



SURFSIDE BEACH PLANNING & ZONING COMMISSION
TOWN COUNCIL CHAMBERS
JUNE 5, 2018 ♦ 6:00 P.M.

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6 1. CALL TO ORDER. Chairman Johnson called the Planning & Zoning Commission meeting to order at
7 6:00 p.m. Commission members present: Chairman Johnson, Vice Chairman Lauer, and members Gambino,
8 Mabry, Mastrosante, McKeen, and Sadler. A quorum was present. Others Present: Town Clerk Herrmann, Director
9 Morris, Public Works Director Adair, and Permit Technician Mazzo. Guest: Jim Gilliam, Esquire, McNair Law
10 Firm.

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

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13 3. AGENDA APPROVAL. Mr. Lauer moved to approve the agenda. Ms. Gambino moved to amend the
14 agenda to allow Mr. Gilliam to make a presentation. Ms. Mastrosante second. All voted in favor. MOTION
15 CARRIED AS AMENDED.
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18 4. MINUTES APPROVAL. Ms. Mastrosante moved to approve the minutes of April 23, 2018 as presented.
19 Ms. Gambino second. All voted in favor. MOTION CARRIED. Ms. Mastrosante moved to approve the minutes of
20 May 1, 2018. Ms. Gambino second. All voted in favor. MOTION CARRIED.
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22 5. PUBLIC COMMENTS- Agenda Items.

23
24 Ms. Carol Cook, 7th Avenue South: I have some questions about the issue paper. If we have zero proposed
25 lot lines by the builders isn't that a safety issue? That means that all pedestrians are gonna have to walk around the
26 entire block. I also have a question about the two buildings per parcel, since that's in conflict with our on flood
27 ordinance. How could that possibly be approved? I have a lot of questions about valet parking. One is where would
28 the proposed parking lots be? I can't imagine that someone is going to buy \$200,000 lot just to put parking on it, and
29 then if you allow zero lot lines, I can't imagine the traffic jam that you're going to have with the cars waiting for the
30 valets to either pick up or drop off their cars. On page 3 of 20, I have a question about the maximum building height.
31 A couple of meetings ago, Mrs. Mabry spoke of perhaps a dumbwaiter or bar area. Would that be included in the 55
32 feet, or is it the rooftop, and then every anything else like a bar or pergola could go on top of that? I also have a
33 question on page 7 of 20. I don't understand how you could allow for café and a coffee shop, but why a bakery
34 would be retail only. I don't understand why a bakery couldn't sell me a cup of coffee and a muffin. What is the
35 difference between a bakery and a coffee shop? On page 11 of 20, since the entertainment district is going to butt up
36 against some R3 homes, and that's where our money comes from, I think that allowing outdoor music until midnight
37 is going to do a great disservice to the people who rent the homes adjoining the E district, and I brought this up
38 before, on page 15 of 20, you're allowing temporary signs twice a year for periods of six months, that's a year. So
39 basically you're saying that they can have a sign up all year long, because if you allow it the six month periods, that's
40 an entire year. For the mixed-use district, if parking is not allowed in the front yard, does that mean every building
41 will have a driveway and parking behind the building? That's under Section 17-367. *(Time ended.)*
42

43 **6. Discussion Items.**

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45 **a. Entertainment District.**

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47 Guest Speaker: Mr. Gilliam addressed the commission regarding the possible design for two of the
48 buildings located at 12 and 14 South Ocean Boulevard in anticipation of the E District being approved. The
49 buildings are owned by Seaside Partners. A copy of his presentation is on file. The proposal was in compliance with
50 the initial E District proposal; however, there have been some changes. About a 30 minute discussion was held
51 regarding preserving the pier as the heart of the town, options for building designs, preservation of the commercial
52 district, walkability and parking. The town needs to ensure it keeps the current tax base and keeps those commercial
53 properties. Mr. Gilliam said his clients would like the E District to have zero setbacks, but could comply with the
54 proposed 10 foot front setback and 5 on the sides and back, but the "deal breaker" for his clients would be the
55 prohibition of more than one building on one lot, and adopting parking requirements other than what currently
56 exists. Ms. Morris said she would research the requests and report back to the commission.

57
58 **b. Mixed Use District.**
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60 Ms. Morris said several property owners from the SeaTimbers Condominium across from the library would
61 like to be excluded from the mixed use district and asked the commission to consider the request. After discussion,
62 the **Commission CONCURED to omit that property from the mixed use district.**
63

64 Chairman Johnson asked if the planned development between Cedar Drive and Poplar would be included,
65 because she knew personally that a business was already being operated from one of the homes. Ms. Morris said it
66 probably should be added.
67

68 Mr. McKeen asked if any buildings in the area were above the 35 foot height restriction. Ms. Morris said
69 no.
70

71 §17-367 Supplemental district standards. Mr. Sadler referred to paragraph 1 and said there was not room
72 for 20 parking spaces on the lots. Most of the space was taken up by the parking put on Surfside Drive by the town.
73 Chairman Johnson said the space taken up belonged to the town. Mr. Sadler didn't know how parking could be in
74 the back either. Ms. Morris explained that some homes were built in the middle of the lots or closer to Surfside
75 Drive. As long as the fire department approved it, a single car driveway to go behind the house for parking, which is
76 how many of the existing mixed use properties are set up now.
77

78 §17-394 Use Types. Ms. Mastriano asked for clarification on bakery type. Ms. Morris said retail outlets
79 would be allowed, but high volume production baking would not be. For instance, Benjamin Bagels could open a
80 shop selling coffee, pastries, and sandwiches in the MU District, but the flagship store in the light industrial district
81 is where products are produced. Chairman Johnson thought retail stores selling things like vintage clothing, bathing
82 suits, and jewelry would be included. Ms. Morris said she was correct, and that wine tasting and wine retail was also
83 to be added. Chairman Johnson said bicycle shops and rentals were allowed, but did that include paddle boards,
84 surfboards and other water sports equipment. Ms. Morris said ice cream shops were added.
85

86 Ms. Morris explained that during the last meeting, questions were asked about Moby carts versus
87 dumpsters. Public Works Director Adair explained that the ordinance states that commercial establishments may use
88 Moby carts. If the trash volume just exceeds five carts in a week's pickup, then they must have a container of six or
89 eight yards. The ordinance could be amended to accommodate businesses in the mixed use district. I don't see trash
90 collection as an obstacle to having businesses, as trash could be picked up early in the morning. Once businesses are
91 established, Moby carts would be assigned and collection days adjusted to meet their needs.
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93 Mr. Sadler said the code should prohibit live animal sales.
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95 Ms. Morris said the code would be amended as directed and then the ordinance would be ready for a public
96 hearing. The **Commission CONCURRED** to have the public hearing at the next regular meeting.
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98 **c. Any topic the board wishes to discuss.**
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100 Mr. Lauer said we've talked about parking a lot, but I believe a one story parking deck at the Yaupon lot
101 would be a significant improvement to the situation, and remain in the town's character. I think you can make a
102 parking deck a very livable thing, and use it for various activities such as the annual Bar-b-Que. Parking could be on
103 the upper level with the festival vendors and guests under cover on the ground level. I just can't imagine leaving an
104 idea without looking at. I felt like it's been dismissed too readily and maybe it's time to take a look at this and see
105 what you think.
106

107 Ms. Mabry appreciated the comment, because she would have never thought to consider a one-story deck.
108 When thinking about a parking garage, you automatically think going as high as possible. It give ideas and some
109 flexibility for the future.
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111 Mr. Sadler said I think the cement extra accessory structure presented by Mr. Gilliam will be in violation of
112 the flood damage prevention code and will compromise the system and that will cost all of us.

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7. Public Comments – General Comments.

Ms. Carol Cook, 7th Avenue South: Back to parking, I don't know if you noticed, but that picture was from May of 17, and unlike most of you, we don't leave our house over Memorial Day weekend, because there's a bike festival, and I don't believe that it is a 10 week parking issue. Our season starts way earlier and goes through September, so I don't see how they can say, 'Oh, it's only 10 weeks.' The other thing is if we're getting ready to have a public hearing on the mixed-use district, driving here tonight I passed at least three houses for sale, and a lot for sale, and everybody knows suing Surfside is like easy money. So do potential buyers for those lots need to be notified that their dream house could be surrounded by a bookshop and a pet shop the day after they move in? And I'm happy to say that I won't be living next door to a place that has five Moby carts.

Mr. Harry Kohlmann, South Ocean Boulevard: When [Mr. Gilliam] was talking about parking, he said we would keep it the same way it was. Well, that's the way it was first proposed. The parking committee realized that it would be way too hard to make it one parking space for every four chairs. We understood that. That's what we recommended to the committee. Now, Mr. Harrah took over, and I don't know who got in his ear, but said no parking. He also said no setbacks. He didn't even think about stormwater. I'm glad [Ms. Morris] came back and she's bringing up these issues, and she's trying to straighten them out. I liked the rendition, and if he says he's going to keep the same amount of parking, I have no problem with it, and with the stormwater, I have an issue with the stormwater, but what we have now is a parking lot between two buildings. Where's that stormwater going now? It's run off and it's going somewhere. So if they had something that had some kind of the shrubs or something that somewhere the water trickle down and opened the picnic area will seating the problem. Maybe if they had a wood deck up there the water might go through. But it's great to have a nice little drawing, but I don't think you should make your decisions on that. Show us what you gonna put there exactly, because things change, and you know when people do construction they change a lot. Parking garage; the only time it was ever mentioned was about eight years ago when the town pay \$75,000 for study. They paid \$5,000 for it three years before, and they came up, and a new thing that came up was, they flew a helicopter over Surfside and they showed the parking issues and then they said let's build a parking garage with, get this, McDonald's underneath it. Whoa! (*Speaker's emphasis.*) We can look into parking garages, fine, but we were getting a little too big city for my liking. I came here, small town. I like it a small town. I don't know what a parking garage is gonna bring. I don't know. Crazy stuff happens in parking garages. People get robbed; cars get broken into. I don't know, you have to weigh it. But, I think that's a bigger decision than what y'all are; you should make. I think that should be up for the town on a vote, because this is a small town. People don't want a big town. I get it. The pier is gonna get bigger. A lot more people are gonna come, but we have to really, really think about this. And I used to be an Uber driver, so I can tell you how much Uber's gonna cost you. You've got 12 people, you said? That's gonna be two XL's. It's about from here to the pier about three quarters of a mile, it's gonna cost \$10 each way per car; \$40 for that family. So Uber; I don't know. And then when I drop you off at the pier, do you know what I'm gonna do? I'm gonna sit at the pier and wait for my ride. Where am I gonna sit? So you've gotta think a lot on these things. Thank you for all your work. It's always very hard. A lot of pressure. A lot, a lot of pressure on this issue here. Thank you.

Ms. Patricia Magliette, Harbor Lights Drive: Thank you for representing us and our wonderful town up there, and I know it's a lot of man hours. A lot of reading. A lot of hard work, but I do appreciate what you're doing for us to look out for our town. We don't want to turn into Myrtle Beach, because Myrtle Beach is fine, but we just don't want to be them. We're a little place, and when you go down the coast, you will realize were not like Litchfield or Pawleys Island either, because as nice as those two places are, I don't see them having anything on their beach for families. I don't see them having fancy restaurants on their beach. I may be wrong, because I don't really get into those neighborhoods to the beaches they have, because I don't live there. Much as I realize they're places that have kind of like houses on the beach, not anything nice like were trying to do for our town. I'd like to say I'm glad that [Ms. Morris] is back and thank you to Ms. Mabry, because we are doing a little bit better on stormwater planning, and it's important, because if we have a storm surge, even for 100 year rain or a 50 year rain, and then as I've said before, they're building like hot cakes on the other side of us. We're sandwiched in the middle. We really have to try and respect our property in town, because of the fact that we are sandwiched in the middle, and if you can see the way they're building on the other side of our Bypass 17 that's going to be a real issue in a couple of years. I'd like to thank [Mr. Sadler] for reminding our guest here today that he was here and saw the parking, but first of all there weren't fishermen on that half of a pier we've got. When the fishermen are here, so in other words, the minute we get that pier done and the fishermen are here we're gonna have packed; they're days when there's elbow to elbow

169 fishermen, and not only do they bring their cars down to park, they bring their tackle, bait boxes, their fishing
170 equipment, so that speaks to a lot of parking places right there that I don't think were taking into account at every
171 single meeting. They all need to park, too. So I'd like to thank everybody who considered parking. I don't think that
172 people are going to have enough money to be using Uber to get back and forth. I don't know that we have any room
173 to set up a little trolley system, which is something they would've done in the 1930s. So I won't even go there, but
174 we are going to have a problem. The one thing I would like to discuss in future; start thinking about, is that
175 intersection across from the pier where the parking lot of the pier comes out on 4 July it is so crowded there we may
176 eventually need to put in a traffic light, because when you have your golf carts, your pedestrians, and your cars it's
177 real busy and I would hate to see an accident with impact. Having said way too much already, I just want to thank
178 every one of you for trying to grow our town in a wonderful way; in a successful way, but still keeping the flavor of
179 our town because we are special. If we, if we crowd this place up and jam everything into it, I think somewhere later
180 on down the road the property values for along our coast might go down. We are unique and we are special and as
181 the economy in the whole country comes up, we deserve to be special, and if we can have a higher quality of
182 beachfront than some other places that are crowded like the Jersey shore, we deserve to have that nice flavor. We're
183 unique. Once we get rid of our unique and our charm, we're not gonna get back real soon or ever. Thank you and
184 God bless. I have to say I love this whole entire town. Thank you very much.

185 186 **8. Board Comments.** 187

188 Ms. Mabry: We have a lot of work ahead of us, and thank you for coming, and we'll study hard and we'll
189 try to make the best decisions we can. Thank you.

190
191 Mr. Lauer: Mr. Gilliam, thank you for your presentation. It was very enlightening, and for a PowerPoint
192 almost painless (*laughter*), thank you I appreciate that. Mrs. Cook, I'd like to thank you for always being there to
193 look over our shoulders. I appreciate that very much. I appreciate you point the things out to us. Thank you all.

194
195 Ms. Mastrosante: Thank you all for coming out. I appreciate the presentation, as well. Thank you, Mr.
196 Adair, for being here, as well. It helped out with some answers. We do have a lot of work cut out for us and we do
197 need to make sure we do it right and do it right the first time, because who knows if we'll ever be able to revisit it.
198 Also, we need to really be careful, because we can't just do for one, and not do for the whole on the E District. So,
199 we need to really be careful about what decide, especially with not knowing what we're seeing tonight, which was
200 beautiful, would it be the actual final result of what we would be receiving for our town? Thank you all for being
201 here.

202
203 Mr. McKeen: I'm just thinking, you know, we all thank you all for being here, which that's what I'm going
204 to do. It was nice, Mr. Gilliam, to see our first possible glimpse of what we might have down in the E District at
205 some time. I do appreciate the other speakers; they all made good points tonight. Thank you.

206
207 Ms. Gambino: Thank you for all of you coming out and speaking. Mr. Gilliam, thank you, as well. And,
208 Mr. Adair, thank you; join us anytime. Thank you for your points, you know, because we love input, and because we
209 only do the best we can, and I'm sure we may miss things; it sounds simple, so please bring your friends out,
210 because we have a lot of work ahead of us. Thank you for coming.

211
212 Mr. Sadler: I really like to see the civic minded people come out. It's fabulous. I think we should have a lot
213 more; a lot more people interested in the town. Maybe they are; maybe they're too busy. When we have
214 controversial things going on with the Town Council, we have plenty of people here. It fills the room sometimes
215 enough to where the citizens can't get through that door. It's happened to us. But it is nice to see civic minded
216 people. I really appreciate the [PowerPoint.] It was good and it was short, it was clear. That was important. I really
217 enjoy interacting with the staff. Really good, great people. And, I really enjoyed the people up here with me on the
218 commission. Speakers today, Ms. Magliette, Mr. Kohlmann, and Ms. Cook, I think you made fabulous points. You
219 keep me in line and I need it sometimes. Now, the parking situation is really already a situation here. Today I had an
220 experience that is not that unusual. I went to the library to pick my better half up, and while I was sitting there, I was
221 sitting there, it wasn't probably 15 to 20 minutes, I saw two incidents where people were trying to use these parking
222 spaces on Surfside Drive. Well, if they see somebody getting ready to pull out of one they actually stop on Surfside
223 Drive impeding traffic flow, and I just, I know that the parking's an issue, but it's down by the library and that's
224 where the farmers market is, so it happens every time I'm there, and so somebody, like I said, they stop right in the

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225 flow of traffic. When I used to drive a city bus that used to bother me. Now, I just brush it off, but the people behind
226 them didn't. As they started backing into the space, everybody went around him into the oncoming traffic lane.
227 There was no real traffic that point, so, wasn't an issue. But it could've been. Now, that's what's gonna happen, if
228 they don't think to the valet parking through on Ocean Boulevard or around Ocean Boulevard, because there is not
229 much space to pull off into these places that will be using valet parking. So, most likely, it's going to be at least one
230 right-of-way or more than one right-of-way that's slowed down, because you've got 10 cars waiting for the valet to
231 take their car out or move up to a position where they can turn the keys over. I think it could be a bigger problem
232 than we're dealing with now. Just heads up. With that, I'm gonna shut up.
233

234 Chairman Johnson: I do want to thank everybody for coming. I want to thank staff. I don't think they get
235 thank you enough for all things that they do. As far as the rendition goes, I thought it was very, very nice, and maybe
236 something can be done like, and I can ask you this, [Ms. Morris], a grate between the two buildings where water
237 could run down to help with stormwater, and as far as the flood issue, there's always some give-and-take. We could
238 put something else in its place, so that we don't lose points. So, I would, as much as we can, I'd like to try to work to
239 make things happen in a good way to make it really nice down there, and an asset to the town, and this is a very nice
240 picture here (showing one deck garage). It looks very nice. My concern also was that maybe the crime underneath,
241 people down there dealing drugs, or something late at night, but you can always have a security person maybe that
242 patrols it; stayed down there. I will say that the Uber prices around here are quite high compared to where I've been.
243 (Laughter.) I went 20 miles in Arizona for eight dollars, and I was just in DC about three weeks ago, and we went
244 three or four miles; anywhere we wanted to go for eight dollars or less. They're quite pricy. Maybe we need more
245 competition. I do appreciate everybody coming. Thank you for all your comments, and I think maybe we don't have
246 as many people, because were not as entertaining as council. Have a good evening. God bless you.
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248 **9. Adjournment.** Mr. Lauer moved to adjourn at 7:44 p.m. Mr. McKeen second. All voted in favor.
249 MOTION CARRIED.
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251 Prepared and submitted by,

252 _____
253 Debra E. Herrmann, CMC, Town Clerk
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255 Approved: July 9, 2018
256

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