



**SURFSIDE BEACH PLANNING & ZONING COMMISSION  
TOWN COUNCIL CHAMBERS  
APRIL 23, 2018 ♦ 6:00 P.M.**

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**1. CALL TO ORDER.** Chairman Johnson called the Planning & Zoning Commission meeting to order at 6:00 p.m. Commission members present: Chairman Johnson, Vice Chairman Lauer, and members Gambino, Mastrosante and McKeen. A quorum was present. Others present: Members-Elect Mabry and Sadler. Staff Present: Town Clerk Herrmann; Department Director Morris, and Permit Technician Tina Mazzo.

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

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**3. AGENDA APPROVAL.** Mr. McKeen moved to approve the agenda with an amendment to add the oath of office for the members elect. Ms. Mastrosante second. All voted in favor. **MOTION CARRIED.**

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**OATH OF OFFICE.** Clerk Herrmann administered the oath of office to Members-Elect Mabry and Sadler. The executed Oath of Office is on file.

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**4. MINUTES APPROVAL.** Ms. Mastrosante moved to approve the March 9, 2018 meeting minutes as submitted. Ms. Gambino second. All voted in favor. **MOTION CARRIED.**

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**5. PUBLIC COMMENTS- Agenda Items.**

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Ms. Carol Cook, 7<sup>th</sup> Avenue South, said that parking has been and continues to be an issue. King of Carts rented 1,600 golf carts to tourists during last summer. Where are these people going to park when they go to the Entertainment District (E District)? It is a walking destination, but people want to drive their golf carts or vehicles to get there. On page 5 of the proposed E District, I don't understand how a 25 unit or more building fits into the district. We are the family beach; amusement arcades should include family activities, not just children's games. Town Council is concerned about bringing businesses to Highway 17. Why would I open a business on Highway 17 when we are trying to draw everyone to the pier area? We're shooting ourselves in the foot. The entire town should be considered when looking at the E District.

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Mr. Harry Kohlmann, South Ocean Boulevard, said I agree with Ms. Cook insofar as the fact that parking is a concern. Ms. Morris contacted the parking committee about a year or so ago about concerns in the E District. The parking committee's concern was parking, and suggested that when any changes were made, the business would have to provide the exact same number of parking spaces that were there pre-construction or renovation. I believe the planning commission agreed with the recommendation, but no further action was taken. Possible losses of parking spaces were discussed over the last several months, but with varying numbers depending on the presentation. We're building a big, beautiful pier. Where will people park? This isn't a large city; people don't walk. They drive. We built parallel parking on Surfside Drive, but it isn't used. I don't think anyone knows how to park there. I'd love to see an E District, but as Ms. Cook said, we should think about the town first. Many realtors and developers own that property and they want top dollar for it. Let's not let them influence us. We need a plan that can be executed right. Trams and busses won't happen for a few restaurants. Valet parking might be an option with offsite parking. You really have to think about this. We're in competition with the restaurants, because we're going to have property with restaurants.

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Ms. Patricia Magliette, Harbor Lights Drive, said I have a huge dilemma [sic] with parking. It's wonderful that you want to make an E District for visitors, but as both of the previous speakers said, we have a parking problem. If you build up the businesses at the E District, you're not gonna have a place left for residents to park. Residents cannot walk from their homes when they live on the far sides of town. That area will be so congested that the locals will never be able to use the E District. Somewhere along here, you have to consider the residents that pay taxes and live here. We all want a piece of this, too.

57 **6. DISCUSSION ITEMS.**  
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59 **A. Entertainment District.** Ms. Morris presented the decision paper, a copy of which is on file.  
60 Throughout a lengthy discussion, the commission  
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62 **CONCURRED to the following:**

- 63 • Page 1, incorporate four lots (#22 - #24 between Yaupon and Dogwood Drives) – use grandfathered until  
64 buildings destroyed, then must comply
- 65 • Page 4, remove 25 units or more as allowable use, except for Surfside Beach Oceanfront Resort is  
66 grandfathered; if destruction occurs rebuild in same footprint
- 67 • Page 5, do not exceed 55 foot height; delete paragraph e in its entirety; delete Sec. 17-396.35 in its entirety
- 68 • Page 10-11, setback requirements 10 foot front with 5 feet on sides and back
- 69 • Page 11, density, keep 5,000 square foot lot size; height limit 55 feet
- 70 • Page 11, permitted uses delete resort accommodations 25 or more units; allow outdoor dining includes roof  
71 tops; no corporate fast food restaurants allowed; add surf shop as allowable use; prohibit time-share sales  
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73 **General comments during discussion:**

- 74 • Name for the district
- 75 • Page 3, noise should be measured in decibels for uniform application of code
- 76 • Parking spaces should be created at the Passive Park so people do not park in the library lot
- 77 • Page 10, Current pier parking meets code, but after reconstruction square footage will increase which will  
78 require more parking than we currently have; suggestion to extend meter hours and limit time to two hours  
79 on unmetered spaces; parking enforcement questioned
- 80 • Page 11, research family activities in other areas for consideration as allowable uses; research shops in  
81 other areas selling small quantities for consideration as allowable uses
- 82 • Page 13, Overlay Design for the Entertainment District to be considered
- 83 • Page 14, stormwater, possibly require pervious pavers or pervious concrete in overlay district because the  
84 area is so close to the ocean  
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86 **B. Zoning Ordinance – Next Section to Review.** Chairman Johnson suggested reviewing the mixed-use  
87 area, which is an area where a building can house a residence and a business, similar to The Market Common. There  
88 is one area was not included in the area, and I know for a fact that a business is being operated out of one of those  
89 houses. If all of Surfside Drive were mixed use, people could walk the distance visiting the different shops. Mr.  
90 Sadler was concerned about dumpster access by public works. Ms. Morris said the uses in the mixed use district is  
91 very limited, so a dumpster would not be required. This district can be discussed further at the next meeting. Ms.  
92 Morris said the entire ordinance is being reviewed, and suggested that the administration section be reviewed,  
93 because there are so many new terms being added to definitions with creation of the E District.  
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95 **C. Any other matters of concern or information to be discussed.** There was no other discussion.  
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97 **10. PUBLIC COMMENTS - General.**  
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99 Ms. Patti Magliette, Harbor Lights Drive, said I've been at the pier for the July 4th celebration several years  
100 in a row. There was a great density of people, walkers, golf carts, and cars, but no street lights. That intersection at  
101 the pier needs to be considered in the E District with regard to the pedestrian and vehicular traffic. That area is very  
102 dangerous, especially on July 4<sup>th</sup>.  
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104 Ms. Carol Cook, 7<sup>th</sup> Avenue South, said a councilmember told me that a realtor already has plans drawn up  
105 for two of the sites in the E District. Please do not let anyone rush you; take your time. This is not Market Common,  
106 which started with virgin territory where construction could be done to a certain standard. Buildings are already in  
107 place at the pier area. I'm sure as long as they are turning a profit, they will remain. You cannot un-ring the bell ...  
108 and parking [sic.]  
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110 Mr. Darrell Willm, Hollywood Drive South, thanked the members for serving and said I was impressed  
111 tonight with the commissioners' comments, and by the thoughts being given to them. I apologize for not attending

112 the meetings before. I serve on the board of zoning appeals, and we may have two or three attend, except a few  
113 meetings back when there was a sign ordinance request by the First Baptist Church and I think the whole  
114 congregation attended. (*Laughter*) Concerning the E District, we are and always will be a small town. As Ms. Cook  
115 said, once it's done, there is no going back. Business is necessary in these kinds of areas, but due to space and  
116 parking, they are the minority. I've lived here 55 years. This is a residential town and always will be. The south end  
117 was supposed to pay most of the taxes (because of high density), and the north end has lower density with bigger  
118 lots. The beach is already hard for town citizens to access on the weekends during the summer and busy holidays.  
119 My mother, who lives in Deerfield, doesn't even try to get to the beach during the season. I'm in favor of enhancing  
120 the business [sic] district, but it needs to be done in a well thought-out manner. I'm super-glad to hear that we'll  
121 keep the 55 foot height limit. Let Garden City and Myrtle Beach do what they want, but keep Surfside Beach at 55  
122 feet to preserve our town's character. I support the mixed use. I think they tried to do that before on Surfside Drive.  
123 Keeping it in the same character it has now, small shops in existing structures, would dilute the parking issue by  
124 people walking up and down the street, and then on down to the beach.

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126 **11. COMMISSION COMMENTS.**

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128 Mr. Lauer said one problem with not rushing is that people can buy the property, get a permit, and build  
129 things before we ever get this done. So, we have to move fairly quickly. I think we'll do all we can to keep Surfside  
130 pure, and under 55 feet.

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132 Mr. McKeen said I don't think this commission works at anything fast. I've only been on it for a few  
133 months, but it's slow and easy. There is a little progress made at each monthly meeting. To my knowledge, no  
134 member of this commission will ever consider anything over 55 feet high. If something happens to raise that limit, it  
135 will be by the elected council. It's rumored that we're in realtors' pockets. I can assure you that there isn't a realtor  
136 out there that has any effect on my vote. I have realtor friends, but they sell houses; they don't develop property. I'm  
137 sure it's the same with the rest of the members, too.

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139 Mr. Sadler said 55 feet is probably too high for me. Keeping the town small, I'm really in favor of that.  
140 That's why we came here. We started coming here for the Bike Events; it's our oasis when we attend those events.  
141 We love the restaurants in town. The beach is always clean, pristine. I found out why last Saturday during the Beach  
142 Sweep. I enjoyed that and will do it again. I like everything about this beach. I love the pier. I love to fish. But, I also  
143 like watching kids watch the sharks swimming under the pier or getting to touch a small dogfish shark that was  
144 caught. If anyone ever speaks of a parking garage, I'll probably be biggest opponent; because it will bring problems  
145 and crime, and places for people to hide to do illegal things. We do not need that here. We've got to find a way to  
146 get around the parking issues.

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148 Ms. Mabry said it is an honor to sit up here. I've been in town over 40 years. The reason this town looks the  
149 way it does is past planning and zoning. When I [moved] here there were dirt roads; one trash truck, and all the tin  
150 cans set out in front of your yard. The town is not like it used to be. Things have changed and we're gonna see  
151 change continue. We want good, responsible growth and change. Restaurants are what bring money to the beach.  
152 Little mom and pop shops do not. Those are facts. I like the idea of an entertainment [district], because it won't  
153 become just beach houses. If you don't put something there, then you could have a beach house instead of anything  
154 else, and there goes your revenue. Although they do bring in quite a bit, it is not gonna be like a successful  
155 restaurant. When we look at things, you have to look at the whole picture, not just one little thing. I think you can do  
156 that and keep the quaint family beach atmosphere and still have a great entertainment district. Remember, I came  
157 from a time when they had rides down there, and go carts, and all of that fun stuff. That will never happen again. We  
158 will never see those days again. We're only talking 19 maximum lots.

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160 Ms. Mastrosante welcomed Ms. Mabry and Mr. Sadler, and said it was nice to have them here. Thank you  
161 everybody for coming out. Obviously, the big issue is parking and the height limit. I think we're gonna have to  
162 really take our time and dot every 'i' and cross every 't' and look at every single detail to ensure it's done right the  
163 first time.

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165 Ms. Gambino welcomed Ms. Mabry and Mr. Sadler, and said it was great to have them. It's so wonderful  
166 to hear that all of us up here are for keeping the height at 55 feet. We are strong about that. I know that from talking  
167 to other members. As Mr. McKeen said, if it is ever passed, it will not be by this commission. It will be the elected

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168 officials. We're really gonna have to do this right the first time, because it will not be redone ever, I'm sure. Thank  
169 y'all for coming. It's great to see you, and bring your friends, because we need more input.  
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171 Chairman Johnson said I am not in any developer's pocket. In fact, we do need to work on this and do it  
172 fairly quickly, because I don't even like how the developers went down there and crammed two or three houses on  
173 one lot. We don't need any more of that either. We do need to make sure everything is done correctly. Parking is a  
174 big issue, but with any beach town, it's always an issue. All we can do on that is to do the best we can. Having new  
175 construction elevated will allow some parking underneath. Thank you for coming. I appreciate all of your  
176 comments. Have a good evening.  
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178 **12. ADJOURNMENT.** Ms. Mastrosante moved to adjourn at 7:29 p.m. Ms. Gambino second. All voted in  
179 favor. **MOTION CARRIED.**  
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Prepared and submitted by,

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Debra E. Herrmann, CMC, Town Clerk

Approved: June 5, 2018

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Carrie Johnson, Chairman

190 Clerk's Note: This document constitutes minutes of the meeting that was digitally recorded, and is not intended to  
191 be a complete transcript. Appointments to hear recordings may be made with the town clerk; a free copy of the  
192 audio will be given to you provided you bring a new, unopened flash drive. In accordance with FOIA §30-4-80(E),  
193 meeting notice and the agenda were distributed to local media and interested parties via the town's email  
194 subscription list. The agenda was posted on the entry door at Town Council Chambers. Meeting notice was also  
195 posted on the town website at [www.surfsidebeach.org](http://www.surfsidebeach.org) and the marquee.