

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
CITY COUNCIL MEETING
Monday, August 18, 2025, 5:00 PM
Minutes**

1A. ROLL CALL:

Mayor Pro Tempore Baldwin called the meeting to order and asked the Clerk to call the roll.

Marilyn Hatley, Absent
JO Baldwin
Bubba Collins
Fred Coyne, Absent
Nicole Fontana
Trey Skidmore
Hank Thomas

A quorum was established

1B. EXECUTIVE SESSION:

Mayor Pro Tempore Baldwin called for a motion to enter into the Executive Session for a discussion regarding the evaluation of the City Judge, a legal briefing regarding Lorrie White and Carlene Staley, individually and on behalf of others similarly situated, versus the City of North Myrtle Beach, Case No.: 2025-CP-26-05783, a legal briefing regarding the City of North Myrtle Beach vs. Sun TRS Ocean Club LLC, et al. Case No.: 2021-CP-26-07489, and a discussion regarding a potential property acquisition. The motion was made by Councilman Collins and seconded by Councilwoman Fontana. The motion passed 5-0. The Council returned to Chambers at 6:00 PM. Mayor Pro Tempore Baldwin announced that no votes were taken. The regular meeting started at 6:00 PM.

1C. CONTINUATION OF CALL TO ORDER: 6:00 PM

Reverend Greg Hyler, First Baptist Church, delivered the invocation.

Mayor Pro Tempore Baldwin led the Pledge of Allegiance.

2. MINUTES:

The motion to approve the minutes for the City Council Meeting of Monday, July 21, 2025, and the Special Called City Council Meeting and Workshop of Monday, August 4, 2025, was made by Councilman Thomas and seconded by Councilman Collins. The motion to approve the minutes for July 21, 2025, and the meeting for August 4, 2025, as presented, passed 5-0.

3. COMMUNICATIONS:

Mayor Pro Tempore Baldwin presented a Proclamation to the Be SMART Group declaring August 24-31, 2025, as SMART Week.

Mayor Pro Tempore Baldwin presented a Proclamation to the Daughters of the American Revolution declaring September 16-23, 2025, as Constitution Week.

Ryan Fabbri, City Manager, and Dana Crowell, Police Chief, recognized Wesley C. Foushee-Pugh for 10 years of service and William C. McLeod for 15 years of service, and presented them with a gift and a check.

Mayor Pro Tempore Baldwin and Manager Fabbri presented Tom Edwards with a plaque in appreciation for his service on the Planning Commission.

Mayor Pro Tempore Baldwin, Manager Fabbri, Matt Gibbons, Parks and Recreation Director, and Amanda Player-Wofford, Parks and Recreation Athletics and Sports Tourism Manager, congratulated the 12u Diamond Youth Baseball Ozone All-Star team for winning the District 11 Champions, South Carolina State Champions, and World Series Champions, and presented them with a gift.

Department Monthly Reports for July 2025 are available online.

4. ANNOUNCEMENTS BY MAYOR AND CITY COUNCIL:

Councilman Collins stated he and Councilman Skidmore participated in a prayer service at North Myrtle Beach High School led by Ocean Drive Presbyterian Church and Living Water Baptist Church. He added that he was also able to participate in a service with St. Paul AME Church earlier that day. He stated that this was very positive for the community.

Councilwoman Fontana provided an update on the construction of the county's first domestic violence shelter. She stated this had been a 9-year effort, and she thanked everyone who had been involved or had donated funds for the shelter.

5. CONSENT:

- A. RESOLUTION: Mutual Aid Agreement between Coastal Carolina University and the City of North Myrtle Beach
- B. MOTION TO APPROVE: Myrtle Beach Tours Beach Games on September 6, 2025- November 16, 2025
- C. MOTION TO APPROVE: Memorial Service to be held on September 11, 2025
- D. MOTION TO APPROVE: Richmond Shag Club Beach Ball on September 16, 2025
- E. MOTION TO APPROVE: CSRA Shag Club Beach Party on September 18, 2025
- F. MOTION TO APPROVE: Lake Tillery Shag Club Beach Party on September 19, 2025
- G. MOTION TO APPROVE: Rock the 'Shoe Drone Show and Concert on October 11, 2025
- H. MOTION TO APPROVE: ShamROCK-N-Run on March 21, 2026
- I. MOTION TO APPROVE: Main Street Showtime Charity Car Show on April 18, 2026

Mayor Pro Tempore Baldwin asked that items 5A-5I be considered together. Mayor Pro Tempore Baldwin read items 5A through 5I by title and called for a motion to approve. The motion was made by Councilwoman Fontana and seconded by Councilman Thomas.

Having no further comment from the Council or the public, Mayor Pro Tempore Baldwin called for a vote. The motion passed 5-0.

6. UNFINISHED BUSINESS:

- A. ORDINANCE/SECOND READING: Petition for Annexation and Zoning Designation for ±0.94 acres on Riverside Drive. Mayor Pro Tempore Baldwin read the ordinance by title and called for a motion to approve. The motion was made by Councilwoman Fontana and seconded by Councilman Thomas. Councilman Collins noted this was a doughnut hole in the middle of the City.

Having no further comment from the Council or the public, Mayor Pro Tempore Baldwin called for a vote. The motion passed 5-0.

- B. ORDINANCE/SECOND READING: Amendment to the Parkway Group Planned Development District (PDD) creating a 7-Eleven store at the Palmetto Coast Industrial Park. Mayor Pro Tempore Baldwin read the ordinance by title and called for a motion to approve. The motion was made by Councilman Collins and seconded by Councilwoman Fontana. Mayor Pro Tempore Baldwin stated the plans looked like a nice, upscale convenience store, and it was needed in the area.

Dana Brown, 2314 Vera Way, Longs, stated she was a Water Tower Road resident and was very glad the convenience store was coming. She thanked the Council for their approval.

Councilwoman Fontana stated that she felt it was important that the public knew that the developer would contribute \$25,000 toward Water Tower Road improvements in lieu of the required street trees and sidewalks, and that fire-wise design principles would be incorporated.

Having no further comment from the Council or the public, Mayor Pro Tempore Baldwin called for a vote. The motion passed 5-0.

- C. ORDINANCE/FIRST READING: Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina, addressing the display of outdoor merchandise. Mayor Pro Tempore Baldwin read the ordinance by title and called for a motion to approve. The motion was made by Councilman Thomas and seconded by Councilwoman Fontana. Councilman Collins stated this was examined thoroughly in a workshop. Councilman Skidmore agreed and noted there had been good conversation and the Council was ready to move forward.

Having no further comment from the Council or public, Mayor Pro Tempore Baldwin called for a vote. The motion passed 5-0.

7. **NEW BUSINESS:**

- A. RESOLUTION: To rescind the motion of August 4, 2025, regarding three (3) appointments to the Municipal Election Commission and to appoint three (3) members to the Municipal Election Commission pursuant to Section 5-15-90 of the Code of Laws of SC and Section 9-5 of the Code of Ordinances for the City of North Myrtle Beach. Mayor Pro Tempore Baldwin read the resolution by title and called for a motion to approve. The motion was made by Councilwoman Fontana and seconded by Councilman Collins. Manager Fabbri stated that three Commissioners were appointed at the last Council meeting, and it was brought to his attention after the meeting that the Commissioners needed to serve staggered terms. He added that if the Commissioners had been appointed to unexpired terms, this would have been accomplished. He added that one commissioner resigned after the meeting due to a conflict of interest with a family member working for a campaign, and another commissioner had to be appointed to fill his office. Manager Fabbri stated that this resolution appointed a third person to the commission and established staggered terms. He added that the three appointees had over 40 years of combined election experience. Councilman Collins stated that the former commissioners resigned for different reasons: one moved out of the area, one retired after 19 years on the commission, and one for personal reasons.

Having no further comment from the Council or the public, Mayor Pro Tempore Baldwin called for a vote. The motion passed 5-0.

- B. ORDINANCE/FIRST READING: Petition for Annexation and Zoning Designation for ±2.29 acres on Little River Neck Road. Councilman Thomas recused himself from the discussion and vote and left the Chambers. Mayor Pro Tempore Baldwin read the ordinance by title and called for a motion to approve. The motion was made by Councilman Skidmore and seconded by Councilman Collins. Councilman Skidmore stated this property was a part of the City's Conservation District, but was too small for that zoning. He added that he had spoken with staff, and R-1 was the next best zoning option for lots under 10,000 square feet. Councilman Skidmore stated he wanted the public to know that the Council was working with staff to create a Conservation Design District that provided the tools needed to provide less density, more traditional neighborhoods with meandering roads, and less mass grading for future annexations. Councilman Collins asked if the number of homes would be limited because there would only be one private road for ingress and egress. Dana Hamilton, Public Works Interim Director, stated the road belonged to the county and could potentially be improved to City standards and accommodate up to 7 lots. Mayor Pro Tempore Baldwin asked if the City could require separate ingress and egress. Interim Director Hamilton stated that it could be researched. Chris Noury noted that this would be a consideration brought before the staff at TRC, and Council was only voting on annexation. Mayor Pro Tempore Baldwin stated the property was a doughnut hole with the lowest zoning designation with the highest restrictions for the City.

Having no further comment from the Council or the public, Mayor Pro Tempore Baldwin called for a vote. The motion passed 4-0.

- C. ORDINANCE/FIRST READING: Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina, revising allowed locations for electronic message board signs. Mayor Pro Tempore Baldwin read the ordinance by title and called for a motion to approve. The motion was made by Councilman Collins and seconded by Councilwoman Fontana. Councilman Collins asked for clarification on the reason for the amendment. Mayor Pro Tempore Baldwin stated that one reason was that technology had improved the quality of flashing lights since the ordinance had been put in place. Suzanne Pritchard, Planning and Development Assistant Director, stated that the previous ordinance prohibited all electronic light signs along Ocean Boulevard. She added that animated signs were not allowed in the historic corridors along Main Street, 37th Avenue South, 17th Avenue South, and Sea Mountain Highway, which are zoned RC. Assistant Director Pritchard noted that those areas were targeted in the Comprehensive Plan for reinvestment, and staff felt it was not fair to deny the benefits of the signs to those businesses. She added that the signs would still be prohibited on Ocean Boulevard.

Having no further comment from the Council or the public, Mayor Pro Tempore Baldwin called for a vote. The motion passed 5-0.

- D. ORDINANCE/FIRST READING: Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina, defining pervious and impervious surfaces and creating an exception for swimming pools. Mayor Pro Tempore Baldwin read

the ordinance by title and called for a motion to approve. The motion was made by Councilwoman Fontana and seconded by Councilman Thomas. Councilman Skidmore stated he was comfortable with adding verbiage concerning swimming pools, but he felt the following verbiage in the ordinance might be too restrictive, especially to the Cherry Grove area. Councilman Skidmore stated he would like to be more educated to avoid future problems with pavers. Assistant Director Pritchard noted that the main problem was that all pavers were being allowed, and most did not meet the definition of pervious. She added that well-engineered pavers, correctly installed, exceeded the 2-inch-per-hour infiltration requirement of the ordinance. Councilman Skidmore asked what determined the 2 inches per hour infiltration. Assistant Director Pritchard stated that the manufacturer and proper installation determined the infiltration rate. Councilman Skidmore noted that one of his primary concerns was how differences in soil could change the infiltration rate. Assistant Director Pritchard shared information on infiltration rates. Councilman Collins stated he felt the Council needed to talk more about this. Mayor Pro Tempore Baldwin stated he agreed and that Council needed to be more educated before approving the ordinance, and he suggested postponing this item and holding a workshop.

Susan Platt, 942 South Ocean Boulevard, North Myrtle Beach, stated she agreed with postponing approval of the ordinance. She noted that if pool water overflowed and was not redirected, it could go into the stormwater and then into the ocean. She stated that it was happening at one of the beach accesses. She asked if pool water was required to have the 2-inch per hour infiltration requirement. Assistant Director Pritchard stated that pools were exempt and were not counted toward the impervious area.

After more discussion, Councilwoman Fontana amended her original motion to approve to a motion to postpone this item until after a workshop could be held, and the motion was seconded by Councilman Thomas.

Having no further comment from the Council or the public, Mayor Pro Tempore Baldwin called for a vote. The motion to postpone passed 5-0.

8. PUBLIC COMMENT:

Dana Brown, 2314 Vera Way, Longs, stated she was in support of a 7-Eleven store on Water Tower Road, but she would not have supported this had she known about the swap of trees for \$25,000 in road improvements. She added that \$25,000 in road improvements buys squat, and she wanted it clarified in the record that she was not in support of that. Ms. Brown thanked Manager Fabbri for the clarification on the Municipal Election Commission and stated she hoped that ball didn't roll downhill. Ms. Brown noted that Myrtle Beach's Code Red was now working for her, and she had recently received notification concerning road flooding, but had not received notice from the City of North Myrtle Beach. Ms. Brown thanked Councilman Coyne for responding to a letter she had sent to all Council members.

Susan Platt, 942 South Ocean Boulevard, North Myrtle Beach, stated she would like to read excerpts from an article written in February 2021 by WBTW titled, "Protecting its heritage – North Myrtle Beach dedicates itself to preserving century-old trees":

As North Myrtle Beach's public grounds superintendent puts it, "The best time to plant a tree is yesterday. The best time to remove one? As long off as possible. The city has made

it a mission to protect its historic trees as the area continues to see a different kind of growth.” This was spoken by Jim Grainger, who is still on staff with the City.

This was spoken by Ben Caldwell, who is still on staff with the City, “The city wants to preserve trees when land is subdivided into lots. We want to get them to arrange those lines where they will miss any of those heritage trees.”

Grainger said trees provide multiple benefits, from cooling areas to producing oxygen to playing an important role in water absorption. He sees heritage trees as trees that can't be replaced within a lifetime. “That is something that we really take seriously, and we do everything we can to save those trees.”

Ms. Platt noted she had seen a sign stating that nine heritage trees would be removed at J. Bryan Floyd Recreation Center for the installation of a Pickleball Project. She said she was surprised since the City had recently increased the amount owed for the removal of protected trees. She added that trees were important and that North Myrtle Beach was a Tree City. Ms. Platt stated that staff had provided the tree survey, which showed Stormwater Feature-Civil. She noted that upon further research, she discovered that this was a ditch rather than a landscaping feature. Ms. Platt stated that she was adamantly opposed to this, and since her time was up, she would return to the next meeting for further discussion. She added that there were other options, and a compromise could be reached with the community that opposed the removal of trees for a pickleball court.

Mayor Pro Tempore Baldwin stated that he, Councilman Skidmore, and Councilman Collins visited the site, and he felt she would feel better about the plan after she met with Jim Grainger next week. He added that staff had worked very hard to save all the trees they could. Councilman Collins stated it was known that he wanted to save every tree possible. Ms. Platt stated that the Council says that, but then allowed \$25,000 to remove them. Mayor Pro Tempore Baldwin noted that the City follows the same requirements as private owners, and 330.5 inches of trees were required to replace the trees that were removed, but the City proposed to replace 443 inches. Ms. Platt stated she would send her other information to the Council and staff.

9. ADJOURNMENT:

With no further business to discuss, Mayor Pro Tempore Baldwin called for a motion to adjourn. The motion was made by Councilwoman Fontana and seconded by Councilman Collins. The motion passed 5-0, and the meeting was adjourned at 7:02 PM.

Respectfully submitted,

Angela C. Westmoreland, Assistant City Clerk

MARILYN HATLEY, MAYOR

Minutes approved and adopted this 15th day of September 2025