

TOWN OF EDISTO BEACH

PLANNING COMMISSION

Tuesday, June 24, 2014
5:00 P.M.
Regularly Scheduled Meeting

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

Members attending: Chairman Bill Andrews, Vice Chairperson Wanda McCarley, Members David Blauch, David Cannon, William Hackett and Barbara Habegger

Members absent: Member Tom Edens, prior notice was given for his absence

Staff attending: Building Code Administrator Patrick Brown, Code Enforcement Officer Nancy Fitzgerald and Permit Technician Carey Pitts

Chairman Bill Andrews called the meeting to order at 5:00pm.

Chairman Andrews welcomed Barbara Habegger as the newest Planning Commission member; he also welcomed Carey Pitts, new Permit Technician for the Building Department. Chairman Andrews advised at the next Planning Commission meeting Carey will be appointed Secretary for the Planning Commission.

Review of Minutes:

Minutes from 5-27-14

Chairman Andrews asked if there were any corrections to the minutes. There being no corrections offered by the Commission, Member Blauch moved to approve the minutes as submitted followed by a second from Member Hackett. A vote was taken and it was **unanimous to approve.**

New Business

Chairman Andrews advised the only item on the agenda for today's meeting is to discuss adding verbiage to the ordinance revisions pertaining to the use of public parks as a permitted use for several districts as well as excluding the use "*government owned or operated parks and open air markets situated thereon and government owned or operated open space recreational areas*". Chairman Andrews mentioned during the Work Session, as written in the Update, the intent was to amend section 86-135 to establish public parks as a permitted use in R-1 and other districts which refer to R-1 permitted uses. One thing not included, as the committee and Zoning Rewrite Subcommittee had discussed previously, public parks were listed specifically as a permitted use in 86-142, PB District. Chairman Andrews mentioned the reasoning behind that is the public district ordinances do not refer to R-1 permitted uses, and public parks should indeed be a permitted use within that district. Chairman Andrews then advised the action the Committee will be voting on this evening would be to amend Sections 86-135 and 86-142 to establish public parks as a permitted use in R-1 and Public (PB) Districts and; to remove "*government owned or operated parks and open air markets situated thereon and government owned or operated open space recreational areas*" as permitted uses in all districts. Chairman Andrews asked if there was any discussion or questions; having none, he then asked for a motion to

accept the proposed zoning amendments to the Town's Code of Ordinances as discussed with the changes to amend 86-135 and 86-142 to establish public parks as permitted uses in R-1 and Public (PB) Districts, and to remove Article IV Division 2 of Chapter 86 Code of Ordinances "*government owned or operated parks and open air markets situated thereon and government owned or operated open space recreational areas*" as permitted uses in all districts. Member Blauch made a motion to accept, which was seconded by Member Cannon. Having no discussion, a vote was taken on the motion, which was **unanimous to approve.**

Public Comment

Robert Redfearn was signed in for public comment. He began by giving a copy of a document to all members of the Planning Commission. Mr. Redfearn stated he was at the meeting today on behalf of his father, to inquire how they should proceed with the Planning Commission regarding the open air market – should they start completely over with the process? Chairman Andrews began by stating he was uncertain what exactly Mr. Redfearn had handed them. Mr. Redfearn stated it was a court order which says they (Mr. Redfearn, et al) should be able to build an open air market and want to know if the Town wants them to start completely over with the Planning Commission and work back through the ropes. Chairman Andrews advised the Planning Commission taken action on items pertaining to ordinance revisions, and that which is brought forward through the Building Department. Chairman Andrews then deferred Mr. Redfearn's question to Building Code Administrator Brown, as well as advising Mr. Redfearn to let the process play out if he has a project which he would like to be considered and follow the normal process. Building Code Administrator Brown replied to Mr. Redfearn's question that the issue has been settled through Zoning and through the court; Mr. Redfearn should get his plans together and make application for a Building Permit. Mr. Redfearn stated he initially came through Planning Commission but was denied, stating "*under the premise if I came back with a better pole building plan it would be approved, which I did, but it was still denied.*" Building Code Administrator Brown again advised Mr. Redfearn to bring plans and make an application for a Building Permit. Mr. Redfearn then asked if that was for any building, to which Building Code Administrator Brown replied the plans will still have to meet the building code requirement.

There being no further business to discuss, Chairman Andrews asked for a motion to adjourn. Member Blauch so moved, with Vice Chairman McCarley seconding. The vote was **unanimous to adjourn** at 5:08 pm.

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

APPROVED BY THE PLANNING COMMISSION

Submitted by Nancy Fitzgerald, Code Enforcement Officer

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.