

TOWN OF EDISTO BEACH PLANNING COMMISSION

Tuesday, December 17, 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 Mary Ann Cumalander, William Hackett, Dave Blauch and Tom Edens

Members absent: Member David Cannon and no prior notification was given for his 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 11-26-13

Chairman Andrews asked if there were any corrections to the minutes. There being no corrections to the minutes offered by the Commission, Vice Chairperson McCarley moved to approve the minutes as submitted followed by a second from Member Cumalander. The vote was **unanimous to approve.**

Subcommittee Updates:

Bay Creek Park Restroom Committee

Building Code Administrator Brown reported that the requested variance from the Town Flood Ordinance 86-14-181(c) to allow wetfloodproofing had been approved by Town Council. The building is being designed at this time and upon completion, the selected contractor will start with construction.

Zoning Rewrite Subcommittee

Code Enforcement Officer Fitzgerald reported that she has completed all the revisions and updating the consultant's version. She only needs to go back through the revisions and check formatting. A committee meeting should be held in January to review the updated version. Then the package will be presented to the Planning Commission at their regular meeting.

Old Business

There was no old business to discuss.

New Business

104 Jungle Road – Bi-Lo, LLC – Interior Renovations

Bi-Lo, LLC made an application with the Planning Commission for interior alterations of a retail grocery store including new finishes, fixtures and equipment, which is located in the C-3 district. Chairman Andrews called for any questions for the representative present for Bi-Lo, Mr. Tim Hollmes. Member Cumalander asked if the handicapped ramp in front of the store would be re-designed. Mr. Holmes replied that the ramp did not meet current standards, it would be replaced and therefore, part of the scope of work. Ideally, construction would begin sometime in January. Member Cumalander moved to accept the application followed by a second from Member Edens. Chairman Andrews called for any further discussion and there being none, a vote was taken and it was it was **unanimous to approve.**

114-A Jungle Road – Mr. Mark Steedley – Dawhoo Southwest Grill

Mr. Mark Steedley made an application with the Planning Commission to open a restaurant in Unit A, Palmetto Plaza, which is located in the C-3 district. During the work session, concerns were raised regarding the availability of parking. Mr. Steedley delineated two (2) additional parking spaces which were confirmed by the building department. The new total number of parking spaces is seventy six (76) spaces. Building Code Administrator Brown recommended a new site plan showing the updated parking should be required to complete the application. Chairman Andrews asked if there was any further discussion regarding the application and there was none. Vice Chairperson McCarley moved to accept the application contingent upon the building department's receipt of an updated site plan followed by a second from Member Hackett. A vote was taken and it was it was **unanimous to approve.**

114-J Jungle Road – Mr. Mark Steedley – Doe's Pizza

Mr. Mark Steedley has made application with the Planning Commission to open a restaurant in Unit J, Palmetto Plaza, which is located in the C-3 district. Again, during the work session, concerns were raised regarding the availability of parking. Mr. Steedley delineated two (2) additional parking spaces which were confirmed by the building department. Chairman Andrews asked if there was any discussion regarding the application and there was none. Member Edens moved to accept the application contingent upon the building department's receipt of an updated site plan followed by a second from Member Cumalander. A vote was taken and it was it was **unanimous to approve.**

Public Comment:

No one signed in for Public Comment

There being no further business to discuss, Member Hackett moved to adjourn with a second provided by Member Blauch. The vote was **unanimous to adjourn** at 5:19 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.