



Town of Awendaw Special Called Planning Commission Meeting Minutes

Monday, January 12th, 2026
6:00 PM, Awendaw Town Hall
6971 Doar Road, Awendaw, SC 29429

A. Prayer, Pledge of Allegiance & Reading of the Civility Pledge

At 6:02 pm, Chairman John Osguthorpe, began the VIRTUAL Planning Commission Meeting. Town Planner, Mr. Daniel O'Hara, read the Serenity Prayer, recited the Pledge of Allegiance & led the Civility Pledge.

B. Call to Order and Roll Call

Chairman Osguthorpe called the meeting to order. Mr. Jay Reigart, Mr. James Gardner, Ms. Kelly Cousino, Mr. Jeff Hardee Town Administrator, Mrs. Katharine Watkins, Town Attorney, Chloe Satzer, Town Planner, Mr. Daniel O'Hara, and Town Planning Clerk Takeya White were all present.

Chairman Osguthorpe then moved on to Agenda Item C, Public Comments.

C. Public Comments – [Time Stamp 1:49]

The public comment period will be limited to a total of 25 minutes. Each speaker will have up to 2 minutes. No individual may speak more than once until all others wishing to comment have had an opportunity.

Mr. O'Hara prefaced the public comment portion of the meeting. There were no public comments. Mr. O'Hara then prompted the board for a motion to close public comments.

Motion: Motion to close public comments.

Posed By: Mr. James Gardner

Second: Dr. John Osguthorpe
Vote: Unanimous Approval

Chairman Osguthorpe then moved on to agenda item D, "Old Business." Before he went into old business, he wanted to give commentary and congratulate the Friends of South Carolina and the South Carolina Environmental Law Project (SCELP) on their victory before the State Supreme Court in getting a hold on the septic development of one portion of the White Tract (Bulls Island Road). He spoke to SCELP lead attorney, Ms. Monica Waylin, and they are litigating the 2nd tract as of that day. **[Time Stamp 4:32]**

The chairman then went on to agenda item D and began to preface Old Business.

D. Old Business –

Chairman Osguthorpe stated that the Commission 1st breached the topic of Vested Rights in February of 2025 and have looked at numerous variations of this ordinance. The town attorneys have a finalized version for them to review. He then opened the floor for comments from the commission around the Vested Rights Draft Ordinance. **[Time Stamp 5:46]**

Town Administrator, Katharine Watkins, then called a point of clarification and requested the board make a motion and second for further discussion.

Motion: Motion to start further discussion.

Posed By: Mr. James Gardner

Second: Mr. Jeff Hardee

Vote: Unanimous Approval

The board then continued a brief discussion around the drafted Vested Rights Ordinance. At the end of that discussion, Mr. O'Hara called a point of correction and asked the board to reword their motion.

Before the vote was called, Commissioner Kelly Cousino stated for the record that she was not going to support the posed motion because she didn't agree. She stated that she doesn't believe that state law allows the Planning Commission to limit the amount of annual extensions; she thinks that it requires at least five (5). The chairman then moved forward with the vote.

a. Vested Rights Draft Ordinance – Action Item (Recommendation ONLY)

Motion: Motion to approve for recommendation with edits as provided. (below)

3 Noted Changes:

1. Section 153.057, subsection (B) – change “reasonable amount of time” to “60 Days prior to the expiration.”
2. Section 153.057, subsection (C, 1, b) – change language “formal approval” to “town specific approval”
3. Section 153.057, subsection (A) – change language back to “may,” instead of “shall.”

Posed By: Dr. John Osguthorpe

Second: Mr. James Gardner

Vote: John Osguthorpe – Aye, Jeff Hardee – Aye, Jay Reigart – Aye,
James Gardner – Aye, Kelly Cousino – Nay

Motion passed 4 to 1

E. New Business – [Time Stamp 16:04]

Chairman Osguthorpe then moved on to agenda item, E, “New Business,” by speaking on Euclidean vs non-Euclidean planning. He stated that Planned Developments are non-Euclidean. He continued this discussion and then led into a segway on the Planned Development Regulations in the Town of Awendaw.

a. Planned Development Regulations - Discussion

The commission discussed the current PD regulations for **2 hours and 39 minutes**, and asked Mr. O’Hara to continue to work on the draft, along with individual planning commission members, make the requested changes, and present the red-lined version of the draft at the next meeting on the 27th of January. During this discussion, one motion was made. **[Time Stamp 1:39:42]**

Motion: To add a traffic analysis requirement for all Planned Development applications.

Posed By: Dr. John Osguthorpe

Second: Ms. Kelly Cousino

Vote: John Osguthorpe – Aye, Jeff Hardee – Aye, Jay Reigart – Aye,
James Gardner – Nay, Kelly Cousino – Nay

Motion passed 3 to 2

F. Closing Remarks – There were none.

G. Adjournment

Motion: To Adjourn

Posed By: Dr. John Osguthorpe

Second: Mr. Jeff Hardee

Vote: Unanimous Approval

The meeting adjourned at 9:07 PM

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. • SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843) 931-8125.

DRAFT Minutes Respectfully submitted on Friday, January 23rd, 2026, by Takeya White

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>