

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

MINUTES

Harvey Eisner, Chairman
Jessica Bell, Absent
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 5:02 P.M.
2. **ROLL CALL:** The Clerk called the roll and declared a quorum present.
3. **COMMUNICATIONS:** Mr. Rucker stated the minutes of April 21, 2020 had been modified and sent out by Ms. Pritchard for review.
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the modified minutes of April 21, 2020 meeting as presented was made by Commissioner Cutuli and seconded by Commissioner Wise. Chairman Eisner called for the vote. The motion to approve passed 6-0.
5. **OLD BUSINESS:** None
6. **NEW BUSINESS—"CONSENT ITEMS":** None
7. **NEW BUSINESS**
 - A. **PRELIMINARY SUBDIVISION PLAT SUB-20-8:** Ms. Pritchard presented preliminary plat drawings creating 91 lots of record, 6 common open spaces, and three private rights-of-way, named Majestic Circle, Carolina Sky Way, and SeaCap Court within Waterway Hills Village as part of the Parkway Group Planned Development District (PDD). Each of the setbacks conform to the standards of the PDD and the overall subdivision density is 3.6 dwelling units per acre. Ms. Pritchard stated there has been some developments associated with the grading permit. The Public Works Department has requested this not be approved until the grading permit has been issued, because work had begun on the spine road in 2016 without receiving a grading permit. She stated they have received approval from all other departments, but there are a couple of large fees that will be required before issuance of the permit. Chairman Eisner clarified everything was good for approval except inspection on the spine road and fees paid for the permit. Upon approval of this plat and based on discussion from the morning workshop, Chairman Eisner stated he would like the developers to consider landscaping around the retention ponds. Commissioners were in agreement they would like to table this discussion until fees were paid. Mr. Rucker stated from the Staff

perspective, they were hopeful this would have been wrapped up before coming to the Planning Commission. Cameron Parker, agent for Development Resource Group, stated he was unaware of any fees outstanding. He asked for time to investigate.

Having no further questions or discussion, Chairman Eisner called for a motion of the Preliminary Subdivision Plat Sub-20-8. Commissioner Bruton motioned to table this agenda item and was seconded by Commissioner Cutuli. The motion passed 6-0.

Baird Stewart, agent for Freehold Communities, stated he was unaware of any fees outstanding and thought the permits were in good standing. He thanked the Commission for understanding and apologized for any miscommunications. Mr. Rucker asked if the fees were paid, would the Planning Commission want a special called meeting before the regularly scheduled meeting on May 19, 2020. Mr. Stewart stated he would not like to put the Planning Commission out and schedule an extra meeting, when he would need time to investigate the issue with the fees and permit. He believed the regularly scheduled meeting would be sufficient. Chairman Eisner stated to plan this agenda item on the next regularly scheduled meeting.

B. FINAL SUBDIVISION PLAT SUF-20-01: Commissioner Bruton recused himself from discussion and vote.

Mr. Rucker stated this major final plat is to convert a private right-of-way to a public right-of-way involving a portion of Edge Drive. The checks and balances have been met. The community has requested this approval. It was presented and approved by City Council at the May 4, 2020 meeting. The Final Subdivision Plat Suf-20-01 is presented before the Planning Commission because it is a major plat which needs the Commission's approval.

Having no further questions or discussion, Chairman Eisner called for a motion of the Final Subdivision Plat Suf-20-1. Commissioner Ellis motioned to approve as submitted and was seconded by Commissioner Cutuli. The motion passed 5-0.

8. **ADJOURNMENT:** Chairman Eisner stated he would like to draft an ordinance pertaining to a developer landscaping around a retention pond. The Commissioners agreed for Chairman Eisner to draft an ordinance for Mr. Rucker, Mr. Wood, and then City Manager's review.

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 Bruton. The motion passed 6-0.

The meeting adjourned at 5:14 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.