

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA  
NORTH MYRTLE BEACH CITY HALL  
CITY COUNCIL MEETING  
Monday, December 6, 2021, 7:00 PM**

**Minutes**

**1. ROLL CALL:**

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

Marilyn Hatley  
JO Baldwin  
Fred Coyne  
Nicole Fontana  
Trey Skidmore  
Hank Thomas  
Terry White

A quorum was established.

**CONTINUATION OF CALL TO ORDER:**

Mayor Hatley asked Manager Mahaney to deliver the invocation.

The Mayor led the Pledge of Allegiance.

**2. MINUTES:**

The motion to approve the minutes for the City Council Workshop of Wednesday, November 10, 2021, the City Council Meeting of Monday, November 15, 2021, the City Council Workshop of Wednesday, November 17, 2021, and the City Council Executive Session of November 22, 2021, as presented, was made by Councilman Coyne and seconded by Councilwoman Fontana. The motion to approve passed 7-0.

**3. COMMUNICATIONS:**

Mayor Hatley called for a nomination for the office of Mayor Pro Tempore. Councilman Collins motioned to nominate Councilman Baldwin as Mayor Pro Tempore and was seconded by Councilman Thomas. The motion to nominate Councilman Baldwin as Mayor Pro Tempore passed 7-0.

Mayor Hatley stated that the Departmental Monthly Reports for October 2021 were available online.

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

Mayor Hatley thanked Tom Keegan, a representative from Tom Rice's office, for being at the meeting. Mr. Keegan sent Congressman Rice's warmest regards and best wishes for a safe and happy Christmas.

Mayor Hatley congratulated the City and thanked the staff for all of their hard work the past week on the tree lighting ceremony, the Christmas parade, and the All-City Christmas Cantata.

5. **CONSENT:**

**MOTION TO APPROVE:** Approval of the 2022 City Council meeting schedule. Mayor Hatley called for a motion. Mayor Pro Tempore Baldwin motioned to approve and was seconded by Councilwoman Fontana.

Having no comments from the Council or public, Mayor Hatley called for a vote. The motion to approve passed 7-0.

6. **UNFINISHED BUSINESS:**

**ORDINANCE/SECOND READING:** An amendment to Ordinance 19-22 changing the effective date for implementation of the ban on single-use carryout bags by retail establishments. Mayor Hatley read the ordinance by title and called for a motion. Councilman Thomas motioned to approve and was seconded by Councilman Coyne.

Having no comments from the Council or public, Mayor Hatley called for a vote. The motion to approve passed 7-0. Mayor Hatley stated a committee was being organized, chaired by Cheryl Kilday, to help educate the community. She asked the Council to give her names of anyone they would like to be on the committee and she would contact them to help serve.

7. **NEW BUSINESS:**

A. **RESOLUTION:** Regarding the potential contribution toward the funding of I-73. Mayor Hatley called for a motion. Mayor Pro Tempore Baldwin motioned to approve and was seconded by Councilman Thomas. Mayor Hatley asked the Council to consider replacing the wording “other counties” with “Horry County and cities within Horry County.” Mayor Pro Tempore Baldwin amended the motion to include this change.

Having no further comments from the Council or public, Mayor Hatley called for a vote. The motion passed 7-0.

B. **ORDINANCE/FIRST READING:** Request to rezone 9.28 acres near 17<sup>th</sup> Avenue South from R-4 to RC. Mayor Hatley read the ordinance by title and called for a motion. Councilwoman Fontana motioned to approve and was seconded by Councilman Coyne. Councilman Collins pointed out it came from the Planning Commission with a recommendation of denial. Councilman Thomas thanked the staff for their hard work and for a good presentation. He was not in favor of it because Crescent Beach had a narrow strip of beach and always has erosion problems. He stated they had worked very hard on beach renourishment in that area. He expressed that North Myrtle Beach was getting densely developed and that particular area would be too packed. Councilman Collins agreed and stated there were too many unknowns. Mayor Pro Tempore Baldwin stated he'd like to see developers take current buildings on 17<sup>th</sup> Avenue and improve those buildings, similar to what had been done on Main Street over the years. He stated he could not vote in favor of this because of the overwhelming number of citizens opposed to it. Mayor Hatley stated they all had several emails and over 90% of them did not live within the city of North Myrtle Beach. She stated some of the complaints came from people that owned condos that were in the RC zone. She stated they needed to look at the area to see if the zoning was appropriate for that area and if RC fit within this area. She stated the rezoning was not the entire Crescent area, but only a few blocks. Councilwoman Fontana stated this was a chance to help the goals of the Comprehensive Plan and bring back to life the main strips that made up the towns that came together when the City of North Myrtle Beach was incorporated. Seventeenth Avenue South was once the heart of Crescent Beach and she could support this rezoning to bring back some life to the area. Councilman Coyne stated this was limited to a small area and it would provide for stores and restaurants that would be self-contained.

Mayor Hatley opened the floor for public comment.

William Marshall, 1425 South Ocean Boulevard, thanked Councilman Thomas for being knowledgeable about the area. He thought that others should be. He stated there was only one property zoned RC and it was Crescent Shores and you could not walk in front of the beach during high tide during the summer. This would take the area and expand it 6 times, which was unacceptable. There was already redevelopment of the area in a free economy. Mr. Marshall stated the Residence Inn had purchased Ocean Edge. They were going to build a nice, new Residence Inn. There was no reason why they could not have growth within the existing guidelines. He stated this was unacceptable for the community and for the area to go to that level of growth. He questioned Mayor Hatley's comments on 95% of the emails not being residents. He also questioned they all lived in a 17-story condo, because he lived in an 8-story condo. He'd love to see less condos, but that was what they could afford. Mr. Marshall stated they were going to build a 17-story condo and were going to charge \$400,000-\$500,000. It would be packed and have vacationers come in. It would be more of the same. He thanked Councilman Thomas for his knowledge and wished his representative in Crescent Beach would have known more.

Mark Mullins, 1625 South Ocean Boulevard, stated he was a full-time resident of North Myrtle Beach and this should be denied for three reasons. First, the rezoning would turn this little area into a Myrtle Beach and it could spread up the beach to other areas. He stated he wouldn't live in Myrtle Beach because of the crime, traffic, and 25-story buildings. North Myrtle was a family-oriented beach and great place to live. He did not want it to be turned into a commercial Myrtle Beach. Secondly, he stated if the rezoning was approved, it would allow a buy-right ability to build. It could be like the Wyndham with many cars and traffic. He asked if perhaps this could be a single application and not a full rezoning. Finally, he asked them to concentrate on the empty lots and rundown businesses on Highway 17. He did not see fixing the problem by expanding the zoning area.

Gary Dearing, 1625 South Ocean Boulevard, Unit N1703, stated he objected to the statement that condo owners didn't want other people to have them. He stated their predecessors determined it was appropriate and the infrastructure would be able to handle a condo like Crescent Shores and so they built it. What they were looking at doing was a blanket land rezoning. He lived through something similar in Charleston, West Virginia in 1996. People that had a political agenda rezoned huge pieces of his town, including some of his property, to allow commercial and multi-family. Mr. Dearing stated the next year his taxes went up because it wasn't based on an empty lot, but the potential of what could be on it. The rezoning itself raised his taxes. They found out that people did have an agenda. Cheap apartments came into the area and so did drugs. This was an open gate for people to come in and build what they could get someone to approve. He was against this rezoning and stated they should be approving a specific plan. He was not against development. He stated at their condo, they wanted to replace the decking and had to go through a huge amount of studies and research. If it took that much to replace a deck, why weren't traffic studies and other studies done on the impact this would be on the community. He stated he had been watching for a year, several houses in the neighborhood that needed to be worked on, being fixed every weekend. They were trying to improve these houses. He asked why they were rezoning this area when people were already trying to improve, unless there was an agenda that no one was wanting to talk about. He lived through this before and he knew how this would turn out on his taxes.

Billy McGonigal, stated he owned Castaway Beach, which was an older hotel. He appreciated the fact they wanted to have something great on 17<sup>th</sup> Avenue. He stated he had a plan and a building to develop. He stated the Comprehensive Plan was a great plan for the community. He wanted a plan that worked and the RC zoning would have the flexibility to give him the best project possible. He would take an old hotel and put something better on it. Mr. McGonigal stated he had lived here for 35 years and loved his community. He stated he had the Best Western on 16<sup>th</sup> Avenue. He was hoping to have options and he liked the RC zoning, it would give them the best options to do the best project, without his hands being tied. He hoped they considered that part. He stated they were

not going to bring in outsiders, just his family and family friends. Mr. McGonigal stated if anyone had any questions, he wanted them to come talk to him.

Jay Van Deven, 2500 North Ocean Boulevard, North Myrtle Beach, which was his residence and an 11-story condo. He stated on the day of the rezoning meeting, he walked the property. He stated it was pretty run-down and had sanitation violations. He stated if they held the property owners responsible for their property, they could make North Myrtle Beach beautiful without making it Myrtle Beach with the zonings that were already in effect. He stated there was already a shortage of people to work in businesses and now they wanted to put in more businesses. Where were they going to get people to work? He asked if there was enough infrastructure to hold it. Was there enough public safety, sanitation, and all the city agencies? He stated he talked to Mayor Hatley about the power grid and she said it could hold this. He stated this was a lot. He had been in the area for two years and liked to get involved within his community. His thought was this would affect all of North Myrtle Beach and it would snowball down the beach. He was retired and loved it here. He had the time to attend community events and they would be seeing a lot more of him. He asked them to follow the Planning Commissioners recommendation. He felt this came up sudden. He thanked the two council members who did answer his emails.

Les Woods, 1625 South Ocean Boulevard, President of Crescent Shores HOA, stated he represented 215 out of 216 owners from Crescent Shores. Last week he went out to all the owners and asked them to respond on what the board should do. He stated last week the complex was reappraised at \$119 million. They were paying significant taxes to the city and appreciated the Council listening to them. This was a very large expansion. He asked for them to consider a modified RC, without the height density. He would be in favored of a modified RC with an exclusion of an entertainment facility or time-shares. He stated this was a couple of parcels, but the broad depth of this proposal was too broad. If they voted for this, it would allow for mega entertainment complexes and high-rise complexes, like the Wyndham. Mr. Woods stated his problem was they asked the Planning Commission for an opinion, which was ignored. They voted 7-0 to deny and four months later they were ignoring it. He didn't want to become another Myrtle Beach. He wanted more low-keyed and in the summer you couldn't find a place on the beach to sit on. He stated what they were proposing was a repeat of what happened 20 years ago when they allowed the Wyndham Timeshares to be built on a small plot of land on Ocean Boulevard. He had been asked by one of their residents, John Boar, Unit 512, to relay some information. He had a north facing corner unit, which was a positive unit to have. What resulted was Wyndham built these very tall towers and were granted variances to go right up to the dunes. It eliminated all the views on the north side, which resulted in decreased property values, decreased rental incomes, and extremely crowded beaches. He stated he and his wife were Platinum Wyndham owners, which was interesting he was talking against them. At their annual meeting, they stated they were the highest generating property worldwide, because of what they were allowed to do. He stated they said to standby, a Margaritaville or another Wyndham Ocean Boulevard could be built on this property. He stated they both could be built on this property if this was rezoned. He asked them to deny the rezoning proposal.

Tina Mullins, 1625 South Ocean Boulevard, North Myrtle Beach, stated she requested the Council to deny the rezoning because it was unwise, unnecessary, and untimely. She stated it was unwise because of all the problems that could happen as a result of the rezoning, which had already been stated. The Planning Commission had already recommended unanimously to deny. It would not enhance the tourist attraction or revitalize the area. Secondly, it was unnecessary. The area was already zoned R4 and that was plenty to build many things. There were already shops and restaurants. This would not update the area in a positive way. Third, this was untimely, because it was premature to rezone this area as commercial. If they did, there was not going to be a place for anyone to put a blanket on the beach. Ms. Mullins stated if it wasn't broke, don't fix it.

Cheryl Kilday, representing Destination North Myrtle Beach, stated she wanted to point out some things from a context perspective. She stated she understood the sensitivity of the issue and the Planning Commission not voting in favor of it. She stated the project did support the Comprehensive Plan. The area would support the ability to come, park, walk, dine, stay, and enjoy, which was desirable to the area. It would provide the opportunity to look at high end. Ms. Kilday stated height did not need to be about density, but the size of the units. She stated the Council had been really good at limiting density in residential areas and this could be a similar opportunity. She stated that 2021 was a great year and this could be the opportunity to attract a higher-end traveler. She stated chasing value instead of numbers of people could mean prosperity for all of them.

Mayor Hatley stated the rezoning was basically one block north and one block south. They had been very conscious about what was rezoned and they would not become another Myrtle Beach, which was the concern of many people. She stated the zoning did fit this area.

Having no further comments from the Council or public, Mayor Hatley called for a vote. The motion passed 4-3. Mayor Pro Tempore Baldwin, Councilman Collins, and Councilman Thomas voted nay. Emails received prior to the meeting that requested to be submitted will follow the minutes and be included in the written record.

- C. **ORDINANCE/FIRST READING:** Petition for annexation and zoning designation for 0.36 acres on Cenith Drive. Manager Mahaney read the ordinance by title and Mayor Hatley called for a motion. Councilwoman Fontana motioned to approve and was seconded by Mayor Pro Tempore Baldwin. Mike DiMeglio, owner for the property, stated they were planning on building a single-family home on the lot.

Having no further comments from the Council or public, Mayor Hatley called for a vote. The motion passed 7-0.

- D. **ORDINANCE/FIRST READING:** Petition for annexation and zoning designation for 5.12 acres at the terminus of Wyndell Drive. Mayor Hatley read the ordinance by title and called for a motion. Councilman Thomas motioned to approve and was seconded by Councilwoman Fontana. Jordan Rodes, represented the applicant and Venture Engineering, stated she was excited about this project and was available for any questions.

Having no further comments from the Council or public, Mayor Hatley called for a vote. The motion passed 7-0.

- E. **ORDINANCE/FIRST READING:** Request to rezone 0.75 acres on Old Crane Road from R-1 to R-1A. Mayor Hatley read the ordinance by title and called for a motion. Councilwoman Fontana motioned to approve and was seconded by Mayor Pro Tempore Baldwin. Jim Wood, Director of Planning and Development, explained the property was located beside the RV Park across the river and the Planning Commission and staff believed it was a good fit for the area.

Having no further comments from the Council or public, Mayor Hatley called for a vote. The motion passed 7-0.

- F. **ORDINANCE/FIRST READING:** Petition for annexation and zoning designation for 0.44 acres on Cenith Drive. Mayor Hatley read the ordinance by title and called for a motion. Councilwoman Fontana motioned to approve and was seconded by Mayor Pro Tempore Baldwin.

Having no further comments from the Council or public, Mayor Hatley called for a vote. The motion passed 7-0.

**8. PUBLIC COMMENT:**

Lawton Dews, 1408 Summer Wind Court, North Myrtle Beach, congratulated the newly elected officials and was happy for an experienced Council. He also congratulated the Council and the city on receiving the \$750,000 grant from the DOJ to help fund the police. In a time of defunding the police, like in Seattle, Washington, he was glad the city was doing the opposite. Mr. Dews stated he had a wonderful Christmas breakfast with members of the Armed Forces, Chief Spain, and Chief Dennis. He stated he would continue to do those things, as long as he was able. He stated we had to have a strong law enforcement and fire department.

**9. ADJOURNMENT:**

Mayor Hatley thanked everyone for coming and wished them a Merry Christmas and wonderful holiday. Mayor Hatley adjourned the meeting at 7:56 PM.

Respectfully submitted,

Allison K. Galbreath, City Clerk

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MARILYN HATLEY, MAYOR

Minutes approved and adopted this 3<sup>rd</sup> day of January 2022

The written record for agenda Item 7B include emails from:

Form letter:

1. Jay and Sue Ralph, 1625 South Ocean Blvd, Unit 111
2. David Cannon, 1625 South Ocean Blvd
3. Rick Jenkins, 1625 South Ocean Blvd
4. George Mohnasky, 1625 South Ocean Blvd, Unit 1407
5. Roland and Debra Hooks, 1625 South Ocean Blvd, Unit 5411
6. Abdi Salman, 1625 South Ocean Blvd
7. Tina Mullins
8. Dana Manzari, 1625 South Ocean Blvd, Unit N1701
9. Betty McGrary, 1625 South Ocean Blvd, Unit N1801
10. Leslie Woods, 1625 South Ocean Blvd, S1012
11. Michael Gallerizzo, 1625 South Ocean Blvd, 1303N (sent a Fed Ex of letter, too)
12. Barbara Testerman, 1625 South Ocean Blvd
13. Steve and Gayle Burleson, 1625 South Ocean Blvd, N1004
14. Ruari and Jennifer Monahan, 1625 South Ocean Blvd, 1808S
15. James and Linda Yokley, 1625 South Ocean Blvd, 602N
16. Kim Solari, 1625 South Ocean Blvd
17. Richard Solari, 1625 South Ocean Blvd
18. John Chidley, 1625 South Ocean Blvd

Additional emails:

1. Anne Brosnan
2. Richard Joines, 1625 South Ocean Blvd, Unit N403
3. Chuck McGann, San A Bel Towers, 1709 South Ocean Blvd, Unit 314
4. Veronica and James Tilley, San A Bel Towers
5. Olga Zevin-Bushel, 1709 South Ocean Blvd, Unit 710
6. Edward and Cynthia Littlejohn, 1625 South Ocean Blvd
7. Mark Mullins
8. Todd Luft, 1625 South Ocean Blvd, Unit 1105
9. Carole and Stan Nelson, 1625 South Ocean Blvd, #N1205
10. James Bristley, San A Bel Towers, 1709 South Ocean Blvd, #708
11. Teri Gardner, 1709 South Ocean Blvd

November 29, 2021

Mayor and City Council of North Myrtle Beach  
1018 2nd Avenue South  
North Myrtle Beach, SC 29582

To Whom It May Concern:

Unfortunately, I am unable to attend the December 6, 2021 meeting regarding the proposed rezoning from "R4 – Resort Residential to RC – Resort Commercial at 17th Avenue South". Please read this letter into record at the City Council Meeting.

My main concern in rezoning the area from R4 to RC is the potential negative impact on the natural environment and residents due to an increase in population and road traffic without the requirement to perform infrastructure, traffic, water quality, and water quantity analyses first.

If the RC zoning is approved, any development within the new code would be permitted.

Development examples could include:

1. Residential Resort Building
2. Pay for Parking
3. Night Club or Bar
4. Storage Facility for recreational equipment, boats wave runner, or beach bicycle rental
5. Commercial Laundry Services, not a Laundromat.
6. Commercial Kitchen, not a Restaurant

The following is a short list of negative impacts associated with the above-mentioned permitted developments under RC- Resort Commercial Zoning:

**Residential Resort Building**

Development of a Resort Building with the new height restrictions of 165ft (present 90ft) could result in a 16 to 18 floor buildings. Not knowing the depth, width, configuration, or number of bedrooms in each unit, it is nearly impossible to estimate the influx of people it could generate.

For example: Crescent Shores North Tower  
5 units per floor with an occupancy 52 people per floor  
52 people per floor x 18 floors = 936 people at full occupancy

During peak season, the negative environmental impact would be considerable. Overcrowding goes hand in hand with an increased number of automobiles, littering, increased beach activity, and disrupting the natural habitat of the already endangered loggerhead sea turtle.

The Federal Endangered Species Act of 1973 and the Marine Turtle Protection Act, and volunteers at SCUTE (South Carolina United Turtle Enthusiast) help to protect and relocate sea turtle nests. An additional influx of people would make this already difficult task of protecting our native marine life exponentially more challenging.

### **Parking Garage Structure**

As you know, North Myrtle Beach has implemented pay for parking. If a pay for parking garage was built, it would create an unquantifiable influx of people. This could greatly increase the amount of people on the beach and the amount of traffic in the area.

The amount of impervious surface created by a parking garage would also increase the water quantity while decreasing the water quality discharging onto our beaches and out to the ocean. Water runoff from parking garages and heavily trafficked roads has oil, grease, toxic chemicals, and heavy metals from motor vehicles. Currently, Crescent Beach drainage infrastructure is constructed so that water goes directly into catch basins and discharges into the ocean. If this water is not filtered or treated, the effluent will have increased levels of toxicity directed into the ocean. Crescent Beach's natural tidal pools could trap these chemicals during low tide; thus, creating highly concentrated shallow tidal pools where small children play.

### **Night Club or Bar**

Generations of families have vacationed at Crescent Beach because it has been able to maintain a family friendly environment. Allowing developers the option to construct night clubs, bars, etc. would be detrimental to the family atmosphere. Night clubs and bars cater to a different clientele (i.e. college spring breakers, single adults, etc.).

### **Storage/Rental Facility for Recreational Equipment**

A storage facility for recreational equipment such as beach bikes, etc. would enable more activity on the beach. There are already trucks shuttling recreational equipment (parasails/banana boats) back and forth daily. Any additional traffic would negatively impact not only the beach environmentally, but the safety and peace of families.

If the rezoning is approved from R4 – Resort Residential to RC – Resort Commercial, we would be allowing developers to have free reign on what they could construct without first conducting important infrastructure analyses such as traffic analyses, water quality, and water quantity analyses.

As a homeowner and investor in North Myrtle Beach, I fear that the lack of preliminary required analyses would result in unbridled development with no regard for the effect it would have on the environmental quality of our beach, the existing endangered marine life, the existing road and traffic infrastructure, and the charm that welcomes family-oriented tourists. By maintaining current zoning of R4 – Resort Residential, we would be protecting our beach from being exploited for excessive commercial use.

Sincerely,



1625 S Ocean Blvd  
Crescent Shores Owner  
North Myrtle Beach, SC 29582

Michael G. Gallerizzo  
c/o Gebhardt & Smith LLP  
One South Street, 22<sup>nd</sup> Floor  
Baltimore, MD 21202

December 1, 2021

**VIA EMAIL and FEDERAL EXPRESS**

Mayor and City Council of North Myrtle Beach  
1018 2nd Avenue South  
North Myrtle Beach, SC 29582

To Whom It May Concern:

I am the current owner of a condominium property located at 1625 South Ocean Boulevard, Unit 1303N, North Myrtle Beach, SC 29582. I understand that my property may be affected by a proposed rezoning and that a meeting on this proposed rezoning is scheduled on December 6, 2021. Unfortunately, I am unable to attend the December 6 meeting regarding the proposed rezoning from "R4 – Resort Residential to RC – Resort Commercial at 17th Avenue South". Please read this letter into record at the City Council Meeting.

By way of this letter, I object to the proposed rezoning for a variety of reasons. My main concern in rezoning the area from R4 to RC is the potential negative impact on the natural environment and residents due to an increase in population and road traffic without the requirement to perform infrastructure, traffic, water quality, and water quantity analyses first.

If the RC zoning is approved, any development within the new code would be permitted.

Development examples could include:

1. Residential Resort Building
2. Pay for Parking
3. Night Club or Bar
4. Storage Facility for recreational equipment, boats wave runner, or beach bicycle rental
5. Commercial Laundry Services, not a Laundromat.
6. Commercial Kitchen, not a Restaurant

The following is a short list of negative impacts associated with the above-mentioned permitted developments under RC- Resort Commercial Zoning:

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Development of a Resort Building with the new height restrictions of 165ft (present 90ft) could result in a 16 to 18 floor buildings. Not knowing the depth, width, configuration, or number of bedrooms in each unit, it is nearly impossible to estimate the influx of people it could generate.

For example: Crescent Shores North Tower 5 units per floor with an occupancy 52 people per floor 52 people per floor x 18 floors = 936 people at full occupancy

During peak season, the negative environmental impact would be considerable. Overcrowding goes hand in hand with an increased number of automobiles, littering, increased beach activity, and disrupting the natural habitat of the already endangered loggerhead sea turtle.

The Federal Endangered Species Act of 1973 and the Marine Turtle Protection Act, and volunteers at SCUTE (South Carolina United Turtle Enthusiast) help to protect and relocate sea turtle nests. An additional influx of people would make this already difficult task of protecting our native marine life exponentially more challenging.

### **Parking Garage Structure**

As you know, North Myrtle Beach has implemented pay for parking. If a pay for parking garage was built, it would create an unquantifiable influx of people. This could greatly increase the amount of people on the beach and the amount of traffic in the area.

The amount of impervious surface created by a parking garage would also increase the water quantity while decreasing the water quality discharging onto our beaches and out to the ocean. Water runoff from parking garages and heavily trafficked roads has oil, grease, toxic chemicals, and heavy metals from motor vehicles. Currently, Crescent Beach drainage infrastructure is constructed so that water goes directly into catch basins and discharges into the ocean. If this water is not filtered or treated, the effluent will have increased levels of toxicity directed into the ocean. Crescent Beach's natural tidal pools could trap these chemicals during low tide; thus, creating highly concentrated shallow tidal pools where small children play.

### **Night Club or Bar**

Generations of families have vacationed at Crescent Beach because it has been able to maintain a family friendly environment. Allowing developers the option to construct night clubs, bars, etc. would be detrimental to the family atmosphere. Night clubs and bars cater to a different clientele (i.e. college spring breakers, single adults, etc.).

### **Storage/Rental Facility for Recreational Equipment**

A storage facility for recreational equipment such as beach bikes, etc. would enable more activity on the beach. There are already trucks shuttling recreational equipment (parasails/banana boats)

December 1, 2021

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back and forth daily. Any additional traffic would negatively impact not only the beach environmentally, but the safety and peace of families.

If the rezoning is approved from R4 – Resort Residential to RC – Resort Commercial, we would be allowing developers to have free reign on what they could construct without first conducting important infrastructure analyses such as traffic analyses, water quality, and water quantity analyses.

As a homeowner and investor in North Myrtle Beach, I fear that the lack of preliminary required analyses would result in unbridled development with no regard for the effect it would have on the environmental quality of our beach, the existing endangered marine life, the existing road and traffic infrastructure, and the charm that welcomes family-oriented tourists. By maintaining current zoning of R4 – Resort Residential, we would be protecting our beach from being exploited for excessive commercial use. Accordingly, for all of these reasons, I hereby request that the proposed rezoning be disapproved.

Sincerely,



Michael G. Gallerizzo

Crescent Shores Owner

1625 S. Ocean Blvd., Unit 1303N

North Myrtle Beach, SC 29582

ccs: [Mayorhatley@nmb.us](mailto:Mayorhatley@nmb.us) Mayor Marilyn Hatley  
[jobaldwin@nmb.us](mailto:jobaldwin@nmb.us) Councilman, JO Baldwin  
[bccollins@nmb.us](mailto:bccollins@nmb.us) Councilman Bubba Collins  
[jfcoyne@nmb.us](mailto:jfcoyne@nmb.us) Councilman Fred Coyne  
[njfontana@nmb.us](mailto:njfontana@nmb.us) Councilman Nicole Fontana  
[rtskidmore@nmb.us](mailto:rtskidmore@nmb.us) Councilman Trey Skidmore  
[hank.thomas@century21thomas.com](mailto:hank.thomas@century21thomas.com) Councilman Hank Thomas  
[akgalbreath@nmb.us](mailto:akgalbreath@nmb.us) Alison Galbreath, Mayor's Assistant  
[pcdowling@nmb.us](mailto:pcdowling@nmb.us) P.C, Dowling, Public Information Officer

## **Galbreath Allison K**

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**From:** Anne Brosnan <annebrosnan13@gmail.com>  
**Sent:** Wednesday, December 1, 2021 4:52 PM  
**To:** Galbreath Allison K  
**Subject:** Rezoning

City of North Myrtle Beach Planning and Development Department.

To whom it may concern,

Unfortunately I am unable to attend the December, 6, 2021 meeting regarding the proposed rezoning for "R4- Resort Residential to RC- Resort Commercial at 17th Avenue South. Please read this letter into record at the City Council meeting.

June 21, 2021 I wrote a letter that was read into the record at the Planning Commission and City Council meeting. At this time I would like to reiterate my concerns in rezoning the area from R4 to RC.

If rezoning is approved ANY development which is in accordance with the significantly less restrictive code would be permitted.

If a Timeshare developer purchased ocean front property and a track of land behind the areas out lined in the proposed rezoning a very large Timeshare resort with large parking facilities could be built.

Negative affects will mostly stem from the unknown population influx. Height regulation increase from 90' to 165' means exponentially more people and traffic in the area.

In addition a Timeshare Resort unlike a Residential Resort would result in high occupancy year round, not just seasonal.

The negative impact on the already stressed natural environment due to increased population will only increase with more commercial development.

We would be opening Pandora's Box by allowing this rezoning as we don't know What, Where, When or How it would be used.

We do not want to be another Myrtle beach, overdeveloped and overcrowded.

By maintaining current zoning of R4-Resort Residential, we would be protecting our beach from being exploited for excessive commercial use.

Sincerely  
Anne Brosnan

## Galbreath Allison K

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**From:** Richard Joines <Richard.Joines@comcast.net>  
**Sent:** Wednesday, December 1, 2021 4:49 PM  
**To:** Galbreath Allison K  
**Subject:** Rezoning Ocean Blvd near 17 Ave South to Resort Commercial

Dear Ms. Galbreath:

### **Re: Rezoning on Ocean Blvd near 17<sup>th</sup> Ave South to Resort Commercial**

I absolutely cannot understand who is behind the ludicrous plot to destroy our neighborhood. We already have enough crime and problems with illegal parking, yet someone in NMB wants to multiply our problems exponentially? And for what purpose? A few extra dollars in tax income for your pensions? Seriously, why try to turn NMB into Myrtle Beach? We specifically moved here for our retirement to avoid the problems that are so prevalent in Myrtle Beach.

There are many technical reasons that some will argue to oppose this rezoning, but whether it's another high rise residential building or a bar or a storage facility or some other similar new structure, it will seriously detract from this neighborhood either through overcrowding, or excess traffic, or by attracting those who pose a threat to our safety.

Why on earth would any of you want to disrupt this family-friendly area that is already crowded enough? Our beaches can't handle anymore people in the summer! And we certainly don't need to add some kind of establishment that poses a threat to our retirees or the children who vacation here. I ask you, please, stop this insanity.

Sincerely,

Richard Joines  
Crescent Shores North Unit N403  
1625 S Ocean Blvd.  
North Myrtle Beach, SC 29582

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## Rucker, Aaron

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**From:** Caldwell, Ben  
**Sent:** Wednesday, December 01, 2021 10:04 AM  
**To:** Wood, Jim; Dowling, Patrick; Galbreath Allison K; Rucker, Aaron  
**Subject:** FW: Proposed Zoning Change for 1709 South Ocean

**From:** CHUCK MCGANN <c\_mcgann@bellsouth.net>  
**Sent:** Tuesday, November 30, 2021 10:28 PM  
**To:** Caldwell, Ben <becaldwell@nmb.us>  
**Subject:** Proposed Zoning Change for 1709 South Ocean

Dear Mr. Caldwell, as a property owner at 1709 South Ocean Blvd I feel compelled to write to express my dismay at the proposed rezoning of our full area - interestingly enough it did not include Molly Darcy's!

WE don't need another highrise building along Crescent Beach the lower/smaller structures allow for the conservation of the dunes, and the beach property in total! Adding many hundreds more people will result in increased traffic, litter, resource usage, and dune damage - not to mention the additional Police responses that will be needed due to the increase of non-resident visitors and the antics they bring to the area.

While the beach is not fully loaded during the season, it is often difficult to find space right in front of my own property. NMB leases some beach rea for Parasailing, Jet skis, and the like taking up possibly 100 yards of the beach area that cannot be used by those coming through the public parking area. We already have to go out early and set chairs up and are still impacted by those that refuse to socially distance! I understand that the beach is for public use and as a taxpayer, I'm supportive of commerce and businesses that rely on this traffic but I don't think we can sustain our current standard of beach care and public safety with the additional visitors and people that adding mega towers will bring in to this area.

Please defeat this Zoning Proposal and keep Cresent Beach the enjoyable area that it is!

Chuck McGann

San A Bel Towers  
Unit 314  
1709 South Ocean Blvd  
North Myrtle Beach SC

It's another day in Paradise - enjoy it!

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## Rucker, Aaron

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**From:** Caldwell, Ben  
**Sent:** Wednesday, December 01, 2021 9:41 AM  
**To:** Wood, Jim; Dowling, Patrick; Galbreath Allison K; Rucker, Aaron  
**Subject:** FW: Our position on re-zoning effort in North Myrtle Beach

**From:** tilleys3@charter.net <tilleys3@charter.net>  
**Sent:** Wednesday, December 1, 2021 9:07 AM  
**To:** Caldwell, Ben <becaldwell@nmb.us>  
**Subject:** Our position on re-zoning effort in North Myrtle Beach

Dear Mr. Caldwell,

We cannot attend the December 6<sup>th</sup> meeting so we will voice our thoughts here if you don't mind. We are very much AGAINST proposed re-zoning of our area. We have a condo at 1709 South Ocean Blvd. in the San-A-Bel building. We have seen what happened further south with building of massive structures and we definitely do not need that in the Crescent Beach area. The traffic would increase and so would the damage to the beach. We are mostly retirees but a lot of families with young children stay in our building and further development would make the area less safe. We thought the city council had said NO back in June, but apparently they are faced with this decision once again. Please don't destroy this little part of the beach in favor of big buildings whose owners don't ever come here and are just looking to make a quick buck. The reason a lot of people who used to stay in Myrtle Beach want to stay in North Myrtle Beach is just that: less crowds=less crime. Less crime means people stay longer and spend more while they are here. We appreciate you hearing our concerns and presenting them to city council on December 6<sup>th</sup>.

Sincerely,

Veronica and James Tilley

828-443-7179

Owners at San-A-Bel since 2004

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## Galbreath Allison K

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**From:** Caldwell, Ben  
**Sent:** Monday, November 29, 2021 8:48 AM  
**To:** Galbreath Allison K  
**Subject:** FW: Ocean Blvd and 17th Ave South Rezoning Objection

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good Morning Allison,

I've been fielding several calls pertaining to this rezoning. If I receive any more e-mails should I forward to you?

Thanks,

Ben

**From:** Olga B <olga.bushel@gmail.com>  
**Sent:** Saturday, November 27, 2021 9:41 PM  
**To:** Caldwell, Ben <becaldwell@nmb.us>  
**Subject:** Ocean Blvd and 17th Ave South Rezoning Objection

Dear North Myrtle Beach City Council,

I'm writing to express my objection to rezoning of several properties in the vicinity of Ocean Blvd, which directly affects my property at 1709 S Ocean Blvd.

Planning Commission recommended the denial of the request to rezoning from Residential-4 to Resort Commercial, and I completely agree with a Planning Commission.

This rezoning request, if granted, will have adverse affect on all current homeowners and our guests, starting with lots of traffic, congestion on the beach (there are already many high rise properties in a small area, so it's a challenge to find a spot on the beach during busy season), construction noise, possible shade problems, and parking issues will get even worse (people park on private properties because there is not enough public parking available).

With rezoning to Resort Commercial, parking would be a nightmare and current homeowners will need to deal with unauthorized vehicles on our properties.

I understand that City may benefit from higher taxes on rezoning properties, but it would be at expense of all current homeowners, please keep our interests in mind, and deny this rezoning request.

Regards,  
Olga Zevin-Bushel  
1709 S Ocean Blvd, unit 710

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## **Galbreath Allison K**

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**From:** Ed Littlejohn <edlittlejohn@earthlink.net>  
**Sent:** Thursday, December 2, 2021 11:37 AM  
**To:** Galbreath Allison K  
**Cc:** Ed Littlejohn  
**Subject:** Crescent Beach Rezoning

Dear Councilwoman Galbreath,

As owners/constituents and investors in the property areas of North Myrtle Beach which would be directly affected by the proposed rezoning initiative from R-4 to R-C, we are most strongly opposed. Please see our attached letter.

Thank you for your consideration.

Edward and Cynthia Littlejohn

December 2, 2021

Subject: Rezoning Consideration of Ocean Blvd and 17th St. from R4 to RC

Dear Sir/Madam:

Our property on Crescent Beach would be directly affected by this proposed rezoning. Although we cannot attend the public hearing on 6 December, we desire to make our opinions abundantly clear -- we are adamantly opposed to this rezoning.

The appeal of Crescent Beach, and much of North Myrtle Beach as a whole, is the semi-residential, family-oriented beach environment. This rezoning would destroy that by opening the door to commercialization, overcrowding and pollution.

Congestion is already a problem in this area, especially during tourist season, and packed facilities/beaches cannot absorb additional people, vehicles or commercial attractions without driving away those who choose to live/vacation at Crescent Beach as it now exists.

As home owners and investors in North Myrtle Beach, we urge you to deny this rezoning proposal and permanently protect and preserve the environment, ambiance and appeal of the Crescent Beach area of North Myrtle Beach.

Thank you for your consideration.

Sincerely,

Handwritten signatures of Edward H. Littlejohn and Cynthia Littlejohn. The signatures are in cursive and appear to be written in black ink.

Edward and Cynthia Littlejohn  
1625 South Ocean Blvd  
North Myrtle Beach, SC. 29582

## **Galbreath Allison K**

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**From:** Mark Mullins <mlmtcm@msn.com>  
**Sent:** Thursday, December 2, 2021 12:10 PM  
**To:** Hatley, Marilyn; Baldwin, James; Bubba C. Collins; Coyne, Jon; Fontana Nicole J; Hank Thomas; Ray T. Skidmore; Galbreath Allison K; Dowling, Patrick  
**Subject:** Deny Rezoning Request - City Council hearing on Dec. 6, 2021

Dear Mayor, Council Members, City Clerk, and Public Information Officer,

Please read the following into the record at the City Council hearing on Dec. 6, 2021:

The request for rezoning of the area around 17<sup>th</sup> Ave, South, from R-4 to RC should be denied for the following reasons:

North Myrtle Beach is family-friendly and has preserved the natural ocean environment by limiting the development of oceanfront and nearby properties. From Cherry Grove to Windy Hill, there is a mix of homes, high rises, mid rises, and smaller hotels and condos.

17<sup>th</sup> Ave., South at Ocean Boulevard in Crescent Beach already has a commercial area. The surrounding area, which is the subject of the rezoning request, already is zoned R-4, which allows for extensive development, including 90-foot buildings. Rezoning the area would lead to more dense development, increased traffic, scarce parking, beach crowding, increased crime, and other things that adversely affect the environment for both residents and tourists.

Without knowing who wants to develop the area and what type of development is planned, the City Council would be opening a can of worms, in which anything goes—from a time share to a water park, and everything in between. I seriously doubt that the rezoning would result in quaint, local retail shops and services. More likely, the rezoning would be for the financial gain of developers and businesses, who would profit from a high-rise resort or timeshare.

I'm a resident of North Myrtle Beach and previously have vacationed in North Myrtle Beach yearly for the past 15-20 years. My family specifically chose to vacation in North Myrtle Beach because it's safe, beautiful, and not overcrowded and overdeveloped, like Myrtle Beach is. We moved to North Myrtle Beach, rather than Myrtle Beach, for the same reasons. Commercial zoning essentially would turn this part of North Myrtle Beach into a copy of Myrtle Beach, which will in no way enhance the tourist and visitor experience.

The residents and tourists of North Myrtle Beach don't want another Myrtle Beach. If rezoning of this area is allowed, what's to stop additional rezoning of other areas of

North Myrtle Beach from Cherry Grove to Windy Hill? Owners and residents adamantly opposed the request at the Planning Commission meeting, and the Planning Commission unanimously recommended against rezoning.

Finally, I point out that we did not receive notice of this meeting from the Commission and signs were not posted to advise of this hearing.

For the reasons above, I strongly request that the City Council deny the rezoning request.

Respectfully submitted,

Mark Mullins

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## Galbreath Allison K

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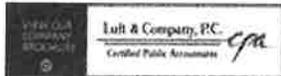
**From:** Todd Luft <tluft@luftcpa.com>  
**Sent:** Thursday, December 2, 2021 5:45 PM  
**To:** Hatley, Marilyn; Baldwin, James; Bubba C. Collins; Coyne, Jon; Fontana Nicole J; Ray T. Skidmore; Hank Thomas; Galbreath Allison K; Baldwin, James; Bubba C. Collins; Coyne, Jon; Fontana Nicole J; Ray T. Skidmore; Hank Thomas; Galbreath Allison K; Dowling, Patrick  
**Subject:** North Myrtle Beach proposed rezoning  
**Attachments:** Rezoning Opposition.pdf

Please read the attached letter into the official record as I cannot attend this meeting on short notice

Regards,  
*Todd Luft*

Send a file securely to Luft & Company, P.C. via ShareFile

**From the desk of Todd Luft, CPA**



Web address: [www.luftcpa.com](http://www.luftcpa.com)

Email address: [tluft@luftcpa.com](mailto:tluft@luftcpa.com)

Phone: 215-659-3200 Ext.104 Fax: 215-659-3331

301 Davisville Road, Willow Grove, PA 19090

**GENERAL TAX ADVICE DISCLOSURE:**

Please be advised that any tax advice contained in this communication (or in any attachment) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in this communication (or in any attachment).

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December 2, 2021

Mayor and City Council of North Myrtle Beach  
1018 2nd Avenue South  
North Myrtle Beach, SC 29582

**Totally opposed to proposed rezoning in North Myrtle Beach**  
**Do not sell us out to garner tax revenues that would only be spent on security anyway; this is a really bad idea**

To Whom It May Concern:

Unfortunately, I am unable to attend the December 6, 2021 meeting regarding the proposed rezoning from "R4 – Resort Residential to RC – Resort Commercial at 17th Avenue South".

**Please read this letter into record at the City Council Meeting.**

My main concern in rezoning the area from R4 to RC is the potential negative impact on the natural environment and residents due to an increase in population and road traffic without the requirement to perform infrastructure, traffic, water quality, and water quantity analyses first.

If the RC zoning is approved, any development within the new code would be permitted.

Development examples could include:

1. Residential Resort Building
2. Pay for Parking
3. Night Club or Bar
4. Storage Facility for recreational equipment, boats wave runner, or beach bicycle rental
5. Commercial Laundry Services, not a Laundromat.
6. Commercial Kitchen, not a Restaurant

The following is a short list of negative impacts associated with the above-

mentioned permitted developments under RC- Resort Commercial Zoning:  
Residential Resort Building

Development of a Resort Building with the new height restrictions of 165ft (present 90ft) could result in a 16 to 18 floor buildings. Not knowing the depth, width, configuration, or number of bedrooms in each unit, it is nearly impossible to estimate the influx of people it could generate.

For example: Crescent Shores North Tower

5 units per floor with an occupancy 52 people per floor

52 people per floor x 18 floors = 936 people at full occupancy

During peak season, the negative environmental impact would be considerable. Overcrowding goes hand in hand with an increased number of automobiles, littering, increased beach activity, and disrupting the natural habitat of the already endangered loggerhead sea turtle.

The Federal Endangered Species Act of 1973 and the Marine Turtle Protection Act, and volunteers at SCUTE (South Carolina United Turtle Enthusiast) help to protect and relocate sea turtle nests. An additional influx of people would make this already difficult task of protecting our native marine life exponentially more challenging.

Parking Garage Structure

As you know, North Myrtle Beach has implemented pay for parking. If a pay for parking garage was built, it would create an unquantifiable influx of people. This could greatly increase the amount of people on the beach and the amount of traffic in the area.

The amount of impervious surface created by a parking garage would also increase the water quantity while decreasing the water quality discharging onto our beaches and out to the ocean.

Water runoff from parking garages and heavily trafficked roads has oil, grease, toxic chemicals, and heavy metals from motor vehicles. Currently, Crescent Beach drainage infrastructure is constructed so that water goes directly into catch basins and discharges into the ocean. If this water is not filtered or treated, the effluent will have increased levels of toxicity directed into the ocean. Crescent Beach's natural tidal pools could trap these chemicals during low tide; thus, creating highly concentrated shallow tidal pools where

small children play.

#### Night Club or Bar

Generations of families have vacationed at Crescent Beach because it has been able to maintain a family friendly environment. Allowing developers the option to construct night clubs, bars, etc. would be detrimental to the family atmosphere.

Night clubs and bars cater to a different clientele (i.e. college spring breakers, single adults, etc.).

#### Storage/Rental Facility for Recreational Equipment

A storage facility for recreational equipment such as beach bikes, etc. would enable more activity on the beach. There are already trucks shuttling recreational equipment (parasails/banana boats) back and forth daily. Any additional traffic would negatively impact not only the beach environmentally, but the safety and peace of families.

If the rezoning is approved from R4 – Resort Residential to RC – Resort Commercial, we would be allowing developers to have free reign on what they could construct without first conducting important infrastructure analyses such as traffic analyses, water quality, and water quantity analyses.

As a homeowner and investor in North Myrtle Beach, I fear that the lack of preliminary required analyses would result in unbridled development with no regard for the effect it would have on the environmental quality of our beach, the existing endangered marine life, the existing road and traffic infrastructure, and the charm that welcomes family-oriented tourists. By maintaining current zoning of R4 – Resort Residential, we would be protecting our beach from being exploited for excessive commercial use.

Sincerely,

A handwritten signature in black ink that reads "Todd Luft". The signature is written in a cursive, slightly slanted style.

Todd Luft , CPA

1625 S Ocean Blvd, Unit 1105  
Crescent Shores Owner  
North Myrtle Beach, SC 29582 Todd Luft, CPA

## **Galbreath Allison K**

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**From:** STANLEY NELSON <sgn49er@sbcglobal.net>  
**Sent:** Sunday, December 5, 2021 1:28 PM  
**To:** Galbreath Allison K; Dowling, Patrick  
**Subject:** Re-zoning Proposal

Please read or acknowledge this letter into the minutes of the City Council Meeting on Monday December 6, 2021.

As permanent residents of Crescent Shores, we would ask you to uphold the Planning Commissions negative vote on the re-zoning of our area last June.

An up-zoning to RC would create more traffic, noise and eroding of our beautiful beach. It would seem much more appropriate to beautify what already exists rather than add more congestion.

Please vote NO on re-zoning the area.

Thank you,  
Carole and Stan Nelson  
1625 S. Ocean Blvd. #N1205  
North Myrtle Beach

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## Galbreath Allison K

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**From:** Caldwell, Ben  
**Sent:** Monday, December 6, 2021 4:44 PM  
**To:** Rucker, Aaron; Galbreath Allison K; Dowling, Patrick  
**Subject:** FW: zoning change at 17th Ave So. and Ocean Blvd.

**From:** jbristley <jbristley@horizonview.net>  
**Sent:** Monday, December 6, 2021 3:29 PM  
**To:** Caldwell, Ben <becaldwell@nmb.us>  
**Subject:** Fwd: zoning change at 17th Ave So. and Ocean Blvd.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** [jbristley@horizonview.net](mailto:jbristley@horizonview.net)  
**Date:** 06/14/2021 4:10 PM (GMT-05:00)  
**To:** [acrucker@nmb.us](mailto:acrucker@nmb.us)  
**Subject:** zoning change at 17th Ave So. and Ocean Blvd.

6-14-21

From; James Bristley

10419

UpperTwin  
Rd.

So.

Salem,  
Ohio  
45681

To the North Myrtle Beach City Council and Planning Commission,

This correspondence is in regards to a letter I received, from the city, about a possible zoning change in the area of 17th Ave So. and Ocean Blvd. I contacted Mr.

Rucker at the planning commission and he informed me that "they" are wanting to revitalize the area. One of my concerns is; who are "they" ? After thinking about who

stands to gain from this zoning change, it appears to me that the most likely entities to gain from this would be the city tax department and the developers and

builders in the area. Maybe not the property owners and residents of the area.

I have been coming to this area for thirty plus years. After staying in this particular area all of this time we purchased a condo at the San-A-Bel Towers approx.

one year ago. We chose this particular area because of the quiet and calm as opposed to the Main St. and Sea Mountain Hwy. areas. A little distance makes a lot of

difference in the ambiance of the area. Most, if not all of the property owners/residents that I've talked to, appreciate this calm and quiet atmosphere and would like

to see it stay this way. On my last visit, on Saturday night 6-5-21, there were fireworks going off and kids making noise into the early morning hours. I can only

imagine that this will get worse with the construction of more high rises in the area.

Here are two more concerns that I have. #1. Is there a member of council who lives in this area and will be affected by this proposed change? If not, I would think

it would be so simple just to poll the property owners/residents of the area to find out what THEIR wishes are. Mr. Rucker told me there were only about 500 letters

sent out. Send out another 500 with a simple agree or disagree with the zoning change. I would personally be opposed to the zoning change, but if the majority of the

folks want it, so be it. My decision is based not on dollars and cents, but on having a quiet calm neighborhood to enjoy in my golden years.

My final concern is this; I have a concern about city council members and builders/developers making decisions on what is best for the community. As you can see by

my address, I am from Ohio. If you google Cincinnati City Council indictments, you will see where several city council members are under federal indictments for taking

money from developers to influence their votes. Polling the property owners and residents would eliminate any concerns about this.

Thanks

for

your  
consideration.  
Respectfully,

James

E.  
Bristley

Owner

@  
San-A-Bel  
Towers  
#708

1709

So.  
Ocean  
Blvd.

NMB,

S.C.  
29582

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## Galbreath Allison K

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**From:** Caldwell, Ben  
**Sent:** Monday, December 6, 2021 4:48 PM  
**To:** Rucker, Aaron; Galbreath Allison K; Dowling, Patrick  
**Subject:** FW: Rezoning S Ocean Blvd

-----Original Message-----

**From:** Teri <terigardner21@comcast.net>  
**Sent:** Friday, December 3, 2021 10:17 PM  
**To:** Caldwell, Ben <becaldwell@nmb.us>  
**Subject:** Rezoning S Ocean Blvd

Dear Mr Caldwell,

The Thursday night summer concerts and the annual NMB fireman's Fish Fry are events that help unite our community and keep its small town feel. It is hard to imagine that the concerts would still be possible with the additional occupants if the proposed zoning change is approved. The additional demands that would be put on our volunteer fire department would most likely bring about their demise. The police department would also need to be sufficiently staffed to mitigate the increase in traffic accidents and crimes with the significant increase in occupants.

I urge you to please deny the application for the zoning change as recommended by the zoning commission. Please preserve the friendly community the residents and visitors of North Myrtle Beach enjoy and wish to maintain.

Thank you for your consideration.

Sincerely,  
Teri Gardner  
1709 S Ocean Blvd

Sent from my iPad

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## Galbreath Allison K

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**From:** Caldwell, Ben  
**Sent:** Monday, December 6, 2021 4:50 PM  
**To:** Rucker, Aaron; Galbreath Allison K; Dowling, Patrick  
**Subject:** FW: Rezoning S Ocean Blvd

-----Original Message-----

From: Teri <terigardner21@comcast.net>  
Sent: Friday, December 3, 2021 2:10 PM  
To: Caldwell, Ben <becaldwell@nmb.us>  
Subject: Rezoning S Ocean Blvd

Dear Mr Caldwell,

I have owned our property at 1709 S Ocean Boulevard for over 20 years. Although there has been sufficient growth in those years in North Myrtle Beach it has not reached the over saturation that exists in Myrtle Beach. I find the density of the high rises very unattractive and the higher crime rate there disconcerting. It would be unfortunate to see what has happened in Myrtle Beach occur in North Myrtle Beach. We have had the unfortunate occasion to have to evacuate during bad storms and have found the roads to be inadequate to handle the volume of traffic with the current existing structures. The proposed zone change would detrimentally impact the area making it difficult for all to evacuate when necessary. I urge you to heed the recommendation of the Planning Commission and deny the rezoning of R4 to RC.

Thank you for your consideration.

Sincerely,  
Teri Gardner

Sent from my iPad

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