

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
PLANNING COMMISSION MEETING
Tuesday, January 5, 2021
5:00 PM**

MINUTES

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

City Staff:
Suzanne Pritchard
Aaron Rucker
Allison Galbreath, City Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:01 PM.
2. **ROLL CALL:** The Clerk called the roll.
3. **COMMUNICATIONS:**
 - A. **PRIORITY LISTING OF CAPITAL IMPROVEMENT PROJECTS FOR FY2022**
The Staff and Commission agreed to discuss this item at the next workshop.
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the December 8, 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:** None
6. **NEW BUSINESS—"CONSENT ITEMS":** None
7. **NEW BUSINESS:**

Ms. Pritchard asked the Commission to consider moving Item 7C first, because there were members of the audience in attendance for this agenda item. The Commission were in agreement.

 - C. **PRELIMINARY SUBDIVISION PLAT SUB-20-48:** A major preliminary plat of subdivision creating 131 lots of record, 2 remainder lots, common space and public rights-of-way off Possum Trot Road in Phase One of the Chestnut Greens Planned Development District (PDD). Ms. Pritchard stated the Board had a revised plat drawing and the construction documents still needed to be tweaked. However, if the Commission chose to do so, they could approve, knowing the Staff would not sign off until the documents had been completed and met the necessary requirements. Chairman Eisner asked what the timeline would be. Ms. Pritchard stated it should be in the next few weeks. Chairman Eisner stated this item was discussed at the morning workshop.

Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Preliminary Subdivision Plat SUB-20-48, as submitted, and was seconded by Commissioner Bell.

Chairman Eisner opened the floor to the public.

Damien Triouleyre, 902 Perrin Drive, North Myrtle Beach, asked to confirm there were 131 lots in the development. Chairman Eisner confirmed that was correct. Mr. Triouleyre inquired what the total number was and Sid Dudley, a representative from Pulte Homes, stated there would be a total of 497 units and the number would not change. He asked to clarify the amount of common space. Ms. Pritchard stated there would be 28 acres of common area and Mr. Dudley explained it included the amenity site and commercial component.

Having no further comment from the Commission or public, Chairman Eisner called for a vote. The motion passed 5-0.

- A. ANNEXATION & ZONING DESIGNATION Z-20-19:** City staff has received a petition to annex lands on 1st Avenue South totaling approximately 0.28 acres and identified by PIN 356-01-01-0016. The lot is currently unincorporated and zoned Single-Family Residential 10 (MSF10) 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 at the morning workshop and explained R-1 was not in the compliance index, but the Staff was prepared to support, because the area was in transition. Chairman Cutuli clarified that the proposed rezoning of R-1 would eventually be designated to the surrounding neighborhood, too.

Having no further comment from the Commission or public, Chairman Eisner called for a motion. Commissioner Wise motioned to approve the Annexation & Zoning Designation Z-20-19, as submitted, to recognize a substantial change or changing conditions or circumstances in a particular locality and was seconded by Commissioner Cutuli. The motion passed 5-0.

- B. PRELIMINARY SUBDIVISION PLAT SUB-20-42:** A major preliminary plat of subdivision creating 46 lots of record, common space and public rights-of-way in the last phases (4D & 4E) of the Robber's Roost Planned Development District (PDD). Ms. Pritchard stated this item was discussed at the morning workshop. Chairman Eisner stated the driveway length (23½ feet) was already agreed upon in the PDD and the Commission would have no choice on the length of it.

Having no further comment from the Commission or public, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Preliminary Subdivision Plat Sub-20-42, as submitted, and was seconded by Commissioner Bell. The motion passed 5-0.

8. ADJOURNMENT:

Having no further business, Chairman Eisner adjourned the meeting at 5:11 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.