

**PLANTATION RESORT COMMERCIAL PROPERTIES, INC.**  
**Blaine Liljenquist, President**  
**PLANTATION RESORT FACILITIES MANAGEMENT, LLC**  
**Blaine Liljenquist, Manager**  
**BLAINE LILJENQUIST, Individually**

**1250 US Highway 17 North, Surfside Beach, SC 29575**

**April 1, 2020**

**TO: THE TOWN OF SURFSIDE BEACH**

**RE: REZONING OF THE PROPERTY SHOWN ON THE  
ATTACHED PLAT**

**Gentlemen:**

**I, individually, and my two companies listed on the letterhead, are OPPOSED to the rezoning request referenced in your letter, a copy of which is attached, IF whatever is built on the subject property plans to use the road leading to Platt Boulevard for ingress and egress. There is way too much vehicle traffic on Platt Boulevard as it is.**

**IF, however, whatever is built on the referenced property IS NOT going to use the road leading to Platt Boulevard for ingress and egress, then I, individually, and my two companies, SUPPORT the rezoning request.**



**TWO PAGES ATTACHED**

Mayor  
Bob Hellyer  
Administrator  
Dennis P. Pieper  
Town Clerk  
Sheri L. Medina



**Town of Surfside Beach**  
*"The Family Beach"*

Mayor Pro Tem  
Debbie Scoles  
Town Council  
Bruce Dietrich  
Michael Drake  
Paul Holder  
Cindy Keating  
David L. Pellegrino

March 13, 2020

Property Owner,

The Town of Surfside Beach Planning Commission is scheduled to hold a public hearing on the proposed rezoning of a parcel(s) that is located within 150 ft. of your property. You are invited to attend the Public Hearing and voice your support or concern of the rezoning. You will find enclosed a map of the parcel(s) that are proposed to be rezoned.

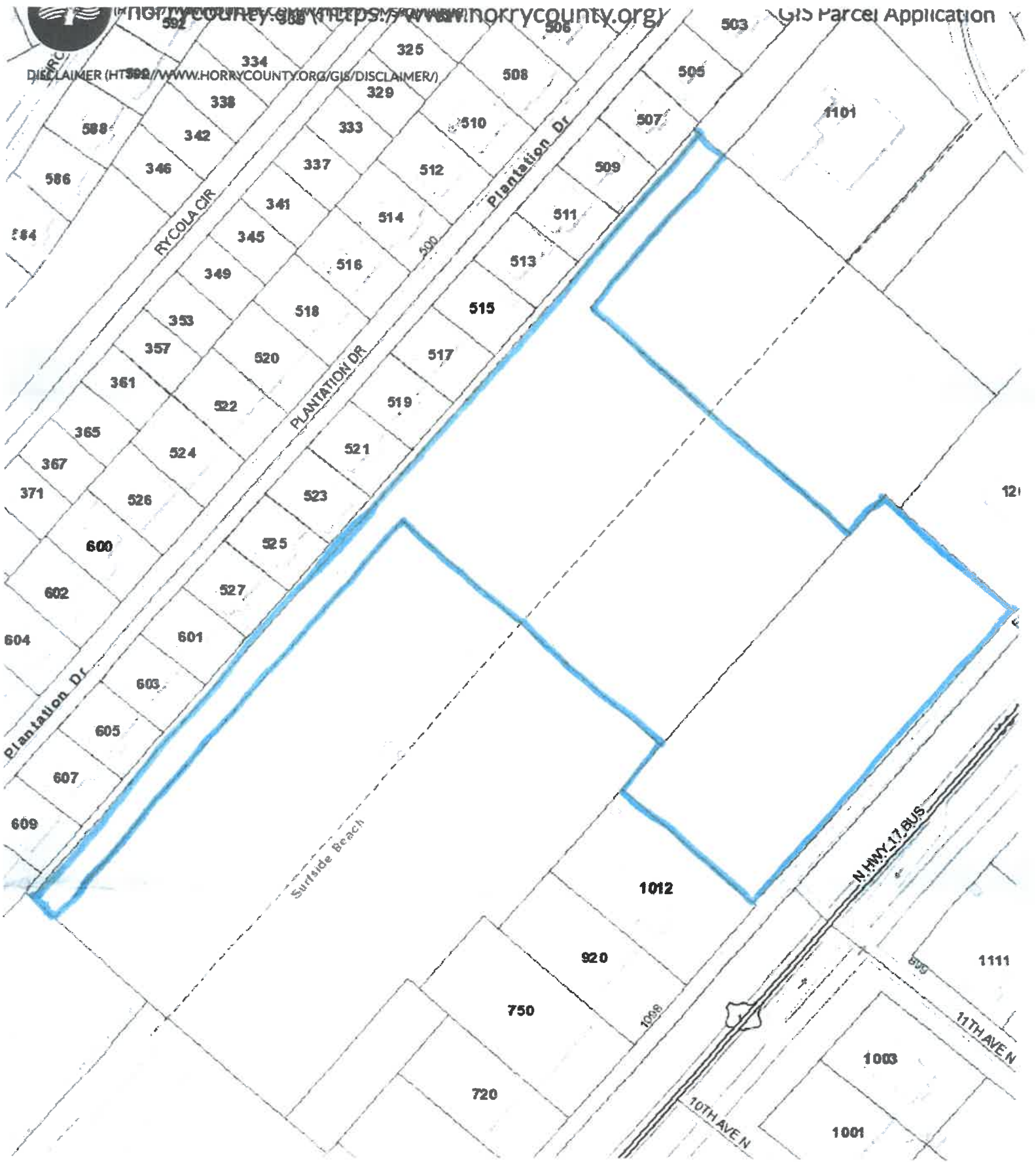
Date of Public Hearing: April 7, 2020  
Time: 6:00 PM  
Place: Town Council Chambers  
115 Hwy 17 North  
Surfside Beach, SC 29575  
Address: 1100 Hwy 17 North  
PIN#: 45915010046 & 45915010048  
Proposed Rezoning: From: Highway Commercial (C1)  
To: Planned Development (PD)

If you would like to comment but are unable to attend the meeting, you may drop a note off at our office at 829 Pine Dr. Surfside Beach, SC 29575 or send an email to: [tmazzo@surfsidebeach.org](mailto:tmazzo@surfsidebeach.org).

You may contact the Planning, Building and Zoning Department if you should have any questions at (843) 913-6341.



DISCLAIMER (https://www.horrycounty.org/GIS/DISCLAIMER/)



April 3, 2020

To: Surfside Beach Planning Committee/ Ms. Mazzo  
From: Connie Newton  
Concerning: Public Hearing on Concerns of Rezoning

Due to the unfortunate circumstances of the COVID-19 virus that canceled the April 7 public hearing on the Surfside Beach Park project and its rezoning that I will be unable to attend, I am sending my questions and concerns. It is my hope that Ms. Mazzo will be able to technically direct these to each committee member and any other appropriate parties. After receiving the notice letter addressed to my personal home on Plantation Drive, after speaking with Ms. Mazzo, and after reviewing the maps and minutes of the February 4<sup>th</sup>. Planning Commission meeting, I have the following questions and concerns that I would like to express and have addressed:

- Concerning the “green space” at the far end of the proposed project that runs parallel to Plantation Drive and is adjacent to our property at 609– Is this a part of the 50 ft. Public Service right of way? I understand “green space” must remain such unless the developer returns to the council/committee to request a change. Is this correct? Will this green space be fenced? Has the developer confirmed that they will maintain the mowing and landscape care of the green space? Are they permitted to alter the ground? What guarantee has been given that appropriate drainage will be done so that no water will be directed onto our property? (We have NEVER had any standing and/or flowing water on our property since our home was built in 1982. We would like assurance that no dirt/land will be altered in such a way that could create a new problem. The Public Service has just recently created some type of drainage pool that is now directly behind our property. It is several feet deep and remains dry until it rains, then will fill up. I believe it contains a drainage corner in its most southeastern end. ) I note that Mr. Brown had commented his concern about appropriate landscaping for open space and also the drainage issue. In addition, since there is a very large electric pole directly behind our property in this “green space” according to the maps, how will this area be serviced by Santee Cooper and the Public Service? This and other poles in the green space are not presently fenced off or inside the new sub-station. Also, Mr. Pesce asked if the open space in the rear could be used for parking, but Mr. Talbert replied that “there is an easement in the rear.” Does this mean it cannot be used for anything other than “green space?”

- Concerning the access roads, specifically the one that would “divide the flex zoning” and connect this proposed Surfside Beach Park property to the Platt Ext. - This sounds like the developer is intending to connect his private business road to Platt. Is that correct? If so, please reconsider the traffic problems that will occur for everyone who lives, rents, or visits within our community. Presently and with future development, we will all have only ONE way to exit to Highway Bus. 17- and that will be from Platt. Without summer tourists, seasonal guests, and a new gas station, we often have had a dozen or more cars backed up to Plantation Drive waiting to enter the highway. (Of course, the stay-at-home directive about COVID-19 has reduced this; but let’s pray this is only temporary.) Add to this, Wyndham is directing their guests to their new office off Platt, and the new home developers in our community are adding hundreds of new homes on what used to be the golf courses. So even if a traffic light is installed, every vehicle will be forced to exit on Platt. This may prevent Frontage road accidents, but it will cause every vehicle to STOP and wait for a light to change in order to go any direction, causing major delays. In the Surfside Beach Business Park proposal, they listed numbers on their Average Daily Trip table, adding 145 and 24. Are these extra numbers of daily vehicles traveling to this new business? Perhaps, only accessing this new business from Frontage road would ease this potential traffic mess.
- Concerning the Flex-Space - It is my understanding that this area is not yet specifically designated, but its buildings are “hoped” to be used for other things. Does the committee not have to know precisely what will be in these flex buildings? Shouldn’t the developer have to submit exactly what this flex use will be? If “Flex-rezoning” does not have to state precise intentions, then I would be opposed to it.
- Concerning the Outdoor Storage – It stated that it will be “secure, fenced, and screened...won’t be visible from Frontage road.” Will it be visible from Plantation Drive? Is it true that Surfside Beach does not allow any outdoor storage? But this developer will be permitted to store boats, trailers, buses, campers ,trucks, maintenance equipment, etc? In the minutes, Mr. Brown expressed concern about an appearance of an “industrial” park. As a home owner, I would not like to see our backyard view become any storage of what could become un-used supplies or vehicles.
- Concerning Any Possible Connection to the Present Storage Facility - Is there any plan or possibility that this newly proposed development will link to the present storage facility that now sits just barely to the south of our property? Now a fence separates us from the present storage building, but we see the outdoor storage, and also note that during last year’s heavy rains they had severe drainage issues. (I don’t know if these were caused by home construction development from the old golf course or something else.) If there was an attempt to link, would the developer have to return to the Planning Committee to request a road be placed on what is now labeled “green space” and “SCPSC right-of-way”?

I thank you for the opportunity to express my concerns and questions. I apologize for not being able to speak with each of you directly. I may not be able to listen to the teleconference meeting on April 7, but I hope you will be able to address these issues. As a property owner here for over 30 years, I am greatly concerned about the “over-development” that is taking place throughout our once truly family oriented beach and the surrounding Grand Strand.

Sincerely,  
Mrs. Connie Newton- 843-650-6354- cnewtonwv@yahoo.com

## Tina Mazzo

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**From:** Kelly kmike13@juno.com <kmike13@juno.com>  
**Sent:** Tuesday, April 7, 2020 9:50 AM  
**To:** tmazzo@surfsidebeach.org  
**Subject:** Storage unit for planning commission

To the Planning Commission

I am opposed to letting a storage unit off Hwy 17 be built in Surfside Beach.

Surfside is a family beach and has storage units already. I have been to Surfside Beach for 53 years and the atmosphere needs to remain family.

I am opposed to the storage unit off Hwy 17 for the following reasons:

1. It would not be an invite to family visits.
2. The traffic it would create would be havoc along with traffic accidents caused by traitors, trucks trying to access the storage unit.
3. Surfside Beach does not need this unit in this location off Hwy17 - an eyesore.
4. This is not the commercial use that should be used for a storage unit.

Questions you need to ask....is this a chain unit? Do they keep it clean? Is it a high rise with climate control units? Is this a fly by night open to tons of problems?

Thank you - vote wisely please!

Kelly  
Michalowski  
kmike13@juno.com

## Tina Mazzo

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**From:** Allison Argoe <adargoe@charlestonlaw.edu>  
**Sent:** Tuesday, April 7, 2020 9:54 AM  
**To:** tmazzo@surfsidebeach.org  
**Subject:** Rezoning of property on Kings Hwy

Hey I am Allie Argoe, a resident of Surfside Beach. I do not want the property on Kings Highway to be rezoned to allow a huge storage facility. We already have numerous storage facilities in and around the area. I believe the property should be used to attract tourists to the area rather than for a building that will be nothing more than an eye sore. Thank you for your consideration.

Allie Argoe

Sent from my iPhone=

## Tina Mazzo

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**From:** Under Toes <undertoes10@gmail.com>  
**Sent:** Tuesday, April 7, 2020 10:37 AM  
**To:** tmazzo@surfsidebeach.org  
**Subject:** Storage Facility

Tim and Eileen Glover  
712A South Ocean Blvd Surfside Beach

HOW many storage facilities do we actually need? There is one right up the road on Glenn's Bay. We are consuming more and more space for storing God knows what. Is this just another way of collecting taxes for vacant or unused properties? We need to stop creating the concrete jungle or we will be like any other metropolitan city, with tall buildings and structures that are not in conformity with the general populace.

The appearance of Surfside is not the sleepy, fishing and beach community it once was. Traffic on South Ocean is impossible and more buildings will only bring more traffic.

Sent from my iPhone=



## Tina Mazzo

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**From:** Colleen Zurawski <colleenzur@gmail.com>  
**Sent:** Tuesday, April 7, 2020 10:39 AM  
**To:** tmazzo@surfsidebeach.org  
**Subject:** Do Not Rezone

I am a new resident to Surfside Beach. Please do NOT rezone the property on Kings Highway to allow a 3 story storage building.

We moved her because it's a small town and we would like it to stay that way.

Thank you,

Colleen Zurawski  
516 4th Ave South

Sent from my iPhone=

## Tina Mazzo

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**From:** Peggy Wilcox <peggywilcox@sbcglobal.net>  
**Sent:** Tuesday, April 7, 2020 11:39 AM  
**To:** tmazzo@surfsidebeach.org  
**Subject:** rezoning

Please do NOT rezone Kings Hwy in Surfside. I didn't move to Surfside Beach to be surrounded by big buildings.

Peggy Wilcox  
1481 Southwood Drive  
Surfside Beach

## Tina Mazzo

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**From:** Linda Andrews <linda.andrews127@gmail.com>  
**Sent:** Tuesday, April 7, 2020 12:30 PM  
**To:** tmazzo@surfsidebeach.org  
**Subject:** Storage Building on Kings Highway

Please, please reconsider the proposition to rezone the property on Kings Highway. We do not want a 3 story tall storage facility to be built- it will be an eye sore and change the feel of our wonderful community. If it needs to be built, there are other places that would make more sense.

Linda Andrews

## Tina Mazzo

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**From:** Beth <bk374@aol.com>  
**Sent:** Tuesday, April 7, 2020 1:30 PM  
**To:** tmazzo@surfsidebeach.org  
**Subject:** P&Z public hearing

My public comment: The PD being requested is nothing more than industrial uses (other than the restaurant/retail) being placed directly on Highway 17. This is a precedent for all other properties around that area. The town will look and have a feel of Seaboard Street in Myrtle Beach if this is accepted. Storage units of this caliber should be located on either Sandy Lane or in the county. This is not the uses or building character that says 'family beach'. It simply says 'Surfside will accept anything on its newly improved corridor'.

Thank you,

Beth Kohlmann  
1610 S Ocean Blvd

## Tina Mazzo

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**From:** Paul Richardson <ejpcr2@aol.com>  
**Sent:** Tuesday, April 7, 2020 1:55 PM  
**To:** tmazzo@surfsidebeach.org  
**Subject:** storage units

Planning Commission

It has come to my attention that a storage facility might be built on 17 business in close proximity to 11th ave north. I have several issues with this proposal.

First, this would be an eyesore for our community. This is a family beach area. A storage facility has no place in this location.

Second, There are several storage facilities within a short distance from this area. Why would we need another ?

Third, Traffic, The traffic during the summer has gotten terrible. It backs up from 544 past 11th ave north. Sometimes it is so bad I go to Glens Bay Rd to get away from it. This would be another source for increased traffic. As a result of the increased traffic, it becomes more dangerous driving on 17 business. In the past accidents were few. As the number of vehicles increase on 17 the number of accidents increase. We need to keep this a family beach as well as a safe place for residents and vacationers.

I have been a resident of Surfside Beach for 20+ years.

Thank you for your time

Paul Richardson

## Tina Mazzo

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**From:** Psurfsidebeach Psurfsidebeach <psurfsidebeach@aol.com>  
**Sent:** Tuesday, April 7, 2020 1:56 PM  
**To:** tmazzo@surfsidebeach.org  
**Subject:** Surfside Beach Planning Commission

This email is in regards to the proposed construction across from 11th ave N in Surfside Beach. I have recently found out that a proposed storage facility is being built directly across the street. I have been a resident of Surfside Beach for over 20 years, and have always appreciated that the town of Surfside has in the past not allowed over commercialization of our beloved beach. My concern is that another large storage center at that location will not only be an eye sore, but will only add to the traffic and congestion on Hwy 17 and the frontage roads. During summer months traffic in this area is already extremely busy, making it difficult for even residents to access their homes. Considering the fact that another large storage facility is located less than a 1/4 mile south, and an additional storage lot is located near the corner of Hwy 17 and Hwy 544, I don't see how adding another one so close benefits our community. I ask you to please consider the safety of our residents and visitors as well as the traffic issues which will most definitely follow with the addition of another storage facility in an already congested area.

Elizabeth Jones

## Tina Mazzo

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**From:** Al Lauer <speddaddy@aol.com>  
**Sent:** Tuesday, April 7, 2020 3:45 PM  
**To:** tmazzo@surfsidebeach.org  
**Subject:** PC Meeting today

Please pass this on to the PC Chair

I just read an announcement of the Planning Commission meeting scheduled for this afternoon. I note that they will be discussing and 'voting ' on a recommendation to rezone the property on Kings Highway, approximately opposite the Giant/Pancake House strip. I would suggest that this is quite improper considering the unsettled condition of the nation at this moment. First, it is incumbent on the PC to open up discussion to the public. The public's input is crucial to Town decisions. A poorly announced, telecommunication (I personally have seen two different times listed- 4PM and 6PM), will effectively exclude a large number of residents who haven't heard about the meeting (they have too many other things on their plates), and/or do not know how to participate in anything that has 'tele' in the title. I would also suggest that, because of the current economic status in our State, nothing will be able to be done at this property for months. There is no apparent rush to have the PC pass this Zoning change on to Council. My recommendation would be to postpone the PC meeting to a time when residents can attend and express their feelings. I have to say that personally, I have no great objection to the structure, though I would like to have the opportunity to learn more, see pictures and hear the Town's ideas, as to why this is a good idea. The thought of having such a meeting tonight flies in the face of the Council's pledge to transparency. If as residents, we can not see, hear and respond to actions our democracy continues to be eroded. Please postpone this meeting....

Al Lauer

## Tina Mazzo

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**From:** bwesleyjones@aol.com  
**Sent:** Tuesday, April 7, 2020 4:07 PM  
**To:** tmazzo@surfsidebeach.org  
**Subject:** Surfside Beach Planning Commission

I am currently a resident of Surfside Beach, and am writing regarding a proposed storage facility due to be built on Hwy 17 near Deerfield Resort. I have just recently become aware of the planned use of the site to house a multi-level storage complex, and have a few concerns. First, it would seem that another similar storage business is located near Dagwoods deli on hwy 17, so I'm not sure the value of having another one in such close proximity. With all the recent development going on in Deerfield, adding hundreds of homes to such a small area, I'm afraid traffic will become unbearable in our area. They are currently building another gas station in front of Deerfield, which will only add to the congestion. The idea of another large commercial storage facility right on Hwy 17 would seem to only hurt the look and appeal of Surfside Beach, as well as negatively impact the values of properties both east of 17 and within Deerfield. Most of these storage complexes are large and unsightly, and would only take away from the appeal of Surfside Beach as a family beach. I always enjoyed Surfside Beach because it looked and felt distinctly different than downtown Myrtle Beach. I would hope that this issue would at least be given more time for local residents to voice an opinion. I can say that most neighbors I speak with are completely unaware of the construction taking place in this area, including this storage facility.

Thanks for hearing our concerns

Wes Jones