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3 **TOWN OF SURFSIDE BEACH ♦ TOWN COUNCIL CHAMBERS**
4 **September 2, 2008, 6:30 o'clock p.m.**

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6 **PLANNING & ZONING COMMISSION**
7 **MEETING MINUTES**
8
9

10 **1. CALL TO ORDER**

11 Chairman Bob Hanson asked Vice Chair Ms. Cook to run the meeting. Ms. Cook called
12 the meeting to order at 6:30 p.m. Commission Members Culbertson, Smith, Cook,
13 Saunders, and Seibold were present. Commission Member Barnard was absent. There
14 was a quorum. Staff present: Administrator Booth, Building/Zoning Director Donevant
15 and Clerk Pinnell.

16
17 **2. PLEDGE OF ALLEGIANCE**

18 Vice Chair Cook led the Pledge of Allegiance.
19

20 **3. AGENDA APPROVAL**

21 Mr. Seibold made a motion to approve the agenda as submitted. Mr. Smith seconded.
22 **All members present voted in favor. MOTION CARRIED.**
23

24 **4. MINUTES APPROVAL**

25 Mr. Saunders moved to approve the August 5, 2008 meeting minutes. Mr. Seibold
26 seconded the motion. **All members present voted in favor. MOTION CARRIED.**
27

28 **5. BUSINESS**

- 29 *a. Discussion of warehouse/storage facility parking:* Ms. Donevant stated that she
30 is not asking for any decision from the Commission at this time and explained that
31 there is a mini storage facility that is submitting plans to go up on 1200 South
32 Kings Highway besides the Blue Whale. The parking requirement per the town
33 ordinance allows one space for every 250 square feet of floor space; this pertains
34 to the mini warehouse facility. This storage facility would require 164 parking
35 spaces. The owner, Patrick Moore, along with his engineer Barry Green and
36 Steve Aniese from Earthworks were in the audience. Ms. Donevant stated that
37 this would just be a discussion to see if the Planning & Zoning Commission
38 would like to consider having a public hearing on this or whether or not to discuss
39 it further.
40

41 Patrick Moore stated that they are proposing a storage facility and had designed it
42 with what they considered to be a reasonable parking requirement. They have
43 come across various hurdles from the beginning with their submittal for
44 stormwater up to this point. All the plans are in and he feels that it is a reasonable
45 design and that they are in line with what other municipalities would require for a
46 storage facility. Mr. Moore went on to explain that a typical customer would visit
47 the area a limited amount of times; they would come in to lease the space, put
48 their items into storage and then would show up at a later point in time to remove

49 the items. The idea of needing 164 parking spaces he feels is unreasonable for
50 this type of facility. There was discussion regarding where parking spots would
51 be located and it was confirmed that the plan was laid out where there were
52 parking spaces by the management office along with plenty of drop off spaces. It
53 was confirmed that it was a climate controlled storage unit that was planned to go
54 in and there would be privacy fencing with brick pillars, rod iron fencing and
55 plantings. Mr. Saunders asked if Mr. Moore was familiar with the storage facility
56 behind Wal-Mart and asked if it would be something similar to that. Mr. Moore
57 stated that he was familiar with that facility and answered that it would be a
58 similar style but nowhere near as large. Mr. Moore stated that there were zoning
59 changes during the design phase that caused them to have to remove one of the
60 buildings in the design to allow for more pervious space which they did. It was
61 confirmed that there would be approximately 200 units with use of approximately
62 41,000 square feet. Mr. Hanson stated that some of the ordinances address the
63 number of units. There was additional discussion regarding parking spaces and
64 room to drive past units. Mr. Hanson asked if there was any outdoor storage. Mr.
65 Moore stated that it was all enclosed storage; there is space for RV's and smaller
66 boats with a privacy fence that would surround the area. Mr. Moore confirmed
67 that there are approximately 10 parking spaces for outdoor storage. This area is a
68 pervious area where the originally planned building was removed. Mr. Hanson
69 asked Ms. Donevant if the town ordinance restricted outdoor storage and Ms.
70 Donevant stated that outdoor storage is allowable but it would need to be hidden
71 from view. Mr. Moore added that they would be putting up nicer materials; they
72 would put up a beige fence and brick pillars.

73
74 There was discussion regarding Surfside Beach being more restrictive than other
75 areas. Mr. Moore stated that he is currently planning two other facilities, one in
76 Horry County and one in Fayetteville, North Carolina and added that they are all
77 similar in design and there have been no problems with the other locations just in
78 Surfside Beach where it is dramatically more stringent. It was confirmed that
79 there will be one full time manager on staff at the facility and that the property
80 would have surveillance cameras and it would be security gated with keypads to
81 access the building. It was confirmed that there are 10 spaces for the office area
82 and the drive through areas are large enough at 24 feet for cars to be parked and
83 other cars to pass by. Mr. Moore added that he even feels that cars could be
84 parked on either side and there would still be room to pass through. Mr. Hanson
85 asked if a sales tax was charged on his rental units and Mr. Moore apologized for
86 not being able to answer adding that he was not familiar with these types of
87 details, they are handled by his leasing administrator but added that he did not
88 think he did. There was additional discussion as to where the spaces would be
89 located and that the current requirement is excessive. Mr. Moore added that he is
90 trying to make an attractive storage facility and there is currently adequate
91 parking but the ordinance requires additional parking which is not needed for this
92 type of facility. It was confirmed that the property was 2.78 acres. There was
93 discussion on what the more practical requirement would be for his type facility
94 and it was mentioned that one space per 1,000 feet would be sufficient. Mr.
95 Moore added that individuals who rent the units would not be coming back to
96 check on their items when there is \$100,000 in surveillance equipment surveying

97 the facility. There was some discussion regarding property tax. Mr. Smith
98 instructed Ms. Donevant to find out what the property tax would be on this
99 property. Ms. Donevant stated that she would contact Horry County. Mr. Smith
100 stated that he would also like to know what portion would go to Surfside Beach.
101 Mr. Hanson brought up whether a market study was done to determine the need
102 for such a facility in this area. Mr. Moore stated that he spent a substantial
103 amount of money on a feasibility study that encouraged the development of this
104 project. Mr. Moore stated that there is already a sign up with local Surfside
105 Beach residents reserving some spaces; there has been good reception.
106

107 Steve Aniese from Earthworks then spoke. Mr. Aniese stated that they are not
108 currently requesting a variance adding that this would not be for just one project.
109 Mr. Aniese presented another plan to the Commission and explained that what
110 they are looking for is a requirement for mini storage parking to be pulled out and
111 treated separately from the warehouses. Myrtle Beach and Horry County still
112 require one space for 250 square feet for warehouses but when mini storage came
113 onto the scene they created a separate requirement just for mini storage and Mr.
114 Aniese explained that this is what they are looking for from the town. Mr. Aniese
115 explained the storage unit plan he presented. Mr. Hanson suggested that the
116 Commission explore this request further since the town is considerably out of line
117 with the surrounding communities on this issue. Engineer Mr. Green then spoke.
118 Mr. Green stated that he lives up the street from where Mr. Moore's facility is
119 being proposed and he is also the engineer on the project. Mr. Green stated that
120 all of the regulatory permits with exception of the final stormwater approval from
121 the town is in place. DHEC, OCRM and NPDES permits have been granted. The
122 encroachment filed with SCDOT has minor improvements to the entrance off of
123 17. Mr. Green stated that those permits are just a step away from coming into
124 play and the second point he wanted to make was once they became aware of this
125 zoning situation he felt that it was possibly a glitch in the ordinance when it was
126 originally drafted. Mr. Green stated that he agrees with Earthworks in that the
127 mini storage should be treated separately than warehouses. Mr. Green added that
128 he would like to see it get resolved quickly since they have been working on all
129 this for 7 months already and stated that they would appreciate any help they
130 could get. Mr. Hanson stated that he agreed that mini storage should be a separate
131 item and not encompass other types of facilities. Mr. Smith asked Ms. Donevant
132 if she could provide the Commission with all of the locations where this would be
133 viable if the ordinance were to change. Mr. Seibold stated that a section could be
134 added to the existing ordinance pertaining to mini storage and added that with a
135 town this size questioned how many requests there would be for this type of
136 facility and added that perhaps it should go before the Zoning Board for a
137 variance. There was some additional discussion regarding the ordinance. There
138 was consensus of the Commission for Msr. Donevant to investigate it further and
139 bring it back to the Commission. Mr. Hanson asked Ms. Donevant to bring it
140 back at the next meeting.
141

142 **6. PUBLIC COMMENTS**

143 There were no other public comments.
144

145 **7. COMMISSION COMMENTS**

146 Mr. Hanson: "Last week the Zoning Board of Appeals met to consider a variance on
147 South Cedar Street. People wanted to add onto the front of their house and the variance
148 was denied because it encroached into the front setback and this is about the third time
149 this has come up and the Zoning Board of Appeals made a motion and passed it, that this
150 be re-looked at by the Planning and Zoning Commission, so if you all want to look at
151 this, it mainly effects corner lots on these North, South streets; Poplar, Cedar, Hollywood,
152 Lakeside and a couple of other small streets. The setback now is 25 feet on the front and
153 20 on the back, which is 45 feet, some of these lots are only 60 to 75 feet deep so this
154 seems to be a problem and so it's being referred back to this Commission by the Zoning
155 Board of Appeals. Just wanted to let you know."
156

157 **8. ADJOURNMENT**

158 There was no other business to discuss. Ms. Smith made a motion to adjourn. Mr.
159 Seibold seconded the motion. The meeting was adjourned at 7:04 PM
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Sharon Pinnell, Town Clerk

164 Approved: October 7, 2008

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169 Bob Hanson, Commission Member

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173 Connie Barnard, Commission Member

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177 Ron Saunders, Commission Member

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181 John Culbertson, Commission Member

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184 Carol Cook, Commission Member

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187 Charles Seibold, Commission Member

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Rod Smith, Commission Member

184 **Clerk's Note: This document constitutes minutes of the meeting, which was audio taped.**
185 **In accordance with FOIA, meeting notice and the agenda were faxed and/or emailed to**
186 **local media and interested parties. A complete list is on file in the clerk's office. The**
187 **agenda was posted on bulletin boards outside council chambers and in the town hall**
188 **reception area. Meeting notice was also posted on the town marquee.**