

Town of Awendaw
Planning Commission Meeting
APPROVED MINUTES

Monday, April 21, 2025
6:00 PM, Town Hall
6971 Doar Road, Awendaw, SC 29429

A. Prayer, Pledge of Allegiance & Civility Pledge

At 6:06 pm, Chairman John Osguthorpe, called Planning Commission Meeting to order. Dr. Osguthorpe led the prayer, Mr. Jeff Hardee led the recital of the pledge of allegiance & the Civility Pledge for all.

B. Call to Order and Roll Call

All Commission members were present; along with town attorneys Mac McQuillin, Interim Planning Director Mr. Riccardo Giani, Town Administrator Mrs. Katharine Watkins, and Town Planning Clerk Takeya White

C. Approve Minutes as available

Motion: Motion to approve March 2025 meeting minutes.

Posed by: Dr. Dave Osguthorpe

Second: Mr. Jeff Hardee

Vote: Unanimous

D. Public Hearings (none)

There were none.

E. New Business

Planning Director Mr. Riccardo Giani gave his staff report on item “a.” under new business.

- a. Recommendation on Map Amendment Application 5GX-ZGT – 4750 N. Hwy 17 – TMS 629-00-00-404

Staff recommendation was to defer the rezoning recommendation until next month's meeting due to an application misinterpretation. The application originally listed residential zoning to general commercial, but it was

intended to be a request from agricultural to general commercial. To avoid any procedural challenges or confusion—since the application and staff report were inconsistent—and upon legal advice, staff recommended deferral.

Town Attorney Mr. Mac McQuillin also let the commission know that some might question why this item was on the agenda during a moratorium, but the application was submitted in February of 2023, before the moratorium was proposed. The goal is to correct the zoning classification and return with a clean, accurate request next month.

After a brief discussion between the town attorney, the planning director and the commission, a motion was made.

Motion: Motion to defer the rezoning recommendation until next month's meeting due to an application misinterpretation

Posed by: Dr. Dave Osguthorpe

Second: Mr. Jay Reigart

Vote: Unanimous

Public hearing tentatively scheduled June 5, 2025 (Town Council)

Chairman Osguthorpe then moved on to item “b.” under new business.

- b.** Preliminary Plat Application SD-25-0004 - Sewee Landing PD – TMS 680-00-00-031.

Planning Director Mr. Riccardo Giani gave a summary of his staff report on Preliminary Plat Application SD-25-0004 - *Sewee Landing*. After reading through his summary, Mr. Giani gave his staff recommendation for approval with the condition that the below be shown on the final plat:

- Impervious coverage maximum of 35%
- Confirmation of compliance with 1,500’ road sections per PD
- Composition of Sewee road buffer on adjacent lots.
- SCDES and OCRM Approvals
- Lot width/depth measurements regarding lots on cul-de-sacs per PD.

Dr. Osguthorpe led the commission into a discussion after Mr. Giani’s presentation and voiced his complaint that there were 4 planned developments approved within the 22-23 timeframe and there isn’t enough space for kids to play. He also passed out a graphic of Sewee Landing to the audience. Mr. Reigart then stated that he spoke out against the development when the application was first presented and asked a few questions of Mr.

Will Waterhouse who was the applicant and Mr. Thomas Kellum, engineer for Seewee Landing. Mr. James Gardner also asked the applicant questions and continued his discussion with the commission. After extended discussion with Mr. Mac McQuillin, Dr. Osguthorpe asked for a motion.

Motion: Motion to approve Preliminary Plat Application SD-25-0004 - Seewee Landing with additional conditions as laid out by the planning director.

Posed by: Dr. Dave Osguthorpe

Second: Mr. Jeff Hardee

Mr. Giani then asked for a roll call vote.

Vote: Dr. Osguthorpe - YEA

Mr. Jay Reigart - ABSTAIN

Mr. James Gardner - NAY

Mr. Jeff Hardee - NAY

Mr. Thomas Crimi – ABSTAIN

Mr. Giani then asked Dr. Osguthorpe if they could proceed to the next item, item “c.” under new business.

c. Recommendation - Text Amendment to Variance Criteria – Ordinance 2025-05

Dr. Osguthorpe asked his questions of Mr. Giani, who gave a brief explanation and reason as to why the text amendment ordinance was being brought before the planning commission. Town Administrator Katharine Watkins gave further explanation as to why the amendment was being made. Mr. McQuillin let the commission know that the ordinance had first reading by the town council and that it would still be a public hearing and a second reading.

AN ORDINANCE TO AMEND CHAPTER 153, ZONING CODE, TO ADD SUBSECTION 153.400, VARIANCES, TO PROVIDE THE OUTLINE OF REQUIRED CRITERION FOR THE BOARD OF ZONING APPEALS TO GRANT A VARIANCE REQUEST.

Motion: Motion to approve as written.

Posed by: Dr. Dave Osguthorpe

Second: Mr. Thomas Crimi

Vote: Unanimous

The board then moved on to item “d.” on the agenda.

d. Recommendation – Text Amendment to the Moratorium – Ordinance 2025-03

The planning commission had a brief discussion around annexations and Dr. Osguthorpe asked if they had any questions about the pending ordinance. After hearing none, a motion was made.

AN ORDINANCE TO AMEND CHAPTER 153, ZONING CODE, SECTION 153.010 OF THE CODE OF THE TOWN OF AWENDAW, SOUTH CAROLINA, AMENDING THE ADOPTED MORATORIUM TO INCLUDE PROVISIONS FOR ANNEXATIONS.

Motion: Motion to approve as written.

Posed by: Dr. Dave Osguthorpe

Second: Mr. Jeff Hardee

Vote: Unanimous

Dr. Osguthorpe then moved on to public comments.

F. Public Comments

Several members of the public gave their comments.

Susan Cox – 6209 Rudder Lane – Against Seewee Landing & Against Mr. Myburgh’s rezone from AG to Commercial

Lynne Vicary – 8470 Doar Road – Against Seewee Landing & meeting owls were not live steaming

John Newell – 1125 Fifteen Mile Landing Road - Against Mr. Myburgh’s rezone from AG to Commercial

Sandra Freeman – 7928 Pelican Bay Drive – Don’t pass rezone of Myburgh’s property without installation of a traffic light

Dennis Donovan – 1113 Fifteen Mile Landing Road - Against Mr. Myburgh’s rezone from AG to Commercial

Harry Neil - 4718 Hwy 17 N - Against Mr. Myburgh’s rezone from AG to Commercial; need help at the intersection of Hwy 17N and Fifteen Mile Landing Road

G. Old Business

Dr. Osguthorpe continued discussions with the planning commission on the intersection of Fifteen Mile Landing Road and Hwy 17, Vested Rights, Planned Developments, Open Space and Impact fees.

Dr. Osguthorpe then asked the commission if they had any closing remarks. After hearing none, Mr. McQuillin asked if he could make a recommendation to the commission that one of the members who voted against the Seewee Landing Preliminary plat would make a motion to reconsider and instead of denying it make a motion to defer so he would be able to talk with the developer and/or the developer's lawyer to see if they can bring something back to the planning commission that may address some of the concerns. He felt that may be more reasonable than an outright denial.

H. Closing Remarks

Motion: Motion to reconsider the previous decision made in Agenda item E, Section b.

Posed By: Mr. Jeff Hardee

Second: Mr. James Gardner

Vote: Unanimous Approval

Motion: Motion to defer decision on Seewee Landing and to authorize the town attorney to address the concerns of the planning commission with the applicant and their legal counsel.

Posed By: Mr. Jeff Hardee

Second: Mr. James Gardner

Vote: Unanimous Approval

I. Adjournment

Motion: Motion to adjourn.

Posed By: Mr. Jay Reigart

Second: Mr. James Gardner

Vote: Unanimous Approval

Meeting ended at 7:24 pm

J. Next Meeting – May 19, 2025

Note: These meeting minutes are not verbatim. To watch the full meeting video, please visit the town's YouTube channel: <https://www.youtube.com/@TownOfAwendaw>

Respectfully submitted on Thursday, May 15th, 2025, by Takeya White

Minutes approved during May 2025 PLANNING COMMISSION MEETING