



SURFSIDE BEACH PLANNING & ZONING COMMISSION  
TOWN COUNCIL CHAMBERS  
DECEMBER 4, 2018 ♦ 6:00 P.M.

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6 1. CALL TO ORDER. Chairman Johnson called the Planning & Zoning Commission meeting to  
7 order at 6:00 p.m. Commission members present: Chairman Johnson, Vice Chairman Lauer, and  
8 members Gambino, Hellyer, Mabry, and Mastrosante. Member McKeen was absent. A quorum was  
9 present. Others Present: Town Clerk Herrmann, Director Morris, and Permit Flood Coordinator Mazzo.

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

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

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

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

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

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32 7. DISCUSSION ITEMS. Article III: District Regulations. The commission discussed the regulations  
33 with specific attention to

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35 • Long term rental definition. Several members believed it should be one year, but at minimum six  
36 months; research will be done to determine whether business licensing has statistics and brought  
37 to the next meeting  
38 • Massage parlors. The ordinance proposes that they are only allowed in C1 (on Highway 17, which  
39 will remove them from the Central Business District); the attorney will be asked whether they can  
40 be required to relocate within a time certain; if requiring them to be licensed as an accessory use  
41 to a medical facility is legal, and if the code can stipulate that the license will be immediately  
42 revoked if there is illegal activity.  
43 • C4 Permitted uses. Amusement parks should be deleted from the C4 permitted uses.

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

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

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

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62 10. COMMISSION COMMENTS.

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

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

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

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

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

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

89  
90 11. ADJOURNMENT. Ms. Mastrosante moved to adjourn at 6:49 p.m. Ms. Mabry second. All voted  
91 in favor. MOTION CARRIED.

92 Prepared and submitted by,

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94 \_\_\_\_\_  
95 Debra E. Herrmann, CMC, Town Clerk

96 Approved: January 3, 2019

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99 Carrie Johnson, Chairman

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101 Clerk's Note: This document constitutes action minutes of the meeting that was digitally recorded, and is not  
102 intended to be a complete transcript. Appointments to hear recordings may be made with the town clerk; a free  
103 copy of the audio will be given to you provided you bring a new, unopened flash drive. In accordance with FOIA §30-  
104 4-80(E), meeting notice and the agenda were distributed to local media and interested parties via the town's email  
105 subscription list. The agenda was posted on the entry door at Town Council Chambers. Meeting notice was also  
106 posted on the town website at [www.surfsidebeach.org](http://www.surfsidebeach.org) and the marquee.