

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA**  
**NORTH MYRTLE BEACH CITY HALL**  
**PLANNING COMMISSION**  
**Tuesday, April 7, 2020**  
**5:00 P.M.**

MINUTES

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

City Staff:  
Jim Wood  
Chris Noury  
Suzanne Pritchard  
Aaron Rucker  
Dawn E. Snider  
Allison Galbreath, Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:09 P.M.
2. **ROLL CALL:** The acting clerk called the roll and declared a quorum present.

Mr. Rucker suggested the Commission move item 7A under New Business to the first order of business to vote for Officers. The motion to elect Harvey Eisner as Chairman was presented by Commissioner Bruton and seconded by Commissioner Ellis. The motion passed 7-0. The motion to elect Harry Bruton as Vice-Chairman was presented by Commissioner Cutuli and seconded by Commissioner Ellis. The motion passed 7-0.

3. **COMMUNICATIONS:** None
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes of March 17, 2020 meeting as presented was made by Commissioner Bruton and seconded by Commissioner Cutuli. Chairman Eisner called for the vote. The motion passed 7-0.
5. **OLD BUSINESS:**  
Mr. Rucker suggested the Commission move 5B to discuss first, due to an applicant being on line ready to present. Commission agreed.

**B. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-20-4:** Mr. Wood stated some late communications from Coterra Chestnut came regarding concerns for emergency access points that are shown on the plans. These plans could impact lot layouts. Mr. Wood explained these would be similar to cross access easement for driveways when developing sites. There is an ordinance that states you have to have driveway access across site to adjoining properties. The first developer, LStar, would determine where those emergency accesses would be located and the second developer, Coterra Chestnut, would connect to it. Coterra Chestnut suggested changing the wording on the plans to state, if Coterra Chestnut and LStar agree to change the location to the emergency access and the city agrees, the location of the emergency access could be changed and necessarily fixed. Mr. Wood stated the City would be fine with the new wording. Chairman Eisner expressed a

concern with fire and having enough exits. Mr. Wood stated with the changes made in the exhibit, the accesses the City has requested are maintained. Commissioner Cutuli asked if the emergency access connect to any road. Mr. Wood stated there will be connected access between the two properties. Commissioner Wise asked at what percentage of development of the Grand Dunes the city would require them to put in a true access road. Margaret LaCalle, agent for LStar, stated the access already exists via Coquina Road for emergency access vehicles.

Margaret LaCalle, agent for LStar Ventures, presented the preliminary site plan changes. The Parkway Group Planned Development District (PDD) changed the name from Grand Dunes North to Waterway Hills Village. This will be the fourth village in Grand Dunes. This parcel will be incorporated into the master HOA and homeowners will have access to the Ocean Club on the ocean. There was a parcel land swap with Coterra Chestnut. Changes also introduced a multifamily component. This will be outside of Grand Dunes and not associated with Grand Dunes. There is a 50 foot buffer between the two parcels. The gatehouse has been shifted further into the community and increased the public right of way. The overall density increases by 328 units. Ms. LaCalle presented the amenities for the property.

Chairman Eisner inquired how much commercial space was reduced. Ms. LaCalle stated the initial plans had 140,000 square feet of commercial retail space and today's plans have no commercial space, all residential. Chairman Eisner addressed the Commission's concern regarding the 5-foot side setback not to include the soffit. LStar has agreed to meet the City's requirement to not have eaves overhang into the setbacks.

Cameron Parker, agent for Development Resource Group, addressed the details of the site plans and concerns from the workshop meeting. The soffit and roof overhang will be removed in Section G and exhibits. The average embankment width on the estate lots along the waterway is roughly 60 feet from the property to the mean-high water line, not including the setback on the individual property adjacent to the Intracoastal Waterway. The density is roughly 5 units per acre. This is a responsible development with much lower density. Based on Staff recommendation, Mr. Parker stated Exhibit B4 will be removed and trees will be addressed individually. Tree preservation and mitigation plan will be on site specific basis. The Commission discussed property line setbacks and porches. Ms. LaCalle stated these parcels of land would be subject to ARC guidelines. At this time, no variances will be offered. Currently, porches will be on the back or front.

Chairman Eisner called for a motion of the Planned Development District Amendment Z-20-4. Commissioner Bruton motioned to approve the amendment condition upon the side setbacks being (instead of, will be) 5 feet with no encroachments of the roof soffits or overhangs. Commissioner Ellis seconded the motion. The motion passed 7-0. City Council will have the first reading of the amendment at the April 20, 2020 meeting.

**A. ZONING TEXT AMENDMENT ZTX-20-02:** City Staff has initiated changes to the amendment to the Zoning Ordinance establishing design standards for small-home, single-family in common development. Mr. Rucker stated golf cart parking will be in addition, not in lieu of vehicle parking. Landscaping and pedestrian amenities and requirements were discussed. Foundation plantings are not a requirement in this amendment. Mr. Rucker presented the landscape recommendations crafted by Ms. Pritchard, the City's landscape

architect. Discussion on landscaping, pedestrian walkways, curbing, and parking occurred. Mr. Wood stated the staff would prefer to have the discretion to design curbing to manage storm water requirements. Commissioner Wise voiced a concern over the curbing and pedestrian walkways along Hillside Drive. Mr. Wood stated language could be included stating curbing shall be required along street rights of way, unless waived by the City Engineer for stormwater management purposes.

Commission and Staff discussed total dwelling units per acre, golf cart parking verses vehicular parking, and housing layout designs by the developer.

Chairman Eisner suggested to table this request to the April 21, 2020, meeting to gain more information on dwelling units, raised homes, and clarify questions. The motion to table to the next scheduled meeting was made by Commissioner Bell and seconded by Commissioner Ellis. The motion passed 7-0. Mr. Wood requested Commissioners send specific questions to be discussed and clarified before next scheduled meeting.

- C. ZONING TEXT AMENDMENT ZTX-20-03:** City Staff has initiated a text amendment to the Zoning Ordinance to revise the definition of "Sleeping Area." Request has been temporarily withdrawn by Staff.

Chairman Eisner called for a motion to withdrawal Zoning Text Amendment ZTX-20-02. Commissioner Ellis motioned to withdrawal the amendment and was seconded by Commissioner Wise. The motion passed 7-0.

## **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. PRELIMINARY SUBDIVISION PLAT SUB-20-17:** Commissioner Bruton recused himself from discussion and vote.

Ms. Pritchard explained this is a major preliminary plat of subdivision to create four (4) single-family lots of record at the southeast corner of 9<sup>th</sup> Avenue South and Hillside Drive South. Currently, the property is a single family dwelling and zoned R4. This subdivision would divide into four lots, keeping the existing dwelling. The developer is offering a proffer to meet the mitigation requirements along Hillside Drive South, where no future sidewalks are planned. Chairman Eisner received a phone regarding a wall and concern moving out into traffic. Ms. Snider stated the only public comment received was the public being allowed to provide comment. Mr. Rucker stated he received two emails from citizens of North Myrtle Beach, Janet and Richard Spencer and Susan Platt. Mr. and Mrs. Spencer were asking for clarification that two plats were being considered on agenda, a preliminary and final. Concern was expressed of the timing of moving forward due to the circumstances around COVID-19. They also expressed there had not been enough time to review the materials. Mr. Rucker read response to email. Citizen, Susan Platt, also inquired about having two plats on the agenda and a concern about additional driveways may be problematic. She asked the surveyor to recuse himself, which Commission Bruton did at

the beginning of the discussion. She was speaking for six of her neighbors on these concerns. Mr. Rucker received these concerns and responded. Mr. Wood stated all state laws are being followed and public works will aid in direction of determining encroachment and driveway location permits. Ms. Pritchard stated Public Works started reviewing plans in December 2019. Commissioner Wise asked if she could telephone Susan Platt, to make sure all questions have been asked. Susan Platt stated she understood everything was within the constraints of the law. Ms. Platt stated she was concerned of the time constraints and neighbors, who were not able to upload the files. Ms. Platt was unaware Public Works was working on the driveways.

Chairman Eisner called for a motion of the Preliminary Subdivision Plat Sub-20-17. Commissioner Ellis moved to approve the preliminary subdivision plat and Commissioner Wise seconded the motion. The motion passed 6-0. Commissioner Bruton abstained from vote.

**C. FINAL SUBDIVISION PLAT SUB-20-10:** Commission Bruton recused himself from discussion and vote.

Ms. Pritchard stated this is the final plat version, in order for the document to be recorded at the county. Chairman Eisner called for a motion of the Final Subdivision Plat Sub-20-17. Commissioner Cutuli moved to approve the final subdivision plat and Commissioner Wise seconded the motion. The motion passed 6-0. Commissioner Bruton abstained from vote.

**D. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-20-6:** Mr. Rucker stated this is for a minor amendment to the Parkway Group Planned Development District (PPD) revising the Spine Road and Pods 6B/6D at Waterway Hills Village at the Grand Dunes. The total number of lots are not changing.

Chairman Eisner called for a motion to approve the Planned Development District Amendment Z-20-6. Commissioner Wise moved to approve the amendment as submitted and Commission Cutuli seconded the motion. The motion passed 7-0.

**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 Cutuli. The motion passed 7-0.

The meeting adjourned at 6:45 P.M.

Respectfully submitted,

Allison K. Galbreath

**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.