

# TOWN OF EDISTO BEACH

## PLANNING COMMISSION

Tuesday, November 26, 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 and David Cannon

Members absent: Building Code Administrator Patrick Brown and notice was given for his absence, Member Tom Edens and written notification was given for his absence and Dave Blauch and written notification was given for his absence

Staff attending: 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 10-22-13

Chairman Andrews asked if there were any corrections to the minutes. Vice Chairperson McCarley previously notified the Secretary of one correction, which was made. There being no other 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 has been in contact with the Engineer and plans are currently being prepared for the restrooms. The plan is for the building to be cut block with a metal hipped roof, in style with the Heritage Building currently on site. The restrooms will also have wet flood proofing, but will require a variance.

#### Zoning Rewrite Subcommittee

The Committee has completed its review of the three chapters and the changes are being made. Each Committee member will get a revised copy for review. A power point presentation will describe the major changes that were made. A presentation will be given to the Planning Commission as a dry run before presenting it to Town Council.

## **Old Business**

There was no old business to discuss.

## **New Business**

### **124 Jungle Road – Mr. Jim Cain – The Edisto Dog House**

Mr. Jim Cain has made application with the Planning Commission to construct a new commercial structure at 124 Jungle Road, which is in the C-3 commercial district. This proposed building will be the location for The Edisto Dog House, a hot dog and ice cream shop with additional retail space for souvenirs beachwear and specialty gifts. Vice chairperson McCarley moved to approve the application followed by a second from Member Hackett. Chairperson Andrews then called for questions and discussion. Member Cannon moved to amend the original motion to approve the application subject to the Building Department reviewing and approving the method of handicapped access. Member Cannon suggested that Mr. Cain discuss Option 10, Section 1109.8 if the International Building Code with Building Code Administrator Brown as an option for handicapped access to the building. A vote was taken to approve the amendment to the original motion and it was **unanimous to approve.** Another vote was taken to approve the amended motion and it was **unanimous to approve.**

### **3755 Docksite Road – Mr. Jody Kleckley – New Home in C-2 District**

Mr. Jody Kleckley has made application with the Planning Commission to construct a residential home at 3755 Docksite Road, which is in the C-2 District, marine commercial district. A residential home is a permitted use in the C-2 District. Member Cannon moved to approve the application followed by a second from Member Hackett. Chairperson Andrews then called for questions and discussion. Member Cannon asked about the height limit at 39 feet, 11 inches. Member Cumalander stated that Mr. Kleckley was cutting it close with the height limit and the square footage limit. There being no further discussion a vote was taken and it was **unanimous to approve.**

## **Public Comment:**

No one signed in for Public Comment

There being no further business to discuss, Member Cumalander moved to adjourn with a second provided by Vice Chairperson McCarley. The vote was **unanimous to adjourn** at 5:30 p.m.

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

APPROVED BY THE PLANNING COMMISSION

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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.