

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, January 13, 2026

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: Patti Smyer, Gray Snead, Edye Graves, Virginia Stephenson, Barry Stephens and Marie Bost

Members absent: Phoebe Allen with prior notice

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

Chair Patti Smyer called the meeting to order at 5:00 PM. Quorum was noted. Chair Patti Smyer welcomed new member Marie Bost.

Review of Minutes:

November 18, 2025 Regular Meeting

Chair Patti Smyer asked for a motion to accept the minutes from November 18, 2025, Regular Meeting as presented. Edye Graves made the motion, and Gray Snead seconded the motion, which **passed unanimously.**

New Business:

Election of Chair, Vice Chair, and Secretary

Election of Chair: Patti Smyer made a motion to nominate Edye Graves as Chairman and Barry Stephens seconded the motion, which **passed unanimously.** Chair Patti Smyer asked for any discussion and there was none. Chair Patti Smyer moved to approve the nomination, which **passed unanimously-All in Favor.**

Election of Vice Chair: Marie Bost made a motion to nominate Gray Snead as Vice Chairwoman and Edye Graves seconded the motion, which **passed unanimously.** Chair Patti Smyer asked for any discussion and there was none. Chair Patti Smyer moved to approve the nomination, which **passed unanimously-All in Favor.**

Election of Secretary: Patti Smyer made a motion to approve Tammy Lake to continue as Planning Commission Secretary. Marie Bost seconded the motion, which **passed unanimously.** Chair Patti Smyer asked for any discussion and there was none. Chair Patti Smyer moved to approve the nomination, which **passed unanimously-All in Favor.**

Public Comment

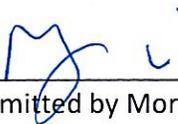
No public comments were submitted prior to the meeting.

Adjourn

Being no more business to discuss, Marie Bost made a motion to adjourn. Edey Graves seconded the motion. Member Virginia Stephenson interjected with a comment encouraging a more proactive Planning Commission concerning trees, tree removal, and replacement trees. She asked if the board could be of assistance in following up on replacement trees such as photo documenting necessary replacement trees for staff. She was advised this is outside the purview of Planning Commission's responsibilities and duties. A vote was held on the open motion to adjourn, which **passed unanimously.**

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

APPROVED BY THE PLANNING COMMISSION



Submitted by Morgan Viars, Acting Planning Commission Secretary