

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, August 27, 2013
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 Tom Edens, Mary Ann Cumalander, David Cannon and David Blauch

Members absent: Member William Hackett and notification was given for his absence, Mary Ann Cumalander and notification was given for her absence

Staff attending: Building Code Administrator Patrick Brown, Code Enforcement Officer Nancy Fitzgerald and Sara Simpson, Secretary

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

Review of Minutes:

Minutes from 6-25-13

Chairman Andrews asked if there were any corrections to the minutes. There being no corrections to the minutes offered by the Commission, Member Blauch moved to approve the minutes followed by a second from Member Edens. The vote was **unanimous to approve.**

Subcommittee Updates:

Bay Creek Park Restroom Committee

Building Code Administrator Brown reported that the committee had hit a road block in funding for the restrooms. The Committee went back to ATAX to request more funding and they have requested additional information from the Committee. The Committee is in the process of getting the requested information together and once that is finished, they will go back before ATAX. ATAX also said they would meet as soon as the Committee needed them to regarding this issue.

Zoning Rewrite Subcommittee

Chairman Andrews reported that the Committee's scheduled meeting had to be postponed and will be rescheduled. There are probably three (3) meetings worth of information to finish the details and complete a review of the changes. The section left to work on pertains to the PUD and the process of creating a PUD.

Old Business

There was no old business to discuss.

New Business

Lot 7, Block UU, Lot 7, Block YY and Lot 8, Block YY – Town of Edisto Beach – Rezone Lots to PB, Public & Semipublic District

The Town of Edisto Beach has made a request to rezone three (3) lots that it owns to PB, Public & Semipublic District. These lots are located in a R-1 District. The Planning Commission recommends to Town Council that the lots be rezoned and upon their approval, the Building Department will start the hearing process. Member McCarley moved to approve the request of rezoning Lot 7, Block UU, Lot 7, Block YY and Lot 8, Block YY followed by a second from Member Edens. Member Cannon asked what the Town intended to do with these lots. Building Code Administrator Brown stated that Lot 7, Block UU would be used for parking and Lot 7, Block YY and Lot 8, Block YY would be continued to be used for storage of such things such as sand fencing and sand. Chairman Andrews called for further questions and discussion. There being none, a vote was taken and it was **unanimous to approve.**

Beach Management Overlay Zoning District – 5 Year Review & Revision

According to the Town's Ordinance, these lines are to be reviewed and revised, if necessary, every five (5) years in order to account for any movement of the baseline. Member Blauch moved to adopt the existing overlay followed by a second from Vice Chairperson McCarley. A vote was taken and it was **unanimous to approve.**

Tracts L & M – Wyndham Ocean Ridge – Expired Development Plan

The development plan for these two (2) tracts has expired yet the design plan is shown on the Town's Official Zoning Map and footnote restrictions are included on the PUD Map. This plan is now expired and the maps do not depict current conditions. Bert Duffie, the Town Attorney has advised the Planning Commission to recommend the changes for both maps and not just one or the other. Following a lengthy discussion, Member Blauch moved to recommend to Town Council that the maps show the Tracts are currently green space and undeveloped property. Vice Chairperson McCarley provided the second. Chairman Andrews stated that the Commission was not asking for the Tracts to be zoned as green space. Member Cannon moved to amend the motion to eliminate the words green space and substitute the word vacant or the words undeveloped space. Member Blauch and Vice Chairperson were fine with this amendment to the motion. A vote was taken and it was **unanimous to approve.**

Public Comment:

Bill Kozub signed up for public comment and commented on Tracts L & M.

There being no further business to discuss, Member Blauch moved to adjourn with a second provided by Vice Chairperson McCarley. The vote was **unanimous to adjourn** at 5:40 p.m.

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

APPROVED BY THE PLANNING COMMISSION

Submitted by Sara Simpson, Secretary

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.