

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
CITY COUNCIL WORKSHOP
Wednesday, March 28, 2022**

Minutes

1. ROLL CALL: 1:33 PM

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

Marilyn Hatley

JO Baldwin, Absent

Bubba Collins, Absent

Fred Coyne

Nicole Fontana

Trey Skidmore

Hank Thomas, Absent for roll call

2. DISCUSSION:

Mike Mahaney, City Manager, displayed two maps that indicated the land use from the existing site plan for the Parkway Group Planned Development District (PDD) and the requested site plan.

Rob Wilfong, representative for Development Resource Group, and Shep Guyton, from Guyton Law Firm, presented to the Council the proposed development and elevation plans for the Henry Road West and the Apache tract of the Parkway Group PDD. The plans proposed 300 bungalows, 300 multi-family, and approximately 50,000 square feet of commercial space. Jim Wood, Director of Planning and Development, stated these versions of the plans had not been fully vetted by the department. However, the earlier plans included some of the comments by staff. Mayor Hatley was concerned about adequate parking and having more visitor parking. She also expressed the need for a larger amenity center with a larger pool to meet the needs of the residents. Councilman Coyne stated in the original plan, there was more commercial space, and this had been trimmed down considerably. They were counting on having this commercial component. Mayor Hatley stated for them to be successful, they would need to have enough parking. Mr. Guyton stated the challenge to the commercial space was the lake that was in the back of the property. This part of the commercial space would not be developed until the second phase.

Mayor Hatley stated she liked the courtyard areas within the project. She stated this was a high-density project and she would like to see the density lowered for both plans and give more open space to the project. Councilwoman Fontana expressed a concern about the size of the multi-family buildings. Manager Mahaney discussed with the Council the East Coast Greenway and trailhead possibilities. He stated they may need to discuss the public benefit of a park and put it in the Development Agreement. The commercial component was dropped by one million square feet and approximately half million square feet was picked up with an industrial component. Mr. Guyton stated there was a 3-acre spot that would be attractive for a park area. Director Wood discussed potential park areas with Council. Mayor Hatley asked they establish a walkable park area for the residents with the owners of the Apache and Henry Road West owners. Councilman Skidmore stated there seemed to be more open space on the bungalow side. Councilwoman Fontana stated they needed to lower the density on the multi-family plan and have more open space. Mayor Hatley and the Council agreed. Councilman Coyne stated he was concerned about the reduction of commercial space to only 50,000 square feet now. Mayor Hatley suggested having a mobile workshop with Planning Commission to have a visual of these areas. It was decided to have the workshop on Wednesday, April 13, 2022 at 1:30 PM.

Greg Duckworth introduced Josh Hughes, Jeff Klotz, and Andrew Hagerman, who were the developers for The Preserve property. He stated the earlier project plans for The Preserve had been before two TRC meeting, but the project that was before them had not been to a TRC meeting yet and was a preliminary design. It was based on feedback from the TRC meeting before the Christmas break and meetings held with Mayor Hatley and Manager Mahaney. Mr. Duckworth gave an overview of the previous plans and what had change in the current plans. There would be single-family, cottage, and duplex developments with amenities that would have connectivity within the development. Mr. Hughes stated the newer plans would be 6 units an acre versus 10 units per acre. Councilman Skidmore stated he appreciated the idea of reducing the density and having a flow throughout the community. Mr. Duckworth asked for some flexibility on the products that would be offered depending on the market at the time of the development. There may be need for more multi-family, duplexes, or townhomes as opposed to single-family homes.

Mayor Hatley inquired about the green space. Mr. Duckworth stated he didn't have a current plan for the green space. Mr. Hughes stated they designed their communities to be amenity heavy and residents could access each of the amenity areas. Mayor Hatley asked each of the developments to have sidewalks and more green space. She stated the cottage area was too heavy in density and asked for it to be reduced. She was also concerned about the density of the single-family area and asked for it to be lowered. Council agreed the density needed to be lowered. Mayor Hatley stated they didn't need more rooftops, but quality developments. She asked them to look at the Del Webb community coming in that had ponds and space in between homes. They needed more open space. Mayor Hatley stated they needed to pay the parking fees and have more public benefit to make a nice community. Councilwomen Fontana stated both projects needed to address crosswalk areas over Watertower Road. They needed to be proactive on it and not reactive. Councilman Coyne stated he was also concerned over the reduction of the commercial space. Mr. Hughes stated the original plan included 9,000 homes and this one was 3,000, so this plan reflected the reduction in necessary commercial space. Mayor Hatley asked them to preserve as much commercial space as possible. Mr. Duckworth pointed out a buffer between Watertower Road and the communities. Mayor Hatley and Council expressed that both projects consider a bigger buffer to reduce noise. Councilman Coyne suggested they work closely with the Planning Department to refine both projects and coordinate them together. Director Wood stated they ideally wanted to reach 10-20% green space within a project. He expressed there were a lot of units backed up to a major road and wanted to know how they would address the noise, because there was little vegetation in that area. He also wanted them to address road connectivity as well as intersection functions.

Having no further comment from the Council or the public, Mayor Hatley adjourned the workshop at 3:01 PM.

Respectfully submitted,

Allison K. Galbreath, Clerk to Council

MARILYN HATLEY, MAYOR

Minutes approved and adopted this 2nd day of May 2022