



TOWN OF SURFSIDE BEACH ♦ TOWN COUNCIL CHAMBERS
April 1, 2008, 6:30 o'clock p.m.

PLANNING & ZONING COMMISSION
MEETING MINUTES

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8 **1. CALL TO ORDER**

9 Chairwoman Blair called the meeting to order at 6:30 p.m. and welcomed everyone in
10 attendance. Commission Members Johnson, Lanham, Barnard and Smith were present.
11 Member Goforth was absent. A quorum was present. Staff present: Administrator
12 Booth; Clerk Pinnell and Building/Zoning Director Donevant.

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14 **2. PLEDGE OF ALLEGIANCE**

15 Chairwoman Blair led the Pledge of Allegiance.

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17 **3. AGENDA APPROVAL**

18 Mr. Johnson made a motion to approve the agenda. Mr. Smith seconded. **All members**
19 **present voted in favor. MOTION CARRIED.**

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21 **4. MINUTES APPROVAL**

22 Mr. Lanham moved to approve the March 4, 2008 meeting minutes. Ms. Barnard
23 seconded the motion. **All members present voted in favor. MOTION CARRIED.**

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25 **5. DISCUSSION – SIGN ORDINANCE**

26 Mr. Booth stated that he and Ms. Donevant would begin to enforce the sign ordinances
27 but in the meantime they had noted that as the current ordinance reads it only allows two
28 signs per building and it should read per business. It was changed at some point and
29 currently reads incorrectly and needs to be changed back to the way it originally read.
30 Mr. Booth stated that they would be going out and making sure businesses adhere to the
31 ordinance. There was additional discussion regarding political signs and Mr. Booth
32 stated that he has picked up some signs but unless they were causing a real problem he
33 would not be removing them adding that they would be gone right after the election
34 anyway. Mr. Booth stated that they would also be looking at the ordinance regarding
35 setbacks on Highway 17; they were moved to 75 feet but he believes that this has
36 presented a problem in not allowing redevelopment making some of our building non-
37 conforming and not allowing new construction. He would like to see it moved back to 50
38 feet and added that it would be brought to Planning and Zoning and to the new council.

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40 Mr. Booth reported that redevelopment is high priority and \$150,000 has been placed in
41 the budget for beautification. Mr. Booth stated that the town is going to go out for a
42 \$200,000 State grant for Surfside Drive. Mr. Booth will be attending a CTC meeting the
43 following week to request money for paving of Ocean Boulevard then once it is paved
44 the town will take the road over. The State has agreed to provide the town with the
45 materials to correct the drainage. It was confirmed that Ocean Boulevard would no
46 longer be a State road, it would be taken over by the town; this will give the town more
47 control to maintain, beautify and patrol. Mr. Booth reported that during Bike Week the

48 town will try to keep bike trailers off the roads and put them into parking lots. It was
49 confirmed that the road would be paved from Melody to 17th and the cost would be
50 approximately \$251,000. Mr. Lanham asked if the State would be paying all of this and
51 Mr. Booth stated that we would be getting the money for it from the State. Mr. Lanham
52 questioned the cost of road repairs after a hurricane adding that the town would need to
53 pay for these repairs if we took over the road. Mr. Booth stated that in the event of a
54 hurricane FEMA would assist with the costs of damage and added that FEMA would also
55 assist in rebuilding the Pier if the town were to purchase it. Mr. Lanham asked if our
56 current ordinance allowed for digital billboard signs and Mr. Booth stated that the signs
57 cannot be digital changing signs. There was additional discussion regarding the business
58 signs. Mr. Booth suggested that we might want to consider one large sign naming all of
59 the businesses in a strip and then one sign per business. Ms. Barnard asked if we had a
60 direction planned for beautification regarding Business 17 that would accommodate the
61 sign ordinance. Mr. Booth stated that there is a Beautification Committee that has been
62 discussing color schemes and other ideas to present that would tie everything together.
63 Mr. Booth stated that he would not be pushing any businesses until there was a clear plan.
64 Ms. Barnard stated that many of the business owners do not own the building and the
65 business owners feared that their rent would go up if the buildings were enhanced. Mr.
66 Booth stated that they would not be requiring drastic changes that would cost the owner a
67 lot of money. There was additional discussion regarding costs incurred for beautification
68 and that painting does not cost a lot of money and buildings in need of replacement and
69 repair was also discussed. Mr. Smith asked about the 10-foot setback sign ordinance and
70 asked if it could be reviewed. Ms. Barnard and Mr. Johnson confirmed that the intent of
71 the sign ordinance, as discussed, was for it to read two per business and not per building.
72 Regarding the setbacks, Mr. Booth stated that to bring the setback from 75 feet to 50 feet
73 the town could require using pervious concrete. Part of the ordinance would require
74 cleaning and maintaining the pervious concrete because sand tends to clog the porous
75 material. Ms. Blair asked if the sign committee would need to reconvene and Mr. Booth
76 stated that staff would review the signs and bring it back to Planning and Zoning. Ms.
77 Barnard asked if there is something we could do about the amount of beachware stores
78 allowed. Mr. Booth stated that they would look into changing the ordinance. Mr. Smith
79 asked if we could also specify a maximum building size and maybe consider bringing the
80 height limit from 55 feet to 35 feet. Mr. Booth stated he would look into this but it may
81 limit some redevelopment. There was discussion regarding the beach being zoned
82 differently than Business 17. Mr. Booth stated that some beaches have more erosion than
83 others and a lot of it is caused by the heights of buildings on the beach. Mr. Booth stated
84 that his redevelopment sights are focused more on Business 17 than on the beach. Mr.
85 Booth had to leave due to ongoing an incident in town.

86
87 There was some additional discussion between Ms. Donevant and the Planning and
88 Zoning Committee regarding the sign ordinance and it was determined that it was more
89 than likely an error in the specification of business and building being confused. Ms.
90 Donevant stated that there are currently plans for renovation on the empty building on 9th
91 Avenue North; it is going to be a Chinese Buffet; it was purchased from Mr. Calhoun.
92 There was discussion as to the desire for a hometown grocery store to come into town.
93 Ms. Donevant reported that there is a plan for a storage facility to be constructed north of
94 the Blue Whale. Mr. Johnson commented that he assumes our ordinance allows this and

95 Ms. Donevant stated that they would need to meet the tree and landscape ordinance. Ms.
96 Donevant stated that there were ways the town could encourage what we would like to
97 see and added that most developers might be willing to work with the town if it was
98 encouraged. Ms. Donevant stated that she came across the change to the sign ordinance
99 and the error when investigating the ordinance for a business and stated that there was no
100 indication as to it being changed from business to building so she assumes it was an error
101 but she will bring it back whether by public hearing or not depending on what needs to be
102 done to correct it. Ms. Barnard stated that they have received many complaints about the
103 green lights at Jammin' Leather and is not sure if we could do anything about it now but
104 she would like to make sure it cannot happen again. Ms. Donevant stated that it could be
105 addressed in the ordinance.
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107 **6 PUBLIC COMMENTS**

108 Bob Childs, 14th Avenue North had a complaint about the election signs being placed
109 around town illegally. Mr. Childs stated that it should have been more restricted and
110 enforced and next time would like to see each candidate, especially new candidates
111 running, receive a copy of the election sign ordinance.
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113 Bib Hanson, 15th Avenue South asked Ms. Donevant if a land view overlay of the town
114 could be done specifying which businesses go where; the town could determine what
115 they have and what they want. Ms. Donevant stated that she would look into this.
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117 **8. COMMISSION COMMENTS**

118 Ms. Barnard wished Ms. Blair and Mr. Johnson the best of luck in the upcoming election.
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120 Mr. Johnson asked if once Ms. Donevant researched Mr. Hanson's request, she could
121 bring it to Planning and Zoning for them to review. Ms. Donevant stated that she would.
122 Mr. Johnson stated that he agrees with Mr. Childs and that the political sign ordinance
123 should be enforced; that is why they are there. There is a tendency for individuals to
124 abuse it if it is not enforced. Mr. Johnson added that he did get a copy of the sign
125 ordinance when he signed up to run for council. Mr. Childs stated that he did not get a
126 copy. Mr. Johnson thanked everyone for attending the meeting.
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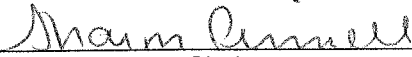
128 Mr. Smith stated that he loves political signs and would not want it to be made so
129 stringent that he could not put them out. Ms. Donevant stated that perhaps a call could be
130 made to remind candidates of the ordinance as well.
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132 Ms. Blair thanked everyone in the audience for attending and wished everyone luck in the
133 election.
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9. ADJOURNMENT

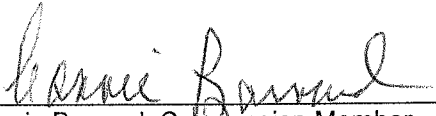
There was no other business to discuss. The meeting was adjourned at 7:05 P.M.



Sharon Pinnell, Town Clerk

Approved: May 6, 2008

Vicki Blair, Chairwoman



Connie Barnard, Commission Member

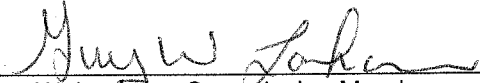
Mark L. Johnson, Vice-Chairman



Carol Cook, Commission Member

Resigned 4/8/08

Winifred Goforth, Commission Member



Guy W. Lanham, Commission Member



Rod Smith, Commission Member

Clerk's Note: This document constitutes minutes of the meeting, which was audio taped. In accordance with FOIA, meeting notice and the agenda were faxed and/or emailed to local media and interested parties. A complete list is on file in the clerk's office. The agenda was posted on bulletin boards outside council chambers and in the town hall reception area. Meeting notice was also posted on the town marquee.