



**SURFSIDE BEACH PLANNING & ZONING COMMISSION  
TOWN COUNCIL CHAMBERS  
JANUARY 3, 2012 ♦ 6:30 P.M.**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55

1. **CALL TO ORDER.**

Chairman Seibold called the Planning & Zoning Commission meeting to order at 6:30 p.m. Commission members present: Chairman Seibold, Vice-Chairman Pruitt, and members Hanson, Livesay, Lowery, and Rhoades. Commission member Abrams was absent with due notice. A quorum was present. Staff present: Code Enforcement Official Morris. Others present: Waccamaw Regional Council of Governments (COG) Representative Britton, COG Water Quality/ Community Planner Newquist, and Town Clerk Herrmann.

2. **PLEDGE OF ALLEGIANCE.**

Chairman Seibold led the Pledge of Allegiance.

3. **AGENDA APPROVAL.**

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

4. **MINUTES APPROVAL.**

Ms. Livesay moved to approve the December 6, 2011 meeting minutes with amendments to change Line 267 to "strong Comp Plan and community involvement, there isn't a need for lots of study committees or consultants;" Line 333 to "Status projections – page 11, address absentee homeowners responsibilities and incorporate the needs of retirees while attracting young," and Line 357 to "Family values, she believes the existing commercial district along Hwy [sic] 17 Business should be redeveloped and new commercial." Mr. Pruitt seconded. Ms. Livesay explained that these were changes to comments that she had made and she felt clarification was needed. All voted in favor. **MOTION CARRIED.**

5. **DIRECTOR'S REPORT.**

Ms. Morris reported that one plat was approved in December, 910 Ocean Boulevard North. The approved minutes have historically been signed by all commission members, but staff requests that the commission allow only the chairman signing the approved minutes to help eliminate confusion and disruption getting signatures. The commission will continue to receive and approve the minutes, but the chair would be the only signee. Chairman Seibold called for concurrence for the chairman, or vice-chair, as the case may be, to sign approved minutes on behalf of the commission. **COMMISSION CONCURRED.** Ms. Morris reported that the building director is on medical leave and offered to be of assistance to the commission as needed during her absence. Chairman Seibold asked about the property at the corner of Cedar Drive and 14<sup>th</sup> Avenue North. Ms. Morris said that property was an existing lot of reference; a single family home permit was issued. Chairman Seibold said that type information would be beneficial for the commission.

6. **PUBLIC COMMENTS.**

No members of the public were present.

7. **OLD BUSINESS.**

There was no old business.

56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111

**8. NEW BUSINESS.**

a. First Draft Document of Population Element. Mr. Britton explained there are nine elements to be reviewed in the plan and proceeded to outline the changes and recommendations for the population element, a copy of which is on file. He said there were questions about the town boundaries and those were being checked. Chairman Seibold asked who decided where the town limits are set. Ms. Livesay said owners request annexation into the town. Mrs. Herrmann said to her knowledge there are only commercial properties on the west side of Highway 17 Business. Ms. Morris said that was correct. Mr. Britton said that accounted for about 600 residents who lived in residential areas west of Highway 17 Business that were incorrectly added to the 2000 Census, which explained some of the population reduction. He asked if the commission wanted to add a population goal that established percentages of year-round and summer transient residents. Mr. Hanson believed the town should grow enough to support the budget. Mr. Rhoades said a stable number of residents between 4,000 and 4,500 was desirable, but was not so much concerned about growing the number of residents as he was increasing commercial businesses where the largest portion of income is earned. He did not believe a goal was necessary. Ms. Lowery said adding population without increasing the town's physical boundary was impossible. Mr. Pruitt agreed and said without annexation, the town was close to capacity, and he agreed with Mr. Hanson in regards to the finances. Ms. Livesay did not believe there was interest in increasing transient zoning. Chairman Seibold agreed and said based on comments, a population goal should not be added. Mr. Rhoades said the town should be marketed to younger families and professionals to establish a replacement population. Mr. Hanson agreed. Mr. Britton said that there is a good balance; goal number two is to bring in families to create a multi-generational population culture. Chairman Seibold asked if the goals were prioritized. Mr. Britton said goal one seemed important, but the others had no particular order. Goals in each element could be prioritized as the documents review progresses.

b. First Draft Document of Economic Element. Mr. Newquist presented the economic element draft, a copy of which is on file. Mr. Pruitt said town spending had been extreme as there were several recent high-cost expenditures. He believed the Comp Plan should promote saving money, which is one component of making money. Mr. Hanson said the town should have a realistic budget without over spending. Mr. Britton said that could be addressed. Ms. Lowery said the economy's aging population developed largely from military families being stationed here and purchasing property with a goal of using it for retirement. Many of those were built to be used as rental homes or second homes and are now primary residences. Services to meet the needs of the aging population are important, whether privately owned or government funded. Many of these facilities could also be used by younger residents. Chairman Seibold asked for an explanation of TIF, tax increment financing. Mr. Britton explained TIF targeted areas needing specific improvements; future tax increases on property within the area were earmarked to fund the projects.

Ms. Livesay commented that the goals were not in any particular order even though the commission had more discussion on some of them. Mr. Pruitt asked how goals would be accomplished. Mr. Hanson liked the regional concepts. Ms. Lowery said sidewalks make the town family friendly and should be put throughout the town, especially on Cedar Drive North where there are many families with young children.

**9. PUBLIC COMMENTS.** There were no members of the public present.

**10. COMMISSION COMMENTS.**

Mr. Hanson thought both elements were well done. He said that the commission was the 'planner,' but the council would enact the plan. He encouraged the members to run for town council.

Mr. Rhoades agreed with Mr. Hanson and said the documents were a good starting place.

Mr. Pruitt also agreed with Mr. Hanson.

112 Ms. Livesay said this document was a whole lot better than the last one.  
113

114 Ms. Lowery appreciated the patience Mr. Britton and Mr. Newquist had in explaining the  
115 elements.  
116

117 Chairman Seibold agreed saying it was a terrific document. He said it was important to task  
118 specific departments with responsibility for implementing the goals. He suggested that members continue  
119 to study the draft to better understand it and make additional comments.  
120

121 **11. ADJOURNMENT.** Ms. Livesay moved to adjourn at 7:45 p.m. Mr. Pruitt seconded. All  
122 voted in favor. **MOTION CARRIED.**  
123

124 Respectfully submitted,  
125

126 \_\_\_\_\_  
127 Debra E. Herrmann, CMC, Town Clerk  
128

129  
130 Approved by duly adopted motion on February 7, 2012.  
131

132 \_\_\_\_\_  
133 Charles Seibold, Chairman  
134

135  
136 Note: Be advised that these minutes represent a summary of the Planning Commission meeting and are not intended to represent a full transcript of the meeting. Meeting tapes are  
137 available upon proper request by appointment to be heard in the office of the secretary to the planning department. An agenda of this meeting was made available to persons,  
138 organizations and local news media as requested, a list of which is available in the building department, and posted on bulletin boards in Town Hall and outside Council Chambers.  
139 This disclosure is in compliance with the SC Code §30-4-80(e).