



TOWN OF SURFSIDE BEACH ♦ TOWN COUNCIL CHAMBERS
October 6, 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, 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 September 1, 2009 meeting was made by Mr. Smith and it was seconded by Ms. Cook. All voted in favor. MOTION CARRIED.

5. **BUSINESS**

A. Summary Listing of possible Amendments

Mr. Britton presented an updated amendment list. The list is based on the commission meeting last month. The revised listing deletes, modifies, and adds items per the Commission's direction. Mr. Britton made one correction to the list in item #9, in the explanation or reason for change, 17-24 (c) should read 17-24(d). Mr. Britton explained that the items highlighted in red were items the commission asked for additional information on. These items were the Floor area Ratio and the coverage in the mobile home district. Mr. Hanson made a comment that item # 51 needed some specificity. Ms. Donevant explained that the mobile home park was 4.71 acres and had approximately 41 mobile or manufactured homes in it. The coverage including streets and driveways is about 82,000 square feet, which is equal to about 40% coverage for the park. Mr. Britton explained that the issue is whether to insert a cap on the coverage for that district as it is in other districts Mr. Hanson made a comment that he thought it could be increased to 60% if the commission desired. After much discussion item 29 was left as written by a consensus of the commission. Mr. Britton stated that item # 20 (Floor area Ratio) was the next to be discussed. Ms. Donevant passed around pictures taken by Mr. Hanson of duplexes in the R-2 Zone that she had calculated the floor area ratio on. Ms. Donevant stated that the average ratio was .5. Mr. Britton also expressed that this was an estimate, that the actual ratio is based on floor plans. Mr. Hanson commented that he had also done some calculations and he thought a 1500 hundred square feet, 3 bedroom 2 bath duplex would be a good size. He did not think the residents wanted five bedroom duplexes in the R-2 district. Mr. Britton also said that if you include porches you may want to set the floor area ratio a little higher, but that is up to the commission. He also explained that we would need a clear definition of floor area ratio. **Mr. Smith made a motion to use the .4 as the floor area ratio for heated and cooled space. Mr. Seibold seconded.** After discussion and Mr. Britton reading North Myrtle Beach's definition of

52 floor area ratio **the vote was unanimous. Mr. Smith made a motion to use North**
53 **Myrtle Beach's definition of floor area ratio. Mr. Saunders seconded.** After
54 discussion Mr. Smith with drew his last motion and Mr. Saunders with drew his second.
55 Mr. Hanson asked the commission to remove the 6/12 Roof pitch requirement for
56 duplexes in the R-2 District and there was a consensus of the members Mr. Britton then
57 moved to the landscaping amendment. He explained the amendment would clarify when
58 the "tree per lot" provision of the ordinance is enforceable. Mr. Britton also explained
59 that the discussion from last month was potentially dropping the number of required
60 trees and putting in the inches required in diameter, so that you are basically
61 accomplishing the intent of the ordinance and also making it workable from the
62 standpoint of the number of trees on the lot. The question is whether you leave it as is or
63 specify the number of trees per lot. According to the current ordinance with a tree
64 defined as eight inches, in the R-3 you would have 40 caliper inches, in the R-2 would
65 be 56 and the R-1 would be 80 inches. Mr. Smith commented that he would like to see
66 less trees and more caliper inches. After discussion the commission reached a consensus
67 to recommend that in the R-1 require a minimum of 5 trees and 60 diameter inches, in
68 the R-2 a minimum of four trees and 40 diameter inches and in the R-3 a minimum of
69 three trees and 30 diameter inches. The consensus of the commission for the C-1 district
70 to be based on acreage with the requirement of ten trees per acre and 5 for each
71 additional ½ acre fraction there of. Also the consensus was to make the requirement for
72 C-3 the same as R-3 and to leave the C-2 district as is. Mr. Hanson said that we have
73 covered items a and c and we should move to item b. Mr. Britton said the final two
74 things are the sign ordinance and the sexually oriented business ordinance. Ms.
75 Donevant explained that the town attorney has a sexually oriented business ordinance
76 that he is reviewing and that the sign ordinance should be reviewed by staff. There was
77 some discussion on parks. Mr. Britton explained that a problem with the ordinance is
78 that you have a broad classification without specificity and park is one of them. For
79 instance the ordinance does not specify dog park, veteran's park, children's park, it just
80 list park. Another problem is you have (or similar use clause), so if someone comes in
81 for a dog park or skateboard park, with the similar use provision it would be allowed.
82 Mr. Britton explained that according to existing ordinance parks are allowed by right.
83 Mr. Britton asked what the commission wanted to do with the list we have. The
84 commission consensus was to have a public hearing to allow feedback from the public at
85 the next meeting.

86 . Britton said we will bring back these items along with the comments from Mr. Booth
87 and the town attorney. Then we could decide to go for a public hearing. There was some
88 discussion on dates for the public hearing.
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90 ***B. Comprehensive Plan and Work Plan***

91 Mr. Britton discussed the preliminary work plan he has comprised for the next year. Mr.
92 Britton also discussed having training in February.
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95 **6. PUBLIC COMMENTS**

96 There were no public comments.
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98 **7. COMMITTEE COMMENTS**

99 Ms. Livesay made a comment about a long leaf pine tree.

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Mr. Britton commented that he had enjoyed working with the commission this past year and was looking forward to working with them this year

8. ADJOURNMENT

Motion was made to adjourn at 8:12 pm.

Jackie Donevant,
Director of Planning, Building and Zoning

Bob Hanson, Chairman

APPROVED

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).