

TOWN OF EDISTO BEACH
ZONING BOARD OF APPEALS

June 15, 2026

5:00 P.M.

Regular Meeting

Members attending: Ned Kuntz, Bill Davies, Beverly Sandifer, Pat Kostell, Ron Scroggy, Stephanie Renner & Gary Cantrell

Bill Davies absent with prior notice.

Staff attending: Tammy Lake, Morgan Viars and Patrick Brown

With a quorum present, Chair Ned Kuntz called the meeting to order at 5:00 p.m.

Review of Minutes –Regular Meeting April 13, 2026

Chair Ned Kuntz asked for a motion to accept the transcribed minutes from the April 13, 2026 Regular meeting. Member Ron Scroggy made a motion to approve the minutes and Gary Cantrell seconded. The minutes were **approved unanimously**

Old Business: None

New Business: Hearings

Appeal No. 2026-02

Applicants: Mark Pate, property owner

Appeal 2026-02 for a property located in the R-1 District, 1 Island Cove, for a variance from Sect. 86-185, setback regulations in relation to the critical line.

Chair Ned Kuntz read the 4 criteria necessary to grant a variance. Chair Ned Kuntz asked all parties who may speak during this portion of the hearing to raise their right hands and take the oath. The oath was administered to Mark Pate, John Skinner, and Patrick Brown, Building Code Administrator.

Chair Ned Kuntz made a motion to amend the application to include both sections where Mr. Pate wanted to make changes to his property. Chair Ned made a motion to have two separate votes for each request. First request being the 19 sq ft deck addition. Second request was for the addition to structure with 2 sq ft encroaching in setbacks with Ron Scroggy seconding.

Testimony was given by Mark Pate, John Skinner, and Patrick Brown, Building Code Administrator regarding variance request.

Chair Kuntz recommended that a yes or no vote be made when voting on each of the 4 criteria.

First vote regarding 19 sq ft deck addition

Chair Kuntz called for a vote on criteria 1: Five (5) YES votes Ned Kuntz, Stephanie Renner, Pat Kostell, Beverly Sandifer and Gary Cantrell and One (1) NO votes- Ron Scroggy

Chair Kuntz called for a vote on criteria 2: Five (5) YES votes Ned Kuntz, Stephanie Renner, Ron Scroggy, Beverly Sandifer and Gary Cantrell and One (1) NO votes- Pat Kostell

Chair Kuntz called for a vote on criteria 3: Three (3) YES votes Ned Kuntz, Stephanie Renner and Gary Cantrell and Three (3) NO votes- Pat Kostell, Beverly Sandifer, Ron Scroggy

Chair Kuntz called for a vote on criteria 4: Six (6) YES votes Ned Kuntz, Pat Kostell, Beverly Sandifer, Ron Scroggy, Gary Cantrell and Stephanie Renner and Zero (0) NO votes

Chair Ned Kuntz made a motion to deny variance and Pat Kostell seconded. With there being no discussion, a vote was called which denied unanimously the variance.

Second vote regarding addition with approximately 2 sq ft in setbacks

Chair Kuntz called for a vote on criteria 1: Six (6) YES votes Ned Kuntz, Pat Kostell, Beverly Sandifer, Ron Scroggy, Gary Cantrell and Stephanie Renner and Zero (0) NO votes

Chair Kuntz called for a vote on criteria 2: Six (6) YES votes Ned Kuntz, Pat Kostell, Beverly Sandifer, Ron Scroggy, Gary Cantrell and Stephanie Renner and Zero (0) NO votes

Chair Kuntz called for a vote on criteria 3: Five (5) YES votes Ned Kuntz, Pat Kostell, Ron Scroggy, Gary Cantrell and Stephanie Renner and One (1) NO votes Beverly Sandifer

Chair Kuntz called for a vote on criteria 4: Six (6) YES votes Ned Kuntz, Pat Kostell, Beverly Sandifer, Ron Scroggy, Gary Cantrell and Stephanie Renner and Zero (0) NO votes

Chair Ned Kuntz made a motion to grant variance and Gary Cantrell seconded. With there being no discussion, a vote was called which granted unanimously the variance.

Adjournment

There being no more business before the ZBA, Gary Cantrell made a motion to adjourn. Stephanie Renner seconded the motion which was approved unanimously.

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

APPROVED BY THE ZONING BOARD OF APPEALS



Submitted by Tammy Lake

Secretary of the Zoning Board of Appeals, Town of Edisto Beach

A digital recording of this meeting is on file at Town Hall