

**TOWN OF EDISTO BEACH
PLANNING COMMISSION**

Tuesday, March 25, 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 Mary Ann Cumalander, William Hackett and Tom Edens

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

Members absent: Member David Blauch and prior notice was given for his absence and Member David Cannon and no prior notice was given for his absence

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

Review of Minutes:

Minutes from 2-25-14

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

Subcommittee Updates:

Zoning Ordinance Rewrite Subcommittee

Chairman Andrews began by saying that the adopted schedule included dates that had already been missed and therefore needed revising. Building Code Administrator Brown asked, to be clear, if the Commission was going to present the revisions to the stakeholders prior to presenting it to Town Council. He feels the Commission should make sure everyone is fully informed prior to the Town Council presentation. Chairman Andrews stated that the plan was to present the changes to everyone at the same time and not have a special meeting for the stakeholders. However, the Commission would present the rewrite to the local community and request written comment by April 23. Town Administrator Iris Hill stated that Town Council had expressed concern with the timeline and would like at least a couple of months to review the changes. Chairman Andrews suggested a time change to the current schedule to reflect the August 2014 Town Council meeting for the first reading. The Commission decided that the subcommittee's finished changes should be given to Town Council for their review and input prior to presenting it to Town Council. If the Commission waits until August meeting to accept changes and revisions, it would put the schedule out another two (2) months. The intent is to make this process as open and public as possible so

that there are no misunderstandings and we can consider input from everyone. Member Hackett moved to accept the revision to the adopted target schedule to reflect a change to Item 12 to schedule the first reading of the Ordinance changes at the August 2014 Town Council meeting. A second was provided by Vice Chairperson McCarley, vote was taken and it was **unanimous to approve.**

Old Business

There was no old business to discuss.

New Business

3748 Docksite Road – Coker & Cathy Price – New Home in C-2 District

Mr. and Mrs. Coker Price made an application with the Planning Commission to construct a residential home at 3748 Docksite Road, which is in the C-2 District. A residential home is a permitted use in the C-2 District. Member Edens moved to accept the application followed by a second from Member Cumalander. There being no further discussion on the motion, a vote was taken and it was **unanimous to approve.**

114-J Jungle Road – Beachside Fitness & Spa – New Gym and Spa

Mr. Mark Steedley made an application with the Planning Commission to open a gym and spa in Unit J, Palmetto Plaza, which is located in the C-3 district. It was determined that the same number of parking spaces that were required for the previous tenant were the same number as required for the proposed gym and spa. Building Code Administrator Brown spoke to all three (3) of Mr. Steedley's applications for today's meeting and confirmed that the Building Department had verified that there was more than enough parking available for all three (3) applications. Member Edens moved to accept this application as submitted followed by a second from Member Hackett. There being no further discussion, a vote was taken and it was **unanimous to approve.**

114-A Jungle Road – Buck's Pizza – Change in Seating / Parking Requirement

Mr. Mark Steedley made an application with the Planning Commission to construct a patio in front of Buck's Pizza for 3 tables with 12 seats in Unit A, Palmetto Plaza, which is located in the C-3 district. Member Hackett moved to accept the application as submitted followed by a second from Member Cumalander. There being no discussion, a vote was taken and it was **unanimous to approve.**

114 Jungle Road – Buck's Pizza Booth – Change in Use Permit

Mr. Mark Steedley made an application with the Planning Commission to sell vegetables from May to September from Edisto U Pick, which is located in the C-3 district. The booth is located in front of Palmetto Plaza. Building Code Administrator Brown stated that this use was calculated into the parking requirements, as well. Chairman Andrews opened the floor for discussion and there was none. Member Cumalander moved to accept the application as submitted. There was no second offered. Chairman Andrews again called for some discussion to the motion or it would die. Vice Chairperson McCarley and Member Edens expressed concern regarding safety and parking issues

with this application. Mr. Steedley inquired as to why. Vice Chairperson McCarley and Member Edens both felt that there would be people parking on the side of the road, stopping in front of the Plaza and causing a public safety issue. The bike lane also caused an issue as it is located in front of the Plaza. Building Code Administrator Brown stated that this was an allowed use in the C-3 District and it is considered an extension of his existing business. This could not be classified as an open air market and there was no reason stated in the Ordinance to turn the application down. Chairman Andrews continued by stating that there was still a motion on the table to accept the application. Member Hackett provided a second, a vote was taken and it was **denied 1-4 with Member Hackett in favor and Chairman Andrews, Vice Chairperson McCarley, Member Cumalander and Member Edens opposed.**

Definition of a Retail Business

Building Code Administrator Brown stated that he would answer any questions from the Commission regarding the clarification to the definition. Chairman Andrews inquired as to the urgency of this issue and why it could not be incorporated into the existing Ordinance changes. Building Code Administrator Brown stated that according to Town Ordinance 86-141, the definition allows any retail use. The only change would be to change that to “retail business establishment.” The Code is deficient in the area of retail use and does not cover the meaning as well as it should. Member Andrews stated that he felt they were being asked to consider an unfinished product with regard as to what needs to be defined and what other changes were needed to definitions within the Ordinance. Member Hackett moved to accept the definition change followed by a second from Vice Chairperson McCarley. A vote was taken and it was **denied 0-5 with all present Planning Commission Members opposed.**

Public Comment:

No one signed in for Public Comment

There being no further business to discuss, Member Edens moved to adjourn with a second provided by Vice Chairperson McCarley. The vote was **unanimous to adjourn** at 5:45 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.