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4 **TOWN OF SURFSIDE BEACH ♦ TOWN COUNCIL CHAMBERS**

5 **July 1, 2008, 6:30 o'clock p.m.**

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7 **PLANNING & ZONING COMMISSION**

8 **MEETING MINUTES**
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11 **1. CALL TO ORDER**

12 Commission member Barnard was voted to take the Chair position and called the meeting
13 to order at 6:30 p.m. Commission Members Barnard, Smith, Cook along with new
14 Commission members Hanson, Saunders, Culbertson and Seibold were present. There
15 was a quorum. Staff present: Clerk Pinnell and Building/Zoning Director Donevant.
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17 **2. PLEDGE OF ALLEGIANCE**

18 Commission member Barnard led the Pledge of Allegiance.
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20 **3. INTRODUCTION OF NEW MEMBERS**

21 The new members introduced themselves and they are: Charles Seibold, 14th Avenue
22 North; Ron Saunders, 6th Avenue South; Bob Hanson, 15th Avenue South; John
23 Culbertson, 10th Avenue South.
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25 **4. AGENDA APPROVAL**

26 Mr. Smith made a motion to approve the agenda as submitted. Ms. Cook seconded. **All**
27 **members present voted in favor. MOTION CARRIED.**
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29 **5. MINUTES APPROVAL**

30 Mr. Smith moved to approve the June 3rd, 2008 meeting minutes. Ms. Cook seconded
31 the motion. **All members present voted in favor. MOTION CARRIED.**
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33 **6. NOMINATION OF CHAIR AND VICE-CHAIR**

34 The members voted by written ballot, Bob Hanson as Chairman and Carol Cook as Vice
35 Chair. Mr. Hanson stated that the job of the Chairman is actually not as difficult as being
36 a member of the Commission. The job of the Chairman is to run the meeting and make
37 sure that everyone gets a chance to speak, to call for a vote and second when necessary
38 and to announce the results. Roberts Rules of Order 10th Edition, newly revised in brief
39 will be followed. Mr. Hanson stated that if he does not follow these rules then the
40 committee could ask for point of order and then the procedure would be discussed. Mr.
41 Hanson stated that the Chairman makes sure that the process moves along but the
42 members are responsible for the content; the content is what drives this Commission. Mr.
43 Hanson added that this Commission has had very good Chairmen in the past and the Ms.
44 Blair had done an excellent job Chairwoman and Mr. Johnson did an excellent job as
45 Vice Chairman, filling in when needed.

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7. **DISCUSSION**

Introduction of Beautification Committee and their role: Mr. Hanson stated that the Beautification Committee reports to the Planning & Zoning Commission who in turn reports to Town Council. The Beautification Committee has a current budget of \$170,000 and as soon as they decide what projects they want to do they can begin to work on them. If the project comes in at less than \$5,000 it can be approved by the Town Administrator; if it is over \$5,000 the Committee will come to Planning and Zoning and then it would go to Town Council and then go out for bid.

Ms. Donevant congratulated the new members for being appointed and then introduced herself to the new members. Ms. Donevant reported that the Beautification Committee is currently working on color choices for commercial buildings to introduce as an ordinance. This would eliminate the use of colors that would not be in line with the look Surfside Beach is trying to achieve; lighting will also be reviewed. The Town is in the process of establishing a Grounds Department and the Beautification Committee is reviewing the median landscaping. The Committee is also going to look at town signage; the town is also looking into taking over Ocean Boulevard, beautification ideas will be evaluated there as well.

Future Business P&Z will address: Ms. Donevant stated that she would be presenting some ordinances to the Planning & Zoning Commission; they will be on lighting, building sizes, signs and colors. Ms. Saunders asked for the list of Beautification members. They are staff members Ms. Donevant, Ms. Pinnell and Ms. Hursey along with residents Shelby Smith, Carolyn Harbin, MaryBeth Mabry, Ann Dodge, Rosemary Purcell and Kerry Ann Dame. Mr. Hanson asked to see a list of projects from the Beautification Committee and if they could be ranked in order of preference.

Training Required and Provided: The Orientation Training Schedule and a copy of Chapter 17, the Zoning ordinance was provided to the new members. It was established that Mr. Seibold, Mr. Saunders and Mr. Culbertson would need to go through the orientation training in November. Mr. Hanson confirmed that there is advanced training available in November as well. Mr. Hanson stated that a few years ago he was given a copy of the South Carolina Law and asked if some of the new members could get a copy of this. Ms. Cook inquired about the \$5,000 bid limit and it was confirmed that this was a town ordinance.

8. **PUBLIC COMMENTS**

There were no public comments.

9. **COMMISSION COMMENTS**

Mr. Culbertson: "I'm so proud to be here."

Mr. Hanson: "We're glad to have you."

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Ms. Cook: “I’d like to welcome all the new members and Jackie is a great resource person if you have any questions, you should call her, and I’d like to thank the other people who, I know there were several people who applied, and they picked the crème de le crème to serve but, I’d like to thank everyone who showed an interest in being a member.”

Ms. Barnard: “I agree with all that, and also I’d like to thank the Beautification Committee for their hard work and we’re looking forward, with anticipation, to hearing all you have to say and I’m excited about what’s going on here.”

Mr. Hanson: “I think at the last meeting this Commission, Connie brought up accent colors and said she didn’t mind something that was a little brighter, I’m no artist . . .”

Ms. Barnard: “I am certainly not trying to get into your stuff but I just started looking around and some of the awnings and the shutters are quite bright and the buildings are neutral and, personally, I think that’s very attractive and looks like the beach but I don’t think those awning and shutter colors would be so beautiful as the building as a whole so I think that may be a way of looking at it, being a little freer with the trim.”

Mr. Saunders: “I look forward to getting in and getting my sleeves rolled up and finding out what this is all about and being an active member here.”

Mr. Hanson: “This Commission has had to work very hard in the past and some of the members here went through a moratorium on building and had to have public hearings and had to rewrite all of the ordinance and they did a lot of work and we can thank them for that.”

Mr. Seibold: “I’m also very happy to be here and look forward to working with the council.”

Mr. Smith: “I’d just like to welcome all the new members and say I’ll be glad serving with you.”

Mr. Hanson: “I have a couple comments. I think Connie brought it up, the big box ordinance and Jackie brought it up, you’re going to be working on that and I think that’s very important and I’d just like to say in that reference, it’s not only the footprint, the square feet, that counts it’s the cube, so I think if you do work on something you need to consider the cube as well as the footprint. Also another issue I’d like to bring up is on Business 17 there are at least two lots that I know of that are 125 feet deep from the road and the way our setbacks are written if you look at them in here, it requires 75 feet on the front and 20 feet on the back, well, that’s 95 feet and these lots are only 125 feet deep so that only leaves 30 feet for a building, well, I guess you’ll probably agree with me that 30 feet for a commercial building; 30 feet deep is not really buildable because you can’t have a store, I mean, this room is pretty close to 30 feet, so I think we need to address that. These lots came about because of PDD’s that were approved on Poplar South by previous council and it left this narrow long lot, most of them are well over 100 to 300 feet long but very shallow, so, I’d like to see this Commission address that because these

139 are nice lots but with the present setback, nobody's interested in them and as I recall from
140 the Zoning Board of Appeals, the Horry County setback from 17 Business is 50 feet so
141 we're not even in congruence with Horry County. Also when I was reading the
142 ordinance, it says 20/75 and I didn't know what that 20 meant for the front setback, is
143 that a buffer zone or something?"

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145 *Ms. Donevant:* "It should say 25 because you're talking about streets; other than running
146 on 17?"

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148 *Mr. Hanson:* "I'm talking about 17 and the setback . . ."

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150 *Ms. Donevant:* "I don't have my book with me."

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152 *Mr. Hanson:* "It says 'front setbacks C-1, C-2 20/75 and I don't know what the 20
153 means. I know what the 75 means."

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155 Ms. Donevant stated that she would review this.

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157 *Mr. Hanson:* "Anyway, I had that question, so, those are a couple issues that I'd like to
158 see this Commission work on in the future because those lots are buildable and I think I
159 asked the question a while back; can we, as a Commission, specify or determine or
160 suggest what should be built on those lots? I'd like to have Jackie research that a little
161 bit, see if we can say 'it's got be a restaurant or a strip mall' or whatever."

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163 *Ms. Barnard:* "One of the situations we've run into and Mark is here, he suffered
164 through this with us, Poplar is one of the most problematic streets in the town because it
165 is such a mixed bag of residential and commercial and we have tried, we tried very hard
166 to get some of that straightened out, but this was in the height of the building boom and
167 the developers were trying to make residential PDD's out of it and we were not able to
168 get any headway but maybe now that there is a bit of a lull we can take a look at Poplar
169 and its zoning because it is a real problem and I don't know the answer to it but it's
170 something we need to look at and I think that's one of those things, because, see the
171 backside of those commercial buildings is Poplar."

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173 *Mr. Hanson:* "And they're PDD's and when they were done it looked pretty good then it
174 left these long thin lots and if you look at 17, if you look at Legends, it's very close to the
175 road, the bagel shop is very close to the road and it just doesn't seem that we should force
176 somebody to build back 75 feet and you need the 20 on the back for the fire trucks to get
177 in there. We tried to give a variance one time of only 10 feet on the back but the fire
178 department said 'no that wasn't enough, they couldn't get a truck in there' so you need
179 the full 20 feet on the back."

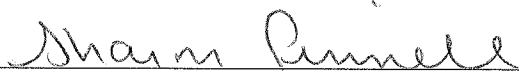
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181 There were no other Commission Comments.

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10. ADJOURNMENT

There was no other business to discuss. Ms. Cook made a motion to adjourn. Mr. Saunders seconded the motion. The meeting was adjourned at 6:50 PM



Sharon Pinnell, Town Clerk


Approved: August 5, 2008



Bob Hanson, Commission Member




Connie Barnard, Commission Member



Ron Saunders, Commission Member

John Culbertson, Commission Member



Carol Cook, Commission Member



Charles Seibold, Commission Member

Rod Smith, Commission Member

Clerk's Note: This document constitutes minutes of the meeting, which was audio taped. In accordance with FOIA, meeting notice and the agenda were faxed and/or emailed to local media and interested parties. A complete list is on file in the clerk's office. The agenda was posted on bulletin boards outside council chambers and in the town hall reception area. Meeting notice was also posted on the town marquee.