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.

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

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.

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

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.

5. PUBLIC COMMENTS- Agenda Items.

Ms. Carol Cook, 7th 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.

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 buses 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.

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.
6. DISCUSSION ITEMS.

A. Entertainment District. Ms. Morris presented the decision paper, a copy of which is on file. Throughout a lengthy discussion, the commission

CONCURRED to the following:

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

General comments during discussion:

- Name for the district
- Page 3, noise should be measured in decibels for uniform application of code
- Parking spaces should be created at the Passive Park so people do not park in the library lot
- Page 10, Current pier parking meets code, but after reconstruction square footage will increase which will require more parking than we currently have; suggestion to extend meter hours and limit time to two hours on unmetered spaces; parking enforcement questioned
- Page 11, research family activities in other areas for consideration as allowable uses; research shops in other areas selling small quantities for consideration as allowable uses
- Page 13, Overlay Design for the Entertainment District to be considered
- Page 14, stormwater, possibly require pervious pavers or pervious concrete in overlay district because the area is so close to the ocean

B. Zoning Ordinance – Next Section to Review. Chairman Johnson suggested reviewing the mixed-use area, which is an area where a building can house a residence and a business, similar to The Market Common. There 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 houses. If all of Surfside Drive were mixed use, people could walk the distance visiting the different shops. Mr. Sadler was concerned about dumpster access by public works. Ms. Morris said the uses in the mixed use district is very limited, so a dumpster would not be required. This district can be discussed further at the next meeting. Ms. Morris said the entire ordinance is being reviewed, and suggested that the administration section be reviewed, because there are so many new terms being added to definitions with creation of the E District.

C. Any other matters of concern or information to be discussed. There was no other discussion.

10. PUBLIC COMMENTS - General.

Ms. Patti Magliette, Harbor Lights Drive, said I’ve been at the pier for the July 4th celebration several years in a row. There was a great density of people, walkers, golf carts, and cars, but no street lights. That intersection at the pier needs to be considered in the E District with regard to the pedestrian and vehicular traffic. That area is very dangerous, especially on July 4th.

Ms. Carol Cook, 7th Avenue South, said a councilmember told me that a realtor already has plans drawn up for two of the sites in the E District. Please do not let anyone rush you; take your time. This is not Market Common, which started with virgin territory where construction could be done to a certain standard. Buildings are already in 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 … and parking [sic.]

Mr. Darrell Willm, Hollywood Drive South, thanked the members for serving and said I was impressed tonight with the commissioners’ comments, and by the thoughts being given to them. I apologize for not attending
the meetings before. I serve on the board of zoning appeals, and we may have two or three attend, except a few
meetings back when there was a sign ordinance request by the First Baptist Church and I think the whole
congregation attended. (Laughter) Concerning the E District, we are and always will be a small town. As Ms. Cook
said, once it’s done, there is no going back. Business is necessary in these kinds of areas, but due to space and
parking, they are the minority. I’ve lived here 55 years. This is a residential town and always will be. The south end
was supposed to pay most of the taxes (because of high density), and the north end has lower density with bigger
lots. The beach is already hard for town citizens to access on the weekends during the summer and busy holidays.
My mother, who lives in Deerfield, doesn’t even try to get to the beach during the season. I’m in favor of enhancing
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
keep the 55 foot height limit. Let Garden City and Myrtle Beach do what they want, but keep Surfside Beach at 55
feet to preserve our town’s character. I support the mixed use. I think they tried to do that before on Surfside Drive.
Keeping it in the same character it has now, small shops in existing structures, would dilute the parking issue by
people walking up and down the street, and then on down to the beach.

11. COMMISSION COMMENTS.

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

Mr. McKeen said I don’t think this commission works at anything fast. I’ve only been on it for a few
months, but it’s slow and easy. There is a little progress made at each monthly meeting. To my knowledge, no
member of this commission will ever consider anything over 55 feet high. If something happens to raise that limit, it
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
out there that has any effect on my vote. I have realtor friends, but they sell houses; they don’t develop property. I’m
sure it’s the same with the rest of the members, too.

Mr. Sadler said 55 feet is probably too high for me. Keeping the town small, I’m really in favor of that.
That’s why we came here. We started coming here for the Bike Events; it’s our oasis when we attend those events.
We love the restaurants in town. The beach is always clean, pristine. I found out why last Saturday during the Beach
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
like watching kids watch the sharks swimming under the pier or getting to touch a small dogfish shark that was
cought. If anyone ever speaks of a parking garage, I’ll probably be biggest opponent; because it will bring problems
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
get around the parking issues.

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
way it does is past planning and zoning. When I [moved] here there were dirt roads; one trash truck, and all the tin
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
change continue. We want good, responsible growth and change. Restaurants are what bring money to the beach.
Little mom and pop shops do not. Those are facts. I like the idea of an entertainment [district], because it won’t
become just beach houses. If you don’t put something there, then you could have a beach house instead of anything
else, and there goes your revenue. Although they do bring in quite a bit, it is not gonna be like a successful
restaurant. When we look at things, you have to look at the whole picture, not just one little thing. I think you can do
that and keep the quaint family beach atmosphere and still have a great entertainment district. Remember, I came
from a time when they had rides down there, and go carts, and all of that fun stuff. That will never happen again. We
will never see those days again. We’re only talking 19 maximum lots.

Ms. Mastroesante welcomed Ms. Mabry and Mr. Sadler, and said it was nice to have them here. Thank you
everybody for coming out. Obviously, the big issue is parking and the height limit. I think we’re gonna have to
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
first time.

Ms. Gambino welcomed Ms. Mabry and Mr. Sadler, and said it was great to have them. It’s so wonderful
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
to other members. As Mr. McKeen said, if it is ever passed, it will not be by this commission. It will be the elected
Chairman Johnson said I am not in any developer’s pocket. In fact, we do need to work on this and do it fairly quickly, because I don’t even like how the developers went down there and crammed two or three houses on one lot. We don’t need any more of that either. We do need to make sure everything is done correctly. Parking is a 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 construction elevated will allow some parking underneath. Thank you for coming. I appreciate all of your comments. Have a good evening.

12. ADJOURNMENT. Ms. Mastrosoante moved to adjourn at 7:29 p.m. Ms. Gambino second. All voted in favor. MOTION CARRIED.

Prepared and submitted by,

Debra E. Herrmann, CMC, Town Clerk

Approved: June 5, 2018

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.