

**PLANNING AND ZONING COMMISSION
MINUTES
November 5, 2008**

ATTENDEES:	<u>Members</u>	<u>Staff</u>
	Buckley	Houston
	Staley	Smith
	Singman	Esham
	Miller	Fussell
	Taylor	
	Shanahan	

I. CALL TO ORDER – 6:00 p.m.

II. DISCUSSION

1. Discussion of Boardwalk Outdoor Display Guidelines, draft copy dated 9/6/08, that have been suggested by the Boardwalk Development Association.

Blaine Smith brought the Commission up to date on the history of outdoor display regulations and reviewed some of the enforcement issues that were experienced during the 2008 summer season. With regard to enforcement, Blaine has proposed that it be mandated that any business located from 3rd Street to the Inlet wishing to have outdoor display must provide a survey to identify where the lot line is adjacent to the west side of the Boardwalk to verify that any display will not encroach into the City right of way. Currently, the Code allows awnings and signage, but not merchandise, to project a maximum of 4 feet over the public right of way. With this in mind, it will be necessary for a determination to be made whether businesses from 3rd Street to the Inlet must obtain an outdoor display permit to hang merchandise on the face of the building or is the display on the wall considered signage.

Commission discussed idea of City powerwashing sidewalks and the pads in front of stores with the cost for this service to be charged back to the property and/or /store owners to ensure that areas adjacent to the Boardwalk are kept in a clean and sanitary condition.

Vickie Barrett of the Boardwalk Development Association along with committee members, Laura Simmons and Bruce Krasner, addressed specific questions from the Commission concerning the proposed outdoor display guidelines.

Jeff Thaler, Chairman of the Board of Zoning Appeals, spoke in support of the proposed guidelines and suggested the BDA review applications and give their recommendation prior to scheduling a request for public hearing. Jeff offered several site plans demonstrating various scenarios for areas of outdoor display based on the proposed guidelines.

MOTION/Miller

SECONDED/Taylor

6-0 IN FAVOR

to schedule a public hearing subject to the following:

1. Send a letter to the Mayor and City Council and the City Manager requesting that next year's proposed budget include an additional Enforcement Officer.
2. Advertise the public hearing a minimum of 45 days, and up to 60 days, prior to the hearing date.
3. Notify all property owners and vendors on the Boardwalk of the public hearing.

2. Review draft ordinance for regulating Small Wind Energy Systems.

Jesse Houston summarized for the Commission the draft ordinance that was prepared by staff. There was some concern expressed by the Commission for the need to include specifications concerning the color of the turbines. Public hearing on Small Wind Energy Systems will be held on November 18, 2008.

III. SITE PLAN

1. CROPPER'S LANDING – Requesting an extension of time for site plan approval to November 16, 2009 to coincide with the special parking exception approved by the Board of Zoning Appeals.

APPLICANT: JACQUELINE C. INSLEY, PERSONAL REPRESENTATIVE OF ESTATE OF GEORGE B. CROPPER – File #06-181000013

Based on circumstances discussed at the meeting, the Commission voted to approve an extension of time to November 16, 2009 with the condition that the premises be kept in a clean and sanitary condition.

MOTION/Taylor

SECONDED/Staley

6-0 IN FAVOR to

approve extension of time.

IV. ADJOURNMENT - 8:00 p.m.

John Staley, Secretary

Date

