

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA  
NORTH MYRTLE BEACH CITY HALL  
CITY COUNCIL WORKSHOP  
Wednesday, June 22, 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

Bubba Collins

Fred Coyne

Nicole Fontana

Trey Skidmore, Absent

Hank Thomas

**2. DISCUSSION:**

Mike Mahaney, City Manager, presented a map with the various developments that were on the west of the Intracoastal depicting several proposed annexations and projects currently in progress. The second handout was from Horry County's Impact Fee Study. The study cost \$156,000 and took 18 months for the study to be completed. The study showed approximately \$5,000 for impact fees. The third handout was a state-by-state look at impact fees, with the most important being highlighted. The last handout was the proposed impact fees for developments west of the Intracoastal. Manager Mahaney spoke about the importance of paving some of the key roads and how the individual fees were determined. He stated City Council would have to determine the amount of fees that would be added to the Development Agreements.

Robert S. Guyton, agent for the developer, stated the impact fees were not a surprise. He was there to gain an understanding of what Council would like to see with the potential projects coming forward near Coates Road. These projects were single-family. They did not believe multi-family would work in this area. He understood the importance of working out with the county paving Long Bay Road instead of the staff doing this, and the developer was prepared to do so. He stated the projects would be coming in as straight zoning. Mayor Hatley stated she did not like straight zoning and was very protective of the product, how it looked, and materials used. She wanted a sustainable, good product and not a run-down area in 10-15 years. She stated if the developer was going to pay for Long Bay Road, that could come out of the impact fees. Coates Road would have to be upgraded. She liked it being single-family, especially in that area. Her concern was density but understood what the developer would need to make the project feasible. She stated they needed to depend on a connection with Watertower Road for flow of traffic and response times. The Council and Mr. Guyton discussed road improvements in the area.

Councilman Baldwin asked Mr. Guyton what he thought of the proposed impact fees. He stated perceptions had changed a little and they could see a more receptive environment for development in the county, but he saw a value for being in the City of North Myrtle Beach, not only from a services standpoint, but from a brand standpoint in adding value to the homes. It was a big jump, but an increase would not shock anyone. The Council, staff, and Mr. Guyton discussed the impact fees and the importance of these fees in order not to deplete current resources. Councilman Thomas expressed the need for these fees and didn't want to annex additional property until they had this set and look at what it would do for the city. Mayor Hatley didn't want the annexations to try to become the largest city but was looking at what would impact their services. They would be using our beaches, parks, and public parking and we would be assisting with public safety. Councilman Collins agreed with Mayor Hatley and stated if these were annexed, they would have more control. Manager Mahaney stated the impact fees would be done

through Development Agreements. The county went through the SC Development Impact Fee Act, which needed a consultant and a study. They would need to have the \$10 million on fire, whether these properties would be annexed or not and it would have to come from somewhere. The Council and staff continued to discuss the impact fees, adding these fees through the Development Agreements, and services that would be provided by having them. Councilman Coyne stated these were similar to start-up costs, because it was for another part of the city. Mayor Hatley stated the quality of the homes would be higher having these costs associated with it.

Chris Noury, City Attorney, pointed out the developments had to have 25 acres or more of highland to be subject to a Development Agreement. The impact fees would be imposed through the Development Agreement. Any projects less than 25 acres would not be subject to the impact fees. Mayor Hatley stated she wasn't going to search for properties to annex, but she knew they would be using their services and stores. Mr. Guyton stated from the developer standpoint, the Development Agreement negotiated the merits of the project, because every project and developer were not the same. Councilman Thomas stated if they did an impact fee, he would be more open to looking at the annexations. Councilman Coyne expressed a concern that the developments would divide and be less than the 25 acres and not be subject to the impact fees and Development Agreements. Mr. Guyton stated he believed it would encourage landowners to come in together.

Manager Mahaney stated the asbestos had been removed from the Tricia Lynn property and was approved by DHEC. The demolition would begin on Monday, June 27, 2022. Kevin Blayton, Director of Public Works, stated it would take approximately 8 weeks to complete.

Mayor Hatley opened the floor for public comment.

Debby LaPierre, 1414 Hillside Drive, North Myrtle Beach, made a comment to support Mr. Mahaney. She stated the date on the state-by-state impact fees handout was 2003. Could you imagine what the fees would be now? We thought these were high, but they would be even higher now.

Mayor Hatley thanked everyone for coming to the workshop and adjourned the meeting at 2:17 PM.

Respectfully submitted,

Allison K. Galbreath, Clerk to Council

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MARILYN HATLEY, MAYOR

Minutes approved and adopted this 18<sup>th</sup> day of July 2022