

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA  
NORTH MYRTLE BEACH CITY HALL  
CITY COUNCIL MEETING  
Monday, February 16, 2026, 5:30 PM  
Minutes**

**1A. ROLL CALL:**

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

JO Baldwin  
Bubba Collins  
Fred Coyne, absent for Roll Call only  
Jeri McCumbee  
Trey Skidmore  
Hank Thomas

A quorum was established

**1B. EXECUTIVE SESSION:**

Mayor Baldwin called for a motion to enter into Executive Session for a legal briefing regarding the annexation and zoning designation on Buffkin Road and a discussion regarding a potential property transfer of City property to North Strand Helping Hand. The motion was made by Councilman Collins and seconded by Councilman Thomas. The motion passed 5-0. The Council returned to Chambers at 6:05 PM. Mayor Baldwin announced that no votes were taken during Executive Session.

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

Reverend Tony Adams, Little River Methodist Church, delivered the invocation.

Mayor Baldwin led the Pledge of Allegiance.

**2. MINUTES:**

The motion to approve the minutes for the City Council Meeting of Monday, January 5, 2026, as presented, was made by Councilman Collins and seconded by Councilwoman McCumbee. The motion to approve passed 6-0.

**3. COMMUNICATIONS:**

Ryan Fabbri, City Manager, and Dana Crowell, Chief of Police, recognized Joseph Keister and Suzanne Pritchard as the Employees of the Month for December. Suzanne Pritchard, Planning and Development Assistant Director, presented the award for the January Employee of the Month to Elton Farmer. Manager Fabbri thanked them for their dedication to the City.

Mayor Baldwin stated the Department Monthly Reports for December 2025, and January 2026 were available online.

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

Councilman Skidmore stated Council had discussed the possibility of receiving the meeting agenda packets earlier. He added that an ordinance change would need to be approved and he wanted to move forward on making that happen. He asked staff to begin working on getting the packets delivered earlier. Mayor Baldwin agreed and stated this would require stricter

deadlines on submissions. He asked staff to start the process. Manager Fabbri stated there were many factors in getting the meeting packet out that were out of staff's control. He added staff was working on an ordinance that required rigid deadlines to aid in the process. Councilman Skidmore stated there might be frustration at first but once applicants were familiar with the timeline restrictions, they would comply. Manager Fabbri stated Council could receive a rough draft version earlier than the public draft is posted and agreed to work on the ordinance.

Councilwoman McCumbee complimented the Fire Department and the Police Department on their recent award ceremonies and noted the quality of staff protecting the City was top notch.

Mayor Baldwin thanked Public Safety, Public Works and the Recreation Departments for the great job they did during the recent snowstorm.

**5. CONSENT:**

- A. RESOLUTION: To approve the evaluation and salary of Chris Noury, City Attorney
- B. MOTION TO APPROVE: SOS Parade on April 25, 2026
- C. MOTION TO APPROVE: Ocean Drive Beach Music Festival on May 2, 2026
- D. MOTION TO APPROVE: Music on Main Concert Series June 4-September 24, 2026
- E. MOTION TO APPROVE: Pink Ribbon Run on September 26, 2026
- F. MOTION TO APPROVE: 9<sup>th</sup> Annual Grand Strand Kite Festival October 24-26, 2026

Mayor Baldwin asked Council to consider items 5A-5F together noting that the salary of the City Attorney was in line with the increase that was given to staff. Mayor Baldwin read the items by title and called for a motion to approve. The motion was made by Councilman Coyne and seconded by Councilman Skidmore. Councilman Collins thanked Chris Noury, City Attorney, for all his does for the City.

Having no further comment from the Council or the public, Mayor Baldwin called for a vote. The motion to approve passed 6-0.

**6. UNFINISHED BUSINESS:**

- A. ORDINANCE/SECOND READING: Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina, removing beach cabanas. Mayor Baldwin read the item by title and called for a motion to approve. The motion was made by Councilman Collins and seconded by Councilwoman McCumbee. Mayor Baldwin gave an overview of the ordinance.

Having no further comment from the Council or the public, Mayor Baldwin called for a vote. The motion to approve passed 6-0.

- B. ORDINANCE/SECOND READING: Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina, adding beach cabanas to non-conforming uses, allowing repair. Mayor Baldwin read the item by title and called for a motion to approve. The motion was made by Councilman Coyne and seconded by Councilman Thomas. Councilman Collins stated this allowed a conforming beach cabana to be built back if destroyed more than 75 percent.

Having no further comment from the Council or the public, Mayor Baldwin called for a vote. The motion to approve passed 6-0.

- C. ORDINANCE/SECOND READING: Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina, revising subdivision signs. Mayor Baldwin read the item by title and called for a motion to approve. The motion was made by Councilman Collins and seconded by Councilwoman McCumbee. Councilman Collins asked if this ordinance kept the same current dimensions but allowed the applicant to request a variance from the Board of Zoning Appeals for a larger sign. Assistant Director Pritchard confirmed that was correct.

Having no further comment from the Council or the public, Mayor Baldwin called for a vote. The motion to approve passed 6-0.

- D. ORDINANCE/SECOND READING: Amendments to Chapter 12, Health and Sanitation, of the Code of Ordinances of North Myrtle Beach, South Carolina, adding nuisance parties and impeding public passage. Mayor Baldwin read the item by title and called for a motion to approve. The motion was made by Councilman Thomas and seconded by Councilman Skidmore. Councilman Skidmore thanked staff for the work on this ordinance. He added that as the City grows, it was important to have the tools in place to manage nuisances. Councilman Thomas stated he felt the wording in the ordinance was too broad and he would prefer it not hold the owners or other persons responsible for the violators. He asked that the wording be modified to hold the tenant or occupant responsible. Councilwoman McCumbee stated the violator could be the owner and that term needed to be left in the ordinance. Councilman Thomas stated he did not think the intent of the ordinance was to go after an owner or real estate company for the actions of a tenant. Chief Crowell stated the wording was inclusive of owners but the person who was on the premises at the time would be held responsible. Councilman Thomas stated he did not feel that was stated clearly in the ordinance. Chris Noury, City Attorney, stated the ticket would be issued to the person who rented the premises and hosted the party, not the rental company. He stated the totality of the section had to be looked at, not just a part of it. Councilman Thomas stated legal aspect sometimes was convoluted and Mr. Noury stated that was carefully looked at. He added this was written in the appropriate fashion to allow the officers to issue a ticket to the violator, not the owner or person leasing the property. Councilman Thomas stated he saw a hole in it and felt a lawyer could revert the responsibility back to the real estate company. Mr. Noury stated he was aware of an attorney who had looked at the ordinance and felt the wording could be a problem, but he disagreed. He added he would take Councilman Thomas' concerns under consideration.

Mayor Baldwin stated this was one of many changes Council was making in short term rentals to protect the quality of life for the residents and this was a good start.

Barbara Campbell, 2241 Waterview Drive, North Myrtle Beach, suggested Councilman Thomas add a layer to his rental contracts stating the renter would be responsible for violations of the nuisance ordinance.

Having no further comment from the Council or the public, Mayor Baldwin called for a vote. The motion to approve passed 6-0.

- E. ORDINANCE/SECOND READING: Rezone Request for ±8.32 acres on Ye Olde Kings Highway. Mayor Baldwin read the item by title and called for a motion to approve. The motion was made by Councilman Coyne and seconded by Councilwoman McCumbee.

Councilman Skidmore stated he hoped staff and the developer did everything they could to save the beautiful trees on this property.

Having no further comment from the Council or the public, Mayor Baldwin called for a vote. The motion to approve passed 6-0.

**7. NEW BUSINESS:**

- A. **RESOLUTION:** Approve investment in the South Carolina Local Government Investment Pool (LGIP). Mayor Baldwin read the item by title and called for a motion to approve. The motion was made by Councilman Collins and seconded by Councilwoman McCumbee. Manager Fabbri explained this was a Money Market Account managed by the South Carolina Treasurers Office. He added LGIP allowed municipalities to invest funds in a pool with other government agencies. Manager Fabbri explained that this would allow a competitive interest rate and the funds were liquid and available. He added there were over 100 municipalities, counties, and school districts in the pool. Councilman Collins stated this was a good idea.

Having no further comment from the Council or the public, Mayor Baldwin called for a vote. The motion to approve passed 6-0.

- B. **ORDINANCE/FIRST READING:** Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina, defining inground pools. Mayor Baldwin read the item by title and called for a motion to approve. The motion was made by Councilwoman McCumbee and seconded by Councilman Thomas. Councilman Skidmore asked for clarification on the setback. Assistant Director Pritchard stated this included a definition on inground pools relating to the setback.

Having no further comment from the Council or the public, Mayor Baldwin called for a vote. The motion to approve passed 6-0.

- C. **ORDINANCE/FIRST READING:** Petition for Annexation and Zoning Designation for ±1.05 acres on Buffkin Road. Mayor Baldwin read the item by title and called for a motion to approve. The motion was made by Councilman Thomas and seconded by Councilwoman McCumbee. Councilman Collins stated a lot of time had been spent on this and the property was located in the middle of the City but was in the County. He stated there were four lots but there were other county properties adjacent to this property that were in very poor condition. He added the City was working with the County to get the other properties cleaned up. Mayor Baldwin asked if the Applicant was present. He stated there were several derelict mobile homes and vehicles enroute to these parcels and Council would like to consider an R-2A zoning district which allowed single-family or townhouse on the properties instead of mobile homes.

Alice Mann, mother of Tyler Mann, the Applicant, stated that part of the goal was to provide affordable housing in the City but a definite determination on the type housing had not been made. She added they had approached the other owners in hopes of getting them to agree to clean up their properties. Councilman Skidmore stated this type of situation could be challenging and he appreciated their efforts to clean up their properties. Mayor Baldwin suggested the applicant reach out to staff to discuss R-2A zoning for consideration.

Councilman Thomas stated R-3 zoning complied with the Comprehensive Plan and was compatible with the area.

Ashley Causey, 4266 Mica Avenue, Little River, current owner of the property, stated the sale of the property was contingent on annexation into the City and if it was not approved this time, she would be back asking for annexation. She stated the other properties had always been an eyesore but were no longer occupied and the owners were believed to be deceased so there may be opportunity to annex those properties as well.

Mayor Baldwin stated he would like to push this forward on first reading and move toward improving the property.

Councilman Thomas amended his motion to include the language that R-3 Zoning complied with the Comprehensive Plan and was Councilwoman McCumbee seconded the amended motion.

Having no further comment from the Council or the public, Mayor Baldwin called for a vote. The motion to approve passed 6-0.

- D. SECOND PUBLIC HEARING: Regarding the First Amendment to the Development Agreement for the Lauret Associates Tract. Chris Noury went over a summary of the Development Agreement. Mayor Baldwin stated extending the time for completion of the road concerned him. He stated he felt it was imperative to complete the road under the previous agreement. Mr. Noury stated, under the previous agreement, the deadline to complete the road was September 2025. Mayor Baldwin stated he understood the Applicant had trouble getting easements and had already asked for extensions for completion of the road. Mr. Noury went over issues that had come up with the property which delayed completion of the road. He stated this provided a path forward for the development of the road. Mayor Baldwin stated he understood the delays but it was important to get the road completed as a matter of public safety.

Robert “Shep” Guyton, representative for the Developer, stated he agreed with Mayor Baldwin but he wanted to clarify there had never been an extension. He added the Developer was imposed conditions on a county road that the county would not agree to and that was part of the reason for the delay. Mr. Guyton stated Dana Hamilton, Public Works Interim Director, had done everything he could to find a resolution to expedite building the road. He reiterated this was the only extension for the road and was accompanied by a bond. Mayor Baldwin asked if there was any way to accelerate this. Mr. Guyton stated that was a possibility if everything fell into place. Councilman Skidmore asked if the road was completely designed and ready to be permitted. Mr. Guyton stated there were a few tweaks that had to be approved but the plan was to start in late summer. Councilman Thomas stated he agreed that time was of the essence and he was okay with 12 months. Councilman Collins agreed. Mr. Guyton stated the 4-month default provision would avoid another extension approval if there were any delays.

Damian Triouleyre, 902 Perrin Drive, North Myrtle Beach, asked how many acres were in the Lauret tract. Mayor Baldwin stated only the road was being discussed. Mr. Triouleyre asked if it was a dirt road and if 520 houses was the maximum permitted. Councilman Coyne stated all the houses had already been approved and this only related to the road. Mr. Triouleyre asked what the total acreage was on the property and if there was any room

for negotiation. Mayor Baldwin stated this was half the density allowed by the county and it was already approved. Mr. Triouleyre asked the Council to require more preserved land with future development. Councilman Thomas stated Council did that years ago requiring less density and more open spaces. Councilman Coyne stated part of the public benefit was this road. Mr. Triouleyre stated that denser housing was better and preserved land. Councilman Skidmore stated he would rather have less density.

- E. **ORDINANCE/FIRST READING:** First Amendment to the Lauret Associates Tract Development Agreement and to authorize the City Manager to sign the document on behalf of the City. Mayor Baldwin read the item by title and called for a motion to approve. The motion was made by Councilman Collins and seconded by Councilman Skidmore.

Having no comment from the Council or the public, Mayor Baldwin called for a vote. The motion to approve passed 6-0.

- F. **MOTION TO APPROVE:** Proposed Council Meeting date changes. Mayor Baldwin read the item by title and called for a motion to approve. The motion was made by Councilman Thomas and seconded by Councilwoman McCumbee. Mayor Baldwin explained this was to reschedule the Budget Retreat and add meeting dates.

Dana Brown, 2314 Vera Way, Longs, stated she had asked Council to move the Budget Retreat closer and make it more open and she was disappointed it was being held at the same location and the date was pushed out. She added it didn't give citizens time to look at what was being proposed and comment on it. Councilman Thomas stated this actually would give more time. Ms. Brown stated she had worked with 3 different localities and the budget process was usually available to the public in January.

Having no further comment from the Council or the public, Mayor Baldwin called for a vote. The motion to approve passed 6-0.

**8. PUBLIC COMMENT:**

Dr. Jacqueline Bader, 1444 Crested Iris Way, North Myrtle Beach, asked Council to consider a smoking ban on the beach. She stated she had talked with 72 beachgoers and 68 were in favor of a ban and 3 thought there already was a ban. She shared only 11.6 percent of South Carolinians smoked. She added the beaches were marketed as family friendly and stated initiating a smoke-free policy on the beach would stop children from breathing in secondhand smoke, protect everyone's health, reduce the litter of cigarette butts in the sand, and help keep the ocean cleaner. Mayor Baldwin thanked Dr. Bader and stated Council had discussed this and he expected a smoke-ban to be on the agenda soon.

Dana Brown, 2314 Vera Way, Longs, asked Council to consider designating funds for the animal shelter for replacement of the cat wash tub. Mayor Baldwin stated Council was already working with them to improve their facilities.

Cheryl Kilday, Destination North Myrtle Beach, thanked Council for attending the premiere of the Chamber's documentary on the oyster recycling program. She shared that the Chamber had started a new resident workshop that would be held quarterly. She stated the workshop highlighted how residents could sign up for alerts, how to use the websites, find tax information, and find local resource information. She noted the next workshop was scheduled for March 4, 2026, at 6:00 PM. Ms. Kilday stated the workshops were promoted on their

website and they had asked realtors and real estate attorneys to help promote them. She asked Council to help advertise and promote the workshops.

Councilman Skidmore thanked Ms. Kilday and Destination North Myrtle Beach for their work on the video that was shown at Greg Rowles Theater. He also thanked her for creating positive messaging at the end of the video welcoming people to come visit North Myrtle Beach. He added it highlighted the City as a family friendly beach.

**9. ADJOURNMENT:**

With no further business to discuss, Mayor Baldwin called for a motion to adjourn. The motion was made by Councilman Collins and seconded by Councilman Skidmore. The motion passed 6-0, and the meeting was adjourned at 7:25 PM.

Respectfully submitted,

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Angela C. Westmoreland, Assistant City Clerk

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J.O. BALDWIN, III, MAYOR

Minutes approved and adopted this 2<sup>nd</sup> day of March 2026