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, Hellyer, Mabry, and Mastrosante. Member McKeen was absent. A quorum was present. Others Present: Town Clerk Herrmann, Director Morris, and Permit Flood Coordinator Mazzo.

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

3. AGENDA APPROVAL. Ms. Mastrosante moved to approve the agenda as presented. Ms. Gambino second. All voted in favor. MOTION CARRIED.

4. MINUTES APPROVAL. Ms. Mastrosante moved to approve the minutes of November 6, 2018 as presented. Ms. Mabry second. All voted in favor. MOTION CARRIED.

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

6. DIRECTOR’S REPORT. Ms. Morris gave a brief report that included one minor subdivision on the 400 block of 13th Avenue North. A public hearing was advertised and will be held on January 3rd for the commission to hear public comments on the removal of residential uses in the entertainment district. Existing residential uses would be grandfathered and allowed to continue. A recommendation from the commission will be requested by resolution for presentation to Town Council at its January 22nd meeting. A proposed design for a new business in the entertainment district was presented the commission for information. The owner is going to have a 10-foot front setback, and provide handicapped parking, have underground stormwater storage, and pervious paving surfaces. After about a ten minute discussion, some members believed a recommendation should be sent to council to include parking and setbacks in the district.

7. DISCUSSION ITEMS. Article III: District Regulations. The commission discussed the regulations with specific attention to:
   - Long term rental definition. Several members believed it should be one year, but at minimum six months; research will be done to determine whether business licensing has statistics and brought to the next meeting.
   - Massage parlors. The ordinance proposes that they are only allowed in C1 (on Highway 17, which will remove them from the Central Business District); the attorney will be asked whether they can be required to relocate within a time certain; if requiring them to be licensed as an accessory use to a medical facility is legal, and if the code can stipulate that the license will be immediately revoked if there is illegal activity.
   - C4 Permitted uses. Amusement parks should be deleted from the C4 permitted uses.

8. COMMISSION DISCUSSION. Any topic the board wishes to discuss.

Mr. Hellyer asked about the rezoning sign at the corner of Surfside Drive and Poplar. Ms. Morris explained that there is a request for a variance so two two-bedroom second story residential units can be built with only one parking space per bedroom. There was a brief discussion about the proposed restaurant, parking in the area, and loss of the mural.

9. PUBLIC COMMENTS - General Comments.
Ms. Terri Lauer, Harbor Lights Drive, asked how easy it would be for a massage parlor to get a corporate license. My understanding is that it is very simple: designating officers and paying a fee. Parking has been an extreme issue since she moved here eight years ago. It concerns me that parking is continually being taken away. Zero setbacks in flood areas also concern her. The town worked hard to earn its rating, and “I’m going to blame the council; to [them] it doesn’t matter if the area floods.” She asked why all zones were not zero setbacks; if it was good for one area, then it was good for all. In her opinion, council should look very seriously at what they were creating.

10. COMMISSION COMMENTS.

Mr. Lauer thanked Ms. Morris for the work done on the regulations.

Ms. Mabry said she really worries about the town’s image. We’re supposed to be the family beach. She hoped by taking some small measures, a big impact could be made to protect our community standards. We have an obligation to send a loud, clear message to council, whether it is adopted or not. I absolutely support setbacks, because I think it is absolutely a sin not to clean water before it hits the beach. Sometimes you have to take a stand. Thanks to the commission members for helping get stormwater requirements back into the ordinance.

Ms. Mastrosante said thanked everyone for attending and Ms. Morris for her work on the package and early delivery. I also support the setbacks; zero setback are sad in an area that is already flooding.

Mr. Hellyer said thank you to Ms. Morris for the package preparation. I am glad council changed some of the things back. Setbacks are required in some areas, but not others. There hasn’t been any argument about using setbacks by developers.

Ms. Gambino thanked everybody for coming out. Ms. Morris and I talked about setbacks earlier, and I think as a commission it needs to be addressed. We stood firm and strong before, and in my personal opinion, I think we can do it again.

Chairman Johnson said there is a difference between a corporation and a franchise. I’m not opposed to a franchised massage parlor, if the code includes that the business license would be revoked with one violation. If the developers are willing to have a 10 foot setback, maybe steps or similar could be allowed in the setback area, and parking should be addressed. I appreciate everybody coming. I hope you have a very merry Christmas.

11. ADJOURNMENT. Ms. Mastrosante moved to adjourn at 6:49 p.m. Ms. Mabry second. All voted in favor. MOTION CARRIED.

Prepared and submitted by,

Debra E. Herrmann, CMC, Town Clerk

Approved: January 3, 2019

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Carrie Johnson, Chairman

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