

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
PLANNING COMMISSION
Tuesday, March 3, 2020
5:00 P.M.**

MINUTES

Harvey Eisner, Chairman
Jessica Bell - Absent
James Snyder - Absent
Silvio Cutuli
Harry Bruton
Ruth Anne Ellis
Callie Jean Wise - Absent

Planning Department:
Aaron Rucker
Suzanne Pritchard

Dawn E. Snider, Acting Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:00 P.M.
2. **ROLL CALL:** The acting secretary called the roll and declared a quorum present.
3. **COMMUNICATIONS:**
4. **APPROVAL OF MEETING MINUTES:** Minutes will be provided at the next meeting.
5. **OLD BUSINESS**
6. **NEW BUSINESS – “Consent Items”**
7. **NEW BUSINESS**
 - A. The swearing in of Commissioner Ruth Anne Eillis was conducted by Mr. Chris Noury, City Attorney.
 - B. **ANNEXATION & ZONING DESIGNATION Z-20-02:** City staff has received a petition to annex lands on Riverside Drive totaling approximately 0.93 acres identified by PIN 311-16-04-0015. The lot is currently unincorporated and zoned MSF10 (MSF 10 Residential District) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of R-1 (Single-Family Residential Low-Density) and will be heard concurrently.

Ms. Pritchard asked Commission to table this request to the next meeting to allow the applicant to obtain 100% freeholder petition documentation. Chairman Eisner called for motion. Commission Cutuli motioned to table the item to the March 17, 2020, meeting and was seconded by Commissioner Ellis. The motion passed 4-0.
 - C. **ZONING TEXT AMENDMENT ZTX-20-02:** City staff has initiated a text amendment to the Zoning Ordinance establishing design standards for small-home, single-family in common developments.

Mr. Rucker presented the report and stated there were concerns raised this morning by Commission, and staff would like the ability to revise the draft to alleviate those concerns, excepting the 2-acre site size minimum. Chairman Eisner complemented staff for the proposed amendment's

design quality, pleasing aesthetics, and architecture, but stated there are concerns among the Commission regarding site size, density, lack of landscaping/curbing/sidewalks, and fencing. These factors will affect many parcels in the future. Commissioner Cutuli stated that he has concern on the density because it would not give the desirable impression for the City. Currently, the ordinance does not create a quality project with landscaping, sidewalk and curbing. Commissioner Ellis asked how the proposed 10-foot separation distance between buildings compares to the average, and Mr. Rucker stated that he believes it is average. Commissioner Cutuli stated he had concerns with number 11 regarding the detached storage unit and asked whether some type of limit could be set via percentage or square footage, and Mr. Rucker responded that it would be possible.

Chairman Eisner called for motion. Commission Cutuli motioned to table to the March 17, 2020, meeting and was seconded by Commissioner Bruton. The motion passed 4-0.

8. **ADJOURNMENT:** Being no further business Chairman Eisner called for a motion to adjourn. The motion to adjourn was made by Commissioner Platt and seconded by Commissioner Cutuli. The motion passed 6-0.

The meeting adjourned at 5:13 P.M.

Respectfully submitted,

Dawn E. Snider

NOTE: BE ADVISED THAT THESE MINUTES REPRESENT A SUMMARY OF THE PLANNING COMMISSION MEETING AND ARE NOT INTENDED TO REPRESENT A FULL TRANSCRIPT OF THE MEETING.