

Town of Awendaw
Planning Commission Meeting

APPROVED MINUTES

Monday, May 19, 2025

6:00 PM, Town Hall

6971 Doar Road, Awendaw, SC 29429

A. Prayer, Pledge of Allegiance & Civility Pledge

At 6:00 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.

B. Call to Order and Roll Call

All Commission members were present, except Mr. Jay Reigart who arrived at 6:05 pm; Town attorney Mac McQuillin, Interim Planning Director Mr. Riccardo Giani, & Town Administrator Mrs. Katharine Watkins were also present.

C. Approve Minutes as available

Motion: Motion to approve April 2025 meeting minutes.

Posed by: Dr. Dave Osguthorpe

Second: Mr. Thomas Crimi

Vote: Unanimous

D. Public Hearings –

There was no public hearing.

Dr. Osguthorpe briefed the public on the public hearing for Town Council on May 20th and described ordinance 2025-07. He also noted that septic tank and noise issues are not in the town's current code of ordinances and should not be made if the town cannot enforce them.

E. New Business

Dr. Osguthorpe moved to make a verbal resolution to town council to urge them to obtain a full-time or part-time planner for the town as soon as possible; TC seconded. All voted in favor.

Dr. Osguthorpe also discussed the next set of ordinances he would like the Planning Commission to focus on and created the following subcommittees to work with the town planner to report to the commission.

- **Open Space:** Thomas Crimi & John Osguthorpe
- **Zoning Types:** Jeff Hardee & John Osguthorpe
- **Buffers:** Jay Reigart & James Gardner

F. Public Comments

Several members of the public gave their comments.

| Speaker* | Position | Summary |
|-----------------|-----------------|---|
| Sally Newell | Opposed | Objected to commercial rezoning. |
| Andrea Frazier | Opposed | Objected to commercial rezoning and the Sewee Landing preliminary plat. |
| Lynne Vickary | Opposed | Objected to Sewee Landing preliminary plat. |
| John Schmuier | Opposed | Objected to commercial rezoning. |
| Michael Myburg | Applicant | Summarized rezoning rationale. |
| John Newell | Opposed | Objected to commercial rezoning. |
| Robert Causey | In Favor | Supported commercial rezoning; discussed traffic-history at Seewee Rd/US-17/Fifteen-Mile Landing. |
| Mikey Molster | In Favor | Supported commercial rezoning. |
| Joanne Molster | In Favor | Supported commercial rezoning. |
| Bruce McDonald | In Favor | Supported commercial rezoning. |

G. Executive Session

Under SC Code 20-4-70(b) the Planning Commission will go into executive session to receive legal advice from the Town’s Attorney concerning Old Business agenda items.

Motion: Motion to move into Executive Session for the purpose of receiving legal advice from the Town Attorney concerning Old Business Agenda Items.

Posed By: Mr. James Gardner

Second: Mr. Jay Reigart

Vote: Unanimous

The Planning Commission went into Executive Session at 6:42 pm

Motion: Motion to adjourn Executive Session

Posed By: Mr. James Gardner

Second: Mr. Thomas Crimi

Vote: Unanimous

The Planning Commission returned to regular session at 7:06 PM.

No motions, decisions, or votes were made.

H. Old Business

- a. Recommendation on Map Amendment Application 5GX-ZGT – 4750 N. Hwy 17 – TMS 629-00-00-404 (Ordinance 2025-19)

Mr. James Gardner moved to open discussion.

Motion: Motion to open discussion on rezoning of 4750 N. Hwy 17

Posed By: Mr. James Gardner

Second: Mr. Jay Reigart

Vote: Unanimous

The floor was open for discussion on the rezoning.

The Planning Commission discussed traffic, noise, liquor license clarification with the applicant, and concerns for changing to commercial in that location. After discussion, a motion was posed.

Motion: Motion to recommend denial of the rezoning

Posed By: Mr. James Gardner

Second: None

Vote: Motion Failed

Motion: Motion to recommend approval of the rezoning.

Posed By: Mr. John Osguthorpe

Second: Mr. Thomas Crimi

Vote: Motion Failed; recommendation is denial

James Reigart – Aye, Thomas Crimi – Aye, James Gardner – Nay, Jeff Hardee – Nay, John Osguthorpe – Nay

- i. NEXT STEP: Public hearing scheduled July 3, 2025 before Town Council

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

Motion: Motion to open discussion on application SD-25-0004, Seewee Landing.

Posed By: Mr. John Osguthorpe

Second: Mr. Thomas Crimi

Vote: Unanimous

The floor was open for discussion on the preliminary plat.

The Planning Commission discussed the proposed open space, fire department concerns, engineering, and plea for developers to be conscious of the high density with regards to the septic tanks.

The Commission clarified buffer quality, setbacks, number of hydrants, communication with the fire department, ingress & egress of the development, and HOA trash pickup with the applicant.

Motion: Motion to send a positive recommendation of approval of the preliminary plat with the conditions recommended by staff, in addition to fire department signoff, consideration to concede lot 51 to open space, and town engineer sign off on construction documents.

Posed By: Mr. John Osguthorpe

Second: Mr. Thomas Crimi

Vote: 4 to 1, in favor of sending a positive recommendation to Town Council; Motion Passes

**James Reigart – Aye, Thomas Crimi – Aye, Jeff Hardee – Aye, John Osguthorpe – Aye, James Gardner – Nay*

I. Closing Remarks – *There were none*

J. Adjournment

Motion: Motion to adjourn.

Posed by: Dr. John Osguthorpe

Second by: Thomas Crimi

Vote: Unanimous

Meeting ended at 7:28 pm.

K. Next Meeting – June 16th, 2025

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.

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>

DRAFT MINUTES – MAY 2025 PLANNING COMMISSION MEETING

MINUTES APPROVED DURING JUNE 2025 PLANNING COMMISSION MEETING

** Commissioner Reigart requested minutes reflect an abstention instead of a positive aye vote on Agenda item "b," under OLD BUSINESS during the June 16th meeting of the Planning Commission. After review of audio and video, the noted vote still stands.*

Respectfully submitted on Thursday, June 12th, 2025, by Takeya White

- **ATTACHED ADENDUM – STAFF REPORT + 3 STATED ADDITIONAL CONDITIONS**

TOWN OF AWENDAW

6971 Doar Road | P.O. Box 520 | Awendaw, SC 29429
843.928.3100 | awendaw@tds.net | AwendawSC.org
Katharine Watkins | *Town Administrator*
Donna F. Steed | *Clerk/Treasurer*



Miriam C. Green | *Mayor*

Town Council

Paul Brown | Frank Frazier
Darrell Ketchens | Wendy Helms
Bryan McNeal, Jr. | Kent Prause

Project Title: Sewee Landing
Applicant: Mungo Homes/Kellum Engineering
Request: Preliminary Plat Approval
Zoning: Planned Development (PD)
Lot Size: 48.97 Acres
Tax Parcel Number: 680-00-00-031

Background

This Planned Development (PD) was approved by Town Council on August 3, 2023. The PD is still vested per State Law, however the preliminary plat still must come through the planning commission for review and approval. As the PD is vested, it is exempt from the moratorium. This is further confirmed by a letter issued by the Town Attorney on June 18, 2024. This letter is attached to the packet.

The task for the Planning Commission and Staff is to determine that the submitted Preliminary Plat complies with the regulations in the Planned Development document as well as any applicable regulations from the zoning ordinance.

The applicant has revised the current plan, and staff has determined that it meets the requirement of the PD documents.

Staff Findings

The applicant has provided staff with a written response describing the changes in the revision: "A lot of time was spent on OS in the PC meeting (after the vote), and an approvable PP submittal could look like, including more OS in the plan, specifically activated space. We took a stab at doing both of those, and I've attached a concept on page 2 of the PDF attached for your feedback (I'm including in the PDF the original OS plan on page 1 and PP **which have not been updated yet**). In the middle of the site is a large pond with lots of ROW frontage. This is a logical area to be a community gathering spot. We propose activating this pond with a fishing dock/pier and a trail. This gives residents somewhere to learn how to fish (or teach!) and the opportunity to get exercise and bank fish. This would be the same area where we would consider the mail kiosks, further emphasizing the area as a community hub.

Across the street, we removed lot 52 to increase the overall OS and program a playground with a multi-purpose field. We agree with PC that amenities geared towards kids (and grandkids) could be an excellent fit for this community. The field could be a community event space, soccer fields, wiffleball, etc. Our included sidewalks and the addition of these amenities make for a really attractive addition to the Town of Awendaw.

Staff Recommendation:

Approval with the condition that the following 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.

*Additional Conditions posed by the Planning Commission at May 2025
Planning Commission Meeting:*

- *Fire Department sign-off*
- *Consideration to concede lot 51 to open space*
- *Town engineer sign off on construction documents*

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