



**SURFSIDE BEACH PLANNING & ZONING COMMISSION
TOWN COUNCIL CHAMBERS
AUGUST 4, 2015 ♦ 6:00 P.M.**

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1. **CALL TO ORDER.** Chairman Pruitt called the Planning & Zoning Commission meeting to order at 6:00 p.m. Commission members present: Chairman Pruitt, Vice Chairman Abrams and members Crone, Elliott, and Johnson. Members Lauer and Lowery were absent. A quorum was present. Others present: Town Clerk Herrmann and Planning Director Morris.

2. **PLEDGE OF ALLEGIANCE.** Chairman Pruitt led the Pledge of Allegiance.

3. **AGENDA APPROVAL.** Ms. Crone moved to approve the agenda as presented. Ms. Abrams seconded. All voted in favor. **MOTION CARRIED.**

4. **MINUTES APPROVAL.** Ms. Abrams moved to approve the July 16, 2015 meeting minutes as submitted. Ms. Elliott seconded. All voted in favor. **MOTION CARRIED.**

5. **BUSINESS.** (Public Hearing held on business items July 16, 2015.)

1. **Amend Article IV, Section 17-409 regarding Fences and Hedges.**

A discussion was held about requiring fences to be placed behind the right-of-way setback lines. The director explained that could be required, but owners would have to maintain their property on both sides of the fence, and also would complain that their yards were being taken. It is not likely that town roads would be widened to create a problem.

Ms. Crone moved to recommend approval of the amendment to Article IV, Section 17-409 to Town Council. Ms. Johnson seconded. Members Abrams, Crone, Elliott, and Johnson voted in favor. Chairman Pruitt voted against. **MOTION CARRIED.**

2. **Article III, Section 17-396.41 of the Town Zoning Ordinance regarding Water Tower/ Public Utilities.**

Ms. Crone moved to recommend approval of the amendment to Section 17-396.41 to Town Council. Ms. Abrams seconded. All voted in favor. **MOTION CARRIED.**

3. **Amend Article I, Section 17-008 to establish law on permitted listed uses vs uses not specifically listed.**

Ms. Abrams moved to recommend approval of the amendment to Article I, Section 17-008 to Town Council. Ms. Johnson seconded. All voted in favor. **MOTION CARRIED.**

4. **Amend Article II, Section 17-221 to clarify quorum as applies to commission (Debra Herrmann, Town Clerk.)**

Ms. Elliott moved to recommend approval of the amendment to Article II, Section 17-221 to Town Council. Ms. Crone seconded. All voted in favor. **MOTION CARRIED.**

9. **DISCUSSION ITEMS.** Any other matters of concern or information to be discussed by Planning Commission.

Ms. Morris was asked to research accessory structures being added to homes. The current ordinance states that a storage building in the rear can be 5-feet from the property line, with some other guidelines, including a height limit. There is an exception for a garage, which must meet setback requirements, be located in the back, can be no larger than one-half the size of the house, and no smaller

57 than 400 square feet. Ms. Morris said recently many people wanted to build garages. Currently garages
58 have to be beside or behind the house. She asked if the commission be willing to consider adjusting the
59 setback lines based on the size of the lot or within the particular zoning districts. The concern was that in
60 the R3 district the garage would have be allowed to abut the 5-foot setback. Many people called about
61 the garage recently built on the south end of town that was a large metal building. It appeared larger than
62 the house, but was actually one-half the size, so the request was that the commission also consider
63 design. The fire chief was opposed to any garages being constructed closer to the property line. Recently
64 a fire was started in a garage that was being used as a residence. She asked if the commission would
65 consider prohibiting toilets in garages, but allowing sinks and outside showers, if there is a swimming
66 pool, and clothes washer and dryer connections. The commission agreed to consider prohibiting toilets in
67 garages, but not to change the garage setbacks.

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69 **10. PUBLIC COMMENTS - General.** There were no public comments.

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71 **11. COMMISSION COMMENTS.** There were no commission comments.

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73 **12. ADJOURNMENT.** Ms. Abrams moved to adjourn at 6:20 p.m. Ms. Crone seconded. All
74 voted in favor. **MOTION CARRIED.**

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76 Prepared and submitted by,

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78 _____
79 Debra E. Herrmann, CMC, Town Clerk

80 Approved: September 1, 2015.

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83 Mikey Pruitt, Chairman

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85 Clerk's Note: This document constitutes action minutes of the meeting that was digitally recorded, and
86 not intended to be a complete transcript. Appointments to hear recordings may be made with the town
87 clerk; a free copy of the audio will be given to you provided you bring a flash drive. In accordance with
88 FOIA, meeting notice and the agenda were distributed to local media and interested parties. The agenda
89 was posted on the town website, on the entry door at Town Council Chambers. Meeting notice was also
90 posted on the Town marquee.