



Council Agenda

MYRTLE BEACH CITY COUNCIL:
BRENDA BETHUNE, MAYOR
MICHAEL CHESTNUT, MAYOR PRO TEM
JACKIE HATLEY
JOHN KRAJC
MIKE LOWDER
PHILIP N. RENDER
GREGG SMITH

**MYRTLE BEACH CITY COUNCIL AGENDA
TUESDAY, JANUARY 10, 2023
9:00 A.M. – WORKSHOP, COUNCIL CHAMBER
10:00 A.M. – MEETING, COUNCIL CHAMBER
TED C. COLLINS LAW ENFORCEMENT CENTER
1101 NORTH OAK STREET, MYRTLE BEACH, SC 29577**

*ANYONE WHO REQUIRES AN AUXILIARY AID OR SERVICE FOR EFFECTIVE
COMMUNICATION OR PARTICIPATION SHOULD CONTACT THE CITY CLERK'S OFFICE
AT (843) 918-1004 AS SOON AS POSSIBLE, BUT NO LATER THAN 48 HOURS BEFORE
THE SCHEDULED EVENT.*

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES... December 13, 2022

PUBLIC REQUESTS, PRESENTATIONS, AWARDS AND MEMORIALS:

1. World War II Memorial Update (Workshop)
2. SBA's Disaster Assistance for Hurricane Ian Presentation – Liliana Tschanett, U.S.
Small Business Administration (Meeting)
3. Public Information Update – PIO Staff

CONSENT AGENDA – *The Consent Agenda covers items anticipated to be routine in nature. Any Council member may ask that an item be moved from the Consent Agenda to the Regular Agenda for lengthier discussion, or a member of the public may request that such an*

item be moved. Items remaining on the Consent Agenda will be briefly described by staff and may be passed as a group with the approval of the agenda.

NOTE: *City laws are known as ordinances. Before a city ordinance can be enacted, it must be introduced (1st Reading) and then approved (2nd Reading). Resolutions are actions through which City Council reinforces or makes policy not rising to the level of law. Motions are related to direction from City Council to city staff to take certain actions.*

CONSENT AGENDA

Resolution R2023-001 to authorize a temporary obstruction for construction purposes of a portion measuring 1,330 square feet of an alley located adjacent to 520 North Ocean Boulevard, to Procon & Associates Inc. for a construction and staging area for the Homewood Suites, beginning January 16, 2023, and ending January 30, 2023.

Homewood Suites is undergoing some resort renovations. The contract requests to temporarily obstruct 1,330 square feet of an adjacent alley to serve as a construction staging area. The repairs are expected to take two weeks, January 16-30, 2023. Public and resort guests' use of this portion of the adjacent alley will be temporarily closed and restricted during this construction period. The contractor is required to return staging area to a condition equivalent to how it existed before construction. Contractor agrees to indemnify and hold city harmless from any claims which may arise from the obstruction in this area.

Motion M2023-001 to accept a donation of \$7,000 from Tuscan Properties, LLC, and Bradley Housing Developers, LLC, on behalf of Neighborhood Services for the Garden of Hope Tree Lighting activities. No match is required.

This donation is designated to cover activities related to the Garden of Hope Tree Lighting, held in December 2022. No local match is required.

Motion M2023-002 to authorize the City Manager or his designee to: accept a grant from Horry County First Steps for School Readiness Local Partnership in the amount of \$8,823 to continue the outdoor Story Walk project; record the appropriation of such grant funds in the amount approved; and, execute and deliver the grant agreement and such related documents as may be required to put the grant into effect. No local match is required.

First Steps is a statewide organization serving all 46 counties in South Carolina to help parents and families prepare their children for school and life success. A Story Walk has been installed in Grand Park and features a fun, educational activity that places a children's story along the multi-use trail by the lake.

REGULAR AGENDA

1st Reading Ordinance 2022-029 to annex approximately 5.26 acres along Pine Island Road (PIN #42516030015) into the City of Myrtle Beach, and to rezone the property from Horry County LI (Limited Industrial) to Myrtle Beach Pine Island Point PUD.

Pine Island Point is a mixed-use PUD of approximately 35 acres at the corner of Seaboard Street and Pine Island Road. This annexation adds approximately 5.26 acres (PIN

#42516030015) along Pine Island Road. Planning Commission recommended approval on April 5, 2022 (8/0).

1st Reading Ordinance 2022-030 to amend Ordinances 2006-024, 2016-027 and 2018-067, known as Pine Island Point Planned Unit Development, to: include approximately 5.26 acres of additional land with additional housing and retail opportunities; add up to two additional signs; add public improvements; reduce the number of required trees; and, update the phasing schedule.

Pine Island Point is a mixed-use PUD of approximately 35 acres at the corner of Seaboard Street and Pine Island Road. Phase One is complete, and includes Inspire Coastal Grand, a 55 and older multifamily project, and new Sea Pine Boulevard (a private street). Plans for the additional acreage include multifamily housing and a retail building along Sea Pine Boulevard.

On May 3, 2022, the Planning Commission recommended approval (6/0) with the following changes:

- At least one bus shelter, with the location decided with COAST RTA.*
- Pedestrian improvements to the intersection of Pine Island Road and Seaboard Street, in coordination with the city's Public Works Department, to include at a minimum: ladder-style crosswalks on all four sides, ADA ramps on all four corners and pedestrian crossing signals for the visually impaired on all four corners.*
- Exhibit 17.E, Sec. 902.B.2 is amended to require the number of trees for multifamily dwellings be one tree for every three units, and allow the flexibility in new tree placement as requested.*

1st Reading Ordinance 2023-001 to amend the Planned Unit Development known as Osceola Street PUD planned unit development.

Changes requested in this amendment include the following:

- Current permitted uses, generally those of the Highway Commercial Zones, are reduced (Sec. 3) to only multifamily residential, and typical accessory uses and amenities.*
- Minimum lot size (Sec. 6) is reduced from 10,000 square feet to 5,000 square feet.*
- Maximum height (Sec. 6) is reduced from 60 feet to 55 feet.*
- Minimum setback (Sec. 6) from Mr. Joe White Avenue is decreased from 25 feet to zero.*
- Minimum setback (Sec. 6) from Osceola Street is decreased from 15 feet to zero; minimum setback from Cherokee Street remains at 15 feet.*
- Parking requirements (Sec. 6) are unchanged for the remaining permitted uses.*

2nd Reading Ordinance 2022-055 to authorize a property exchange between the City of Myrtle Beach and Auto Rebuilt, LLC, along Alder Street for parcel along Eighth Avenue North.

The city has purchased eight properties within the last year for needed stormwater facilities in this immediate area. The city is the fee simple owner of two parcels along Alder Street, PIN #44301020037 and #44304020036. Auto Rebuilt, LLC, is the fee simple owner of a lot along Eighth Avenue North, PIN #44304020027. The Auto Rebuilt property on Eighth Avenue North is better situated for a stormwater retention facility than the city-owned

properties on Alder Street. Auto Rebuilt, LLC, does not wish to sell their property, but is willing to enter in to a property exchange with the city.

2nd Reading Ordinance 2022-056 to rezone approximately 1.5 acres at 1300 North Kings Highway (PIN #42416030012) from HC-2 (Highway Commercial) to A (Amusement), and to rezone approximately 0.32 acres across Chester Street (PIN #44401020048) from MUH (Mixed Use – High Density) to A (Amusement) in order to allow anticipated uses.

The properties are adjacent to North Kings Highway, 14th Avenue North, Chester Street and 13th Avenue North. The properties are close to A (Amusement) zoned properties to the east and south. Directly adjacent properties are zoned C-8, MU-H, E and HC-2. The applicant plans to preserve the former First Presbyterian Church building.

2nd Reading Ordinance 2022-057 to amend Sec. 701 Parking and Exhibit A of the ITAP PUD (Planned Unit Development) to add minimum parking requirements for data centers and to amend Exhibit A to reflect an updated Roadway B.

Data Centers are new to Myrtle Beach and the parking requirements were not thought of during the creation of iTAP. Since Data Centers have low staffing needs and do not serve on-site customers, the parking needs are minimal. With this ordinance, a Data Center will be required to have a minimum of one parking space for every 4,000 square feet of net leasable space. This amendment is consistent with the parking requirements in Ordinance 2022-049. Planning Commission recommended approval unanimously (8/0) at the December 6, 2022.

Motion M2023-003 to declare certain vehicles abandoned or derelict pursuant to the authority of Article 41 of Title 56 South Carolina Code of Laws 2001.

This declaration is an effort to improve the appearance of both commercial and residential neighborhoods. This report includes vehicles staff have tagged as abandoned or derelict. Council's approval allows these vehicles to be towed from their private property locations to a tow yard where they may be reclaimed by the current owner upon payment of the applicable towing and storage fees. If the vehicles are not claimed by the owner within 30 days of the required notice, then the tow company may sell the vehicle and keep the proceeds as compensation.

NON-AGENDA ITEMS FROM PUBLIC (30 Minute Time Limit)

COMMUNICATIONS FROM CITY BOARDS/COMMISSION MEMBERS

COMMUNICATIONS FROM CITY COUNCIL AND CITY MANAGER

1. Council Communications
2. Chief Financial Officer (CFO) Update
3. City Manager and/or Assistant City Manager (CM/ACM) Update

REPORTS AND INFORMATION PRESENTATIONS FROM CITY STAFF

EXECUTIVE SESSION – Upon returning to Public Session, Council may take action on matters discussed in Executive Session which are deemed to be “emergency” concerns.

****NOTE:** South Carolina law requires that Council’s business is conducted in public with limited exceptions, known as “Executive Sessions.” Subjects eligible for Executive Session include:*

- Personnel matters.*
- Negotiations concerning proposed contractual arrangements and proposed sale or purchase of property.*
- The receipt of legal advice relating to: a pending, threatened, or potential claim; other matters covered by the attorney-client privilege; or, settlement of legal claims, or the position of the city in other adversary situations.*
- Discussions regarding development of security personnel or devices.*
- Investigative proceedings regarding allegations of criminal misconduct.*
- Matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses.*

Motions to go into Executive Session must be made in public and specify one or more of the reasons above. Council takes no votes or action in Executive Session. Council may take action on matters discussed in Executive Session which are deemed to be “emergency” concerns upon reconvening in open session.

ADJOURNMENT