



## PLANNING COMMISSION MEETING AGENDA

Tuesday, July 20, 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:
4. APPROVAL OF MEETING MINUTES: June 22
5. OLD BUSINESS
  - A. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-7:** City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the Barefoot Resort Villas Townhomes section of the Dye Estates through changes to the master plan, building footprint, and building elevations. *(Remanded back from City Council for review of architecture; request to postpone.)*
6. NEW BUSINESS – “Consent Items”
7. NEW BUSINESS
  - A. **REZONING REQUEST Z-21-16:** The Planning & Development Department received an application requesting a rezoning of two (2) lots containing approximately 5.65 acres located at the intersection of Hill Street and 24th Avenue North, PINs 351-08-03-0087 and 351-07-04-0114, from Mobile/Manufactured Home Residential (R-3) to Mid-Rise Multifamily Residential (R-2A).
  - B. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-17:** City staff has received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising the Waterside portion of the PDD by adding plans and elevations to the approved home pattern book. *(Request to postpone by applicant.)*
8. 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.
- 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, June 22, 2021  
5:00 PM**

MINUTES

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

City Staff:  
Jim Wood, Director  
Suzanne Pritchard, Senior Planner  
Aaron Rucker, Principal Planner  
Ben Caldwell, Zoning Administrator  
Chris Noury, City Attorney  
Allison Galbreath, City Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:00 PM.
2. **ROLL CALL:** The Clerk called the roll.
3. **COMMUNICATIONS:** None
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the June 8, 2021 meeting, as presented, was made by Commissioner Cutuli and seconded by Commissioner Ellis. Chairman Eisner called for the vote. The motion passed 7-0.
7. **NEW BUSINESS:**
  - C. **REZONING REQUEST Z-21-12:** The Planning and Development Department initiated a rezoning of multiple lots containing approximately 9.28 acres located near 17<sup>th</sup> Avenue South from Resort Residential (R-4) to Resort Commercial (RC). The affected addresses include the following:
    - South Ocean Boulevard: 1525, 1600-1602, 1604-1612, 1616, 1625, 1709-1712, 1714, 1716-1718, 1801
    - Perrin Drive: 1603, 1613, 1707

Chairman Eisner asked if the Board would consider moving this item to the beginning of the agenda, because of the number of citizens in attendance to discuss this agenda item. The Board was in agreement. Ms. Pritchard stated this item was discussed at a City Council and Planning Commission joint workshop and staff initiated the process following the discussion. This was considered a way to revitalize the area. Ms. Pritchard read the differences between R-4 and RC districts. Mr. Rucker stated there had been 23 emails stating their concern or opposition to the rezoning request. Staff reviewed all of the emails and they would be submitted to City Council in a packet. He read 4 into the record. The common themes from the emails were the impact of the natural environment and aesthetic of Crescent Beach, increase in traffic along an already congested area, impacts on available parking, broad possibilities of allowable uses, 16-18 story complexes eroding family beach atmosphere, an increase in already abused property, amenities, and parking, city services would be needed, higher density that would increase crime, overcrowding, and a decrease in property values. Mr. Rucker read four of the emails into record:

From Anne Brosnan, 1625 S Ocean Boulevard, North Myrtle Beach: My main concern in rezoning the area from R4 to RC is the possible negative impact on the natural environment and residents due to an increase in population and road traffic without the requirement to perform infrastructure, traffic, water quality, and water quantity analyses first. If the RC zoning is approved, any development which is in accordance with the new code would be permitted.

Development examples could include: 1. Residential Resort Building, 2. Pay for Parking, 3. Night Club or Bar, 4. Storage Facility for recreational equipment, boats wave runner, or beach bicycle rental, 5. Commercial Laundry Services, not a Laundromat, 6. Commercial Kitchen, not a Restaurant. The following is a short list of negative impacts associated with the

above-mentioned permitted developments under RC- Resort Commercial Zoning:

**Residential Resort Building**

Development of a Resort Building with the new height restrictions of 165ft (present 90ft) could result in a 16 to 18 floor build. Not knowing the depth, width, configuration, or number of bedrooms in each unit, it is impossible to estimate the influx of people it could generate. For example: Crescent Shores North Tower, 5 units per floor with an occupancy 52 people per floor, 52 people per floor x 18 floors = 936 people at full occupancy. During peak season, the negative environmental impact would be considerable. Overcrowding goes hand in hand with an increased number of automobiles, littering, increased beach activity, and disrupting the natural habitat of the already endangered loggerhead sea turtle. The Federal Endangered Species Act of 1973 and the Marine Turtle Protection Act, and volunteers at SCUTE (South Carolina United Turtle Enthusiast) help to protect and relocate sea turtle nests. An additional influx of people would make this already difficult task of protecting our native marine life exponentially more challenging.

**Parking Garage Structure**

As you know, North Myrtle Beach has implemented pay for parking. If a pay for parking garage was built, it would create an unquantifiable influx of people. This could greatly increase the amount of people on the beach and the amount of traffic in the area. The amount of impervious surface created by a parking garage would also increase the water quantity while decreasing the water quality discharging onto our beaches and out to the ocean. Water runoff from parking garages and heavily trafficked roads has oil, grease, toxic chemicals, and heavy metals from motor vehicles. Currently, Crescent Beach drainage infrastructure is constructed so that water goes directly into catch basins and discharges into the ocean. If this water is not filtered or treated, the effluent will have increased levels of toxicity directed into the ocean. Crescent Beach's natural tidal pools could trap these chemicals during low tide; thus, creating highly concentrated shallow tidal pools where small children play.

**Night Club or Bar**

Generations of families have vacationed at Crescent Beach because it has been able to maintain a family friendly environment. Allowing developers the option to construct night clubs, bars, etc. would be detrimental to the family atmosphere. Night clubs and bars cater to a different clientele (i.e. college spring breakers, single adults, etc.).

**Storage/Rental Facility for Recreational Equipment**

A storage facility for recreational equipment such as beach bikes, etc. would enable more activity on the beach. There are already trucks shuttling recreational equipment (parasails/banana boats) back and forth daily. Any additional traffic would negatively impact not only the beach environmentally, but the safety and peace of families. If the rezoning is approved from R4 – Resort Residential to RC – Resort Commercial, we would be allowing developers to have free reign on what they could construct without first conducting important infrastructure analyses such as traffic analyses, water quality, and water quantity analyses. As a homeowner and investor in North Myrtle Beach, I fear that the lack of preliminary required analyses would result in unbridled development with no regard for the effect it would have on the environmental quality of our beach, the existing endangered marine life, the existing road and traffic infrastructure, and the charm that welcomes family-oriented tourists. By maintaining current zoning of R4 – Resort Residential, we would be protecting our beach from being exploited for excessive commercial use.

From Tom and Betty Fahed, 1625 South Beach Boulevard, North Myrtle Beach, I am very concerned about the zoning change under consideration for the area around 17th Street and South Ocean Boulevard from the current R-4 to the possible RC designation. My concern centers around the extreme density increase if 16 to 18-story condos, motels, or hotels are built on the affected lots. The beach in this area is already crowded with the existing development, and I fear that more people will be a detriment to the natural environment. Furthermore, the two-lane South Beach Boulevard currently sustains massive bottlenecks and blockages, especially on Saturday afternoon as vacationers arrive and depart. The current absence of sufficient public parking will be more of a problem if large-scale development occurs, even if such buildings provide parking for their owners and guests. I ask that the Commission and Council members visit the proposed area around 3:00 p.m. on Saturday and see firsthand the current challenges which will grow with the proposed zoning change. I also urge that the Commission and Council members vote against this proposal.

From David Cannon, Crescent Shores, North Myrtle Beach, as a homeowner at Crescent Beach I am very concerned about the proposed rezoning and huge impact that would result from this. Key areas of concern IF the developer chooses to build a high rise condo complex:

- + Increased number of people impacting the natural environment of Crescent beach
- + Increase in traffic flow on streets which are only one lane in each direction
- + Impact on available parking
- + The broad possibility of what can be built in an RC zone
- + The ability to build additional 16 to 18 story condo complexes in an area already heavily impacted by existing condo complexes with thousands of owners and renters during the high season.

+ Potential increase in the number of people attempting to access our amenities and parking areas.  
Please deny this rezoning request!!! Thanks for your consideration!!!

From Rick Funderburke, 1325 3<sup>rd</sup> Street SW, Roanoke, VA, I have several areas of concern regarding a change from R4 to RC. I find the traffic, especially this time of year, to be very hard to navigate. Given there is only one lane in each direction, I believe adding to that, any more than it is, would just be destructive. I own a condo in Crescent Shores and do not rent it out. It is there for pleasure and a hopeful retirement one day. There are issues with parking – folks use the parking garage that are not residents or guest of Crescent. They use the underbuilding parking, and the front areas. It is difficult to police now and would add quite a load if more bodies are introduced into the area. The beach is packed, and I just don't believe it can handle any more folks. They walk through our pool area to get onto the beach, and it is very difficult to police. They come through our parking areas, and on and on. There are broad possibilities of what can be built if changed to RC. I would ask the planning commission to forgo any changes from the present R4. I could add a lot more, but I appreciate the time and want to be respectful of it.

Susan Platt, 942 South Ocean Boulevard, North Myrtle Beach, stated there were two key words that had not been discussed and that was historic corridor. She appreciated the Planners and staff and their reason for doing this, because Crescent Beach had historic roots. The concern was 'up.' The height of the buildings and parking structures. She asked why not institute an architectural review board and do a historic overlay. She stated there could be the commercial aspects and cute things that would make the area prosper within the realm of what was there. She related a story regarding historians that had come to the area in awe of the beach cottages in the area.

Phil Byrd, 1709 South Ocean Boulevard, North Myrtle Beach, stated he believed the purpose of an R-4 District was not to look like Myrtle Beach, with high-rises from one end to the other. In the RC District, it would be high-rises and along the beach. In looking at the highlighted rezoned area, any rebuilding that would occur, the property owner would have to tear down and rebuild. He pointed out Best Western and Cast Away Beach Inn was owned by the same people. As a property rights advocate, he stated he wanted to be able to do what he wanted with his property, as long as it was legal. On the flip side, the government should not be able to come in and negatively impact those around you. If it would increase property values, he was all for it. But if it would negatively impact property values and lifestyle, that was where the Planning Commission needed to step in to find that balance; private rights versus property rights. Mr. Byrd stated they needed to think about the increase of population, because the season was year-around now. He asked them to consider the environmental impacts, as well.

William Marshall, 425 South Ocean Boulevard, North Myrtle Beach, stated his concern was the overcrowding at Crescent Shores Beach. At high tide, someone could barely walk through the area, because of the amount of people. Adding to this would make it impossible to enjoy. There was a struggle now with people crossing over South Ocean Boulevard and having parking decks across the street would make it worse. Mr. Marshall stated that the bad area would be moved back two blocks, because all of the houses that currently were there would become run-down shacks due to being in the shadows of 18-story buildings. He suggested they give a financial incentive or credit to have people build there and not overcrowd the area. He didn't want to be like Myrtle Beach with crime, drugs, and where a reduction in the quality of life exists. He asked they not repeat those mistakes here.

Tina Mullins, 1625 South Ocean Boulevard, North Myrtle Beach, said the stated purpose of the RC zoning was to enhance tourist and visitor attraction. This expansion of the commercial district would not enhance but detract from the beautiful ocean setting and family atmosphere. There would be more people, more traffic, and more parking issues. She stated the commercial area already had lodging, restaurant/bar, ice cream shop/grill, two mini marts, parasail/banana boat rides, and souvenir shop. The area was packed already. It did not need to be revitalized, because it was

already vigorous. Instead, she stated the best way to enhance the area was to preserve the natural beauty and not to continue to build and develop on every square inch of ocean front property. The area already had various accommodations and gave visitors options of where to stay at the beach. Ms. Mullins stated some visitors could not stay a week or afford a week and most high-rise resorts require weekly rentals. Some of these options would be eliminated with the rezoning. Further commercial development would crowd the beaches and make parking more difficult. She asked that the beaches, residents, and tourists be put ahead of the commercial money making ventures that would change the enjoyment of Crescent Beach. She asked the Commission vote no for the rezoning.

Jay Van Deven, 2500 North Ocean Boulevard, North Myrtle Beach, stated he was there because what happened there would also affect up and down the beaches. He stated the area was in decay and beat up. He asked why that was even allowed. He pointed out that according to Chapter 12, Section 12-2, paragraph 8, they were in violation. What was to stop other areas having the same issues? He asked they focus on what was there now. It was not just this issue, but this decision was a future decision and asked the Commission to vote no.

Mark Mullins, 1625 South Ocean Boulevard, North Myrtle Beach, stated that North Myrtle Beach and Myrtle Beach were very different. The difference was North Myrtle Beach was residential and family oriented with little crime and problems, like Myrtle Beach. That was the reason why many people move to North Myrtle Beach. He stated they didn't want what was offered by Myrtle Beach, so why were they trying to turn North Myrtle Beach into Myrtle Beach? If this rezoning was approved, would all the land from Atlantic Beach up to North Carolina be rezoned? He stated that he was in Myrtle Beach recently and they were building 25-story buildings. Was this the fate of North Myrtle Beach for the future? People that lived and owned here were against it and asked the Commission to reject this rezoning request.

Steve Powell, Vice-President representing Crescent Shores HOA, North Myrtle Beach stated he represented 216 people from the Crescent Shores HOA and asked the Commission to deny the request.

Mark Porter, 1710 South Ocean Boulevard, North Myrtle Beach, stated looking at the map, you could see target areas for development. Zoning was to protect property values and also differentiate between industrial, commercial, and residential zoning with a buffer in between. In this case, that would not happen. He stated he had no problem with growth, but didn't want to be a Main Street with commercialization taking over. There were multi-generational homes and they needed to be protected. He asked they control the growth by leaving the zoning in place and allow the zoning to be addressed by a case-by-case basis as it was applied for. This rezoning request would allow too much and not protect anyone. He asked they vote no to the rezoning.

Chairman Eisner stated they were an advisory board and it would go to the City Council for a vote.

Mark Schambach, 1524 South Ocean Boulevard, North Myrtle Beach, stated he was considering investing in some property, but if the 16<sup>th</sup> Avenue street end view would go away, he would not be interested in purchasing the property. He asked if the street end would remain intact. Director Jim Wood stated the public access would not be impacted and would not be going away. Mr. Schambach stated his concern was sitting out on his veranda and his 100 degree ocean view would be gone. He stated he would not make the investment if the street end was going to change. Director Wood stated the street end would not be impacted at all. The public access would remain the same.

Chairman Eisner called for a motion. Commissioner Wise stated before the comments tonight, she was in agreement to create more shops, but it sounded like there were other ways to do it. She stated the main difference of the two zones she was hearing was the height of the buildings, which seemed to be the main issue from the comments. She stated she changed her opinion of approving the rezoning. Commissioner Cutuli agreed with Commissioner Wise and stated there were other ways to address the potential for growth in the area. The staff and Commission discussed the height of the buildings that would be allowed in the two different zones and parking requirements.

Chairman Eisner called for a motion. Commissioner Wise motioned to deny Rezoning Request Z-21-10, as submitted, and was seconded by Commissioner Cutuli. The motion to deny passed 7-0. Mr. Rucker stated the City Council would be taking up the item at the July 19, 2021 meeting.

## 5. OLD BUSINESS:

**A. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-6:** City staff has received an application for a major amendment to the Esperanza Planned Development District (PDD) revising the PDD to the Hope Pointe PDD through changes to the master plan and governing documents. Ms. Pritchard gave an overview of the changes to the PDD. Chairman Eisner stated this was discussed at length at the morning workshop. Chairman Eisner stated he wished the options would be standard in regards to the house and move from that point. He was concerned what the standard homes would look like and stated they were more like 'cookie-cutter' homes. He did appreciate them providing more open space. Commissioner Bell appreciated more open space, but she would like to see the upper-tier in the neighborhood. Commissioner Wise wanted to add that the retail space should be completed at 50% of the project and the amenity center within 50-60% of completion. She wanted to avoid having residents waiting for an amenity center. Mike Wooten, DDC Engineers, stated they would be fine with 60%, if they wanted to make that a condition of the agreement. He stated they worked hard to develop a plan that was better than the previous plan. His goal was to protect Tidewater. Commissioner Horton wanted clarification that it would be 60% of the entire project. Mr. Wooten confirmed it would be of the entire project. Commissioner Wise and Cutuli agreed that based on the picture of the townhomes, there needed to be more architectural interest with peaks and valleys and not so flat fronted buildings. There needed to be more second level depth of interest. Mr. Wooten stated there was 3 feet of setbacks that did not show in the renderings. He stated he would give them a footprint. Chairman Eisner asked for more enhancement to the townhomes and single-family homes. Mr. Wooten stated this was pushed as far as the corporate offices would allow them to build. It was a lot better than what was initially approved. Commissioner Horton stated this project was a step above other townhome projects they were seeing.

Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Planned Development District Amendment Z-21-6, as submitted, with the contingency that the amenity center would be completed at 60% or the 151<sup>st</sup> unit and was seconded by Commissioner Ellis. The motion to approve passed 6-1. Commissioner Bell voted nay.

**B. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-6 AND REVISIONS TO THE ESPERANZA PDD:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the major amendment to the Esperanza PDD. The proposal is known as Hope Pointe PDD and is off Little River Neck Road. Mr. Rucker gave an overview of the Development Agreement. The second public hearing, hosted by City Council, and the first reading is anticipated to occur on Monday, July 19, 2021. Chairman Eisner opened the floor for public comment.

Susan Platt, 942 South Ocean Boulevard, North Myrtle Beach, stated the previous motion did not mention the 3-dimensional townhomes and that seemed to be a concern. Why was it not included

in the motion? Chairman Eisner stated it was a matter of trust. A lot had been discussed over the last few months and they had the idea what they needed to look like. Ms. Platt stated there had been conversations similar with the Robber's Roost project. She hoped they were right.

- C. FINAL SUBDIVISION PLAT SUB-21-30:** A major final plat of subdivision converting Leah Jayne Lane from private to public right-of-way in the Bungalows on 9<sup>th</sup> neighborhood. Ms. Pritchard stated all paperwork had been completed and the residents in the neighborhood had requested the conversion. The City Council had adopted a resolution changing the status.

Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Final Subdivision Plat Sub-21-30, as submitted and was seconded by Commissioner Wise. The motion to approve passed 7-0.

- D. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-7:** City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the Barefoot Resort Villas Townhomes section of the Dye Estates through changes to the master plan, building footprint, and building elevations. (Remanded back from City Council for review of architecture.) Ms. Pritchard stated during the workshop it was agreed to postpone this item.

Chairman Eisner called for a motion. Commissioner Wise motioned to postpone the Planned Development District Amendment Z-21-7 and was seconded by Commissioner Horton. The motion to postpone passed 7-0.

**6. NEW BUSINESS—"Consent Items":** None

**7. NEW BUSINESS:**

- A. REZONING REQUEST Z-21-10:** The Planning & Development Department received an application requesting a rezoning of one (1) lot containing approximately 5.02 acres located at the intersection of Hill Street and 24<sup>th</sup> Avenue North, PIN 351-08-03-087, from Mobile/Manufactured Home Residential (R-3) to Mid-Rise Multifamily Residential (R-2A). Mr. Rucker stated the applicant withdrew his application at the morning workshop and would resubmit at a future time.

- B. ANNEXATION & REZONING DESIGNATION Z-21-11:** City staff received a petition to annex lands on Old Crane Road totaling approximately 0.75 acres and identified by PIN 350-06-01-0137. The lot is currently unincorporated and zoned Commercial Forest Agriculture (CFA) 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 there were no issues from any of the departments for this item.

Chairman Eisner called for a motion. Commissioner Wise motioned to approve the Annexation & Rezoning Designation Z-21-11, as submitted, and was seconded by Commissioner Cutuli. The motion to approve passed 7-0.

**8. ADJOURNMENT:**

Chairman Eisner called for a motion to adjourn the meeting. Commissioner Cutuli motioned to adjourn the meeting and was seconded by Commissioner Ellis. The meeting adjourned at 6:09 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.

**5A. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-7:** City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the Barefoot Resort Villas Townhomes section of the Dye Estates through changes to the master plan, building footprint, and building elevations.

**Background**

Staff has requested that Planning Commission postpone this item to their August 17 meeting to allow the amendment to be heard concurrently with proposed changes to the development agreement..

**Executive Summary:**

Staff recommends that Planning Commission postpone this item to the August 17, 2021, meeting.

**Alternative Motions**

1) I move that the Planning Commission postpone the major PDD amendment [Z-21-7] to the August 17, 2021, meeting.

OR

2) I move (an alternate motion).

**7A. REZONING REQUEST Z-21-16:** The Planning & Development Department received an application requesting a rezoning of two (2) lots containing approximately 5.65 acres located at the intersection of Hill Street and 24th Avenue North, PINs 351-08-03-0087 and 351-07-04-0114, from Mobile/Manufactured Home Residential (R-3) to Mid-Rise Multifamily Residential (R-2A).

**Background:**

The planning commission reviewed a similar request for a single lot at their June 22 meeting; the request was withdrawn because the applicant wanted to include the second adjacent parcel in their rezoning request.

**Existing Conditions and Surrounding Land Uses:**

Located at the intersection of Hill Street and 24<sup>th</sup> Avenue North, the parcels are vacant and undeveloped. Surrounding parcels are zoned R-3.

**Comparison of Existing and Proposed Zoning:**

The purpose of the R-3 district is to provide for areas within the city where mobile/manufactured homes may be located in harmony with other single-and two-family dwellings—to provide for a full range of housing alternatives to meet buyer demands. Also, this district is designed to separate incompatible uses and eliminate the blighting effect of incompatibility. The purpose of the R-2A district is to permit mid-rise multifamily development in areas of the community in response to the need for such housing, while safeguarding existing residential values, and environmental resources, and guarding against "overloading" existing infrastructure.

Permitted uses within both districts include dwellings (including single-family detached, semidetached, duplex) and signs permitted by and in accord with all applicable provisions of article III. The R-2A district also allows for zero lot line single-family detached developments, multiplexes, townhouses, and multifamily dwellings; accessory uses customarily incidental to dwellings, and nursing homes. The R-3 district allows mobile/manufactured homes and mobile/manufactured home parks; neighborhood and community parks and centers, golf courses and similar outdoor uses, but not lighted for night use; publicly owned recreational facilities; churches or similar places of worship, including parish houses, parsonages, and childcare centers when accessory thereto; recreational vehicle parks and campgrounds; accessory uses; home occupations; and family day care homes. The following tables detail the development standards for both districts:

**R-3 District**

		Single-Family Detached Residence	Mobile Homes on Individual Lots	Duplexes	Semi-Detached Dwelling	Other Permitted Uses
	Minimum Lot Area per Project (SF)	5,000	5,000	7,000	7,000	5,000
	Minimum Lot Area per Dwelling Unit (SF)	5,000	5,000	3,500	3,500	NA
	Minimum Lot Width	50 feet	50 feet	55 feet	35 feet	NA
Minimum Yards:	Front	20 feet	20 feet	20 feet	20 feet	20 feet
	Side	7.5 feet	7.5 feet	7.5 feet	7.5 feet <sup>1</sup>	20 feet
	Rear	10 feet	10 feet	10 feet	10 feet	30 feet
	Maximum Impervious Surface Ratio	50%	50%	60%	60%	60%

A dwelling unit shall not contain more than five (5) bedrooms or sleeping areas of not more than three hundred (300) square feet each.

Notes:

<sup>1</sup> A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the common interior property line.

**R-2A District**

	Single-family Detached	Semi-Detached	Duplex	Multiplex	Townhouse	Multi-Family	Camp Recreational or Educational
Minimum Site Area (SF)	5,000	7,000	7,000	10,000	16,000	15,000	20 Acres
Minimum Lot Area* (SF)	5,000	3,500	3,500	2,000	2,000	1,350	NA
Minimum Lot Width	50 feet	35 feet	55 feet	75 feet	14 feet <sup>5</sup>	100 feet	200 feet
Minimum Yards:	Front	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
	Side	5 feet	7.5 feet <sup>1</sup>	7.5 feet	7.5 feet	<sup>2</sup>	<sup>3</sup> 15 feet
	Rear	20 feet	20 feet	20 feet	20 feet	<sup>4</sup>	20 feet
Maximum Impervious Surface Ratio	60%	60%	60%	60%	60%	80%	NA
Common Open Space	NA	NA	NA	15%	25%	20%	NA
Maximum Height of Buildings	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Maximum Height of Signs				10 feet	10 feet	10 feet	10 feet
Floor Area Ratio							.15

Minimum distance between buildings: Where more than one (1) principal building is located on a lot, minimum distance between buildings shall be twenty (20) feet with one (1) additional foot for each two (2) feet in height over thirty-five (35) feet, using the highest building.

\*Per dwelling unit.

Notes:

<sup>1</sup> A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the interior common property line.

<sup>2</sup> Zero (0) between units; ten (10) feet between end structures and side property line; no more than six (6) units shall be attached in one (1) building.

<sup>3</sup> Ten (10) feet for the first thirty-five (35) feet in height and fifteen (15) feet for buildings in excess of thirty-five (35) feet in height.

<sup>4</sup> Rear yard shall be ten (10) feet except where contiguous to the project site property line, then a twenty-foot setback shall be required, and shall remain unoccupied by any accessory building or structure.

<sup>5</sup> Minimum lot width and/or unit width.

**Planning Commission Action:**

As per the Zoning Ordinance Section 23-4, *Amendments*, the Planning Commission shall prepare a report and make recommendations on any proposed amendment to the North Myrtle Beach Zoning Ordinance, including the Zoning Map, stating its findings and its evaluation of the request. In making its report, the Commission shall consider the following factors:

- a) The relationship of the request to the Comprehensive Plan:

*The Future Land Use map contained in the 2018 Comprehensive Plan recommends Residential Neighborhood as a land use class for the subject area. The principal permitted uses noted in the compliance index include a mix of residential uses at medium densities (mostly duplexes, townhomes, and patio homes), as well as multi-family housing up to six stories; also allows infill mixed-use development and neighborhood commercial uses. The recommended primary zoning districts are R-2, R-2A, or R-3; R-2B and NC are the secondary zoning district alternatives.*

The proposed zoning designation, R-2A, is a recommended zoning district within the Compliance Index for the subject property.

- b) Whether the request violates or supports the Plan:

*Chapter 5, "The Way We Grow," of the 2018 Comprehensive Plan identifies the Residential Suburban future land use classification as follows: This classification supports a mix of residential uses at medium densities, which includes mostly duplexes, townhouses, and patio homes, as well as multi-family housing up to 6 stories. This designation could also allow infill mixed-use development and neighborhood commercial uses. This category allows 5-10 du/acre.*

The proposed R-2A zoning is consistent with the Residential Neighborhood land use classification found in the 2018 Comprehensive Plan.

- c) Whether the uses permitted by the proposed change would be appropriate in the area concerned:

*The purpose of the R-2A zoning district is, "To permit mid-rise multifamily development in areas of the community in response to the need for such housing, while safeguarding existing residential values, and environmental resources, and guarding against "overloading" existing infrastructure."*

The uses permitted in the R-2A district would be appropriate in the area.

- d) Whether adequate public-school facilities, roads and other public services exist or can be provided to serve the needs of the development likely to take place as a result of such change, and the consequence of such change:

*Lot access subject to SCDOT review and approval. Other public services exist with adequate service capacity.*

- e) Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewer to the area:

*Public water and sewer are available to the parcel.*

As a matter of policy, no request to change the text of the ordinance or the map shall be acted upon favorably, except:

- (a) Where necessary to implement the comprehensive plan, or
- (b) To correct an original mistake or manifest error in the regulations or map, or
- (c) To recognize substantial change or changing conditions or circumstances in a particular locality, or
- (d) To recognize changes in technology, the style of living, or manner of doing business.

This rezoning request is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for August 16, 2021. Should the Planning

Commission desire to forward a positive recommendation to City Council, one of the reasons should be included in the report.

**Staff Review:**

*Planning and Development, Planning Division*

The Planning Division has no issue with the proposed rezoning request.

*Planning and Development, Zoning Division*

The Zoning Administrator has no issue with the proposed rezoning request.

*Public Works*

The City Engineer has no issue with the proposed rezoning request.

*Public Safety*

The Fire Marshall has no issue with the proposed rezoning request.

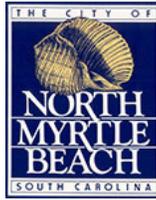
**Planning Commission Action:**

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 recommend approval of the rezoning request [Z-21-16] as submitted.  
OR
- 2) I move that the Planning Commission recommend denial of the rezoning request [Z-21-16] as submitted.  
OR
- 3) I move (an alternate motion).

Rezoning Finance Account Code:	<b>3.51</b>
FEE PAID:	\$500 on May 18, 2021
FILE NUMBER:	Z-21-16
Complete Submittal Date:	June 22, 2021



Notice Published:	July 1, 2021
Property Posted:	July 1, 2021
Planning Commission:	July 20, 2021
First Reading:	August 16, 2021
Second Reading:	September 20, 2021

**City of North Myrtle Beach, SC**

**Application for Rezoning**

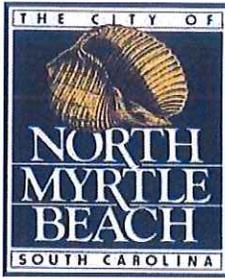
**GENERAL INFORMATION**

<b>Date of Request: June 23, 2021</b>	<b>Property PIN(S): 35108030087, 35107040114</b>
<b>Property Owner(s): Hill Street Park Villas, LLC</b>	<b>Type of Zoning Map Amendment: Rezoning (not to PDD)</b>
<b>Address or Location: Adjacent to Hill street Park / 25th Ave N and Hill Street</b>	<b>Project Contact: EARTHWORKS GROUP</b>
<b>Contact Phone Number: 843-651-7900</b>	<b>Contact Email Address: tasmith@earthworksgroup.com</b>
<b>Current Zoning: R-3</b>	<b>Proposed Zoning: R-2A</b>
<b>Total Area of Property: 5.65 Acres</b>	<b>Currently Located in City: Yes</b>

**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: EARTHWORKS GROUP*

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: 06/16/21

Nature of Approval Requested: Rezoning

Property PIN(s): 35108030087

Property Address/Location: 24th Avenue North / Hill Street

I, Hill Street Park Villas, LLC/Tripp Nealy, hereby authorize The EARTHWORKS Group

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

  
\_\_\_\_\_  
Signature

Member  
\_\_\_\_\_  
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.



EXCEPTED: It is excepted from the above conveyance, the following described lands: beginning at Iron N and the Old Cherry Grove Road, which is a corner common to the one (1) acre Tract herein conveyed and the lands of Roscoe Floyd, and running north 70 degrees east 110 feet, more or less, to the edge of the pond; thence turning and running northwest along the edge of the said pond to the boundary line common to the one (1) acre Tract conveyed and the four (4) acre Tract conveyed; thence turning and running south 70 degrees west to Iron N which is common to the one (1) acre Tract herein conveyed and the four (4) acre Tract herein conveyed and located on the Old Cherry Grove Road; thence turning and running south 22 degrees 50 minutes west 70.6 feet to Iron N, the point of beginning.

These are the identical tracts of land conveyed to the Grantor by Dr. C. Hoyt Rogers, et. al., by their Deed recorded in the office of the Clerk of Court for Horry County in Deed Book 734 at Page 835

**Tax Map No.:            1311309008                      PIN No.:            35108030087**

**TRACT THREE:**

ALL AND SINGULAR, all that certain piece, parcel or tract of land containing one (1) acre, lying and being situate in the Cherry Grove Section, Town of North Myrtle Beach, Little River Township, Horry County, South Carolina, said one (1) acre tract being carved from Tract No. Four (4) of the Amanda Nixon Estate as shown on map recorded in Plat Book 12 at Page 42 in the office of the Clerk of Court for Horry County. The said one (1) acre is more particularly shown on that certain map by S. D. Cox, Jr., RLS, dated September 21, 1962, reference to which is made a part hereof.

EXCEPTED FROM THIS CONVEYANCE is 0.21 acre of land previously conveyed to Caroline R. Turner as recorded in Deed Book 586 at Page 786, Horry County records.

This is the identical tract of land conveyed to the Grantor by Channel Properties, Inc. by its Deed recorded in the office of the Clerk of Court for Horry County on November 14, 2014 in Deed Book 3778 at Page 1483.

**Tax Map No.:            1311309009                      PIN No.:            35107040114**

TOGETHER with all and singular, the rights, members, hereditaments, and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **Hill Street Park Villas, LLC**, its successors and assigns forever.

AND IT DOES HEREBY bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises unto the said **Hill Street Park Villas, LLC** its successors and assigns, against itself and its successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the hand and seal of its officer this   1st   day of **June** in the year of our Lord two thousand twenty-one {2021} and in the two hundred forty-fourth {244<sup>th</sup>} year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY )

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is property located in Little River Township of Horry County, South Carolina bearing Tax Map Numbers 1311309008 and 1311309009 respectively were transferred by Sea Shelters, Inc. to Julie Nealy on June \_\_\_\_, 2021.
3. Check one of the following: The deed is
  - (a)  subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
  - (c) exempt from the deed recording fee because (See Information section of Affidavit):

*{If exempt, please skip items 4-7, and go to item 8 of this Affidavit}.*

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this Affidavit):
  - (a)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 765,000.00.
  - (b) The fee is computed on the fair market value of the realty which is \$0-.
  - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$0-.

5. Check Yes \_\_\_ or No  to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is \$ 0-.

6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in Item 4 above here: \$765,000.00
  - (b) Place the amount listed in Item 5 above here: (If no amount is listed, place -0- here) \$ -0-
  - (c) Subtract Line 6(b) from Line 6(a) & place result here: \$765,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above multiplied by \$3.70 per thousand, therefore the deed recording fee is: \$2,830.50.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as President.

9. I understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand (\$1,000) Dollars or imprisoned not more than one (1) year, or both.

SWORN to and subscribed before

me this 1st day of June, 2021.

*Kayla Sessions*

Signature of Notary Public  
State of South Carolina  
Print Name: *Kayla Sessions*  
My Commission Expires: *10/30/2030*

Sea Shelters, Inc.

*Edward W. Whittington, Jr.*  
NAME: **Edward W. Whittington, Jr.**  
TITLE: It's President



**HORRY COUNTY REGISTER OF DEEDS  
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.  
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,  
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Bellamy Law Firm

ADDRESS:

1000 29th Avenue North

Myrtle Beach, SC 29577

TELEPHONE: (843) 448-2400

FAX: (843) 448-2400

E-MAIL ADDRESS: bvaughn@bellamylaw.com

Related Document

(s):

**PURCHASE PRICE / MORTGAGE AMOUNT: \$ 765000.00**

**BRIEF PROPERTY DESCRIPTION: 5 acres Amanda Nixon Estate Lands**

**TAX MAP NUMBER (TMS #), / PIN NUMBER: ,**

**GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):**

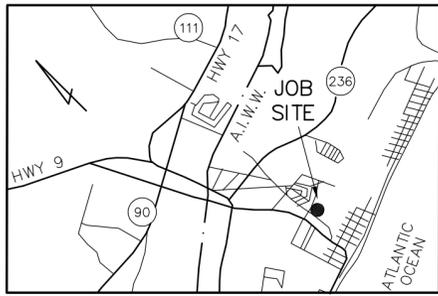
FULL BUSINESS NAME

1. SEA SHELTERS INC

**GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):**

FULL BUSINESS NAME

1. HILL STREET PARK VILLAS LLC



VICINITY MAP  
(NOT TO SCALE)

REFERENCE MAPS:

- "SURVEY OF 4.0 ACRES OF LAND WHICH JOHN H. NYE PROPOSES TO CONVEY TO J.W. STRICKLAND BEING A PART OF TRACT NO. 4 OF THE A. NIXON ESTATE" DATED SEPTEMBER 21, 1962 BY S.D. COX, JR.
- "SURVEY OF 1.0 ACRE OF LAND WHICH JOHN H. NYE PROPOSES TO CONVEY TO J. W. STRICKLAND BEING A PART OF TRACT NO. 4 OF THE A. NIXON ESTATE" DATED SEPTEMBER 21, 1962 BY S.D. COX, JR.
- "SURVEY OF 1.0 ACRE OF LAND WHICH JOHN H. NYE PROPOSES TO CONVEY TO ROSCOE FLOYD BEING A PART OF TRACT NO.4 OF THE A. NIXON ESTATE" DATED SEPTEMBER 21, 1962 BY S.D. COX, JR.
- "SURVEY OF 827.59 ACRES OF LAND OF THE ESTATE OF AMANDA NIXON" DATED MAY 1, 1951 BY S.D. COX, JR. AND RECORDED IN HORRY COUNTY AT P.B. 12, PG. 42.
- "FINAL PLAT OF TRACTS 11-A AND 11-B BLOCK NO. 121, TILGHMAN ESTATES SECTION" DATED NOVEMBER 11, 1992 BY HESTER LAND SURVEYING COMPANY, INC. AND RECORDED IN HORRY COUNTY AT P.B. 122, PG. 153.
- "FINAL PLAT OF FOREST PARK SUBDIVISION" DATED NOVEMBER 4, 1993 BY HESTER LAND SURVEYING COMPANY, INC. AND RECORDED IN HORRY COUNTY AT P.B. 126, PG. 220.
- "SURVEY OF ONE LOT CONSISTING OF 0.21 ACRES BEING A PORTION OF TRACT 4 IN THE AMANDA NIXON ESTATE LANDS" DATED JULY 5, 1977 BY C.B. BERRY AND RECORDED IN HORRY COUNTY AT D.B. 586, PG. 788.
- "PLOT LAYOUT / RESURVEY OF 0.14 ACRE LOT" DATED MAY 27, 1994 BY C.B. BERRY AND RECORDED IN HORRY COUNTY AT D.B. 1733, PG. 863.
- "SURVEY OF KINGWOOD SUBDIVISION BEING TRACT 5 IN THE AMANDA NIXON ESTATE" DATED NOVEMBER 12, 1966 BY C.B. BERRY AND RECORDED IN HORRY COUNTY AT P.B. 49, PG. 44.
- "SURVEY OF THE GROVE SUBDIVISION" DATED FEBRUARY 23, 1978 BY C.B. BERRY AND RECORDED IN HORRY COUNTY AT P.B. 66, PG. 205.
- "SURVEY OF HOLLYWOOD DEVELOPMENT SUBDIVISION FORMERLY A PORTION OF TRACT 4 AMANDA NIXON ESTATE" DATED DECEMBER 19, 1969 BY C.B. BERRY AND RECORDED IN HORRY COUNTY AT P.B. 63, PG. 248.
- "PLAT OF 25' X 25' LIFT STATION LOT ON PLAT OF KINGWOOD SUBDIVISION" DATED NOVEMBER 13, 1984 BY JOEL F. FLOYD AND RECORDED IN HORRY COUNTY AT D.B. 973, PG. 842.

LEGEND

- IRON PIPE FOUND
- IRON REBAR SET
- IRON REBAR FOUND
- CONCRETE MOUNMENT FOUND
- BOUNDARY POINT (NOT SET)
- ⊗ WATER VALVE
- ⊕ WATER METER
- ⊕ VALVE MARKER
- ⊕ DRAINAGE INLET
- ⊕ DRAINAGE MANHOLE
- ⊕ SEWER MANHOL
- ⊕ GUY ANCHOR
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- OHP- OVERHEAD POWER LINE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- S.F. SQUARE FEET
- AC. ACRE
- R/W RIGHT-OF-WAY

NOTES:

- PIN NO.: 351-08-03-0087 & 351-07-04-0114.
- IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD ZONE "X" (AREA WITHIN 500 YEAR FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP 45051C 0582 H DATED AUG. 23, 1999 AND SUBJECT TO VERIFICATION BY THE FEMA / COUNTY FLOOD PLANE MANAGER.
- ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83(2011). MULTIPLY DISTANCES BY COMBINED SCALE FACTOR SF 0.999803179 TO OBTAIN GRID DISTANCES. STATE PLANE COORDINATES OBTAINED BY GPS OBSERVATIONS VIA THE S.C.G.S. VRS NETWORK.
- THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
- NO TITLE SEARCH PERFORMED BY THIS OFFICE ON THIS DATE.
- THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- DEED REFERENCE: D.B. 734, PG. 835 & D.B. 3778, PG. 1483.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PARCEL.
- CURRENT OWNER: SEA SHELTERS, INC.  
ADDRESS: 328 E. MCINTYRE STREET  
MULLINS, SC 29574
- CURRENT ZONING: R-3; BUILDING SETBACKS: FRONT=20', SIDE: 7.5', REAR=10' PER THE CITY OF NORTH MYRTLE BEACH AND SUBJECT TO VERIFICATION.

THIS INSTRUMENT AND REPRODUCIBLE COPIES OF THIS INSTRUMENT ARE OWNED BY COX SURVEYORS & ASSOCIATES, LLC. REPRODUCTIONS OF THIS INSTRUMENT ARE NOT PERMITTED WITHOUT WRITTEN CONSENT OF COX SURVEYORS & ASSOCIATES, LLC UNLESS OBTAINED THROUGH MATTERS OF PUBLIC RECORD.  
ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

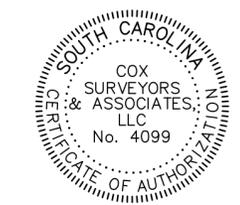
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME (PRINT): \_\_\_\_\_ DATE: \_\_\_\_\_

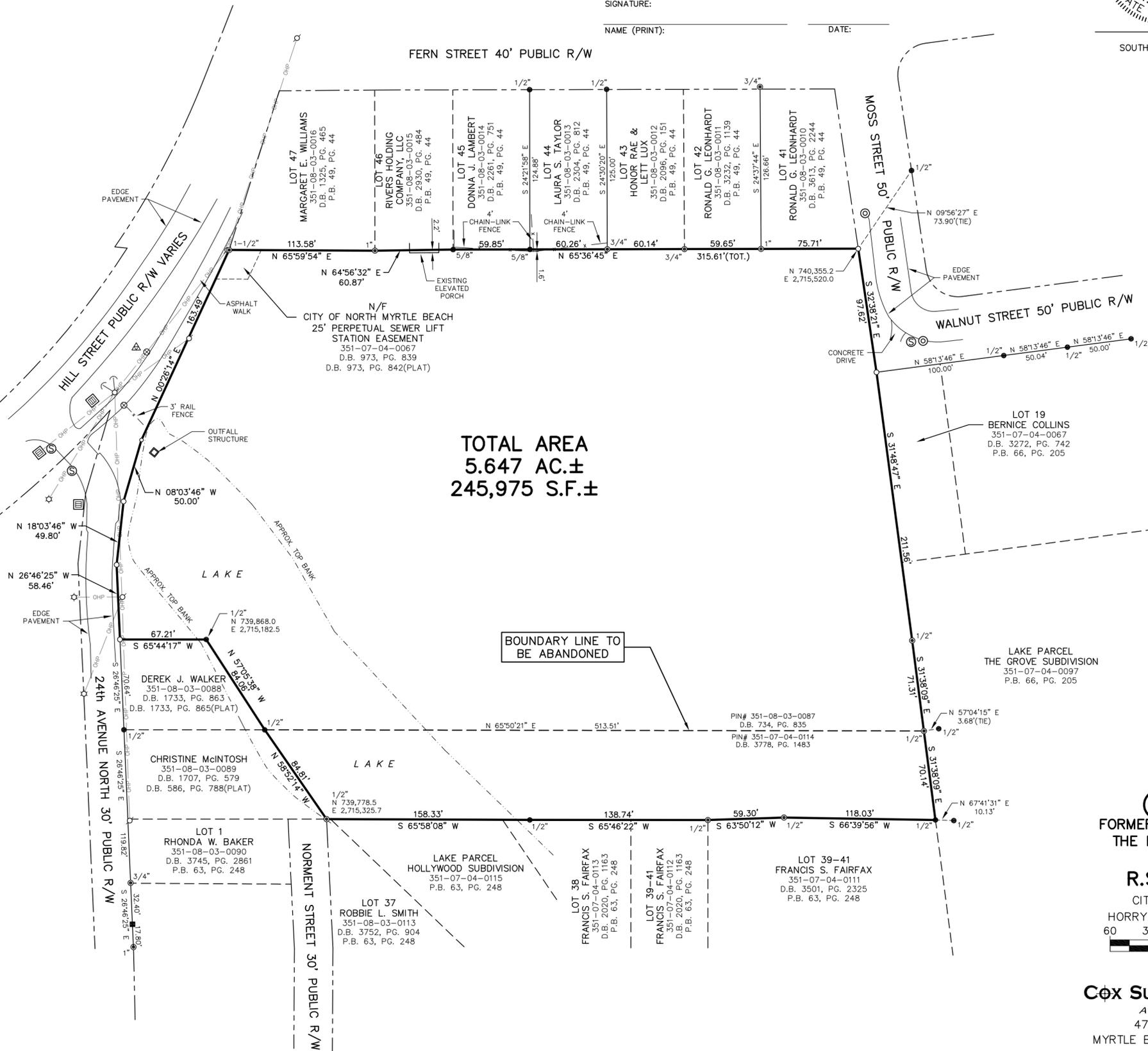
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME (PRINT): \_\_\_\_\_ DATE: \_\_\_\_\_

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



J. JASON COX  
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 26950

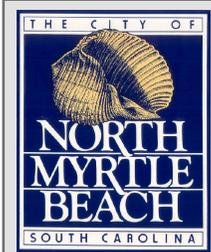
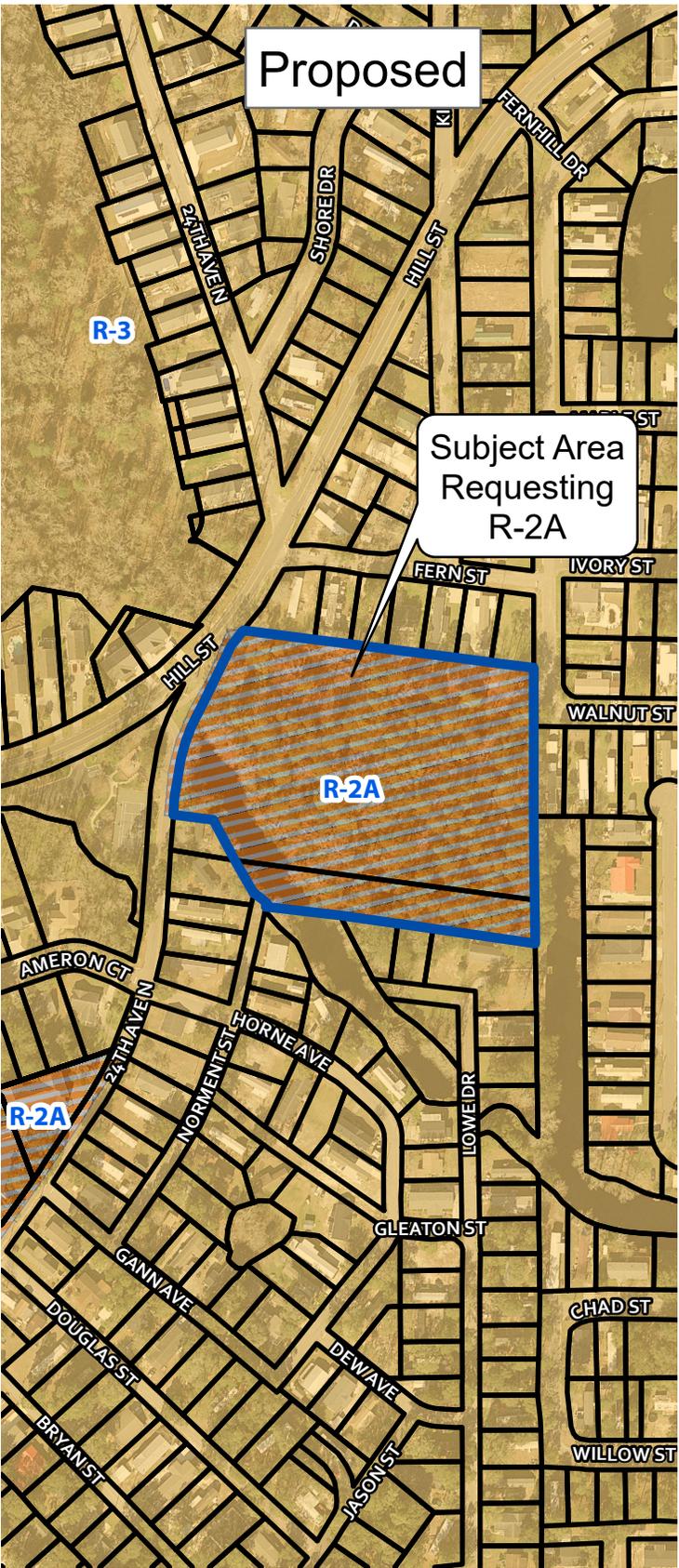
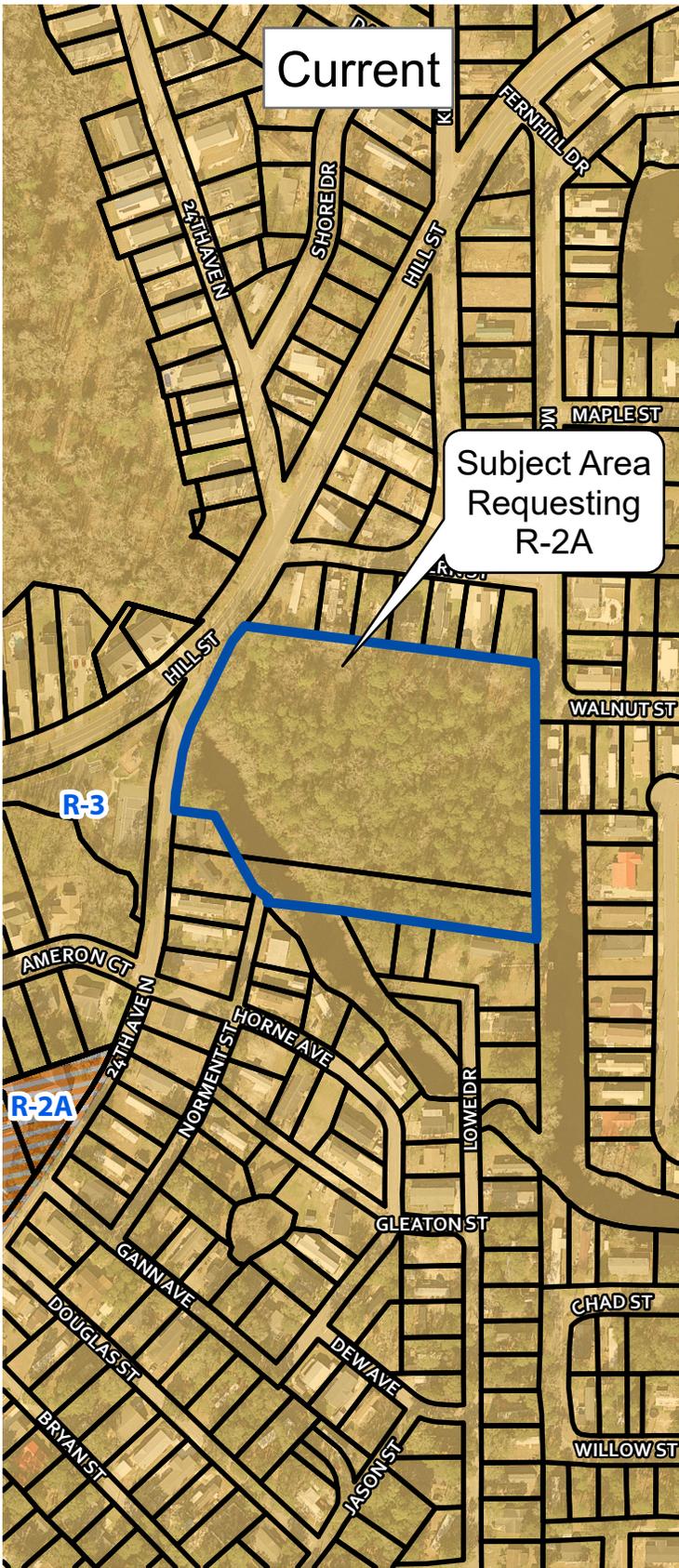


TOTAL AREA  
5.647 AC.±  
245,975 S.F.±

COMBINATION SURVEY OF  
**5.647 AC.±**  
**(245,975 S.F.±)**  
FORMERLY A PORTION OF TRACT 4  
THE ESTATE OF AMANDA NIXON  
PREPARED FOR:  
**R.S. PARKER HOMES**  
CITY OF NORTH MYRTLE BEACH  
HORRY COUNTY SOUTH CAROLINA

SCALE: 1 INCH = 60 FEET  
SURVEYED & MAPPED BY  
**Cox Surveyors & Associates**  
A LIMITED LIABILITY COMPANY  
4761 HWY. 501 WEST, SUITE 2  
MYRTLE BEACH, SC 29579 (843) 236-7200  
www.coxsurveyors.com

DRAWN BY: DCD FIELD DATE: 05/2015  
REVIEWED: JJC PLAT DATE: 05/28/2015  
CREW CHIEF: CTB FIELD BOOK: CS-685



**Legend**

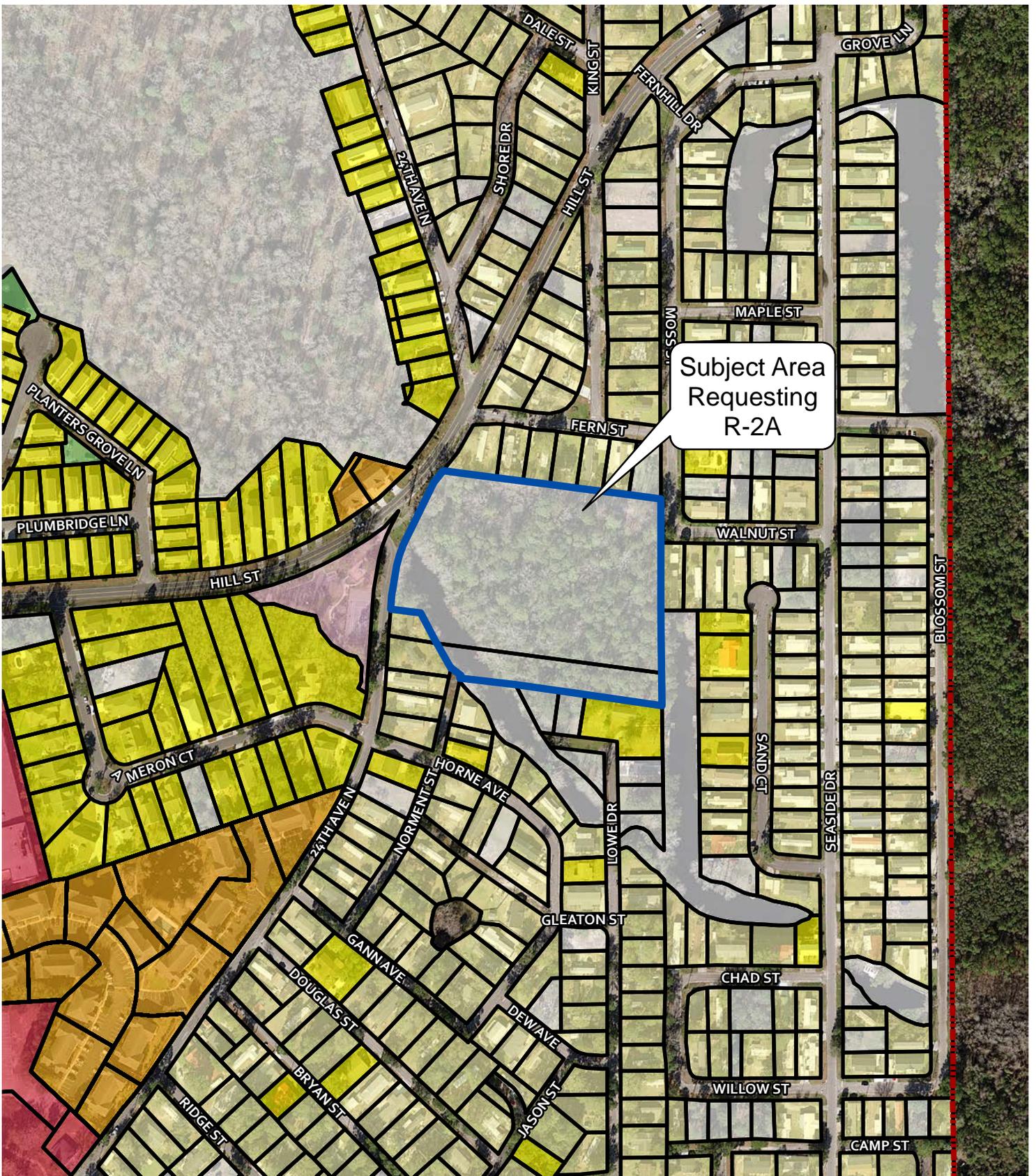
- Subject Area
- Zoning**
- R-2A
- R-3



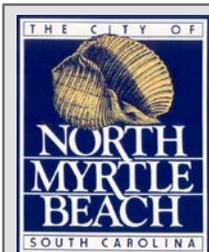
**Exhibit A: Zoning Map (Z-21-16)**

Path: M:\2021\2021-31 Maps Z-21-16\2021-24, Z-21-10 Zoning.mxd

Date: 7/9/2021  
Author: Dawn E. Snider



Subject Area  
Requesting  
R-2A

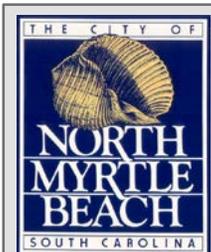
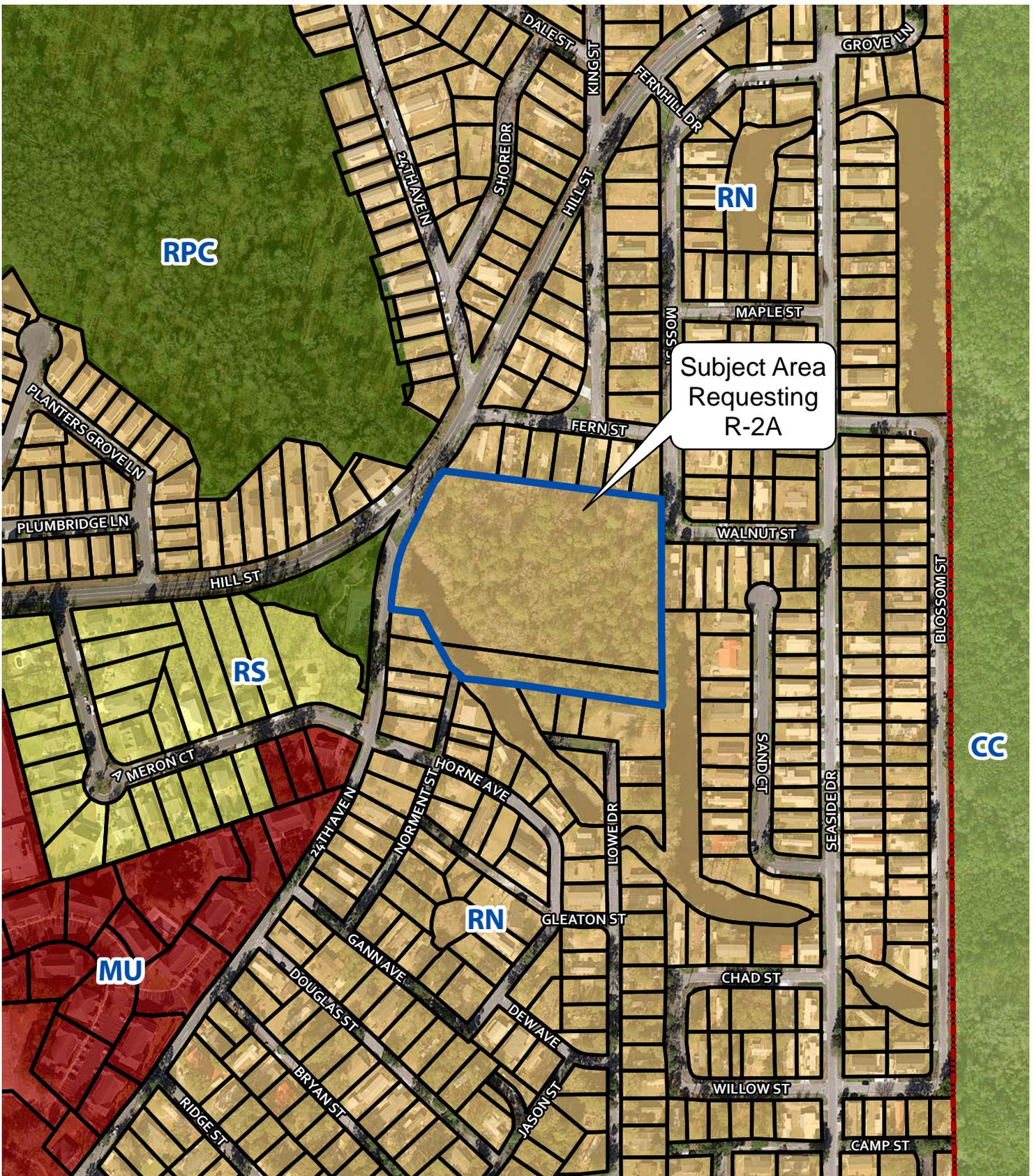


**Legend**

- |   |  |   |
|---|--|---|
|  Subject Area      |  Duplex       |  Public, Social, Cultural |
|  Commercial        |  Mobile Home  |  Single-Family            |
|  Common Open Space |  Multi-Family |  Vacant                   |



**Existing Land Use Map (Z-21-16)**



**Legend**

Subject Area	CC - Conservation Community	MU - Mixed Use
<b>Recommended Future Land Use Categories</b>	RPC - Resource, Protection, Conservation	RS - Residential Suburban
		RN - Residential Neighborhood

# Future Land Use Map (Z-21-16)

**7B. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-17:** City staff has received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising the Waterside portion of the PDD by adding plans and elevations to the approved home pattern book.

**Background**

The applicant has requested that Planning Commission postpone this item to their August 3 meeting.

**Executive Summary:**

Staff recommends that Planning Commission postpone this item to the August 3, 2021, meeting.

**Alternative Motions**

1) I move that the Planning Commission postpone the major PDD amendment [Z-21-17] to the August 3, 2021, meeting.

OR

2) I move (an alternate motion).