



PLANNING COMMISSION MEETING AGENDA

Tuesday, March 9, 2021 – 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:
 - A. APPROVAL OF MEETING MINUTES: February 16
4. OLD BUSINESS
5. NEW BUSINESS – “Consent Items”
 - A. **FINAL SUBDIVISION PLAT SUB-21-13:** A major final bonded plat of subdivision creating 30 lots of record and public rights-of-way in phases 4C of the Robber’s Roost Planned Development District (PDD).
6. NEW BUSINESS
7. ADJOURNMENT

Respectfully submitted,

Aaron C. Rucker, AICP
Principal Planner

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.*

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
PLANNING COMMISSION MEETING
Tuesday, February 16, 2021
5:00 PM**

MINUTES

Harvey Eisner, Chairman
Jessica Bell, Absent
Silvio Cutuli
Ruth Anne Ellis
Ed Horton
Callie Jean Wise, Absent

City Staff:
Suzanne Pritchard
Aaron Rucker
Chris Noury, City Attorney
Allison Galbreath, City Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:09 PM.
2. **ROLL CALL:** The Clerk called the roll.
3. **COMMUNICATIONS:**
 - A. **SCHEDULING DISCUSSION:** Hot topics for Planning Commissioners
Ms. Pritchard stated this was discussed in detail at the morning workshop.
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the February 2, 2021 meeting, as presented, was made by Commissioner Cutuli and seconded by Commissioner Horton. Chairman Eisner called for the vote. The motion passed 4-0.
5. **OLD BUSINESS:** None
6. **NEW BUSINESS—"CONSENT ITEMS":** None
7. **NEW BUSINESS:**
 - A. **ANNEXATION & ZONING DESIGNATION Z-21-2:** City staff received a petition to annex lands on Riverside Drive totaling approximately 2.47 acres and identified by PINs 311-16-04-0005 and 311-16-04-0006. The lots are currently unincorporated and zones MSF 10 Residential (MSF 10) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently. Ms. Pritchard stated this item was discussed at the morning workshop and was fully in compliant with the comprehensive plan. Commissioner Cutuli stated he looked at the property and agreed with the annexation.

Having no further comment from the Commission or public, Chairman Eisner called for a motion. Commissioner Cutuli motioned to recommend Annexation & Zoning Designation Z-21-2 to the City Council, where it was necessary to implement the comprehensive plan, as submitted, and was seconded by Commissioner Ellis. The motion passed 4-0.

8. **ADJOURNMENT:**

Having no further business, Chairman Eisner adjourned the meeting at 5:11 PM.

Respectfully submitted,

Allison K. Galbreath
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.

6A. FINAL SUBDIVISION PLAT SUB-21-13: A major final bonded plat of subdivision creating 30 lots of record and public rights-of-way in phases 4C of the Robber’s Roost Planned Development District (PDD).

Background

Planning Commission previously approved the final plat of subdivision for Phase 4B at their July 21, 2020, meeting. The preliminary plat of subdivision was approved November 13, 2018.

Existing Conditions

The subject property is one (1) lot of record consisting of 6.45 acres and identified by PIN 350-14-01-0143. The property is zoned Planned Development District (PDD) and within the City’s jurisdiction. Currently, the subject property is vacant and undeveloped.

Proposed Conditions

The applicant, Weaver Engineering, agent for the developer, has proposed a bonded major final plat of subdivision to create 30 new single-family detached lots of record and public rights-of-way. The overall subdivision density is 4.65 dwelling units per acre, and all setbacks conform to the standards of the PDD. This final plat continues the following forty (40) foot public rights-of-way: Mary Read Dr and Jolly Roger Dr. All new roadways are designed to City standards, including requiring sidewalks and street trees according to the Land Development Regulations and PDD documents. The proposed major final plat is substantially consistent with the previously approved preliminary plat.

In lieu of completing the required improvements detailed in the associated major preliminary plat of subdivision [SUP-18-06], the owner provided the City with a financial guarantee for the construction and installation of these improvements pursuant to § 20-36(2) of the City’s land development regulations. The Department of Public Works has approved the amount of the financial guarantee, and the City Attorney has approved the form of the financial guarantee. The applicant has provided a financial guarantee for \$874,547.50 to the City in the form of a letter of credit. This financial guarantee would be exercised by the City to complete any outstanding required improvements if not completed by the developer.

Staff Review

Planning Division

The planning division has no issue with the proposed major final plat of subdivision.

Zoning Division

The zoning division has no issue with the proposed major final plat of subdivision.

Public Works

The Director of Public Works has no issue with the proposed major final plat of subdivision.

Public Safety

The Fire Marshal has no issue with the proposed major final plat of subdivision.

Planning Commission Action

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

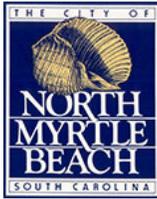
Alternative Motions

I move that the planning commission approve the major bonded final plat of subdivision [SUB-21-13] prepared for Robbers Roost Phase 4C as submitted;

OR

I move (an alternate motion).

SUBDIVISION NAME:
Robbers Roost Single Family Phase 4C



Subdivision Finance Account Code:	3.21
FEE DUE/PAID:	\$430 on February 26, 2021
FILE NUMBER:	SUB-21-13
Complete Submittal Date:	February 26, 2021

City of North Myrtle Beach, SC
Application for a Major Plat

GENERAL INFORMATION

Date of Request: February 11, 2021	Property PIN(S): 35014010143
Property Owner: ROBBERS ROOST GOLF; PARCEL 4-C	Type of Subdivision: Major Final Subdivision
Address or Location: Located between Robbers Roost Phase 4A, The Pines, Golfview Colony and Coastal North	Project Contact: David Bottiglierie
Contact Phone Number: 843-957-0399	Contact Email Address: Paul Rudolph paul.e.rudolph@hotmail.com

PROJECT INFORMATION

Zoning: PDD	Total Area: 6.45 Acres	Existing # of Lots: 1	Proposed # of Lots: 30
Total # of Residential/Commercial Lots: 30	Area of Largest Lot: 11,048 sq. ft.	Area of Smallest Lot: 7,350 sq. ft.	Linear Feet of New Streets: 1,184
Total # of Common/Open Space Lots: 0	Total Area of Common/Open Space Lots: 0	Total # of Utility Space Lots: 0	Total Area of Utility Lots: 0

Proposed Street Names:

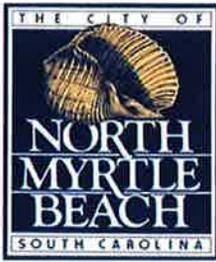
Are Wetlands Present on Site? No

Are Trees Greater than 16" Caliper Present on Site? No	Is the applicant requesting that Planning Commission authorize the removal of any tree to permit the installation of infrastructure, including trees greater than 24" caliper? No
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RECORDED COVENANT INFORMATION

I 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).
Applicant's E-signature: DAVID W BOTTIGLIERIE

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.



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 02/26/21

Nature of Approval Requested: Plat Approval

Property PIN(s): 35014010143

Property Address/Location: Robber's Roost Neighborhood - Phase 4C

I, Paul Rudolph of Rose Development, LLC, hereby authorize Weaver Engineering

to act as my agent for for the purposes of the above referenced approval.

Paul E. Dumas

Signature

MANAGER

Title

Signature

Title

Signature

Title

Signature

Title

Signature

Title

Signature

Title

Please have all property owners sign application; disregard additional spaces if not needed. If additional signature lines are required, please duplicate this sheet and bind all sheets together into one document.

