



SURFSIDE BEACH PLANNING & ZONING COMMISSION  
TOWN COUNCIL CHAMBERS  
TUESDAY, SEPTEMBER 4, 2018 ♦ 6:00 P.M.

1  
2  
3  
4  
5  
6 1. CALL TO ORDER. Chairman Johnson called the Planning & Zoning Commission meeting to order at 6:00 p.m.  
7 Commission members present: Chairman Johnson, Vice Chairman Lauer, and members Gambino, Mabry, and McKeen.  
8 Member Mastrosante was absent. One seat is vacant. A quorum was present. Others Present: Town Clerk Herrmann,  
9 Planning, Building & Zoning Director Morris, Public Works Director Adair, and Permit Technician Mazzo.

10  
11 2. PLEDGE OF ALLEGIANCE. Chairman Johnson led the Pledge of Allegiance. Chairman Johnson expressed  
12 condolences to family and friends of former commission member Boyd Sadler who passed away September 1<sup>st</sup>. His service to  
13 the town and on this commission were much appreciated.

14  
15 3. AGENDA APPROVAL. Mr. Lauer moved to approve the agenda as presented. Ms. Mabry second. All voted in  
16 favor. MOTION CARRIED.

17  
18 4. MINUTES APPROVAL. Deferred until a later date.

19  
20 5. PUBLIC COMMENTS ON AGENDA ITEMS.

- 21 • Mary Maruca, 7<sup>th</sup> Avenue South, was concerned about stormwater drainage in the Entertainment District (E  
22 District); she didn't believe the requirement to keep the same number of parking spaces was equitable, because some  
23 businesses had no parking; she supports the E District, but don't rush
- 24 • Gary Wade, Lakeside Drive, regarding the E District believed it set a bad precedent to prohibit rebuilding residential  
25 property if it was destroyed
- 26 • Beth Kohlmann, South Ocean Boulevard, disagreed with the proposed timeline and any action to move forward. All  
27 public hearings some be held first and council be given time to review the comments; in her opinion, this was a  
28 'done deal.' What is the rush? She cited several code sections that, in her opinion, conflict with the proposed  
29 ordinance. Change every code to comply so there is no conflict. She supports the E District.

30  
31 6. ACTION ITEM. Resolution to Town Council recommending amendments to the Town's Comprehensive Plan,  
32 specifically the Future Land Use Plan to allow for the addition of an Entertainment District (C-4) as shown on the attached  
33 map. Ms. Mabry moved to recommend to council a change to the Future Land Use Plan to include an Entertainment District  
34 (C-4) in the Comprehensive Plan. Mr. McKeen second. All voted in favor. **MOTION CARRIED.**

35  
36 7. DISCUSSION ITEMS.

37 a. Entertainment District/Entertainment Overlay District. The commission discussed the topic throughout a  
38 PowerPoint presentation given by Ms. Morris. After discussion, the commission concurred to

39 b. Proposed Change in Layout/Concept of Article III, Section 17-394 & Section 17-395 Use Chart. Ms. Morris said  
40 currently if anyone requests a retail store, there are no provisions to prohibit unwanted businesses, except for sexually  
41 oriented businesses. Most municipalities actually list the specific types of retail allowed; the recommendations for changes  
42 were explained. The commission liked the recommendation as a whole, but no instructions were given.

43 c. Design Overlay District Guidelines. Chairman Johnson, who is an insurance agent, said metal buildings hold up  
44 better during wind storms, and insurance is less expensive. She supported allowing having the fronts of metal buildings  
45 covered, except that any side wall facing a street should be covered with approved material for at least six feet. Commission  
46 concurred.

47 d. Any other matters of concern or information to be discussed by Planning Commission. There was no other  
48 discussion.

49  
50 8. PUBLIC COMMENTS - General.

- 51 • Wes Sparks, North Dogwood Drive, asked the commission to allow multiple shops on one property so he can  
52 develop a recently purchased property on Azalea Drive as planned based on current codes
- 53 • Sam Williams, North Myrtle Drive, encouraged the commission to vote its convictions
- 54 • Randy Gantt, Surfside Drive, opposes a walking area and MU District on Surfside Drive
- 55 • Patricia Magliette, Harbor Lights Drive, complained about the microphones and the manner that votes were counted;  
56 there is already too much traffic on Surfside Drive; she opposes MU District

- Ron Ott, 7<sup>th</sup> Avenue North, town council sent the E District back to the commission because originally information was presented incorrectly; he wants to know what will be constructed before he supports the ordinance; businesses have the right to have music, but it needs to be controlled; no development has occurred in the current mixed use district, in his opinion, it doesn't work in town
- Tom Davis, (address not given), asked if Neal & Pam's Pub should go for a zoning variance instead of waiting for the E District to be adopted to increase the size of the deck and add a second deck. Chairman Johnson said the commission could not advise him.
- Diana Ward, Surfside Drive, opposes MU District
- Robin Partin, Pine Drive, ambivalent about supported (changed by Chairman Johnson) the MU District; more centralized shops would encourage business, but having them on the other end of Surfside Drive wouldn't help; her business on Surfside Drive is year round; she challenged to commission to help existing businesses
- Mary Maruca, 7<sup>th</sup> Avenue South, complained that the meeting date was changed and in her opinion proper notice not given; appreciated the commission's due consideration of the E District

9. PLANNING COMMISSION COMMENTS

- Ms. Mabry said the commission listens to comments. She is concerned with each proposal and questions are being answered. This commission's work affects the town 20 years from now, so she didn't want to rush. People always 'scream' when there is change. Having experienced a flood in her home during a hurricane makes her more cautious about stormwater issues. She appreciate the efforts current and past councils and employees who worked to improve the town's stormwater system. In her opinion, the MU District would not be developed for 20 years; property prices will definitely increase. Regardless of the outcome for these ordinances, not everyone will be happy.
  - Mr. Lauer agreed that the commission considers public comments.
  - Ms. Mastrosante (unknown speaker) also agreed that public comments are heard. She was concerned about the E District stormwater and parking issues, and believes an overlay should be created before it is recommended to council. Instead of MU District, the town should concentrate on filling the businesses on Highway 17, and get the design overlay finished. She supported the proposal for Neal & Pam's Pub, but was concerned a precedent would be set.
    - Mr. McKeen agreed with Mr. Sparks' comments on the Azalea Drive property, which is occluded from Highway 17. He responded to several public comments.
    - Ms. Gambino said the commission needs public input and encouraged everyone to attend the town council meetings.
    - Chairman Johnson said public comments were considered and appreciated. The businesses along Highway 17 have any bearing on the MU District; they are two different types of businesses.

10. ADJOURNMENT. Ms. Mastrosante (unknown speaker) moved to adjourn at 8:12 p.m. Ms. Mabry second. All voted in favor. MOTION CARRIED.

Prepared and submitted by,

Approved: \_\_\_\_\_, 2018

Debra E. Herrmann, CMC, Town Clerk

\_\_\_\_\_  
Carrie Johnson, Chairman

(Unknown speaker, possibly Ms. Gambino)

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](http://www.surfsidebeach.org) and the marquee.