



SURFSIDE BEACH TOWN COUNCIL REGULAR MEETING
January 9, 2018

Administrator's Report

1. *Updates*

- A. Region IV FEMA has escalated all decisions regarding the funding scope of our pier restoration to FEMA Headquarters and we are awaiting a response.
- B. Work is complete on the Accommodation's Tax Meeting presentation scheduled for the 19th of January. Packets will go out this Thursday and the meeting is scheduled for 4 PM on Thursday the 19th in Council Chambers. The public is, of course, invited.
- C. I wanted to take this opportunity to commend our Incident Commander, Chief Otte, for the handling of the recent ice event. I also wish to thank Chief Hofmann and Director Adair for their assistance throughout the event and cleanup process. They all did an outstanding job of minimizing the hazards associated with the storm in an effort to keep the public safe. This, of course, could not have happened without the concerted efforts of their respective departmental employees whose diligence and hard work did not go unnoticed and is to be applauded.
- D. Lastly, as I emailed to council in December, the Army Corps of Engineers has indicated that the emergency renourishment project from station 250 (i.e., just South of the Surfside Beach Town Limits) to station 495 (i.e., just south of the Myrtle Beach State Park) will be 100% federally funded. It will, most likely, be an add-on to the 2018 Reach 2 (i.e., Myrtle Beach) Renourishment Project which has yet to be bid.

2. *There are no consensus items tonight.*

3. *Public comment responses*

- A. A number of residents expressed concerns over the possible loss of parking spaces in the proposed entertainment district. The response is these have been addressed by inserting a section that reads,

"...any lot containing parking areas for existing businesses that does not have a structure relinquishes the right to develop the area devoted to parking until such time as parking is provided elsewhere by the business/property owner. The required off-street spaces may be located and maintained on an adjacent property not to exceed four hundred (400) feet from the lot or use served."

There are currently 376 parking spaces including all parallel parking on Surfside Drive. The proposed language only allows for the potential loss of 28 parking spaces out of the 376. This would mean that should a property owner want to develop any of these lots he or she would have to keep the current number of parking spaces which could be located either underneath the structure or somewhere else within 400 feet.

- B. A resident was concerned that ordinances regarding fill were not being enforced in the VE Zone. The response is that there exist conflicts in the flood damage prevention ordinance on fill throughout sections 14-17, 14-18 and 14-22. Section 14-17 flood hazard reduction standards states that fill shall not be in Coastal A, V and VE zones but the section that pertains to Coastal A, V and VE zones section 14-22 only states that there shall not be any fill for structure support. It further states that non-compact fill may be used around the perimeter of a building for landscaping/aesthetic purposes provided the fill would wash out during a storm surge. Section 14-18 (7)(g) again states that fill may not be used as structural support in Coastal A, V or VE zones, the problem is that section 14-18 pertains only to AE Zones.

That having been said, any interpretation of this chapter does not repeal any other powers granted under state law. The South Carolina Residential Code R322.3.2(4) states that minor grading and the placement of minor quantities of fill shall be permitted for landscaping and drainage purposes under and around buildings and for support of parking slabs, pool decks, patios and walkways. The area under the elevated structural in a coastal A, V and VE can only be used as parking or storage.

Consequently, the town ordinance needs to be amended so that it complies with SCDNR regulations and is consistent with the state residential building code. Staff is currently working on changes to address these inconsistencies and make the ordinance enforceable.