



SURFSIDE BEACH PLANNING & ZONING COMMISSION  
TOWN COUNCIL CHAMBERS  
MARCH 7, 2019 ♦ 6:00 P.M.

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6 1. CALL TO ORDER. Chairman Johnson called the Planning & Zoning Commission meeting to  
7 order at 6:00 p.m. Commission members present: Chairman Johnson, Vice Chairman Hellyer, and  
8 members Gambino, Mastrosante, and McKeen. Members Lauer and Mabry were absent. A quorum was  
9 present. Others Present: Town Clerk Herrmann, Director Morris, and Permit Flood Coordinator Mazzo.

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11 2. PLEDGE OF ALLEGIANCE. Chairman Johnson led the Pledge of Allegiance.

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13 3. AGENDA APPROVAL. Ms. Mastrosante moved to approve the agenda as presented. Ms.  
14 Gambino second. All voted in favor. MOTION CARRIED.

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16 4. MINUTES APPROVAL. Mr. Hellyer moved to approve the minutes of February 3, 2019 with a  
17 correction that he, not Mr. Lauer, is the vice chairman. Mr. McKeen second. All voted in favor. MOTION  
18 CARRIED.

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20 5. PUBLIC COMMENTS- Agenda Items. There were no public comments.

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22 6. DIRECTOR'S REPORT. Ms. Morris updated the commission on the department's activities, and  
23 that Town Council approved final reading at the February 12<sup>th</sup> meeting to prohibit residential uses in the  
24 C4 Entertainment District. The zoning ordinance will be presented at the next meeting to begin a review  
25 to create a more user-friendly version. Comprehensive Plan revisions will begin in April. A definition for  
26 'salon' will be presented next month, because she believes it is important to get that on the record as it  
27 relates to massage parlors.

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29 7. DISCUSSION ITEM. Article III: District Regulations – complete (Request approval to advertise  
30 for Public Hearing in April 2019).

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32 Mr. McKeen referred to page 3-5 and asked why 'maximum floor area ratio' was applied to R2,  
33 but not other districts. Ms. Morris said it was to make duplex homes smaller than a single family  
34 residential house in the district. She has never found 'maximum floor area ratio' in research in any other  
35 area. The area is determined by calculating the percentage of the lot square footage, and the total  
36 square footage in the duplex cannot exceed that number. Mr. McKeen referred to page 3-9 and asked  
37 what MuniCode would adjust numbers means. Ms. Morris said the Municipal Code Corporation will assign  
38 the proper section and paragraph numbers when the ordinance is codified. Mr. McKeen referred to  
39 Section 17-396.34(f) and said that should be "at the source." Ms. Morris said that would be corrected. Mr.  
40 McKeen believed the commission's name should be consistent and capitalized throughout the document.  
41 Ms. Morris said that could be fixed.

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43 There was no other discussion. **Commission CONCURRED to advertise the public hearing.**

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45 8. COMMISSION DISCUSSION.

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47 Mr. McKeen asked what the status is of the Highway 17 overlay district. Ms. Morris said Town  
48 Council met several months ago with the business committee. She thought it was just waiting on the  
49 commission putting the matter back on the agenda with the changes. The commission members asked  
50 that the proposed changes be sent for review. Mr. McKeen wanted to get the matter resolved and off the  
51 commission's agenda.

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53 9. PUBLIC COMMENTS - General. There were no public comments.

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10. COMMISSION COMMENTS.

Mr. Hellyer said he was glad to be here. He thought Mr. McKeen's comments were very constructive. I appreciate that.

Ms. Mastrosante was excited that things were moving on and would love to get the business overlay back in, because we've all worked pretty hard for a couple of months on that.

Mr. McKeen thanked Ms. Morris for doing great work, and Ms. Mazzo. Good work on all these documents.

Ms. Gambino was anxious to see the overlay changes, because we really need a stricter overlay. Thanks so much to both of you for all you do for us.

Chairman Johnson said I'll ditto those remarks.

11. ADJOURNMENT. Ms. Mastrosante moved to adjourn at 6:11 p.m. Mr. McKeen second. All voted in favor. MOTION CARRIED.

Prepared and submitted by,

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Debra E. Herrmann, CMC, Town Clerk

Approved: August 6, 2019

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Robert Hellyer, Chairman

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