



PLANNING COMMISSION MEETING AGENDA
Tuesday, May 16, 2017 – 5:00 P.M.
Morning Workshop 9:15 A.M.
1018 Second Avenue South - North Myrtle Beach, SC

1. CALL TO ORDER
2. ROLL CALL
3. COMMUNICATIONS
4. APPROVAL OF MEETING MINUTES

A. May 2, 2017

5. OLD BUSINESS
6. NEW BUSINESS – “Consent Items”
7. NEW BUSINESS

A. ZONING ORDINANCE TEXT AMENDMENT ZTX-17-04: City staff has initiated an amendment to the Zoning Ordinance text to expand the membership of the Board of Zoning Appeals from five to seven members and to increase the number of affirmative votes needed to obtain a positive decision from three to four.

8. ADJOURNMENT

Respectfully submitted,

Aaron C. Rucker, AICP
Principal Planner

CITY OF NORTH MYRTLE BEACH
PLANNING COMMISSION MEETING
1018 Second Avenue South
Tuesday, May 2, 2017
5:00 P.M.

MINUTES

Rob Kayton, Chairman
Harvey Eisner
Bubba Collins- Absent
Hunter Platt
Harry Bruton
Juddie Bacot
James Snyder

Planning Department Aaron Rucker
 Suzanne Pritchard

1. CALL TO ORDER: The Chairman called the meeting to order at 5:00 P.M.
2. ROLL CALL: The secretary called the roll and declared a quorum present.
3. COMMUNICATIONS: None
4. APPROVAL OF MEETING MINUTES March 21 and April 4, 2017 meeting approved.
5. OLD BUSINESS:
6. NEW BUSINESS: Consent Items. - None
7. NEW BUSINESS-
 - A. **ZONING ORDINANCE TEXT AMENDMENT ZTX-17-03**: City staff has initiated an amendment to the Zoning Ordinance text, to address front yard setbacks off of private street rights-of-way.

STAFF REPORT: Suzanne Pritchard presented for the staff.

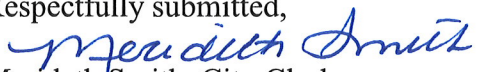
This amendment addresses the concern of City Council to avoid street congestion.

Mr. Eisner asked for clarification that this increases the setback in front of property. Ms. Pritchard stated that it does.

There was no public comment and the Chairman called for a motion. The motion to send forward to Council with approval was made by Commissioner Platt and seconded by Commissioner Bacot. The motion passed 6-0.

- 8. ADJOURNMENT:** Being no further business the Chairman called for a motion to adjourn. Motion made by Commissioner Bruton and seconded by Commissioner Platt. The meeting adjourned at 5:05 p.m.

Respectfully submitted,


Merideth Smith, City Clerk

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.

7.A. ZONING ORDINANCE TEXT AMENDMENT ZTX-17-04: City staff has initiated an amendment to the Zoning Ordinance text to expand the membership of the Board of Zoning Appeals from five to seven members and to increase the number of affirmative votes needed to obtain a positive decision from three to four.

Background:

With 5 members it is sometimes difficult to achieve a quorum, so the proposal is to expand the board to 7 members, making it more likely that a quorum can be attained.

Proposal:

Staff is proposing a text amendment to the Zoning Ordinance.

The proposed amendment addresses one section in **Chapter 23, Zoning**, and would appear in the Zoning Ordinance as follows (*new matter underlined, deleted matter struck-through*):

Sec. 23-157. - Membership.

(a) The board of zoning appeals shall consist of ~~five (5)~~ seven (7) members appointed by the mayor and council. The terms of office shall be four (4) years; except for those first appointed, two (2) of the five (5) members shall be appointed for two-year terms ending December 15, 1990, and three (3) of the five (5) members shall be appointed for four-year terms, ending December 15, 1992.

(b) Any vacancy on the board shall be filled for the unexpired terms. Members of the board shall serve without compensation, but may be reimbursed for expenses incurred in the execution of their duties. No member shall hold any other public office or position in the city or county. The board shall include, to the extent practicable, at least one (1) attorney.

(Ord. No. 88-35, 11-1-88; Ord. No. 92-55, § 1, 11-2-92; Ord. No. 95-10, §§ 7, 9, 3-20-95)

Sec. 23-159. - Decisions.

The concurring vote of ~~three (3)~~ four (4) members of the board of zoning appeals shall be necessary to reserve any order, requirement, decision or determination of the administrative official or to decide in favor of the applicant on any matter upon which it is required to pass under this chapter or to effect any variation of this chapter. All final decision and orders of the board must be in writing and be permanently filed in the office of the board as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the board which must be delivered to parties of interest by certified mail.

(Ord. No. 88-35, 11-1-88; Ord. No. 95-10, §§ 7, 11, 3-20-95)

According to § 23-4, *Amendments*, of the Zoning Ordinance, the advertisement requirement for Zoning Ordinance amendments is 15 days, and that advertisement notice has been met. The amendment is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for June 5, 2017.

Planning Commission Action

The Planning Commission may approve, approve with modifications and/or conditions; or disapprove the proposal, as submitted.

Alternative Motions

1) I move that the Planning Commission approve the Zoning Ordinance text amendment [ZTX-17-04] as submitted.

OR

2) I move that the Planning Commission deny the Zoning Ordinance text amendment [ZTX-17-04] as submitted.

OR

3) I move (an alternate motion).