



TOWN OF SURFSIDE BEACH ♦ TOWN COUNCIL CHAMBERS

May 5, 2009 ♦ 6:30 P.M.

PLANNING & ZONING COMMISSION
MEETING MINUTES

1
2
3
4
5
6
7
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 Culbertson, Seibold, Saunders, Cook, Smith and New member Livesay were present.
12 There was a quorum. Staff present: Buidling, Planning and Zoning Director Donevant
13 and Waccamaw Council of Government Planner Britton.

14
15 **2. PLEDGE OF ALLEGIANCE.**

16 Chairman Hanson led the pledge of allegiance.

17
18 Mr. Hanson introduced Lynn Livesay as a new member of the commission and the
19 commission thanked Connie Barnard, the outgoing member, for her service on the
20 commission. Mrs. Barnard thanked the commission and staff. Mr. Siebold made a
21 comment about not knowing before the meeting that they had a new member.

22
23 **3. AGENDA APPROVAL**

24 Mr. Smith made a motion to approve the agenda as submitted. Mr. Saunders seconded
25 the motion. **All voted in favor. MOTION CARRIED.**

26
27 **4. MINUTES APPROVAL**

28 Mr. Culbertson asked to amend the April 7, 2009 minutes at line 12 by deleting one
29 Culbertson. Mr Culbertson made a motion to approve the amended minutes. Mr.
30 Saunders seconded the motion. **All voted in favor. MOTION CARRIED.**

31
32 Mr. Hanson asked to amend the March 23, 2009 minutes for the special meeting. The
33 minutes indicated Mrs. Frank spoke and it should be Mrs. Frink.

34
35 Mr. Hanson stated that there was a sign-up sheet located in the back of the room and if
36 anyone wanted to make public comments at the end of the meeting they would need to
37 sign in.

38
39 **5. BUSINESS**

40 ***Discussion of Article III Residential and Commercial District.***

41 Mr. Britton stated that the items 11 and 12 are new additions to the Technical Items as
42 was discussed by the commission at the April meeting. Policy items identified for
43 further research per the April meeting resulted in the addition of 4 items which include
44 the creation of the R4 district, the creation of special exceptions for our residential
45 district where special uses are permitted, creating some standards for the manufactured
46 home or mobile home district and the possibility of creating a floor area ratio
47 requirement for the R2 district.

48
49 Chairman Hanson passed around photos of 15 residences in the R2 district of different
50 structure. They included duplexes, single family, triplexes and 2 and 3 stories. He asked
51 the commission to rate each of the photos as to whether they were acceptable or not
52 acceptable in the R2 district. The purpose of this was to provide some visual aspects to

53 Mr. Britton as to what they believe to be applicable in the R2 district. Mr. Britton asked
54 if they would also add to the survey why they considered the structure to be
55 unacceptable. There were multiple discussions on how to measure the height of the
56 structure. The consensus was to measure from the grade.

57
58 The commission reviewed and discussed Commercial districts. Mr. Britton listed 7
59 items for which some of them are minor such as citations that need to be adjusted
60 because it's confusing or incorrectly stated. He highlighted some of the 7 items such as
61 Item 3 which provides a height restriction for communication towers. These towers are
62 regulated by state and federal government and sometimes prohibit what a local
63 jurisdiction can do. Item 5 the term "public buildings" should be broken down into
64 categories. Item 7 is a technical and a policy item which should be reviewed to
65 determine whether you want to permit the "similar uses" that are not specifically
66 mentioned. The consensus was that they would like a list of uses and if it's not listed it
67 would not be allowed.

68
69 Mr. Hanson thought that Item 4, Sec. 17-161(b), needed to be clarified. Mr. Britton
70 thought that it needed to be clarified that it applies to 1 side yard, not both and that the
71 term "dedicated alley" should be revised to say "unobstructed drive or access". The
72 intent is not to create a public way but to provide access to the property. The consensus
73 was to have a waiver provision if you have a common ownership of more than one lot.

74
75 Ms. Livesay recommended that the C3 district be changed to a C2 and that we eliminate
76 Division 9 Mobile Home Park from the ordinance. Mr. Hanson brought up that the 14
77 acres behind Denny's could be rezoned. There was much discussion about Surfside
78 Beach boundaries and Mr. Saunders made a motion to have Staff prepare a map that
79 shows them the township of Surfside Beach as it stands today. Mr. Seibold amended the
80 motion to include the zones. **All members voted in favor. MOTION CARRIED**

81
82 On the technical aspect, Mr. Britton brought up that he included discussion questions
83 that may or may not stimulate discussions. Number one is whether to create special
84 exceptions in the Commercial districts and what types of uses should be created and if
85 square footage, size and intensity of the use should be consideration for special
86 exception. Mr. Britton also stated that the advantage to a special exception is higher
87 review and public input. The drawback is permitting time versus administration review.
88 Several uses and lists of uses were discussed. Mr. Culbertson brought up a discussion of
89 derelict vehicles and the storage of commercial vehicles in the Residential districts
90 which brought up a discussion to clarify and specify what "limited storage of vehicles"
91 means and to update the schedule of uses for all Commercial districts. The consensus
92 was to update a list of uses in all Commercial districts.

93
94 Mr. Britton asked if there was anything that needed to be further addressed and Mr.
95 Hanson remarked that they might need to look at setbacks in the C1 District and again to
96 look at the uses. Mr. Seibold stated that he wanted to know where the dimensions for
97 the size of commercial vehicles in the residential district section came from. Mr. Britton
98 stated that they were probably derived from the State Code.

99

100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150

Mr. Britton brought up the schedule for next month and asked for a consensus to move Article V up to June so they will cover article IV and V and the Comprehensive Plan and will be one month ahead of schedule. There was a consensus.

Mr. Hanson asked who writes the ordinances and when. Mr. Britton anticipates that at the end they will have a master list of technical and policy items and the Commission is going to go through the list to determine what they want or don't want and will have a vote. The Commission may want a public hearing at that point to see if the public wants to add anything to the list. How we proceed from there is at the discretion of the Commission and probably needs to be some dialogue with the Council at this point to get some feedback and if they are interested and willing to fund it then you can proceed with text amendments either through existing staff, WCOG or some other Consultant or however Mr. Booth and the Administration would like to work that. Mr. Britton also stated that the State mandates that the Comprehensive Plan be reviewed. He recommended that the Commission gauge the interest of the Council to make sure that they are on board with the Commission's recommendations to not waste a lot of time and money. There will be a Technical part that will be cleaning up the present ordinances and the other part is the policy which is floor area ratio, special exceptions, revising use schedules and those types of things.

6. COMMITTEE COMMENTS

Rod Smith: " You need to get rid of that dirt pile on Highway 17 that Carol talked about at a previous meeting."

Ron Saunders: Still has concerns about not recording the minutes. It was explained that we are recording the minutes but they will not be transcribed verbatim but will be summarized. He wanted to know where it came from and he was told that it was an Administrative decision based on the management of Staff's time.

Carol Cook: Also has concerns about the recording of the minutes.

Lynn Livesay: Stated that she was glad to be here and that she was a tree hugger and was sure that they would be looking at the tree ordinance again.

7. ADJOURNMENT

The meeting was adjourned at 7:35 PM.

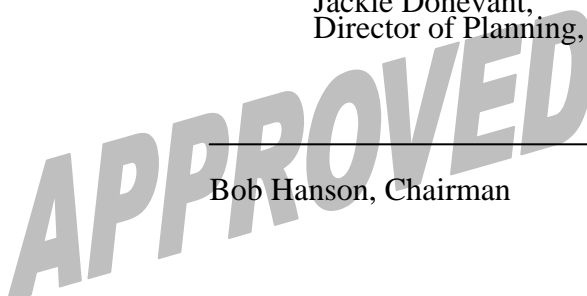
Approved: June 2, 2009

Jackie Donevant,
Director of Planning, Building and Zoning

Bob Hanson, Chairman

Lynn Livesay, Commission Member

Ron Saunders, Commission Member



151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168

John Culbertson, Commission Member

Carol Cook, Commission Member

Charles Seibold, Commission Member

Rod Smith, Commission Member

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. THE TAPE(S) OF THE MEETINGS ARE AVAILABLE UPON REQUEST, TO BE HEARD IN THE OFFICE OF THE SECRETARY TO THE PLANNING DEPARTMENT. AN AGENDA OF THIS MEETING HAS BEEN EITHER MAILED OR MADE AVAILABLE TO PERSONS, ORGANIZATIONS AND LOCAL NEWS MEDIA AS PER THEIR REQUEST. THE AGENDA GIVES THE DATE, TIME AND PLACE OF THE MEETING AS WELL AS THE ORDER OF BUSINESS. THIS DISCLOSURE IS IN COMPLIANCE WITH THE SOUTH CAROLINA CODE OF LAWS OF 1976, SECTION 30-4-80(E).