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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, Mabry, Mastrosante, McKeen, and Sadler. A quorum was present. Others Present: Town Clerk Herrmann, Director Morris, and Permit Technician 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.** April 23rd minutes were deferred until the next meeting.

5. **PUBLIC COMMENTS - Agenda Items.**

Ms. Carol Cook, 7th Avenue South said starting with page 2, maximum height remains at 55. I think that the maximum height of any structure regardless of the type should be 55 feet. If you allow the railing to be 55 feet and then somebody wants to put a temporary pergola above, then that's going to be way above 55 feet. I think any accessory things such as a pergola, sail, or umbrella should not be allowed to exceed the 55 feet. I've lived here long enough to know that what's temporary today is permanent tomorrow. Under G, signs will be the same as commercial districts. Will signage be allowed to extend three feet out into the right-of-way? On chart 17-623(d), it says the height limit subject to the same freestanding requirements, wall signs cannot extend over. I don't know. There's no over what. My next question is the recommendations from the business committee. You all decided that you didn't want to approve those, so I'm questioning why those are being sent to Town Council, for your discussion later. Now, Table 17-395 the use chart, in mixed-use public safety, including police and fire stations are going to be allowed? I would not want to wake up one morning and find the police on one side of me in the fire department on the other. I would think that I would get very little sleep. Also restaurants on the next page of 17-395. I don't understand. The last time when we spoke, and I asked my question about dumpsters for restaurants, how are you going to allow restaurants that will not use dumpsters in mixed-use? There's no way. I also question beauty and barbershops, having lived through it, I know what a high traffic area that is. That's really not fair to the people who have homes on Surfside Drive. The other thing is I've lived here for 23 years and I can count on just my fingers the number of times that the business district has had 100% occupancy. So if we can't get 100% occupancy here, why do we want to extend it down and have some poor soul who spent their life savings on a house wake up one day and have high traffic retail business next door to them? That's really not fair to the residence, and I'll do the rest during public comments.

6. **DISCUSSION ITEMS.**

a. **Entertainment District (E District).** Ms. Morris presented the decision paper, a copy of which is on file. Ms. Morris explained that the E District was extended to include from 1st Avenue all the way down to Surfside Drive and Yaupon Dogwood, so the parking lot behind Neal and Pam's; the home, and the vacant lot were included. The maximum height remains 55 feet to the peak of the roof or the barrier around the rooftop dining, whichever is highest. Signage is the same as the other commercial districts. It's actually listed in the commercial district that only in the C2 District are signs allowed to extend over the right-of-way. We did not go over parking specifically, and the allowance of open display, and I assume since we are in the permitted uses it bicycle shops, etc. that there could be some open display as long as they are not of on the right-of-way. The specifics of the design overlay and the parking options need to be discussed. Once any building exceeds the 48% of the value of the structure, then they're going to have to either elevate that building or remove it and put a new building in its place. If they do that they can certainly expand the size of the buildings, because the setbacks proposed are 10 feet on the front, 5 feet on the sides and 5 on the rear. Non-residential property is permitted to have isles 20 feet for less than 60° parking, and a minimum of 22 feet for 60° to 90° parking. A 5,000 square-foot building would be allowed on the majority of those lots. So we prepared parking schematics to show the number of spaces based on the degree of parking, a copy of which is on

57 file. A 45° angle would allow about 14 parking spaces underneath the building, and possibly two golf car parking
58 spaces with one-way traffic only. Staff recommends entering on Ocean Boulevard and exiting via Yaupon Drive.
59 With 30° parking, 10 parking spaces with possibly four small golf cart spaces could be made, and again with one
60 way only. Parallel parking, 90° parking spaces would allow for 22 spaces with one way only. You still have room
61 for your landscaping on both sides and stormwater issues. Mr. McKeen said the plans did not include support pylons
62 for the buildings. Ms. Morris said the way the code was written, if the pylons are between the parking we can
63 actually approve it at 8½ and 8½. The entire process is a give-and-take. Parking underneath buildings would
64 certainly help with parking needs in the area. Also, since our last meeting. I've heard some talk that proposed
65 expanding the sidewalks from Surfside Drive to 1st Avenue South. It's my understanding that the private property
66 owners agreed to this as a private/public partnership to create larger sidewalks on both sides of Ocean Boulevard to
67 promote walkability. If this occurs, it would eliminate approximately 48 private parking spots, the majority of those
68 would be at the hotel. Mr. Adair told me that the map shows there is a 50 foot right-of-way; if there is, we may be
69 able to expand the sidewalk without going onto private property. Chairman Johnson asked if there is that much
70 easement would it be possible to place the sidewalk back farther and have street parking. Ms. Morris said she would
71 ask.
72

73 Ms. Morris said we have to talk about design overlay. Although the E District area is small, I think it
74 should have the biggest impact in the town. It should look and feel the same with similar architectural features. I
75 contacted one of the councilmembers who had a conversation with one of the property owners in the area and they
76 already had a rough drawing of what they were going to propose. I called the owner and he offered to send that to
77 me, but I haven't received it yet. If the planning commission doesn't have a problem, staff would like to go ahead
78 and draft some of the design overlay guidelines then bring that drawing back to compare the two and we can make
79 corrections. This would at least get started to avoid a delay once the E District is approved. Colors are going to be a
80 big factor. We actually have a color chart for the design overlay on Highway 17 and it works pretty well. It is
81 obvious which buildings were painted recently, because all the colors blend well and they look so much better. I
82 think at the E District the colors should be completely different; several options will be presented for consideration.
83 I spoke to a few engineers and architects in the area, and I agree with them that we should consider the low country
84 architecture style. It looks good it looks good, looks beachy, but it certainly fits in that area. So that'll be what our
85 draft overlay will propose; it may completely change once we see the drawings of the proposed building.
86

87 Chairman Johnson asked if the house behind Neal and Pam's could be rebuilt if it were destroyed. Ms.
88 Morris said not under the new ordinance. A residential property could not be built without a variance by the board of
89 zoning appeals. Ms. Mastrosante asked if a building could be built over an existing building. Ms. Morris said if the
90 new building doesn't touch the existing building, I would interpret that as another building that creates two buildings
91 on one property, which is not allowed. A deck over an existing structure that does not touch the building would
92 actually be an accessory to that building. Is that how the planning commission views it? Several members agreed.
93 Mr. McKeen said some residents with houses built on the ground level wanted to build a second story, but said they
94 can't because once you are over 50% you have to comply with the new regulations, and they would have to raise the
95 house before adding the second story. Ms. Morris said the rule is 48% of the value. You can't add anything else to a
96 building within a five-year period once the 48% is reached. The code can be specific to ensure that is not allowed, if
97 the commission desires. **Commission CONCURRED.**
98

99 Chairman Johnson referred to the parking chart in Section 17-420 and said I don't believe we can use this
100 for down there. Ms. Morris said currently Parking Code F is used. This was the parking committee's
101 recommendation when it reviewed the C3 District's parking problems. Basically, whatever parking you have, you
102 have to maintain. Chairman Johnson said I agree with that but what about the number of spaces that we can get
103 under these buildings? Ms. Morris said under building spaces would exceed what is there now. Chairman Johnson
104 said even if we go with the least number of spaces that you showed us we'll still be in compliance? Ms. Morris said
105 I'll double check, but I feel certain we will be. Ms. Mabry said I am concerned that the health and safety of
106 pedestrians walking on a wider sidewalk could be overshadowed by a few private parking spots that we might lose.
107 If you're looking for walkability and you have wide sidewalks, it you certainly have a safer area in which to put
108 people. I believe there will be a lot of walking. I think there are two ways of looking at it, because parking is always
109 gonna be an issue for three months. Ms. Morris said if we're lucky, it will be a lot more than three months. I can ask
110 Mr. Adair to look at it to tell us how wide sidewalks could be without going on private property, and along with the
111 parallel parking, if that's possible, and then have the two options at the next meeting with the private- public shared
112 and then just the public. Ms. Mastrosante said golf carts often park in regular parking spaces. Is controlling that an

113 option for certain sections? Ms. Morris said I don't think we can regulate whether a golf cart parks in a regular
114 parking space. Chairman Johnson said especially paid parking; if they pay they have a right to park there. If we have
115 spaces that are not paid parking, we might be able to limit the use. **Commission CONCURRED to have Ms.**
116 **Morris bring the ordinance back with the amendments, the information about sidewalks, suggestions for the**
117 **overlay.**

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119 b. Business Committee recommendations regarding the design overlay district. Ms. Morris said I reviewed
120 the comments. In Section 17-901 they are asking that council remove the change of ownership, change of tenant,
121 change of use. Those requirements were added by this committee trying to expedite the beautification of Highway
122 17. Mr. Stevens brought up that this section was not in the county's overlay. On page 3, they want the pre-fabricated
123 steel panels for exterior walls taken out completely. That wording is in the design overlay for the county. They do
124 not allow it. Ms. Gambino said we address this last year. Chairman Johnson said yes, we did. Ms. Gambino said
125 there again, as a commission, and hopefully the council, Highway 17 certainly looks run down. It doesn't need to be
126 watered down, in my opinion. The buildings need to be to certain standards within reason. Ms. Mabry said if you do
127 this, you might as well not have an overlay. What you're saying is those buildings they don't have to do anything
128 until they fall down to the ground. People are talking about businesses coming on 17. They're not gonna invest
129 millions of dollars into something that looks ratty, and you're not gonna shop there, either. So, if we don't do
130 something to make the people improve it, we're just gonna continue to run down, and nobody is gonna want to go to
131 17. I just could not support that at all. Ms. Gambino said I can't either. Ms. Mabry said the original overlay design
132 was watered down, and now we are five or six years behind where we should have been, and we would see a big
133 difference today. Chairman Johnson said I agree with that as well, and like she said, council watered it down, and
134 now they come back and said we want it stricter. So, don't talk out of both sides of your mouth. I don't agree with
135 taking any of this out. Ms. Gambino said I totally agree. Mr. Lauer said I do agree, also. I think that taking the
136 triggers out, that goes right to the heart of the whole overlay. If you take the triggers out, you might as well throw
137 the whole thing away. The metal buildings are tacky; they're not what we want here in town, I don't think. Ms.
138 Gambino said I agree, and I've had two or three folks that don't live here permanently, but that have property here,
139 and they wonder what's happening on 17 Business. It looks so run down. I told them we do not have a strict overlay,
140 and until we do, it's gonna continue. Mr. Lauer said I appreciate that the business committee would like to protect a
141 few people, but that's very shortsighted. Chairman Johnson asked about the colors; does something have to trigger
142 that, or is it in here that they've got to comply with the color scheme? Ms. Morris said the code includes that all new
143 or existing structures must adhere to building paint colors and must comply with the 12 months of the effective date
144 of this ordinance. Page 14, under the alternate designs allowed and tree preservation the committee asked to remove
145 the discretionary language. This language is actually in the county's overlay. I understand why they put in there
146 because sometimes the berm would not apply in the area, or it could actually cause additional stormwater issues. I
147 am torn on this one because no one in our department likes to have discretion, because it opens the door to
148 accusations of selective enforcement. Mr. Lauer said I appreciate the request to make the language hard and fast, but
149 at some time you have to trust somebody. I think if we can't trust planning and zoning, who can we trust? Ms.
150 Morris said changes made based on discretion because of berms and stormwater or maybe just the lot is too small to
151 put everything, we would certainly report back to the planning commission every month. This is why we've done
152 this. Mr. Lauer asked if there is a right of appeal. Ms. Morris said yes. **Commission CONCURRED to leave the**
153 **language in the overlay ordinance as is.**

154
155 c. **Mixed-use District.** Ms. Morris said the mixed-use district was actually written in 2011, and nothing has
156 changed since then. The structures can't exceed 35 feet in height, so obviously you will not get a Market Common.
157 They must have a minimum 6:12 roof pitch. On-site parking can't exceed 20 spaces. The code currently excludes
158 outdoor dining, produce markets and temporary uses, but there is a proposal that the location for the Farmers Market
159 be included in mixed use, so that will have to be discussed. Non-residential uses and activities are limited from 7:00
160 a.m. to 10:00 p.m. The buildings would have to look very residential in nature, just as it looks now, except some
161 would be small coffee shops, spas, or other low-traffic businesses. Permitted uses need to be reviewed, because there
162 were certainly some things pointed out today that may not fit into what the planning commission now has as the
163 vision. The proposed area includes all of Surfside Drive, including the library area and Passive Park where the
164 Farmers Market is currently held. If the planning commission wants to proceed with rezoning the area, would the
165 commission want it to extend to and connect with the E District? Chairman Johnson said yes. Ms. Morris said
166 Section 17-367 addresses the produce markets, and it excludes outdoor dining. I thought at one time we talked about
167 maybe have an outdoor café, but this section would eliminate that. **The Commission CONCURRED to the**
168 **following:**

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- Outdoor Dining allowed as long as it is on private property
 - Farmers Market specifically allowed in the Mixed-Use District
 - Bakery allowed
 - Small cafés and restaurants with maximum number of seating to be determined
 - No corporate fast food restaurants
 - Beer and wine sales allowed at cafés and restaurants
 - Barber and beauty shops prohibited
 - Daycare centers, dressmakers and seamstress prohibited
 - Retail pet supplies allowed, but no live animals for sale; no boarding animals, and no pet grooming
 - Mr. Adair would be consulted regarding waste disposal issues for the various businesses
 - Include all of Surfside Drive to abut to the E District border, which includes the Wyndham Vacation Building
 - Fire substation not allowed, police substation allowed with variance from board of zoning appeals
 - Mixed use limits parking and size of the buildings.

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d. Any topic the board wishes to discuss.

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Mr. McKeen said we heard tonight about the 55 height limit in town. During the last meeting we all basically said this commission dead against going above 55 feet. But, the council could vote on a 4:3 vote to raise that 55 height limit. I would think we could propose a new ordinance that would require raising any 55 approval by the town's residents in a vote. Is that something that can be done? Of course, council would have to pass it basically taking away some of their power, but I don't see any of the members of the council being against something like that, and if they were that would be a bad sign. Ms. Morris said I don't think we can do that, but I'm not sure. So I would have to ask an attorney. Mr. McKeen said if we could do that, just think we would never have to hear much about 55 feet again, instead of at every council meeting and every commission meeting. I love to hear people talk and express concern about that because I am, too. But it would be nice to say what is it's going to be impossible to happen, because I don't ever see the town's voters approving that. It would put the bed. We wouldn't see it in campaign literature. We wouldn't see it ever probably ever again, if we could do it. I would really love to do it. Ms. Morris said I will definitely ask the attorney. Mr. McKeen said we have a couple future council people here that could maybe push it from their end, too. *(Laughter)*

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Ms. Gambino asked who the town attorney is at this time. Ms. Morris said I don't think we have one. I think Mr. Battle is by the hour; it's what I understand. We want an attorney to review these ordinances before they are sent to council.

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7. Public Comments – General Comments.

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Ms. Carol Cook, 7th Avenue South, said under 17-623 D, temporary signs are allowed twice year for period of six months, which results in that becoming a permanent sign because it's up 12 months. I understand people wanting mixed-use, but if you keep pulling business opportunities away from Business 17, I really don't care how beautiful your design overlay is, they're gonna want to be on this side of the highway where all the golf cart traffic is. We need to think about the entire town as a business community. It drives me crazy when I see vacant strip malls and then they build a new strip mall. Why not work on filling the old strip malls, before you build a new one. And that's how I'm feeling about Surfside. Now we're gonna create a new place for people to do business, why not think about the old places? We have to clean up 17. We have to get people in there. We have to have businesses there and there's nothing uglier than an out-of-business business. I wouldn't want to live next door to one. I'm lucky enough that I don't live up against or next to the mixed-use district. I just feel that it's a shame that we're gonna really rob these people of their neighborhood for maybe a café; maybe a pet store, when we have empty buildings on 17. I just don't think it's fair, and I can see Mr. Sadler's point about the garbage. If you have a café, I'm one person, I can fill up a Moby cart. So how is a restaurant that seats 25 people all day long going to function with just a Moby cart? How are they not going to have a dumpster? I think to be fair to the residents, if you do, in fact, enact this, I think you should consider changing the time to eight o'clock in the morning as opposed to seven o'clock, and closing at 9:00 p.m. because there are families that live adjacent to these buildings. They live beside them; on 1st Avenue North behind them, and live on 3rd Avenue South behind them. I really think that we need to think about the

224 residents and I'd like to see this come to some sort of referendum or at least have a public hearing so that the people
225 who are really and truly going to be affected by this get a chance to speak. Thank you.
226

227 Ms. Jennifer Herrmann, Cedar Drive North: I live in the area that y'all are talking about doing mixed-use. I
228 think it is a fantastic idea. I agree the trash is going to be an issue. You said it may be an ice cream shop. Let me tell
229 you, ice cream trash stinks worse than doggie bags. *(Laughter)* Trash is an issue no matter where you go. Parking is
230 an issue no matter where you go. You're gonna have to have a very specific type business to even consider being in
231 a mixed-use district. If you look at the shops that are in the little stores that are underneath the apartments in Market
232 Common, they're not big, huge restaurants. There's no; you have maybe a hair shop or a dog groomer; there's an
233 olive oil shop. Stuff like that's not going to be McDonald's. I think having it would be a wonderful thing to have a
234 bakery or a little somewhere where you could run go get a sandwich and not have to get in your car; you could walk.
235 I think that'd be a great thing. I mean there's nothing better than being able to walk out my house and walked down
236 to the pizza shop and get something for lunch and walk home and not have to get in the car; move the car; find
237 somewhere to park, do all of those things. I think that it's long overdue that we do this. I think that there are a lot of
238 issues that need to be ironed out. But I think that in the long run it'll make the town a better place. Yeah, it may pull
239 some businesses off of 17, but let's face it, it's a lot cheaper to build something new than to retrofit an old building.
240 It's virtually impossible to get somebody to go into an old building that's been sitting vacant for so long, because
241 there is so much that has to be done. It is easier to demolish it and build new. So, I don't think that will be an issue. I
242 think that the kind of businesses that would go into a mixed-use area; worrying about the times of hours, well one of
243 the great things is it's your shop. You live there. You work there. You set your own hours. It's not going to be an
244 issue where it's going to be affecting the neighbors, and as for kids living on Surfside Drive, maybe 10? All of
245 Surfside Drive that I see walking, when I'm out walking the dog. As a child who grew up here, there weren't but
246 maybe 20 in all of Surfside. But, as somebody who actually owns property in this area, I think it's a great thing.
247

248 Ms. Patricia Magliette, Harbor Lights Drive: So my question is, I know we're all here, I know all of us in
249 this room are interested in what's going to happen with Surfside Drive. I remember back a while ago, one day I was
250 walking along and Surfside Drive was being paved. Now, I don't know that very many people in town and that very
251 many people living on Surfside Drive knew that the street was going to be paved, and actually the way they paved
252 that those curbs come out so far that if you try turning onto Surfside Drive and you're driving down the street, you're
253 afraid you're gonna rub your tires, so you stick really way out in the middle of the street. So were talking mixed
254 usage district. How many people who aren't in the; how many people who actually live on Surfside Drive know that
255 this is in the works, because not many, very many people come to our meetings, and how are we approaching them,
256 and is anybody telling them anything that were planning that's wonderful, that's gonna happen? I mean, are we the
257 only ones in this room who know and what is our public outreach to these people, and I wish they were all here
258 tonight, but is there a way that we're gonna let them know what we're planning? I mean, it sounds to me like it's a
259 good thing to happen, but it also sounds to me like the street got paved it was there and done. Sounds to me like
260 people who live there, who bought there, who decided to grow up their families there, they may not know what
261 we're doing. How are we getting the whole town knowledge, I mean besides that little bulletin board outside that
262 says there's a meeting tonight, because I would hate for people to feel like they were shot in the leg all of a sudden
263 we're making big changes. I would almost like them to know a lot more about this and participate.
264

265 Ms. Morris said we're just going through the ordinance right now, the mixed use. Once it gets developed
266 and the commission says yes, go ahead, and this is the area we want done, we will notify every property owner, not
267 only that is in the [proposed district], but everyone within 150 feet of that property, and we also put it in the
268 newspaper, and [the planning commission] will hold a public hearing before it gets recommend to council. We also
269 put up signs that state rezoning, and it has our phone number to call. We certainly try to get it out of as much as
270 possible so everyone will be aware before it is in effect. We don't have anything in town zoned mixed-use, so this
271 would be a first.
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273 **8. Board Comments.**

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275 Mr. Sadler: I guess I'm up here learning the whole time I'm here, because this is only number two. I love
276 the comments from both sides. Most multiuse or mixed-use, but I am still concerned about garbage. I'm still
277 concerned about alleyways going in. I'm still concerned about height limits. I know it can be a difficult thing to
278 control, especially the E District, but as far as mixed-use, I think we're getting it pretty well covered. It does scare
279 me what's gonna go in there. We've been pretty good about cutting out things that the town definitely doesn't need

280 as a family beach. I think that's a very positive thing. Again, parking issues, they're gonna be as severe as the E
281 District, because there's no way they can have parking spaces on those lots that really with the setback and the road
282 already being widened as much as it has been, and those few parking spaces in each block, I counted 'em about a
283 week or so, well before the last meeting, 62 spaces. You've got 62 businesses it's probably gonna be where the
284 owners are parking. So we still have the same problem there. As I said, it's gonna increase the real issues, and again,
285 we have all these storefronts out here on 17 Business, and it's 17 out of business, so it looks to me, because we
286 really don't have anything. I understand, I don't know how many people heard about it, but BI-LO is going to be
287 changing over to a Food Lion, so we have new ownership there. We've got so many raggedy old storefronts,
288 raggedy. If I was going to start a business, I'm not even working at all anymore, but if I was going to open a
289 business, I certainly would not go to most of the locations out there, just by appearance alone, unless it was maybe
290 'Sanford and Son' (*reference to a 1970's television show that featured a junk yard*). We could get that going,
291 because it's rundown and with that I'm gonna hush up.
292

293 Mr. McKeen: Well, thanks for coming and the only thing I want to say is I hope we can do something
294 about 55 to make it impossible. My fingers are crossed.
295

296 Mr. Lauer: You know, I really enjoy this process. I just want to thank my fellow commissioners here for
297 the job that they are doing and I really enjoy this. Thank you all.
298

299 Ms. Gambino: Thanks everyone for coming out, and your comments. We appreciate all of 'em, and as far
300 as 17 Business, I think this is why it's so critical to speak with our council people and to pass an overlay. If we don't,
301 we won't have too much on 17 Business. It's going down fast. So, I just think it's imperative to bring, you know, to
302 add to the town. We've just got to bring it along with our ordinance. Thank you.
303

304 Ms. Mastrosante: Thank you for coming out. It was really good to hear different points of view. I think you
305 know with mixed-use, we're gonna get mixed feelings from all different people, and it's good that it will be posted
306 so they can come and speak, because it'd be nice to include everybody and just do the best that we can with the
307 information that we receive from them to try to find a happy medium and compromise. With the overlay, I am
308 steadfast with not taking out the business committee recommendations. If we don't do it, it's never gonna get done.
309 I'm in full agreement with that. I am just looking forward to the next meeting and see what we can come up with to
310 help Surfside. Thanks.
311

312 Ms. Mabry: I want to thank everybody for coming out. I like to hear the different viewpoints, but when the
313 Comprehensive Plan was adopted, it did have mixed-use in there, am I correct? Chairman Johnson agreed. Ms.
314 Mabry said we were all excited about doing something and this is five years ago, I believe, and we haven't done
315 anything with it. Every person is not gonna sell their house on Surfside Drive and put a business in. We have one
316 house, I think, on Surfside Drive now that's for sale. So you not going to have everyone selling their homes or
317 running in and putting a business. I believe over 15 or 20 year period, you're going to see more and more businesses
318 take over, but it's not gonna happen overnight. I think tea shops, little sandwich cafés, ice cream shops, I think they
319 do add something to the town. It encourages walkability. Again, we talk about parking, but that is a step towards
320 walkability from the beach to downtown whenever you have benches, whenever you have places to go, people do
321 tend to go up and down the sidewalk and that's what we like to see. So there's a real purpose in this planning and it is
322 real planning, it's not just a hodgepodge of let's do something. So I'm a very, very big proponent. As far as 17, listen
323 the national standard is if 85% of businesses are full, you have done over and above what the average town would
324 do. We certainly do meet that. However, I agree with [Mr. Sadler], I don't know that I want to have a business on 17.
325 They are so strict by state law, and remodeling, doing electrical work, fire work, whatever you have to do to
326 remodel, to make it yours is expensive, and it looks ratty up and down there. I mean people will only go and put a
327 business where they're going to be successful. They don't want a business; they're not gonna start a business if they
328 don't feel like they're gonna get a return on their investment. And that's what he believed, but I definitely think
329 Surfside Drive is great, great start, and I hope that council and the commission agrees with that. Thank you very
330 much.
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332 Ms. Gambino said Thank you, [Ms. Mabry] for bringing that to my attention, our attention, but, we need to
333 encourage the council. Maybe not, it would be wonderful if we could in this budget, but I hear it's time, but to
334 recommend the 50:50 for businesses that we used to have so that we could take some weight off, financial weight
335 off of the new businesses. I think that would be a wonderful thing to help us along on 17 South.

336
337 Chairman Johnson said I would just like to thank everybody for coming. We do thank you for your
338 comments. I do have a couple other comments. Maybe what's allowed in the mixed use. I don't see any, they may
339 not agree with me, but I will see any harm have been like a little retail clothing shop, because like little vintage
340 shops or something like that, if we maybe could include that in what's allowed. As far say a noise ordinance goes,
341 that noise ordinance right now for the town is, the whole town, is 7:00 a.m. and now sometimes I like to sleep past
342 that, but you know somebody's mowing the grass or doing something that's making a lot of noise and it wakes me up
343 anyway. So, since that's the town wide time for noise, I don't see a problem with having 7:00 a.m. to maybe 10:00
344 p.m. and as far as the people that live on Surfside Drive, I've had people tell me that they been waiting for very long
345 time for this to be changed to mixed-use, because their property values will go up as is. Some of those older homes
346 that are on Surfside Drive, they would probably love it, because they could sell that property for much more than
347 they going get out of an old house right now and it would be nice to see some of the older homes go, and have
348 something nicer go up in that area. As far as 17 goes, actually I had in my notes what [Ms. Gambino] was talking
349 about, but for council to offer some incentive for people to go in those older buildings, you know, give 'em maybe a
350 tax break for the first year, or something; some kind of incentive that they can offer them, because the expense of
351 fixing up those older buildings to encourage people to go up on Business 17. I think that kind of businesses that you
352 will find in the mixed-use will be quite a bit different than what you will find on 17, because we are limiting it so
353 much not only what can be put there but also in size. I look forward to getting the whole plan and seeing what we
354 can do with it. Again, thank everybody for coming. I hope you have a great evening. God bless you.

355
356 9. ADJOURNMENT. Ms. Mastrosante moved to adjourn at 7:15 p.m. Ms. Gambino second. All voted in
357 favor. MOTION CARRIED.

358
359 Prepared and submitted by,

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361 _____
362 Debra E. Herrmann, CMC, Town Clerk

363 Approved: June 5, 2018

364
365 _____
366 Carrie Johnson, Chairman

367
368 Clerk's Note: This document constitutes minutes of the meeting that was digitally recorded, and is not intended to
369 be a complete transcript. Appointments to hear recordings may be made with the town clerk; a free copy of the
370 audio will be given to you provided you bring a new, unopened flash drive. In accordance with FOIA §30-4-80(E),
371 meeting notice and the agenda were distributed to local media and interested parties via the town's email
372 subscription list. The agenda was posted on the entry door at Town Council Chambers. Meeting notice was also
373 posted on the town website at www.surfsidebeach.org and the marquee.