

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
CITY COUNCIL WORKSHOP
Wednesday, November 16, 2022**

Minutes

1. ROLL CALL: 1:30 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, via phone
Hank Thomas

2. DISCUSSION:

A. Regarding the 221.42 acres of Water Tower Road and Long Bay Road known as the Lauret Tract. Manager Mahaney stated the county had approved Lauret to pave the section of Long Bay Road and requested that it be two lanes without a median. He explained they would offset the road towards the Bell's Lake side and hopefully be able to do a median in the future. He also explained he and members of the Council attended a CTC Meeting where they requested \$3 million for paving.

Shep Guyton, attorney for the developer, stated the county was willing to coordinate with them on paving the road. The developers had one concern with the 24-month timeline on completing the road. They asked if they could put a provision in stating if they were not done within 24-months, they would have notice of fault on that issue only and have a 120-day window to finish the road. Manager Mahaney stated he didn't see a problem with that in the development agreement. Councilman Collins asked why they were asking for R2-A. Mr. Guyton stated it was for the impervious service area. Jim Wood, Director of Planning and Development, stated in the R2 zoning there could be approximately 1,300 units on 190 acres. In the R2-A zoning there could be 2,900 multi-family units. The Council, staff, and Mr. Guyton discussed the road improvements, turn lanes, the density, and the scenarios of not annexing within the city.

B. Regarding an amendment to the Parkway Group Planned Development District (PDD) regarding The Preserve. Manager Mahaney explained where this project was located on the south end of the city. Director Wood explained there was 804 units with 10,000 square feet of commercial. There would be 7.3 units per acre with a total of 110 acres. Mayor Hatley stated that was high and was not happy with the density.

Greg Duckworth and Josh Hughes, agents for the developer, presented several aspects of the project. Mr. Duckworth stated the Council had just approved a project that had 9.4 units per acre for context. He explained the paired villas, rental cottages, and multi-family units. Mayor Hatley was concerned about the open space between the units. Mr. Hughes explained the lot size was 100-feet-deep with a 30-foot-deep house. There would be a 5-foot setback on units that didn't have a shared wall. They explained the details of each of the units and the amenities within each project. Councilwoman Fontana complimented their attention to detail, and it was a unique project. Mayor Hatley stated it was well thought out design and would be an asset to the area. She said the density was high, but they did a good job in designing where it didn't look crowded. Mayor Pro Tempore Baldwin was impressed with the project. Councilman Coyne liked the wetlands survey that was done and stated the diversity in design was good. Mayor Hatley

stated it was a great location for renters. Mr. Hughes showed the Council the design of the party porches and explained how they would function. Councilwoman Fontana stated it was good to have the residents stay on property for several amenities. Councilman Collins stated the project was visually classy and not the same as other designs.

Mayor Hatley thanked everyone for coming to the workshop and adjourned the meeting at 2:27 PM.

Respectfully submitted,

Allison K. Galbreath, Clerk to Council

MARILYN HATLEY, MAYOR

Minutes approved and adopted this 5th day of December 2022