



PLANNING COMMISSION MEETING AGENDA

Tuesday, February 7, 2012 – 5:00 P.M.

1018 Second Avenue South - North Myrtle Beach, SC

1. CALL TO ORDER

2. ROLL CALL

3. COMMUNICATIONS

4. APPROVAL OF MEETING MINUTES
January 10, 2011

5. OLD BUSINESS

A. MAJOR AMENDMENT TO TOWERS ON THE GROVE PLANNED DEVELOPMENT DISTRICT [MJPDD-11-05]: A request by Wyndham Vacation Resorts to amend the Towers on the Grove Planned Development District located on second row at 2105 North Ocean Boulevard to permit one (1) new attached building sign to the parking garage. *Tabled.*

6. NEW BUSINESS

A. MINOR AMENDMENT TO TOWERS ON THE GROVE PLANNED DEVELOPMENT DISTRICT [MNPDD-12-01]: A request by Dennis Callahan to amend the Towers on the Grove Planned Development District located on second row at 2105 North Ocean Boulevard.

7. ADJOURNMENT

Respectfully submitted,

Aaron Rucker, AICP



Senior Planner

NOTES: There will be a workshop at 9:15 A.M. on Tuesday morning.

5.A. PLANNED DEVELOPMENT DISTRICT AMENDMENT MJPDD-11-05:

The Planning & Development Department received an application for a Major Planned Development District amendment to Towers on the Grove to allow one (1) new building sign along Ocean Boulevard.

The item has been tabled until the February 21st meeting.

6.A. PLANNED DEVELOPMENT DISTRICT AMENDMENT MNPDD-12-01:

The Planning & Development Department received an application for a Minor Planned Development District amendment to the Towers on the Grove Planned Development District to temporarily allow parking on the unimproved oceanfront parking lot. Towers on the Grove is located at 2105 North Ocean Boulevard.

Proposal

The applicant and authorized agent Dennis Callahan, Engineering Manager for Wyndham Vacation Ownership, has requested to pave a drive aisle 40' into the adjacent lot (Lot 1-B on Block 41-A). Included with the paving, a 6' vinyl fence 120' in length beginning from Ocean Boulevard extending to the beach, pedestrian pavers, and new landscaping is also proposed.

As per the applicant, Towers on the Grove will pave approximately 2,000 square feet of 4" concrete for the egress area and install 120' of 6' solid panel fencing from Ocean Boulevard to a gazebo area located on the oceanfront. They will also landscape and place a walking path from the newly paved area to the gazebo using plants that match existing landscaping and pavers matching the pool deck.

The southern portion of Towers on the Grove was never developed but approved as Future South Tower 1B; a second (twin) oceanfront tower to match. Approval would allow a temporary paved drive aisle, vinyl fencing, pavers, and landscaping but not change the approved PUD or the anticipated South Tower 1B. The applicant acknowledges all improvements may be temporary and the lot could be developed at any time. As stated, their goal is to enhance the curb appeal of their property, the City, and the safety of guests and owners.

Comments/Issues:

Planning & Development

Planning Division

The Planning Division has no issues with the proposal but await an authorization letter from Casey Shroff, owner of Lot 1-B on Block 41-A, allowing the proposed improvements to occur on his property.

Zoning Division

As per Section 23-31 of the Zoning Ordinance, this area falls within the Oceanfront Overlay Zone with specific regulations on fences including maximum fence heights of 4' and maintaining at least 75% transparency (see attached).

City Attorney

At the time of writing this report, Staff had not received comment from Public Safety but is anticipating a statement prior to Tuesday's workshop.

Public Works Department

Stormwater runoff calculations/ designs will be required at the time of building permit.

Public Safety

The Chief Fire Marshall has no issue with the proposal.

Minor PDD
 Major PDD



| FOR OFFICE USE ONLY | |
|----------------------|-------------|
| PDD Zoning Amndmnt | 3.22 |
| Finance Acct Code | |
| Fee Due for Major | \$500 |
| File Number: | MPPDD-12-01 |
| Submittal Date: | 1/31/12 |
| Notice Published: | 2/1/12 |
| Planning Commission: | 2/7/12 |
| First Reading: | — |
| Second Reading: | — |



CITY OF NORTH MYRTLE BEACH PDD ZONING AMENDMENT APPLICATION FORM

(Please Print or Type)

Today's Date: JAN 30, 2012

APPLICANT INFORMATION

| | | | | | |
|---|------------------------------|-----------------------|--|---|--|
| Applicant's Last Name: <u>CALLAHAN</u> | First: <u>DENNIS</u> | Middle: <u>V</u> | <input checked="" type="checkbox"/> Mr. <input type="checkbox"/> Mrs. | <input type="checkbox"/> Miss <input type="checkbox"/> Ms. | Property Owner: <input type="checkbox"/> Authorized Agent: <input checked="" type="checkbox"/> |
| Street Address: <u>2100 North Ocean Blvd</u> | | | | | Contract Purchaser: <input type="checkbox"/> Other: <input type="checkbox"/> |
| Telephone: <u>(843)</u> | | | | | |
| Post Office Box: | City: <u>Cherry Grove</u> | State: <u>S.C.</u> | ZIP: | Email: <u>dennis.callahan@wyn.com</u> | |

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: | Tax Map Number(s): |
| Street Name: <u>Ocean Blvd</u> | | Subdivision: Block: <u>40-A</u> | |
| Number(s): | <input type="checkbox"/> NA | Lots #(s): <u>1-A</u> Section: <u>Cherry Grove</u> | |
| Total Area of Subject Property: <u>45,827</u> | (check one): <input checked="" type="checkbox"/> Square Feet or <input type="checkbox"/> Acres | | Date PDD Ordinance Adopted: |
| What is the (project) title for the existing development? | | | Date PDD Ordinance Amended: |

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

| | | |
|--|---|--|
| Does the applicant own all of the property proposed for amendment? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | IF NO, SUBMIT THE FOLLOWING ITEMS: |
| A. Plat showing lot numbers of each parcel. | B. Written agreement of all property owners. | C. Mailing address of each 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] _____ JAN 30 2012
 Signature of Applicant or Authorized Agent Date

 Co-signature (if applicable) Date

FILING FEE OF \$500 PAYABLE TO THE CITY OF NORTH MYRTLE BEACH FOR MAJOR AMENDMENTS. **NO FEE FOR MINOR AMENDMENTS.**
 No fee for Minor PDD Amendments

FEE PAID: 0

TO: North Myrtle Beach Planning Staff

31 January 2012

From: Towers on the Grove

Dennis Callahan

Maintenance Manager 843-429 5322

Subject: Minor amendment

This is a request for a minor amendment to New lot 1-A on block 41A located in Cherry Grove S.C... Towers on the Grove would like to pave an egress from the building parking area at 2100 N. Ocean Blvd on to 40 feet of Lot 1-A on Block 41A. Included with the paving, Towers would like to install a 6 ft. vinyl fence 120 feet in length starting at Ocean Blvd extending towards the beach area.

Towers will pave approximately 2000 square feet of 4" concrete for the egress area. Install 120' of 6' solid panel fence extending from Ocean Blvd. to Gazebo area located on the beach front of the lot. We will landscape and place a walking path from egress to gazebo using materials matching existing landscaping. This landscaped area will be used as additional access to beach, activities, and a possible picnic area.

Towers is well aware that this is a temporary amendment and the lot could be developed any time. Our goal is to enhance the curb appeal of Towers, and Cherry grove, and improve the safety of or guest and owners.

Landscape Materials:

Gaillardia- Blanket flowering

Ornamental grasses

Bottlebrush

Oleander

Walkway: 12" pavers to match pool deck area


Dennis Callahan

Maintenance Manager

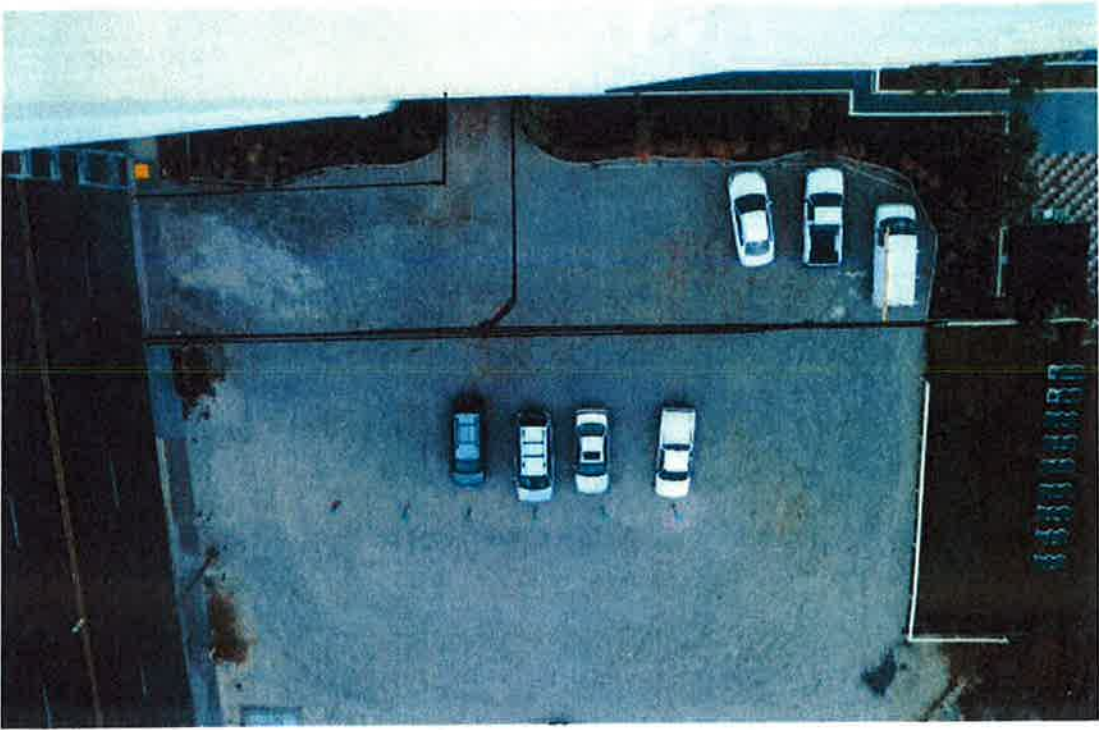


FENCE
6' WHITE
METAL

CEMENT
3/4 CURBONE

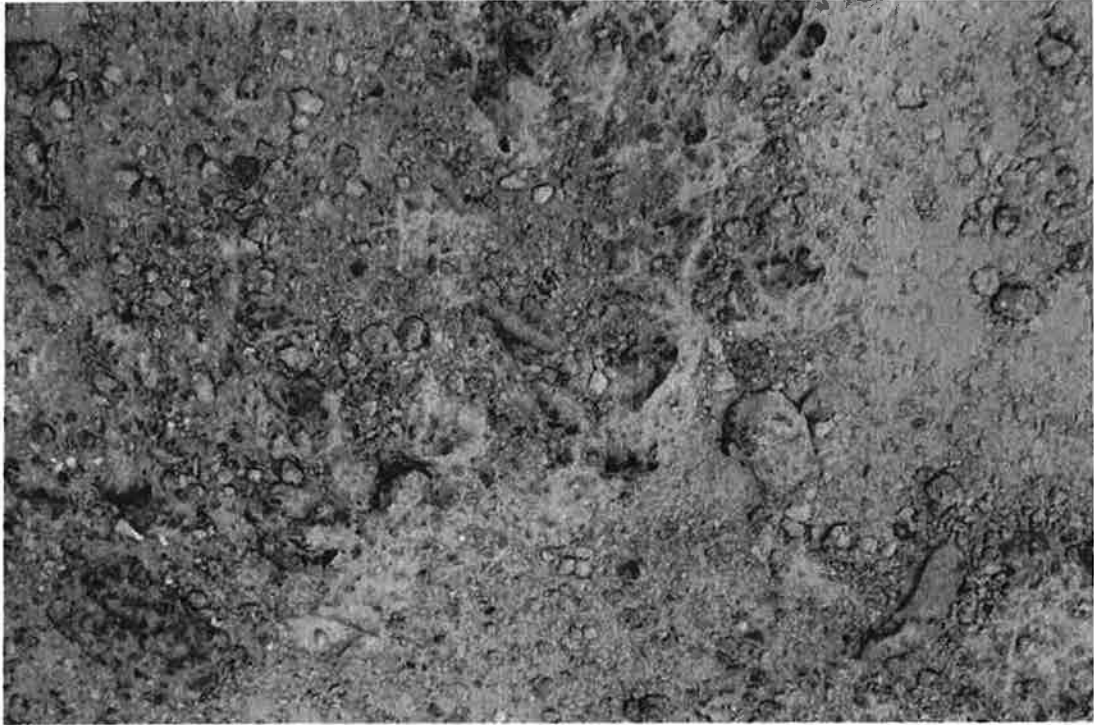
500
SAND

PATHWAY
PAVEMENTS











TOWERS IN THE GROVE

North Myrtle Beach, Cherry Grove



**CARLIER ARCHITECTURE, INC.**
ARCHITECTURE INTERIORS PLANNING
1100 OAKVIEW DRIVE, SUITE K, MYRTLE BEACH, SC
843-447-3038 FAX 843-449-4559

Approved

SITE PLAN



9. Shall be directed to Highway 17.

- (d) Section 23-31(3)(c)3 shall not apply when relocation of the off-premises sign is required to be relocated in accordance with state law.

* (4) *OFO (Oceanfront Overlay Zone).*

- (a) *Purpose:* The purpose of the oceanfront overlay zone is to enhance the potential of oceanfront and second row properties by increasing densities for hotel/motel resort accommodations and multifamily developments.

- (b) *Application:* The OFO (Oceanfront Overlay Zone) is applicable only to oceanfront properties and associated developments within the boundaries of the overlay zone and within R-4 (Resort Residential), RC (Resort Commercial) and PUD (Planned Unit Development) primary zoning districts. The boundaries of the overlay zone are proposed to include oceanfront properties and associated properties within three hundred (300) feet of the oceanfront properties in the R-4, RC and PUD districts.

(c) *Overlay zone provisions:*

1. The minimum on-site parking requirement for hotel/motel, resort accommodations and multifamily developments on the oceanfront may be reduced to twenty (20) percent. All off-site parking must be located within the overlay zone and all parking must be totally within three hundred (300) feet of the principal oceanfront use.
2. Tracts adjacent to oceanfront PUD sites but separated by and directly across Ocean Boulevard may be included in an oceanfront PUD site provided such tracts contain at least one (1) acre of contiguous property and the oceanfront PUD site contains at least one and five-tenths (1.5) acres of contiguous property.*
3. Oceanfront cabana houses and amenities when accessory to adjacent second row properties directly across Ocean Boulevard.*

*Adjacent shall mean the majority of the second row tract shall be located between sidelines of the primary tract as they are extended in an imaginary straight line across the Boulevard.

* 4. All fences shall meet the following:

- (a) At least a five-foot setback.
- (b) No larger than three-fourth ($\frac{3}{4}$) inch by three-fourth ($\frac{3}{4}$) inch pickets—Four (4) inches between vertical pickets measured on center.
- (c) No larger than two (2) inch by two (2) inch vertical support posts anchored in concrete not less than five (5) feet apart except for gate supports.
- (d) No larger than three-fourth ($\frac{3}{4}$) inch by one and one-half ($1\frac{1}{2}$) inch horizontal support rails for the vertical pickets—No more than two (2).

- (e) No larger than one and one-half (1½) inch horizontal hand rail—No more than one (1).
- (f) Maximum fence height—Four (4) feet from grade to top.
- (g) Aluminum construction.
- (h) At least seventy-five (75) percent transparency.

(5) *MSP Main Street Parking Overlay Zone.*

- (a) *Purpose:* The purpose of the Main Street Parking Overlay Zone is to relax on-site parking standards within the block of Main Street between Ocean Boulevard and Hillside Drive on those properties fronting Main Street. This would allow for structural alterations and change of use on properties that are currently nonconforming with providing required parking.
- (b) *Application:* The MSP Overlay Zone permits up to one hundred (100) percent of required parking to be provided off-site within five hundred (500) feet of the subject property. Off-site parking lots can be provided by shared ownership, shared leases or shared spaces when it can be shown that the peak usage hours do not overlap subject to a deed restriction of which the City of North Myrtle Beach shall be a party to future release of such restriction.

(6) *TND (Traditional Neighborhood Development) District Overlay for Single-Family Residential Uses Only.*

- (a) *Purpose:* The purpose of the Traditional Neighborhood Development Zoning District Overlay "TND District Overlay" is to encourage traditional neighborhood development and to provide incentives to help create a walkable neighborhood, rather than just allowing conventional development.
- (b) *Application:* The TND District Overlay provides an increased range of options over conventional zoning including but not limited to reduced setbacks, rear loaded garages, reduced widths of roadway pavement and alley access.
- (c) *General requirements:*
 1. **Setbacks:**
 - Front (Maximum): 3—25 feet
 - Side (Maximum): 3—15 feet
 - Rear setback: 15 feet
 - Maximum height: 45 feet
 2. Accessory uses, including garages, may encroach into the rear setback but must be a minimum of five (5) feet from the rear property line and a minimum of three (3) feet from the side property line.
 3. Single-family homes shall have a substantial front porch at least six (6) feet in depth, and extending across a minimum of fifty (50) percent of the primary front facade of the house. This requirement may be waived in situations where a Charleston-style side porch house is constructed ("false"

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 6/8/07 OWNER Ray & Huff
 DATE _____ OWNER _____
 DATE _____ OWNER _____
 DATE _____ OWNER _____

CERTIFICATE OF APPROVAL OF SEWAGE DISPOSAL SYSTEMS

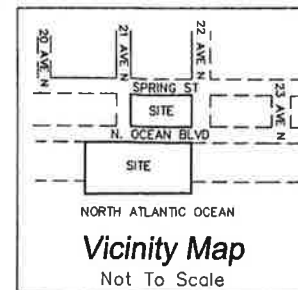
I hereby certify that a Sewage Disposal System, meeting the Full Requirements of the City's Subdivision Regulations has been installed or that a Guarantee of the installation of the Required Improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.

Date _____ City Engineer or Designate _____

CERTIFICATION OF APPROVAL OF WATER LINES AND STREETS

I hereby certify that Streets and Water Lines meeting the full requirement of the City's Subdivision Regulations have been installed or that a Guarantee of the installation of the Required Improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.

Date _____ City Engineer or Designate _____



MAP REFERENCES:
PB. 2 PG. 191
PB. 221 PG. 103

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY TO RESORT FUNDING, LLC THAT THE SURVEY OF 2.165 ACRES PREPARED BY ME FOR Smith Investments of Carolina, Inc. & Towers on the Grove South, LLC, DATED March 29, 2007, DATED May 16, 2007, WAS ACTUALLY MADE UPON THE GROUND AND THAT IS AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES OF THE PROPERTY; THAT EXCEPT AS SHOWN THEREON, THERE ARE NO BUILDINGS, STRUCTURES, WALKWAYS, DRIVEWAYS, PARKING AREAS, PARKING SPACES OR OTHER IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, PARTY WALLS, WALLS, FENCES, WATER RETENTION PONDS, LAKES, PONDS, CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER WATER COURSES, PIPELINES, SETBACK LINES, EASEMENTS, PUBLIC, PRIVATE OR PROPOSED ROADS, STREETS, OR ALLEYS, CURB CUTS, UTILITY LINES AND APPURTENANCES (INCLUDING IRRES, CABLES, POLES, PIPES, MANHOLES, CATCH BASINS, VALVE VAULTS, OR FIRE HYDRANTS), RAILROADS, OR RIGHT-OF-WAY VISIBLE ON THE GROUND OR OF RECORD OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OF NOT OF RECORD, AFFECTING THE PROPERTY; THAT THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS; THAT THERE ARE NO ENCROACHMENTS AFFECTING THE PROPERTY; THAT ALL UTILITY SERVICE LINES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LANDS; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL EXISTING STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVER OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; THAT THERE ARE NO GAPS OR GORES BETWEEN THE PROPERTY BOUNDARIES AND ADJACENT PUBLIC ROADS SHOWN ON THE SURVEY; THAT THE GROSS AREA SHOWN ON THE SURVEY IS CORRECT AND IS ACCURATE TO THE NEAREST ONE THOUSANDTH OF AN AREA +/-; AND THAT THE PARCELS DESCRIBED ON THE SURVEY DOES NOT LIE WITHIN ANY FEDERAL OR STATE DESIGNATED WETLAND OR WITHIN THE 100 YEAR FLOOD PLAN OR ANY SPECIAL FLOOD HAZARD AREA. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MANUAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY, AS DEFINED THEREIN.

William E. Hayes
 by: William E. Hayes, PLS # 15186

Instrument #: 2007000085365, PLAT BK. 226 PG. 179 DOCTYPE: 061.06/13.2007 at 11:49:57 AM, 1" = 30' BATTERY V. SKIPPER, HORY COUNTY, SC REGISTRAR OF DEEDS



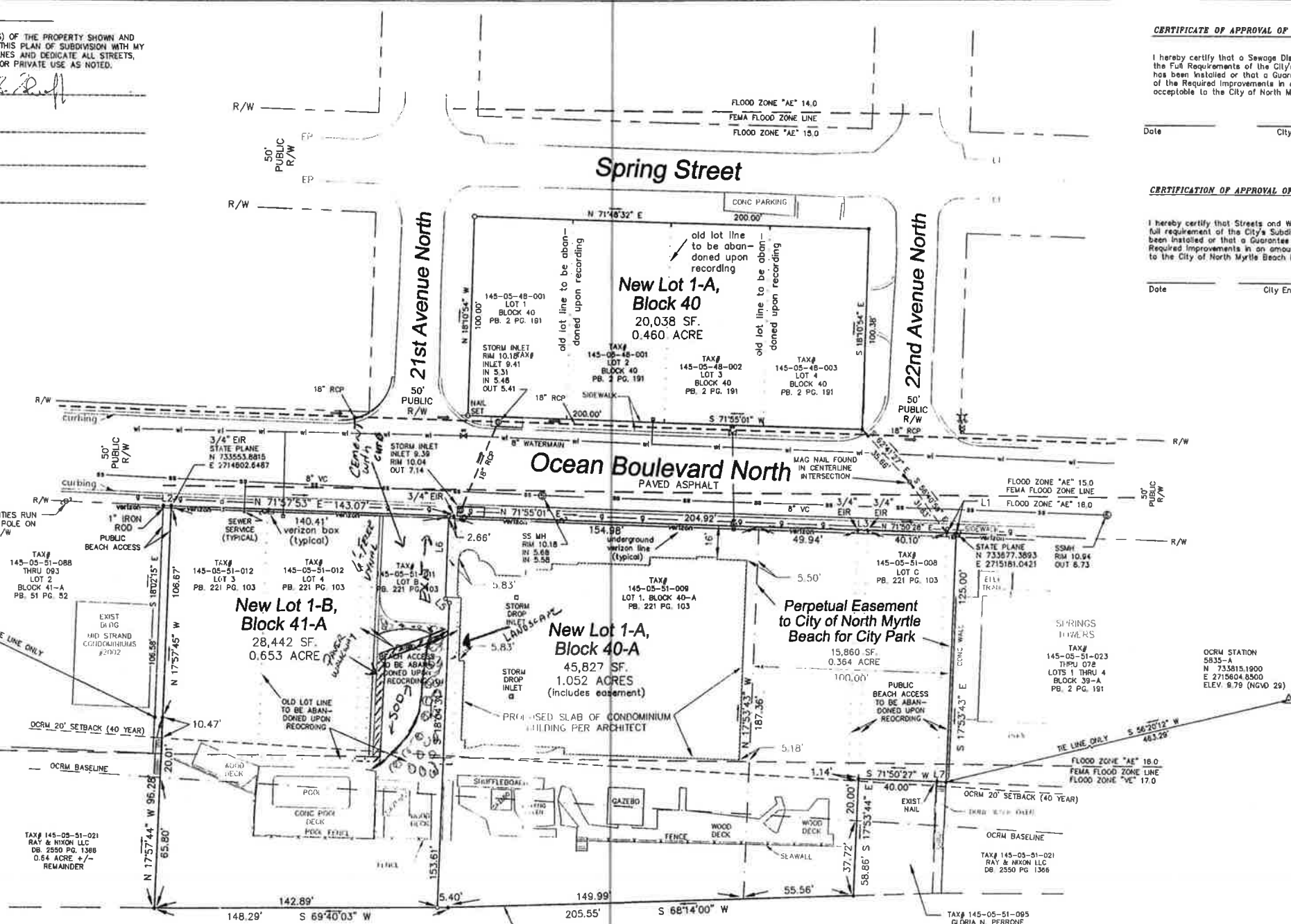
FLOOD NOTE:
THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. PANEL # 450110 0584 H DATED 8-23-1989

- NOTES:
- DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 - SCALE FACTOR: 0.9997974
 - OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
 - MAP SUBJECT TO FULL TITLE SEARCH.
 - THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAY, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
 - ATTORNEY TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD.
 - AREAS COMPUTED BY COORDINATE GEOMETRY.
 - R/W = RIGHT OF WAY
 - ER = EXISTING IRON REBAR
 - EP = EXISTING IRON PIPE
 - NIR = 1/2" NEW IRON REBAR
 - EP = EDGE OF PAVEMENT
 - CONC. = CONCRETE
 - LONG TERM EROSION RATE: -0.4"/YEAR
 - DEED REF: DB 2347 PG. 283 DB 2478 PG. 113 DB 3083 PG. 1043 DB 2550 PG. 1366
 - THIS COMBINES EXISTING PARCELS OF LAND INTO 3 PARCELS OF LAND IN A MUNICIPALITY THAT REGULATES PARCELS OF LAND.

CERTIFICATE OF ACCURACY

I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; that there are no visible encroachments or projections other than shown; that the unadjusted ratio of precision is 1:10,000; that this property is subject to any easements of record that may be shown on an up-to-date title search not furnished me this date; that the area was determined by the coordinate method of area calculation. Date: MAY 16, 2007

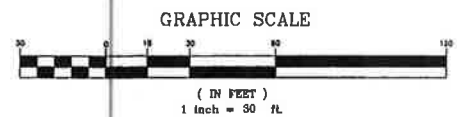
William E. Hayes
 WILLIAM E. HAYES, PLS # 15186



Legend

| | | |
|------------------------|-----------------------|-------------------|
| Iron Old 1/2" Rebar | Water Valve | Water Meter |
| Iron New 1/2" Rebar | Water Line | Fire Hydrant |
| Sanitary Sewer Manhole | Sanitary Sewer Line | Telephone Manhole |
| Sanitary Sewer Box | Telephone Box | Monitor Well |
| Force Main | Storm Drain Manhole | Curb Inlet |
| Drop Inlet | Under-ground gas line | |

EXEMPT FROM REVIEW FINAL PLAT OF RECORD
 APPROVED FOR RECORDING CITY OF NORTH MYRTLE BEACH



LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|---------------|
| L1 | 4.87 | N 72°28'52" E |
| L2 | 4.01 | S 70°57'17" W |
| L3 | 5.09 | N 71°07'57" E |
| L4 | 0.29 | N 71°55'29" E |
| L5 | 2.79 | S 63°04'31" E |
| L6 | 41.63 | S 18°04'31" E |
| L7 | 4.56 | N 72°30'42" E |

| NO. | DATE | BY | REVISION |
|-----|---------|----|--|
| 3 | 5-16-07 | RC | TO ADD "CERTIFICATE OF SURVEYOR" & NAME ONLY TO CHANGE NAME ONLY |
| 2 | 5-14-07 | RC | TO ADD UTILITIES AND TO ADD NBSC CERTIFICATE ONLY |
| 1 | 3-31-07 | RC | |

2.165 Acres Total
A Final Plat
 SHOWING
A Recombination Subdivision Survey of:
 Lots 3 & 4, Block 41-A & Lot B & C
 Lots 1-4, Block 40 & Lot 1, Block 40-A
Cherry Grove Beach
 North Myrtle Beach, Horry County, S.C.
 the property of
Smith Investments of Carolina, Inc. & Towers on the Grove South, LLC

Courtney & Hayes Land Surveying, LLC
 Ocean Isle Beach, N.C. 28469
 North Myrtle Beach, S.C. 29582
 628-A Sea Mountain Hwy.
 PHONE (910) 579 - 7799
 OFFICE (843) 248 - 7733
 FAX (843) 248 - 3377
 WWW.COURTNEY-HAYES.SURVEYING.COM
 RUSS COURTNEY, PLS
 WILLIAM HAYES, PLS

DRAWN: RAC ACAD FILE: BEARSWAMP1
 APPROVED: WEH REVISED DATE: May 16, 2007
 SCALE: 1" = 30' FOLDER: 13 DEC 05
 DATE: 03-29-07 SHEET: 1 OF 1

Proposal