



**PLANNING COMMISSION MEETING AGENDA**  
**Tuesday, January 4, 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
4. APPROVAL OF MEETING MINUTES: December 21
5. OLD BUSINESS
6. NEW BUSINESS
  - A. **REZONING REQUEST Z-21-36:** The Planning & Development Department received an application requesting a rezoning of one (1) lot containing ±8.9 acres and identified by PIN 350-16-02-0001 located off Westport Drive from Highway Commercial (HC) and Mobile/Manufactured Home Residential (R-3) to Mid-Rise Multifamily Residential (R-2A).
  - B. **ANNEXATION & ZONING DESIGNATION Z-21-37:** City staff received a petition to annex lands on Champions Boulevard totaling ±1.58 acres and identified by PIN 349-09-04-0002. 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 General Commercial (GC) and will be heard concurrently.
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, December 21, 2021**  
**5:00 PM**

MINUTES

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

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:** Ms. Pritchard stated the next meeting would be January 4, 2022.
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the December 7, 2021 meeting, as presented, was made by Commissioner Cutuli and seconded by Commissioner Horton. Chairman Eisner called for the vote. The motion passed 5-0.

5. **OLD BUSINESS:**

- A. ANNEXATION & ZONING DESIGNATION Z-21-32:** City staff received a petition to annex lands on Old Crane Road totaling ±0.6 acres and identified by PIN 350-06-01-0139. 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 Planned Development District (PDD) and will be heard concurrently. Ms. Pritchard stated this item was not recommended by the Comprehensive Plan, however, due to the changed conditions within this area, it was appropriate.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Annexation & Zoning Designation Z-21-32 citing "C", to recognize substantial change or changing conditions in a particular locality. The motion was seconded by Commissioner Wise. The motion to approve passed 5-0.

- B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-33:** City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) revising the NMB RV Resort and Dry Dock by adding eight additional park model campsites through changes to the governing documents, including plans and building elevations. Ms. Pritchard stated this agenda item showed what the eight park models would be. Chad Hatley, represented the applicant and was available to answer questions. Commissioner Cutuli stated it would be a nice addition to what was already there.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Major Planned Development District Amendment Z-21-33, as submitted, and was seconded by Commissioner Horton. The motion to approve passed 5-0.

**C. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-33 AND REVISIONS TO THE BAHAMA ISLAND PDD:**

The North Myrtle Beach Planning Commission hosted the first of two public hearings regarding the proposed Development Agreement associated with the major amendment to the Bahama Island PDD. The proposal adds eight park model campsites to the PDD. Mr. Rucker explained the Development Agreement and the revisions to the Bahama Island PDD. The Board recommended to forward to the Council the comment that the fees and public benefits were inadequate and would like to see the same consistency as in other PDD developments with an \$1100 Beach Access Fee and \$200 Park and Recreation Enhancement Fee per park model.

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

**6. NEW BUSINESS:**

**A. PRELIMINARY SUBDIVISION PLAT SUB-21-103:** A major preliminary plat of subdivision creating four single-family lots at Madison and 19<sup>th</sup> Ave. S. Ms. Pritchard stated this was originally combined and would now preferred to be divided.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Preliminary Subdivision Plat SUB-21-103, as submitted, and was seconded by Commissioner Wise. The motion to approve passed 5-0.

**B. FINAL SUBDIVISION PLAT SUB-21-89:** A major final plat of subdivision creating four single-family lots at Madison and 19<sup>th</sup> Ave. S. Ms. Pritchard stated the developer would be paying \$6,725 at the time of final plat approval for sidewalk and street trees. Chairman Eisner was glad to see street trees. Ms. Pritchard stated this would go into a fee-in-lieu bank, but the trees would eventually be planted.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Final Subdivision Plat SUB-21-89, as submitted, and was seconded by Commissioner Horton. The motion to approve passed 5-0.

**C. FINAL SUBDIVISION PLAT SUB-21-104:** A major bonded final plat of subdivision creating 86 single-family lots, 21 townhouse lots, four duplex lots, common area, and public rights-of-way in Phase 2 of Bell's Lake. Ms. Pritchard described the subdivision plat. Chairman Eisner stated he would like to see more open space and was concerned about the density. Ms. Pritchard explained the density was low and the area consisted of a lot of wetlands, which created open space. She explained a 125 foot right-of-way was donated to the City to put in infrastructure. Commissioner Wise pointed out that the City would be covering this cost and not the developer. Commissioner Horton clarified there would be two points of ingress and regress. Ms. Pritchard pointed out where the two points of ingress and regress were in the development.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Final Subdivision Plat SUB-21-104, as submitted, and was seconded by Commissioner Horton. The motion to approve passed 5-0.

## **7. ADJOURNMENT:**

Chairman Eisner called for a motion to adjourn the meeting. Commissioner Edwards motioned to adjourn the meeting and was seconded by Commissioner Horton. The meeting adjourned at 5:26 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.