



SURFSIDE BEACH PLANNING & ZONING COMMISSION
TOWN COUNCIL CHAMBERS
October 2, 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 Mabry, Mastrosante, and McKeen. Member Gambino was absent. One seat is vacant. A quorum was present. Others Present: Town Clerk Herrmann, Director Morris, and Permit Flood Coordinator Mazzo.

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

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

4. MINUTES APPROVAL. Ms. Mastrosante stated that she was absent on September 4th and she did not make the comments or make the motion to adjourn. Chairman Johnson referred to line 69 on September 4th and said Ms. Partin actually supports the mixed use district, the word 'ambivalent' was incorrect. Ms. Mastrosante moved approve the September 4th minutes as amended, and August 13 and July 9. Mr. McKeen second. All voted in favor. MOTION CARRIED.

5. PUBLIC COMMENTS- Agenda Items.

Mr. Lee Lewis, South Ocean Boulevard, supported the entertainment district, but asked why the map now included Old Colony Realty. How does zero setbacks affect existing properties on the outer edges of the C4 district? Can 1st Avenue South and South Seaside Drive be bidirectional once the C4 is established, because if business increases there will be more business and traffic should not be directed through the residential areas? He was concerned about noise levels after 9:00 p.m.

Mr. Paul Scott, South Yaupon Drive, said he and his wife were 32 year permanent residents in the proposed entertainment district, and would like to be excluded from the district, if the prohibition on rebuilding residential structures is adopted.

Mr. Bill Kit, North Ocean Boulevard, asked several questions about ownership, building heights, etc. Chairman Johnson explained that questions could be answered later, this section was for comments only.

6. PUBLIC HEARING.

Ms. Morris presented updates and amendments to the entertainment district based on previous meetings. After discussion, the commission **CONCURRED** to change the source decibels to 100; to include low country architectural designs; to include the color palate B, with planning staff using discretion for supplementary colors from palate A. Parking garages are not a permitted use. The increased height at the pier is due to FEMA flood regulations, but it will not exceed the allowable 55 height restriction.

Chairman Johnson opened the public hearing at 6:26 p.m.

A. Comments will be heard now on the proposed amendments to establish an entertainment district. There were no comments.

B. Comments on establishing an overlay district in the entertainment district.

54
55 Mr. William Kit, North Ocean Boulevard, asked if the diner, ice cream shop, and bait shops were
56 the only things being rebuilt. Chairman Johnson said another building was being added on the pier side.
57 Ms. Morris said all buildings will be at the 55 foot height limit. A pier workshop is scheduled on October
58 4th at 10:00 a.m. where drawings will be presented. He was concerned that view from his house to the
59 beach access would be blocked.
60

61 C. Proposed rezoning of properties from amusement to entertainment district. Chairman Johnson
62 said in response to the question of Old Colony Realty being added to the entertainment district that it
63 was done at the owner's request. There were no comments. A discussion was held regarding rebuilding
64 of residential homes in the entertainment district being prohibited. Mr. McKeen moved to remove the
65 property at 18 South Yaupon Drive from the entertainment district. Ms. Mastrosante second. Ms. Morris
66 explained that the owners have the right to apply to be included in the entertainment district in the
67 future. All voted in favor. **MOTION CARRIED.**
68

69 Ms. Charlene Henderson, North Cherry Drive, asked if the 48-percent damage ordinance applied
70 to all of the town. Ms. Morris said if the property is located in a special flood hazard area, it would have
71 to comply with current codes to be reconstructed.
72

73 Chairman Johnson declared the public hearing closed at 6:41 p.m.
74

75 7. BUSINESS ITEMS.
76

77 A. Amendment to Chapter 17 to establish the Entertainment District (C-4). Mr. McKeen moved to
78 recommend item 6.A. [as amended during public hearing] to Town Council. Mr. Lauer second. All voted in
79 favor. **MOTION CARRIED.**
80

81 B. Amendment to Chapter 17 to add Entertainment Overlay District. Ms. Mastrosante moved to
82 recommend item 6.B. to Town Council. Ms. Mabry second. All voted in favor. **MOTION CARRIED.**
83

84 C. Amendment to rezone properties from Amusement District to Entertainment District. Mr. Lauer
85 moved to recommend item 6.C. [as amended during public hearing] to Town Council. Ms. Mastrosante
86 second. All voted in favor. **MOTION CARRIED.**
87

88 8. Any other matters of concern or information to be discussed by Planning Commission. There
89 was no other discussion.
90

91 9. PUBLIC COMMENTS - General. There were no public comments.
92

93 Ms. Charlene Henderson, North Cherry Drive, believed the decibel level should be measured at
94 the closest residence instead of the source. A running refrigerator creates 50 decibels; 100 is factory
95 machinery; a car horn is 110; is a nearby helicopter is 105, and 120 is an ambulance siren. That level on
96 a consistent basis would create a nuisance.
97

98 Ms. Debbie Mattingly, 15th Avenue South, asked about the height FEMA was requiring the pier to
99 be. Ms. Morris offered to provide the information after the meeting.
100

101 10. COMMISSION COMMENTS.
102

103 Ms. Mabry was thankful the town was spared during the recent hurricane and flooding. She
104 encouraged everyone to help in any way they could, because many people were suffering.
105

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106 Mr. Lauer reminded everyone that the planning department was open daily to receive and
107 answer questions.

108
109 Mr. McKeen welcomed the first time attenders, and welcomed them back. Your opinions are
110 valuable to the commission.

111
112 Ms. Mastrosante enjoyed that the public was involved, and asking questions. We will do what we
113 can to help our neighbors that are suffering.

114
115 Chairman Johnson said the commission listened to public comments. Measuring decibels to the
116 nearest residence from the business establishment would require several measurements since the
117 businesses are spread throughout the area. In her opinion, a source decibel would be easier to establish
118 and monitor. The town's current noise ordinance sets the cutoff time at 10:00 p.m. Please keep those
119 affected by the storm in your thoughts and prayers. Collection locations are throughout the area.

120
121 11. ADJOURNMENT. Ms. Mastrosante moved to adjourn at 6:49 p.m. Ms. Mabry second. All
122 voted in favor. MOTION CARRIED.

123
124 Prepared and submitted by,

125
126 _____
127 Debra E. Herrmann, CMC, Town Clerk

128 Approved: November 6, 2018

129
130 _____
131 Carrie Johnson, Chairman

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133 Clerk's Note: This document constitutes action minutes of the meeting that was digitally recorded.
134 Appointments to hear recordings may be made with the town clerk; a free copy of the audio will be given
135 to you provided you bring a new, unopened flash drive. In accordance with FOIA §30-4-80(E), meeting
136 notice and the agenda were distributed to local media and interested parties via the town's email
137 subscription list. The agenda was posted on the entry door at Town Council Chambers. Meeting notice
138 was also posted on the town website at www.surfsidebeach.org and the marquee.

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