



PLANNING COMMISSION MEETING AGENDA

Tuesday, March 3, 2020 – 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
5. OLD BUSINESS
6. NEW BUSINESS – “Consent Items”
7. NEW BUSINESS

A. SWEARING IN OF NEWLY APPOINTED BOARD MEMBERS

B. ANNEXATION & ZONING DESIGNATION Z-20-2: City staff has received a petition to annex lands on Riverside Drive totaling approximately 0.93 acres identified by PIN 311-16-04-0015. The lot is currently unincorporated and zoned MSF10 (MSF 10 Residential District) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of R-1 (Single-Family Residential Low-Density) and will be heard concurrently. (Request to table by staff)

C. ZONING TEXT AMENDMENT ZTX-20-02: City staff has initiated a text amendment to the Zoning Ordinance establishing design standards for small-home, single-family in common developments.

8. ADJOURNMENT

Respectfully submitted,

Aaron C. Rucker, AICP
Principal Planner

ANYONE WHO REQUIRES AN AUXILIARY AID OR SERVICE FOR EFFECTIVE COMMUNICATION OR PARTICIPATION SHOULD CONTACT 843-280-5555 AS SOON AS POSSIBLE, BUT NO LATER THAN 48 HOURS BEFORE THE SCHEDULED EVENT.

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.*

7.A. ANNEXATION & ZONING DESIGNATION Z-20-2: City staff has received a petition to annex lands on Riverside Drive totaling approximately 0.93 acres identified by PIN 311-16-04-0015. The lot is currently unincorporated and zoned MSF10 (MSF 10 Residential District) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of R-1 (Single-Family Residential Low-Density) and will be heard concurrently.

Executive Summary:

City staff requests that Planning Commission table this item to the March 17, 2019, meeting to allow the applicant to gather the necessary documents verifying 100 percent freeholder petition of annexation.

Alternative Motions:

- 1) I move that the Planning Commission table the annexation and zoning designation [Z-20-2] to the March 17, 2019 meeting.

OR

- 2) I move (an alternate motion).

7.B. ZONING TEXT AMENDMENT ZTX-20-02: City staff has initiated a text amendment to the Zoning Ordinance establishing design standards for small-home, single-family in common developments.

Background:

There seems to be a real estate trend right now for small, single-family detached rental homes located on commonly owned property in response to market demand and financial lending, with house sizes ranging from 500 square feet to 1,300 square feet. Staff has spoken with two separate parties interested in developing properties such as these within city limits. Currently anticipated locations vary, from close to the ocean, to across from the NMB Park and Sports Complex. At least one concept is very similar to the approved Sea Glass Cottages community recently approved along the Atlantic Intracoastal Waterway in Barefoot Resort.

At this time, small-home, single-family detached in common developments as contemplated above are not permitted by right in any zoning district outside of PDD's, which require mixed use. Detached single-family in common developments are permitted; however, are limited to the R-2 and R-3 zoning districts provided the minimum standards are followed in *Sec. 23-119.1. - Detached single-family and duplex in common developments:*

1. Minimum site size—Five (5) acres.
2. Minimum building setback from exterior project property lines—Twenty (20) feet.
3. Minimum building setback from the right-of-way—Fourteen (14) feet from public right-of-way, six and one-half (6.5) feet from edge of private street easement.
4. Minimum distance between homes back to back—Twenty (20) feet.
5. Density—One (1) single-family unit for each five thousand (5,000) square feet of buildable land and one (1) duplex building for each seven thousand (7,000) square feet of buildable land, excluding streets and jurisdictional wetlands, but not excluding amenity areas, manmade ponds and open space.
6. Street right-of-way shall meet all standards of the city's Complete Street Designs Guidelines of Appendix A of the city's land development regulations.
7. Driveways shall meet all engineering standards as per the city engineer, fire apparatus access road requirements as defined in the latest edition of the South Carolina Fire Code shall be met.
8. Minimum separation between single-family buildings—Ten (10) feet. Minimum separation between duplex buildings—Fifteen (15) feet.
9. Direct access to all structures from the street or driveway.
10. All structures must front the approved street or driveway.
11. Ownership and maintenance of common areas shall be regulated by section 23-119(4).
12. A minimum of twenty-five (25) percent of the total project site shall be devoted to common open space as defined in section 23-109.

Allowing the proposed text amendment would provide another land use option to townhome, mid-rise, or high-density multifamily development otherwise permitted throughout the R-2A, R-4, and RC zoning districts, thus changing or reducing by-right density. The amendment would also authorize with established

design standards small-home, single-family in common developments on smaller minimum site sizes in the R-2 and R-3 zoning districts.

Proposed Changes:

Staff is proposing a text amendment to the Zoning Ordinance establishing design standards for small-home, single-family in common developments.

The proposed amendment addresses a section in *Chapter 23, Zoning, Article VII. – General and Supplemental Regulations* and would appear in the Ordinance as follows (new matter underlined):

Sec. 23-119-2. Detached small-home single-family in common developments.

It is the intent of this section to provide an alternative development type where multiple small single-family dwellings are located on commonly owned property and ownership of the land is held in common by one or more persons or entities. Such developments shall be allowed in the R-2, R-2A, R-3, R-4, and RC zoning districts, subject to the following standards

1. For purposes of this section, “small home” shall mean a detached single-family dwelling ranging in size from 500 square feet to 1,300 square feet. All homes within such developments shall fall within that size range.
2. Minimum site size – Two (2) acres.
3. Minimum building setback from exterior project property lines – Fifteen (15) feet.
4. Minimum building setback from any public or private street right-of-way or driveway – Ten (10) feet.
5. Minimum separation of all structures from other structures – Ten (10) feet, measured from roof eave to roof eave.
6. Density – One (1) single-family unit for each eighteen hundred (1,800) square feet of buildable land, excluding streets and jurisdictional wetlands, but not excluding amenity areas, driveways, manmade ponds, and open space.
7. Driveways shall meet all engineering standards as per the city engineer, fire apparatus access and fire hydrant spacing requirements as defined in the latest edition of the South Carolina Fire Code shall be met. Adequate public easements shall be provided within the driveway area as needed to facilitate water and sewer services. Service connections shall be placed at the edge of the easement and/or right-of-way
8. While individual structures need not front directly onto a street or driveway, no front door of any structure shall be more than two-hundred feet from a street or driveway, and a handicapped accessible pedestrian pathway shall be provided to all units.
9. To ensure design quality and an architecturally pleasing aesthetic, the following shall apply:
 - a. Vinyl siding shall be prohibited. Vinyl may be used only in roof soffits.
 - b. Split face concrete block shall be prohibited. Regular concrete block must be finished with a stone or stucco or synthetic stucco veneer.

- c. Roof pitches shall be at least 3:12. 3-tab roof asphaltic shingles shall be prohibited. Architectural shingles and/or metal roofing panels shall be used.
 - d. Homes shall have front porches or covered front stoops.
 - e. Building facades shall have articulation, and trim details around windows and doors.
 - f. “Coastal cottage” and “Craftsman” architectural styles are strongly encouraged.
10. Parking requirements shall be as follows:
- a. 1-bedroom units shall require 1 space.
 - b. 2-bedroom units shall require 1.5 spaces, rounded up if fractional.
 - c. 3-bedroom units shall require 2 spaces.
 - d. Where residents are permitted to own golf carts, the site plan must indicate how they are to be parked and stored on-site.
 - e. Handicapped spaces shall be provided as per the parking regulations of this Ordinance
11. Detached storage units shall be allowed, but shall be limited to use by project residents. They shall have the same architectural style as the primary dwelling units, and shall meet all building separation and setback requirements of the primary dwelling units.
12. A minimum of fifteen (15) percent of the total project site shall be devoted to common open space as defined in section 23-109.
13. Sanitation service shall be provided via on-site bulk collection (dumpster or compactor)

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 March 16, 2020.

Planning Commission Action

The Planning Commission may recommend approval, recommend approval with modifications and/or conditions, or recommend denial of the proposal as submitted.

Alternative Motions

- 1) I move that the Planning Commission forward the Zoning Ordinance Text Amendment [ZTX-20-02] to the Mayor and City Council with a recommendation of approval.

OR
- 2) I move that the Planning Commission forward the Zoning Ordinance Text Amendment [ZTX-20-02] to the Mayor and City Council with a recommendation of denial.

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