

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA**  
**NORTH MYRTLE BEACH CITY HALL**  
**PLANNING COMMISSION MEETING**  
**Tuesday, January 6, 2026**  
**5:00 PM**

MINUTES

Silvio Cutuli, Chairman  
Ty Bellamy, Absent  
Harry Oehler  
Joe Gosiewski  
Ed Horton  
Ed Prince  
Callie Jean Wise

City Staff:  
Suzanne Pritchard, Asst. Director  
Amber Elmadolar, Plan Reviewer/GIS Tech  
Chris Noury, City Attorney  
Allison Galbreath, City Clerk  
Angela Westmoreland, Asst. City Clerk

1. **CALL TO ORDER:** Chairman Cutuli called the meeting to order at 5:00 PM.
2. **ROLL CALL:** The City Clerk called the roll. A quorum was established.
3. **COMMUNICATIONS:** Chairman Cutuli opened the floor for nominations for the election of officers. Commissioner Gosiewski nominated Silvio "Rocky" Cutuli for Chair and was seconded by Commissioner Oehler. The nomination passed 6-0. Chairman Cutuli nominated Callie Wise as Vice Chair and was seconded by Commissioner Gosiewski. The nomination passed 6-0.
4. **APPROVAL OF MEETING MINUTES:**  
The motion to approve the minutes of the December 2, 2025, meeting was made by Commissioner Horton and seconded by Commissioner Prince. Chairman Cutuli called for a vote. The motion passed 6-0.

Suzanne Pritchard, Planning and Development Assistant Director, asked the Commission to hear item 6C under New Business first.

**6. NEW BUSINESS:**

**C. CAPITAL IMPROVEMENT PROJECT REVIEW CIP-25-1:** Pursuant to § 6-29-540 of the South Carolina Code of Laws, City staff presents a proposed pickleball facility on Possum Trot Road for Planning Commission review, including courts, parking, pedestrian connections, and related site improvements. Assistant Director Pritchard stated the project will repurpose the existing site currently occupied by underutilized baseball fields. The proposed new facility includes 14 pickleball courts, including a championship court, associated support facilities, and improved pedestrian and vehicular circulation. She added that the proposed pickleball facility was consistent with the Comprehensive Plan, and staff had no issues. Matt Gibbons, Parks and Recreation Director, stated this project was exciting and would re-energize the Central Park area. Commissioner Oehler asked about the projected completion date, and Director Gibbons stated the proposed date was next year at this time. Commissioner Wise asked if there were any water features. Director Gibbons stated the championship court would be shaded, but no water features were planned. He noted the funding for the shade was raised by the pickleball community. He added this would be a first-class facility. Chairman Cutuli asked that the playground not be forgotten with this project. Director Gibbons stated the playground was due for replacement within the next two budgets and would be rebuilt after completion of this project. Commissioner Gosiewski asked how the number of parking spaces was determined. Director Gibbons stated that pickleball games and event schedules at the recreation center were not the same, and there were 103 spaces presently, with 53 to be added, including golf cart spaces.

Having no further comment from the public or Commission, Chairman Cutuli called for a motion. Commissioner Wise motioned to approve the Capital Improvement Project Review CIP-25-1, as submitted, and was seconded by Commissioner Prince. The motion to approve passed 6-0.

## **5. CONSENT:**

- A. FINAL SUBDIVISION PLAT SUB-25-63:** A major final bonded plat of subdivision creating 31 residential lots, common area, and public rights-of-way in Phase 8B of Grande Dunes North.
- B. FINAL SUBDIVISION PLAT SUB-25-72:** A major final bonded plat of subdivision creating 55 residential lots, common area, and private rights-of-way in Phase three of Bell Tract, which is also known as Forestwood.
- C. FINAL SUBDIVISION PLAT SUB-25-77:** A major final bonded plat of subdivision creating 4 commercial lots and private rights-of-way for the McDowell Corporate. Assistant Director Pritchard read the consent items by title and stated the items had been discussed at the morning workshop.

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Having no comment from the public or Commission, Chairman Cutuli called for a motion. Commissioner Prince motioned to approve the Final Subdivision Plat SUB-25-63, the Final Subdivision Plat SUB-25-72, and Final Subdivision Plat SUB-25-77, as submitted, and was seconded by Commissioner Gosiewski. The motion to approve passed 6-0.

## **6. NEW BUSINESS:**

- A. ZONING ORDINANCE TEXT AMENDMENT ZTX-25-15:** City staff had initiated a text amendment defining inground swimming pools. Assistant Director Pritchard stated this had been discussed at the morning workshop. She noted the zoning ordinance currently allowed unenclosed and inground swimming pools to be located within five feet of property lines in most residential zoning districts, but did not define that term. She stated this amendment provided consistent guidance for staff and applicants while preserving the intent of existing setback standards. Commissioner Wise asked if this ordinance addressed existing pools when affected by storms. The Assistant Director stated that there was a certain standard, which was addressed in another section of the ordinance.

Having no further comment from the public or Commission, Chairman Cutuli called for a motion. Commissioner Prince motioned to approve the Zoning Ordinance Text Amendment ZTX-25-15, as submitted, and was seconded by Commissioner Gosiewski. The motion to approve passed 6-0.

- B. ZONING ORDINANCE TEXT AMENDMENT Z-25-21:** City staff received a petition to annex ±1.05 acres on Bluffkin Road identified by PINs 350-16-03-0066, 350-16-03-0067, and 350-16-03-0068. The lots are currently unincorporated and zoned Manufactured/Single-Family 10 (MSF10) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Mobile/Manufactured Home Residential (R-3) and will be heard concurrently. Amber Elmadolar, Plan Reviewer/GIS Tech, read the item by title and stated the proposed zoning designation, R-3, was a primary recommended zoning district and was consistent with the Comprehensive Plan. She added that staff had no issues. Commissioner Gosiewski asked about a gravel road and asked if it was unusable. Ms. Elmadolar stated that the area was a Santee Cooper easement. Commissioner Wise asked if this could be considered spot zoning. Chris Noury, City Attorney, stated there should

not be a spot zoning issue, but it could be challenged. He added that if challenged, the City would defend that it was not spot zoning. Discussion continued, and Mr. Noury read the spot zoning definition and reiterated that a challenge would most likely not be successful. He added that the zoning was consistent with the Comprehensive Plan and was not being allowed solely to benefit the applicant.

Tyler Mann, Applicant, stated that the zoning change was requested because there was no water or sewer tie-in without annexation into the City. Commissioner Horton asked if Mr. Mann planned to develop the property with manufactured housing. Mr. Mann stated he did not have a firm development plan at this time.

Commissioner Prince asked if there had been any concerns from residents. Assistant Director Pritchard stated that the annexation had been advertised and that there were no comments.

Having no further comment from the public or Commission, Chairman Cutuli called for a motion. Commissioner Gosiewski motioned to approve the Zoning Ordinance Text Amendment ZTX-25-21, citing "A" where necessary to implement the Comprehensive Plan, and was seconded by Commissioner Prince. The motion to approve passed 6-0.

**C. CAPITAL IMPROVEMENT PROJECT REVIEW CIP-25-1:** Heard earlier in the meeting.

**D. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-19:** City staff received an application for a minor amendment to the Parkway Group Planned Development District (PDD) for a building supply sign. Assistant Director Pritchard stated City Council approved a major amendment to the Parkway Group PDD on May 2, 2022, entitling phases one and two of the Palmetto Coast Industrial Park. That amendment included placeholder language for signage, with the intent that specific sign details would be addressed through a subsequent amendment as needed. The applicant has requested a minor amendment to the Parkway Group PDD to replace placeholder sign provisions with site-specific sign details. The amendment clarifies sign location, size, and design and is consistent with the approved building architecture. She added that staff had no issues.

Having no further comment from the public or Commission, Chairman Cutuli called for a motion. Commissioner Oehler motioned to approve the Minor Planned Development District Amendment Z-25-19, as submitted, and was seconded by Commissioner Gosiewski. The motion to approve passed 6-0.

**7. PUBLIC COMMENT:**

None

**8. ADJOURNMENT:**

Chairman Cutuli called for a motion to adjourn the meeting. Commissioner Prince motioned to adjourn the meeting and was seconded by Commissioner Oehler. The motion to adjourn passed 6-0. The meeting adjourned at 5:32 PM.

Respectfully submitted,

Angela C. Westmoreland  
Assistant 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.