



SURFSIDE BEACH PLANNING & ZONING COMMISSION SPECIAL MEETING  
TOWN COUNCIL CHAMBERS  
OCTOBER 11, 2018 ♦ 6:00 P.M.

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6 1. CALL TO ORDER. Chairman Johnson called the Planning & Zoning Commission special meeting  
7 to order at 6:00 p.m. Commission members present: Chairman Johnson, Vice Chairman Lauer, and  
8 members Gambino, Hellyer, Mabry, Mastrosante, and McKeen. A quorum was present. Others Present:  
9 Permit Flood Coordinator Mazzo.

10  
11 2. PLEDGE OF ALLEGIANCE. Chairman Johnson led the Pledge of Allegiance.

12  
13 3. AGENDA APPROVAL. Ms. Mastrosante moved to approve the agenda. Ms. Gambino second. All  
14 voted in favor. MOTION CARRIED.

15  
16 *Clerk's Note: Due to the nature of this meeting, it is transcribed verbatim, except for salutations*  
17 *and recognition of speakers.*

18  
19 4. PUBLIC COMMENTS- Agenda Items.

20  
21 Hello. My name is Terry Lauer. I live at ### Harbor Lights Drive in Surfside Beach. After hearing  
22 the votes of the amendments to the ordinance of the October 9<sup>th</sup> council meeting, I was absolutely  
23 appalled. I can't believe how blinded we the people in the chambers were, or matter fact, how blinded  
24 the people of the town will be. First, after hearing the ordinance information was just given to the council  
25 just prior to the meeting. There should be; there should have been a ruling to table the vote. No way, no  
26 possible way would you have been able, the council would be able to view this, the ordinances that were  
27 there, or how they would affect any of the other possible ordinance that they voted for. They were  
28 unaware that changing some of the ordinance could possibly [lead] to stormwater trouble causing  
29 flooding in some areas. Causing tax payers money to go to repairs. Secondly, they didn't realize they  
30 were subjecting many of us to that fall of stormwater causing flooding. Secondly [sic,] adding possibly  
31 resident properties to the E district when we already know there's big issues with parking in our town.  
32 Now, we're gonna have buildings in that area. I'm on the zoning [board of appeals] committee. I know  
33 how long it takes me to go over ordinances; to make the best decision for the homeowners or the  
34 business, or just the people who are applying for the ordinance. I view the ordinances. I spend hours  
35 looking at the ordinances. I hear the owners. I hear Sabrina. I hear neighbors that may be involved.  
36 Then, I alone, alone, I make a vote. None of that, none of the people on council could have possibly  
37 done an ordinance review to make a vote in that short of time. Sadly, the town's best interest was not  
38 shown by the council by making a vote that was in that short of time. They did not consider any of the  
39 consequences that could inflict this, and mainly, they did not take in advice any of the planning and  
40 zoning, and I know many of you spent hours and hours going over these ordinances. If they took an  
41 interest, they would have asked, and we were all blindsided sitting in the audience. Sadly, the best  
42 interest of our town was not shown.

43  
44 Beth Kohlmann, #### South Ocean Boulevard. I want to first thank each and every one of you  
45 here. This is a state-mandated committee. We know that, and the lack of respect that was shown  
46 towards you was very upsetting to me as a citizen. I don't understand as a former councilperson how  
47 Exhibit A was even put into play. It's not on any website that I can find. I might be wrong, but I can't  
48 find it anywhere. If it was part of our council; part of their agenda, and certainly part of this E district. It  
49 should have been for everybody to see. I, I just can't wrap my brain around that Exhibit A. Furthermore,  
50 somebody had to type up Exhibit A, and there was only one member of council that I could tell from  
51 listening to the meeting, because I did miss it, there was only one that was; that stood up and was  
52 surprised by it, which means he was excluded from that. I would assume then that the other ones  
53 must've known about it. I don't know that either. But if they did, that's another violation, and it's wrong

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54 to do. With the stormwater, first off, I was, I was for the E district. Now I'm backtracking, thinking whoa,  
55 whoa, whoa, whoa. With all the flooding that has gone on in North and South Carolina, and all the  
56 victims that are surrounding our little town right now, and there are many people. Just take a ride out  
57 there on the Intracoastal. It's heartbreaking. It's sad. You would think because of those things that we  
58 would be more diligent as a town. Not you all, 'cause you've done it; but our council. So I am just floored  
59 and then at the meeting before that, which was, on, which meeting was this one, October 9. Nope, I got  
60 it backwards. Hold on a minute. It was the one before that. September 25<sup>th</sup> I stood up during comments  
61 then where they did their title only, which takes three readings, and they did a first reading on the E  
62 district, which is fine. They had a public thing. They did their first reading. That's fine. Then they went on  
63 to do first reading to amend the land use, and then another first reading to rezone C3 to C4, but they  
64 only had a first reading on making an E zone. So that's not even done. You have to have two readings  
65 before you can do anything. So, and then I got up and I told them please look it up. They said get with  
66 the lawyer they'll explain it. The lawyer hightailed it out of the building. So I never got my answer and  
67 Mark Johnson was the only person that said publicly I would like to be there when you speak to her after  
68 the meeting. I want to know the answer that question. So, I still don't have the answer to that, and  
69 nobody else in the room will either. But again, as everybody comes up tonight, and I hope more will,  
70 remember that the P&Z commit, committee here are not the ones we need to yell at tonight. It's, it's  
71 really not. They're doing a great job. It's the next Town Council meeting where we have to hold that;  
72 their feet to the fire, and asked them about this exhibit. They don't get to do that. It's wrong. Thank you.  
73

74 Lavern Kreklau, ### South Hollywood here in Surfside, and I just have a couple of things. The  
75 no parking restrictions; if those come into play, what about the people that have already have [sic]  
76 parking that the council's probably not going to let them get rid of, and it's not fair to them, 'cause these  
77 new businesses, people going to try to park wherever they can, and those are private lots, and if I was  
78 one of those businesses, I would start charging or put up gates and validate 'em or whatever, but that's  
79 just another thing. The other thing is there's no stormwater retention. The way I understand it, it's going  
80 to change our insurance rate, and everybody's insurance will go up that has flood insurance. Well, why  
81 should we pay so they don't have to have retention of water? They should at least be required to retain  
82 the first inch or whatever. To have no storm retention is just not right. That's it.  
83

84 Hi, Mary Maruca, 7th Avenue South. I, I was not able to attend the meetings and after listening  
85 to them it is very disturbing. Not the P&Z meeting. I think the P&Z did a great job. The presentation was  
86 good. You kind of covered all bases for what people were asking for in the E district, both residents and  
87 the businesses that were looking for it. I don't know what happened Tuesday night. That was just; and;  
88 and I'm not sure what we're gonna do about it. It was like they threw everything that you said out the  
89 window, and kind of did whatever they wanted to do. I'm in a pickle here, too, 'cause, you know, I'm  
90 affected by it in a few ways. I'm affected by it personally, and, and my business. So although I was for  
91 the E district, I had some reservations, they were answered, or I thought they were answered. Now I'm  
92 really; how much further is it going to go? The no parking; yeah, you know that was an issue of mine  
93 from the beginning. The stormwater, there is [sic] severe stormwater issues in that area already, and it's,  
94 if there's no stormwater it's just gonna be worse. You know the, the, I believe the P&Z said ten o'clock  
95 for open music. I don't know. I'm gonna start playing the music just as loud at that 100 decibels from my  
96 car out in front of some of these councilmembers houses, because I'm gonna be allowed to do that. It's  
97 public property, just like the E district can do until 12 o'clock at night. I mean, if I'm staying two blocks  
98 away from that and I have children that are going to bed, I don't want to listen to that until midnight.  
99 That's just absurd. I thank you for, for your, all of your efforts in getting this to be what it should be for  
100 our town and I hope we can all work together to make it right, so thank you.  
101

102 Ms. Johnson: Okay, if we have no further public comments, we will move on to the discussion  
103 item. Item A discussion of amendments made to the entertainment district at the October 9<sup>th</sup>, 2018  
104 council meeting.  
105

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106 A. Discussion. Discussion of the amendments made to the entertainment district at the October  
107 9<sup>th</sup>, 2018 council meeting.  
108

109 Ms. Mabry: Madam Chair, would you like to go over, would you like to go over with the, the  
110 audience what changes were made to our recommendation, because everyone that's called me they have  
111 no idea. Chairman Johnson: Glad to. Ms. Mabry: Okay, do you want us to start or do you want to start?  
112 Chairman Johnson: It doesn't matter. I can, I can start. The first one, amend the table in Section 17-303  
113 to reflect zero front yard and rear yard setbacks for C4, the entertainment district. This blatantly goes  
114 against our Comprehensive Plan. To amend minimum lot size for lots in the entertainment district to  
115 match R3 district minimum. The minimum lot size in the entertainment district is 3,000 ft.<sup>2</sup>. The minimum  
116 lot size for single-family detached dwelling unit is 30,600 ft.<sup>2</sup>[sic]. Amend minimum lot width to 30 feet.  
117 Amend to remove maximum building and impervious coverage provision. There again, this goes against  
118 our Comprehensive Plan. To amend to remove area required to be landscaped provision. Amend to  
119 remove stormwater management provision. All these go against our Comprehensive Plan. Amend to allow  
120 for residential use for properties located in C4. Amend to remove the first sentence which reads in the  
121 districts permitting the sale or consumption of alcohol in combination with a restaurant use in C2, 3, and  
122 4, no outdoor bars for the service of alcohol should be permitted. Removing that. Amend Section 17-  
123 396.34(e) to reflect that the entertainment district shall allow for outdoor entertainment until 12  
124 midnight. Amend the first sentence of Section 17-502(a)(3) to read commercial uses located within the  
125 entertainment district that are deemed to be nonconforming with the creation of the district and as of the  
126 date of the ordinance that are damaged by fire or any other cause should be permitted to restore or  
127 reestablish the use or to establish any other use permitted in the entertainment district using the same  
128 footprint height and square footage as existed prior to the fire or other cause. Amend Section 17-  
129 502(a)(3) to remove the last sentence reading structures must comply with the current flood damage  
130 prevention ordinance, and all other federal, state and local laws that are applicable. They want to remove  
131 that. Amend Section 502(e) to remove last sentence reading accessory uses shall conform to the  
132 requirements of all local, state and federal requirements. Again, removing that. Amend the table in  
133 Section 14-420 to define parking code as T as there shall be no parking requirements for any parcel that  
134 is currently occupied by a structure. Doing away with all of the parking requirements. Anybody else want  
135 to go on?  
136

137 Ms. Mabry: Yes, alright, one of the things they did, is we have, they are now allowing homes.  
138 Now just remember when it came to us we were told to establish an E district. Now they're allowing  
139 single-family, duplexes, multiple homes in the E district. They're allowing 30 foot lots to build on. They're  
140 taking away the parking. You can easily put at this point in time without doing much counting over 12  
141 homes in the E district. That's not entertainment purposes. We were told this was going to be an  
142 entertainment district. Well, if you put 12 homes down there lot line to lot line, how crowded, how  
143 overrun do you think that's gonna be? So they took our recommendation and put zero, zero, and zero,  
144 and they can now build, I know, over 12 homes in that little area. You do not have to have any parking  
145 that includes Neal and Pam's parking; that includes River City Café parking; Bubba's parking, any parking.  
146 Homes can go there. There's no requirement to have a business there. That is the one of the things that  
147 really upset me, I think the most, because I feel like everyone was (\*\*) the sled, when we said this was  
148 an entertainment district. I got a many, many calls on that. Another things [sic] that I got calls on was  
149 the floodplain. If we leave this ordinance as it stands, we will be lucky if FEMA allows us to even  
150 purchase any flood insurance in town. This goes against FEMA. We don't get choices, folks, when it  
151 comes to federal government. They don't make suggestions. They come in here every year and audit. So  
152 those two things, floodplain management goes against every ordinance. You cannot sit there and say  
153 that you do not have to abide by state and federal law. Those are my biggest concerns. They have taken  
154 that away, and quite frankly, I feel like this committee, after this discussion, I will be making a motion.  
155

156 Mr. Lauer: I'll just add, I just want to connect a few dots. When they say they allow for  
157 residential use and then do away with stormwater management, impervious coverage, take the setbacks  
158 to zero, my next concern is what about raising the height? You can put 12 homes there, but you could

159 put up some fairly significant high-rises in that area, too, and it only takes four votes on council to  
160 change that. That's one of my concerns. I just want to bring that up.

161  
162 Chairman Johnson: Okay, anybody else? Comments? I just want to bring up a couple other  
163 things, too. The Town of Surfside Beach participates in the National Flood Insurance Program and as part  
164 of this program property owners are eligible to receive subsidized flood insurance, and in return the town  
165 has adopted and must continuously enforce the flood damage prevention ordinance, which they have  
166 thrown out here in these amendments they did. Presently, the town has a rating of nine [sic,] primarily  
167 due to the recentness of the town's participation and the town's continued participation in the CRS  
168 program should assist in further interest rate reductions in the future. That's going away with these  
169 amendments. Flood insurance will go up for everybody in the town. I just think they; they did this and  
170 blatantly had no regard whatsoever for the residents of this town, and what it could do with stormwater.  
171 We know for fact that Carolina Forest homeowners have sued Horry County, because of some flooding  
172 they had in that area, because they didn't do things the way they should have been done, and the same  
173 thing will happen here, if we allow this to happen. We'll have residents suing the Town of Surfside Beach,  
174 because they're gonna get flooded. Go ahead, anybody else. I've got plenty here, so if somebody wants  
175 to speak, go ahead.

176  
177 Ms. Gambino: I'd just like to echo, I agree the stormwater is a major issue. The no parking's a  
178 major issue. And the setbacks are a tremendous problem. They have just ripped town apart, and I hope  
179 you guys see that because someone voted these folks in and this town is in a mess because of it. P&Z  
180 can only do so much, and we are a good group. We work together real [sic] well. Respect one another,  
181 and make decisions for the residents of this town. Not just for a few. So, it really is more than  
182 disappointing. It's unbelievable.

183  
184 Ms. Mastrosante: Another thing that needs to be brought up is for one section of Exhibit A, D it  
185 says for a deck to be built needs to be revised on, or council could abandon the Coastal A line and  
186 adopted a new Coastal A line. If that happens, people that are not currently in Coastal A will be in Coastal  
187 A and that will be a big problem, and I don't think they even need to tell you that. They will just make  
188 the new line, and boom, you're in there, and your rates go up. So that's really important everybody's  
189 aware of that, because it's gonna affect people that are not even in it. Right now, it's a current straight-  
190 line, but now they have on the proposed, it goes up around lake areas and all over the place. This  
191 basically benefit [sic] two businesses so they can build a deck, and it clearly states that for the deck to be  
192 built on those two businesses. So, I hope everyone is aware of that and keeps an eye on that, as well.

193  
194 Mr. McKeen: I just have a comment. In Exhibit B [sic,] this isn't part of what read, but there's a  
195 whole bunch of statements about accessory structures. Did any of you understand what their intent is? I  
196 mean, when you see four or five things that mention accessory structures, there's gotta be something  
197 I'm not thinking of they're planning. Anyone creative and can think of how they ... I don't know.

198 Chairman Johnson: I don't know what (\*\*) Mr. McKeen: But, it's suspicious. Chairman Johnson: Yes,  
199 very suspicious.

200  
201 Ms. Mabry: I'd like to one point. FEMA does not allow accessory buildings in that area, at all.  
202 None. Nada. Now they're saying you can build over 12 homes and put accessory buildings under there.  
203 You will not see the day you can afford, if you can get, flood insurance. You can't do that. That's a FEMA  
204 requirement. That's not a Surfside Beach requirement. We have to adopt their laws, but that's FEMA, and  
205 that's not about CRS and getting a reduced rate. That's just basic. That's just the minimum you can do.  
206 So, your insurance is gonna go up, if you can get it. God bless you, if we let this stay. Flood plain  
207 management; FEMA, they tell us what to do. Council does not have the right to ever usurp itself on  
208 federal law. God bless, we do it enough on state law. But, we surely; I think we just kind of like moved  
209 up a notch. We went right on to the federal, and we can't do that. It has to be stopped. So when  
210 everyone is finished, I'm gonna present a motion, and see if we can get some clarity.  
211



212 Chairman Johnson: Well, protecting the beachfront is essential to Surfside Beach's long-term  
213 viability as a coastal community, and currently predictions are afforded at the state lev, level, and at the  
214 state level the South Carolina Department of Health and Environmental Controls Office of Coastal  
215 Resource Management regulates new construction along the beachfront. They have certain setback lines.  
216 All of these amend; there's just; it's total disregard for our Comprehensive Plan, for state and federal  
217 laws. It was done in such a way that nobody knew what was going on. None of this was read at the  
218 meeting, and like we said, I know for fact that at least one person up here got it right before the  
219 meeting. I don't know about any of the other ones or not, but he got it right before the meeting and the  
220 only one to vote no. And I just; I think is a blatant disregard for, like I said, for the residents of this town,  
221 and I really think that is probably illegal. I don't know that for sure, but any rate, it was totally unethical  
222 what was done. It was the most unethical thing I have seen done in this town in 34 years that I have  
223 lived here, and how those people that set up here and did that can look themselves in the mirror and feel  
224 good about themselves, I wonder.

225  
226 Ms. Gambino: One other thing, she; she is correct that the amendments were not read out loud,  
227 and they by law have to be read out loud and on record as an amendment. That's the law. End of story.  
228

229 Mr. Lauer: I'll just add again, just informationally, I know that there are a lot of people that are  
230 here tonight that weren't at the meeting on Tuesday, but that was a second reading. They had already  
231 passed the ordinance as a first reading without much discussion. It was passed without a wink. I mean it  
232 just went through so you can imagine most people figured that it was a done deal. Second reading would  
233 also pass without any changes, and when the changes came as they have mentioned here, there was no  
234 discussion. Sabrina Morris was at the podium. They could've asked her any questions. They could've  
235 discussed it in a multitude of ways. They choose not to bring it up; choose not to discuss it, and you  
236 know, such a lack of transparency just appalls me. Thank you.  
237

238 Ms. Mabry: Alright, I would like to make a motion that the planning and zoning commission seek  
239 legal advice regarding amended Sections 17-502(a)(e) and 502(E) of the Ordinance 18-07, excuse me,  
240 0874. This motion includes any and all amendments made by the Surfside Beach Town Council referred  
241 to as Exhibit A. This motion is not limited in scope to stormwater requirements or floodplain  
242 management, but any and all amendments that may adversely alter the quality of life issues for its  
243 citizens, visitors and businesses. This motion includes taking advice and actions recommended by the  
244 attorney of the commission's choosing. Ms. Mastrosante: Second that motion. Chairman Johnson: All in  
245 favor? All members voted in favor. **MOTION CARRIED.**  
246

247 Ms. Mabry: I would like to make a motion that the commission give the authority to the chair to  
248 choose an attorney and act on our behalf. Ms. Mastrosante: Second that motion. Chairman Johnson: All  
249 in favor? All members voted in favor. **MOTION CARRIED.**  
250

251 Chairman Johnson: Any other matters of concern or information that you all would like to  
252 discuss?  
253

254 COMMISSION DISCUSSION.  
255

256 Ms. Mabry: Madam Chair, I think that we have covered, I'd say the heart of the amendments.  
257 We did not certainly go over each and every one, but we did get to the most important ones that are  
258 concerning. We are not attorneys up here. Unfortunately, I do not know enough, but I do have a lot of  
259 questions that I feel like that we need good legal advice. I mean even though we say we know it's  
260 against the law, we may get an attorney that says no, you're wrong, it is not. But, we also may get one  
261 that has an opinion that we can hang our hat on, and we need to know, because we were very confident  
262 that the recommendations that was [sic] sent from this body were legal. They worked with the  
263 Comprehensive Plan. They worked with stormwater management. They worked with FEMA. They worked  
264 with every other ordinance. I mean, we're even breaking the International Building Code that we have to

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265 adopt by law. So, we took all that into consideration when we made these amendments. We didn't just  
266 say this is what we think we would like. So, scrapping all that; scrapping the Comprehensive Plan, the  
267 building code, all these other things, I do think that we need and for that reason I feel like the, this body  
268 would benefit from legal advice, and action, if necessary.  
269

270 Chairman Johnson: Anyone else have anything? If not, then we'll move on to public comments.  
271 Five minutes per speaker.  
272

273 PUBLIC COMMENTS.  
274

275 Terry Lauer, again. I, actually, Al brought up the subject of the raised, the height limits. Never  
276 thought of that, and with buildings going up, if height limits go up that is drastically going to change the  
277 look of our town. Not only that I remember many people sitting at Holiday Inn when they were  
278 campaigning and said, oh, my, that's one of my concerns. The height limits will never go up. Well, they  
279 just voted probably for height limits to go up. Now, I haven't seen any of the plans up close, but I; they  
280 look nice. But I also think that one of the things the town should consider is the structures of being safe  
281 for hurricanes. If they're just wood, I don't know how safe it is when hurricane comes by. So that's just  
282 another thought of mine. Thank you.  
283

284 Hi, Charlene Henderson, 612 Cherry Drive North. I, for one, am glad you're gonna be looking into  
285 this, and I'm glad you're hiring legal counsel. I think it's very prudent. I, for one, am very frightened at  
286 the speed of which the E district is taking form as an idea and been tsunami-ed [sic] down our throat. I  
287 don't see the reasoning for it, but it's usually follow the money, which I intend to try to do. I think it's just  
288 very interesting how it just became a black cloud of an idea. Now it's a real thing. Now after all this time  
289 fighting for us to get these, what's it called, the CRS ratings? That's all we heard about for meetings for  
290 how long now? And now, they're the same people that were adamant, that were forced people and  
291 businesses, they wanted to force 'em to build higher to, to meet these restrictions, and now they're  
292 throwing it out the window, because it benefits who? That's what I want to know. Who? Who is this  
293 benefiting? Thank you for your time. I really appreciate what you're doing, and I am so glad, so glad you  
294 clarified this tonight. It should have been done at the meeting the other night. They're keeping us in the  
295 dark. I don't appreciate that. Thank you.  
296

297 Harry Kohlmann, South Ocean Boulevard. I want to thank you all. You had meetings. People  
298 came up; spoke to you; you listened; you compromised. You thought what the best plan was. You  
299 presented it to council. I don't even think they; I don't think most of 'em even looked at it. They got their  
300 marching orders, and they were told what was going to happen in this town. And, I'll tell you, in my  
301 opinion, their marching orders was [sic] from somebody who doesn't even live in this town. He makes a  
302 lot of money here. And in my opinion, it's Mil Servant. They got their marching orders from Mil Servant.  
303 So the members of the council who voted for this are either the corrupt or stupid. Which one is it?  
304 Unknown speaker: I'll go with stupid. Mr. Kohlmann: Well, I wasn't asking you. (\*\*) I mean how can  
305 they have done this? How could; one councilman only got it five minutes before. How can anyone chew  
306 on that? It's insanity. We have a mayor who is being guided by other people. Years ago when he was on  
307 council, he had a friend who wanted Nibbles Restaurant, and Mr. Childs did all he could to run him out of  
308 town. And how did that work out? This is insanity, and I really, I, I'm sincerely thanking you people,  
309 because you did what you're supposed to do, and you presented it to council, and they couldn't care less  
310 what you felt. They couldn't care less what the residents felt, except for one. The people who voted, the  
311 councilmembers who voted for this, they couldn't care less how we felt. You're not getting paid. You're  
312 residents. Residents came to you. You put all your ideas together and you came out with a great plan. It  
313 was a compromise. And the council couldn't care less what you felt. What a travesty. This is unbelievable.  
314 Like someone said over here for 34 years, I'll be here almost 11 years. I've never seen something like  
315 this before in this town. It's crazy. They, they, they backed; it's called back dooring. What's this for? This  
316 was supposed to be where there's no residential buildings anymore. You couldn't. Now they turned it  
317 around, and they can do it. No setbacks, no stormwater, no parking, and get this, I don't know if it was

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318 here or a council meeting, there was a lawyer up and he was talking about what they're gonna; what  
319 their plan is gonna do. A taco stand and a coffee shop. All this non-regulations for a taco stand and a  
320 coffee shop. How much money are we getting out of that? But with all these regulations taken away, the  
321 people who own that property, they're looking at big, big bucks. Their properties skyrocket. You can do  
322 whatever you want. No regulations. No restrictions. Again, thank you.

323  
324 Chairman Johnson: Okay, if we have no further comments, we'll move on to commission  
325 comments.

326  
327 COMMISSION COMMENTS.

328  
329 Mr. McKeen: Yes, I imagine many of you read my Facebook post on the subject. So I just  
330 wanted to reinforce one thing of that, and that is it's not only the councilmen that deserve your ire, the  
331 administrator was intimately involved in this. Had to be. When I asked him after the meeting, you know,  
332 first of all, who wrote this, he said, well, it was written from input from many people. Wouldn't tell me  
333 who. I asked him did you put this out on the dais, and he said it's all legal. I've done this. I've been  
334 administrator and worked with many planning and zoning commissions. This is all legal and he walked  
335 out. So keep him in mind, too, when you start complaining about council that it's more than the council,  
336 somebody else is helping them. This is all a story about greed, and you know, I'm appalled by it.  
337 Everyone else appears appalled by it. I think all you, or almost all of you, are appalled by it. I hope  
338 something can be done to slow this down. I could live with some of these things in this document, but I  
339 can't live with no parking, excessive noise, and no stormwater control. You can fix those three things and  
340 get rid of the residency, the residents, too. I forgot that one. Four things. Then I might be able to live  
341 with a lot of this, 'cause I'm a compromiser. You know, that's what the whole committee does up here. If  
342 you've been to the meetings, we give and take to get something done. Anyways, that's all I have to say.

343  
344 Ms. Gambino: I just want to thank everyone for coming out and listening. It is very important. If  
345 you could spread the news for the ones that may not know about all this that has been going on. And I  
346 am just appalled, as well, but really not surprised. So, thank you for coming.

347  
348 (\*\*Unknown speaker from audience asked about the next council meeting date. Several  
349 responded that the next meeting is October 23<sup>rd</sup>.)

350  
351 Mr. Lauer: Yeah, I just want to remind you all that we are citizens of this town. And, we try very  
352 hard to have your interest at heart. We really do. I hope you get a chance to take a look at these  
353 amendments that were proposed at the last meeting and passed. See what they're doing to the  
354 ordinance. The ordinance is online. You can take a look. You can check it out, and see what's going to  
355 happen to the town, and I think as Mr. Kohlmann said, you can kind of follow the money here, and when  
356 you take a look and start putting the things together, you can see that there's a general idea of what is  
357 going on. It's not just to make Surfside beautiful. It's not that at all. It's not to help the residents who are  
358 around the E district. It's not that at all. It has to do with money. Thank you.

359  
360 Ms. Mastrosante: Yeah, our planning committee [sic] has been working on this for quite a while.  
361 We've listened to the businesses. We've listened to residents. The, we have had the fire, chief of the fire  
362 department, chief of police department, our former parking committee, residents, and businesses all  
363 involved, including Sabrina, as well. What we sent to, to council, those businesses in the E district could  
364 have doubled in size with what we sent to them, and that wasn't good enough. So, now are in this  
365 predicament. I feel like it was a bait and switch. First reading everything is fine. Second reading, let's  
366 throw these, cancel everything out, and just keep moving forward without the residents knowing. So  
367 thank you for being here, and I'm glad that you guys are all involved, and please share this information  
368 with your neighbors. Thank you.

369

Planning Commission Special Meeting  
October 11, 2018

370 Ms. Mabry: I want to make one little correction that I did not, I didn't bring that up. They had  
371 first reading without any input from planning and zoning. They never got our recommendation and they  
372 did first reading anyway. Well, that gave us a hint that it might not go too well. Then second reading  
373 when you came up on the dais there was the amendments laying in a chair. They picked him up, looked  
374 at him and voted. Don't tell me, because I've been on council, don't tell me that there wasn't a back door  
375 deal somewhere. You're not gonna tell me that six councilmen didn't know what was in those admit,  
376 amendments, and then turn around and voted for it. There was some kind of meetings, they were not in  
377 public, which are required to be, but there was [sic] some meetings. That didn't get typed up; put on the  
378 dais, and voted on from what I was understanding, I was at home getting' a blow-by-blow before they  
379 put it up there and made the motion, it was voted on and accepted. Nobody could've hardly flipped the  
380 page. (\*\* from audience) I have, I have exactly what they had on their chair. I have it. We all have it.  
381 That was the amendments in writing. They did not put it on the web. They did not read it out. They did  
382 not make amendment in public. That is a fact. That has to be done. But I'm not here to beat up on  
383 council, because curse [sic,] I don't care. I mean whatever they do is what they do. We have a  
384 responsibility to do what we do, and that's where my focus is lying [sic.] So, hopefully, we'll get some  
385 good advice. We'll make some good steps, and will proceed in a positive direction, and it's because of all  
386 of y'all coming out here and helping us that I think that we have one of the best E districts  
387 recommendations that we could have sent to council, and I'm very proud of it. Very proud of y'all for  
388 coming up and giving us the feedback that you did, so we'd have something that we could consider,  
389 compromise, and make a great, great, and that was because of you, so thank you very much.

390  
391 Chairman Johnson: And I would just like to add to what Nicole was saying, and she talked about  
392 many months we work on this, and we listened to the public, and other people in the areas of expertise.  
393 She did leave out public works. We did have him in here and he was talking about the stormwater. He  
394 gave us advice on stormwater, as well. So this wasn't something that we threw together, kind of  
395 obviously like this [sic] amendments were thrown together. We, we studied on it for very long time, and  
396 listened to a lot of people, and we know that we're not always gonna satisfy everybody, but hopefully,  
397 we compromised enough that we satisfied most people, and we will be seeking legal counsel, and we're  
398 gonna see how that comes out. But, hopefully, we can do something to stop this before it's too late, and  
399 building permits are pulled and things are done truly harm this town. Do I have a motion to adjourn?

400  
401 ADJOURNMENT. Ms. Mastrosante moved to adjourn at 6:44 p.m. Ms. Mabry second. All voted in  
402 favor. MOTION CARRIED.

403  
404 Prepared and submitted by,

405  
406 \_\_\_\_\_  
407 Debra E. Herrmann, CMC, Town Clerk

408 Approved: November 6, 2018

409  
410 \_\_\_\_\_  
411 Carrie Johnson, Chairman

412  
413 Clerk's Note: This document constitutes minutes of the meeting that was digitally recorded, and is not  
414 intended to be a complete transcript. Appointments to hear recordings may be made with the town  
415 clerk; a free copy of the audio will be given to you provided you bring a new, unopened flash drive. In  
416 accordance with FOIA §30-4-80(E), meeting notice and the agenda were distributed to local media and  
417 interested parties via the town's email subscription list. The agenda was posted on the entry door at  
418 Town Council Chambers. Meeting notice was also posted on the town website at [www.surfsidebeach.org](http://www.surfsidebeach.org)  
419 and the marquee.