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, Mastrooste, McKeen, and Sadler. Member Gambino was absent. A quorum was present. Others Present: Town Clerk Herrmann, and Permit Technician Mazzo.

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

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

4. MINUTES APPROVAL. Ms. Mastrooste moved to approve the minutes of June 5, 2018 as presented. Mr. Lauer second. All voted in favor. MOTION CARRIED.

5. DIRECTOR’S REPORT. Deferred as Ms. Morris was absent.

6. PUBLIC HEARING. Chairman Johnson declared the public hearing open at 6:03 p.m. Topics open for discussion are (a) Proposed Amendments to the Mixed Use District to include additional uses and restrictions Section 17-395 Use Chart, Section 17-396.34 Restaurants and other dining establishments with open or outdoor dining, and (b) Certain Properties fronting on Surfside Drive from Poplar Drive to Dogwood drive to rezone the properties from R-2 Medium Density Residential and a small portion of C3 Amusement District to a Mixed Use District (MU) as shown on the Future Land Use Map found in the Town’s Comprehensive Plan, Land Use Element, Part Three, Future Land Use.

Ms. Carol Cook, 7th Avenue South; Mr. Cecil Chandler, Surfside Drive; Mr. Mike Romano, Surfside Drive; Mr. Brian Hollifield, 1st Avenue North; Mr. Walter Jones, (?); Ms. Terrilyn Browder, Surfside Drive; Ms. Julie Faber, 1st Avenue North; Mr. Philip Chereko, 3rd Avenue South; Mr. Randy Gantt, Surfside Drive; Mr. Bernie Warton, South Myrtle Drive; Mr. Dennis Howell, Ocean Palms Drive; Ms. Diane Bond, North Myrtle Drive; Ms. Danielle Terrant, North Myrtle Drive, and Mr. Gary Domier, 1st Avenue North all spoke against the proposed mixed use on Surfside Drive.

Ms. Jennifer Herrmann, North Cedar Drive spoke in support of the mixed use on Surfside Drive.

Chairman Johnson declared the public hearing closed at 6:25 p.m.

7. ACTION ITEMS

1. Recommendation to Town Council for 6a. Mr. Lauer moved to defer action on this item until the next meeting. Ms. Mastrooste second. Mr. McKeen supported the motion saying the full commission should be present. All voted in favor. MOTION CARRIED.

2. Recommendation to Town Council for 6b. Mr. Lauer moved to recommend adoption of Item 6b to Town Council for its consideration. Mr. McKeen second. All voted in favor. MOTION CARRIED.

3. Resolution to Town Council recommending amendments to the Town’s Comprehensive Plan, specifically the Future Land use Plan to allow for the addition of an Entertainment District to extend the Mixed Use District as shown on the attached map. Chairman Johnson said no action should be taken on this item, since both items 1 was deferred.

8. DISCUSSION ITEMS.

a. Entertainment District. Requirements will change when the new flood maps are published, which is controlled by FEMA (Federal Emergency Management Agency.) Mr. McKeen believed the commission was ready to move forward with a recommendation. Chairman Johnson requested that the entertainment district be on the next agenda as a business item.
b. Any topic the board wishes to discuss. Mr. McKeen asked if an ordinance could be recommended to limit the height limit to 55 feet forever. Ms. Mazzo said that question would be given to Ms. Morris.

9. PUBLIC COMMENTS - General.

Mr. Wes Sparks, Dogwood Drive North, said changes to the overlay district would prohibit him from developing a recently purchased property, and asked if the commission would reconsider the prohibitions.

Mr. Ron Ott, 7th Avenue North explained that the commission members were unpaid volunteers and he appreciated their dedication.

Ms. Carol Cook, 7th Avenue South; Ms. Caroline Rouse, (?), a vacation realtor; Ms. Emily Becker, Surfside Drive; Ms. Jennifer Perkins, Myrtle Drive South; Mr. Randy Gant, 516 Surfside Drive; Ms. Nancy Ragin, Surfside Drive, and Mr. John Paul, 1st Avenue North spoke against the mixed use district.

Mr. Jeff Hines, 13th Avenue North, supported the entertainment district. He believed pedestrians would navigate Surfside Drive if there were places to shop and eat.

Mr. Richard Stiles, Hollywood Drive, said Highway 17 should be developed and filled before Surfside Drive; he supported the mixed use district.

10. COMMISSION COMMENTS.

Mr. Lauer said the publics’ comments were taken under consideration. This issue has much work yet to be done.

Ms. Mastosante the commission is working on many issues and wished that more public would attend.

Mr. Sadler was very happy that the public turned out for this meeting and encouraged them all to attend the council meetings to share their opinions.

Mr. McKeen shared his address and welcomed anyone to stop by to discuss these issues. In his opinion, Surfside Beach is a walking town. Threats of lawsuits is moot; you can sue for any reason. Drinking occurs in rental homes; you deal with it, because we are a tourist destination where they can walk and drive their golf carts.

Chairman Johnson took three page of notes of speaker’s opinions. She spoke about golf cart use and the town’s walkability citing the following statistics: Nationwide data demonstrates that both baby boomers and millennials favor the increased walkability of neighborhoods and communities. Walkable communities command rent premiums of 60 percent higher for multi-family and 71 percent higher for retail. Sales prices for commercial properties are up to 43 percent in highly walkable areas versus 21 percent for car dependent areas. Chairman Johnson continued saying that in her opinion, no one of the commission wanted to change the family atmosphere in town, but would like to give more opportunities for people. The Horry County overlay ordinance is being considered, because it will protect owners from blight on neighboring property.

11. ADJOURNMENT. Mr. Lauer moved to adjourn at 7:45 p.m. Mr. McKeen second. All voted in favor. MOTION CARRIED.

Prepared and submitted by,

Debra E. Herrmann, CMC, Town Clerk

Approved: September 10, 2018

Carrie Johnson, Chairman