



1  
2 **TOWN OF SURFSIDE BEACH ♦ TOWN COUNCIL CHAMBERS**  
3 **SEPTEMBER 1, 2009**  
4 **6:30 P.M.**  
5 **PLANNING & ZONING COMMISSION**  
6 **MEETING MINUTES**  
7  
8  
9

10 **1. CALL TO ORDER**

11 Chairman Hanson called the Planning & Zoning meeting to order at 6:30 PM. In  
12 attendance were: Chairman Hanson and Planning & Zoning commission members  
13 Cook, Saunders, Culbertson, Seibold, Smith and Livesay were present. There was a  
14 quorum. Staff present: Building, Planning and Zoning Director Donevant and  
15 Waccamaw Council of Government Planner Britton.  
16

17 **2. PLEDGE OF ALLEGIANCE.**

18 Chairman Hanson led the pledge of allegiance.  
19

20 **3. AGENDA APPROVAL**

21 A motion to approve the agenda as submitted was made by Mr. Smith and seconded.  
22 **All voted in favor. MOTION CARRIED.**  
23

24 **4. MINUTES APPROVAL**

25 A motion to approve the minutes as corrected of the August, 2009 meeting was made  
26 by Mr. Smith and it was seconded by Mr. Saunders. All voted in favor The  
27 amendment on line 31 adding after .4 (or less not .5 as North Myrtle Beach), line 43  
28 adding the (by lot) after the word construction and line 57 by adding (seconded by Mr  
29 Seibold and the motion was unanimous). **All voted in favor. MOTION CARRIED.**  
30

31 Mr. Hanson discussed consensus, at the last meeting there were several items that the  
32 commission had a consensus on and the minutes should reflect that. By having a  
33 consensus the commission supports the decision no matter how a member voted. Mr.  
34 Hanson also said that the council was a good example to follow.  
35

36 **5. BUSINESS**

37 **A. *Summary Listing of possible Amendments***

38 Mr. Britton commented on the agenda and said we are going to discuss item A for  
39 most of the meeting. Mr. Britton explained that he wanted to discuss two items one  
40 being a time line and where we are and the second thing is specific versus generic  
41 policies. He has taken the technical list and commission comments that he has jotted  
42 down over the last several months and put in a unified listing. We will be going  
43 through the list and getting a consensus on which items we approve or go forward  
44 with. Mr. Britton stated that we will add or delete any items to the list. After going  
45 thru the list we will compile a final list for review by Mr. Booth and the Town's  
46 attorney. Once we have those comments we will provide a report for the commission  
47 to make any corrections or adjustments based on that review and then we will hold a  
48 public hearing Mr. Britton stated that the time line would be up to the commission for  
49 this zoning review where as the comprehensive plan and other items have specific  
50 times for review and revision. He stated that if a member was uncomfortable with an  
51 item or needed time that they were not under a time line. Mr. Britton explained that  
52 on some technical items we know what the text amendment will be and some of the

53 policy items are like that also. Some of the other policy items are not that specific.  
54 Mr. Britton stated that there are advantages and disadvantages of being very specific  
55 or generic.  
56

57 Mr. Britton said he would take the technical items as a group. Items 1 through 8 on  
58 the summary had a consensus of the commission. Mrs. Livesay asked if Number 5  
59 meant to add more pictures, which she thought was good. Mr. Britton explained that  
60 item number nine would set a maximum height for these use/structure types but retain  
61 allowable heights in excess of the district requirements After some discussion about  
62 cell towers, amusements and the possibility of wind towers Mr. Smith stated the  
63 maximum height should be 55 feet . The commission came to a consensus to allow an  
64 excess height, for the exceptions listed, of 50% of the height of the district. The  
65 commission had a consensus to keep items 10 through 15 on the list. Item 16  
66 establishes a special exception which would require a board decision versus a staff  
67 decision. There was a consensus to keep item 16 on the list after some discussion of  
68 uses in the R-1 district There was a general consensus to keep items 17 and 18 on the  
69 list also.  
70

71 Item 19 Mr. Britton stated deals with creating a mixed use district. Mrs. Livesay  
72 stated she liked the conceptual thought of it. Mr. Culbertson stated he was not sure he  
73 could agree with the idea and Mr. Saunders stated he thought the same. Mr. Saunders  
74 stated he thought the idea of creating a mixed use district on Surfside Drive would not  
75 be good for the residents of the town. He also expressed concern about the vehicular  
76 traffic increase it would create. Mr. Hanson stated that the mixed use district is not  
77 specific to Surfside Drive, he stated it could be anywhere. Mr. Hanson said it was a  
78 generic mixed use description. Mrs. Livesay agreed with Mr. Hanson. Mr. Smith  
79 stated that this is just to define a mixed use district, not to say where it is. Mr. Britton  
80 stated it is a two step process. The first thing is a text amendment creating the district,  
81 but before you assign it to a property you go through a map amendment process or a  
82 rezoning process. Mr. Britton explained you can have a unmapped district. Mr Smith  
83 made a motion to have a mixed use unmapped zone. Mrs. Livesay seconded the  
84 motion. After some discussion the motion was approved by 4 to 3 vote. Mrs. Livesay,  
85 Mr. Hanson, Mr. Smith, Mr.Seibold voted in favor and Mrs. Cook, Mr. Saunders and  
86 Mr. Culbertson voted against the item.  
87

88 Mr. Britton stated that item number 20 would establish a floor area ratio in the R-2  
89 district for duplexes. Mr. Hanson stated that if we establish a floor area ratio we could  
90 eliminate the 6/12 Roof pitch requirement. Mrs. Livesay stated we need to provide  
91 illustrations. The consensus was to retain item 20 pending examples to be provided  
92 next month. The commission had a consensus to keep items 21,22,23,24 on the list.  
93 There was a consensus to remove item 25 from the list. There was a consensus to  
94 keep 26 and 27 on the list. Mr. Britton stated item 28 is intended to increase the  
95 standards for new manufactured housing placements in the Town's Mobile Home  
96 Park District. The consensus was to retain item 28 but to strike item number four and  
97 to have some information provided to the commission about the amount of lot  
98 coverage. The commission had a consensus to keep item 29 on the list and to include  
99 illustrations. Item number 30 can be removed when we define setback. There was a  
100 consensus to keep items 31 through 41. Item 42 is pending comments from the review  
101 of the attorney. Items 43 through 48 also had a consensus to remain on the list. Item

102 49 is also waiting review from the Town's attorney. Mr. Britton stated this is an  
103 amendment would clarify when the tree per lot provision of the ordinance is  
104 enforceable. There was a consensus to keep item 50 and to rephrase caliper inch to  
105 read the sum of the diameter at breast height. There was a consensus to retain items  
106 51 and 52 .There was a consensus to keep item 53. There was a consensus to keep  
107 item 54 with the removal of the 5 year limitation and to add it to the policy list as a  
108 change. There was a consensus to keep items 55 through 59 on the list. Mr. Britton  
109 stated that the commission had discussed changing the setback on US Hwy 17 from  
110 the current 75' to 50' as it is in the county. There was a consensus of the commission  
111 to reduce the setback to line up with county and to add this to the list. Mr. Britton  
112 reviewed the items that had been discussed once again. Mr. Britton said we will bring  
113 back these items along with the comments from Mr. Booth and the town attorney.  
114 Then we could decide to go for a public hearing. There was some discussion on dates  
115 for the public hearing.

116  
117 ***B. Comprehensive Plan Discussion (Transportation)***

118 Mr. Britton stated that if you have comments to give them to Jackie and that he will  
119 give us a generalized scope on some of the activities that we are going to do.

120  
121 ***C. Comprehensive Plan Overview (Priority Investment)***

122 Mr. Britton stated that this is a new requirement and if done right it's one of the most  
123 helpful sections of the Comprehensive Plan because you identify projects, timelines  
124 for potential funding sources from an administrative standpoint for someone who  
125 writes grants because you have a workable list of projects.

126  
127 **6. PUBLIC COMMENTS**

128 There were no public comments.

129  
130 **7. COMMITTEE COMMENTS**

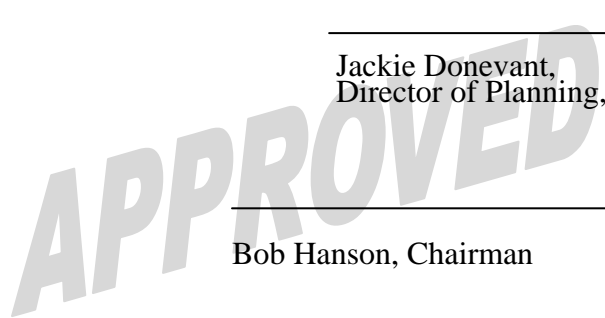
131 Carol Cook would like to see a list of the recommendations as to what they can do  
132 with the money on the beautification committee. She thanked Tom for his patience.

133  
134 **8. ADJOURNMENT**

135 Motion was made to adjourn at 9:15 PM.

136  
137  
138  
139  
140 \_\_\_\_\_  
141 Jackie Donevant,  
142 Director of Planning, Building and Zoning

143  
144  
145  
146 \_\_\_\_\_  
147 Bob Hanson, Chairman  
148



149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171

---

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).**