



PLANNING COMMISSION MEETING AGENDA

Tuesday, February 22, 2022 – 5:00 P.M.

Morning Workshop 9:15 A.M.

1018 Second Avenue South - North Myrtle Beach, SC

1. CALL TO ORDER
2. ROLL CALL
3. COMMUNICATIONS: Sports Park Expansion
4. APPROVAL OF MEETING MINUTES: February 8
5. OLD BUSINESS
6. NEW BUSINESS
 - A. **SWEARING IN OF NEWLY APPOINTED BOARD MEMBERS**
 - B. **ANNEXATION & ZONING DESIGNATION Z-22-3:** City staff received a petition to annex lands on Cenith Drive totaling ±0.79 acres and identified by PIN 357-02-04-0052. The lot is 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 Single-Family Residential Low-Density (R-1) and will be heard concurrently.
 - C. **ZONING ORDINANCE TEXT AND MAP AMENDMENT ZTX-22-1:** City staff has initiated an amendment to the zoning ordinance text to revise the Crescent Beach Neighborhood Overlay (CBNO) by extending the boundaries and creating standards governing height, uses, and design along the oceanfront and second row.
7. ADJOURNMENT

Respectfully submitted,

Aaron C. Rucker, AICP
Principal Planner

Notice to the Public of Rights under Title VI

- The City of North Myrtle Beach operates its programs and services without regard to race, color, and national origin in accordance with Title VI of the Civil Rights Act. Any person who believes he or she has been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with the City of North Myrtle Beach. Complaints must be filed within 180 days of the alleged discriminatory act.
- If information is needed in another language, contact (843)280-5555.
- ~Si se necesita *información en otro idioma llame al (843)280-5555.*

ANYONE WHO REQUIRES AN AUXILIARY AID OR SERVICE FOR EFFECTIVE COMMUNICATION OR PARTICIPATION SHOULD CONTACT 843-280-5555 AS SOON AS POSSIBLE, BUT NO LATER THAN 48 HOURS BEFORE THE SCHEDULED EVENT.

CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
PLANNING COMMISSION MEETING
Tuesday, February 8, 2022
5:00 PM

MINUTES

Harvey Eisner, Chairman
Silvio Cutuli
Tom Edwards, Absent
Ruth Ann Ellis
Ed Horton
Callie Jean Wise, Absent

City Staff:
Aaron Rucker, Principal Planner
Suzanne Pritchard, Senior Planner
Chris Noury, City Attorney
Allison Galbreath, City Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:00 PM.
2. **ROLL CALL:** The City Clerk called the roll.
3. **COMMUNICATIONS:** None
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the January 4, 2022 meeting, as presented, was made by Commissioner Horton and seconded by Commissioner Ellis. Chairman Eisner called for the vote. The motion passed 4-0.
5. **OLD BUSINESS:** None
6. **NEW BUSINESS:**
 - A. **ANNEXATION & ZONING DESIGNATION Z-22-1:** City staff received a petition to annex lands on Riverside Drive totaling ±0.49 acres and identified by PIN 311-16-04-0011. The lot is currently unincorporated and zoned manufactured/Mobile Single-Family Residential (MSF 10) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently. Ms. Pritchard stated this item was discussed during the morning workshop.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Annexation & Zoning Designation Z-22-1, as submitted, and was seconded by Commissioner Ellis. The motion to approve passed 4-0.
 - B. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-2:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Palmetto Coast Industrial Park through changes to the governing documents, including narrative, plans, and elevation. Ms. Pritchard stated the staff requested to postpone this agenda item until a later date.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to postpone the Major Planned Development District Amendment Z-22-2, as submitted, and was seconded by Commissioner Horton. The motion to approve passed 4-0.
 - C. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-2 AND REVISIONS TO THE PARKWAY GROUP PDD:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Separate and Independent Amendment to the Master Development Agreement associated with the major

amendment to the Parkway Group PDD. The proposal creates an independent agreement for the Palmetto Coast Industrial Park.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to postpone the Major Planned Development District Amendment Z-22-2, as it was in connection with the previous agenda item, and was seconded by Commissioner Horton. The motion to approve passed 4-0.

- D. STREET PLANNING MANUAL UPDATE SPM-22-1:** City staff has revised the Street Planning Manual to require radio-activated switches instead of siren-activated switches at the request of the Fire Marshal.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Horton motioned to approve the Street Planning Manual Update SPM-22-1, as submitted, and was seconded by Commissioner Cutuli. The motion to approve passed 4-0.

- E. FINAL SUBDIVISION PLAT SUB-22-1:** A major final plat of subdivision creating eight single-family lots, open space, and rights-of-way in the Briarcliffe Commons subdivision. Ms. Pritchard stated the Planning Commission approved the preliminary plat on November 17, 2020. It was consistent with the zoning and a financial guarantee of \$188,962.50 had been approved by the City Engineer.

Susan Stanton, 1100 Commons Boulevard, Unit 1304, North Myrtle Beach, stated their pond would be emptying directly in the pond behind their building. She asked if this had been thoroughly reviewed. She was concerned about overflow, especially during a hurricane. The pond they were proposing was on a hill. She didn't know what the pond would be retaining. Everything would drain into the pipe that flowed into the pond directly behind their building. She asked if this had been given any consideration or discussion as far as the possibility of a problem when there was a storm. She stated they were not in a flood zone, but it was a concern, because the pipe was so huge. She stated this land was much higher and everything flowed down hill. She asked if the Board had addressed this with the developer and the potential problem. Ms. Pritchard stated prior to the preliminary plat being approved, a maintenance agreement was in place for the larger pond. In speaking with the Public Works Department, Ms. Pritchard was told the pond would be rarely used as an overflow because of the sandy soil that was around the pond. The maintenance agreement was in place with the owner of the pond, which was separate from the people that lived in the area. Ms. Stanton wanted to know if they had a problem with the pond who they would bring their concerns to. Ms. Pritchard stated the Public Works Department would address their concerns.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Horton motioned to approve the Final Subdivision Plat SUB-22-1, as submitted, and was seconded by Commissioner Ellis. The motion to approve passed 4-0.

7. ADJOURNMENT:

Chairman Eisner called for a motion to adjourn the meeting. The next meeting would be February 22, 2022. Commissioner Cutuli motioned to adjourn the meeting and was seconded by Commissioner Ellis. The meeting adjourned at 5:13 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.