

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
CITY COUNCIL WORKSHOP
Wednesday, March 8, 2023**

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

Hank Thomas, Absent for roll call only

2. DISCUSSION:

Regarding annexation and zoning of a 57.17 acre parcel near Coates Road. Robert S. Guyton, agent for the Developer, presented information to the Council on the proposed development off Coates Road. Originally, the tract would yield around 204 units. Now it would be approximately 180 units. Due to the lower density, he believed there could be a challenge with off-site improvements and amenities. Horry County had approved a Development Agreement for 1700 linear feet of improvement to Coates Road, but it left a gap between the RL Bell track and this track of 850 feet. Staff had requested the improvement to Coates Road be extended to fill in this gap. He stated there were improvements to Highway 90, but the scope of those improvements were to be determined. Mayor Hatley expressed the concern Council had for annexations beyond Water Tower Road. She also expressed the EOC had not been built yet and it would be a reach for the police and fire to get to that area without having a substation at this time. Mayor Pro Tempore Baldwin stated he wasn't sure there was an added benefit to the City in annexing this property. Mr. Guyton stated if this was developed in the county, they would not have the control through the Development Agreement, like they had with the other tracts on Coates Road. Mayor Pro Tempore Baldwin asked how many units could be built if it was developed in the county. Rob Wilfong, agent for the Developer, stated it could probably be developed similarly with the same density depending on the zoning. Mayor Pro Tempore Baldwin stated they had annexed property in the past because it was a lot less density. If this was developed in the county and it was the same density, there was not a benefit to the City.

The staff and Council discussed the advantages for asking for 850 feet of Coates Road to be paved through the Development Agreement and their concerns with annexing this property. Mayor Hatley expressed this was bad timing with the EOC not being built yet. It would put a strain on the Police and Fire Departments. She stated at this time, the focus should be on annexing doughnut holes. They were not ready to go that far out toward Highway 90. The Council agreed. Mr. Guyton stated they would not push forward if the Council was not inclined to accept. Mayor Hatley stated they would probably pass on this project.

Having no public comment, Mayor Hatley thanked everyone for coming to the workshop and adjourned the meeting at 1:55 PM.

Respectfully submitted,

Allison K. Galbreath, Clerk to Council

MARILYN HATLEY, MAYOR

Minutes approved and adopted this 20th day of March 2023