

CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
CITY COUNCIL WORKSHOP
Wednesday, July 14, 2021

Minutes

1. ROLL CALL: 1:30 PM

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

Marilyn Hatley

JO Baldwin, Absent

Fred Coyne

Nicole Fontana

Trey Skidmore

Hank Thomas

Terry White

2. DISCUSSION:

Jim Wood, Director of Planning and Development, gave an overview of the Barefoot Resort Planned Development District (PDD) for townhomes at the former Wyndham hotel site. Director Wood stated the Planning and Development Department recommended a different design for the utility and access easement, as well as several other issues that would need to be resolved before final submittal. The Council, staff, and Robert Guyton, attorney for the developer, discussed the various designs, elevations, and materials that would be used for the project. The Council agreed the developer needed to submit designs with more aesthetic and upscale appeal that would match the neighborhood. The Council also expressed the need for a berm and landscape buffer. Director Wood stated he would like the developer to put in a parallel sidewalk with 2-3 connections, not a sidewalk off of every unit. This would avoid multiple breaks in the berm. Mayor Hatley inquired if the list of concerns Planning and Development had would be resolved by the time it came back for second reading. Director Wood stated the list would be shared with the developer. The two biggest concerns were the lack of a pool amenity and the length of the driveway. The Council, staff, and Mr. Guyton discussed guest parking and having additional parking on-site for overflow and the possibility of a pool amenity. Mr. Guyton stated this project was a golf-oriented product that would be marketed as a golf experience with golf privileges. Mayor Hatley expressed a need for more parking. Director Wood pointed out in the PDD documents, there was a minimum rental period of 6 months, similar to the Sea Glass project.

Chris Noury, City Attorney, gave an overview of the Development Agreement. Mr. Noury stated there was not a restriction on the rental period, as mentioned in the PDD and it should be consistent. Councilwoman Fontana stated she would like to see a pool amenity. Mr. Guyton stated that could be a sticking point, because they would lose units to make parking and even more if another amenity were to be added. Mr. Guyton pointed out that this was in replacement of a hotel and the developer would not like to have the restriction of a time period of rentals. These would be for sale units and if an individual wanted to rent them, they should be able to do so. The Council and Mr. Guyton discussed the pool amenity and townhomes that have this amenity. They agreed everyone would have to be flexible and agree to a give and take situation to accommodate additional parking. Mr. Guyton thanked the Council for their comments and suggestions.

Mayor Hatley opened the floor for public comment.

Joe Gosiewski, 5206 Windy Pines Drive, North Myrtle Beach, stated he was excited about the townhouse project, because he would rather have a neighborhood than a hotel. His assumption was the community would be the same style and square footage as the other townhouses within Barefoot. This

was nothing like anything in Barefoot. He stated it belonged in the Village at the Glens. There was not a landscape buffer, no open space, and a higher density. It did not fit. If they could build something comparable in character to what they have already built, people would love it. He stated the existing property was not part of the Barefoot Resort Residential Association nor a part of the Non-Residential Association, like Tuscan Sands and if the property was not associated with either of these, they would not have access to the pool amenity at the North Tower, which might help with not having a pool. He didn't think people would welcome this design compared to the other neighborhoods. Mayor Hatley stated the design may not fit within the community and maybe they needed to submit another design.

Tom Powell, Barefoot, North Myrtle Beach, stated he agreed with Mr. Gosiewski 100 percent. He stated a concern about the traffic, especially when the bridge closed. It backed up on Highway 17 and created a hazard. Traffic also backed up well beyond Club Course Drive. He stated he didn't think putting in a light would help. He also reiterated with the property not being a part of the BRRA or the NRA, they would be on their own, like Tuscan Sands. He stated one of the problems they have had was people were coming from all over to use the North Tower pool. He thought they might have resolved it due to more security, but he was still concerned they would try to use the pool. Another concern was the parking and he stated golfers come with 16 or more people with 5-6 cars, which added to his concern.

Mayor Hatley and Council agreed they needed to look at the design and address the parking. Having no further comment from the Council or the public, Mayor Hatley thanked everyone for attending and adjourned the meeting at 2:34 PM.

Respectfully submitted,

Allison K. Galbreath, Clerk to Council

MARILYN HATLEY, MAYOR

Minutes approved and adopted this 19th day of July 2021.