

CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
CITY COUNCIL WORKSHOP
Monday, December 14, 2020

Minutes

1. ROLL CALL: 1:59 PM

Mayor Hatley called the workshop to order and asked the Acting Clerk to call the roll.

Marilyn Hatley
JO Baldwin
Fred Coyne
Nicole Fontana
Hank Thomas
Terry White, Absent

2. DISCUSSION:

The City Council, Staff and developers discussed the potential amendment to the Esperanza PUD by NVR, Inc. Mike Mahaney, City Manager, explained the first agreement was approved in 2007. There was a \$400,000 fee to be paid by the developer when the project started with an additional \$1,000 per unit, as it was developed. Manager Mahaney explained the recorded plat, which showed 475 units and 677 parking spaces. He introduced Sean Hoelsher, with DDC Engineers and Landscape Architects, who gave an overview of the project called Hope Pointe PDD. Mr. Hoelsher presented the original approved plan, 65 acres, with a mix of townhomes, multi-family, and single-family homes. In the spring, they met with Staff on their redesigned proposals. Mr. Hoelsher pointed out the current approved buffers on the Tidewater side would remain at 40 feet. The proposed plan would reduce the total units to 251 and the commercial component would be a unique ship store and grill. There would still be a public spine road with several open spaces totaling around 31 acres. He noted the driveways would be no less than 24 feet from the sidewalk to the garage, which would allow positive pedestrian circulation throughout the project.

In terms of architecture, he stated they would be focusing on Coastal South Carolina with varying aspects of materials and provided samples in the packet. Mayor Hatley asked what size homes. Mr. Hoelsher stated between 1,500 to 3,000 square feet. The original plan had eight sub-phases. They would like to utilize the same eight sub-phasing plan as a framework and the commercial component would be tied to 50% completion. The developer proposed a contribution of \$264,000 and per unit fee of \$300 for beachfront parking and park offerings. Mr. Hoelsher introduced Mike Wooten, with DDC Engineers, to discuss sewer and water capacities.

Mr. Wooten discussed the water and sewer capacity study for Little River Neck Road. The development of the docks and pier have moved forward with DHEC and Army Corps of Engineers permits. Mr. Wooten stated they wanted to protect Tidewater and this project would not hurt their property values.

Manager Mahaney stated in the 2009 agreement, there was a total of \$400,000 paid in addition to 375 units at \$1,000 per unit. In this proposal, it would be \$264,000 and \$300 per unit, which would be significantly less. He asked the Council to consider the multi-purpose path being built with the help of GSAT. Mayor Hatley stated she appreciated the lower density and the amount of open space in the project, however, her biggest concern was Little River Neck Road. The road was not wide enough and asked if a study had been conducted. Mr. Wooten stated they had not done one formally, but the impact was negligible, based on what GSAT estimated.

Manager Mahaney stated the Council received several calls regarding the width of the road and that was why they were building the multi-purpose path. Another consideration would be the amount of people wanting to park at the beach. Mr. Wooten stated that the property owners would be paying \$1000 more per unit for using the sewer/pump station.

Mayor Hatley stated she would not accept the \$264,000 and \$300 per unit proposal. It would affect the beach parking tremendously. She stated they could negotiate, but would not accept this current proposal. She asked Kevin Blayton, Director of Public Works, to discuss Little River Neck Road. Director Blayton stated the current volumes on the road in the last five years range between 4,000 to 5,000 ADT. The width of the road in some areas was narrow. Director Blayton, Council, and Staff discussed the recommendations of widening the road at certain sections, installing turning lanes at subdivision entrances, and current roadway capacities.

Manager Mahaney asked if there could be a two foot widening on one side of the road. Director Blayton stated he believed there could be a two foot widening on both sides of the road. The water lines were on the right side and the sewer lines were on the left side of the road. Councilman Thomas stated he liked the project and reduced units. He asked Director Blayton to look into the bottleneck around Hill Street and what would it take to fix it. He also asked to look into the sewer study and the upgrade of the sewer line by someone. Mayor Hatley asked for a price on widening the road. Councilman Coyne stated he appreciated the decreased density, wanted to revisit the fees, and expressed a concern over the water and sewer lines.

Mayor Hatley stated she wanted the Council to study the plan and asked Public Works to provide additional information to the Council before getting back with DDC Engineers.

Mayor Hatley opened the floor for public comment.

Cathy Weis, President of Tidewater Plantation Community Association, stated she appreciated the lower density, because it was closer to the density of Charleston Landing and Water's Edge. They do have a concern about Little River Neck Road and speeding on it. The electronic sign did help and she would like to vote to keep the sign. She would like to see the turning lanes and believed that would help, too.

Mayor Hatley thanked everyone for attending and adjourned the workshop at 2:43 PM.

Respectfully submitted,

Dawn Snider, Acting Clerk to Council

MARILYN HATLEY, MAYOR

Minutes approved and adopted this 4th day of January 2021.