

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
CITY COUNCIL MEETING
Monday, September 15, 2025, 5:15 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
Nicole Fontana, Absent
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 legal briefing regarding White Cap Beach House, LLC vs. the City of North Myrtle Beach, Case No: 2023-CP-26-00387. The motion was made by Councilman Collins and seconded by Councilman Thomas. The motion passed 5-0. The Council returned to Chambers at 6:11 PM. Mayor Pro Tempore Baldwin announced that no votes were taken and the Executive Session would reconvene after the regular meeting. The regular meeting started at 6:11 PM.

1C. CONTINUATION OF CALL TO ORDER: 6:11 PM

Pastor Tom Holloway, Faith Wesleyan 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, August 18, 2025, and the City Council Workshop of Monday, September 8, 2025, was made by Councilman Collins and seconded by Councilman Thomas. The motion to approve the minutes for August 18, 2025, and September 8, 2025, as presented, passed 5-0.

3. COMMUNICATIONS:

Mayor Pro Tempore Baldwin presented a Proclamation to the North Myrtle Beach Women's Club declaring September 27, 2025, as the International Day of Service to end Domestic Violence.

Dana Crowell, Police Chief, recognized Patrick H. Wilkinson, Jr, for 10 years of service. Dana Hamilton, Public Works Interim Director, recognized Fitzroy G. Smith for 15 years of service and Brendon R. Bellamy for 30 years of service.

Mayor Pro Tempore Baldwin stated that Department Monthly Reports for August 2025 were available online.

4. **ANNOUNCEMENTS BY MAYOR AND CITY COUNCIL:**

Mayor Pro Tempore Baldwin stated he had the honor of presenting a key to the City to Billy Smith at his retirement celebration. He noted that Mr. Smith had served on Windy Hill Town Council before North Myrtle Beach was incorporated, and he then served on City Council for the Windy Hill Ward for 18 years. Councilman Collins agreed and stated that Mr. Smith was deserving of the honor.

5. **CONSENT:**

- A. RESOLUTION: To approve the evaluation and salary of Judge Dean Mureddu
- B. MOTION TO APPROVE: Sniffari on the Strand on November 11, 2025
- C. MOTION TO APPROVE: Annual North Myrtle Beach Christmas Parade on December 6, 2025

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

Barbara Campbell, 2242 Waterview Drive, North Myrtle Beach, inquired about Item 5B. Allison Galbreath, Assistant to the City Manager/City Clerk, explained that the Sniffari was a fundraiser sponsored by the Humane Society to be held at the Horseshoe.

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 ±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 Coyne and seconded by Councilman Collins. Councilman Skidmore stated this would be R-1, the strictest zoning district in the City. He added that this was a unique situation and the two lot sizes would be approximately 13,000 square feet. Mayor Pro Tempore Baldwin noted that this was a doughnut hole in the City. He added that staff was working on a new zoning district that would increase lot size for future annexations.

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

- B. ORDINANCE/SECOND READING: Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina, revising allowed locations for electronic message boards. 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 Councilman Skidmore. Councilman Thomas asked what sign size would be in that location and if the current sign ordinance would control sign size. Jim Wood, Planning and Development Director, stated he would need to look up the sign size requirement, but confirmed that the current ordinance would control sign size.

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/SECOND 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 Collins and seconded by Councilman Thomas. Councilman Collins thanked staff for holding the workshop on this item. He added that staff had provided insight and clarity.

Having no further comment from the Council or 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 Ordinance 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 Councilman Coyne and seconded by Councilman Skidmore. Councilman Collins stated that staff did a great job at this workshop and answered all the questions that the Council had. Mayor Pro Tempore Baldwin agreed and noted that the ordinance would aid with flooding in certain areas. Councilman Thomas stated that this was a housekeeping task that would help clarify permits.

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. ORDINANCE/FIRST READING: Amend Parkway Group Planned Development District (PDD), creating Eagle's Nest Village. 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 Councilman Coyne. Councilman Thomas stated that this was 5 acres that ended in a cul-de-sac with a 50-foot easement for fire trucks to turn around but expressed concern about the 20-foot right-of-way near the convenience store. Suzanne Pritchard, Planning and Development Assistant Director, stated the "R" on the sketch stood for the radius of the curve, not the right-of-way. Councilman Thomas asked what the span was from the wall to the back of the parking envelope. He asked if it met the minimum 22-foot backup requirement. Assistant Director Pritchard stated the span was approximately 25 feet. She added that this was an easement, not a right-of-way, that provided access to the back of the lot. Councilman Thomas stated that he wanted to make sure it was functional. Mayor Pro Tempore Baldwin noted that the commercial zoning was not changing.

Greg McFarland, architect for the applicant, stated that this would add additional property to the PDD. Mayor Pro Tempore Baldwin noted that the commercial element was needed in the area and appears well designed. Councilman Thomas questioned when payment of the bond would be due on the acceleration and deceleration lane. Mr. McFarland stated that fifty percent would be due at issuance of the permit and fifty percent would be due upon issuance of the Certification of Occupancy, which was a carryover from the PDD. Councilman Thomas questioned when the City could collect the bond if the second building were delayed. Mr. McFarland stated payment would be made during the first phase. Mayor Pro Tempore Baldwin asked Chris Noury, City Attorney, if Councilman Thomas's question could be clarified by second reading. Assistant Director Pritchard stated

that typically, the builder was allowed to address the timeline for the bond based on their construction schedule, and it had been up to two years. Councilman Thomas stated he did not want this to stretch out for five years. Mayor Pro Tempore Baldwin requested clarification of the timeline for second reading.

Having no further comment from the Council or 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 ±0.22 acres on Wiley Drive. 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 Councilman Coyne. Councilman Collins stated this was another doughnut hole surrounded by the City.

Having no further comment from the Council or 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, creating standards for above-ground propane tanks. 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 Councilman Coyne. Councilman Skidmore asked what triggered this amendment. Assistant Director Pritchard stated that many variance requests had been presented to the Board of Zoning Appeals, which indicated a problem with the ordinance. She noted that the present ordinance was silent on propane tanks, but, according to the Fire Marshal, they could be located within the 25-foot setback as long as they weighed less than 125 gallons.

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

- D. ORDINANCE/FIRST READING: Amendments to Chapter 2, Administration, of the Code of Ordinances of North Myrtle Beach, South Carolina, creating a Public Arts Commission. Mayor Pro Tempore Baldwin read the ordinance by title and called for a motion to approve. The motion was made by Councilman Coyne and seconded by Councilman Skidmore. Councilman Coyne stated this was a great idea. Councilman Skidmore stated that several business owners had reached out to him with concerns about the deadlines. He added that this was vital to some of the storefronts and asked if the deadline could be extended. Councilman Thomas stated that he had concerns that it was labeled as a Public Arts Commission, and he felt that storefronts were more structural. He added that there might be problems with preserving the historical character. Assistant Director Pritchard stated that the Public Arts Commission's intent was to award façade grants. She added that there was no intent for facades or buildings to maintain any historical preservation standards. Councilman Thomas stated it read as if it would, which concerned him. He added that this could be prohibitive for some. Assistant Director Pritchard stated the ordinance did not reference historical preservation. Jim Wood, Planning and Development Director, noted that there had been internal discussion concerning historical preservation, and the consensus was that if the application made sense and the committee members judged it to be of aesthetic value, there was no requirement that it be historically accurate.

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:

Mike Mahaney, 1215 Trisail Lane, North Myrtle Beach, stated:

Good evening. My name is Mike Mahaney, I live at 1215 Trisail, North Myrtle Beach. I would like for you to send me some emails. Recently, there has been a 4-way stop installed at 13th Avenue South and Hillside Drive. DOT was contacted because those are both state roads. 13th Avenue South and Hillside, they are both state roads, and DOT indicated that they were not aware that it was now a 4-way stop, that they didn't approve it, and so I would like the following:

I don't want to create additional work, but there are multiple emails from the City Manager's office, specifically Micki Fellner to Mr. Roman, that those were DOT streets and they do not meet the criteria of federal and state law for a 4-way stop. I would like for you to send me a couple of those.

The other thing I would be interested in receiving is, I don't know, in the last 90 days, I would be interested in any emails from Kevin Blayton, who is no longer here, or Dana Hamilton, or Johnny Bruton to the City Manager's office concerning the installation of this stop sign. I think the last 90 days would be sufficient.

I also would like for you to send me any emails that you have received recently from Mr. Roman thanking you for putting this stop sign up. I don't know, maybe in the last 60 days.

My concern as a taxpayer is the liability that we are taking on here. These are DOT roads; DOT did not approve it, doesn't meet the state law, doesn't meet the federal law. They didn't even know it was up.

Now, Lord forbid somebody gets killed at that intersection tonight. Because when they do, and lawyers get to digging into it and find out that you've put up an illegal stop sign on DOT roads that do not meet federal and state law. I'm concerned about the liability.

I have some other incidents like this, but we are going to deal with them one at a time. So that's the one for tonight. So, thank you for your time, and I look forward to receiving your emails.

Mayor Pro Tempore Baldwin stated that Mr. Mahaney would need to submit a FOIA request to obtain that information. He noted that there was a letter from DOT stating that the City could install a four-way stop sign if it was deemed necessary. Mayor Pro Tempore Baldwin noted that the stop sign created a much safer intersection and was needed. He added that a lawsuit would be more likely after being notified of a dangerous intersection. Mr. Mahaney responded that he would be very interested in seeing the letter, since the DOT indicated that it did not exist.

A statement was made by an unknown gentleman in the back of the Chambers, but his exact comment was not legible on the recording.

David Prince, 1300 Holly Drive, North Myrtle Beach, stated that he had lived between 13th Avenue South and 14th Avenue South for six years and had witnessed at least four accidents at the intersection. He noted that he felt the stop sign was a great idea for safety, and he was in favor of it.

Councilman Thomas asked staff to investigate the possibility of installing a four-way stop at 21st Avenue North in Cherry Grove, as it was a high-risk area. Mayor Pro Tempore Baldwin agreed and stated that many areas needed four-way stop signs.

Mayor Pro Tempore Baldwin stated that Council would reconvene to Executive Session.

9. **ADJOURNMENT:**

Mayor Pro Tempore Baldwin stated that no votes were taken in Executive Session. With no further business to discuss, Mayor Pro Tempore Baldwin called for a motion to adjourn. The motion was made by Councilman Collins and seconded by Councilman Thomas. The motion passed 5-0, and the meeting was adjourned at 7:20 PM.

Respectfully submitted,

Angela C. Westmoreland, Assistant City Clerk

MARILYN HATLEY, MAYOR

Minutes approved and adopted this 6th day of October 2025