

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA**  
**NORTH MYRTLE BEACH CITY HALL**  
**CITY COUNCIL WORKSHOP**  
**Wednesday, May 11, 2022, 1:30 PM**

**Minutes**

**1. ROLL CALL:**

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

Marilyn Hatley  
JO Baldwin  
Bubba Collins  
Fred Coyne  
Nicole Fontana  
Trey Skidmore  
Hank Thomas

**2. DISCUSSION:**

Suzanne Pritchard, Senior Planner, presented to the Council the location of the proposed Coates Road annexation. The presentation contained maps of the area showing the Future Land Use, the Residential Suburban Comprehensive Plan, and the Thoroughfare Map. Robert Guyton represented the applicant and explained they were present at the workshop to get input from the Council in order to address their concerns on the front end of the project. Mayor Hatley expressed she was not interested in more rooftops and inquired what benefit the annexation would pose for the city. She stated they needed to address the needs of fire and police in that area.

Mr. Guyton explained the number of homes would be capped at 249 and the developer would be bringing a high quality and proven brand to the area. This would set the standard for other developments in the area. Councilman Collins asked what this would cost the city to have a development in that area. Manager Mahaney stated it was situational based on the clientele that would be in the development. Graham Hawkins, represented Pulte Homes, stated they would agree to a Development Agreement and cap the density. He indicated this area would not be conducive for a commercial component. Councilman Thomas expressed they already had thousands of roof tops in the pipeline, and he respected the homes built by Pulte, but did not see an interest without the commercial component. Mr. Hawkins stated with the market right now, the starting price point would be around \$375,000. Councilman Coyne pointed out the long-term costs that the city would incur over at 30-40 year timeframe with rebuilding water and sewer lines and infrastructure. Mr. Hawkins stated this would be a premium product that would bring a higher tax base. The single-family homes would range from 1,600 sq. ft. to 4,000 sq. ft. unless a duplex option was presented.

Councilman Thomas stated he did not want to annex outside property. Mayor Pro Tempore Baldwin stated there were pros and cons to this project, but he did not have enough information to say yes or no to it. Councilwoman Fontana expressed the concern for police and fire response times and suggested they have a donation toward the new Emergency Operations Center and fire station. Mr. Noury stated they could have these arrangements within the Development Agreement. Councilman Collins stated he needed more information before he could say yes to the project. Councilman Skidmore stated he had a concern for more rooftops and wanted to know the impact it would have on the community. Mayor Hatley stated it was not a no from her and she could see the benefits of annexing the property, but she wanted to see more information. They could explore and move forward and then the Council would take another look at the project. Mr. Hawkins offered to send in a financial impact study to Manager Mahaney for staff to evaluate.

Mayor Hatley thanked everyone for attending and adjourned the workshop at 2:10 PM.

Respectfully submitted,

Allison K. Galbreath, Clerk to Council

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MARILYN HATLEY, MAYOR

Minutes approved and adopted this 16<sup>th</sup> day of May 2022.