



PLANNING COMMISSION MEETING AGENDA
Tuesday, September 19, 2017 – 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
 - A. September 5, 2017
5. OLD BUSINESS
 - A. **MAJOR FINAL SUBDIVISION PLAT SUF-17-06:** A major final plat of subdivision to create new public right-of-way to be named Bowline Boulevard.
6. NEW BUSINESS – “Consent Items”
7. NEW BUSINESS
 - A. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MNPDD-17-10:** A requested revision to the Dye Club Townhomes neighborhood within the Barefoot Resort Planned Development District to revise the site plan.
 - B. **ZONING ORDINANCE TEXT AMENDMENT ZTX-17-08:** City staff has initiated an amendment to the Zoning Ordinance affecting the R-1B zoning district for single-family residential use to decrease the minimum lot size from 7,000 to 6,000 square feet and decrease the minimum lot width from 60 feet to 50 feet.
 - C. **ZONING ORDINANCE TEXT AMENDMENT ZTX-17-09:** City staff has initiated an amendment to the Zoning Ordinance to address standardizing the exceptions to minimum lot width requirements for residentially zoned properties fronting on cul-de-sacs or eyebrows.
8. ADJOURNMENT

Respectfully submitted,

Aaron C. Rucker, AICP
Principal Planner

CITY OF NORTH MYRTLE BEACH
PLANNING COMMISSION MEETING
1018 Second Avenue South
Tuesday, September 5, 2017
5:00 P.M.

MINUTES

Rob Kayton, Chairman Absent
Harvey Eisner
Bubba Collins
Hunter Platt
Harry Bruton
Juddie Bacot
James Snyder- Absent

Planning Department Suzanne Pritchard
 Aaron Rucker
 Merideth Smith, secretary

1. CALL TO ORDER: Vice Chairman Eisner called the meeting to order at 5:00 P.M.
2. ROLL CALL: The secretary called the roll and declared a quorum present.
3. COMMUNICATIONS: None
4. APPROVAL OF MEETING MINUTES August 22, 2017 were approved as presented.
5. OLD BUSINESS:
 - A. MAJOR FINAL SUBDIVISION PLAT SUF-170-06: A major final plat of subdivision to create public right- of -way to be named Bowline Boulevard.

The applicant requested this item to be tabled until September 19, 2017. The motion to table was made by Commissioner Bacot and seconded by Commissioner Collins. Motion passed 5-0.

B. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MNPDD-17-09.A requested revision to the Town Center on Main Planned Development District to revise the site Plan.

The motion to approve was made by Commissioner Platt and seconded by Commissioner Bacot. Commissioner Collins recused himself from discussion and voting. There were no questions and no public comment and Mr. Eisner called for the vote. The motion to approve passed 4-0.

6. NEW BUSINESS: Consent Items. – None

7. NEW BUSINESS-

A. ZONING ORDINANCE TEXT AMENDMENT ZTX-17-07: City staff has initiated an amendment to the Zoning Ordinance text to allow wireless personal telephone transmission antennae on buildings shorter than one-hundred-twenty (120) feet in height when certain conditions are met.

Mr. Rucker explained the reason for the text amendment. The Commissioners asked if this would be approved on an individual basis for each request. Mr. Rucker stated that it would. There were no more questions and Mr. Eisner called for a motion. The motion to approve was made by Commissioner Collins and seconded by Commissioner Platt. The motion passed 5-0.

B. STREET RENAMING SN17-01: A proposed renaming of a new road off 2nd avenue North from Summerlight Drive to Max Lane.

Mrs. Pritchard reported that this was a request by the owners of Cook Out. There were no questions and Mr. Eisner called for the motion. The motion to approve was made by Commissioner Bruton and seconded by Commissioner Bacot. The motion passed 5-0.

8. **ADJOURNMENT**: Being no further business the Chairman called for a motion to adjourn. Motion made by Commissioner Bruton and seconded by Commissioner Platt. The meeting adjourned at 5:17 p.m.

Respectfully submitted,


Merideth Smith, 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

5.A. BONDED FINAL PLAT OF RIGHT-OF-WAY [SUF-17-06]: A major bonded final plat to dedicate 66' of public right-of-way.

Background:

The item was tabled at the September 5th meeting to allow time for the applicant to address the outstanding issue of acquiring additional public right-of-way for the portion of the roundabout that encroaches into a 25' private right-of-way, or revise the intersection improvement, or both. A new design is being reviewed that would replace the roundabout with a T intersection; however, the Director of Public Works has not approved this design.

Proposed Conditions

The applicant and authorized agent Samuel Gay, Venture Engineering, representing Myrtle Beach Power Sports (Kirk Hanna, owner) has proposed a Bonded Major Final Plat to create and dedicate 66' of new public right-of-way. The road would be named Bowline Boulevard, with two travel lanes and now a T intersection, amounting to 3,988 linear feet of new roadway. This new road would connect to Old Crane Road and Sandridge Road. The remaining portion of the property, identified by PIN 350-00-00-0081, consists of 21.42 acres and is zoned PDD (formally Bahama Island and since approved to NMB RV Resort and Dry Dock. Planning Commission review and approval is required because the proposal is considered to be a major plat.

The financial guarantee for \$321,189.06, approved by the City Engineer and City Attorney, will remain with the Finance Department to cover the required improvements to Bowline Boulevard, as well as road base and drainage for Old Crane Road. The letter of credit expires on October 7, 2019. The financial guarantee would be exercised by the city to complete any outstanding required improvements if not completed by the developer.

Staff understands an agreement has been reached between Mr. Hanna, (represented by Venture Engineering) and Horry County for the paving of Old Crane Road following county approval of the plans. This agreement has been recognized by the Director of Public Works, and states paving will commence by the county on Old Crane Road following installation of the road base provided the construction meets county standards.

Staff Review

Planning Division

Staff awaits comments from the Director of Public Works.

Zoning Division

The Zoning Administrator has no issue with the proposed Major Bonded Final Plat of Bowline Boulevard.

Legal Division

The City Attorney has approved the form of financial guarantee.

Public Works

The Public Works Department has not approved the revised construction drawings affecting the intersection of Bowline Blvd and Old Crane Road at this time.

Public Safety

Staff awaits comments from the Chief Fire Marshall.

Planning Commission Action

The Planning Commission may approve, approve with modifications and/or conditions; or disapprove the plat, as submitted.

Alternative Motions

I move that the Planning Commission approve the Major Bonded Final Plat of Bowline Boulevard [SUF-17-06] as submitted;

OR

I move that the Planning Commission deny the Major Bonded Final Plat of Bowline Boulevard [SUF-17-06] as submitted;

OR

I move (an alternate motion).

7.A. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MNPDD-17-10: A requested revision to the Dye Club Townhomes neighborhood within the Barefoot Resort Planned Development District to revise the site plan.

Background:

The subject property is identified by PIN 358-16-01-0003 and PIN 358-16-01-0001. Planning Commission last reviewed the Dye Club Townhomes neighborhood in a major amendment application unanimously recommended for approval to City Council on November 15, 2016; this amendment was then unanimously approved by City Council at their March 20, 2017, meeting.

Proposed Changes:

The applicant and authorized agent for DR Horton, Mary Kramer of G3 Engineering, has submitted a proposal to revise the approved planned development district site plan in the following ways:

- Reduce number of units from 51 to 50 to lessen impact on an existing slope and vegetation.
- Replace previously approved two buildings with three units each (totaling six units) with one building with a total of five units.

Staff Review:

Planning & Development, Planning Division

The Planning Division has no issue with the proposed amendment.

Planning & Development, Zoning Division

The Zoning Division is reviewing the proposed amendment regarding a heritage tree issue.

Public Works

The Public Works Department has no issue with the proposed amendment.

Planning Commission Action:

The planning commission may approve, approve with modifications and/or conditions, or disapprove the proposal as submitted:

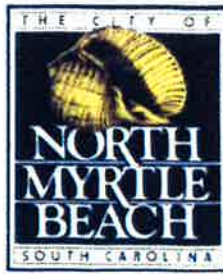
SUGGESTED MOTIONS

- 1) I move that the Planning Commission approve the Minor Planned Development District Amendment to the Dye Club Townhomes neighborhood within the Barefoot Resort Planned Development District [MNPDD-17-10] as submitted.
- 2) I move that the Planning Commission deny the Minor Planned Development District Amendment to the Dye Club Townhomes neighborhood within the Barefoot Resort Planned Development District [MNPDD-17-10] as submitted.

OR

- 3) I move (an alternate motion).

<input type="checkbox"/> Major Amendment	
<input checked="" type="checkbox"/> Minor Amendment	
Fee Due for Major Amendments	\$500
Fee Due for Minor Amendments	No Fee



FOR OFFICE USE ONLY	
PDD Amendment Finance Acct Code	3.22
FEE PAID (Payable to the "CITY OF NORTH MYRTLE BEACH"):	NA
File Number:	M/PDD-17-10
Submittal Date:	8/31/17
Notice Published:	—
Planning Commission:	9/19/17
First Reading:	—
Second Reading:	—

RECEIVED
 AUG 31 2017
 BY:

Revision Date 12.20.16

**CITY OF NORTH MYRTLE BEACH
 PDD ZONING AMENDMENT APPLICATION**

Today's Date: **August 31, 2017** (Please Print or Type)

APPLICANT INFORMATION

Applicant's Last Name: **DR Horton, INC** First: Middle: Mr. Miss Property Owner Authorized Agent
 Mrs. Ms. Contract Purchaser Other: _____
 Street Address: **4049 Belle Terre Blvd** Telephone: **(843) 357-8400**
 Post Office Box: City: **Myrtle Beach** State: **SC** ZIP: **29579** Email: **jlheter@drhorton.com**

SUBJECT PROPERTY INFORMATION

Provide below the exact street address (name, number) and plat map reference for which you propose a zoning change
PLEASE ATTACH AN ACCURATE TAX MAP(S) AND/OR RECENT SURVEY PLAT DELINEATING THE SUBJECT PROPERTY

Street Address (if applicable): Beach Section: Plat Reference: **pb 276 pg 112** Tax Map Number(s):
 Name: **Gray Heron Drive** Subdivision: **Barfoot Beach** Block: **N/A** **358-16-01-0001 / 358-16-01-0003**
 Number(s): NA Lot #(s): **106** Section: **N/A**
 Total Area of Subject Property: **6.85** (check one) Square Feet or Acres Date PDD Ordinance Adopted:
 What is the (project) title for the existing development? **Dye Estates Town homes** Date PDD Ordinance Amended:

CERTIFICATION & SIGNATURE OF APPLICANT(S) OR AUTHORIZED AGENT(S)

Does the applicant own all of the property proposed for amendment? Yes No IF NO, SUBMIT THE PERCENTAGE OF OWNERSHIP:

*If application is being submitted by the Authorized Agent or Contract Purchaser, provide a letter of agency from the property owner.

The undersigned hereby respectfully requests that the City of North Myrtle Beach Zoning Ordinance be amended by changing the existing PDD Ordinance. While it is understood by the undersigned that this application will be carefully reviewed and considered by public officials, the burden of proving the need and rational basis for the proposed PDD amendment rests with the applicant.

Signature of Applicant or Authorized Agent: *[Signature]* Date: 8-31-17
 Co-signature (if applicable): _____ Date: _____

[Handwritten mark]



CITY OF NORTH MYRTLE BEACH
DEVELOPMENT APPROVAL APPLICATION (PERMIT):
RECORDED COVENANT FORM

Revision Date 06.28.17

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority. Please read § 6-29-1145, provided in its entirety below, and complete the following.

Nature of Approval Requested: Reduce number of units from 51 to 50

Parcel Identification Number: 358-16-01-0001 / 358-16-01-0003

Property Address: Gray Heron Drive

I, Bradford C. Brundy (Print Name), hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).

BCB (Signature)

8-31-17 (Date)

SECTION 6-29-1145. Determining existence of restrictive covenant; effect.

(A) In an application for a permit, the local planning agency must inquire in the application or by written instructions to an applicant whether the tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity.

(B) If a local planning agency has actual notice of a restrictive covenant on a tract or parcel of land that is contrary to, conflicts with, or prohibits the permitted activity:

- (1) in the application for the permit;
- (2) from materials or information submitted by the person or persons requesting the permit; or
- (3) from any other source including, but not limited to, other property holders, the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.

(C) As used in this section:

- (1) "actual notice" is not constructive notice of documents filed in local offices concerning the property, and does not require the local planning agency to conduct searches in any records offices for filed restrictive covenants;
- (2) "permit" does not mean an authorization to build or place a structure on a tract or parcel of land; and
- (3) "restrictive covenant" does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land.

HISTORY: 2007 Act No. 45, Section 3, eff June 4, 2007, applicable to applications for permits filed on and after July 1, 2007; 2007 Act No. 113, Section 2, eff June 27, 2007.



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 12.20.16

Today's Date: August 31, 2017

Nature of Approval Requested: Reduce total number of units from 51 to 50

Property PIN and Tax Map Number, if applicable: 358-16-01-0001 / 358-16-01-0003

Property Location: Gray Heron Drive

I, DR Horton, hereby authorize G3 Engineering

to act as agent for Civil Design for the purposes of the above referenced

approval.

[Handwritten Signature] → Bradford C. Brady

[Handwritten Date] 8-31-17

Signature

Date

[Handwritten Title] City Manager

Title

© COPYRIGHT G3 ENGINEERING, LLC. ANY USE OF THIS PLAN, WHOLE OR IN PART IN ANY FORMAT WITHOUT EXPRESSED WRITTEN CONSENT, OR WITHOUT SIGNATURE AND SEAL, ARE INVALID.

SITE DATA:

TMS / PIN #
 143-18-01-001/358-16-01-0001 5.85 AC
 143-18-01-058/358-16-01-0001 2.20 AC

TOTAL ACREAGE - 8.09

CURRENT ZONING - PDD "MF-3"
 PROPOSED ZONING - PDD "MF-3-ADMMENDED"

FLOOD ZONE - LOCATED IN FLOOD ZONE "X" FEMA FIRM MAP # 450110C0586H DATED 08/23/1999.

NOTE: NEW FLOOD MAPS NOT APPROVED AS OF THIS DATE (2.2 ACRE SITE) HAS A SMALL PORTION LOCATED IN FLOOD ZONE AE-13 PANEL NUMBER: 450110C 0611K. REST IS IN FLOOD ZONE "X".

REFERENCE MUNICIPALITY - CITY OF NORTH MYRTLE BEACH

OWNER OF RECORD -
 COASTAL RESORT HOLDINGS
 P.O. BOX 1667
 NORTH MYRTLE BEACH, SC 29585

DEVELOPER - D.R. HORTON
 JOHN HETER
 DR HORTON
 4040 BELL TERRE BLVD
 MYRTLE BEACH, SC 29579
 JHETER@DRHORTON.COM

PROPOSED USE -
 TOWN HOMES 6.85 AC
 UNIT K 4 BEDROOM
 UNIT L 3 BEDROOM (4 BDRM OPTION)
 UNIT A 3 BEDROOM

RIGHT OF WAY EASEMENT 1.25 AC

REQUIRED SETBACKS -
 PVD TOWNHOUSES
 FRONT 10'
 SIDE 0' (10' OFF SIDE PROPERTY LINE)
 REAR 0'

PARKING REQUIRED -
 TOWNHOUSES (50 UNITS) 98 SPACES
 39 FOUR BEDROOM 22 SPACES
 11 THREE BEDROOMS 22 SPACES

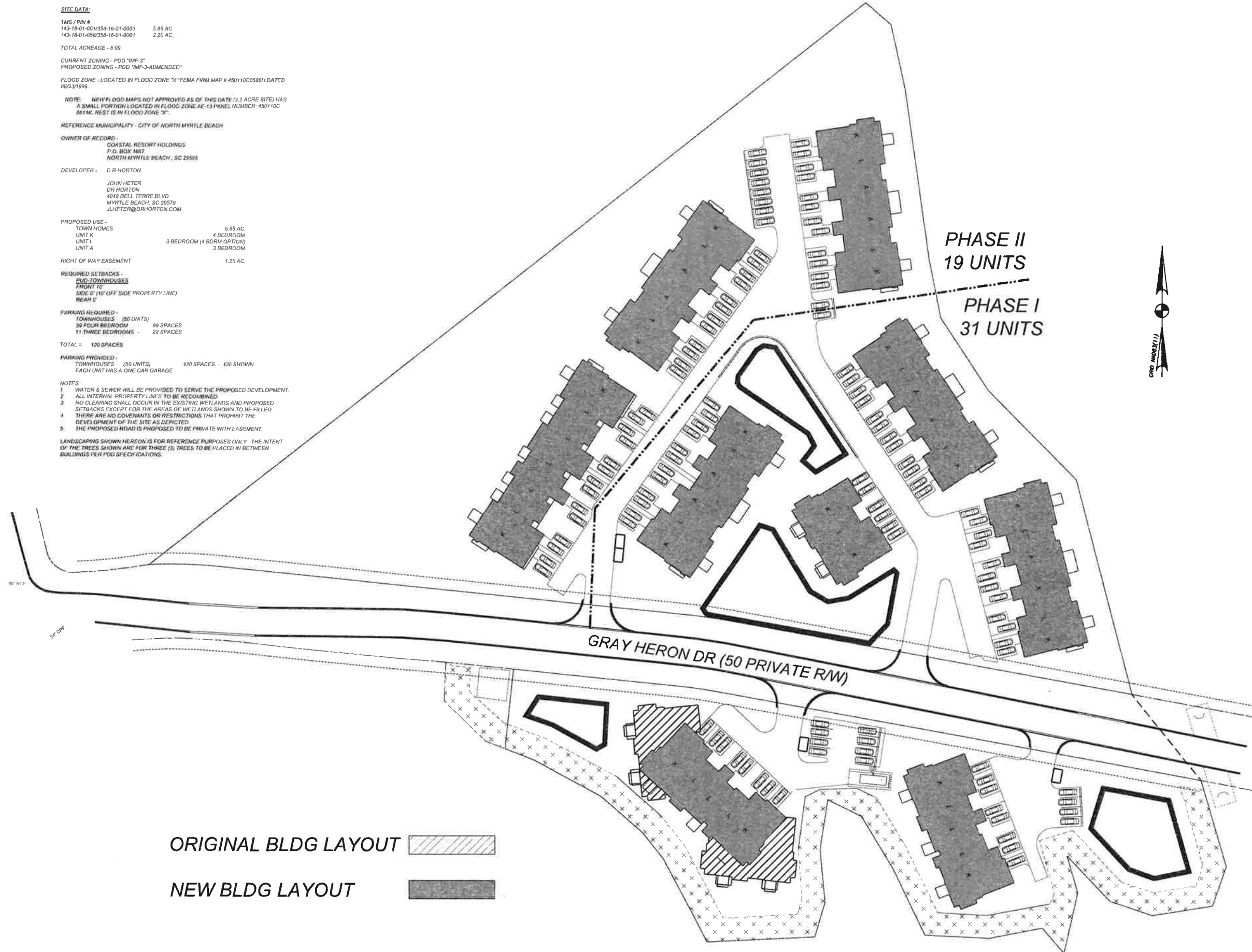
TOTAL = 120 SPACES

PARKING PROVIDED -
 TOWNHOUSES (50 UNITS) 120 SPACES - 136 SHOWN
 EACH UNIT HAS A ONE CAR GARAGE

NOTES

- 1 WATER & SEWER WILL BE PROVIDED TO SERVE THE PROPOSED DEVELOPMENT.
- 2 ALL INTERNAL PROPERTY LINES TO BE RECOMBINED.
- 3 NO CLEARING SHALL OCCUR IN THE EXISTING WETLANDS AND PROPOSED SETBACKS EXCEPT FOR THE AREAS OF WETLANDS SHOWN TO BE FILLED.
- 4 THERE ARE NO COVENANTS OR RESTRICTIONS THAT PROHIBIT THE DEVELOPMENT OF THE SITE AS DEPICTED.
- 5 THE PROPOSED ROAD IS PROPOSED TO BE PRIVATE WITH EASEMENT.

LANDSCAPING SHOWN HEREON IS FOR REFERENCE PURPOSES ONLY. THE INTENT OF THE TREES SHOWN ARE FOR THREE (3) TREES TO BE PLACED IN BETWEEN BUILDINGS PER PDD SPECIFICATIONS.



ORIGINAL BLDG LAYOUT
 NEW BLDG LAYOUT

NO.	REV.	DATE	BY
1	REV. PER THE COMMENTS		



G3 ENGINEERING
 P.O. BOX 2666
 PAWLEY'S ISLAND, SC 29585
 PHONE: 843.237.1001
 www.G3Engineering.org

DYE CLUB TOWNHOMES
 HORRY COUNTY, NORTH MYRTLE BEACH, SC

PREPARED FOR
D.R. HORTON

OVERALL SITE PLAN

SCALE: 1" = 40 FEET
 0 20 40 80
 DESIGNED: JHG
 DRAWN: MAA/PAS
 APPROVED: JHG
 PROJ. NO. 18016
 DATE: 02-23-17

SHEET **C-1.1**

7.B. ZONING ORDINANCE TEXT AMENDMENT ZTX-17-08: City staff has initiated an amendment to the Zoning Ordinance affecting the R-1B zoning district for single-family residential use to decrease the minimum lot size from 7,000 to 6,000 square feet and decrease the minimum lot width from 60 feet to 50 feet.

Background

The city’s residential zoning districts have different standards for minimum lot size and width for single-family detached dwellings as illustrated below:

Minimum Requirements	Residential Zoning Districts								
	R-1	R-1A	R-1B	R-2	R-2A	R-2B	R-3	R-4	R-4I
Lot Size (sq ft)	10,000	7,500	7,000	5,000	5,000	5,000	5,000	5,000	5,000
Lot Width	80’	60’	60’	50’	50’	50’	50’	50’	50’

Proposed Changes

Staff is proposing a zoning amendment to allow for a more even distribution of minimum lot sizes across the zoning districts. By lowering the R-1B minimum single-family detached lot size to 6,000 sq ft, the zoning ordinance will more adequately address local market conditions and fill a gap in the available lot width minimums within the ordinance. The corresponding reduction in lot width from 60 to 50 feet accommodates the width of a house typical to construction on a 6,000 sq ft lot.

The proposed amendment addresses items in Article II, Zoning Districts and Development Regulations, § 23-18.1(3) – R-1B Single-Family Low-Medium Density District Development Regulations, and would appear in the zoning ordinance as follows (new matter underlined, deleted matter struck-through):

Sec. 23-18.1. - R-1B Single-Family Low-Medium Density District.

- (3) Development regulations: Regulations governing the location and height of structures, and the area upon which they may be located are as follows:

	Single-family Dwelling	Church	Other permitted uses
Minimum site area (square feet)	7,000 <u>6,000</u>	1 acre	7,000
Minimum lot width	60 <u>50</u> feet	NA	NA
Minimum yards			
Front	25 feet	25 feet	25 feet
Side	5 feet	25 feet	10 feet
Rear	20 feet	25 feet	25 feet
Maximum impervious surface ratio	50%	60%	50%
Maximum building height	35 feet	45 feet	25 feet

Notes:

1. Lot width requirement on a cul-de-sac may be reduced by thirty-three (33) percent.
2. A dwelling unit shall not contain more than five (5) bedrooms or sleeping areas of not more than three hundred (300) square feet each.

According to § 23-4, *Amendments*, of the Zoning Ordinance, the advertisement requirement for Zoning Ordinance amendments is 15 days, and that advertisement notice has been met. The amendment is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for October 2, 2017.

Planning Commission Action

The Planning Commission may approve, approve with modifications and/or conditions; or disapprove the proposal, as submitted.

Alternative Motions

- 1) I move that the Planning Commission approve the Zoning Ordinance text amendment [ZTX-17-08] as submitted.

OR
- 2) I move that the Planning Commission deny the Zoning Ordinance text amendment [ZTX-17-08] as submitted.

OR
- 3) I move (an alternate motion).

7.C. ZONING ORDINANCE TEXT AMENDMENT ZTX-17-09: City staff has initiated an amendment to the Zoning Ordinance to address standardizing the exceptions to minimum lot width requirements for residentially zoned properties fronting on cul-de-sacs or eyebrows.

Background

Staff has permitted lot width reductions on dead-end, cul-de-sac streets to be reduced within the R-1, R-1A, R-1B, and R-2B zoning districts according to the zoning ordinance, but is not interpreting the same reduction for streets utilizing an eyebrow design because “eyebrow” is not specifically listed. Because an eyebrow design is considered a preferred alternative to a cul-de-sac in the Land Development Regulations with less impact on traffic congestion, staff believes the same reduction should apply.

Additionally, the lot width exception does not include the R-2, R-2A, R-3, and R-4 districts. Staff is asking to standardize the code by allowing any residential district the ability to reduce lot widths for properties fronting cul-de-sacs or eyebrows.

Proposed Changes

Staff is proposing a zoning amendment to standardize the exceptions to minimum lot widths for residentially zoned properties fronting on cul-de-sacs or eyebrows by thirty-three (33) percent and including the R-2, R-2A, R-3, and R-4 zoning districts into the 33% exception.

The following table illustrates the proposed changes:

	Current	Proposed
R-1	55'	53.6'
R-1A	40'	40.2'
<i>R-1B</i>	<i>40.2'</i>	<i>40.2'</i>
R-2	None	33.5'
R-2A	None	33.5'
<i>R-2B</i>	<i>33.5'</i>	<i>33.5'</i>
R-3	None	33.5'
R-4	None	33.5'

The proposed amendment addresses items in Article II, Zoning Districts and Development Regulations § 23-18 – R-1 Single-Family Low-Density and R-1A Single-Family Residential Low-Medium Districts, § 23-18.1 – R-1B Single-Family Low-Medium Density District, § 23-20.1 – R-2B Single-Family Medium Density, and Article VII, General and Supplemental Regulations, § 23-100, and would appear in the zoning ordinance as follows (new matter underlined, deleted matter struck-through):

Sec. 23-18. - R-1 Single-Family Residential Low-Density and R-1A Single Family Residential Low-Medium Density District.

~~(f) In the R-1 district the minimum lot width shall be 80 feet except when at least 50 percent of the lot frontage is on a cul de sac, then the minimum lot width shall be 55 feet.~~

~~(g) in the R-1A district the minimum lot width shall be 60 feet except when at least 50 percent of the lot frontage is on a cul de sac, then the minimum lot width shall be 40 feet.~~

Sec. 23-18.1. - R-1B Single-Family Low-Medium Density District.

~~1. Lot width requirement on a cul-de-sac may be reduced by thirty three (33) percent.~~

Sec. 23-20.1. – R-2B Single-Family Medium Density District.

~~1. Lot width requirement on a cul-de-sac may be reduced by thirty three (33) percent.~~

Sec. 23-100. –General and Supplemental Regulations.

In residential districts when at least fifty (50) percent of the lot frontage is on a cul-de-sac or eyebrow, then minimum lot width may be reduced by thirty-three (33) percent.

According to § 23-4, *Amendments*, of the Zoning Ordinance, the advertisement requirement for Zoning Ordinance amendments is 15 days, and that advertisement notice has been met. The amendment is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for October 2, 2017.

Planning Commission Action

The Planning Commission may approve, approve with modifications and/or conditions; or disapprove the proposal, as submitted.

Alternative Motions

- 1) I move that the Planning Commission approve the Zoning Ordinance text amendment [ZTX-17-09] as submitted.

OR
- 2) I move that the Planning Commission deny the Zoning Ordinance text amendment [ZTX-17-09] as submitted.

OR
- 3) I move (an alternate motion).