adjourn. Pat Kostell seconded the motion which was **approved unanimously**.

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

APPROVED BY THE ZONING BOARD OF APPEALS

A handwritten signature in blue ink that reads "Tammy Lake". The signature is written in a cursive style and is positioned above a horizontal line.

Submitted by Tammy Lake
Secretary of the Zoning Board of Appeals, Town of Edisto Beach

A digital recording of this meeting is on file at Town Hall