

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA  
NORTH MYRTLE BEACH CITY HALL  
CITY COUNCIL MEETING  
Monday, October 3, 2022, 5:30 PM**

**Minutes**

**1A. ROLL CALL:**

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

Marilyn Hatley  
JO Baldwin  
Bubba Collins  
Fred Coyne  
Nicole Fontana  
Trey Skidmore  
Hank Thomas, Absent for roll call

A quorum was established.

**1B. EXECUTIVE SESSION:**

Mayor Hatley called for a motion to go into Executive Session for a discussion regarding potential property acquisitions and advice concerning contractual considerations for potential purchaser of property within an industrial park. The motion was made by Councilwoman Fontana and seconded by Mayor Pro Tempore Baldwin. The motion passed 6-0. The Council returned to Chambers at 7:00 PM. The Mayor announced that no votes were taken at the session.

**1C. 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 Meeting of Monday, September 19, 2022, and the Emergency Called City Council Meeting of Wednesday, September 28, 2022, as presented, was made by Councilman Coyne and seconded by Councilwoman Fontana. The motion to approve passed 7-0.

**3. COMMUNICATIONS:**

Mayor Hatley stated that the Departmental Monthly Reports for August 2022 were available online.

Councilman Coyne expressed his gratitude to the Directors and staff for their exceptional job of preparing for Hurricane Ian.

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

Mayor Hatley thanked everyone that worked with the city for preparing for the storm and the work they continue to perform for cleaning up. Mayor Pro Tempore Baldwin and Councilwoman Fontana also expressed their gratitude and stated because of their hard work, the city was prepared.

Mayor Hatley thanked Tom Keegan, a representative from Tom Rice's office, for coming to the meeting. He stated the City of North Myrtle Beach was a shining example of teamwork and cooperation in preparing for the storm. Mr. Keegan stated their office was officially closing on December 2, 2022. Any short-term projects they would still be handling, but any long-term issues would be handed over to the Senate.

5. **CONSENT AGENDA:**

- A. ORDINANCE/SECOND READING: Amendment to the Parkway Group Planned Development District (PDD) regarding the ICG Truss Warehouse and Laydown Yard
- B. ORDINANCE/SECOND READING: Amendment to the Parkway Group PDD Development Agreement for the Building Materials and Assembly site (a.k.a., the "Truss" site) and to authorize the City Manager to sign the document on behalf of the City
- C. ORDINANCE/SECOND READING: Petition for annexation and zoning designation for 0.44 acres on Riverside Drive
- D. ORDINANCE/SECOND READING: Petition for annexation and zoning designation for 0.36 acres on Cenith Drive

Mayor Hatley asked the Council to consider Items A and D together. The Council agreed and Mayor Hatley read Items A-D by title and called for a motion. The motion to approve was made by Councilman Collins and seconded by Councilwoman Fontana.

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

6. **UNFINISHED BUSINESS:**

None

7. **NEW BUSINESS:**

- A. ORDINANCE/FIRST READING: Petition for annexation and zoning designation for 13.75 acres on Water Tower Road. Mayor Hatley read the ordinance by title and called for a motion. The motion to approve was made by Councilwoman Fontana and seconded by Mayor Pro Tempore Baldwin.

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

- B. ORDINANCE/FIRST READING: Request to rezone 17.2 acres on Highway 90 from Highway Commercial (HC) to Mid-Rise Multifamily Residential (R-2A).
- C. ORDINANCE/FIRST READING: Petition for annexation and zoning designation for 0.78 acres on Highway 90.

Mayor Hatley read Items B and C by title and stated the petitioner had requested to postpone the agenda items until the October 17, 2022 meeting. Mayor Hatley called for a motion. The motion to postpone was made by Councilman Thomas and seconded by Councilwoman Fontana.

Having no comment from the Council or public, Mayor Hatley called for a vote. The motion to postpone Items B and C passed 7-0.

- D. ORDINANCE/FIRST READING: Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina regarding height exceptions in the Highway Commercial (HC) District. Mayor Hatley read the ordinance by title and called for a motion. The motion to approve was made by Councilwoman Fontana and seconded by Councilman Skidmore. Councilman Coyne asked

Jim Wood, Director of Planning and Development, to have examples of the decorative features that would fall within this ordinance for them to look at for second reading. Councilman Thomas asked why they couldn't get a variance for the feature and not change the ordinance. Director Wood explained with a variance there must be hardship to the property and typically an architectural feature would not be considered a hardship. Mayor Hatley stated the percentage of the building with this feature would be small at only 20%. Councilwoman Fontana stated there was a mistake in the staff report that had 15% and not 20%. Director Wood explained a vertical articulation would help break up a solid, flat building.

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

- E. ORDINANCE/FIRST READING: Petition for annexation and zoning designation for 221.42 acres off Water Tower Road and Long Bay Road.
- F. SECOND PUBLIC HEARING: Regarding the 221.42 acres off Water Tower Road and Long Bay Road known as the Lauret Associates Tract Development Agreement. Mayor Hatley read the ordinance by title. The vote to postpone was taken under Item E.
- G. ORDINANCE/FIRST READING: Regarding the Lauret Associates Tract Development Agreement and authorize the City Manager to sign the document on behalf of the City.

Mayor Hatley read Items E, F, and G by title and stated she understood there was concern and some of the Council wanted Items E, F, and G to go to a workshop. Councilwoman Fontana motioned to postpone these items until a workshop could be conducted and was seconded by Councilman Collins.

Having no further comment from the Council or public, Mayor Hatley called for a vote. The motion to postpone Items E, F, and G to a workshop passed 7-0.

- H. SECOND PUBLIC HEARING: Regarding the Third Amendment to the Sandridge Tract Development Agreement – **Note: Petitioner has requested postponement.**
- I. ORDINANCE/FIRST READING: Creating the Third Amendment to the Sandridge Tract Development Agreement and authorize the City Manager to sign the document on behalf of the City – **Note: Petitioner has requested postponement.**

Mayor Hatley read Items H and I by title and stated the petitioner had requested to postpone Items H and I indefinitely and called for a motion. The motion to postpone was made by Councilwoman Fontana and seconded by Mayor Pro Tempore Baldwin.

Having no further comment from the Council or public, Mayor Hatley called for a vote. The motion to postpone Items H and I passed 7-0.

**8. PUBLIC COMMENT:**

Ray Collins, 611A 21<sup>st</sup> Avenue South, North Myrtle Beach, commended the city for their efforts before, during, and after the storm. They were very impressive. He stated he complained a lot, but he loved the City of North Myrtle Beach. He wanted to thank the city for straightening out Hillside Drive and getting it down to 25 MPH. It was slower than it used to be. He stated he lived on a street that went straight to the beach. Everyone was in a real hurry to get to the beach. He asked if the stop signs could be put on 21<sup>st</sup> Avenue instead of Hillside, so that traffic would stop. There was more traffic on Hillside, and they wouldn't have to stop at several locations. He wouldn't come unless he had something to say about golf carts. He stated SC law regarding vehicles, Sec. 56-2-105 subsection 1 and 3 states that a golf cart can be operated within 4 miles of the registration holder's address. There were a lot of rentals there and they

were registered in Myrtle Beach. He wondered why that was allowed. If he rented a golf cart that was registered 20 miles from here, he was already breaking the law by taking it off the lot.

9. **ADJOURNMENT:**

Mayor Hatley thanked everyone for coming and adjourned the meeting at 7:21 PM.

Respectfully submitted,

Allison K. Galbreath, City Clerk

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MARILYN HATLEY, MAYOR

Minutes approved and adopted this 17<sup>th</sup> day of October 2022