

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, February 28, 2017

5:00 P.M.

Special Meeting

THESE MINUTES ARE NOT VERBATIM, BUT DO ACCURATELY REFLECT THE PROCEEDINGS.

Members attending: Chair Darrin Moore, Members Stephanie Renner, Tom Edens and William Hackett

Members absent: Barbara Habegger and Reddick Bowmen with prior notice.

Staff attending: Building Code Administrator Patrick Brown, Code Enforcement Officer Natalie Kantz and Planning Commission Secretary Margaret Green

Chairman Darrin Moore called the meeting to order at 5:00 p.m. Quorum present.

Special Meeting Business

Lot Line Adjustment - Tract M – Subdivision of Tract M

Chairman Darrin Moore reviewed the matter put before the Planning Commission for Tract M, including summarizing the outstanding questions from the meeting on February 21. He noted an email from Iris Hill stating the pump house will become the property of the Town and the tennis courts will remain as tennis courts. There was also a question regarding the financial aspects of the property deal. Patrick Brown explained that the meeting packet contains minutes from a Town Council meeting when Tract M was discussed. Only public information can be shared regarding Tract M's financial transaction. Mr. Moore asked for a motion. William Hackett made a motion to approve the subdivision of Tract M as requested by the Town of Edisto Beach. Darrin Moore seconded and asked if there were any further questions. Tom Edens asked about the operations of the pump house. Town Administrator Iris Hill explained that the system will operate the same way it operates today. The change will be that the Town will own the pump house and will be responsible for its upkeep instead of the bank owning it. Mr. Edens also asked about the Town's liability in regards to the holding pond and the golf course using it for irrigation. Ms. Hill stated the liability will remain the same as it currently stands. Mr. Edens asked if Tract M-2 will be used to allow the owners (currently Park Sterling Bank) access to Tract L – meaning access to the golf course. Ms. Hill confirmed. Mr. Edens asked if the Planning Commission had the authority to make decisions about lot lines since the property is within the PUD. Patrick Brown confirmed that the Planning Commission has authority in this matter. Ms. Hill explained that the current plans for the property are to preserve the gravity fed pond for the waste water from the treatment plant and clean up the

property. There being no more questions or discussion, Chairman Moore called for the vote. The motion **passed unanimously**.

William Hackett made a motion to amend the PUD map to reflect the changes of Tracts M-1, M-2 and M-3. Darrin Moore seconded it. The motion **passed unanimously**.

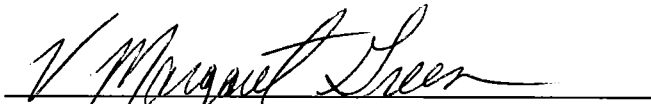
Public Comment

Chair Moore recognized William Kozub, President of Ocean Ridge Master Property Owners, who reiterated the requirements of property ownership inside the PUD, including proper maintenance of lots.

There being no further business to discuss, Chair Moore asked for a motion to adjourn. Member Hackett so moved, with Mr. Edens seconding. The vote was **unanimous to adjourn**.

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

APPROVED BY THE PLANNING COMMISSION


Submitted by Margaret Green, Building Permit Technician

A digital recording of this meeting is on file at Town Hall.
A quorum of Council may be present.
No discussion or action on the part of Council will be taken.