



**SURFSIDE BEACH PLANNING & ZONING COMMISSION
TOWN COUNCIL CHAMBERS
JULY 3, 2017 ♦ 6:00 P.M.**

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

2. PLEDGE OF ALLEGIANCE. Chairman Abrams led the Pledge of Allegiance.

3. AGENDA APPROVAL. Ms. Johnson moved to approve the agenda as presented. Mr. Lauer second. All voted in favor. **MOTION CARRIED.**

4. MINUTES APPROVAL. Mr. Seibold moved to approve the June 6, 2017 meeting minutes as submitted. Ms. Gambino second. All voted in favor. **MOTION CARRIED.**

5. PUBLIC COMMENTS- Agenda Items. No members of the public were present.

6. DIRECTOR'S REPORT. Ms. Morris reported that no subdivisions were approved last month and that staff issued 161 building permits. Staff is currently attending required training to maintain current certifications and new training for additional certifications. Three comments received on the tree ordinance sent to the commission members' for review were submitted to the subcommittee, which met and made very few changes. The ordinance is going back to the subcommittee. Ms. Gambino asked who was on the subcommittee. Ms. Morris said Mr. Ott, Mr. Johnson, and Mr. Stevens. Mr. Seibold said the commission may not have any input in the revised tree ordinance. Ms. Morris said that was correct. At the last subcommittee meeting I made it clear to the members that the planning commission needs to review it again. There are some major changes and it continues to be changed. This commission is here to review and make recommendations on ordinances. The subcommittee agreed that it should come back to the planning commission, but at the last council meeting, Town Council sent it back to the subcommittee, because some of the changes were not presented.

7. DISCUSSION ITEMS. Chairman Abrams said the minutes stated that the design overlay for the Garden City area would be used; however, the version for South Kings Highway, which is just north of the town, was in the package. Ms. Morris said the two versions were very similar and the commission could work from the South Kings Highway version.

Paragraphs (A) through (E) were reviewed. The commission concurred to the following changes:

- (A)(1) delete "multi-family residential" on the second line
- (A)(2) change the word "County" to "town" in the first line
- (B)(1) Levels of Modification Chart, "Applicable sections of this overlay district that must be adhered to," under "Very Minor," add "change of tenant, change of ownership."
- (B)(1) Levels of Modification Chart, "Applicable sections of this overlay district that must be adhered to," under "Minor" section, explained that "plus signage" means that signs have to be brought up to code to meet overlay requirements
- (C)(2) first line, correct address to show town limits, and to include C-1 and C-2 business districts

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- (E)(1) 25 foot setback, many town lots are very small; it would be a hardship and qualify for variance through the Board of Zoning Appeals
 - (E)(2), first line, remove "industrial" and insert "C-1 and C-2"
 - (E)(5) last line, delete the word "junk"
 - (7) a. and (7) b. delete "that" and insert "than"
 - (8) move "salvage operation" to the end to reduce emphasis so the sentence reads "Businesses engaged in repair of automobiles, storage of possessions, or salvage operations ..."
 - (8)a. reverse "salvage operation" and "vehicles waiting for repair" to reduce emphasis

69 During the course of discussion, the following points were made:

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- Ms. Morris will research square footage for flat roof buildings requiring parapets to cover accessories like heating and air conditioning units
 - Ms. Morris will have a PowerPoint presentation at the next meeting
 - No 'grandfathering' is allowed under the proposed overlay district requirements
 - Ms. Morris will research the impact of covering aluminum sided buildings regarding manufacturer warranties
 - The overlay design regulations are very important to the town, because now we have the least stringent overlay in the county
 - At the next meeting, the commission will review these changes, and begin with paragraphs (F) and (G); time permitting, the commission would move forward with additional paragraphs

87 **8. PUBLIC COMMENTS - General.** No members of the public were present.

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89 **9. COMMISSION COMMENTS.**

90 Mr. Lauer: I don't think I have much to say tonight.

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92 Ms. Gambino: I think we're doing well. Good job.

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94 Ms. Johnson: It's time to go celebrate Independence Day.

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96 Ms. Lowery: I agree.

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99 Mr. Seibold: No, I glad you did [sic.] I think it's very important for the town. It's gonna be a joy for us to get this through. You're doing a good job. Just keep plugging along. Happy Fourth.

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101 Chairman Abrams: I'm hopeful we're gonna get something a little stricter passed this time.

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104 Mr. Seibold: Yes, it's important work.
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Planning Commission
July 3, 2017

106 Chairman Abrams: I think we need to look hard at the fact that the Glenns Bay is an arrival point
107 for this town, and it's been ignored all along.
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109 Mr. Seibold: That's an excellent point, and I'm guilty of it myself, not thinking enough about
110 Glenns Bay as an entrance.
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112 Chairman Abrams: Other than that, Happy Fourth of July.
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114 **12. ADJOURNMENT.** Mr. Lauer moved to adjourn at 7:12 p.m. Ms. Johnson second. All voted
115 in favor. **MOTION CARRIED.**
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117 Prepared and submitted by,

118 _____
119 Debra E. Herrmann, CMC, Town Clerk
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121 Approved: August 1, 2017.
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124 Mary Ellen Abrams, Chairman
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126 Clerk's Note: This document constitutes action minutes of the meeting that was digitally recorded, and
127 not intended to be a complete transcript. Appointments to hear recordings may be made with the town
128 clerk; a free copy of the audio will be given to you provided you bring a flash drive. In accordance with
129 FOIA §30-4-80(E), meeting notice and the agenda were distributed to local media and interested parties
130 via the town's email subscription list. The agenda was posted on the entry door at Town Council
131 Chambers. Meeting notice was also posted on the town website at www.surfsidebeach.org and the
132 marquee.
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