



TOWN OF SURFSIDE BEACH ♦ TOWN COUNCIL CHAMBERS

August 4, 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, Culbertson, Seibold, Smith and Livesay were present. There was a
12 quorum. Staff present: Building, Planning and Zoning Director Donevant and
13 Waccamaw Council of 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 Mr. Saunders and seconded.
20 **All voted in favor. MOTION CARRIED.**

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22 **4. MINUTES APPROVAL**

23 A motion to amend the minutes of the July 7, 2009 meeting was made by Mr. Smith and
24 it was seconded. The amendment regarding the non-conforming structure on line 35
25 adding in the residential areas and line 69 typo. Mr. Culbertson made a motion to
26 approve the minutes amended. Mr. Seibold seconded. **All voted in favor. MOTION**
27 **CARRIED.**

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29 **5. BUSINESS**

30 **A. *North Myrtle Beach Text Amendments***

31 This item was to address text amendments that were designed to address bulk and
32 dimensional concerns with duplexes in the towns R-2 district.

33 Mr. Hanson stated that he would like to see this set at .4 or less not .5 as North Myrtle
34 Beach or half the lot or floor area or 50 percent of the lot area. If someone had an 8,000
35 square foot lot they could have 4,000 feet of floor space and Mr. Hanson feels that this is
36 too high for what the town is trying to do. Mr. Seibold agreed.

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38 **B. Article VII (Landscaping and Tree Protection) Review Technical and Policy**
39 **Items**

40 Mr. Britton presented this article. Mr. Hanson stated that the town has some lots with no
41 buildings and have no trees and does not feel that people should have to plant trees on
42 what is currently a barren lot. Building and tree minimum threshold diameter was
43 discussed. Getting 5 trees on a lot in R-3 was discussed. Is it by acre or by lot was
44 discussed. Consensus was to have a tree permit for new construction by lot.

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46 Provisions which trigger requirements what is 4 inches do not apply unless an 8 inch tree
47 is removed. Ms. Donevant stated that she does not believe this was the intent of council.
48 There was additional discussion regarding 4 inches being small. It was discussed that it
49 should stay as 8 inches. There are times when a tree needs to come down. There was
50 discussion that the homeowner should have some say in taking down a small tree in their
51 own yard if it is blocking sun or neighbors' driveway, etc.
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53 Ms. Livesay recommended making improvements to the list of trees stating that she
54 would like to add long leaf pines. Ms. Livesay submitted a list of approved trees on page
55 5 adding that the chart would be very valuable to the ordinance. There was discussion
56 regarding Palmetto trees being on the list of replacement trees. There was discussion
57 regarding dead trees needing to be replaced. Ms. Donevant explained that if someone
58 falls below their minimum requirement of trees then a dead tree would need to be
59 replaced. There is no charge for a permit to remove a dead tree. Mr. Smith made a
60 motion to make the tree 8 inches. Mr. Seibold seconded the motion. **All voted in favor.**
61 Mr. Britton confirmed any protected or specimen or any tree over 8 inches would need
62 to be replaced.

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64 Adding landscaping elements to the ordinance was discussed. Pruning was discussed.
65 Definition of live tree, existing tree and replacement tree was discussed. Mr. Hanson
66 stated that he would like to see the town recycle anything of timber quality. Anything 8
67 feet long with a small end of 8 inches in diameter should be required to go to a sawmill
68 where something could be made out of it. Mr. Hanson stated that he views trees as a
69 recyclable resource; they should not be cut into 2 foot pieces and placed into a landfill.
70 Mr. Hanson stated that he would like to see a provision added and submitted a sample of
71 something he wrote up. Ms. Donevant asked who would pay for this to be done because
72 that would be another burden to the property owner. Mr. Hanson stated that he believes
73 that there are sawmills out there who would love to get quality logs they can use. It was
74 discussed that avenues to recycle should be reviewed.

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76 **C. Article VIII (Shore Protection) Review**

77 Mr. Britton stated that there is no problem with a municipality setting a more stringent
78 requirement. There was some discussion regarding this article.

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80 **D. Comprehensive Plan Discussion (Transportation)**

81 In 2 or 3 months the commission would need to send out the calendar for the following
82 year. Mr. Hanson handed out his comments on the comprehensive plan. A list of
83 potential questions and topics relating to the commission's scoping of the upcoming
84 transportation element was discussed. The 1999 US Highway 17 business corridor study
85 was provided to the commission.

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87 **6. PUBLIC COMMENTS**

88 Mr. Shelby Smith stated that he would like to see guidelines put in place for property
89 and business owners to maintain their landscape. He stated that he thought a 4 inch tree
90 would be a good size for a replacement tree; a 4 inch tree will be 8 inches within 8 years.

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92 **7. COMMITTEE COMMENTS**

93 There was discussion regarding a grant for Surfside Drive.
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8. ADJOURNMENT

The meeting was adjourned at 8:35 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).