

MINUTES
July 9, 2015
PUBLIC HEARING
5:45 P.M.

Town of Edisto Beach
Town Hall
2414 Murray Street
Edisto Beach, SC 29438

Present: Jane S. Darby, Mayor, Pete Anderson, Susan Hornsby and Patti Smyer, Council Members; *Quorum of Council Present.*

The meeting was called to order by Mayor Darby for the purpose of hearing discussion on the First Reading of Ordinance 2015-16 to Re-Zone Three Lots, Designated as Lot 7 Block UU, Lot 7 Block YY, and Lot 8 Block YY, From R-1 Zoning District to PB Zoning District and to Authorize Amendment to Official Zoning Map.

Bob McKenzie: Mr. McKenzie of 2409 Holmes Street, which touches Lot 7 Block UU and is across the street from Lot 7 Block YY and Lot 8 Block YY. Mr. McKenzie also spoke to Council at the 2014 Public Hearing concerning the lot rezoning. Mr. McKenzie said he also was representing Mr. William Gaston at 2510 Holmes Street. Mr. McKenzie stated that South Carolina law was clear that spot zoning is not allowed. A parking lot proposed by the Town would clearly interfere with the use of the residences adjacent to the lot. Mr. McKenzie said it would clearly diminish the value of the remaining lots in Block YY to rezone it, and it is a use that is not in accordance with the general zoning scheme of Edisto Beach. Mr. McKenzie said that the Town already had a non-conforming use of two lots across the street. "Except for the fact that you've got good neighbors, you wouldn't be able to use those lots the way you're using them now. You have put nothing permanent on them. As a consequence, nobody is upset with what's going on. But I think I can safely say that if we have to litigate the zoning, ya'll are going to have to litigate the non-conforming use, and you may lose the use of that property the way you're using it now.....At this point, nobody's pushing that that happens. It may be a problem in the future."

Tad McLeod: Mr. McLeod spoke on behalf of owners of lots 1, 3 and 4 in the 2500 block of Myrtle Street. Mr. McLeod wanted to echo what Mr. McKenzie pointed out on the nonconforming use of Lot YY. The Myrtle Street block is the last undeveloped block, street-front property on the beach and there is no doubt that changing it to Public Use would affect the market value. The best use of the lots, in Mr. McLeod's opinion, is that they be zoned residential and have the Town look into selling them as such.

Buzz Benson: Mr. Benson and his wife own the property at 2509 Loring Street, which is across the side Lot 8 Block YY. Mr. Benson expressed his concern with the safety issue of having a new fire department at that location.

William O'Quinn: Dr. and Mrs. O'Quinn own the house at 2411 Holmes Street across from the fire station. Dr. O'Quinn stated he felt his family had the most to lose in the rezoning. His

property is currently bordered on three sides by Town-owned property, and if the lot behind him is rezoned the property value would suffer greatly.

The meeting was adjourned at 5:55 p.m.

APPROVED BY TOWN COUNCIL

A handwritten signature in cursive script, reading "Deborah J. Hargis". The signature is written in black ink and is positioned above a horizontal line.

Deborah Hargis, Municipal Clerk
July 21, 2015