



Planning Commission Issue Paper
Item 7 (a)
January 14, 2020

PLANNING COMMISSION REGULAR MEETING MINUTES
TOWN COUNCIL CHAMBERS
Tuesday, January 14, 2019
6:00 PM

CALL TO ORDER – The Chairman called the meeting to order at 6:30PM. Commission members present: Mr. Brown, Ms. Laveglia, Mr. Pesce, Mr. Von Buseck and Chairman Truett. Also present Town Clerk Medina and Planning Director Morris,

PLEDGE OF ALLEGIANCE – Chairman Truett led in the Flag Salute.

AGENDA APPROVAL - Ms. Abrams moved to approve the agenda. Ms. Johnson seconded. All voted in favor. **MOTION CARRIED.**

ELECTION OF OFFICERS

a. Chairperson

Ms. Laveglia nominated Sammy Truett as Chairman, Mr. Buseck Seconded
All voted in favor. **MOTION CARRIED**

b. Vice-Chair

Ms. Laveglia nominated Mr. Brown as Vice Chairman, Mr. Pesce seconded.
All voted in favor. **MOTION CARRIED**

MINUTES APPROVAL – September 10, 2019 and December 3, 2019

Mr. Pesce moved to approve the September 10th and December 3rd, 2019 meetings minutes as submitted, Mr. Brown Seconded. All voted in favor. **MOTION CARRIED.**

PUBLIC COMMENTS ON AGENDA ITEMS

None

DISCUSSION ITEMS

- a. Preliminary Review of a Proposed Planned Development (Surfside Business Park)**
Presented by Sabrina Morris, Planning Director.

This proposal is to rezone both parcels from C1 Highway Commercial to PD planned Development. The developer wishes to build a three story climate controlled storage and retail. In the rear of the storage will be outside storage that will be fenced. Part of the rear of the



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property will be utilized as flex space. The climate controlled storage would consist of 96,000 sq. feet. The retail would consist of 12,000 sq. feet. The outside storage would consist of 46,609 sq. feet. At this time there is not a sq. footage for the flex space.

This project will be constructed in phases.

Phase one – Storage units

Phase two – Retail

Phase 3 – Outdoor Storage

Phase 4 – Flex trade space

Constructions has to commence within one year or the property will revert to the prior zoning.

In reviewing this project with the Comprehensive Plan there are standards that should be addressed:

- Setbacks
- Impervious coverage
- Buffering/parking
- Landscaping/drainage
- Access to utilities.

The proposal states there will be a 25 foot buffer between the frontage road and the parking area and a 10 foot buffer for the North side that will extend the entire parcel. There will be a retention pond in the rear of the project.

There are two entrances off the frontage road and two entrances off the proposed tree line street. All streets are designed to connect with other streets. The developer wishes for the proposed streets to be private. The trees lining the street will be 25 feet apart. At this time there are no sidewalks proposed.

Lighting plan has not been submitted as of yet.

The parking spaces required under the Proposed Planned Dev. Zoning are:



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Climate controlled storage – 11 spaces plus 1 per employee largest shift
Retail – 40 spaces
Outdoor storage – none
Flex trade spaces – unknown

Mrs. Morris stated that there will be an easement in the rear of the property.

Mr. Von Buseck questioned if the developer wishes to have the streets private. Mrs. Morris stated yes.

Mr. Brown stated his concern with this type of property is they sometimes don't maintain the property and begins to look more industrial. The landscaping

Kevin Talbert, Surfside Partners LLC

Mr. Brown asked if there are prospects for the business portion. Mr. Talbert stated no. Mr. Talbert added that if the committee required sidewalks they would consider it.

Mr. Brown asked if there were any plans for traffic lights. Mr. Talbert said not at this time.

Mr. Pesce questioned if the open space in the rear of the property can be utilized as parking for the flex space. Mr. Talbert stated there is an easement in the rear. Mr. Pesce asked that the pond be at the front of the project because of the recent storms.

Mr. Truett stated he had concerns about the buffering along the front of the building. Mr. Talbert stated they don't want to obscure the front of the building but they will do what the committee wishes. Mr. Truett stated that street lighting is important. Mr. Truett doesn't feel this is the proper property for a park.

Mrs. Morris asked if the developer can start the process. Mr. Truett stated yes and the committee will take it under consideration.

c. **Article V. Non-Conformities**

Mrs. Morris spoke about Article V: non-conformities. This will be placed before town council but before that the Planning Committee should review and amend Article V – Non Conformities.

Mrs. Morris stated she would like this be scheduled for the January 28th Council meeting. This would make certain uses in town an illegal nonconforming use, meaning established without proper approvals.



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Section 17-504E states if a nonconforming use is replaced with a conforming use, or is discontinued for any reason for a period of 180 days shall be considered abandoned. She asked that the committee decide the time line for abandonment, 90, 180 days or even up to a year. Mr. Morris stated the police department are already aware of the few properties that fall within this section.

Mr. Brown made a motion for the time on abandonment be 6 months, Seconded by Mr. Pesce. All voted in favor. MOTION CARRIED.

5-4 (E District) of the code is suggested by the Planning Attorney and the Town Attorney to be removed for not being inconsistent with the intent of the purpose of the Non-conforming article. If this were to be eliminated all the commercial would fall under number one.

17-505 C-3 will be removed.

17-508 and 17-509 will be added.

d. Minimum Square footage for residential structures and dwelling units

Mrs. Morris spoke about a recent article in regard to tiny houses. At this time Surfside Beach does not have a minimum square foot requirement in their code. Surfside Beach adopted the International Residential Code which has special specifications for rooms. Currently in the code for accessory units mean they cannot contain more than 850 square feet.

Mr. Truett stated that there needs for something to be in place. Mr. Brown stated he would not want to see many tiny houses on a small parcel. This would increase traffic. But also someone has a large lot you do not want to limit someone from being able to put a tiny home for a failing family member. One is fine per parcel. Mrs. Laveglia concurred.

Mr. Truett stated the concerns need to be discussed. Property values being one. Mrs. Laveglia feels that the tiny home issue will not be a problem in Surfside but could be.

Mrs. Truett asked Mrs. Morris to give the committee more information to look over so that the next meeting it can be discussed.

e. Article I – Definitions

Mrs. Morris stated a good definitions section of a zoning ordinance is important to be able to enforce the code. People are constantly challenging the staff on some of the verbiage. Also there should be some illustrations added also to be clear. Various definitions were discussed.

PUBLIC COMMENTS – GENERAL

None



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COMMISSION COMMENTS

Mr. Brown stated there is a lot going on in Surfside and Thank you to everyone who came out to the meeting. Hope to see you on the February.

Mrs. Laveglia thanked Mr. Truett for stepping up and accepting the position of Chairman and also Mr. Vice Chairman.

Mr. Pesce Thanks to everyone, this month was a large packet. Chairman Truett stated this is a large project so it will be a slow process.

ADJOURNMENT - Mr. Casey made a motion to adjourn at 7:33PM, Mr. Pesce seconded.
Motion passed with a unanimous voice vote.