



TOWN OF SURFSIDE BEACH ♦ TOWN COUNCIL CHAMBERS
July 7, 2009 ♦ 6:30 P.M.

PLANNING & ZONING COMMISSION
MEETING MINUTES

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1. **CALL TO ORDER**

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

2. **PLEDGE OF ALLEGIANCE.**

Chairman Hanson led the pledge of allegiance.

3. **AGENDA APPROVAL**

A motion to approve the agenda as submitted was made by Mr. Smith and seconded. All voted in favor. MOTION CARRIED.

4. **MINUTES APPROVAL**

A motion to approve the minutes of the June 2, 2009 meeting was made by Mr. Smith and seconded. All voted in favor. MOTION CARRIED.

5. **BUSINESS**

A. Election of Chairperson and Vice Chairperson

Mr. Hanson was voted in as Chairman and Mr. Seibold as Vice Chairman.

B. Follow up to Discussion of Article IV and V

Mr. Britton opened a follow up discussion on non conforming uses and he provided provisions from Pawley's Island and North Myrtle Beach. The general consensus of the Commission was that the non conforming structure should be able to be rebuilt but the non conforming use in the residential areas should have to comply to the current zoning requirements.

The Commission also discussed Pawley's Island parking requirements and using the number of bedrooms to determine the number of parking spaces required. There was a discussion to possibly put a cap on the number of bedrooms and after the cap has been reached there would be more restrictive requirements. This is similar to what North Myrtle Beach has. Mr. Britton will supply the Commission next month with North Myrtle Beach's zoning text amendments on their parking and their floor area ratios.

C. Zoning Ordinance Review – Articles VI

There was a discussion of Article VI technical and policy items. Mr. Britton presented a list of items that he found needed to be revised. He also recommended that the Town's attorney review the sign ordinance provisions for consistency with recent court decisions. He also recommended that the attorney review treatment of the commercial vs. non commercial signage limits specifically Sec. 17-335(a-g). There was a consensus

that the Commission should look at illuminated signage and additional illumination standards for the Town's commercial districts.

Mr. Britton stated that around September they need to make a list of what needs to be changed, why it needs to be changed and a check off for the Commission to approve or not approve or to add any comments prior to any recommendations to Council.

D. Comprehensive Plan Discussion

Mr. Britton provided the Commission with the statutory requirements for comprehensive plan reviews and update. Next year, the Town has the five year update requirement to fulfill and according to state law we have to add a transportation element and a priority investment element. The housing element will need to incorporate text that addresses affordable housing and market based incentives.

THERE WERE NO COMMENTS FROM THE PUBLIC

THERE WERE NO COMMITTEE COMMENTS

6. ADJOURNMENT

The meeting was adjourned at 7:45 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

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).

