

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
PLANNING COMMISSION MEETING
Tuesday, August 18, 2020
5:00 PM**

MINUTES

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

City Staff:
Aaron Rucker
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 July 21, 2020 meeting as presented was made by Commissioner Cutuli and seconded by Commissioner Wise. Chairman Eisner called for the vote. The motion passed 5-0.
5. **OLD BUSINESS:**
 - A. **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. Mr. Rucker stated it was consistent with the comprehensive plan and there were no major concerns voiced at the workshop. The applicants were in attendance to answer any questions. Having no questions or discussion, Chairman Eisner called for a motion. Commissioner Wise stated, where it was necessary to implement the comprehensive plan, she motioned to approve the Annexation & Zoning Designation Z-20-8, as submitted, and was seconded by Commissioner Ellis. The motion passed 5-0.
6. **NEW BUSINESS—"CONSENT ITEMS":** None
7. **NEW BUSINESS:**
 - A. **LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT STX-20-01:** City staff had initiated a text amendment removing Appendix A, updating all city street design standards, and created a separate policy document outside of the Land Development Regulations detailing all street planning and design guidelines. Ms. Pritchard stated due to the concerns voiced at the workshop, the staff recommended tabling this item in order for the staff to provide solutions regarding making revisions without oversight. Chairman Eisner stated he appreciated the chance to further review the proposed manual. Having no further questions or discussion, Chairman Eisner called for a motion. Commissioner Cutuli motioned to table Land Development

Regulations Text Amendment STX-20-01 until the next Planning Commission meeting on September 8, 2020 and was seconded by Commissioner Wise. The motion passed 5-0.

B. ANNEXATION & ZONING DESIGNATION Z-20-10: City staff had received a petition to annex lands on Bellamy Road and US Highway 17 N totaling approximately 6.47 acres identified by PINs 350-11-01-0138, 350-11-01-0143, 350-11-01-0144, 350-11-01-0145 and 350-11-01-0146. The lots are currently unincorporated and zoned RC (Resort Commercial) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of HC (Highway Commercial) and will be heard concurrently. Ms. Pritchard stated as this item was discussed at the workshop, it was a welcomed annexation and in complete accordance with the comprehensive zoning plan. The applicant was in attendance to answer any questions. Having no further questions or discussion, Chairman Eisner called for a motion. Commissioner Wise stated, where it was necessary to implement the comprehensive plan, she motioned to approve the Annexation & Zoning Designation Z-20-10, as submitted, and was seconded by Commissioner Cutuli. The motion passed 5-0.

C. ZONING TEXT AMENDMENT ZTX-20-05: City staff has initiated a text amendment to § 23-158 and § 23-159 of the Zoning Ordinance as they pertain to secretarial functions and voting procedures for actions on requests before the board. Mr. Rucker stated this amendment was updating voting procedures and would appoint the City Clerk as the secretary for the Board of Zoning Appeals. If approved, the City Council would be voting on this amendment at the September 21, 2020 City Council meeting. Mr. Rucker also stated this addressed the majority language and establishing quorums. Having no further questions or discussion, Chairman Eisner called for a motion. Commissioner Cutuli motioned to move forward the Zoning Text Amendment ZTX-20-05 to the Mayor and City Council with a recommendation for approval and was seconded by Commissioner Wise. The motion passed 5-0.

8. ADJOURNMENT:

Having no further business, Chairman Eisner stated the next meeting will be September 8, 2020 and adjourned the meeting at 5:07 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.