



TOWN OF SURFSIDE BEACH ♦ TOWN COUNCIL CHAMBERS
June 2, 2009 ♦ 6:30 P.M.

PLANNING & ZONING COMMISSION
MEETING MINUTES

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8 **1. CALL TO ORDER**

9 Chairman Hanson called the Planning & Zoning meeting to order at 6:30 PM. In
10 attendance were: Chairman Hanson and Planning & Zoning commission members
11 Cook, Saunders and Livesay were present. There was a quorum. Staff present:
12 Building, Planning and Zoning Director Donevant and Waccamaw Council of
13 Government Planner Britton.

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15 **2. PLEDGE OF ALLEGIANCE.**

16 Chairman Hanson led the pledge of allegiance.

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18 **3. AGENDA APPROVAL**

19 A motion to approve the agenda as submitted was made by Ms. Cook and seconded. All
20 voted in favor. MOTION CARRIED.

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22 **4. MINUTES APPROVAL**

23 A motion was made by Mr. Saunders to approve the minutes of the May 5, 2009
24 meeting. APPROVED AS CORRECTED.

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26 Mr. Hanson stated that there was a sign-up sheet located in the back of the room and if
27 anyone wanted to make public comments at the end of the meeting they would need to
28 sign in.

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30 **5. BUSINESS**

31 ***A. Article III Follow Up to Discussion***

32 Mr. Britton stated that he has combined items identified by the Commission and staff for
33 possible inclusion in the zoning ordinance update. The list consists of 18 technical and 9
34 policy items to be added to the master list for discussion. Mr. Britton also discussed the
35 advantages and disadvantages of Floor Area Ratio (FAR). One of the advantages is that
36 it's specifically targeted to control bulk. A disadvantage is that it renders existing
37 structures as non conforming. Several local areas such as Myrtle Beach, Loris, Kiwi
38 Island, Bluffton, Pawleys Island and Greenwood use the Floor Area Ratio. North Myrtle
39 Beach amended their ordinance approximately two years ago to use FAR for duplexes
40 only and does not apply for single family residences. Mr. Hanson stated that he thought
41 it was a good idea. North Myrtle Beach also instituted a five bedroom cap for new
42 construction. If you went over 5 bedrooms, you had an additional set of standards that
43 would apply. Mr. Britton stated that he would get a copy of the ordinance for their
44 review.

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46 Mr. Britton stated that the maps that were provided at a previous meeting were for
47 informational purposes only and that Waccamaw Regional would be glad to give an
48 estimate of the cost to revise the map but it was not included in the current contract. He
49 also expressed concern about trying to revise this year's work schedule to include the
50 revision of the Town's map and believes that it would be better to plan this for next year.
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B. Article IV and V Zoning Ordinance Review

Mr. Britton outlined areas in Article IV and V for possible revision according to the documentation he supplied to the committee. At the end of the discussion, Mr. Saunders commented that he would like to revisit parking on Ocean Boulevard in this section of the ordinance and that he would research parking and possibly bring back information at another meeting. Ms. Donevant commented that the Beautification Committee is looking at providing landscaped areas along Ocean Boulevard that would prevent parking. Mr. Britton commented that the Commission may want to add additional parking standards because the current ordinance has very few.

There was a discussion about reviewing the non conforming section of the current ordinance. Mr. Britton stated that he will print out the non conforming provisions for Myrtle Beach, North Myrtle Beach and Pawley’s Island and others so that they can look at them to see how they do them and how they line them up by percentage and give them an idea of what’s out there. Ms. Livesay suggested that they review two and North Myrtle Beach and Pawley’s Island were decided upon.

Mr. Hanson stated that he would like to address abandoned, substandard and/or derelict structures as we don’t have many but he thinks it’s something that we might need to discuss.

C. Comprehensive Plan Introduction and Discussion

Mr. Britton provided a brief overview of the plan and the process for the review/update. The last update was in 2005 which means that we will have to go through a mandatory update in 2010. Two elements must be added, one being the priority investment element and the other is the transportation element. The minimum we have to do is to review it and add the two elements which are chapters to the plan. A lot of the information is census dependent and this information will not be out until 2012. His recommendation is to the complete review after we get the new census information.

Mr. Britton discussed the agenda to establish the work plan for the upcoming year in advance. We will have a comprehensive list of changes in September and October, and depending on the number of issues, it will probably take several months to do rewrites and to do the comprehensive plan review during that time. During the rewrite discussion, Ms. Livesay stated that for the record she would like to restate that she would like C3 to become C2 and that she has looked at it and she doesn’t think it would be that hard. Mr. Britton said that he would add to consider amending C3 uses to C2.

THERE WERE NO COMMENTS FROM THE PUBLIC

6. COMMITTEE COMMENTS

Carol Cook: “ I understand the dilemma with the parking on Ocean Boulevard but I feel like we are starting to live in a land of no. Every time I walk out my front door there’s another sign in Surfside that says no whatever. I would rather see trees planted at the beach accesses to block parking than another sign being put up.” Ms. Cook also stated that the Beautification Committee is doing a great job such as flowers by the library and the overpasses going to the beach and she gives them a lot of credit.

Lynn Livesay: Asked about training and said that this was her second meeting and that we’re doing a great job.

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Chairman Hanson: Stated that we need to have an election in July for Chairperson and Vice Chairperson.

7. **ADJOURNMENT**

The meeting was adjourned at 7:30 PM.

Jackie Donevant,
Director of Planning, Building and Zoning

Bob Hanson, Chairman

Lynn Livesay, Commission Member

Ron Saunders, Commission Member

John Culbertson, Commission Member

Carol Cook, Commission Member

Charles Seibold, Commission Member

Rod Smith, Commission Member

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