



PLANNING COMMISSION MEETING AGENDA

Tuesday, August 3, 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: July 20
5. OLD BUSINESS
 - A. **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.
6. NEW BUSINESS – “Consent Items”
7. NEW BUSINESS
 - A. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-15:** City staff has received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the master plan and associate documents to reflect a townhome development on the former hotel site. *(Request to postpone by applicant)*
 - B. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-15 AND REVISIONS TO THE BAREFOOT RESORT 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 Barefoot Resort PDD. The proposal revises the former hotel site to a townhome development and is located on Barefoot Resort Bridge Road. *(Request to postpone by applicant)*
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.
- 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, July 20, 2021
5:00 PM

MINUTES

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

City Staff:
Aaron Rucker, Principal Planner
Suzanne Pritchard, Senior Planner
Chris Noury, City Attorney
Dawn Snider, Acting 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 22, 2021 meeting, as presented, was made by Commissioner Horton and seconded by Commissioner Cutuli. Chairman Eisner called for the vote. The motion passed 5-0.
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.) Chairman Eisner called for a motion. Commissioner Cutuli motioned to postpone Planned Development District Amendment Z-21-7 to the August 17, 2021 meeting and was seconded by Commissioner Edwards. The motion passed 5-0.
6. **NEW BUSINESS: "Consent Items"** None
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). Ms. Pritchard gave an overview of the differences between R-3 and R-2A and stated this was in compliance with the comprehensive plan. Chairman Eisner stated this was discussed at the morning workshop and looked forward to the developer taking into account their suggestions. Commissioner Cutuli stated he would like to have some input in the design stage.

Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Rezoning Request Z-21-16, as submitted, and was seconded by Commissioner Ellis. The motion to approve passed 5-0.
 - B. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-17:** City staff 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.) Chairman Eisner called for a motion. Commissioner Cutuli motioned to postpone the Planned Development District Amendment Z-21-17 to the August 3, 2021 meeting and was seconded by Commissioner Ellis. The motion to postpone passed 5-0.

8. ADJOURNMENT:

Chairman Eisner called for a motion to adjourn the meeting. Commissioner Horton motioned to adjourn the meeting and was seconded by Commissioner Cutuli. The motion to adjourn passed 5-0. The meeting adjourned at 5:05 PM.

Respectfully submitted,

Dawn Snider
Acting 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-21-17: 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.

History

The plans, elevations, and home pattern book of the Waterside section of the Parkway Group PDD was originally approved by City Council on June 20, 2016. The preliminary plat for the Waterside subdivision was approved by Planning Commission at their September 20, 2016, meeting. Currently, only infrastructure and the entry roadway have been constructed at the site.

Proposed Changes

The applicant has submitted additional elevations as a supplement to the approved Waterside Pattern Book.

Staff Review

Planning & Development, Planning Division

The Planning Division notes that the original Waterside submittal included three separate neighborhoods (Pinnacle Ridge, Copper Meadow, and Copper Creek) with different image boards for each neighborhood. There is no indication with the current submittal as to which neighborhood the supplemental elevations are being proposed. Additionally, there are no material call-outs or reference page numbers for the proposed supplemental elevations.

Planning & Development, Zoning Division

The Zoning Administrator has no issues with the proposed amendment.

Public Works

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

Public Safety

The Fire Marshal has no issues with the proposed amendment.

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 August 16, 2021.

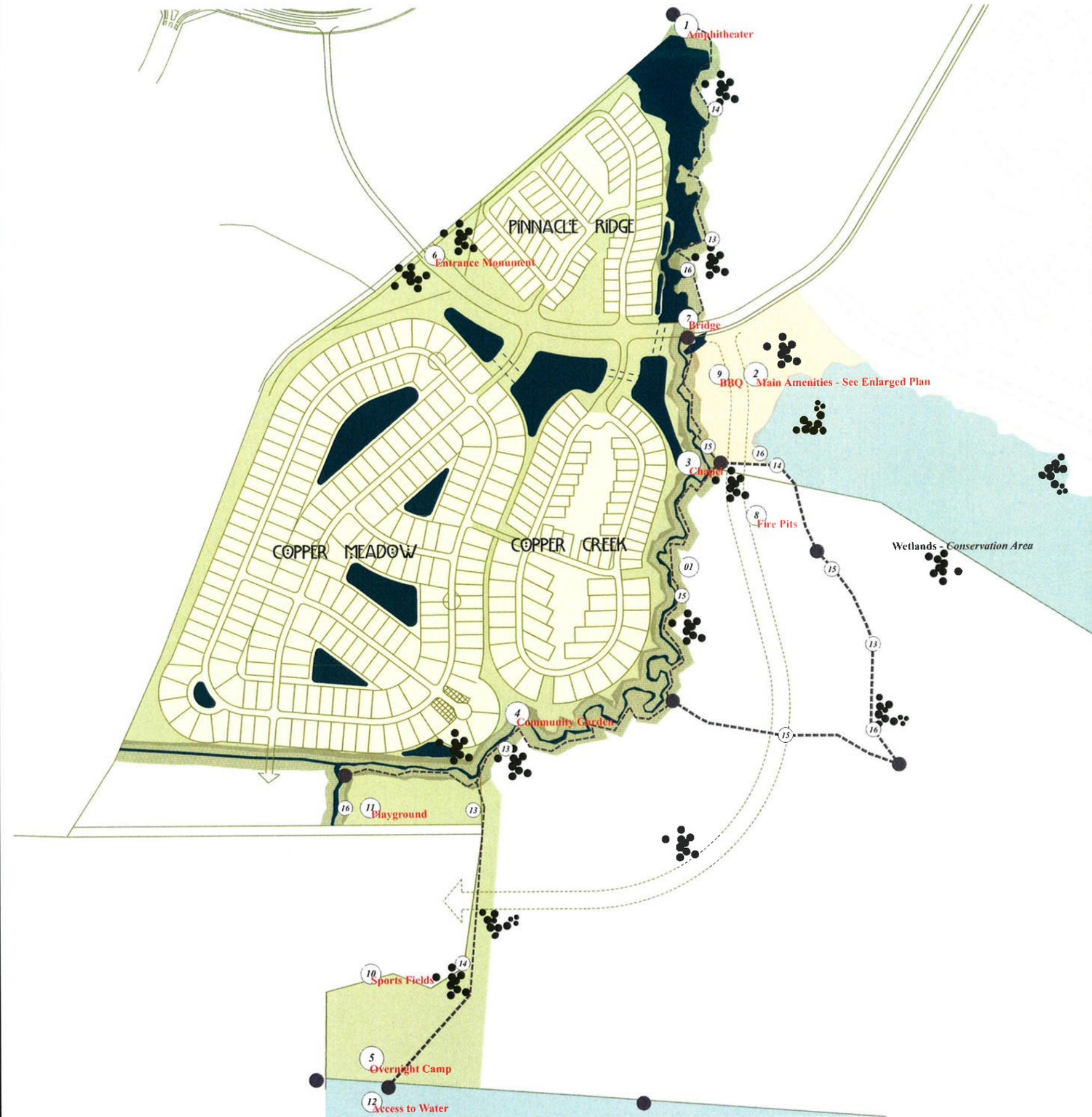
Planning Commission Action

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 major planned development district amendment to the Waterside portion of the Parkway Group PDD [Z-21-17] as submitted.
OR
- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Waterside portion of the Parkway Group PDD [Z-21-17] as submitted.
OR
- 3) I move (an alternate motion).

WATERSIDE



Landmarks

1. Amphitheater
2. Main Amenities - General Store, Club House, Post Office, Gym and Yoga, Farmer's Market, Access to Public Transport
3. Chapel
4. Community Garden
5. Overnight Camp
6. Entrance Monument
7. Bridge
8. Fire Pits - Horse Shoes, Bocce Ball, Beach Volleyball
9. BBQ and Picnic Area
10. Fields
11. Tree house/ Fort and Playground
12. Access to Water
13. Bench
14. Gazebo
15. Workout Station
16. Picnic Table

Pond

Creek

Node
Points of focus or intersection - defined by views, transitions, interaction with nature

Path - Walk, Run, Bike

Visual Landscape
Seasonal vegetation



11.07.15

Excerpt from Currently Approved PDD

WATERSIDE



Pinnacle Ridge		
	50' x 70'	Total 15
	50' x 120'	51
Total		65 Units (11 Lots 52)



Excerpt from Currently Approved PDD

WATERSIDE



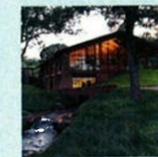
Copper Meadow

Lots	Total
	205
Total	206 Units



Excerpt from Currently Approved PDD

WATERSIDE



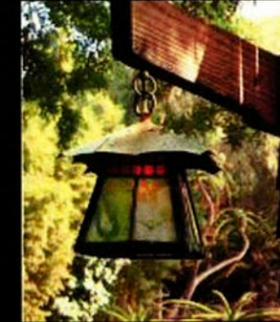
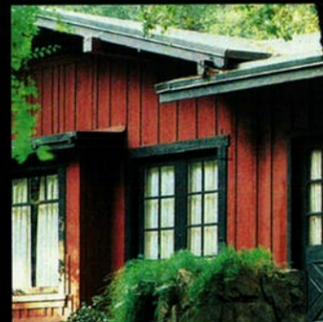
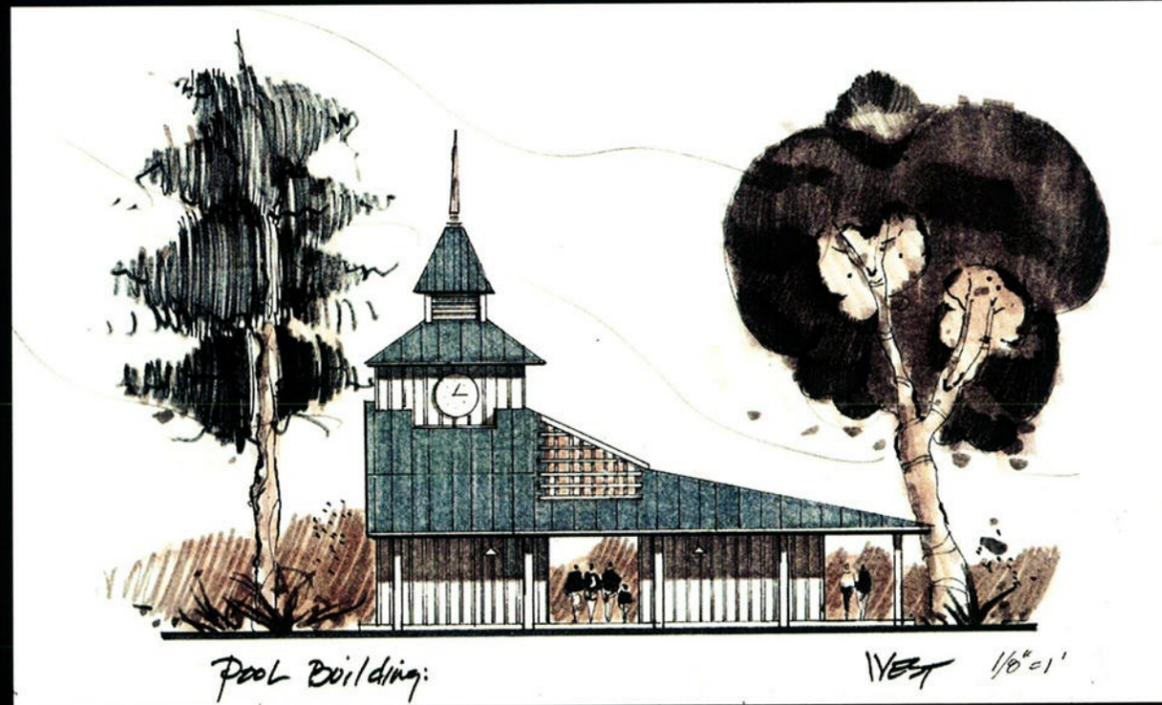
Copper Creek

	Total
● Cottages: 50' x 80'	22
● Courtyard Homes: 100' x 100'	16
● 50' x 52' x 120'	13
● Premium Homes: 72' x 125'	28
Total	79 Units



11.08.15

Excerpt from Currently Approved PDD



WATERSIDE

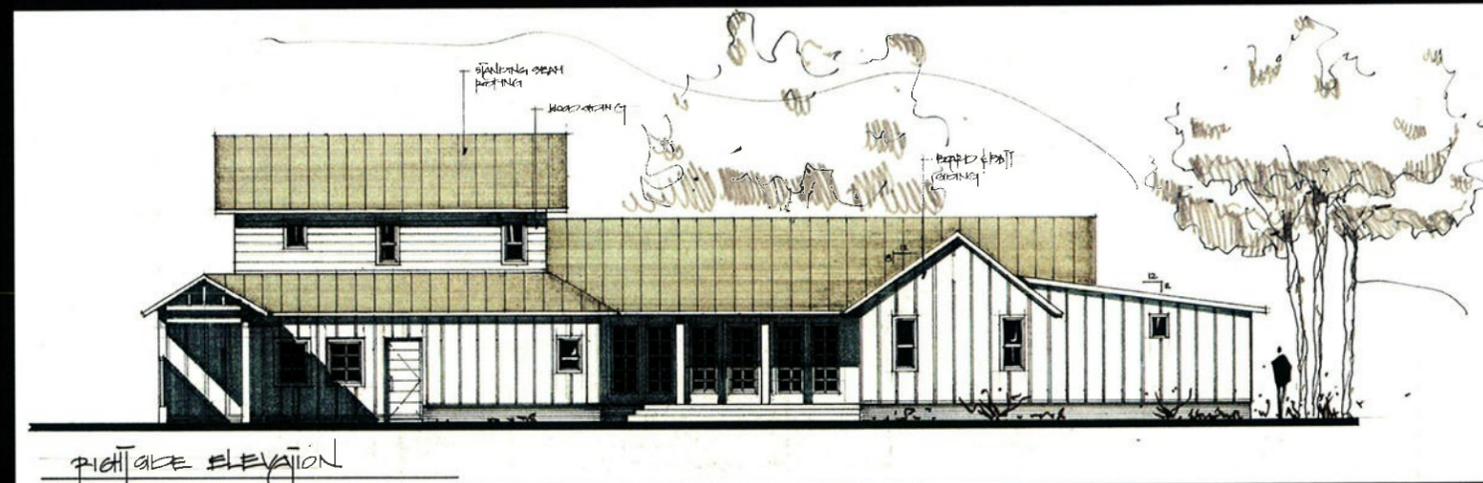
Community

Excerpt from Currently Approved PDD



TELLER ARCHITECTS

11.07.15



WATERSIDE

Pinnacle Ridge

Excerpt from Currently Approved PDD



TELLER PROJECTS

11.07.15



WATERSIDE

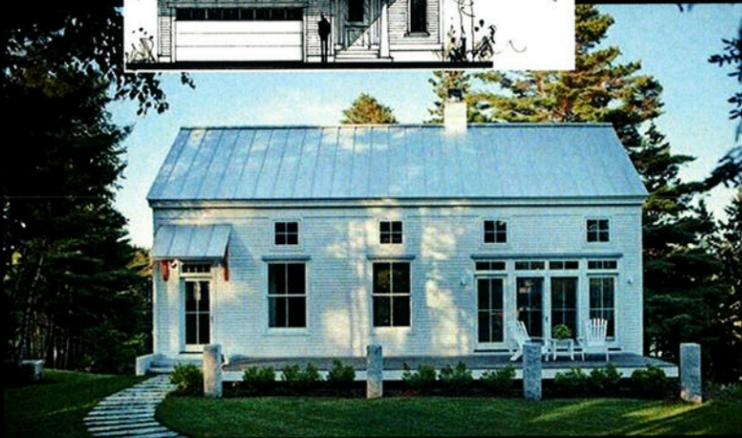
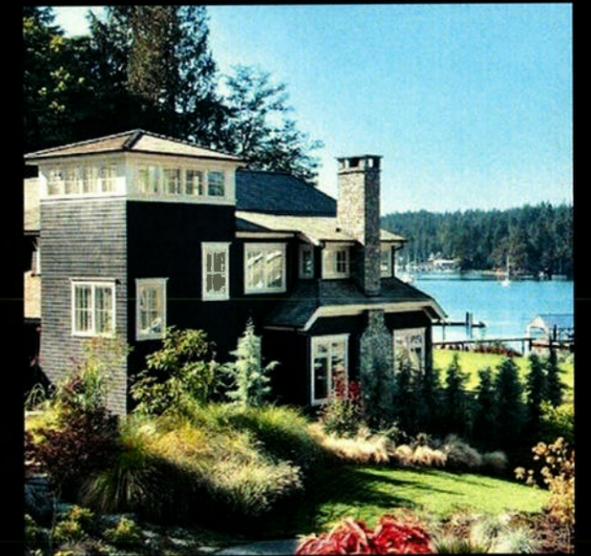
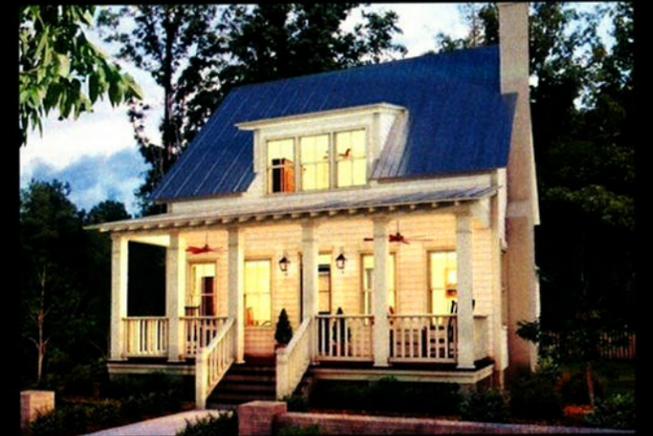
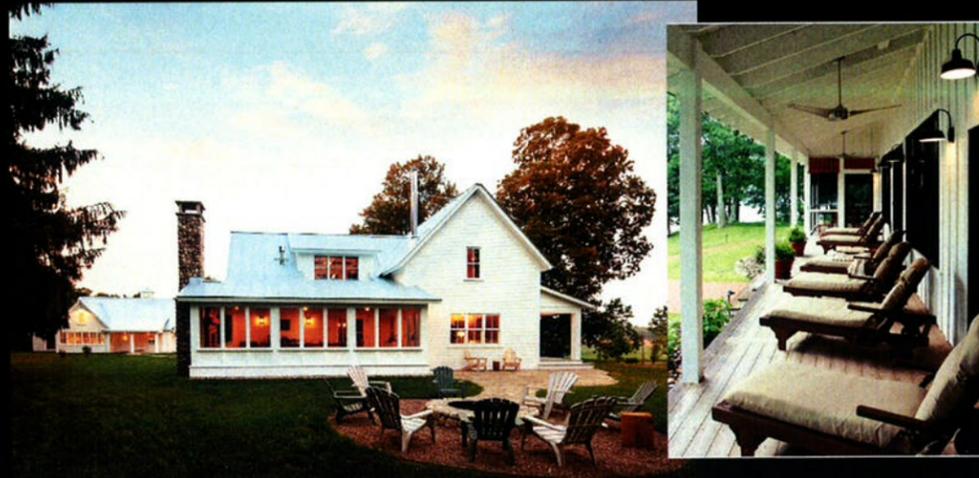
Copper Meadow

Excerpt from Currently Approved PDD



TELLER PROJECTS

11.07.15



WATERSIDE

Copper Creek

Excerpt from Currently Approved PDD



TELLER ARCHITECTS

11.07.15

WATERSIDE

Materials List

Windows:

Wood double-hung and casement.
Clad double-hung with aluminum rim accessories.
Wood or clad simulated divided-lights.
French Doors.
Cellular PVC double-hung and casement.
Wood or PVC simulated divided-lights.
Direct set transoms and sidelights.

Shutters:

Wood
Cellular PVC

Entry Doors:

Wood doors.
Fiberglass doors.
Steel doors.

Columns:

Composite columns.
Wood columns.

Exterior Siding:

Wood.
Hardiplank.
Fiber cement cladding board.

Exterior Molding, Trim & Brackets:

Wood.
Cellular PVC.
Fypon
Duraflex.

Soffits:

Vinyl.
Fiber cement.
Wood.
Cellular PVC.

Porch Ceilings:

Wood.
Ply-bead.
T&G beaded paneling.

Fencing:

Wood.
Aluminum.
Steel and wrought iron.
Vinyl.

Garage Doors:

Wood.
Aluminum.
Cellular PVC.
Fiberglas.

Roof Shingles:

Wood

Syline synthetic slate.

Synthetic shakes.

Slate.

Copper and metal.

Composite shingles.

Architectural dimensional shingles.

WATERSIDE

Landscape Elements

Front Yards:

Front yards are to be composed of a few key elements ranging canopy and ornamental trees, foundational plantings (ornamental trees and shrubs), beds of flowering perennials and annuals, groundcover, expanses of grass lawns, and “hardscape” materials, such as sidewalks, steps, low walls, fences and driveways.

In instances where front yards have shallow depths canopy trees are not typical. However, extensive foundation plantings and plots of green lawn edged with flower beds, brick or stone, as well as the use of fencing, with or without brick piers. A distinct boundary between public and private, whether through a material change or vertical element is encouraged.

The deeper front yards in some neighborhoods allow the green lawns to become the base for a variety of planting beds, hedges, shrubs and a mix of canopy and ornamental trees that frame the view of the home. The planting beds, whether groundcover, flowers or low shrubbery help define the lawn as a “room”. These homes will typically be raised and large porches and stairs are encouraged as one approaches the entrance.

The smallest front laws will feature smaller scale landscape elements such as simple foundation plantings (typically shrubbery with some flowering bushes) and an occasional small, ornamental tree.

Foundation Planting:

Foundation planting will vary from low manicured evergreens to brightly colored flowering bushes, to groundcover. All “ground” the house to the front yard.

Sidewalk Edging:

Sidewalk edging planting, which varies from ornamental grasses, to colorful perennials and textured groundcovers, enhances the entrance and guides visitors to the home.

Hedges:

Hedges are used as a transition between the public realm of the sidewalk and the front lawn of the private lot, as well as a definer between lots. Other boundary definitions include plant materials such as ornamental grasses, low shrubbery and even groundcover that is visually high enough to define the room of the front lawn.

Walls, Piers & Steps:

The low brick or stone wall defining the front lawn is a common landscape element. Typically 12 to 18 inches high, these walls enclose either a planting edge or the front lawn. Often these walls will turn to follow the private sidewalk as an edging and create the low piers that border the front steps to the porch.

Sidewalk Paving & Driveway Pavement Surfaces:

Private sidewalks range from typical concrete to brick, stone or even terra cotta tile. Concrete sidewalks may also be edged in brick. Driveways are typically concrete or asphalt, usually smooth, and may be edged in brick. A variation of the typical driveway may include only the two tire paths with grass between the hard surface.

Front Yard Lighting & Accessories:

In addition to streetlights, private homes may be augmented with freestanding lights, typically near the front property line next to the driveway, as well as porch lights or sidelights on the home at the entrance. Light pole materials may include wood, brick, and fencing or planters, which make attractive accents.

Proposed PDD Amendment Z-21-17















































































































































7A. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-15: City staff has received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the master plan and associate documents to reflect a townhome development on the former hotel site.

Background

The applicant has requested that Planning Commission postpone this item to the August 17 meeting.

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-21-15] to the August 17, 2021, meeting.

OR

2) I move (an alternate motion).

7B. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-15 AND REVISIONS TO THE BAREFOOT RESORT 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 Barefoot Resort PDD. The proposal revises the former hotel site to a townhome development and is located on Barefoot Resort Bridge Road.

Background

The applicant has requested that Planning Commission postpone this item to the August 17 meeting.

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 first public hearing regarding the development agreement associated with the major PDD amendment [Z-21-15] to the August 17, 2021, meeting.

OR

- 2) I move (an alternate motion).