

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA**  
**NORTH MYRTLE BEACH CITY HALL**  
**PLANNING COMMISSION MEETING**  
**Tuesday, July 21, 2020**  
**5:00 PM**

MINUTES

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

City Staff:  
Jim Wood  
Chris Noury  
Suzanne Pritchard

Allison Galbreath, City Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:00 PM.
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 for the May 19, 2020 meeting as presented was made by Commissioner Cutuli and seconded by Commissioner Ellis. Chairman Eisner called for the vote. The motion passed 5-0.
5. **OLD BUSINESS:** None
6. **NEW BUSINESS—"CONSENT ITEMS":**
  - A. **FINAL SUBDIVISION PLAT SUB-20-24:** A major bonded final plat of subdivision to create twenty-five (25) single-family lots of record, common space and public rights-of-way completing Phase 4B within the Robber's Roost Single Family Residential Neighborhood located off 11<sup>th</sup> Avenue North. Suzanne Pritchard, Senior Planner/Urban Designer, stated this was discussed at the workshop and the applicant was present to answer any questions. Ms. Pritchard reminded the Commission this was substantially consistent with the approved preliminary plat.  
  
Having no questions or discussion, Chairman Eisner called for a motion of the Final Subdivision Plat Sub-20-24. Commissioner Cutuli motioned to approve as submitted and was seconded by Commissioner Wise. The motion passed 5-0.
7. **NEW BUSINESS: None**
  - A. **ZONING TEXT AMENDMENT ZTX-20-04:** City staff had initiated a text amendment regarding minimum length of driveways for residential uses. Ms. Pritchard stated this was discussed at the workshop, and it would also apply to any small home developments without dedicated rights-of way. Jim Wood, Planning & Development Director, was there for any questions. Chairman Eisner stated an email was received by Jerred Roberts, a city resident and local homebuilder. Ms. Pritchard summarized his email. Mr. Roberts was concerned that a blanket 24' minimum driveway was not a solution. There were differing driveway lengths in the city, and the state requirements for driveways may conflict with these city requirements. Mr. Roberts wanted the city to find a better solution for cars blocking sidewalks. Chairman Eisner stated he was opposed to a case-by-case basis in addressing this issue. Chris Noury, City

Attorney, stated the City had the right and authority to pass regulations for driveway lengths and; the new ordinance did not necessarily conflict with state requirements. Director Wood stated the state driveway requirements would not apply to this portion of the driveway's length because it is, located on private property. Commissioner Ellis inquired how this would interfere with the setbacks when moving a house backward. Director Wood stated it would not necessarily interfere with setbacks, because the entire house would not have to be recessed, just the portion where the garage was located or the garage could be accessed from the side of the house. Commissioner Ellis stated this would not meet everyone's needs and inquired if this was a concern. Director Wood stated the minimum length would give a resident the opportunity to be compliant and not block a sidewalk, but it wouldn't necessarily guarantee compliance. Mr. Noury asked Director Wood to clarify that the amendment would not conflict with state regulations. Director Wood confirmed it would not conflict. Commissioner Wise asked what a standard parking place size was. Pritchard stated it was 9x19 feet. Director Wood explained the concept of shy distance, giving 2-3 feet of space between the garage door and where a car was parked on the driveway. Commissioner Wise stated it would be good to have a minimum, because it was based on the property line, not the location of the sidewalk or edge of road. Chairman Eisner stated it would provide more consistency. Commissioner Ellis asked what the minimum was now. Director Wood stated there was no minimum. Commissioner Cutuli asked if this would apply to a PDD. Director Wood stated anything could be negotiated in a PDD, however there would be some things the Planning Commission and City Council would want to hold firm on and not negotiate away. Chairman Eisner stated he appreciated the email sent in from Mr. Roberts. Chairman Eisner called for a motion. Commissioner Cutuli motioned to move forward the Zoning Text Amendment ZTX-20-04 to the Mayor and City Council with a recommendation for approval and was seconded by Commissioner Wise. Having no further comments from the Commission or the public, the motion passed 5-0.

- B. ANNEXATION & ZONING DESIGNATION Z-20-8:** City staff had received a petition to annex lands on Anne Street or Tom E. Chestnut Street totaling approximately 23.29 acres identified by PIN 357-00-00-0006. The lot is 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-1A (Single-Family Residential Low-Medium District) and will be heard concurrently. Ms. Pritchard stated the applicant asked to table the agenda item until the August 18, 2020 meeting. Chairman Eisner called for a motion. Commissioner Cutuli motioned to table Annexation & Zoning Designation Z-20-8 until the August 18, 2020 meeting and was seconded by Commissioner Ellis. The motion passed 5-0.

## 8. ADJOURNMENT:

Having no further business, Chairman Eisner called for a vote to adjourn. Commissioner Cutuli motioned to adjourn the meeting and was seconded by Commissioner Wise. The vote passed 5-0. The meeting adjourned at 5:15 P.M.

Respectfully submitted,

Allison K. Galbreath  
City Clerk

**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.