



**SURFSIDE BEACH TOWN COUNCIL WORKSHOP  
TOWN COUNCIL CHAMBERS  
115 US HIGHWAY 17 NORTH, SURFSIDE BEACH, SC  
MARCH 26, 2018 AT 6:00 P.M.**

**CALL TO ORDER.** Mayor Childs called the workshop to order at 6:00 p.m. Mayor Childs, Mayor Pro Tempore Ott, and Councilmembers Courtney, Johnson, Pellegrino, Samples and Stevens were in attendance. A quorum was present. Others present: Town Clerk Herrmann, Finance Director King, and Public Works Director Adair.

Mayor Childs explained that there will be many meetings on pier reconstruction, but that this meeting was to give initial instructions to the engineer for the building scope. Mr. Adair presented the various options for reconstructing the buildings on the pier.

Mr. Johnson suggested that Option 1, rebuilding the structures as they currently exist, be removed as an option. **Council CONCURRED.**

Mr. Pellegrino said council has no interested in annexing commercial businesses. Opportunities to expand the business district are limited. Building two story buildings at the pier would expand the business district, and for that reason he supported two story structures. Obviously, rental income on 18,000 square foot buildings will be more than rent on a 5,000 square foot building; upwards of \$500,000 a year.

Mr. Stevens agreed with Mr. Pellegrino.

Ms. Samples was concerned about the \$12 million-plus cost to build two story buildings, and that they might destroy the character of the pier district. Parking, storage spaces height limits, logistics and other matters were also of concern to her. She supported Option 2, which allows expansion in the future without placing a burden on the existing infrastructure.

Mr. Courtney said after considering the proposals very carefully, he understood the pier has to be raised ten feet higher than it exists. Mr. Adair said yes, to meet current FEMA (Federal Emergency Management Agency) flood plain codes. Mr. Courtney agreed that storage and parking are issues, and that the end cost will be more than the \$12 million estimate.

Mr. Ott said the town needs revenue. Storage spaces will be charged by the square foot. We're worried about how the pier area will look, but right now we have the Highway 17 Business corridor that is empty and we can't hire the correct number of firefighters. I want more revenue from this.

After lengthy discussion, including limiting the height to 55-feet, roof designs to accommodate mechanical equipment and provide storage, the four feet of building C that is in the 22 foot VE Flood Zone, which could be removed to lower the height of the pier, parking, energy efficient design, solar panels, windmills, and other matters, **Council CONCURRED to construct the buildings pursuant to Option 2, increasing the building sizes to meet the approved OCRM (Ocean & Coastal Resource Management office) setback, and to construct the pier foundation to support future construction of a second story on each of the three buildings.**

Mr. Adair explained that the engineers will begin a design based on this concurrence. When construction begins, the pier parking lot will be used for staging.

Mayor Childs declared the workshop adjourned at 6:39 p.m.

Prepared and submitted by

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Debra E. Herrmann, CMC, Town Clerk

Town Council Pier Workshop  
March 26, 2018

	VOTE:	Yes	No	<b>SURFSIDE BEACH TOWN COUNCIL</b>
57				
58				
59		<input type="checkbox"/>	<input type="checkbox"/>	_____
60				Robert F. Childs, III, Mayor
61				
62		<input type="checkbox"/>	<input type="checkbox"/>	_____
63				Ron Ott, Mayor Pro Tempore
64				
65		<input type="checkbox"/>	<input type="checkbox"/>	_____
66				Timothy T. Courtney, Town Council
67				
68		<input type="checkbox"/>	<input type="checkbox"/>	_____
69				Mark L. Johnson, Town Council
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71		<input type="checkbox"/>	<input type="checkbox"/>	_____
72				David L. Pellegrino, Town Council
73				
74		<input type="checkbox"/>	<input type="checkbox"/>	_____
75				Julie M. Samples, Town Council
76				
77		<input type="checkbox"/>	<input type="checkbox"/>	_____
78				Randle M. Stevens, Town Council
79				

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

Approved