

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
PLANNING COMMISSION MEETING
Tuesday, October 6, 2020
5:00 PM**

MINUTES

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

City Staff:
Jim Wood, Director
Suzanne Pritchard
Aaron Rucker

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 September 8, 2020 meeting and the September 22, 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.
7. **NEW BUSINESS:**
 - A. **ELECTION OF OFFICERS:** Chairman Eisner asked the Board to move item 7A to discuss first. The Board was in agreement. Chairman Eisner called for a motion to appoint a Vice-Chairman. Commissioner Wise motioned to appoint Commissioner Cutuli as Vice-Chairman and was seconded by Commissioner Ellis. Chairman Eisner called for a vote. The motion passed 5-0.
5. **OLD 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 the Commission had discussed this document during the workshop. Chairman Eisner stated he was pleased to have all of the standards in one booklet. It would make it easier for developers moving forward. Chairman Eisner called for a motion. Commissioner Cutuli motioned to move forward the Land Development Regulations Text Amendment STX-20-01 to the Mayor and City Council with the recommendation of approval and was seconded by Commissioner Wise. The motion passed 5-0.
6. **NEW BUSINESS—"CONSENT ITEMS":** None
7. **NEW BUSINESS:**
 - B. **DEVELOPMENT AGREEMENT ASSOCIATED WITH THE ANNEXATION & ZONING CASE Z-20-12 AND REDEVELOPMENT OF POSSUM TROT GOLF COURSE:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the annexation and zoning case involving the redevelopment of Possum Trot Golf Course (Z-20-12). The proposal is known as Chestnut Greens and generally located northwest of the intersection of U.S. Highway 17 and Possum Trot Road.

Mr. Rucker stated the Commission had discussed at this item at the workshop and gave an overview of the project.

- The developer has 12 months from the signing of the DA to successfully brand the community as a Del Webb product. Failure to do so would put the developer in default of the DA, and the City may elect to withhold the further issuance of building permits as one possible remedy.
- The Developer will direct all construction traffic, both to and from the property, by way of Possum Trot Road and not by way of any of the surrounding streets servicing adjoining neighborhoods.
- The developer warrants that it will design the stormwater system to accommodate a 100-year storm event, as opposed to the normal City requirement for the 25-year storm.
- Direct roadway connection from the subject parcel to Tom E. Chestnut Road, in order to provide a public right-of-way of not less than Fifty (50') feet, and the roadway improvements thereon, not later than the date the city has issued 267 building permits for the project.
- \$1,350 per residential unit payable at time of building permit issuance. Of that, \$1,100 is for the City's beach parking fund, and \$250 is for the City's park enhancement fund.
- Payment in lieu of sidewalk construction along Tom E. Chestnut Road, the amount to be determined at time of platting.
- Improvements within the right-of-way of Possum Trot Road at the intersection of Cenith Road, just prior to entry into the PDD, to remove non-conforming and nonpermitted parking spaces. Also, extending striping to provide a minimum 150 feet left/right turn storage lanes with 115-foot taper on the approach to Highway 17 no later than the date the city has issued 100 building permits for the project.
- Improvements within the right-of-way of U.S. Highway 17 to provide a minimum 50-foot raised concrete island on the left side of the approach to Possum Trot Road; re-stripe the right side of the left turn lane approach to create 150 feet of storage lane and extend double line an additional 150 feet no later than the date the city has issued 267 building permits for the project.

Jim Wood, Director of Planning and Development, stated he spoke with the Director of Public Works, Kevin Blayton, and he stated the traffic stop bars will be moved back to accommodate large trucks turning onto Possum Trot. Mr. Rucker stated the end design may change some, to give better turning movements on and off of Possum Trot Road. The County and State Departments of Transportation would also provide input and review. Chairman Eisner reiterated the concern of large trucks turning onto Possum Trot Road.

- Provide push-button activated, lighted pedestrian crossing signs for the existing crosswalk at the J. Bryan Floyd Community Center, not later than the date on which the city has issued 100 building permits for the project.
- Installation of at least one (1) new sewer pump station on the property, and either the installation of a second sewer pump station on the property or improvement of an existing sewer pump station owned by the city, which shall be sufficient to provide capacity as necessary for the proposed development of the project.
- Stormwater conveyance and retention facilities sufficient in capacity to accommodate the stormwater generated from the property and provide the city with evidence of the necessary and required permanent and perpetual easements necessary to facilitate such drainage from the property.
- Prohibition against conservation easements.

Chairman Eisner inquired how many units would be completed in phase one. Robert Guyton, Attorney, for the developers stated 123 units would be in phase one. Mr. Rucker stated the term

of the agreement was 5 years, with two automatic five-year extensions. Chairman Eisner stated his concern was phase one would be built before improvements to Highway 17 and the connection to Chestnut Road. Director Wood stated the Public Works and Planning and Development Departments were comfortable with the time frame of the improvements.

Commissioner Wise stated she would like to refer to Number 3, Fees and Public Benefits. Based on the recommendation earlier, Commissioner Wise would like to request the Council earmark private funds for sidewalks and easements on Anne Street and surrounding neighborhoods to provide walking accessibility to the Aquatic Fitness Center, NMB Library, and the Farmer's Market. This would help to have a more walking community. Chairman Eisner stated the City Clerk would give this suggestion to the City Council.

Chairman Eisner opened the floor for public comment.

Damien Triouleyre, 902 Perrin Drive, North Myrtle Beach, stated he was surprised to have two public hearings back to back. He stated it was a little rushed. Chairman Eisner stated the proposal was brought to the Commission over a month ago and discussed thoroughly. Director Wood stated there had been two public workshops, which were not required, in addition to the required public hearing. Chairman Eisner stated this had not been rushed. Mr. Triouleyre stated there was still a concern over the traffic and wondered if a traffic study had been done. Director Wood stated a study had been completed and the developers would be making improvements to mitigate the impact of the traffic. Ms. Pritchard stated the study was online. Mr. Triouleyre asked what time of the year the study was done. Director Wood stated the study was done at two separate times of the year. Chairman Eisner stated the study was acceptable to the Commission, largely due to the development being a single-family, 55 and older community. Mr. Triouleyre asked if the walking paths would be through the blocks in the community. Director Wood stated there would be additional pedestrian trails throughout the community, not just street walkways. He explained he did not know if the pedestrian trails through the community would be open to the public, but the street walkways would be for public use. Director Wood discussed shorter blocks versus longer blocks, with respect to the drainage ponds and homes not backing up to other homes. Mr. Triouleyre asked if some of the land would be a public park. Chairman Eisner stated it would have been up to the developer and it was not brought up. Commissioner Wise stated the developer would be putting \$250 per unit toward the public park fund. Director Wood explained the previous developer had a higher density in exchange for a public park versus the current developer that would keep the unit count lower. In doing so, did not want to sacrifice any additional land for a public park, but give the \$250 per unit for the park fund. Director Wood explained the difference between a Development Agreement and a Planned Development District. Chairman Eisner stated the Development Agreement was very important and would give a timeline when improvements would be done. Mr. Noury stated it was a recorded document, as well. Director Wood stated without the Development Agreement, the City would not be able to get the concessions from the developer, like the park enhancement fee, the beach parking fund fee, and improvements on Highway 17.

Mr. Rucker read two emails from Corinne Merrill, 1007 Anne Street, North Myrtle Beach.

Regarding storm drainage: The Possum Trot Golf Course was created using fill that causes storm water to drain into our neighborhood. There is a ravine that has eroded from the golf course and into my neighbor's property. Of course this water affects neighboring lots and has in the past crested Anne Street, flooding ground level buildings such as garages (on both sides of Anne). If the City were to be responsible for storm drainage, from initial development, on land to be developed, I expect that they would adhere to standards that

would forestall having to recreate or upgrade the infrastructure in the future. The same standards should apply to an applicant for a PDD. We don't want to have to use tax dollars for future improvements when now is the time to provide adequate long-term storm drainage.

Regarding the buffer: Neighbors need to be able to plan their landscaping in response to what the developers will be providing. We need an upfront disclosure of plans including interim plantings, and timing of such, as part of the written agreement.

Regarding short-term rentals: Single family neighborhoods are predicated on the expectation that respect for neighbors will be part of living in proximity to others. Short term renters do not always rent with the expectation that they will be required respect the standards of a single-family neighborhood. The ingress and egress for this property make short-term rental situations and associated traffic too dangerous. Although the planned development as stated, with a Del Webb format, might exclude such rentals, I propose that the agreement clearly state that any variances can only be considered if short-term rentals are excluded from this property.

Density: I also want to go on record that I find the density to be not in keeping with the neighborhood or the standards I want for the City of North Myrtle Beach.

Pamela Tipsword, 970 Bronwyn Circle, North Myrtle Beach, asked for confirmation that the homes in the development were single-family. Ms. Pritchard confirmed they were single-family homes and the density would be a maximum of 535 homes. Ms. Tipsword inquired the price range of the homes. Mr. Guyton, stated the three product options would probably range from the mid \$300,000 to the high \$600,000.

Having no further comments or questions, Chairman Eisner closed the public hearing.

C. ANNEXATION & ZONING DESIGNATION Z-20-13: City staff had received a petition to annex lands on Water Tower Road totaling approximately 10 acres and identified by PINs 359-08-03-002 and 359-08-03-0003. The lots are currently unincorporated and zoned Commercial Forest Agriculture (CFA) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Mid-Rise Multifamily Residential District (R-2A) and will be heard concurrently. Ms. Pritchard stated this item was discussed at length in the morning workshop. The R-2 zoning district has a maximum height of 35 feet for townhome buildings, not multifamily. The applicant was willing to formally withdrawal and resubmit to request an R-2 zoning. Ms. Pritchard stated it was not a primary or secondary zoning district. Commissioner Wise requested a better understanding of what was on the road and the mixed use of the land. Director Wood stated it was a mixture of commercial uses, but would provide an analysis of the existing land uses in the area. Chairman Eisner stated that would be good to have for the next meeting. Ms. Pritchard stated the applicant wanted to withdrawal this request. Chairman Eisner called for a motion. Commissioner Wise motioned to withdrawal Annexation & Zoning Designation Z-20-13 from tonight's agenda and was seconded by Commissioner Cutuli. The motion passed 5-0.

8. ADJOURNMENT:

Having no further business, Chairman Eisner adjourned the meeting at 5:40 PM.

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.