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3 **TOWN OF SURFSIDE BEACH ♦ TOWN COUNCIL CHAMBERS**  
4 **October 7, 2008, 6:30 o'clock p.m.**  
5

6 **PLANNING & ZONING COMMISSION**  
7 **MEETING MINUTES**  
8  
9

10 **1. CALL TO ORDER**

11 Chairman Hanson called the meeting to order at 6:30 p.m. Commission Members  
12 Culbertson, Smith, Cook, Barnard, Saunders, and Seibold were present. There was a  
13 quorum. Staff present: Building/Zoning Director Donevant and Clerk Pinnell.  
14

15 **2. PLEDGE OF ALLEGIANCE**

16 Chairman Hanson led the Pledge of Allegiance.  
17

18 **3. AGENDA APPROVAL**

19 Ms. Cook made a motion to move Public Comments section prior to Business section.  
20 Mr. Saunders seconded the motion. All members present voted in favor. MOTION  
21 CARRIED.  
22

23 **4. MINUTES APPROVAL**

24 Mr. Seibold made a motion to approve the meeting minutes from August 5<sup>th</sup>, 2008 with  
25 correction on line 138. Mr. Saunders seconded the motion. All members present voted  
26 in favor. MOTION CARRIED.  
27

28 **5. PUBLIC COMMENTS**

29 *Ms. Hiatt, 719 Myrtle Drive, North:* Ms. Hiatt commented that a mini warehouse storage  
30 facility was brought before the previous council and it never made it to a second reading  
31 and added that she believes that the ordinance should remain the way it currently reads.  
32

33 *Ms. Livesay, 520 10<sup>th</sup> Avenue South:* Ms. Livesay stated that she is the Chairwoman on  
34 the Zoning Board of Appeals (ZBA) and that the ZBA has had some recent requests for  
35 variances on non-conforming properties and that her committee would like the Planning  
36 & Zoning Committee to give some guidance since the ZBA cannot, according to their  
37 rules, allow these requests. She would like Planning and Zoning to consider reviewing  
38 the ordinance on legal non-conforming properties. She would also like to see the town  
39 work more with the 17 corridor and look into working with more percentages of green  
40 space.  
41

42 *Ron Ott, 722 7<sup>th</sup> Avenue North:* Mr. Ott stated that he is also on the Zoning Board of  
43 Appeals and requested that the Planning and Zoning look into coming up with something  
44 to assist the numerous homeowners who are looking to add onto their homes but the  
45 changed setbacks will not allow them to.  
46

47 *Chandler Murphree, 911 Cedar Drive South:* Ms. Murphree stated that she has a 72 year  
48 old mother and would like to provide her with a comfortable place to spend her later  
49 years and the current setbacks will not allow her to put an addition on and that she hopes

50 that Surfside Beach will reassess these setback requirements because it is much more  
51 costly to put an addition going up.

52

53 **6. BUSINESS**

54 *a. Mini warehouse/storage facility:* Ms. Cook made a motion to discuss the mini  
55 warehouse parking. Mr. Seibold seconded the motion. **All voted in favor.** Ms.  
56 Donevant stated that owner Mr. Patrick Moore came before the Planning &  
57 Zoning at the last meeting to discuss the problem he had with the parking  
58 requirement for his proposed mini warehouse storage facility. She presented the  
59 committee with a copy of the same ordinance used by Horry County. Our current  
60 ordinance allows one space per 250 square feet which would mean that Mr.  
61 Moore would need 164 spaces. Ms. Donevant stated that Mr. Moore was not in  
62 attendance but Mr. Barry Green, his engineer, was there to represent Mr. Moore.

63

64 Mr. Hanson introduced Fire Marshall, Greg Faulkenberry to speak regarding the  
65 mini storage plan. Mr. Faulkenberry stated that the current design of the parking  
66 spaces would not allow easy access for a ladder truck; there is currently one  
67 access at the front and they would need better access to a water supply. Ms.  
68 Donevant stated that the plan presented has not been approved by DOT as of yet  
69 and there are plans for adjustments to be made to the plan. There was additional  
70 discussion and Mr. Faulkenberry stated that there was a question as to whether the  
71 fire truck would be able to make the tight turn depicted in the plans; the vehicle  
72 might be able to make it but it would be extremely difficult.

73

74 Mr. Saunders asked Ms. Donevant about the tax information the committee  
75 requested on this property. Ms. Donevant stated that she did not have the exact  
76 amount but that the property would generate between \$1,100 and \$1,500 a year in  
77 taxes. It was confirmed that no hospitality of accommodations tax would be  
78 generated from this property.

79

80 Mr. Green stated that his company is the design consultants for the stormwater  
81 plan on the mini storage project. Mr. Green stated that he wanted to clarify a  
82 couple of items regarding the parking issue. The sketch presented does not  
83 indicate what the aisle dimension is between the buildings; it is 30 feet and 30 feet  
84 should be large enough for a fire engine to negotiate a turn. Mr. Green stated that  
85 he feels that there is a glitch in the ordinance requiring one space for every 250  
86 feet and believes that this is intended for retail stores with constant traffic coming  
87 and going. Mr. Green added that in a storage facility one would be lucky to see  
88 more than three cars at any given time. Mr. Green stated that he feels that the  
89 proposal presented is fair. The aisles could be used with parallel spaces which  
90 would only take up 8 feet and would leave 24 feet for a pass lane. Mr. Green  
91 stated that he does feel that the town needs to revise its ordinance and added that  
92 two access points are shown in the plan, one off of 17 from the existing access  
93 and the other from Poplar Drive. Mr. Green stated that he had received an e-mail  
94 from DOT regarding the submission of the encroachment application and they  
95 have asked that the entrance on 17 be improved. The radius required for  
96 emergency vehicles that is normally 35 to 40 feet would need to be included and  
97 they would also need to increase the width of the Poplar Drive to 24 feet. Mr.

98 Green stated that these are the only comments of concern received and these can  
99 all be addressed. Mr. Green stated that DOT also has new requirements regarding  
100 bonding and the minimum radii for Business 17 is 30 feet and this can also be  
101 done. Mr. Green stated that he feels that the request for the parking spaces to be  
102 changed is a reasonable request for consideration.

103  
104 Mr. Hanson stated that new storage facilities are being built on Sandy Lane and  
105 individuals are coming in and opening up businesses, motorcycle and car repair  
106 and asked how this sort of thing could be avoided for this new mini storage  
107 facility. Ms. Donevant stated that those businesses are trade shops and they are  
108 set up differently; the storage facility going in on Business 17 is for mini storage  
109 warehouses and code enforcement would need to enforce this; this would be for  
110 storage use only; any business license request for that location would be denied as  
111 well. There is also a storage affidavit that can be requested to file. Mr.  
112 Culbertson stated that it is his understanding that the Beautification Committee is  
113 helping to beautify the town and he views Business 17 as being the town's Main  
114 Street and he does not like that idea of warehouses going in and added that this  
115 does not help to beautify the town as far as he is concerned. Mr. Green stated that  
116 there is a 75 foot setback and is speaking on behalf of Mr. Moore who was unable  
117 to come to the meeting, there is a rendering showing landscaping and there will  
118 also be some decorative fence screening that will be provided. There is a lot of  
119 green space in the front. Mr. Green stated that Mr. Moore has done other projects  
120 in other areas and has a reputable history of providing a product that is conducive  
121 to the surroundings. Mr. Green stated that he has not seen the complete  
122 landscaping plan, he has only seen the rendering but he knows that there is a plan  
123 to provide landscaping and fence screening. Mr. Hanson thanked Mr. Green. Ms.  
124 Barnard asked Ms. Donevant if the Commission needed to vote on the change.  
125 Ms. Donevant stated that the parking change would need to be voted on. Ms.  
126 Donevant stated that she apologized for the fact that this was to be advertised as a  
127 Public Hearing but due to an error in communication the Sun News failed to place  
128 the ad. If this is to be recommended to council then there will be a public hearing  
129 at that meeting. Mr. Smith made a motion to keep ordinance with parking  
130 requirements for mini storage as it is. Mr. Saunders seconded the motion. **All**  
131 **voted in favor. MOTION CARRIED.**

- 132  
133 *b. Setbacks on Corner Lots in R-1 and R-2* Mr. Hanson stated that this is a  
134 discussion item and if after the discussion the commission chooses to make a  
135 motion then a motion could be made. Mr. Hanson recused himself from the  
136 discussion since he lives on a corner lot. Mr. Hanson asked the Vice Chair Ms.  
137 Cook to take over the meeting and then he took a seat in the audience. Mr. Smith  
138 left the meeting at 7:00 PM for another commitment. Mr. Saunders had a  
139 question regarding what kind of setback change was being discussed. Ms.  
140 Donevant stated that what she believes happened was that when the changes were  
141 made for the R-2 the corner lot change was made leaving out the middle of the  
142 paragraph that read that in the R-1, low density residential and R-2 medium  
143 density residential district, the minimum front yard setback may be reduced on  
144 corner lots to 50 percent of the required distance. The setback is 25 feet and it  
145 states that provided it does not go any lower than 15 feet, so what used to be in

146 the ordinance was, on a corner lot, one could have their front reduced to 15 feet  
147 the rear reduced to 15 feet and on the street side you were required to increase to  
148 15 since there was a 10 foot setback there. The reason it was originally done this  
149 way was to allow people who lived on a corner lot to have a little more area but  
150 now what has been done is that it has created it to where an individual would need  
151 to go up instead of out if they wanted an addition put on their home. Ms.  
152 Donevant stated that many people do not want an elevated home; it is also not a  
153 good zoning practice to create so many non-conforming uses. The town made  
154 them legal non-conforming. Ms. Donevant stated that she would like to see this  
155 reviewed and re-evaluated. Ms. Donevant added that Tom Britton from the  
156 Waccamaw Regional Council of Governments has recently signed a contract with  
157 the town to be a planner; he will be at the following meetings. Ms. Donevant  
158 stated that he is more familiar with what other areas are doing and he is very  
159 knowledgeable and performs our training. Ms. Donevant stated that if someone  
160 has a home that they wanted to add onto they would need to make the request to  
161 the Zoning Board of Appeals and the Zoning Board has 4 criteria that they need to  
162 go by and many of these people requesting variances do not meet the 4 criteria  
163 and there have been many corner lots effected by the setback change. Mr.  
164 Saunders asked if there was a recommendation as to what it should be changed to.  
165 Ms. Donevant stated that the front, rear and street side setbacks should be reduced  
166 and that would allow all of these requests to be in compliance.

167  
168 Ms. Barnard stated that the recent training seminar discussion that she attended  
169 recently was Maintaining Neighborhood Character and oversized houses on small  
170 lots. Durango, Colorado has a ratio that involves height, width and depth and it  
171 helps with odd shaped lots. Ms. Barnard stated that she would like to ask Mr.  
172 Britton to discuss a ratio ordinance to help with the town's odd shaped lots. Ms.  
173 Barnard stated that she would like to see the town come up with something that  
174 works for the owners and the town. It was confirmed that Mr. Britton would be  
175 attending the next Planning and Zoning meeting. Mr. Culbertson asked if Ms.  
176 Murphree's addition could wait until all of this is resolved. Ms. Murphree stated  
177 that she is not in any desperate hurry but her goal is to make her mother's living  
178 as comfortable as possible and building an addition going up is too expensive.  
179 Mr. Seibold stated that there are many older homes that were built during the  
180 previous setback requirements and now they cannot do the additions that they  
181 want. Ms. Cook asked if the town were to go back to the previous setbacks would  
182 it meet the green space requirements of the lot. Ms. Donevant stated that it would  
183 need to. There was some additional discussion regarding green space. Ms.  
184 Donevant informed Ms. Cook that she would get the actual green space  
185 requirements to Ms. Cook once she looked it up. There was some additional  
186 discussion regarding green space and drainage/impervious. Mr. Seibold made a  
187 motion to table this item for the meeting with Tom Britton. Mr. Culbertson  
188 seconded the motion. **All voted in favor.**

189  
190 *c. Setback on C-1 Lots.* Mr. Hanson stated that the current setback in C-1 is 75 feet  
191 and the county is 50 feet. There are currently commercial lots in C-1 that require  
192 75 on the front and 25 on the back which comes to 95 feet and these lots are 125  
193 feet deep which leaves 30 feet for a commercial building. Mr. Hanson stated that

194 30 feet is not a sufficient amount of space for a building. Mr. Hanson reported  
195 that this came to the Zoning Board of Appeals at one time and the question was  
196 on the rear set back and the fire department required 20 feet in the back to get  
197 their engines through which caused a problem. Ms. Donevant stated that there  
198 will be a Zoning Board of Appeals meeting regarding Pit Stop Carwash; they will  
199 be asking for a variance since they do not meet the current setback requirements.  
200 Mr. Hanson stated that Bungalow Heaven now called Posh was built 50 feet back  
201 from the property line and did not meet the 75 foot requirement; it came to the  
202 Zoning Board of Appeals and the Zoning Board had 2 choices either tear it down  
203 and move it or grant the variance. Mr. Hanson stated that it is currently a little out  
204 of line with the other buildings but he does not feel that it is unattractive in any  
205 way. Ms. Cook asked if the zoning was changed from 75 feet to 50 feet would  
206 that allow for the required number of parking spaces. Ms. Donevant and Mr.  
207 Hanson stated that the setback change would not change the number of parking  
208 spaces or green space required.  
209

210 There was some discussion regarding the comprehensive plan. There was  
211 consensus of the commission to have Ms. Donevant bring a proposal back to them  
212 on this item.  
213

214 *d. Land Use Overlay for C-1 Business 17.* Mr. Hanson stated that Mr. Britton would  
215 be coming in as an advisor and that he was very knowledgeable in this area and it  
216 would be his suggestion to defer this until he joins the commission. It was  
217 confirmed that none of these items needed to be immediately addressed. Mr.  
218 Seibold stated that he had never met Mr. Britton and Ms. Donevant ran briefly  
219 through his background. There was consensus of the commission to leave this  
220 item until Mr. Britton joined them.  
221

222 *e. Beautification Committee Report.* Mr. Hanson stated that he wanted to make sure  
223 that the Beautification Committee got their budget request in for the next year's  
224 budget.  
225

226 **7. PUBLIC COMMENTS**  
227 There were no public comments.  
228

229 **8. COMMISSION COMMENTS**  
230 Ms. Cook stated that she would like to arrange for a training workshop once Mr. Britton  
231 came on board. She stated that she would like everyone to become well versed on all of  
232 these issues such as setbacks and land use. This could be done in place of a meeting  
233 when there is nothing on the agenda.  
234

235 Mr. Hanson stated that he is used to making an agenda 2 or 3 weeks ahead of time so that  
236 people can get to see it. Mr. Hanson stated that he would be working on the agenda  
237 starting the following day and asked if any commission members had any agenda items  
238 they would like to see on the agenda they could give them to him tonight or send an e-  
239 mail. Mr. Hanson stated that he would have the agenda by Friday and he would like to  
240 run it by Ms. Donevant and Mr. Britton and wants to make sure that they are not out of  
241 bounds on anything or doing anything that could be legally challenged. Mr. Hanson

242 stated that Ms. Barnard had brought up having an ordinance on big box buildings and  
243 feels that Mr. Britton could help with this; they had done a land use overlay from the  
244 Georgetown Bridge all the way to the Garden City line including Garden City and  
245 Georgetown County. Mr. Hanson stated that there are 2 ways to go on doing a land use  
246 overlay or just change the ordinance. There are certain businesses that cannot come into  
247 this town, businesses like tattoo parlors are not allowed in town so the town could go this  
248 route. It was confirmed that Mr. Britton would take care of the training for those who did  
249 not get it yet.

250

251 **9. ADJOURNMENT**

252 There was no other business to discuss. Mr. Saunders made a motion to adjourn. Ms.  
253 Barnard seconded the motion. The meeting was adjourned at 7:25 PM

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Sharon Pinnell, Town Clerk

258 Approved: November 3, 2008

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Bob Hanson, Commission Member

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Connie Barnard, Commission Member

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Ron Saunders, Commission Member

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John Culbertson, Commission Member

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Carol Cook, Commission Member

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Charles Seibold, Commission Member

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Rod Smith, Commission Member

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**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.**