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Town of Surfside Beach
Planning, Building & Zoning Department
115 US Hwy. 17 North, Surfside Beach, SC 29575
(843)913-6341

PLANNING COMMISSION REGULAR MEETING MINUTES
TOWN COUNCIL CHAMBERS/TELECONFERENCE
TUESDAY, JUNE 2, 2020 AT 6:00 PM

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CALL TO ORDER – The Chairman called the meeting to order at 6:30 PM.

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Commission members present Mr. Brown, Ms. Laveglia, Mr. Pesce, Mr. Von Buseck, Mrs. Abrams, Mr. Kinken, and Chairman Truett and Carroll Coleman, WRCOG Local Planning Services Director. Also present Town Clerk Medina and Tina Mazzo.

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PLEDGE OF ALLEGIANCE Chairman Truett led in the Flag Salute.

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AGENDA APPROVAL Mr. Von Buseck moved to approve the amended agenda. Mr. Brown seconded. All voted in favor. **Motion carried.**

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MINUTES APPROVAL – April 7, 2020, Mrs. Laveglia moved to approve April 7, 2020, meeting minutes as submitted, Mr. Pesce Seconded. All voted in favor. Mr. Brown stated it seems that the minutes from January 14, 2020, meeting were never approved. However, it may be a Scrivener's error. Mr. Brown made a motion to approve the minutes from January 14, 2020. Mr. Kinken seconded. Mrs. Laveglia stated that she did not want to approve what has not been seen. Chairman Truett asked if the minutes can be tabled until the next meeting. Motion and second withdrawn.

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PUBLIC COMMENTS ON AGENDA ITEM - None

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BUSINESS ITEM – Ms. Coleman stated that this is to name a street off Platt Blvd. The street name was never approved, and it was called Platt Blvd. Extender. The reason that they would like to name it is so it can be put on GIS and GPS. This way, visitors would be able to find the Visitors Center for Plantation Resort. This can be a Court or a Way. The owners of the visitor's Center would like it to be Drive. With the reconfiguring of Route 17 and the frontage road, visitors have problems getting in. The owners are requesting the name to be Plantation Resort Drive. Since this is not a renaming, there is no requirement for a public hearing. If the adjacent property owners wish to extend this road, it can be. This will be a private street except for the right of way. Plantation Resort will maintain this road. Ms. Abrams stated we are just voting on the name, nothing else. Ms. Coleman stated, yes. This road is between their old office building and the new building and will continue to the end of the Plantation Resort property. Mr. Von Buseck made a motion to approve the name of the Plantation Resort Drive. Mr. Kinken seconded. All voted in favor. **Motion carried.**

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DISCUSSION ITEM

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1. Parking Standards – SC Overview- Chairman Truett stated this discussion is not about changing the parking standard but to just review. Ms. Coleman stated she did a small overview of other towns parking standards, just to get an idea of parking standards for specific uses. I used Horry County, Hilton Head, Summerville, Charleston County, Fort Mill, and Spartanburg County because they are having growth compatible with us. When the proposed storage building came in, one of the reasons was because there were stringent parking conditions. Councilmembers questioned why this was being treated as a Planned Development.

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Ms. Coleman stated that she came on board in the middle of this application. There was a difference of opinion about outside storage. Some thought it meant ANY outdoor storage was prohibited, but in fact, the ordinance states you can have outdoor storage just not junk. Based on the plan, the parking requirement was 350 spaces. No other town in South Carolina is that stringent. With storage, people tend to take items

57 there and leave them. There is not a lot of traffic. Big box stores need parking. When they develop those
58 types of stores, they plan for Black Friday. Ms. Coleman stated that she created charts to make it simpler
59 to read. Mr. Truett said he asked Ms. Coleman to do this. Mr. Brown stated the charts are conflicting. We
60 already have charts.

61 Why did we vote to put all storage on Sandy Lane, and then everyone except for me changed their mind?
62 People want to know why. Mr. Von Buseck stated it is perfectly ok to make exceptions. The reason we are
63 here is to represent the people. Chairmen Truett asked if the storage building a permitted use in the C-1
64 district. Ms. Coleman stated, yes. We have already discussed this in previous meetings. He also stated he
65 is pro-business. That property has sat dormant for years. Mr. Brown asked why we are getting ahead of
66 Council. Mr. Truett stated a councilmember asked that we discuss the parking. There are many same types
67 of businesses with different parking requirements, also some duplications. Ms. Coleman stated that doctor
68 offices and vets require more because they have stacked appointments. Usually, if it is insurance, it is no
69 more than one at a time. Ms. Abrams stated that the parking requirements are complicated. A plumbing
70 shop is one, upholster is another one, electrical is different than plumbing. And if you are a servicing Boat
71 repair or gardening, the requirement is less. Mr. Von Buseck stated that the government is complicated. I
72 believe in things being simple. The public gets confused. Ms. Coleman stated if you had a separate chart
73 for parking only it would simpler. Mr. Brown stated that should we change the parking standards, it could
74 potentially hurt some businesses. This was our concern at a previous meeting. I believe that we are getting
75 ahead of ourselves. Mr. Pesce stated we need to begin educating ourselves; that is the goal. We do not
76 want to hurt business. We want to hear the problems so we can get ahead of it. Chairman Truett asked
77 why are the requirements for Hotels, Motels, boarding houses, and short-term rentals different? Ms.
78 Coleman stated that is what the code is currently. Ms. Abrams stated that the Town should not require an
79 excessive amount of asphalt because it is hurtful to the environment. Chairman Truett stated that uses
80 might be allowed by right, may be allowed by exception or conditional. Ms. Coleman stated that there are
81 different requirements for each. If something is not listed in the code, then it is perceived to be prohibited.
82 You cannot zone out uses, ex:(tattoo parlors) if it is legal in the state.

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- 84 **1. Article V – Nonconformities** – Ms. Coleman stated that she used what the board has reviewed before.
85 The question I was given if something was destroyed by fire can they rebuild? Ms. Coleman stated,
86 according to this code, no. They would have to come before the board. Mr. Brown stated he had a
87 problem with it because there is not a grandfather clause. Ms. Coleman stated that there are business fires
88 a lot.
89 Mr. Casey stated there is a problem with the burden of proof. The business owner is responsible for proving
90 hardship. Ms. Coleman stated that many structures fall into this. Before we meet again, I can provide
91 certain situations that the grandfather clause would work. Chairman Truett stated he would like to see it in
92 the code that if something burns down, let them rebuild, the same footprint. Ms. Abrams stated that when
93 the Planning Commission in 2018 discussed this, they wanted to protect the hotel, then it went to Council,
94 it was a directive that there be language put in the code to protect the hotel. Council voted, and the
95 language was not in the Ordinance. Chairman Truett stated this language needs to be added, and it will be
96 discussed at the workshop meeting. Ms. Coleman thought that this ordinance was followed through with
97 once it left the Planning Commission. Ms. Abrams said it did go in front of the Council, and there was a
98 vote. Mr. Pesce asked if we need something in place that should there be a hurricane or another health risk
99 that businesses should have to shut down to avoid abandonment.

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102 **PUBLIC COMMENTS – General Comments**

- 103 1. Judy Henion, 11th Ave North. Why are the email comments not read? Also, Mike Masson is the
104 adjacent property owner of the parcel that is being discussed.
- 105 2. I am writing as a representative and member of Storage Partners-Surfside Beach, LLC, the
106 owner of TMS# 1910001117; Portion Tract A (Surfside Beach) and Deerfield HWY Frontage; TB &
107 PT TRA TMS# 1910001116 (Horry County).
- 108 I am writing to provide public comments associated with the two discussion items on the agenda for
109 the Planning Commission Regular Meeting, dated June 2, 2020. The two discussion items are: Parking
110 Standards - SC Overview, Article V - Nonconformities
- 111 I offer the following comments: A petition was signed by 110 Surfside Beach residents
112 voicing opposition against reducing the parking requirements associated with self-storage. This
113 petition was started yesterday and ran for less than 24 hours while gaining the 110 resident
114 signatures. The residents and property owners have actively voiced their opposition to seeing future
115 self-storage development in the area, and easing the parking requirements is being done so to allow

116 a self-storage development that has failed to obtain the rezoning approvals for its development along
117 Hwy 17.

118 The Planning Commission in 2019 unanimously voted to have self-storage developments not
119 allowed being developed along Hwy 17. The next step was, which the
120 Town Council recommended recently as well, was to hold a Public Workshop to discuss the
121 implication of self-storage and where it should or shouldn't be located and to amend the zoning
122 accordingly formally. This has not happened. A workshop hosted by the planning commission is still
123 yet to be held, which should be done before considering either of the two discussion items from the
124 meeting on June 2, 2020.

125 The parking standards reference an SC Overview, but a cherry-picked selection of jurisdictions is all
126 that has been presented. What about Georgetown, Conway, Myrtle Beach, Town of Mount
127 Pleasant, et.? If consideration to what other jurisdictions are doing, shouldn't a true comparison be
128 performed? Surfside Beach is currently oversupplied with self-storage by nearly 90,000SF at this
129 time (within a 1 mi radius increasing significantly as you go to a 3 a 5-mile radius). Using nationally
130 recognized supply and demand analysis, Surfside's residential population would need to increase
131 by over 11,500 people to meet the current supply just within the 1-mile radius of Surfside. This
132 growth is nowhere on the horizon, and more storage is not needed.

133 If the recommendations of the Article V - Nonconformities were to be adopted, every single
134 building developed prior to the Town Code being adopted would be potentially out of conformance
135 and thus potentially requiring business licenses to be discontinued until the property is brought up
136 to the current code. This would put much of Surfside Beach in jeopardy of their buildings being out
137 of conformance and potentially having to close their businesses.

138 The individual who recommended these changes should be questioned as she has a direct financial
139 relationship with the self-storage development that has failed to be rezoned in Surfside. Her
140 involvement with the developer that is still trying to identify a loophole to have their self-storage
141 development approved along Hwy 17 is a direct conflict of interest and is subject to legal scrutiny. I
142 hope that you will all that the time to hear these comments truly, question the reasoning
143 associated with the discussion, and act in accordance with what the best planning practices are for
144 Surfside Beach. Respectfully, Michael Masson % Surfside Partners-Surfside Beach, LLC

145 I have a concern regarding your proposed agenda items for your Planning Commission meeting. It
146 seems you are taking direction from the Council and/or our temporary planner. This is inappropriate
147 and violates your charter. You seem to be willing to focus on individual development proposed for
148 our Town. This is NOT the role of our Planning Commission. Our Planning Commission is our
149 independent board to protect our Town's overall comprehensive plan, our vision, and appeal, and
150 ensure compliance with all laws, regulations, and ordinances. Your recommended changes need to
151 benefit ALL and our Town in general. Your myopic focus on this single property and development is
152 not fulfilling your service to our Town.

153 I understand this is no longer a zoning issue. However, it still seems to be another mechanism to
154 get the storage facility approved. The rezoning of this property was defeated for a variety of
155 reasons. There still is the question of conflict of interests and public opposition to this scheme.

156 We know our temporary COG planner has a previous connection with the property owners. She
157 needs to recuse herself from this process, and this project entirely. If not for her, would this have
158 been placed on the agenda? Has she provided a detailed explanation of the reasons for this change
159 as required? How does this have a broad application and benefit to the Town? You have already
160 recommended a significant revision to our zoning ordinance and put it in front of the Council for
161 approval. Why are you considering this change now? The residents have previously spoken. Please
162 represent us as you are commissioned to.

- 163 3. Harry Kohlman, S Ocean Blvd. On September 10, 2019, 5 of you voted not to have storage
164 buildings on Hwy 17. You were shown a PowerPoint. It was also shown to the business committee.
165 You didn't want the storage building. What is going on here? Do you know anyone who wants that
166 storage facility? People do not want this. There is a petition with 1010 signatures. Who do you

167 work for? In the middle of a pandemic, you're having meetings talking about Mayor Bethune's
168 property. Why is it being pushed? Sabrina gets suspended, then pushed out. Now Ms. Coleman is
169 pushing it. This is crazy. There are dozens of empty stores. You went from not wanting storage to
170 approving it with open space, which at this time is prohibited. I was on many committees and
171 worked for the residents.

172 **COMMISSION COMMENTS**

- 173 1. Casey Brown – Mr. Brown stated, thank you for being here. Thank you for attending. I encourage everyone
174 to attend and also to the people who called in. I appreciate the time people took the time to write in their
175 comments. Exercise your constitutional rights. I hope we have a July 4 event. Also thank you to my fellow
176 board members for taking your time to volunteer.
- 177 2. Scott Von Buseck – Mr. Von Buseck stated it is great to be back to semi-normal. I hope everyone has been
178 safe during this. The storage is not the only thing on the agenda. I am not sure how sides are being taken.
179 Hopefully, we can have a happy balance between residents, business owners, and vacationers. I am a
180 business owner and resident. As a property owner, I believe that people should be able to purchase
181 something and build something within the law; they should be able to do that. I am not paid or supported
182 to be in this position. We disagree on somethings but agree on most. I want to thank everyone for coming.
183 I want what is best for the community.
- 184 3. Michael Pesce – I want to make sure that we revisit that we make recommendations for the Town. I think
185 we have all done an excellent job. I know there are growing pains during this process. My job isn't to tell
186 people they can or cannot build. It is to see if it conforms.
187 My job is to make sure we have a cohesive town going forward. We never even voted on the parking issue
188 on Surfside Dr. There is a particular decision that the Planning Commission makes. I appreciate all the
189 comments. Some issues need to be brought out. Thank you for your time.
- 190 4. William Kinken- Thank you for all being here. I am new at this. At the meeting, it was said that it was legal
191 to have a storage building. Is it ugly, yes? But is it any worse than the filling station three blocks down? No.
192 I did not realize that so many people do not want this storage building. We all live here and want to stay
193 here. Stay safe and have a good summer.
- 194 5. Chairman Truett- thank you for coming. This is a stressful time. We get heated about some issues. I can
195 say that this issue has not come before the Business Committee.

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197 **ADJOURNMENT** Chairman Truett adjourned the meeting at 7:40 PM.
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