



**SURFSIDE BEACH PLANNING & ZONING COMMISSION
TOWN COUNCIL CHAMBERS
November 3, 2015 • 6:00 P.M.**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56

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, Johnson, Lauer, and Lowery. A quorum was present. Others present: Town Clerk Herrmann; Planning Director Morris, and Executive Assistant Messall.

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

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

4. **MINUTES APPROVAL.** Ms. Johnson moved to approve the October 6, 2015 meeting minutes as submitted. Ms. Crone seconded. All voted in favor. **MOTION CARRIED.**

5. **DIRECTOR'S REPORT.** Ms. Morris presented her report, a copy of which is on file in her office.

6. **DISCUSSION ITEMS.**

1. **Daycares in the C-1 District.** Chairman Pruitt said this item had been withdrawn.

2. **Height Limits within the town.** Ms. Morris said this was added to the agenda for discussion to determine whether the planning commission had interest in changing the way the height was calculated in the R-1 district.

Chairman Pruitt asked if there were recent issues involving building heights. Ms. Morris explained that an owner appealed to the board of zoning appeals for a variance to build a 42-foot high house that was denied.

Chairman Pruitt opened the floor for public comments on this topic.

Mr. Ron Ott, 7th Avenue North, spoke against changing the calculation saying he like the town's height profile, and it should remain the way it is.

Ms. Holly Watson, North Oak Drive, referred to the town's comprehensive plan, saying the town was roughly 85-percent developed in the R-1 district. In her opinion, there was no reason to change the height calculation at this time with only about 15-percent undeveloped property remaining. The comprehensive plan should be followed.

Ms. Kathy Moore, Millwood Drive, spoke in favor of changing the calculation, saying that across the street from the R-1 at Dogwood Drive there are 55-foot structures in the R-3 district.

Chairman Pruitt asked the members for comments regarding the height limitation:

Ms. Elliott opposed any change to the height calculation.

Mr. Lauer said if it was an advantage for the town, he would support it. However, he saw no advantage, and therefore, did not see any reason to change it.

Ms. Abrams said the argument that 55-foot structures were allowed in R-3 across the street, was the point. She did not want to see the accommodations area encroach into the R-1 residential district. She opposed any change.

57
58 Ms. Johnson agreed and opposed any changes to the heights.
59

60 Chairman Pruitt said this commission in particular within the town has a unified vision to see
61 growth in specific areas, i.e. Surfside Drive, Highway 17 Business, and the boulevard near the pier. If
62 those commercial areas need to be rezoned, he would be glad to consider proposals. However, he did
63 not agree with changing the town's residential area zoning; 35-feet seems to be high enough. Chairman
64 Pruitt appreciated the public's attendance and invited them to attend future meetings.
65

66 **3. Any other matter of concern to be discussed by the Planning Commission.** There were
67 no other matters of concern or for discussion.
68

69 Chairman Pruitt said thoughts and prayers were sent to the Ralph Magliette family.
70

71 **7. PUBLIC COMMENTS - General.** There were no public comments.
72

73 **8. COMMISSION COMMENTS.** There were no commission comments.
74

75 Ms. Crone asked if the commission could consider thinking of ordinances to support and control
76 alternate energy sources. She thought it was important to have ordinances in place, if and when
77 alternative energy infrastructure construction permits are requested, such as small turbines on hotel
78 roofs.
79

80 Chairman Pruitt said that was a good idea. The town needs to encourage alternative energy use,
81 but in a way that adheres to the town's plan.
82

83 Ms. Abrams agreed with Ms. Crone, and would like see the commission function as the "planning
84 commission" to have ordinances in place in advance of a permit request.
85

86 **12. ADJOURNMENT.** Ms. Johnson moved to adjourn at 6:18 p.m. Mr. Lauer seconded. All
87 voted in favor. **MOTION CARRIED.**
88

89 Prepared and submitted by,
90

91 _____
92 Debra E. Herrmann, CMC, Town Clerk

93 Approved: December 1, 2015.
94

95 _____
96 Mikey Pruitt, Chairman
97

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