



SURFSIDE BEACH PLANNING & ZONING COMMISSION
TOWN COUNCIL CHAMBERS
MONDAY, AUGUST 13, 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, Mabry, Mastrosante, and McKeen. One seat is vacant. A quorum was present. Others Present: Director Morris, and Permit Technician Mazzo.

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

3. AGENDA APPROVAL. Ms. Mabry moved to approve the amended agenda to allow a presentation by Mr. Baker, owner of Neal & Pam's Pub. Ms. Gambino second. All voted in favor. MOTION CARRIED.

4. MINUTES APPROVAL. Deferred until a later date.

5. DIRECTOR'S REPORT. Ms. Morris said most of staffs' time was working on the ordinances being presented. There were two subdivisions approved last month. The design overlay ordinance has been postponed until at least September so the business owners have an opportunity to make comments.

NEAL & PAM'S PUB PRESENTATION. Mr. Baker said his comments were regarding the entertainment district (E District). His business is one of the few that survived Hurricane Hugo and continues to do well. Neal & Pam's is the oldest operating establishment on Ocean Boulevard between Sam's Corner in Garden City and Ocean Lakes Campground. The pub always participate in town events and strives to be a good neighbor, and Mr. Baker cited various charities and events with whom they work. He supported zero lot lines in the E District, and named numerous cities similar to Surfside Beach that have zero lot lines. Zero lot lines will allow the pub to enlarge its decks to help it remain competitive. (Proposed plans were given to the commission members showing how the face of the business would change after adoption of the E District.) In his opinion, the E District as proposed will spur substantial investments by businesses that will improve the town. A discussion ensued that covered questions about design, stormwater plans, and infrastructure styles.

6. PUBLIC COMMENTS ON AGENDA ITEMS.

- Mary Maruca, 7th Avenue South, supports Entertainment District (E District); supports Neal & Pam's proposed improvements; concerned about parking and stormwater issues; no outdoor music after 10 p.m.
- Beth Kohlmann, South Ocean Boulevard, supports E District; concerned with stormwater issues; don't rush the ordinance; we drive and then walk
- Patricia Magliette, Harbor Lights Drive, concerned about stormwater; praying E District will be successful
- Everett Goff, Millwood Drive, opposed Mixed Use District (MU District) personally and on behalf of the homeowners association
- Bill Kinken, North Dogwood Drive, supported MU District, but ordinance needs more work; concerned with parking. Regarding E District, concerned with stormwater, parking, and potential construction styles; overlay should be applied to E District; more planning is needed; opposed zero setbacks
- Sandra Elliott, 5th Avenue North, concerned about stormwater; discussed water flow and how tides impact flooding
- Cecil Chandler, Surfside Drive, opposed MU District
- Randy Gantt, Surfside Drive, opposed MU District; don't act too quickly
- Brian Hoff, 1st Avenue North, opposed MU District
- Harry Kohlmann, South Ocean Boulevard, opposed MU District; supports E District, but concerned about parking, and opposed zero setbacks

5. DIRECTOR'S REPORT. Ms. Morris said regarding the MU District that the town is required by State Law to develop and periodically review a comprehensive plan designed to guide the town's future actions, and proceeded to explain how the MU District originated by a previous planning commission. Of 250 notices mailed to owners, only nine were returned undeliverable. The public notice sign posted is the same one used by all

56 municipalities and Horry County. It is designed to have those with questions to contact the office for more
57 information. Staff distributed more than 12 copies of the proposed ordinance and answered more than 250 telephone
58 calls. SC Code requires notice in the newspaper. She continued citing specific commission actions, reviews,
59 consultant opinions, and potential uses in the MU District. Several commission members asked questions that were
60 answered.

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62 6. ACTION ITEMS

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64 a. Proposed Amendments to the Mixed Use District to include additional uses and restrictions Section 17-
65 395 Use Chart, Section 17-396.34 Restaurants and other dining establishments with open or outdoor dining. There
66 was a lengthy discussion by commission members regarding their opinions of the MU District. Commission
67 concurred to add bed and breakfast.

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69 b. Certain Properties fronting on Surfside Drive from Poplar Drive to Dogwood Drive to rezone the
70 properties from R2 Medium Density Residential and a small portion of C3 Amusement District to Mixed Use
71 District (MU) as shown on the Future Land Use Map found in the town's Comprehensive Plan, Land Use Element,
72 Part 3, Future Land Use. There was no discussion on this topic. Mr. McKeen moved to delay action until the next
73 meeting. Mr. Lauer second. (Audience disruption; member votes unclear.) Chairman Johnson said motion carried;
74 vote was four in favor.

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76 c. Resolution to Town Council recommending amendments to the Town's Comprehensive Plan, specifically
77 the Future Land Use Plan to allow for the addition of an Entertainment District and to extend the Mixed Use District
78 as shown on attached map. After a lengthy discussion, Ms. Mabry moved to postpone action on this item for at least
79 one more meeting. Ms. Gambino second. Members Mabry, Gambino and Mastrosante voted in favor. Chairman
80 Johnson and Members Lauer and McKeen voted against. **MOTION FAILED, NO MAJORITY.** (Clerk's note: The
81 commission incorrectly interpreted the vote as carried, and Chairman Johnson said the action was postponed until the
82 next meeting.)

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84 7. DISCUSSION ITEMS.

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86 a. Entertainment District. The commission discussed various aspects of the proposed district at length.
87 Commission concurred to zero setbacks on the sides and front; no big bands on rooftops.

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89 b. Proposed Change in Layout/Concept of Article III, Section 17-394 & Section 17-395 Use Chart. Ms.
90 Morris said currently if anyone requests a retail store, there are no provisions to prohibit unwanted businesses,
91 except for sexually oriented businesses. Most municipalities actually list the specific types of retail allowed; the
92 recommendations for changes were explained. The commission liked the recommendation as a whole, but no
93 instructions were given.

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95 c. Design Overlay District Guidelines. Chairman Johnson, who is an insurance agent, said metal buildings
96 hold up better during wind storms, and insurance is less expensive. She supported allowing having the fronts of
97 metal buildings covered, except that any side wall facing a street should be covered with approved material for at
98 least six feet. Commission concurred.

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100 d. Any other matters of concern or information to be discussed by Planning Commission. There was no
101 other discussion.

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103 8. PUBLIC COMMENTS - General.

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- Wes Sparks, North Dogwood Drive, asked the commission to allow multiple shops on one property so he can develop a recently purchased property on Azalea Drive as planned based on current codes
 - Sam Williams, North Myrtle Drive, encouraged the commission to vote its convictions
 - Randy Gantt, Surfside Drive, opposes a walking area and MU District on Surfside Drive
 - Patricia Magliette, Harbor Lights Drive, complained about the microphones and the manner that votes were counted; there is already too much traffic on Surfside Drive; she opposes MU District
 - Ron Ott, 7th Avenue North, town council sent the E District back to the commission because originally information was presented incorrectly; he wants to know what will be constructed before he supports the

ordinance; businesses have the right to have music, but it needs to be controlled; no development has occurred in the current mixed use district, in his opinion, it doesn't work in town

- Tom Davis, (address not given), asked if Neal & Pam's Pub should go for a zoning variance instead of waiting for the E District to be adopted to increase the size of the deck and add a second deck. Chairman Johnson said the commission could not advise him.
- Diana Ward, Surfside Drive, opposes MU District
- Robin Partin, Pine Drive, ambivalent about the MU District; more centralized shops would encourage business, but having them on the other end of Surfside Drive wouldn't help; her business on Surfside Drive is year round; she challenged to commission to help existing businesses
- Mary Maruca, 7th Avenue South, complained that the meeting date was changed and in her opinion proper notice not given; appreciated the commission's due consideration of the E District

9. PLANNING COMMISSION COMMENTS

Ms. Mabry said the commission listens to comments. She is concerned with each proposal and questions are being answered. This commission's work affects the town 20 years from now, so she didn't want to rush. People always 'scream' when there is change. Having experienced a flood in her home during a hurricane makes her more cautious about stormwater issues. She appreciate the efforts current and past councils and employees who worked to improve the town's stormwater system. In her opinion, the MU District would not be developed for 20 years; property prices will definitely increase. Regardless of the outcome for these ordinances, not everyone will be happy.

Mr. Lauer agreed that the commission considers public comments.

Ms. Mastrosante also agreed that public comments are heard. She was concerned about the E District stormwater and parking issues, and believes an overlay should be created before it is recommended to council. Instead of MU District, the town should concentrate on filling the businesses on Highway 17, and get the design overlay finished. She supported the proposal for Neal & Pam's Pub, but was concerned a precedent would be set.

Mr. McKeen agreed with Mr. Sparks' comments on the Azalea Drive property, which is occluded from Highway 17. He responded to several public comments.

Ms. Gambino said the commission needs public input and encouraged everyone to attend the town council meetings.

Chairman Johnson said public comments were considered and appreciated. The businesses along Highway 17 have any bearing on the MU District; they are two different types of businesses.

10. ADJOURNMENT. Ms. Mastrosante moved to adjourn at 8:12 p.m. Ms. Mabry second. All voted in favor. MOTION CARRIED.

Prepared and submitted by,

Debra E. Herrmann, CMC, Town Clerk

Approved: _____, 2018

Carrie Johnson, Chairman

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