

TOWN OF EDISTO BEACH PLANNING COMMISSION

Tuesday, June 25, 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, William Hackett and David Blauch

Members absent: Member David Cannon and notification was given for his absence

Staff attending: Code Enforcement Officer Nancy Fitzgerald and Sara Simpson, Secretary

Staff absent: Building Code Administrator Patrick Brown and notification was given for his absence

Chairman Bill Andrews called the meeting to order at 5:00 p.m. and welcomed our newest Planning Commission member, Tom Edens.

Review of Minutes:

Minutes from 5-21-13

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 Vice Chairperson Wanda McCarley. The vote was **unanimous to approve.**

Subcommittee Updates:

Zoning Rewrite Subcommittee

Chairman Andrews stated that the subcommittee met with Building Code Administrator Brown and Code Enforcement Officer Fitzgerald. Prior changes and cleaning up the revisions were discussed. Chairman Andrews also stated that Bob Sandifer was no longer on the subcommittee as his term expired and that Member Edens was approached for the appointment to the subcommittee. Mr. Edens has construction experience that would be very valuable to the subcommittee and the appointment would also bring him up to speed with the ordinance. Member Blauch moved to appoint Member Edens followed by a second provided by Vice Chairperson McCarley. A vote was taken and it was **unanimous to approve.**

Old Business

There was no old business to discuss.

New Business

Lot A, Block 18 and Lot G, Block 19 – Edisto Beach Land Development – Property Line Adjustment

H. Wayne Unger, Jr., Esquire, representing Edisto Beach Land Development, LLC, owner of Parcel #357-02-00-044 located between Dawhoo Street and Cheehaw Street, has made application to the Planning Commission to adjust two property lines located on the parcel. This parcel is located in the R-1 district. Mr. Unger explained that half of this parcel will convey to Lot A, Block 18, a quarter of the tract will convey to Lot G, Block 19 and the remaining quarter of the parcel would be residual at this point. Eventually the residual property will convey to Lot C, Block 18. The purpose for these property line adjustments is that the property owners want to own the lagoons behind their houses. Mr. Unger stated that these property owners realize that what they are buying below the mean high water mark could very well belong to the State of South Carolina. Also, there is nothing the buyers can do to alter the lagoons as the Coastal Council has control of the lagoons.

Vice Chairperson McCarley stated that she did not feel this would be in line with our comprehensive plan and that we are setting up something that could potentially be developed. Mr. Unger explained that he felt it would protect the land more by dividing it and adding it to the adjacent properties. If these were to be subdivided in the future, it would have to come back through the Planning Commission and the Commission would still keep control as to their development. There is also a drainage easement dedicated on the original development plat that would be there even if the lagoons were to go dry.

Chairman Andrews called for further questions and discussion. There being none, Member Blauch moved to approve the application as submitted followed by a second from Member Edens. A vote was taken and it was **unanimous to approve.**

Public Comment:

No one was signed up 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 5:14 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.