



SURFSIDE BEACH PLANNING & ZONING COMMISSION
TOWN COUNCIL CHAMBERS
February 7, 2019 ♦ 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 Hellyer, and
8 members Gambino, Lauer, Mabry, and McKeen. Member Mastrosante was absent. A quorum was present.
9 Others Present: 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. Mr. McKeen moved to approve the agenda with an amendment to strike
14 item 8.a. Ms. Mabry second. All voted in favor. MOTION CARRIED.

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16 4. MINUTES APPROVAL. Mr. Lauer moved to approve the minutes of January 3, 2019 as
17 presented. Mr. McKeen 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 presented the history of employee parking on Yaupon Drive
22 to the commission, and explained that it was also sent to the affected property owners at their request.
23 Requests for changes must be submitted to Town Council. Mr. Miller, the designer for the proposed
24 construction at 12 and 14 Ocean Boulevard South requested that the presentation be deferred until more
25 definite plans are prepared. A 3-hour in-house training class will be held for commission members in
26 chambers on Tuesday, February 19, 6:00 p.m. A 6-hour orientation class is scheduled at Waccamaw
27 Regional COG on March 14 from 9:00 a.m. to 4:15 p.m. A public Community Rating System meeting will
28 be held February 28, in chambers at 6:30 p.m. The town attorney offered to meeting with the
29 commission to explain its responsibilities. The commission declined the offer. All members believed
30 training was important; members preferred training provided by other organizations. Ms. Morris noted
31 that the March meeting will also be scheduled on Thursday the 7th due to staff conflicts.

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33 7. DISCUSSION ITEMS.

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35 Article III: District Regulations – complete. Ms. Morris explained the review is complete. Before a
36 public hearing is scheduled, the commission needs to determine

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- 39 • Definition for long term rental
 - 40 • Permitted uses for massage parlors (permitted versus accessory uses)
 - 41 • Deadline for massage parlors to be removed, if the commission wants them to be
42 removed

43 After lengthy discussion, the commission concurred to

- 44
- 45 • Massage parlors permitted as accessory uses in spas and/or medical facilities
 - 46 • Long term rentals will be defined as 12 months or more
- 47

48 8. COMMISSION DISCUSSION.

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50 a. Proposed Entertainment District Construction (12 & 14 Ocean Boulevard South). This item
51 omitted by approved motion, see #3, Agenda Approval, above.

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53 b. Any other matters of concern or information to be discussed by Planning Commission.

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54 Mr. McKeen said that Section 17-396.34 should state "measured at the source;" Ms. Morris said
55 that would be changed. He asked if ear piercings were prohibited under body piercing. Ms. Morris said
56 that is address in 396-11. Ear piercings are allowed now. He asked if K applied to outdoor. Ms. Morris
57 said yes, in mixed use. He referred to 17-396.39 and suggested prohibiting sexually oriented businesses.
58 Ms. Morris said that State Law requires an ordinance to allow those businesses.

59
60 Chairman Johnson asked why ice cream stores were not allowed. Ms. Morris said those along
61 with general stores and the like were approved in C1, C2 and mixed use. That will be corrected by the
62 next meeting. If there are other corrections, please let her know.

63
64 Mr. Lauer asked if the proposed cell tower was compliant with the FAA [sic] lighting
65 requirements. Ms. Morris said before completion the company has to certify by letter from FAA [sic] that
66 guidelines are met. Mr. Hellyer asked if a separate business license was purchased for the cell tower. Ms.
67 Morris said the business license office would have to answer, but the department was notified of the
68 proposed tower.

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70 9. PUBLIC COMMENTS - General. There were no public comments.

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72 10. COMMISSION COMMENTS.

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74 Mr. Lauer thanked everyone for coming. He was looking forward to the presentation and was
75 sorry it was cancelled.

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77 Mr. Hellyer thanked everyone for coming. I was also looking forward to the presentation. Be safe.
78 We'll see you next month.

79
80 Mr. McKeen thanked everyone for coming. I was disappointed the presentation was cancelled,
81 because I had a lot of questions. It will come another time. We'll be very careful going over that.

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83 Ms. Gambino thanked everyone for coming out. I, too, was disappointed the presentation was
84 cancelled.

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86 Ms. Mabry thanked everyone for coming out. We got a lot done even though it was a short
87 meeting.

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89 Chairman Johnson said maybe they heard you have all those questions and that's why they didn't
90 come. (Laughter) Thank everyone for coming. Have a good evening.

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92 11. ADJOURNMENT. Ms. Mabry moved to adjourn at 6:26 p.m. Mr. Lauer second. All voted in
93 favor. MOTION CARRIED.

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95 Prepared and submitted by,

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98 Approved: March 7, 2019

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100 _____
101 Debra E. Herrmann, CMC, Town Clerk

102 _____
103 Carrie Johnson, Chairman

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