

**TOWN OF EDISTO BEACH  
PLANNING COMMISSION**

Tuesday, July 28, 2015  
5:00 P.M.  
Regularly Scheduled Meeting

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

Members attending: Vice Chair Wanda McCarley, Members Reddick Bowman, David Cannon, Tom Edens, Stephanie Renner

Members absent: Barbara Habegger and William Hackett were excused with prior notice.

Staff attending: Building Code Administrator Patrick Brown, Code Enforcement Officer Celese Miller and Municipal Clerk Deborah Hargis

Vice Chairperson Wanda McCarley called the meeting to order at 5:00 p.m.

**Review of Minutes:**

Minutes from 6-23-2015: Reddick Bowman suggested a change on page 2, in the first sentence under the second "Open Space" definition. After discussion, Mr. Bowman suggested an adjustment to the minutes to amend the wording of "no prohibiting" to a clearer statement of what Administrator Brown shared in the previous meeting. Mr. Bowman moved to approve the minutes with corrections and changes noted. Tom Edens seconded the motion, which was approved unanimously.

**Old Business – Ordinance Definitions**

Street: Vice Chair McCarley requested Building Code Administrator Brown give an update on his communication with the Town Attorney regarding the definition for "private road". Because a change has already been made to combine the two definitions to become "private road or street", no further changes are needed. However, Town Attorney Duffie is reviewing the definition for "public street". Attorney Duffie's response remains outstanding. Vice Chair McCarley suggested the Planning Commission will discuss further at the next meeting.

Sec. 86-144 Modified from Town Council: Vice Chair McCarley explained her understanding that the packet for 86-144 presented is what Town Council recommends. If approved by the Planning Commission, this version of 86-144 will be included in the new ordinances. Mr. Cannon moved to approve the modified version of Sec. 86-144. Ms. Renner seconded the motion. **The motion passed with a 3-2 vote, with Member Edens and Vice Chairperson McCarley opposed.**

## New Business

**Sea Cloud 208 – Property Line Adjustment:** Vice Chair McCarley recused herself due to a possible conflict of interest. Being the Senior Member present, Mr. Cannon officiated the Sea Cloud 208 portion of the agenda, providing an overview of the proposed property line adjustment. It was noted that the Sea Cloud POA approved the granting of the lot line adjustment from common space to the Sea Cloud 208 lot. Mr. Edens moved to approve the modification of the lot line as indicated on the plat. Ms. Renner seconded. Mr. Bowman voiced concern regarding the authority of the Planning Commission to hear matters of lot line adjustments. Ms. McCarley sought confirmation from Mr. Brown regarding 2 undeveloped parcels in the PUD. If a development plan is presented, it will need to go before the planning commission for approval. Mr. Brown confirmed and stated he had no comments regarding the Sea Cloud 208 property line adjustment. Mr. Cannon called for a vote. **The motion passed with a 4-0 vote, with Vice Chairperson McCarley recused.**

## Public Comment

No one was signed in to speak.

There being no further business to discuss, Vice Chair McCarley asked for a motion to adjourn. Member Bowman 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

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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.