



SURFSIDE BEACH PLANNING & ZONING COMMISSION  
TOWN COUNCIL CHAMBERS  
JULY 9, 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 Mabry, Mastrosante, McKeen, and  
8 Sadler. Member Gambino was absent. A quorum was present. Others Present: Town Clerk Herrmann, and Permit Technician  
9 Mazzo.

10  
11 2. PLEDGE OF ALLEGIANCE. Chairman Johnson led the Pledge of Allegiance.

12  
13 3. AGENDA APPROVAL. Ms. Mastrosante moved to approve the agenda as presented. Mr. Lauer second. All voted  
14 in favor. MOTION CARRIED.

15  
16 4. MINUTES APPROVAL. Ms. Mastrosante moved to approve the minutes of June 5, 2018 as presented. Mr. Lauer  
17 second. All voted in favor. MOTION CARRIED.

18  
19 5. DIRECTOR'S REPORT. Deferred as Ms. Morris was absent.

20  
21 6. PUBLIC HEARING. Chairman Johnson declared the public hearing open at 6:03 p.m. Topics open for discussion  
22 are (a) Proposed Amendments to the Mixed Use District to include additional uses and restrictions Section 17-395 Use Chart,  
23 Section 17-396.34 Restaurants and other dining establishments with open or outdoor dining, and (b) Certain Properties fronting  
24 on Surfside Drive from Poplar Drive to Dogwood drive to rezone the properties from R-2 Medium Density Residential and a  
25 small portion of C3 Amusement District to a Mixed Use District (MU) as shown on the Future Land Use Map found in the  
26 Town's Comprehensive Plan, Land Use Element, Part Three, Future Land Use.

27  
28 Ms. Carol Cook, 7<sup>th</sup> Avenue South; Mr. Cecil Chandler, Surfside Drive; Mr. Mike Romano, Surfside Drive; Mr.  
29 Brian Hollifield, 1<sup>st</sup> Avenue North; Mr. Walter Jones, (?); Ms. Terrilyn Browder, Surfside Drive; Ms. Julie Faber, 1<sup>st</sup> Avenue  
30 North; Mr. Philip Chereko, 3<sup>rd</sup> Avenue South; Mr. Randy Gantt, Surfside Drive; Mr. Bernie Warton, South Myrtle Drive; Mr.  
31 Dennis Howell, Ocean Palms Drive; Ms. Diane Bond, North Myrtle Drive; Ms. Danielle Terrant, North Myrtle Drive, and Mr.  
32 Gary Domier, 1<sup>st</sup> Avenue North all spoke against the proposed mixed use on Surfside Drive.

33  
34 Ms. Jennifer Herrmann, North Cedar Drive spoke in support of the mixed use on Surfside Drive.

35  
36 Chairman Johnson declared the public hearing closed at 6:25 p.m.

37  
38 7. ACTION ITEMS

39  
40 1. Recommendation to Town Council for 6a. Mr. Lauer moved to defer action on this item until the next meeting. Ms.  
41 Mastrosante second. Mr. McKeen supported the motion saying the full commission should be present. All voted in favor.  
42 MOTION CARRIED.

43  
44 2. Recommendation to Town Council for 6b. Mr. Lauer moved to recommend adoption of Item 6b to Town Council  
45 for its consideration. Mr. McKeen second. All voted in favor. MOTION CARRIED.

46  
47 3. Resolution to Town Council recommending amendments to the Town's Comprehensive Plan, specifically the  
48 Future Land use Plan to allow for the addition of an Entertainment District to extend the Mixed Use District as shown on the  
49 attached map. Chairman Johnson said no action should be taken on this item, since both items 1 was deferred.

50  
51 8. DISCUSSION ITEMS.

52  
53 a. Entertainment District. Requirements will change when the new flood maps are published, which is controlled by  
54 FEMA (Federal Emergency Management Agency.) Mr. McKeen believed the commission was ready to move forward with a  
55 recommendation. Chairman Johnson requested that the entertainment district be on the next agenda as a business item.  
56

57 b. Any topic the board wishes to discuss. Mr. McKeen asked if an ordinance could be recommended to limit the  
58 height limit to 55 feet forever. Ms. Mazzo said that question would be given to Ms. Morris.

59  
60 9. PUBLIC COMMENTS - General.

61  
62 Mr. Wes Sparks, Dogwood Drive North, said changes to the overlay district would prohibit him from developing a  
63 recently purchased property, and asked if the commission would reconsider the prohibitions.

64  
65 Mr. Ron Ott, 7<sup>th</sup> Avenue North explained that the commission members were unpaid volunteers and he appreciated  
66 their dedication.

67  
68 Ms. Carol Cook, 7<sup>th</sup> Avenue South; Ms. Caroline Rouse, (?), a vacation realtor; Ms. Emily Becker, Surfside Drive;  
69 Ms. Jennifer Perkins, Myrtle Drive South; Mr. Randy Gantt, 516 Surfside Drive; Ms. Nancy Ragin, Surfside Drive, and Mr.  
70 John Paul, 1<sup>st</sup> Avenue North spoke against the mixed use district.

71  
72 Mr. Jeff Hines, 13<sup>th</sup> Avenue North, supported the entertainment district. He believed pedestrians would navigate  
73 Surfside Drive if there were places to shop and eat.

74  
75 Mr. Richard Stiles, Hollywood Drive, said Highway 17 should be developed and filled before Surfside Drive; he  
76 supported the mixed use district.

77  
78 10. COMMISSION COMMENTS.

79  
80 Mr. Lauer said the publics' comments were taken under consideration. This issue has much work yet to be done.

81  
82 Ms. Mastrosante the commission is working on many issues and wished that more public would attend.

83  
84 Mr. Sadler was very happy that the public turned out for this meeting and encouraged them all to attend the council  
85 meetings to share their opinions.

86  
87 Mr. McKeen shared his address and welcomed anyone to stop by to discuss these issues. In his opinion, Surfside  
88 Beach is a walking town. Threats of lawsuits is moot; you can sue for any reason. Drinking occurs in rental homes; you deal  
89 with it, because we are a tourist destination where they can walk and drive their golf carts.

90  
91 Chairman Johnson took three page of notes of speaker's opinions. She spoke about golf cart use and the town's  
92 walkability citing the following statistics: Nationwide data demonstrates that both baby boomers and millennials favor the  
93 increased walkability of neighborhoods and communities. Walkable communities command rent premiums of 60 percent  
94 higher for multi-family and 71 percent higher for retail. Sales prices for commercial properties are up to 43 percent in highly  
95 walkable areas versus 21 percent for car dependent areas. Chairman Johnson continued saying that in her opinion, no one of  
96 the commission wanted to change the family atmosphere in town, but would like to give more opportunities for people. The  
97 Horry County overlay ordinance is being considered, because it will protect owners from blight on neighboring property.

98  
99 11. ADJOURNMENT. Mr. Lauer moved to adjourn at 7:45 p.m. Mr. McKeen second. All voted in favor. MOTION  
100 CARRIED.

101  
102 Prepared and submitted by,

103  
104 \_\_\_\_\_  
105 Debra E. Herrmann, CMC, Town Clerk

106 Approved: September 10, 2018

107  
108 \_\_\_\_\_  
109 Carrie Johnson, Chairman

110  
111 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  
112 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  
113 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  
114 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.