



**SURFSIDE BEACH PLANNING & ZONING COMMISSION
TOWN COUNCIL CHAMBERS
SEPT2, 2014 ♦ 6:00 P.M.**

1. CALL TO ORDER.

Chairman Pruitt called the Planning & Zoning Commission meeting to order at 6:00 p.m. Commission members present: Chairman Pruitt, and members Abrams, Johnson, Lauer, and Lowery. Members Crone and Elliott were absent. A quorum was present. Others present: Planning Director Morris. Member Abrams volunteered to take minutes in the absence of the Town Clerk.

2. PLEDGE OF ALLEGIANCE.

Chairman Pruitt led the Pledge of Allegiance.

3. AGENDA APPROVAL.

Mr. Lauer moved to approve the agenda as presented. Ms. Johnson seconded. All voted in favor. **MOTION CARRIED.**

4. MINUTES APPROVAL.

Ms. Johnson moved to approve the June 3, 2014 meeting minutes as submitted. Ms. Lowery seconded. All voted in favor. **MOTION CARRIED.**

5. DIRECTOR'S REPORT.

Ms. Shelly Rabon has joined the Planning, Building and Zoning staff as permit technician. No subdivision plats were approved this month. Permits issued are up somewhat compared to last year. Several single family residence plans were reviewed. The Community Rating System focus group is winding up its work on the Program for Public Information (PPI) and will soon begin work on a Hazard Mitigation Plan.

6. BUSINESS.

There was no business to be discussed.

7. DISCUSSION ITEMS.

- A. Discussion regarding changes to the requirements for fences and hedges in Section 17-409.** Ms. Morris presented a draft ordinance adjusting some of the requirements for fence and hedge height. After detailed discussion which included CPTED requirements, Ms. Morris agreed to incorporate the wishes of Commission members into a future draft ordinance.
- B. Discussion regarding proposed change to the Town Tree Ordinance (Section 17-222), Definitions of Protected and Specimen Trees, to remove Long Leaf Pines from the list.** Ms. Morris stated that she had received a request from the public to consider removing Long Leaf Pines from the list of Protected and Specimen Trees. After discussion, the consensus of the Commission was that Long Leaf Pines should remain on the list of Protected and Specimen Trees.
- C. Review of discrepancies in the Zoning Ordinance and the adopted Comprehensive Plan.** Ms. Morris explained that one discrepancy was related to whether or not residential

uses should be permitted in the town's C-1 commercial districts. After discussion, the consensus of the Planning Commission was that residential uses should not be allowed in the C-1 district. Members then discussed the question of whether storage/warehouse businesses should be permitted along the Business 17 corridor. The Commission concluded that allowing storage/warehouse facilities on properties along the Business 17 corridor was not good town planning. The consensus was that such businesses should be allowed only in the Sandy Lane area; members concurred to request a zoning change for Sandy Lane to the Light Industrial classification. Ms. Morris will take appropriate actions based on the desires of Planning Commission.

8. PUBLIC COMMENTS – There were no public comments.

9. COMMISSION COMMENTS.

Mr. Lauer requested that the monthly PBZ departmental reports be emailed to PC members. All agreed.

10. ADJOURNMENT.

The meeting was adjourned by acclamation at 6:48 p.m.

Respectfully submitted,

Mary Ellen Abrams, Volunteer Secretary