



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

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

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

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13 3. AGENDA APPROVAL. Ms. Mabry moved to approve the agenda with an amendment to add the
14 Oath of Office for Mr. Hellyer. Ms. Gambino and Mr. Lauer second. All voted in favor. **MOTION CARRIED.**

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16 OATH OF OFFICE. Ms. Herrmann administered the Oath of Office to Mr. Hellyer, to which he
17 swore to uphold. The executed oath is on file in the clerk's office.

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19 4. MINUTES APPROVAL. Mr. Lauer moved to approve the minutes of the October 2, 2018 regular
20 meeting and the October 11, 2018 special meeting as presented. Ms. Mabry second. All voted in favor.
21 **MOTION CARRIED.**

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23 5. PUBLIC COMMENTS- Agenda Items. There were no public comments.

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25 6. PUBLIC HEARING. Repealing Section 17-209 Violations; filing of complaints and reserve that
26 section of the ordinance for future recommendations. Chairman Johnson opened the public hearing at
27 6:04 p.m. There were no public comments. Chairman Johnson closed the public hearing at 6:05 p.m.

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29 7. BUSINESS ITEMS.

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31 A. Recommendations to Town Council on Item 6. Ms. Mabry moved to repeal Section 17-209. Ms.
32 Gambino second. Mr. Lauer asked why the request wasn't to reword the ordinance instead of repealing it.
33 Ms. Morris explained that the town administrator said if you don't have wording, complaints can be
34 accepted in writing or anonymously. All members voted in favor. **MOTION CARRIED.** *Note: Ms.*
35 *Herrmann asked for clarification if the intent of the motion was to recommend repeal to Town Council.*
36 *Ms. Mabry said correct.*

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38 B. Approval of a preliminary plan to construct a new street to be located on Frontage Road
39 directly across from 11th Avenue North meeting SCDOT standards and approve street name. Mr. Lauer
40 moved to approve preliminary plans for a new street along Frontage Road and that the street shall be
41 named 11th Avenue North Extension. Ms. Mabry second. All voted in favor. **MOTION CARRIED.**

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43 8. DISCUSSION ITEMS. Article III District and Use Regulations. Ms. Morris presented highlights of
44 the article that the commission members needed to consider for future action:

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- Page 3-3, Table 17-303, Side Yard setback for C-1; Maximum Impervious Coverage; Maximum Building Coverage limits, and Paragraph (4) in Table Notes to ensure safe passage for fire apparatus
 - Page 3-8, Section 13-340, Yard Setbacks, Paragraphs (a)(3) and (b)(3) to ensure safe passage for fire apparatus
 - Page 3-11, Division 9, Planned Development District. Laws have changed considerably for a PDD, including that there must be mixed use. Therefore, the entire section will need to be reviewed and brought into compliance with current State Codes.

- 54 • One central location is needed for building requirements with specific permitted uses
- 55 • "Pa" is a new classification for permitted uses. Pa designates an allowable accessory use
- 56 together with a permitted primary use
- 57 • A definition is requested for long term rentals should be codified for consistency. Several
- 58 members recalled that six months was agreed for a long term rental period. There was
- 59 about a 30 minute discussion about long term rental, including a request for current
- 60 statistics, impact to landlords, 'snowbird' rentals, and business licensing requirements.
- 61 • Page 2, Section 17-395. Accessory dwelling unit sizes are being recommended at not
- 62 more than 850 square feet; along with other standards that are not currently set out.
- 63 Chairman Johnson and Ms. Mabry believed residential should be prohibited in C4.
- 64 • Page 7, Chairman Johnson believed that gift, novelty and souvenir shop should be
- 65 allowed in C4, because there is already one there as part of the bait/tackle shop. Several
- 66 members agreed.
- 67 • Page 8, Chairman Johnson believed a wine tasting shop would be nice in C4.
- 68 • Pages 9, 11, and 12. Restricted uses is a new proposal. Several uses that were proposed
- 69 for the formerly considered light industrial district would be suitable for Sandy Lane and
- 70 possibly Glens Bay Road, which already houses an industrial shop. A discussion was
- 71 held regarding massage parlors for about ten minutes. Ms. Mabry wanted the code for
- 72 massage parlors stricter. Ms. Gambino agreed. Ms. Morris said the attorney needs to
- 73 offer an opinion before any action is taken.
- 74 • After discussion, the commission agreed that a maximum 3 level (ground plus two levels
- 75 not to exceed 35 feet in height) parking deck in a planned development would be
- 76 acceptable on a case-by-case basis. They did not want this action to segue to a paid
- 77 parking garage elsewhere in town.
- 78 • Section 17-396.13 Communication Towers code needs to be updated. A brief discussion
- 79 was held regarding styles and locations. Members were asked to review this for further
- 80 discussion. The town does not own a water tank, so that wording in paragraph 'a' should
- 81 be taken out.
- 82

83 Ms. Morris suggested the commission review the proposed changes recommended by staff for its
84 recommendation at the next meeting.

85 9. COMMISSION DISCUSSION. Any topic the board wishes to discuss. There was no other discussion.

86 10. PUBLIC COMMENTS - General.

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88 Sandy Barnes, Pine Drive, believed it might negatively impact 'snowbirds' who come to the town
89 during the winter months if the definition of long term rentals is changed. Her family has a five bedroom,
90 five bathroom rental property on Yaupon Drive North, but her tenants are not allowed to park on that
91 roadside because it is reserved for employee parking from Surfside Drive to 1st Avenue North, but nobody
92 parks there. People pay up to \$4 thousand a week for that rental, but several families that have come for
93 years said they are not coming again, because there is not enough parking and they were harassed by
94 very aggressive parking enforcement.

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96 11. PLANNING COMMISSION COMMENTS.

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98 Mr. Lauer appreciated Ms. Barnes' parking problem, and said it would continue to be a major
99 problem in the town. We just can't make any more space. It keeps changing, but we never seem to get it
100 quite right. I'm sorry. Thank you.

101
102 Mr. Hellyer thanked everyone for accepting him on the planning commission. He looked forward
103 to serving and he is going to do a good job. I know there are many issues and I want to actively
104 participate to resolve them.

Planning Commission
November 6, 2018

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Mr. McKeen asked staff for an explanation about the employee parking on North Yaupon was decided at the next meeting, so he could better understand Ms. Barnes' remarks. Ms. Morris said Public Works Director Adair would be asked to attend the next meeting to discuss the employee parking.

Ms. Gambino thanked everyone for coming out and invited them to come back. We love to hear your comments.

Ms. Mabry thanked everyone for coming out. There is a lot for us to think about, and I'm sure we'll all give it some thought. The nice thing about this, you can always count on us coming together, whether we agree on everything or not, we will compromise and we will do what we think is best for the town.

Chairman Johnson welcomed Mr. Hellyer to the commission. I hope everybody had a chance to vote today; it's very important. Thank you for coming. Have a great evening.

12. ADJOURNMENT. Mr. Mabry moved to adjourn at 7:06 p.m. Mr. Lauer second. All voted in favor. MOTION CARRIED.

Prepared and submitted by,

Debra E. Herrmann, CMC, Town Clerk

Approved: December 4, 2018

Carrie Johnson, Chairman

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