

# TOWN OF EDISTO BEACH

## ZONING BOARD OF APPEALS

April 13, 2026

5:00 P.M.

Regular Meeting

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

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 –Regular Meeting January 26, 2026**

Chair Ned Kuntz asked for a motion to accept the transcribed minutes from the January 26, 2026 Regular meeting. Member Bill Davies made a motion to approve the minutes with spelling corrections and Stephanie Renner seconded. The minutes were **approved unanimously**

**Old Business:** None

**New Business:** Hearings

### **Appeal No. 2026-01**

**Applicants: H. Preston Walter, representative for Susan Shepherd**

Appeal 2026-01, for a property located in the R-1 District, 820 Dawhoo Street, for a variance from Sect. 86-135(e), yard regulations for setbacks.

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 to H. Preston Walter, Christopher and Susan Shepherd, Morgan Viars, Zoning & Code Enforcement, and Patrick Brown, Building Code Administrator.

Testimony was given by H. Preston Walter, Susan Shepherd, and Patrick Brown, Building Code Administrator regarding variance request. Member Bill Davies asked if the increase in property values is the main reason for the request to which the property owner responded "Yes, and to add square footage to the home"; Member Davies responded that granting of a variance for financial gain is against the law.

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: **Zero (0) YES votes and Seven (7) NO votes-Ned Kuntz, Bill Davies, Pat Kostell, Beverly Sandifer, Ron Scroggy, Gary Cantrell and Stephanie Renner**

Chair Kuntz called for a vote on criteria 2: Zero (0) YES votes and Seven (7) NO votes-Ned Kuntz, Bill Davies, Pat Kostell, Beverly Sandifer, Ron Scroggy, Gary Cantrell and Stephanie Renner

Chair Kuntz called for a vote on criteria 3: Zero (0) YES votes and Seven (7) NO votes-Ned Kuntz, Bill Davies, Pat Kostell, Beverly Sandifer, Ron Scroggy, Gary Cantrell and Stephanie Renner

Chair Kuntz called for a vote on criteria 4: Zero (0) YES votes and Seven (7) NO votes-Ned Kuntz, Bill Davies, Pat Kostell, Beverly Sandifer, Ron Scroggy, Gary Cantrell and Stephanie Renner

Chair Ned Kuntz made a motion to deny variance and Bill Davies seconded. With there being no discussion, a vote was called which denied 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



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