

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA**  
**NORTH MYRTLE BEACH CITY HALL**  
**PLANNING COMMISSION**  
**Tuesday, April 21, 2020**  
**5:00 P.M.**

MINUTES

Harvey Eisner, Chairman

Jessica Bell

Harry Bruton

Silvio Cutuli, Absent for roll call

Ruth Anne Ellis

James Snyder, Absent

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 5:01 P.M.
2. **ROLL CALL:** The Clerk called the roll and declared a quorum present.
3. **COMMUNICATIONS:** None
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes of April 7, 2020 meeting as presented was made by Commissioner Bruton and seconded by Commissioner Ellis. Chairman Eisner called for the vote. The motion passed 5-0.
5. **OLD BUSINESS:**  
Mr. Rucker suggested the Commission move 7A to discuss first, due to an applicant being on line ready to present. The Commission agreed.

**7A. PRELIMINARY SUBDIVISION PLAT SUB-20-15:** Mr. Wood presented drawings which reflect changes from the main spine road into the development. The primary change is from the roundabout to the private entrance gate. This will be a privately owned right-of-way. In speaking with the Director of Public Works, the City would not like to quick claim the Coquina Road easement as city owned property, but be platted as a private access easement. There will be a maintenance agreement between LStar and Donna Cote that sets forth details of how it will be maintained. Mr. Wood suggested to approve the preliminary plat, noting the final plat will not come back to the Commission until an agreement is in place between the property owners. Ms. LaCalle stated she spoke with Donna Cote, she agreed to give access to the easement. Both are in agreement to maintain the property and grant emergency access only. There will be an ability to transfer the maintenance of the road to the respective POA's and will share this agreement before final plat approval.

Staff advised Planning Commission to review the removal of the spine road trees, but the existing trees had already been removed through the previously granted development rights granted in December of 2016. However, the proposed street trees portion of the street exhibit was still germane to plat approval.

Having no further questions or discussion, Chairman Eisner called for a motion of the Preliminary Subdivision Plat Sub-20-15. Commissioner Bruton motioned to approve as submitted and was seconded by Commissioner Ellis. The motion passed 6-0.

**A. ZONING TEXT AMENDMENT ZTX-20-02:** Mr. Rucker stated there were changes which were discussed at the morning workshop. The common open space increased from 15% to 20%. Louvered walls may be used in place of solid walls. A discussion encouraging additional on-street automobile parking to be provided by the developer, upon review and approval by the Directors of Planning and Development and Public Works. The amendment will be presented to the City Council on May 4, 2020 for second reading.

Having no further questions or discussion, Chairman Eisner called for a motion of the Zoning Text Amendment ZTX-20-02. Commissioner Bruton motioned to approve as submitted and was seconded by Commissioner Cutuli. The motion passed 6-0.

6. **NEW BUSINESS – “Consent Items”:** None

7. **NEW BUSINESS**

**A. PRELIMINARY SUBDIVISION PLAT SUB-20-15:** This item was moved and completed under, “Old Business.”

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

The meeting adjourned at 5:17 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.