



PLANNING COMMISSION MEETING AGENDA

Tuesday, January 19, 2021 – 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
 - A. **PRIORITY LISTING OF CAPITAL IMPROVEMENT PROJECTS FOR FY2022**
4. APPROVAL OF MEETING MINUTES: January 5
5. OLD BUSINESS
6. NEW BUSINESS – “Consent Items”
7. NEW BUSINESS
 - A. **ANNEXATION & ZONING DESIGNATION Z-20-21:** City staff has received a petition to annex lands on Cenith Drive totaling approximately 0.36 acres and identified by PINs 357-07-02-0002 and 357-07-02-0003. The lot is currently unincorporated and zoned General Residential (GR) 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.
8. 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.
- For more information on the City of North Myrtle Beach's Title VI Policy and the procedures to file a complaint, contact the Title VI Program Coordinator, Kristine Stokes at krstokes@nmb.us or (843)280-5555, or in writing to the City of North Myrtle Beach, 1018 2nd Ave. South, North Myrtle Beach SC 29582. For more information, visit the Title VI section of our website at www.nmb.us.
- If information is needed in another language, contact (843)280-5555.
- ~Si se necesita *información en otro idioma llame al (843)280-5555.*

**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.



January 19, 2021

Planning Commission’s Priority Listing of Capital Improvement Projects for FY2022

Per § 6-29-340(B)(2)(e) of state’s Planning Enabling Act of 1994*, Planning Commission has the duty to prepare and recommend an annual listing of priority capital improvements projects for consideration by the City of North Myrtle Beach City Council. Priority investment projects are listed in Chapter 10 of the Comprehensive Plan. This year’s priority listing is as follows:

Rank	Project Name	Location	Time Frame	\$	Total Cost
1	Update Parks & Rec Master Plan	Citywide	Mid-term	\$	\$150,000.00
1	Main St Improvements Hillside to Ocean Blvd	Ocean Drive	Short-term	\$\$	\$600,000.00
3	Update the Beachfront Management Plan every 5 years	Citywide	Mid-term	\$	
4	Beach renourishment	Citywide	Short-Long-term	\$\$\$	
5	Master plan for city campus	Ocean Drive	2019-2020	\$	\$50,000.00
6	Oceanfront boardwalk 5th S to 5th N	Ocean Drive	Short-term	\$\$	\$2,000,000.00
7	Construct Fire Station #6	Parkway Group PDD	Mid-term/As Development Warrants	\$\$	
8	Updated seasonal population study	Citywide	Mid-term	\$	
9	Tree planting master plan update	Citywide	Mid-term	\$	
9	Upgrade and redesign NMB boat ramp	Ocean Drive	Short-term	\$	\$200,000.00
11	Golf cart master plan	Citywide	Mid-term	\$	
12	Cultural facility center	Citywide	Mid-term	\$	
13	Wayfinding master plan update	Citywide	Mid-term	\$	
14	Electric charging station master plan	Citywide	Mid-term	\$	

*SECTION 6-29-340. Functions, powers, and duties of local planning commissions.

(A) It is the function and duty of the local planning commission, when created by an ordinance passed by the municipal council or the county council, or both, to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the area within its jurisdiction. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of its area of jurisdiction. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation. The local planning commission may make, publish, and distribute maps, plans, and reports and recommendations relating to the plans and programs and the development of its area of jurisdiction to public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens. All public officials shall, upon request, furnish to the planning commission, within a reasonable time, such available information as it may require for its work. The planning commission, its members and employees, in the performance of its functions, may enter upon any land with consent of the property owner or after ten days’ written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the planning commission shall be liable for any injury or damage to property resulting therefrom. In general, the planning commission has the powers as may be necessary to enable it to perform its functions and promote the planning of its political jurisdiction.

(B) In the discharge of its responsibilities, the local planning commission has the power and duty to:

- (1) prepare and revise periodically plans and programs for the development and redevelopment of its area as provided in this chapter; and
- (2) prepare and recommend for adoption to the appropriate governing authority or authorities as a means for implementing the plans and programs in its area:
 - (a) zoning ordinances to include zoning district maps and appropriate revisions thereof, as provided in this chapter;
 - (b) regulations for the subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that may be adopted as provided in this chapter;
 - (c) an official map and appropriate revision on it showing the exact location of existing or proposed public street, highway, and utility rights-of-way, and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within the rights-of-way, building sites, or open spaces within its political jurisdiction or a specified portion of it, as set forth in this chapter;
 - (d) a landscaping ordinance setting forth required planting, tree preservation, and other aesthetic considerations for land and structures;
 - (e) a capital improvements program setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budget; and
 - (f) policies or procedures to facilitate implementation of planning elements.

HISTORY: 1994 Act No. 355, Section 1.