

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
CITY COUNCIL WORKSHOP
Monday, October 24, 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, Absent for roll call

Hank Thomas, Absent for roll call

2. DISCUSSION:

A. Regarding the 221.42 acres of Water Tower Road and Long Bay Road known as the Lauret Tract. Manager Mahaney gave an overview of the current and proposed developments coming to the area. He discussed trying to get some of the roads paved with Ride IV and other funds. He expressed the Council needed to think where they wanted to be in 5-10 years and long-term.

Shep Guyton, attorney for the developer, gave an overview of the proposed project and prospects of paving Long Bay Road, with the county's approval. He stated there were a lot of wetlands on the property and 546 units would be on the upland areas. Rob Wilfong, engineer for the developer, stated a little more than half would be buildable. Mayor Hatley stated there were too many dwelling units. She stated they weren't trying to grow the city limits, but anything outside of the limits would still affect the city. Annexation would allow them to have a say so in what was going on the property. The Council, staff, and agents for the developer discussed the annexation, zoning designations, the benefits of bringing the project into the city, and the options for paving Long Bay Road. Councilman Thomas was concerned about the roads and stacking up of traffic. Mayor Hatley stated it was crucial to have Long Bay Road paved. Mayor Pro Tempore Baldwin asked for comparisons between the density of what could be built in the county and if it was annexed. Councilman Collins asked to see the differences between R2 and R2-A. Councilwoman Fontana stated if Long Bay Road was to be paved to county standards, that would have a huge impact on the city. She wanted to see lower density and larger lot sizes.

B. Regarding the Third Amendment to the Master Development Agreement for the Sandridge Tract. Mayor Hatley stated there was an issue with it being on a dirt road and the ingress/egress. She appreciated the lowered density. Mr. Guyton discussed some of the aspects of the project. Manager Mahaney was concerned about their construction timeline with the opening of the Sports Complex expansion. A discussion ensued. Mr. Wilfong explained there were two entrances right now and could be three. Manager Mahaney stated with their density, three would be required. The Council agreed they were disappointed there was not a Public Safety Fee included in the Development Agreement and asked them to reconsider. Mayor Hatley inquired about having no short-term rentals and Mr. Guyton stated the short-term rentals was a concession in the agreement.

Mayor Hatley opened the floor for public comment.

Tom Powell, Waters Edge Court, North Myrtle Beach, stated he was trying to figure out how this fit into the Comprehensive Plan. There were several concerns from the Barefoot community especially with

traffic. Bell's Lake residents cut through Barefoot and if Lauret was annexed, so would they. It would be a dilemma. They needed to consider the traffic through Barefoot, especially when the bridge closes. It won't get any better. He stated the Sandridge track wouldn't be an issue. He wanted the Council to consider the impact on Barefoot. Mayor Hatley asked if they got Long Bay Road paved would it be better and help alleviate the traffic. Mr. Powell stated that was a hard question to answer. She asked what he would recommend. Mr. Powell stated there was a bottle neck crossing Route 22 and it was tough to figure out. Mayor Hatley asked about widening Water Tower Road. Mr. Powell stated that would add more traffic to it.

Mayor Hatley thanked everyone for coming to the workshop and adjourned the meeting at 2:34 PM.

Respectfully submitted,

Allison K. Galbreath, Clerk to Council

MARILYN HATLEY, MAYOR

Minutes approved and adopted this 5th day of December 2022