

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA  
NORTH MYRTLE BEACH CITY HALL  
PLANNING COMMISSION  
Tuesday, March 17, 2020  
5:00 P.M.**

MINUTES

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

Planning Department:  
Aaron Rucker  
  
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:** None
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes of the February 18, 2020, and March 3, 2020, meetings as presented was made by Commissioner Bruton and seconded by Commissioner Cutuli. Chairman Eisner called for the vote. The motion passed 6-0.
5. **OLD BUSINESS:**

Chairman Eisner asked Commission if they would agree to move item 7A to the first item under, "Old Business," to allow all new board members to vote on agenda items 5A and 5B. Mr. Chris Noury, City Attorney, conducted the swearing in of Commissioner Callie Jean Wise.

**A. ANNEXATION & ZONING DESIGNATION Z-20-2:** 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.

Mr. Rucker presented the report and asked that Commission cite one of the following reasons in any recommendation of approval: (A) Where necessary to implement the comprehensive plan, (b) To correct an original mistake or manifest error in the regulations or map, (c) To recognize substantial changes or changing conditions or circumstances in a particular locality, or (d) To recognizes changes in technology the style of living or manner of doing business.

Chairman Eisner stated that Commission reviewed this request at their morning workshop. There were no comments from Commission or the public. Chairman Eisner called for the vote. The motion to recommend approval of the annexation and zoning petition [Z-20-2] citing (a) where necessary to implement the comprehensive plan was made by Commissioner Bruton and seconded by Commissioner Wise. The motion passed 6-0.
- B. 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 development.

Mr. Rucker asked Commission to table this request again to the April 7, 2020, meeting to allow staff to review and revise the draft ordinance. The motion to table to the next scheduled meeting was made by Commissioner Cutuli and seconded by Commissioner Wise. The motion passed 6-0.

**6. NEW BUSINESS – “Consent Items”**

**7. NEW BUSINESS**

**A. SWEARING IN OF NEWLY APPOINTED BOARD MEMBERS:** This item was moved and completed under, “Old Business.”

**B. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-20-4:** City staff has received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising the portion of the PDD previously known as Grande Dunes North to Waterway Hills Village at Grande Dunes through changes to the master plan and governing documents.

Mr. Rucker asked Commission to table this request to the April 7, 2020, meeting to allow the previously approved development agreement to be signed by all Parkway Group owners, recorded, and returned to the City. Chairman Eisner called for a motion. The motion to table to the April 7, 2020, meeting was made by Commissioner Cutuli and seconded by Commissioner Wise. The motion passed 6-0.

**C. ZONING TEXT AMENDMENT ZTX-20-02:** City staff has initiated a text amendment to the Zoning Ordinance to revise the definition of “Sleeping Area.”

Mr. Rucker presented the report and stated that Commission discussed this at their workshop. Mr. Eisner opened the public hearing. Mr. Jerred Roberts, of 1302 Holloway Circle, wanted clarification on whether this revised version considers a hallway a bedroom. Mr. Rucker stated that the current draft version does not distinguish between hallways and foyers, and that it would be left to staff’s discretion to determine if a foyer or hallway meets the intent of a sleeping area. Planning Commission, Mr. Rucker and Mr. Roberts discussed adding more clarifying language as to what a sleeping area is in relation to hallways and foyers.

Chairman Eisner called for motion. Commissioner Ellis motioned to table the item to the next meeting and was seconded by Commissioner Wise. The motion passed 6-0.

**D. ANNEXATION & ZONING DESIGNATION Z-20-5:** City staff has received a petition to annex lands on Highway 90 totaling approximately 26.86 acres identified by PINs 349-07-02-0007 and 349-00-00-0037. The lots are currently unincorporated and zoned CFA (Commercial Forest Agriculture) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of R-2A (Mid-Rise Multifamily Residential) and HC (Highway Commercial) and will be heard concurrently.

Mr. Rucker presented the report and stated Commission discussed this item at their morning workshop, including the fact that the requested zoning district of R-2A does not fully match the Comprehensive Plan. However, Planning Commission could choose to support the request because of the residential immediately adjacent. The applicant is asking for HC (Highway Commercial) in the front and residential against existing residential in the county’s jurisdiction.

Chairman Eisner stated that Mr. Roger Roy and Mr. Chad Hatley were available to answer any questions. There were no comments or questions from Commission or from the public. Chairman Eisner called for the vote. The motion to recommend approval of the annexation and zoning petition [Z-20-2] citing (c) to recognize substantial changes or changing conditions or circumstances in a particular locality was made by Commissioner Cutuli and seconded by Commissioner Snyder. Chairman Eisner called for the vote. The motion passed 6-0.

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

The meeting adjourned at 5:28 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.