



**PLANNING COMMISSION REGULAR MEETING MINUTES  
TOWN COUNCIL CHAMBERS  
Tuesday, February 4, 2020  
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, Mrs. Abrams, Mr. Kinken and Chairman Truett. Also present Town Clerk Medina and Tina Mazzo.

**PLEDGE OF ALLEGIANCE**

Chairman Truett led in the Flag Salute.

**AGENDA APPROVAL**

Mr. Brown moved to approve the amended agenda to add the swearing in of new members and change the date for the minutes. Mr. Von Buseck seconded. All voted in favor.

**MOTION CARRIED.**

**MINUTES APPROVAL – January 14, 2020**

Mr. Pesce moved to approve the September 10<sup>th</sup> and December 3<sup>rd</sup>, 2019 meetings minutes as submitted, Mr. Brown Seconded. All voted in favor.

**MOTION CARRIED.**

**PUBLIC COMMENTS ON AGENDA ITEMS**

No comment from the public.

**OATH OF OFFICE**

Sammy Truett – Chairman  
Mary Ellen Abrams  
William P Kinken

**DISCUSSION ITEMS**

**a. Preliminary Review of a Proposed Planned Development (Surfside Business Park) – Second Review**

At the January 14, 2020 meeting the proposed Planned Development was discussed. The parcels for this project is in the C1 Zone, consisting of approximately 8.03 acres. This project will have a climate controlled building, outside storage, flex space and a restaurant/retail.

At the last meeting Chairman Truett suggested that the developer should consider making the restaurant space retail also so that they would not be limited. This space will be 49,316 square feet.

The climate controlled building will be three stories and will be 57,036 square feet.

The outdoor storage will consist of 38,203 square feet and will have a privacy fence around the entire area with landscaping.

The flex space consist of .32 acre. The developer stated there will be no buildings larger than 2000 square feet in this area. This areas is designed for building and mechanical trades such as plumbing, HVAC or equipment repair.

The plan has been revised to have only three stages of construction:

1. Climate controlled building, outdoor storage and a basin. (planned for July 2020)
2. Retail
3. Flex trade space.

Mr. Kevin Talbert stated most if not all issues from the last meeting have been changed. The signage will be in compliance with Surfside Beach. The trees along the front of the property will be 15 feet. The open space area will be 2.99 acres. The parking requirements have been modified to one per every 200 square feet.

The approximate trips to the storage building will be 145.

Mr. McKinken asked if the pond will be in Phase one. Mr. Talbert stated yes. Mrs. Laveglia asked if the project meets the requirements in regard to parking. Ms. Mazzo stated she would check into it and get back to her with the information. Mr. Brown asked who decides the restaurant. Mr. Talbert said the market and it would be the decision of the owner.

Mr. Von Busek asked Mr. Talbert if there were any concessions offered by the town. Mr. Talbert stated no and we asked for none.

Mr. Pesce asked if there will be a side entrance. Mr. Talbert stated the main entrance will be in the front of the property. There could be an entrance of Platt Blvd if Deerfield chooses to curb-cut.

Mr. Brown asked that a traffic study be done. This area is very busy and taking into consideration of the large vehicles coming from the property can be even more dangerous. There was discussion about the construction currently happening on Hwy 17. Mr. Truett asked Ms. Mazzo to check to see which areas of the frontage road will be closed.

Mr. Talbert stated if there was anything needs to be done he will provide it. He needs to get this project going.

**b. Article V. Non-Conformities**

Article V was discussed at the January 14, 2020 meeting. Chairman Truett stated this was discussed but did not include a discussion on the E district. The changes requested in this ordinance would consequently cause the town to lose a large sum of revenue. There would be certain areas that should a storm demolish the properties, they could not be rebuilt. (Surfside Beach Resort).

Mr. Von Busek stated he would like to see this Ordinance reworked. He feels the grandfather clause should remain. Mr. Truett agreed, also suggested the Planning Commission re-visit the Use Ordinance and also research other towns to see how they handle non- conformities. Mr. Truett will request a copy of the legal opinion on non-conformities that was dent to the Town. Mrs. Abrams stated the Article makes her feel uncomfortable and is not clear about the intent. This is not ready for public notice. After a discussion the committee decided to wait on this Ordinance for more clarification. Ms. Mazzo asked is the Planning Commission wants Article V (nonconformities) moved back to discussion for the next meeting. Mr. Truett said to wait until he has an opportunity to discuss the best plan of approach with the Town Administrator. Mr. Truett also requested that Article III (uses) be placed on the March agenda for discussion in anticipation of a Town Council workshop. The chair instructed Ms. Mazzo to rescind the public hearing notice.

**c. Minimum Square footage for residential structures and dwelling units**

Mr. Truett stated there is nothing currently on the books about minimum square footage for a residence.

As discussed at the January 14, 2020 meeting, Surfside Beach would not want too many tiny homes on one lot. The R-2 and R-3 zone should allow one structure. The Chair reminded the Commission that this discussion is on minimum square footage of the primary residence. With further discussion the commission decided a minimum of 900 square feet floor area would be acceptable.

**Mr. Brown made a motion for the minimum square footage for a principle structure be 900 square feet, Seconded by Mr. Kinken. All voted in favor.**

**MOTION CARRIED.**

**d. Article I – Definitions**

Article I was discussed by the Committee. A few of the definitions were clarified and minor changes were made. Mrs. Abrams stated some only had minor typographical errors.

**PUBLIC COMMENTS – GENERAL**

1. Mr. Talbert requested further conversation on the proposed climate controlled building.

**Mrs. Abrams moved to return to the business portion, Mr. Kinken second. All voted in favor.**

**MOTION CARRIED.**

Mr. Talbert stated he feels that the Committee is comfortable with the information and that they would consider forwarding this to Town Council. Ms. Mazzo stated that there needs to be a public hearing first, she believes. Mr. Truett asked Ms. Mazzo to look into it and a special meeting can be scheduled if needed. Mr. Von Buseck made a motion to send this project to Town Council. Ayes: Ms. Laveglia, Mr. Pesce, Mr. Von Buseck, Mrs. Abrams, Mr. Kinken and Chairman Truett  
Nays: Mr. Brown **Motion passed**

**COMMISSION COMMENTS**

None

**ADJOURNMENT**

Mr. Truett adjourned the meeting at 7:51PM,

Respectfully Submitted

Sheri L Medina

Town Clerk