



## PLANNING COMMISSION MEETING AGENDA

Tuesday, September 7, 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: August 17
5. OLD BUSINESS
6. NEW BUSINESS – “Consent Items”
7. NEW BUSINESS
  - A. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-21:** City staff has received an application for a major amendment to the Chestnut Greens Planned Development District (PDD) for the design of the entry feature and amenity center site on Possum Trot Road.
  - B. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-24:** City staff has received an application for a minor amendment to the Avista Planned Development District (PDD) for the replacement of a marquee sign board (±16 SF) with an electronic message board (±28 SF).
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.*

**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.**

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA  
NORTH MYRTLE BEACH CITY HALL  
PLANNING COMMISSION MEETING  
Tuesday, August 17, 2021  
5:00 PM**

MINUTES

Harvey Eisner, Chairman  
Jessica Bell, Absent until 5:06 PM  
Silvio Cutuli  
Tom Edwards  
Ruth Anne Ellis, Absent  
Ed Horton  
Callie Jean Wise, Absent

City Staff:  
Jim Wood, Director of Planning  
Aaron Rucker, Principal Planner  
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:**  
Ms. Pritchard asked if the Commission would consider Item 7D after 5A, because they were related.
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the August 3, 2021 meeting, as presented, was made by Commissioner Horton and seconded by Commissioner Edwards. Chairman Eisner called for the vote. The motion passed 4-0.
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. Ms. Pritchard stated this was discussed at length at the morning workshop. Staff believed everything had been worked out and the small details could be worked on when the plan was presented at site plan review at the time of construction.  
  
Having no comments from the Board or public, Chairman Eisner called for a motion. Commissioner Horton motioned to approve Planned Development District Amendment Z-21-7, as submitted, and was seconded by Commissioner Cutuli. The motion to approve passed 4-0.
7. **NEW BUSINESS:**
  - D. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-7 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 Barefoot Resort Villas Townhomes section of the Dye Estates through changes to the master plan, building footprint, and building elevations. Mr. Rucker gave an overview of the proposed revisions to the Barefoot Resort PDD. Chairman Eisner opened the floor for public comment. There were no comments from the public.
5. **OLD BUSINESS:**
  - A. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-15:** City Staff 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. Ms. Pritchard stated the project was discussed at length at the morning workshop and gave an overview of the project. There were a list of Staff comments in which the developer addressed prior to the meeting. Ms. Pritchard went over those answers with the Commission. There was one outstanding comment from the Public Works Department. Staff felt comfortable monitoring before the Council meeting. Commissioner Cutuli inquired if there was a pool size standard requirement for how big a pool must be, based on the square footage of the project. Ms. Pritchard indicated she was not aware of a standard. Chairman Eisner stated in the future on projects and other PDDs, he would like to see some standards and direction on the size of pools, amenity centers, cabanas, etc. There should be a minimum on these. He recommended staff come up with a proposal for those in the future.

Chairman Eisner opened the floor for public comment.

Cheryl Kilday, 1322 Seabrook Plantation Way, North Myrtle Beach, represented Destination North Myrtle Beach, stated the Chamber had been looking at this and stated there were three conceptual hotel sites in North Myrtle Beach and taking this away would make only two. She inquired what would the impact of replacing commercial development versus residential be. She stated the City was expanding the Sports Complex and inquired what type of accommodations would be available to house large teams. We would lose those teams to Myrtle Beach. She wanted to make sure we were asking those kinds of questions and evaluating for long term purposes. She inquired where a hotel would be put. She asked there be a plan for those types of uses before giving over commercial land. When it came to commercial use in general, as a rapidly growing community that adds more residential, they were chipping away at commercial, infrastructure, and the tax base. Ms. Kilday stated one of the comments in reference to the project was this would help recruit golfers to stay as long-term renters. She stated this would take inventory out of the accommodations tax, which helped pay for things like Public Safety, because that was not collected on 6 month rentals. She asked if they had explored those options. Chairman Eisner stated they had discussed this, but this was a residential area.

Fred Caruso, 2312 Tidewatch Way, North Myrtle Beach, wanted to address Ms. Kilday's point. The area where the new Sea Glass Cottages would go was a commercial entity. Mr. Caruso asked wouldn't a hotel go there?

Terry Brewer, 4801 Harbor Pointe Dr. Unit 706, North Myrtle Beach, stated they had mentioned they wanted change for pool sizes on future developments, but what about the current developments? She stated there would be a hardship to the residents at the Dye Estates with more people added to their pool. These current projects were short on amenities and high on units.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve Planned Development District Amendment Z-21-15, as submitted, and was seconded by Commissioner Horton. The motion to approve passed 5-0.

- 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. Mr. Rucker gave an overview of the Development Agreement. Chairman Eisner opened the floor for public comment. There were no comments from the public.

6. **NEW BUSINESS: "Consent Items"**

- A. FINAL SUBDIVISION PLAT SUB-21-10:** A major final plat of subdivision dedicating the roundabout at the intersection of Henry Road and Water Tower Road in the Parkway Group Planned Development District (PDD). Ms. Pritchard stated all improvements had been completed and there were no outstanding comments from staff.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Final Subdivision Plat Sub-21-10, as submitted, and was seconded by Commissioner Bell. The motion to approve passed 5-0.

7. **NEW BUSINESS:**

- A. ANNEXATION & ZONING DESIGNATION Z-21-18:** City staff received a petition to annex lands on Cenith Drive totaling approximately 0.58 acres and identified by PIN 357-07-01-0008. 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 outstanding comments from staff.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve Annexation & Zoning Designation Z-21-18, as submitted, and was seconded by Commissioner Bell. The motion to approve passed 5-0.

- B. ANNEXATION & ZONING DESIGNATION Z-21-19:** City staff received a petition to annex lands on Cenith Drive totaling approximately 0.36 acres and identified by PIN 357-02-04-0054. The lot is currently unincorporated and zoned Single-Family residential (SF 14.5) 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 outstanding comments from staff.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve Annexation & Zoning Designation Z-21-19, as submitted, and was seconded by Commissioner Edwards. The motion to approve passed 5-0.

- C. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-20-20 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 reduces the commercial component of the Town Center element of the PDD and expands the Sea Glass Cottages portion of the PDD. Mr. Rucker gave an overview of the Development Agreement. Chairman Eisner opened the floor for public comment.

Candy Triplett, North Myrtle Beach, stated she had lived in the Barefoot Resort area for 20 years. She had concerns over the densely added growth and how the traffic backed up when the swing bridge opened. She had concerns over the traffic signal being put in and if the City had done research on the safety of more people coming into the intersection. It was a concern for the pedestrian traffic. Chairman Eisner stated it was his understanding that it was a combination of residents from the area that wanted a traffic light at the intersection. There was an agreement between the developer and the City for the stop light. Director Wood agreed that there was a general consensus that the residences desired one. It would be a city controlled traffic light, which would control the timing and have the ability to adjust the timing. Ms. Triplett asked how that was

coordinated with the swing bridge opening, because there was no schedule for that. Chairman Eisner stated he did not know and would pass it along to the City Council to answer. Commissioner Horton stated he did not know of any technology that would interface the two. Ms. Triplett stated that created a hardship and safety issue for the residents with more cars being added. She asked about additional rescue services. This was putting additional traffic at the swing bridge.

Frank Caruso, 2312 Tidewatch Way, North Myrtle Beach, asked if the Commission was voting on this item. Mr. Rucker stated the Commission did not vote, but hosted a public hearing and could provide comments to the Council. Director Wood explained the difference between the Development Agreement and the revisions to the PDD, which had already been voted on by the Planning Commission. Usually, both appear on the same agenda and the PDD was voted on and the Development Agreement was a public hearing. Mr. Rucker stated both of them would appear on the City Council agenda on September, 20, 2021 for the Council to take action on both. Mr. Caruso asked what the acreage was to the Dye Townhomes as compared to the Sea Glass Cottages. Mr. Rucker stated the Sea Glass Phase II project was 28.46 acres and the Dye Townhomes was 4.76 acres. Mr. Caruso stated they had already discussed the density. The cottages were very close together and there was not any green space. He stated the Mayor spoke about green space and parks and there were none. The amenities were not what they needed and the agreed upon pool would be too small for the needs of the residents. Mr. Caruso read several statements from other residents that have dealt with the Sands Development Company. "After dealing with Sands, I would not recommend them to anyone. They do lousy work and my garage is over a foot smaller than the plans show and I have repaired issues more than they have." "After purchasing a townhome from these people, I would not let them build a dog house. Shoddy workmanship, walls not plumb, cracking, terrible carpentry work, and one thin coat of cheap paint. I would have a hard time recommending Sands to anyone." Mr. Caruso stated this was just a few comments and he asked respectfully to end this.

Gary Penebre, 5109 White Oaks Drive, North Myrtle Beach, stated he wanted the record to reflect that on Friday, August 13, 2021, he submitted a list of questions to the Council and wanted the copy of the document in the record and wanted to know if they were ready to answer those questions.

- I would like to remind this City Counsel that it has a Fiduciary Responsibility to Protect and Safeguard its residents as it relates to Safety and Security issues. The receiving of revenue (IE impact fees or any other type proceeds) should not be its primary concern.
- What firm had been hired to perform an Environmental, Pollution and Flood survey on the initial SeaGlass Cottages development? What can you share from an executive viewpoint with the public at this time? A copy of these findings should be posted on the NMB website for public viewing.
- From a dual diligence standpoint; has a separate new survey been performed on this additional partial of land as it relates to Environmental, Pollution and Flood? A copy of these findings should be also be made public and posted on the NMB website.
- Has a tariff study been performed to handle the additional volume of traffic that is being generated from the SeaGlass cottages development? What impact will be realized with the additional influx of rental changing hands every six-months? What recommendations have been suggested to handle the backup when the swing bridge is closed between Premier Resorts Blvd. and Barefoot Resort Bridge Road (across the street is the entrance to the Firehouse Substation) as well as the Village Crossing Blvd. with Barefoot Resort Bridge Road?
- As you must be aware of; Wetlands are Wetlands and in many cases are undevelopable due many factors. What makes this City Counsel think that the transfer of 611 acres of wetlands can be developed? What land survey has been performed to see if it's worth taking on taxable undeveloped land onto the books of NMB? What is the financial impact to NMB residents with this transfer of ownership?
- What BOC (Building, Occupancy and Construction) code requirements are going to be incorporated into this new development? Are you going mandate that each structure be constructed to withstand Hurricane Category II? Are all windows going to be able to withstand winds up to 125 mph?
- Did the City Council investigation the water damage several cottages incurred from Tropical Storm Elsa? Several cottages sustained water damage; whereby water came into through windows, which

resulted in flooding out these residents. In addition, several people reported that they were fearful for their lives as the 40-mph wind had shaken their homes. Just imagine what might happen if higher winds from future storms or a Hurricane would hit the area.

- Is the future development site going to be limited to ground level cottage units or is the developer also going to build Highrise cottage units as well?
- What plans are currently in place to repave Village Crossing Blvd. as it relates to all the heavy construction equipment, concrete trucks, building product trucks, etc.?
- Allowing the increase of additional rental units on a short-term six-month time frame would not only change the characteristic of Barefoot Resort and Golf area. In order to prevent transient activity from occurring; we are asking this partial of land become permanent residential ownership.

Chairman Eisner confirmed he sent the email to the City Council, not the Commissioners. He explained the Board was an advisory board and could not vote on it. It was a public hearing and the Council would have to answer those questions. Chairman Eisner stated if those were submitted to the Council, on the 20<sup>th</sup>, he would have an initial response. Mr. Penebre stated a shed was constructed on Dove Shell Way that obstructed the walkways and wanted to know if it had been inspected and if a variance had been granted. Chairman Eisner stated he could not speak to those specific things, because they were conducting a public hearing. Mr. Penebre stated he submitted the questions, in hope there would be an addendum to the documents, addressing the issues. Director Wood stated the City Manager had received the email and forwarded it to City Council and there would be a response. The Commissioners had never seen the email. Mr. Penebre stated he had sent a copy to every Council member. Director Wood stated he would be receiving a response.

Tom Hole(?), Barefoot Resort, North Myrtle Beach, wanted to address the bridge issue when a barge came through. It would sometimes stay open 5-15 minutes and the traffic backed up, which created a hazard on Highway 17 and Barefoot Resort Bridge Road and needed to be taken into consideration. He stated he had lived in the area since 2003 and was here when the 2009 wild fire hit Highway 31. He saw how it was like getting out of the place at 2:00 in the morning. Now they were getting population density and it wasn't if, but when, they have another wild fire. The area of preserves were not going to change, which was were the wild fire was before and it would feed into the area. How was an evacuation going to be planned for if there was another Highway 31 wild fire?

Mary Gavin, 5117 White Iris Road, North Myrtle Beach, inquired why they were here. She stated they had come with questions and no one could answer them. They keep getting put off. They have had meetings in June and July and now it would be September before getting answers. They thought this would be a discussion and most feel like this was a done deal. They have all decided, because the Mayor recused herself, because her son was involved. Why were they here, if it had already been decided? Chairman Eisner stated the Planning Commission approved the project and sent the City Council for approval or modification. They were just discussing the Development Agreement, which was how much the developer would be paying to the city. They were not discussing the project. It was already approved and sent to City Council. Ms. Gavin stated it was a done deal. Chairman Eisner stated it was now up to the City Council. Ms. Gavin stated they had sent emails and had never received answers back. Chairman Eisner asked if she had gone to the City Council meeting. Ms. Gavin stated no, that everyone was told to send in emails, but no one responds to anything. This was typical government and it was a done deal, which was sad because most of us thought that the people that lived in Barefoot should have decided, because of the bridge, the density, and everything else. She stated if the Commissioners lived there, they would not want this either. Chairman Eisner stated they had a discussion on this a month or two months ago. Some were here and some were not. The discussion at this meeting was the Development Agreement and the other was sent to City Council. Ms. Gavin stated again why they were here. Chairman Eisner stated she was probably there to add comments to the Development Agreement for the City Council. Ms. Gavin stated that was not a good answer.

Terry Brewer, 4801 Harbor Pointe Drive, Unit 706, North Myrtle Beach, stated she understood they were not voting at the meeting and decisions had already been made. She stated they mentioned in the morning workshop that they could provide comments to the City Council. As a Planning Commission, she stated that was an important role. They have had questions, concerns, and thoughts expressed by them that could be helpful to the Council, as they continued their leadership role. It was important to continue to ask some of those questions and an obligation they have to make sure there was good planning in moving forward. Ms. Brewer stated they mentioned they were an advisory board, so she would expect them to make City Council aware of these questions and concerns they had. She stated she learned so much from attending their meetings. They had asked great questions on other projects, about the green space and materials being used. She felt like this has not happened for the Sea Glass Phase II project. As a resident, she was disappointed that their wisdom had not run into the thoughts for this project. Since this was a phase two project, her hope was lessons would be learned from phase one and there could be improvements. Ms. Brewer stated she was disappointed in the loss of the Town Center commercial area. She understood what would be coming, but better planning could be made with what they would eventually wind up with. She stated the future was now in what they planned. She had concerns about the density and number of units per acre. She had concerns about the open space. When the people in Sea Glass walked outside, there were lots of adults, pets, and children. Where did people walk, children play, or pets go to the bathroom? Where were parks in their area? How close was the nearest park to them? What kind of amenities were available to them in their area for the quality of life, which North Myrtle Beach said was a priority. They were continued to be concerned about what was coming in the future. Ms. Brewer stated they mentioned the Commissioners wanted to look into pool sizes in the future, but by then, their development land would already be taken. She expressed a concern about the drainage on Harbor Pointe Drive. Last fall when they had a hard rain, that area flooded and there was standing water where the projects were to be. She hoped they looked into the drainage issues. She stated they had heard concerns about the infrastructure, traffic, and safety. She was concerned about the impact on emergency response times. She was concerned about the impact of the schools and a lot of other things on the infrastructure. She was concerned about the quality of construction and materials being used in the developing areas. She was concerned about people not knowing which direction to go on Harbor Pointe Drive. There were people going the wrong way. Every time someone went for a walk, there was a safety issue with people ignoring stop signs. There needed to be signs add or lines painted. She was concerned about the pool size in phase one and concerned what would be in phase two with the amenities. She was concerned about parking. When she read the whole proposal, it talked about monthly events that were planned. If they were bringing in monthly events, how much parking would be needed or should be planned for? She was concerned about the garbage. The placement of the current compactor for Sea Glass I was not a very smart idea. She stated she lived in the North Tower and could smell the garbage. She stated she had seen the garbage be so full, bags fall off when the truck came to get it. Several bags were left lying there before they were cleaned up. The smell was horrible and she didn't know what was being planned for Sea Glass II, but it was a big mess at Sea Glass I. There were mattresses, chairs, and other things that were left that didn't fit into the compactor. She also had a concern over the statement that the traffic light was a general consensus of the residents. Ms. Brewer stated she didn't believe that many of the residents had much of an opportunity to express their views for a general consensus. There have been a limited number of people involved and a lot of residents have been left out of the discussions and planning. She thanked the Commission for their wisdom and expected them, as an advisory board, to put together a list for the Council to consider. She also expected them for a future time, while they had been let down, in the planning of future projects, they would look at the quality of building materials, to make sure there were inspections and they would be held to high standards, and were they putting in amenities that the community would be proud of. Chairman Eisner thanked her for her comments.

**8. ADJOURNMENT:**

Chairman Eisner called for a motion to adjourn the meeting. Commissioner Cutuli motioned to adjourn the meeting and was seconded by Commissioner Horton. The meeting adjourned at 6:00 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.

**7A. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-21:** City staff has received an application for a major amendment to the Chestnut Greens Planned Development District (PDD) for the design of the entry feature and amenity center site on Possum Trot Road.

### **History**

The Chestnut Greens PDD was entitled in October of 2020. The original PDD document contained only placeholders for the amenity and entrance, relying on a future amendment to provide details on the layout and architecture.

### **Proposed Changes**

Thomas Jasper of LS3P Associates Ltd., agent for the owner, has submitted an amendment to the Chestnut Greens PDD detailing the front entrance and amenity sites through plans, architectural elevations, and renderings. The facilities in this amendment are designed in the modern farmhouse style and include the following:

- 13,100 SF amenity center with multipurpose room, fitness room, meeting room, café, indoor swimming pool, support spaces, porte-cochere and covered porch facing the swimming pool.
- ±6,307 SF swimming pool with pool deck, outdoor kitchen, spa, shade sails, cabanas and lounge areas.
- ±1,500 SF commercial building and mail pavilion with small retail space, restrooms, equipment room, gathering space and outdoor pavilions with string lighting and shade sails.
- Large lake with lighted fountain and walking paths.
- 800 SF pool bath structure with restrooms, pool equipment storage and outdoor bar with grills.
- Two bocce courts with canopies.
- Eight pickleball courts with bleachers and shade canopies.
- Activity lawn.
- 800 SF covered pavilion-like structure with lighting and signage.

The plans include landscaping in all areas and berms to screen internal residents of the PDD from the activities at the adjacent sites. City staff will further review the construction details of this project at the site-development plan level of review.

### **Staff Review**

#### *Planning & Development, Planning Division*

The Planning Division has no issues with the proposed amendment.

#### *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 September 20, 2021.

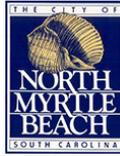
### **Planning Commission Action**

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

PDD Zoning Finance Account Code:	<b>3.22</b>
<b>FEE PAID:</b>	\$500.00 on August 16, 2021
FILE NUMBER:	Z-21-21
Complete Submittal Date:	August 16, 2021



Notice Published:	August 19, 2021
Planning Commission:	September 7, 2021
First Reading:	September 20, 2021
Second Reading:	October 4, 2021

City of North Myrtle Beach, SC

**Application for a Major Amendment  
to a Planned Development District (PDD)**

**GENERAL INFORMATION**

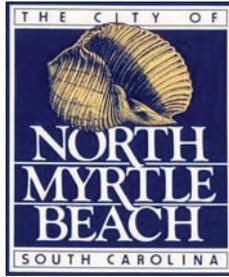
<b>Date of Request: August 12, 2021</b>	<b>Property PIN(S): 35700000012</b>
<b>Property Owner(s): Pulte Group</b>	<b>Type of Zoning Map Amendment: Major PDD Amendment</b>
<b>Address or Location: 1170 Possum Trot Road</b>	<b>Project Contact: Thomas Jasper</b>
<b>Contact Phone Number: 8439585433</b>	<b>Contact Email Address: thomasjasper@ls3p.com</b>
<b>PDD Name: Del Webb at North Myrtle Beach</b>	<b>Total Area of Property: 171.24 Acres</b>
<b>Proposed Amendment: This PDD amendment includes the design of the amenity center, commercial building, pool building, and exterior pool with surrounding landscaping of the 7.5 AC Amenity Site. This amendment also includes the design of an entry feature building at the entrance to the neighborhood on Possum Trot Road.</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: Thomas Jasper*

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: 08/12/21

Nature of Approval Requested: PDD Amendment

Property PIN(s): 357-00-00-0019

Property Address/Location: Chestnut Greens Amenity Site, North Myrtle Beach, SC 29582

I, Sidney Dudley as Pulte Home Co LLC, hereby authorize Thomas Jasper

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

Signature

Registered Agent of Corporation

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.

# DEL WEBB AMENITY CENTER AT NORTH MYRTLE BEACH

LS3P: 1600-205760  
 PULTE  
 1170 POSSUM TROT RD  
 NORTH MYRTLE BEACH, SC 29582  
 PIN# 357-00-00-0012



SUBMITTAL: 2021.08.30  
 COUNCIL MEETING: 2021.09.07 PDD AMENDMENT



CONSTANTINE  
 ENGINEERING  
 ASSOCIATES, LLC



ARCHITECTURE & INTERIORS  
 LS3P ASSOCIATES LTD.

205 1/2 KING STREET  
 CHARLESTON, SC 29401  
 843.577.4444

STRUCTURAL  
 BRITT PETERS & ASSOCIATES

101 FALLS PARK DRIVE, #601  
 GREENVILLE, SC 29601  
 864.271.8869

MEP  
 CONSTANTINE ENGINEERING

1643 B SAVANNAH HWY, #181  
 CHARLESTON, SC 29407  
 843.628.7878

LANDSCAPE  
 ENVIRONMENTAL CONCEPTS

618 CHESTNUT RD, #201  
 MYRTLE BEACH, SC 29572  
 843.692.9999

CIVIL  
 DRG

4703 OLEANDER DR  
 MYRTLE BEACH, SC 29577  
 843.839.3350

DEVELOPER  
 PULTE

4401 LEEDS AVENUE, SUITE 400  
 NORTH CHARLESTON, SC 29405  
 843.740.7282

## PROJECT DESCRIPTION

Pulte Del Webb North Myrtle Beach Amenity Center

08/26/2021

### GENERAL DESCRIPTION:

The Pulte Del Webb North Myrtle Beach Amenity Center project will be the construction of a new building, new pool, new parking lot, new accessory buildings, new landscape and exterior recreational facilities within a PUD located in North Myrtle Beach, SC, TMS #: 357-00-00-0012. The following structures will be included:

- Amenity Center Building
- Pool Bath Building
- Commercial Building with attached Mail Pavilion
- Entry Feature

#### Amenity Center

The new 1-story amenity center will measure approximately 13,100 sf. The major functions include a divisible multipurpose room, fitness room, meeting room, café, indoor swimming pool and support spaces. The amenity center also includes a porte-cochere and covered porch facing the swimming pool. The aesthetic design direction for the amenity center is modern farmhouse and will include sloped metal roofs and will be clad primarily in fiber cement siding. Adjacent to the amenity center will be a large outdoor swimming pool and pool deck. Shade structures will be integrated throughout the exterior pool deck areas.

#### Pool Bath

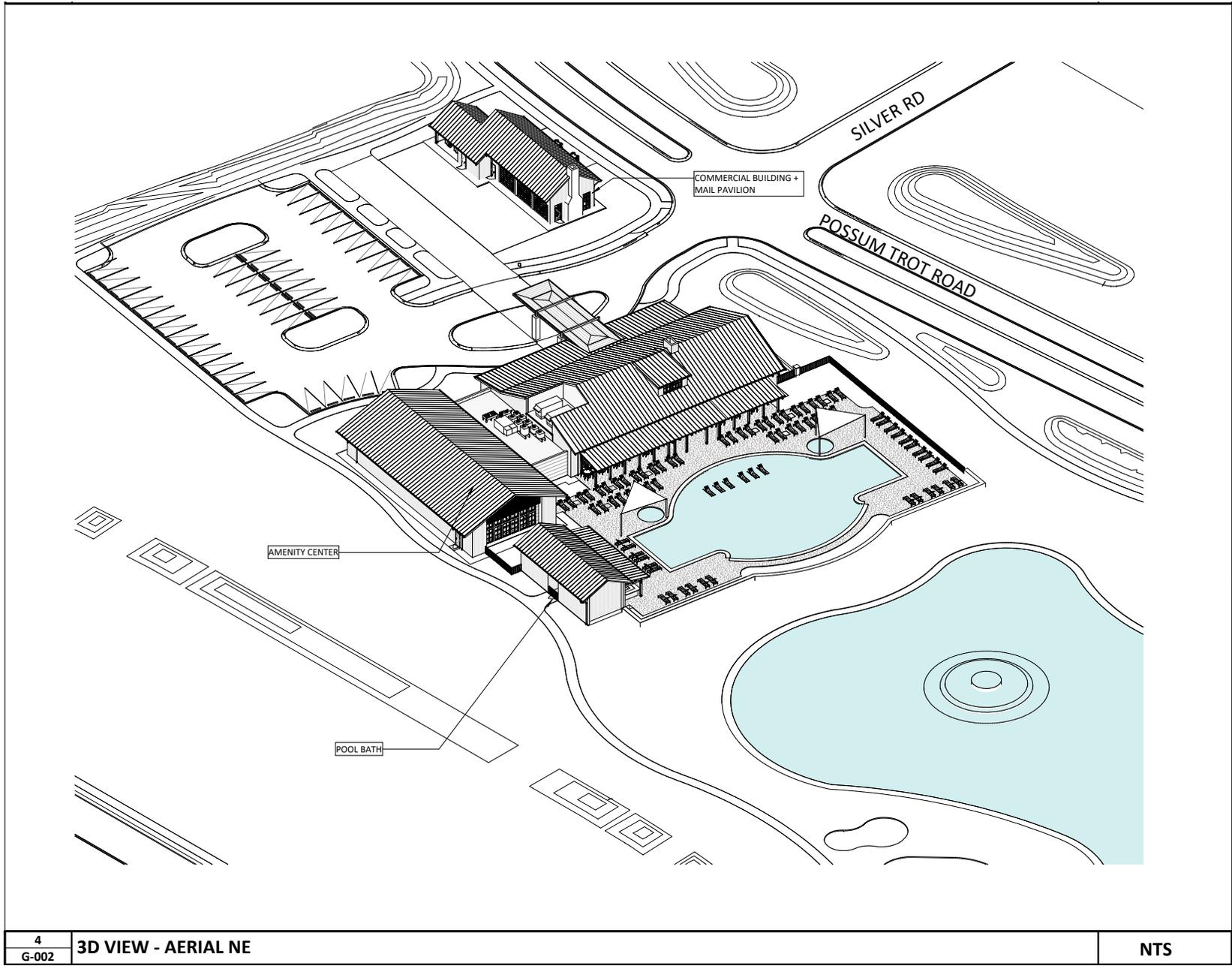
A separate 840 sf structure with another 800 sf of corresponding cover exterior space. The interior program will include the exterior pool restrooms and pool equipment rooms. This structure will also include an outdoor bar counter and grilling area with gas requirement. This building will have corresponding exterior material palette to that of the Amenity Center.

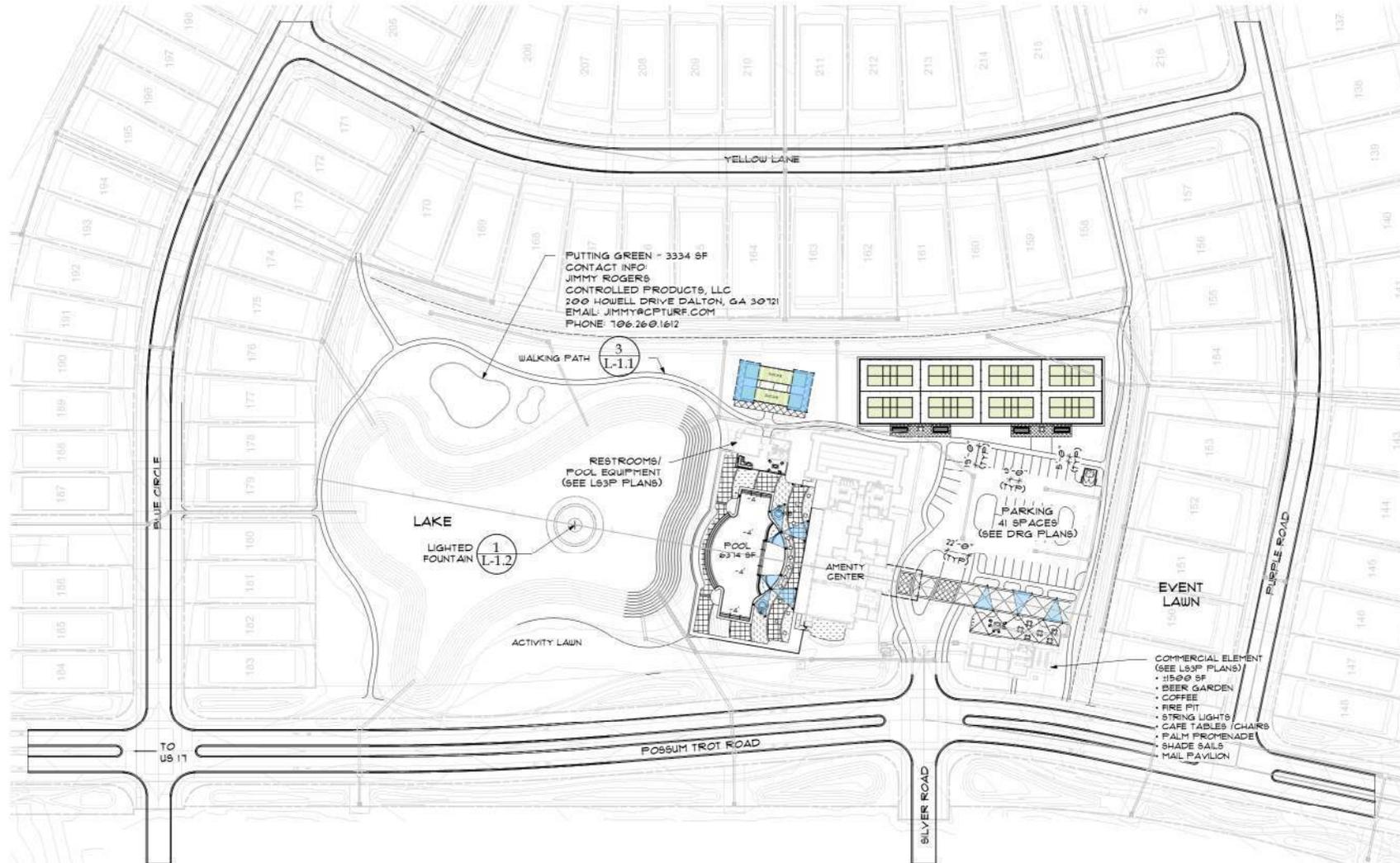
#### Commercial Building + Mail Pavilion

A separate structure known as the commercial building will be included adjacent to the amenity center parking lot. The structure will measure approximately 1,500sf and program a small retail space, restrooms, equipment room and main gathering space with (6) retractable glass garage doors to transform the space into an exterior pavilion. There will be a outdoor pavilion attached to the North of this building to provide a covered shelter for the PUD mailbox and package storage. This building will have corresponding exterior material palette to that of the Amenity center.

#### Entrance Feature

At the entrance to the neighborhood an exterior entrance feature measuring approximately 800 sf will be provided. The entrance feature will be a covered pavilion-like structure to mimic the modern farmhouse aesthetic of the amenity center. The structure will include lighting and signage. This building will have corresponding exterior material palette to that of the Amenity center.





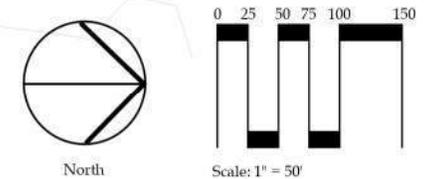
**SCOPE OF WORK:**

**PULTE:**  
 THE POND WORK, FOUNTAIN, PUTTING GREEN, GRADING, BUILDING PADS, UTILITIES TO 5' OUTSIDE BUILDINGS, ETC.

**MONTEITH:**  
 THE UTILITY TIE-INS AT 5' OUTSIDE THE BUILDINGS, POOL DECK DRAIN TIE-INS, GUTTER TIE-INS, AND THE LANDSCAPING AND HARDSCAPES PLAN EAST OF THE RETAINING WALL BY THE POOL.

(NEED TO CONFIRM WHO IS TAKING THE SIDEWALK AROUND THE POND AND THE DIVIDE OF THE LANDSCAPING, IF ANY.)

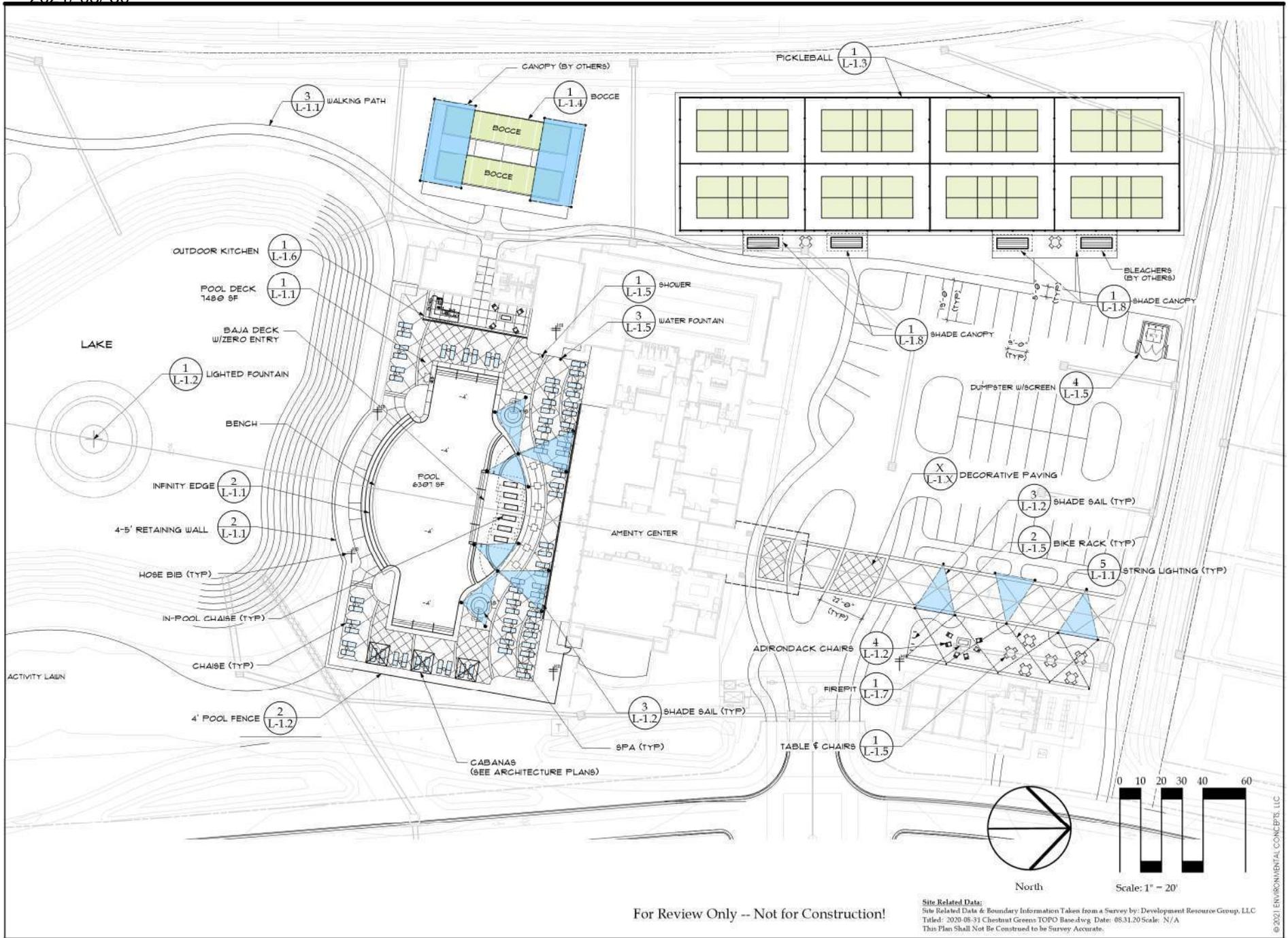
For Review Only -- Not for Construction!



**Site Related Data:**  
 Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC  
 Titled: 2020-08-31 Chestnut Greens TOPO Base.dwg Date: 08.31.20 Scale: N/A  
 This Plan Shall Not Be Construed to be Survey Accurate.



DEL WEBB AMENITY CENTER AT NORTH MYRTLE BEACH  
 PPD AMENDMENT  
 2021/08/30

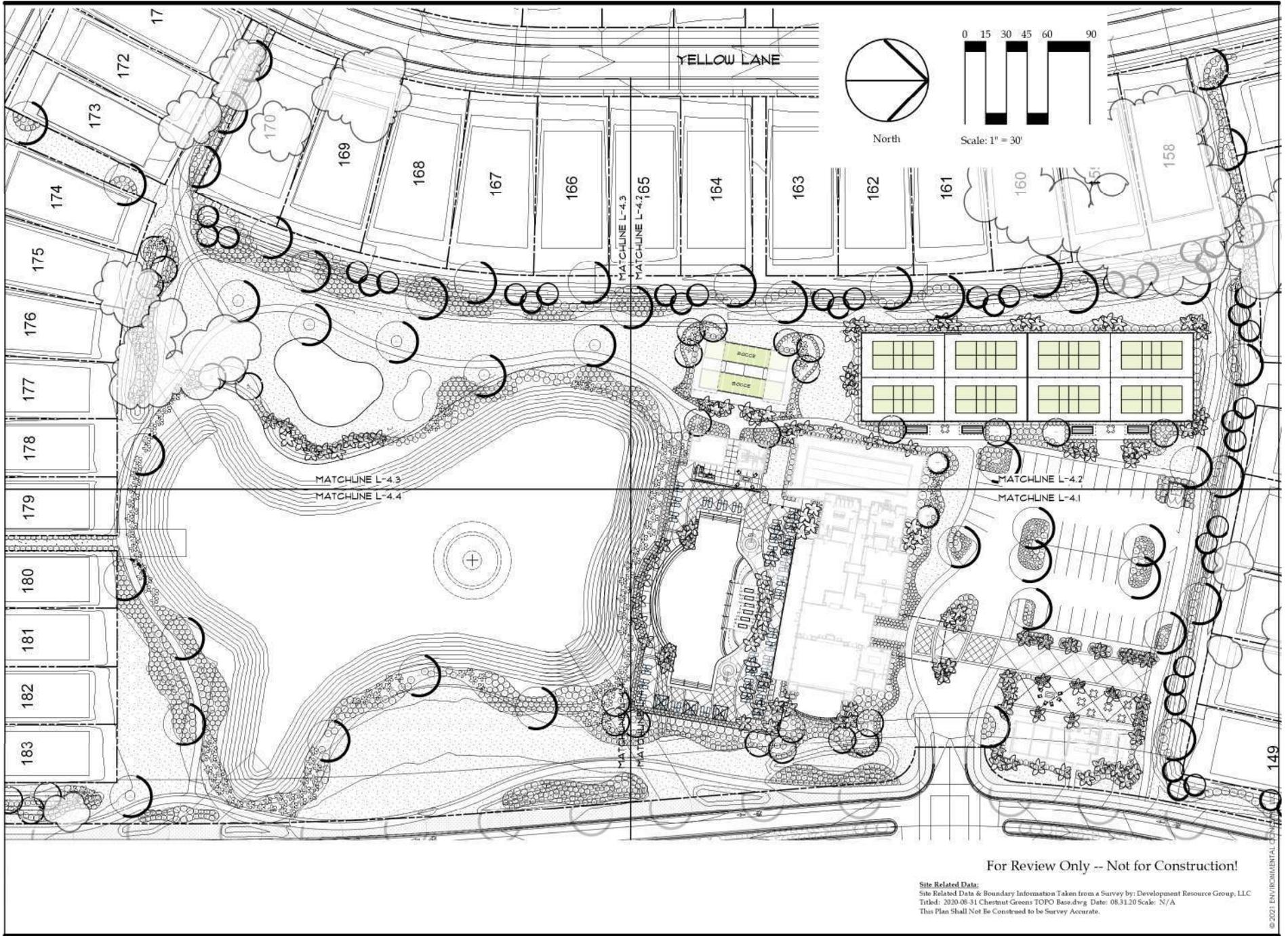


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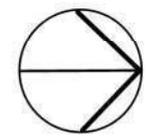
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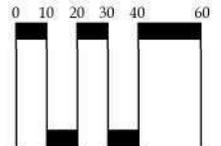




149



North



Scale: 1" = 20'

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Site Related Data:  
 Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group, LLC  
 Titled: 2020-08-31 Chestnut Greens TOPO Base.dwg Date: 08.31.20 Scale: N/A  
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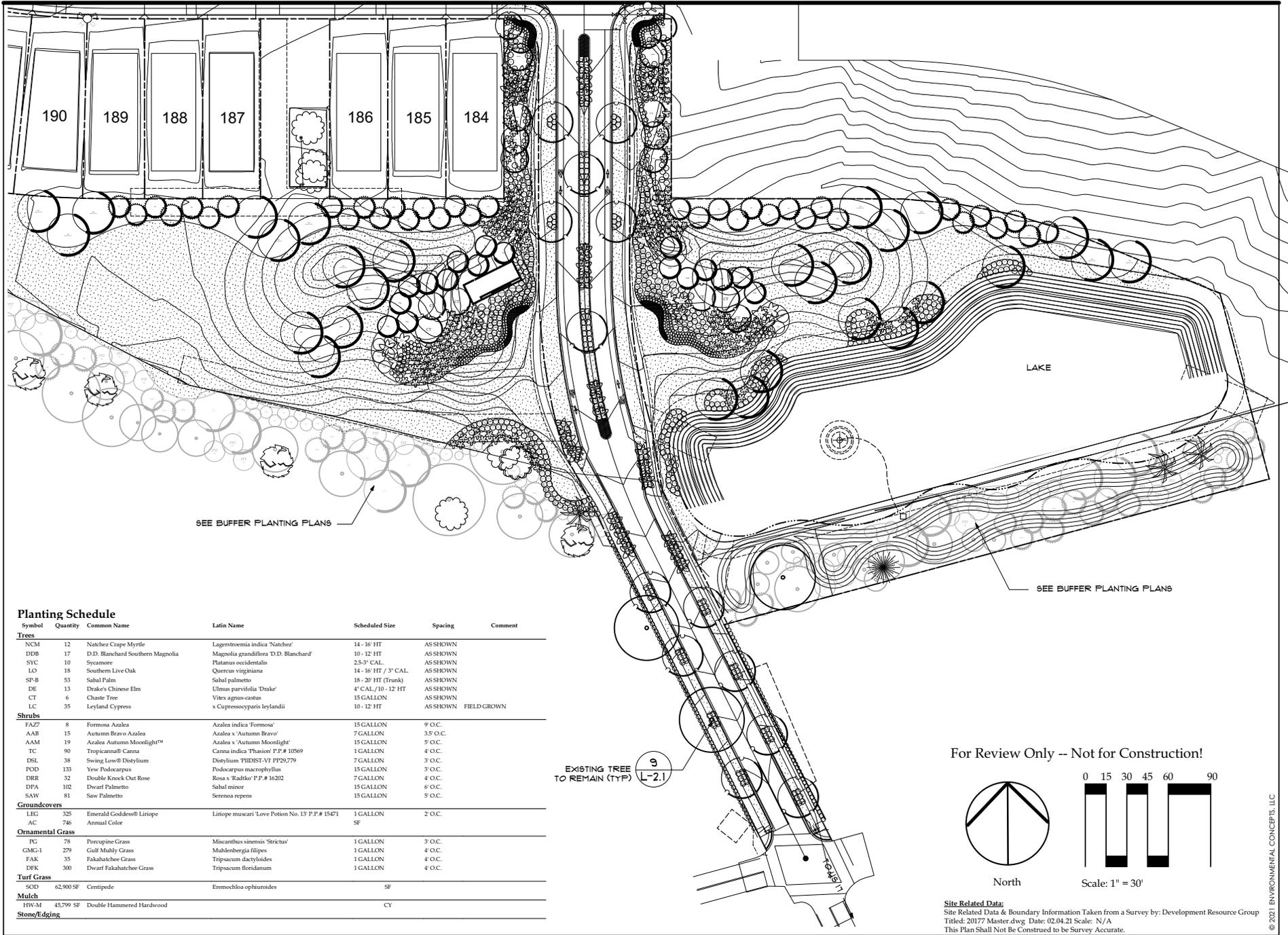








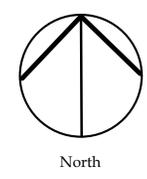
DEL WEBB AMENITY CENTER AT NORTH MYRTLE BEACH  
 PPD AMENDMENT  
 2021/ 08/ 30



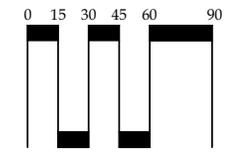
**Planting Schedule**

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
<b>Trees</b>						
NCM	12	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	14 - 16 HT	AS SHOWN	
DBB	17	D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	10 - 12 HT	AS SHOWN	
SYC	10	Sycamore	Platanus occidentalis	2.5' CAL	AS SHOWN	
LO	18	Southern Live Oak	Quercus virginiana	14 - 16 HT / 3" CAL	AS SHOWN	
SP-B	53	Sabal Palm	Sabal palmetto	18 - 20 HT (Trunk)	AS SHOWN	
DE	13	Drake's Chinese Elm	Ulmus parvifolia 'Drake'	4" CAL / 10 - 12 HT	AS SHOWN	
CT	6	Chante Tree	Vireo agnus-castus	15 GALLON	AS SHOWN	
LC	35	Leyland Cypress	x Cupressocyparis leylandii	10 - 12 HT	AS SHOWN	FIELD GROWN
<b>Shrubs</b>						
FAZZ	8	Formosa Azalea	Azalea indica 'Formosa'	15 GALLON	9' O.C.	
AAB	15	Autumn Bravo Azalea	Azalea x 'Autumn Bravo'	7 GALLON	3.5' O.C.	
AAM	19	Azalea Autumn Moonlight™	Azalea x 'Autumn Moonlight'	15 GALLON	5' O.C.	
TC	90	Tropicanna® Camelia	Camelia indica 'Phaenol' P.P.# 10569	1 GALLON	4' O.C.	
DSL	38	Swing Low® Dianthus	Dianthus FIEDST-VI PP29779	7 GALLON	3' O.C.	
POD	133	Yew Podocarpus	Podocarpus macrophyllus	15 GALLON	3' O.C.	
DRR	32	Double Knock Out Rose	Rosa x 'Radiko' P.P.# 16202	7 GALLON	4' O.C.	
DPA	102	Dwarf Palmetto	Sabal minor	15 GALLON	6' O.C.	
SAW	81	Saw Palmetto	Serenoa repens	15 GALLON	5' O.C.	
<b>Groundcovers</b>						
LIG	325	Emerald Goddess® Liriope	Liriope muscari 'Love Potion No. 13' P.P.# 15471	1 GALLON	2' O.C.	
AC	746	Annual Color		SF		
<b>Ornamental Grass</b>						
PG	78	Porcupine Grass	Miscanthus sinensis 'Strictus'	1 GALLON	3' O.C.	
GMC-1	279	Gulf Mubly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
FAK	35	Fakahatchee Grass	Tripsacum dactyloides	1 GALLON	4' O.C.	
DFK	300	Dwarf Fakahatchee Grass	Tripsacum floridanum	1 GALLON	4' O.C.	
<b>Turf Grass</b>						
SOD	62,900 SF	Centipede	Eremochloa ophiuroides	SF		
<b>Mulch</b>						
HW-M	45,799 SF	Double Hammered Hardwood		CY		
<b>Stone/Edging</b>						

For Review Only -- Not for Construction!



North



Scale: 1" = 30'

**Site Related Data:**  
 Site Related Data & Boundary Information Taken from a Survey by: Development Resource Group  
 Titled: 20177 Master.dwg Date: 02.04.21 Scale: N/A  
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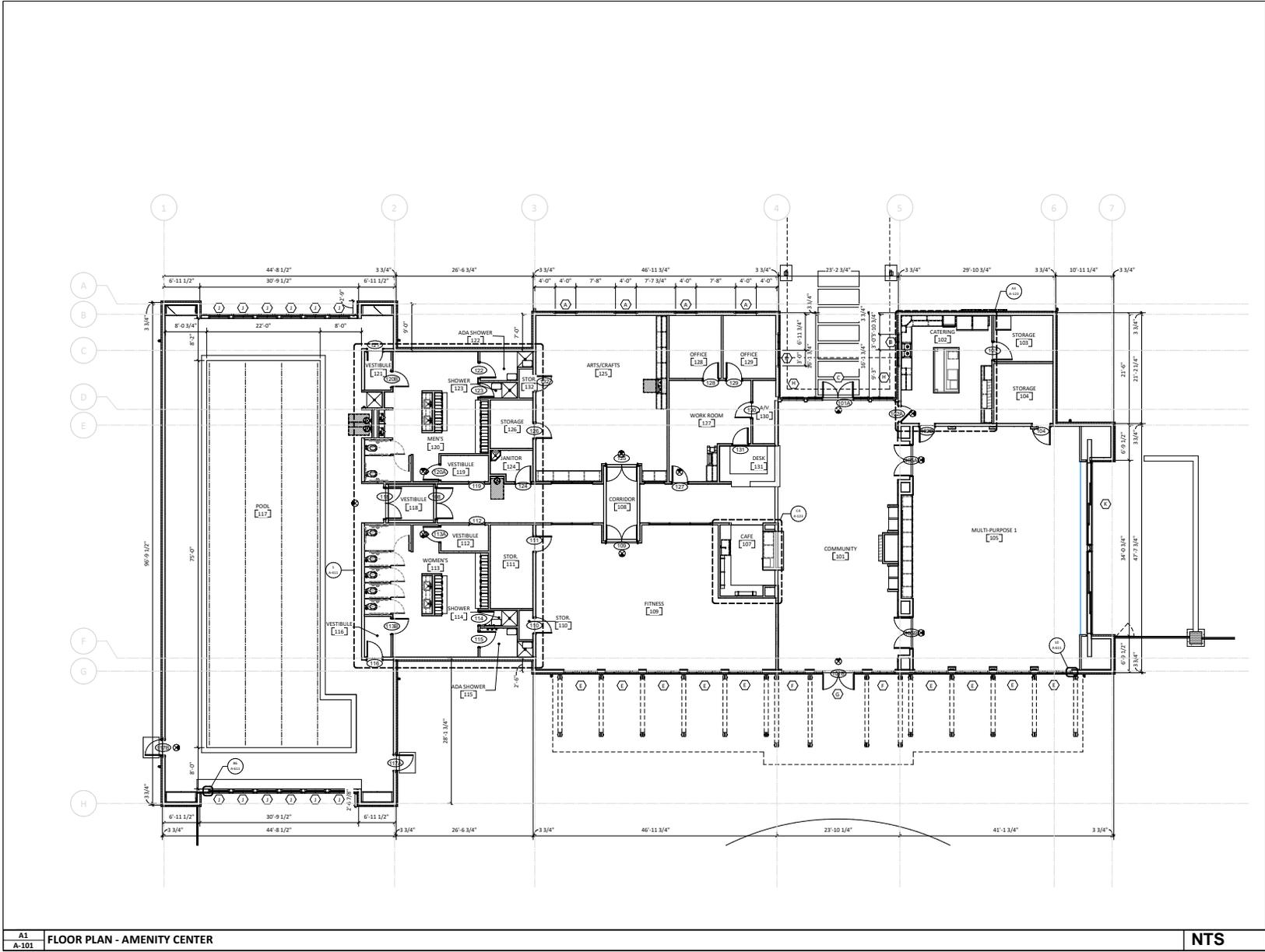
**Planting Schedule**

Symbol	Quantity	Common Name	Latin Name	Scheduled Size	Spacing	Comment
<b>Trees</b>						
NCM	16	Natchez Crape Myrtle	Lagerstroemia indica 'Natchez'	10-12 HT	AS SHOWN	
DDB	44	D.D. Blanchard Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard'	10-12 HT	AS SHOWN	
OL	4	Laural Oak	Quercus laurifolia	12-14 HT	AS SHOWN	
LO	44	Southern Live Oak	Quercus virginiana	14-16 HT / 3' GAL.	AS SHOWN	
SP-B	122	Sabal Palm	Sabal palmetto	10-12 HT (Trunk)	AS SHOWN	
CT	14	Chaete Tree	Vitex agnus-castus	15 GALLON	AS SHOWN	
<b>Shrubs</b>						
AAC	22	Autumn Cheer Azalea	Azalea x 'Autumn Cheer'	3 GALLON	3' O.C.	
EAZ	18	Autumn Ember Azalea	Azalea x 'Autumn Ember'	3 GALLON	3' O.C.	
EAR	78	Autumn Ruby Azalea	Azalea x 'Autumn Ruby'	3 GALLON	3' O.C.	
IC	6	Japanese Camellia	Camellia japonica	7 GALLON	6' O.C.	
DVJ	75	Vintage Jade Dogwood	Doxyllum 'Vintage Jade' PP23.128	3 GALLON	5' O.C.	
ICC	49	Compact Japanese Holly	Ilex crenata 'Compacta'	7 GALLON	4' O.C.	
MNH	2	Mary Nell Holly	Ilex hybrid 'Mary Nell'	7 GALLON	16.5' O.C.	
RLD	64	Dwarf Loropetalum	Loropetalum chinense 'Daruma'	3 GALLON	4.5' O.C.	
RL	10	Ruby Loropetalum	Loropetalum chinense 'Ruby'	7 GALLON	5' O.C.	
OLE	28	Hardy Red Oleander	Nerium oleander 'Hardy Red'	7 GALLON	6' O.C.	
POD	229	Yucca Podocarpus	Podocarpus macrophyllus	7 GALLON	3' O.C.	
MBH	228	Magenta Beauty Indian Hawthorn	Rhaphiolepis x 'Mentis'	7 GALLON	6' O.C.	
DPA	207	Dwarf Palmetto	Sabal minor	3 GALLON	6' O.C.	
SV	29	Sweet Viburnum	Viburnum odoratissimum var. awabaki	3 GALLON	6' O.C.	
VTC	23	Spring Bouquet Laurushum	Viburnum tinus 'Compactum'	3 GALLON	6' O.C.	
<b>Groundcovers</b>						
AA	141	African Lily	Agapanthus africanus	1 GALLON	1.5' O.C.	
CIP	96	Cast Iron Plant	Aspidistra elatior	1 GALLON	2.5' O.C.	
WFL	480	Wynona™ Variegated Flax Lily	Diemella tenuica 'TAS300'	1 GALLON	2.5' O.C.	
ASJ	174	Asian Star Jasmine	Trachelospermum asiaticum	1 GALLON	2.5' O.C.	
<b>Ornamental Grass</b>						
PG	39	Porcupine Grass	Miscanthus sinensis 'Strictus'	1 GALLON	3' O.C.	
VM	81	Variegated Japanese Silver Grass	Miscanthus sinensis 'Variegatus'	3 GALLON	5' O.C.	
GMG	1035	Gulf Muhly Grass	Muhlenbergia filipes	1 GALLON	4' O.C.	
SCG	227	Sand Cordgrass	Spartina bakeri	1 GALLON	4' O.C.	
FAK	376	Fakahatchee Grass	Tripsacum dactyloides	1 GALLON	4' O.C.	
DFK	25	Dwarf Fakahatchee Grass	Tripsacum floridanum	1 GALLON	4' O.C.	
<b>Turf Grass</b>						
SOD	73,136 SF	Centipede	Eremochloa ophiuroides		SF	
<b>Mulch</b>						
<b>Stone/Edging</b>						

**Planting Notes:**

- **STANDARDS:** All Plant Material Shall Comply with the American Standard for Nursery Stock (ANSI Z60.1-1996)
- **PLANT MATERIAL:** Landscape Contractor/Owner Shall Inform Landscape Architect of any Concerns with Plant Material Specified Prior to Installation. At Such Time, Alternate Plant Material may be Specified by Landscape Architect. Otherwise Landscape Contractor/Owner Assumes all Risk in Installing Plant Material Indicated on Planting Schedule.
- **DEER OR OTHER FAUNA:** Environmental Concepts, LLC Shall Have No Duty Or Responsibility For The Knowledge, Discovery, Or Determination To The Presence Of Deer, Rabbits, Males, Or Other Fauna Which May Cause Damage At The Site. It Is The Owner/Responsible Agent's Obligation To Inform Environmental Concepts, LLC In Writing, Prior To Design, Of Any Known Deer Or Other Fauna Which May Be Present Which May Cause Damage At The Site. When Informed, Environmental Concepts, LLC Will Specify Deer Resistant Plants For The Project.
- **DEER RESISTANT PLANTS:** Some Of The Plants Indicated On This Plan May Have A Resistance To Deer. However, If The Deer Are Present In Large Enough Numbers Or Are Hungry Enough They Will Eat Whatever May Be Available.
- **PLANT QUANTITIES:** Landscape Contractor/Owner Shall Estimate Quantity of all Plant Materials, Sod & Mulch. Plant Quantities are Estimates Only and are Subject to Field Verification By The Landscape Contractor. The Planting Schedule Shall Override Plant Labels.
- **UTILITIES:** Landscape Contractor Responsible for Locating all Utilities Prior to Installation and/or Construction.
- **DAMAGE:** Contractor Shall Not Alter or Damage Any Existing Plant Material to Remain or Structure on Property During Installation.
- **SITE PREPARATIONS:** All Clearing, Aesthetic Earth Mounding, and Final Plant Locations Shall be Approved by Landscape Architect Prior to Installation.
- **PLANT QUALITY:** Landscape Architect Reserves the Right to Reject Inferior Plant Material.
- **ROOT BARRIER:** Landscape Contractor Shall be Responsible for Installing a Root Growth Barrier in All Locations Where Plant Roots May Come into Contact with Architectural Elements (Foundations, Walls, Sidewalks, Pools, etc).
- **MULCH DEPTH:** All Planting Beds and Areas Designated as Mulch to Have 2"- 3" Depth of Mulch. All Liriope and Mondo Grass Areas Shall be Mulched with 1"- 2" Of Mulch. See Planting Schedule for Mulch Type.
- **MULCH RING:** All Trees Located in Sod Areas Shall Have a Mulch Ring Around Them.
- **SOD PINNING:** All Sod Placed on Slopes Shall be Pinned in Place to Prevent Sliding.
- **WEEDS:** All Planted Areas will be Pre-Emerged to Inhibit Weed Germination.
- **ERICACEAE:** All Ericaceae Family Plants Shall be Planted in Raised Beds of Minimum 4" Height With 50% Organic Humus, 30% Soil, and 20% Sand.
- **FERTILIZER:** Apply 8-24-10 Fertilizer @ 5 Lbs. Per 1000 Square Feet.
- **IRRIGATION:** If in Contract, Irrigation System Shall Cover 100% of All Lawn & Planting Bed Areas. Irrigation Water Shall not Come in Contact with Any Building, Structure, or Pavement.
- **SIGHT TRIANGLES:** Height of Any Plant Materials Within the Sight Triangle Shall be Maintained as Required.
- **TREE STAKES:** Landscape Contractor Shall Remove Tree Stakes & Guying After 1 Year Warranty Period has Ended.
- **MAINTENANCE:** Owner Shall Consider the Maintenance Requirements of all Plant Materials for this Project.
- **REVIEW:** This Landscape Plan has been Reviewed and Approved by the Owner/Responsible Agent Who Understands that Any Changes, Substitutions, or Deletions May Require Review and Approval by the Responsible Reviewing Authority.
- **PLANTING DETAILS:** See Planting Details Sheet for Proper Method of Installing Plant Material. A Copy of the Planting Details Sheet will be Provided by the Landscape Architect if not a Part of this Plan Set.
- **PLAN DEVIATION/ON-SITE ADJUSTMENT:** Landscape Contractor Shall Inform Landscape Architect Of Existing Conditions That May Not be Identified Or Deviate From The Available Plans Prior To Any On-Site Adjustment.



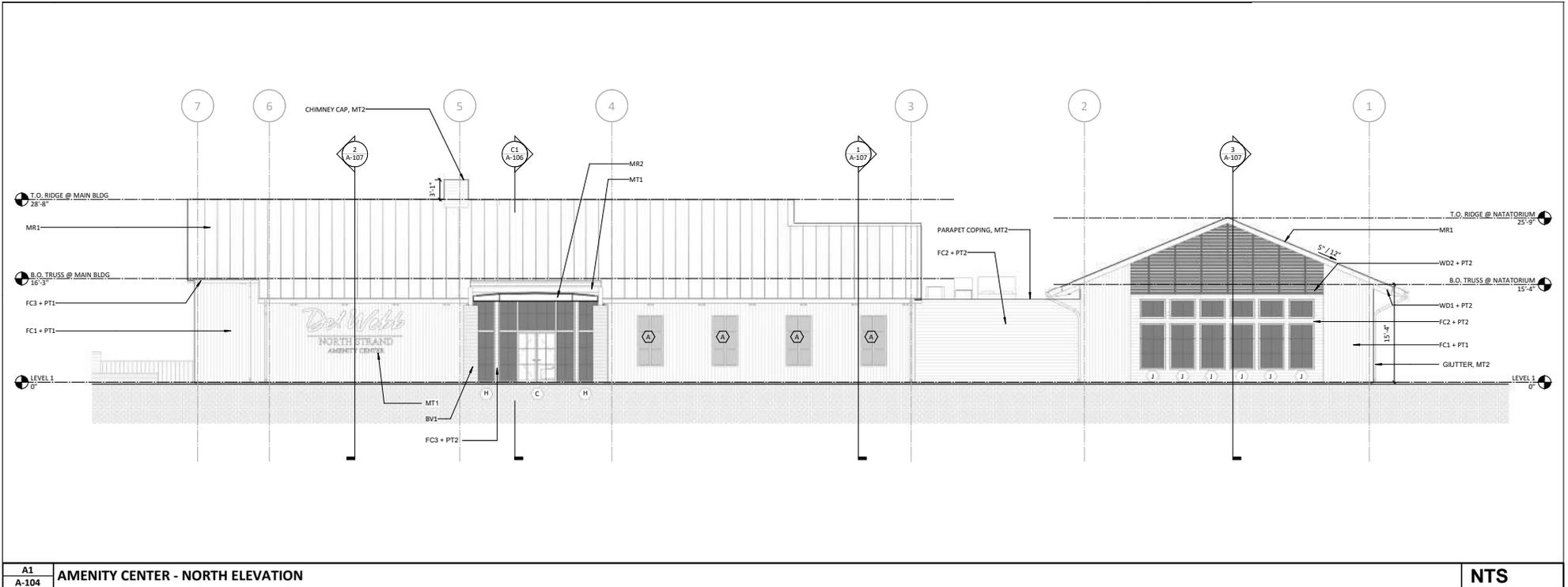


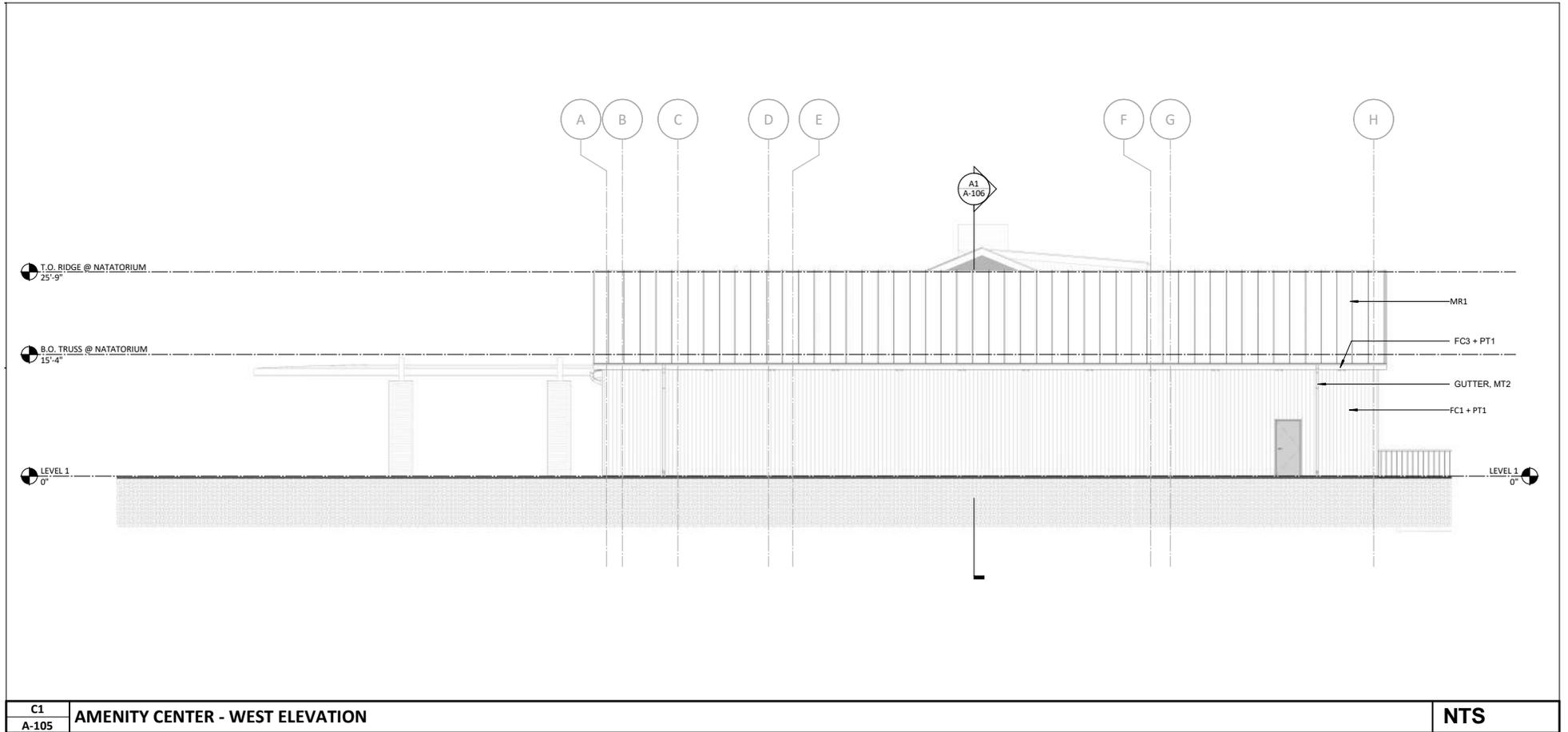
A1 FLOOR PLAN - AMENITY CENTER  
 A-101

NTS



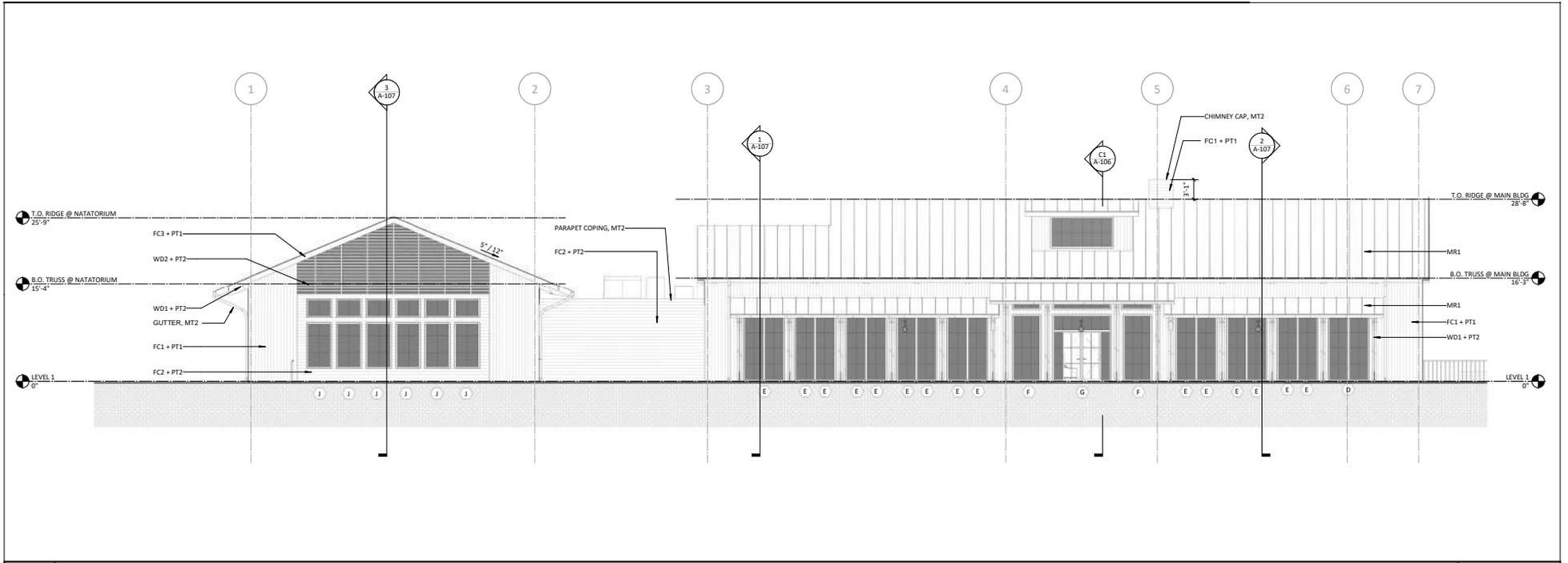






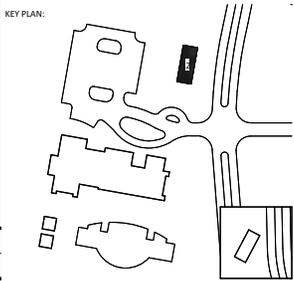
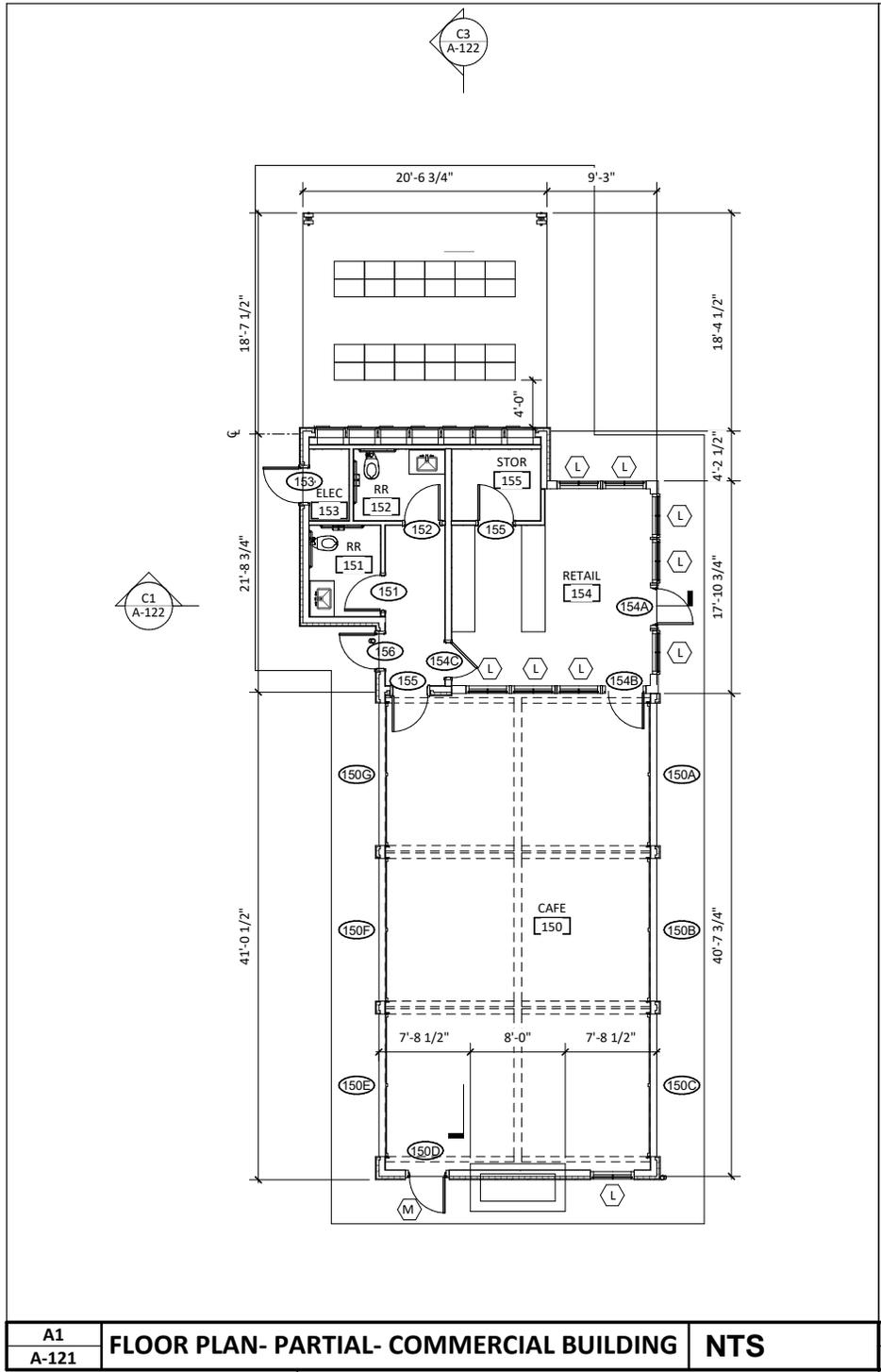
C1  
 A-105 AMENITY CENTER - WEST ELEVATION

NTS



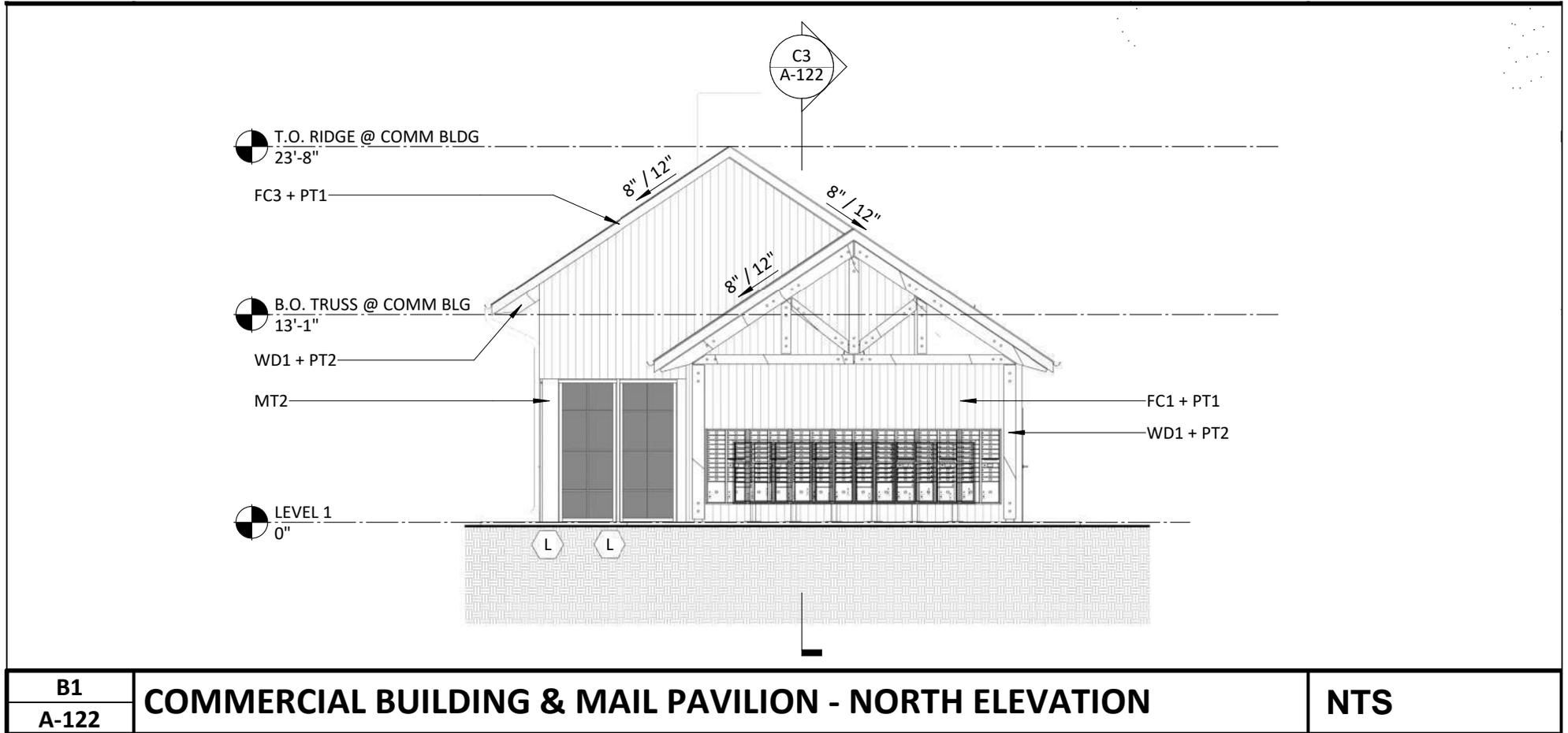
A1 A-105	AMENITY CENTER - SOUTH ELEVATION	NTS
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A1 A-121	FLOOR PLAN- PARTIAL- COMMERCIAL BUILDING	NTS
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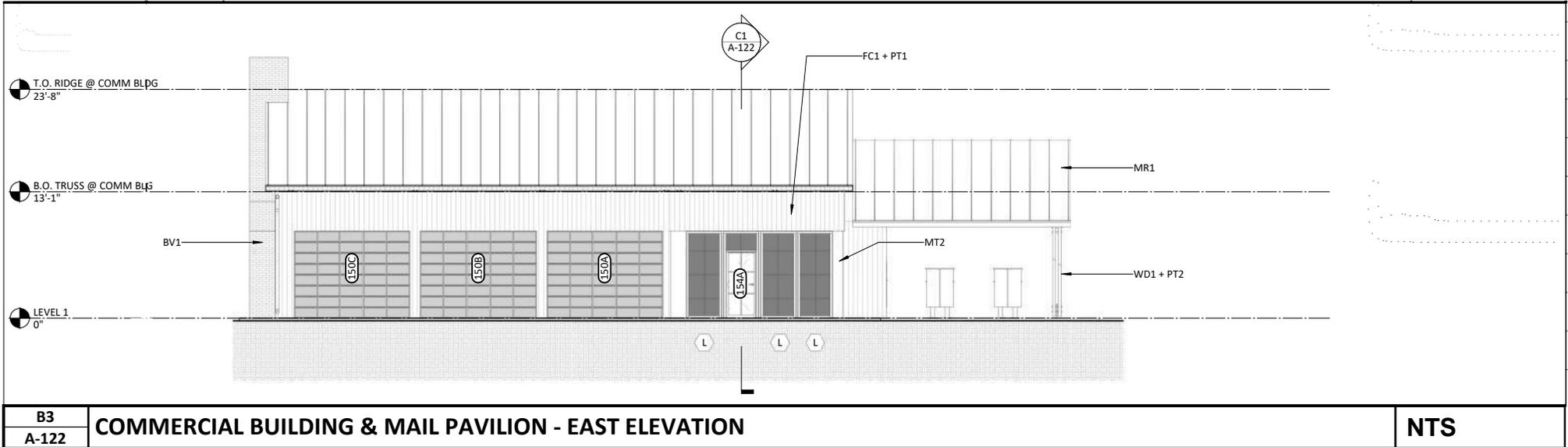


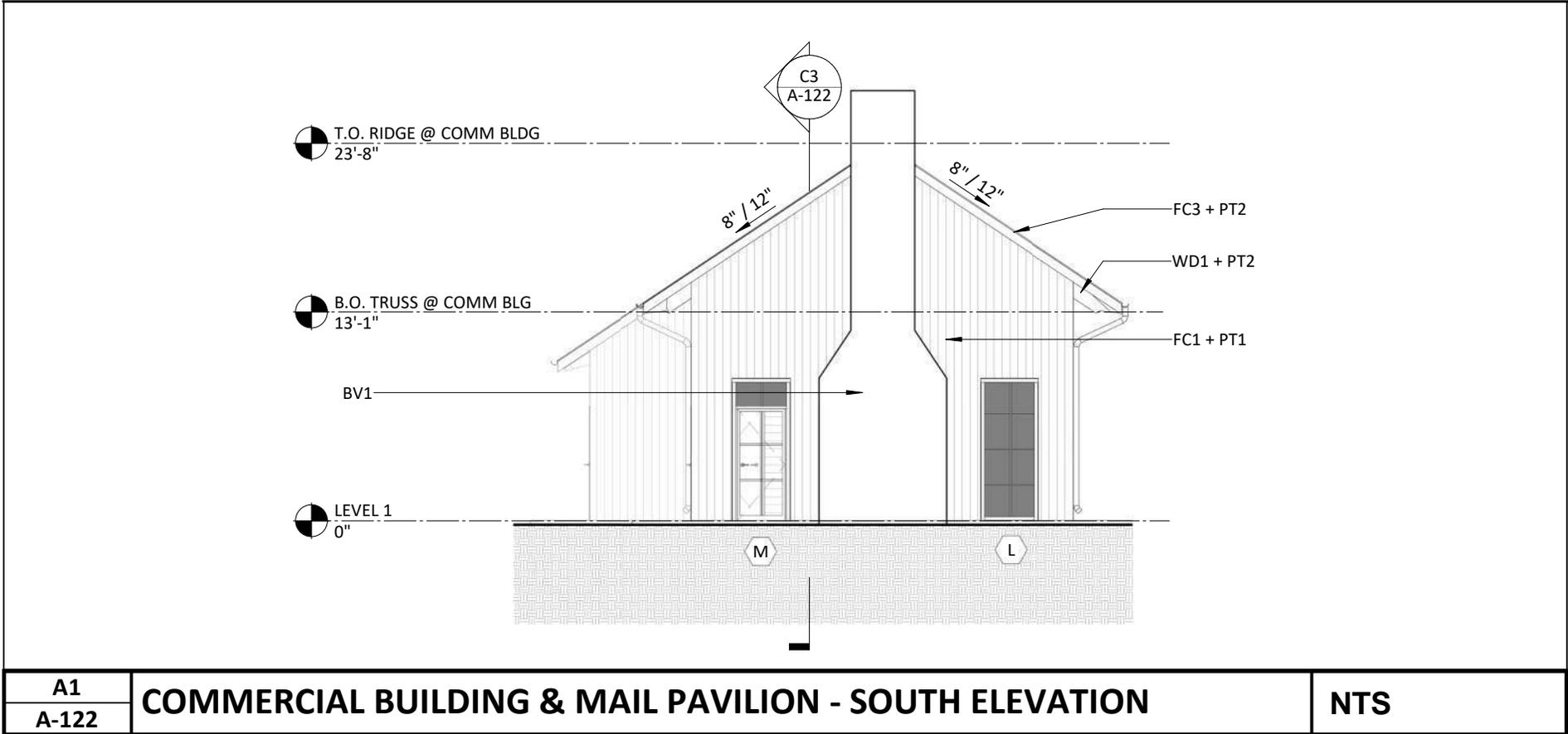


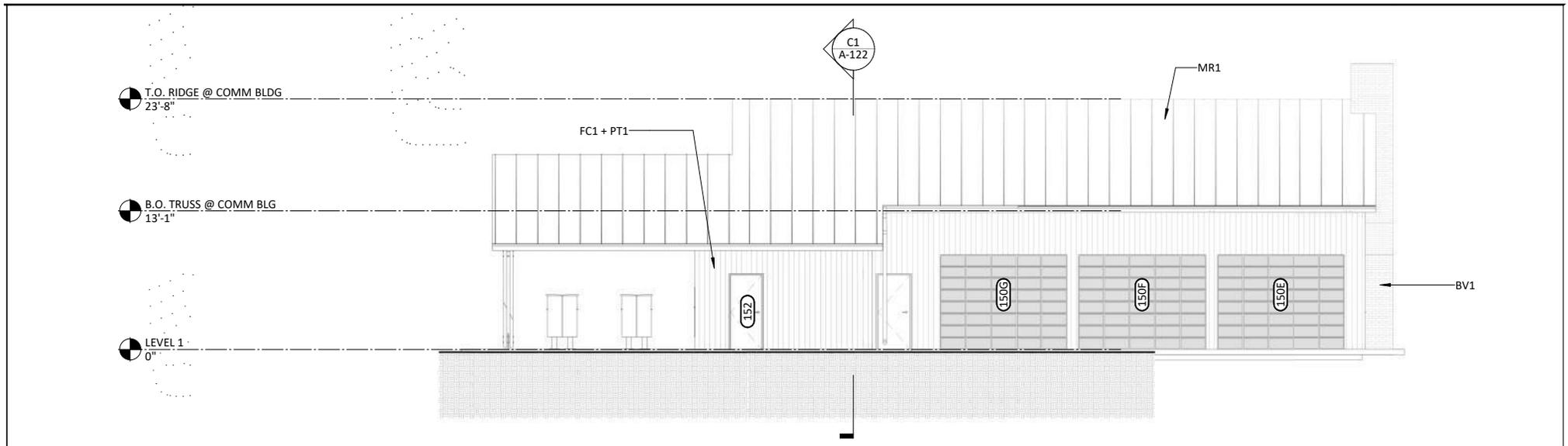
B1  
A-122

**COMMERCIAL BUILDING & MAIL PAVILION - NORTH ELEVATION**

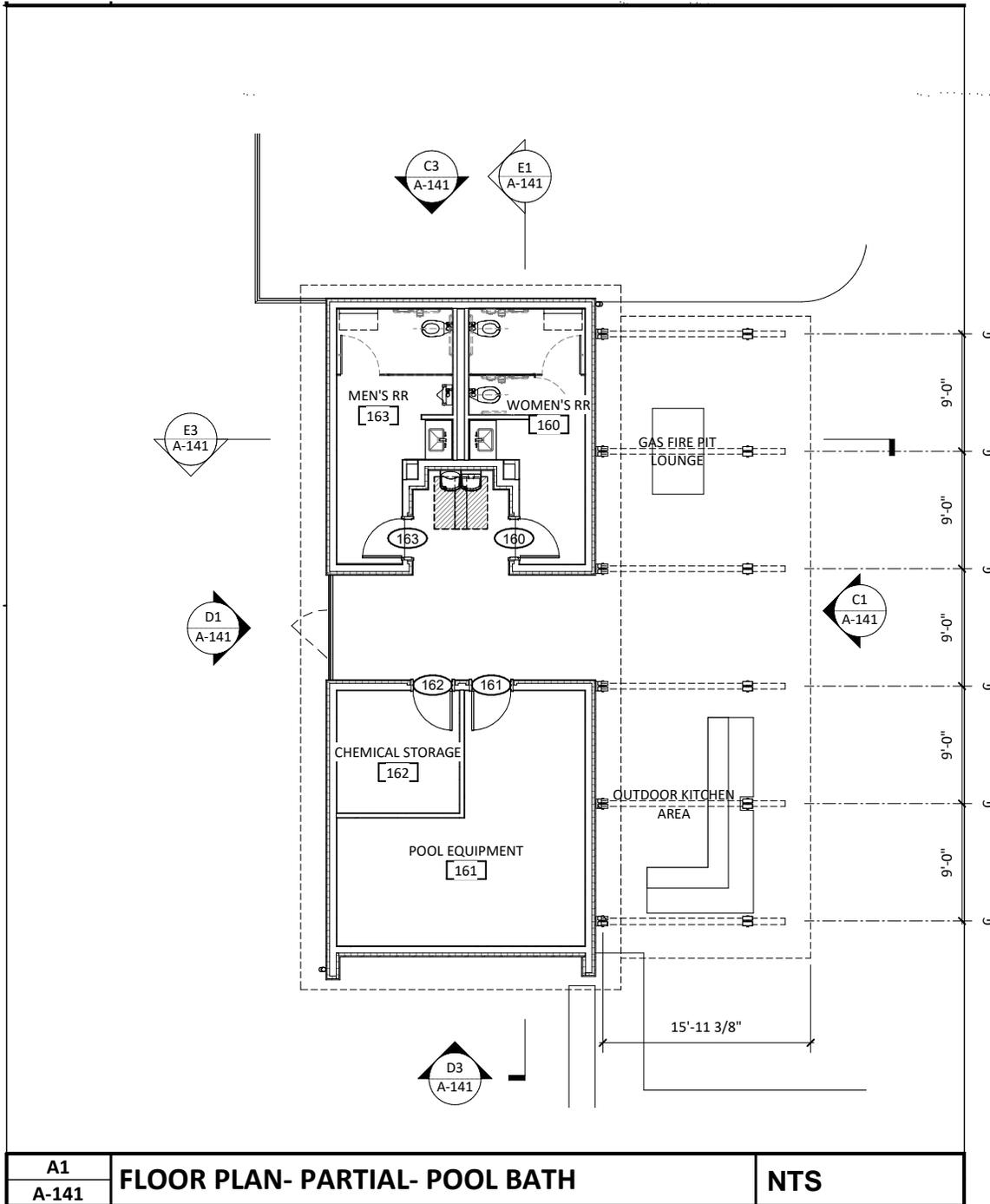
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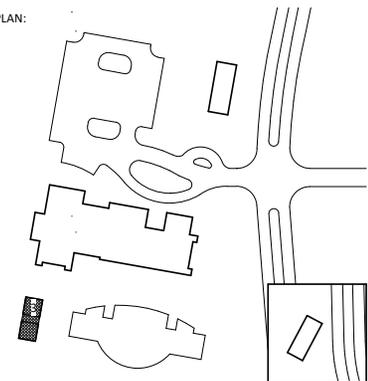




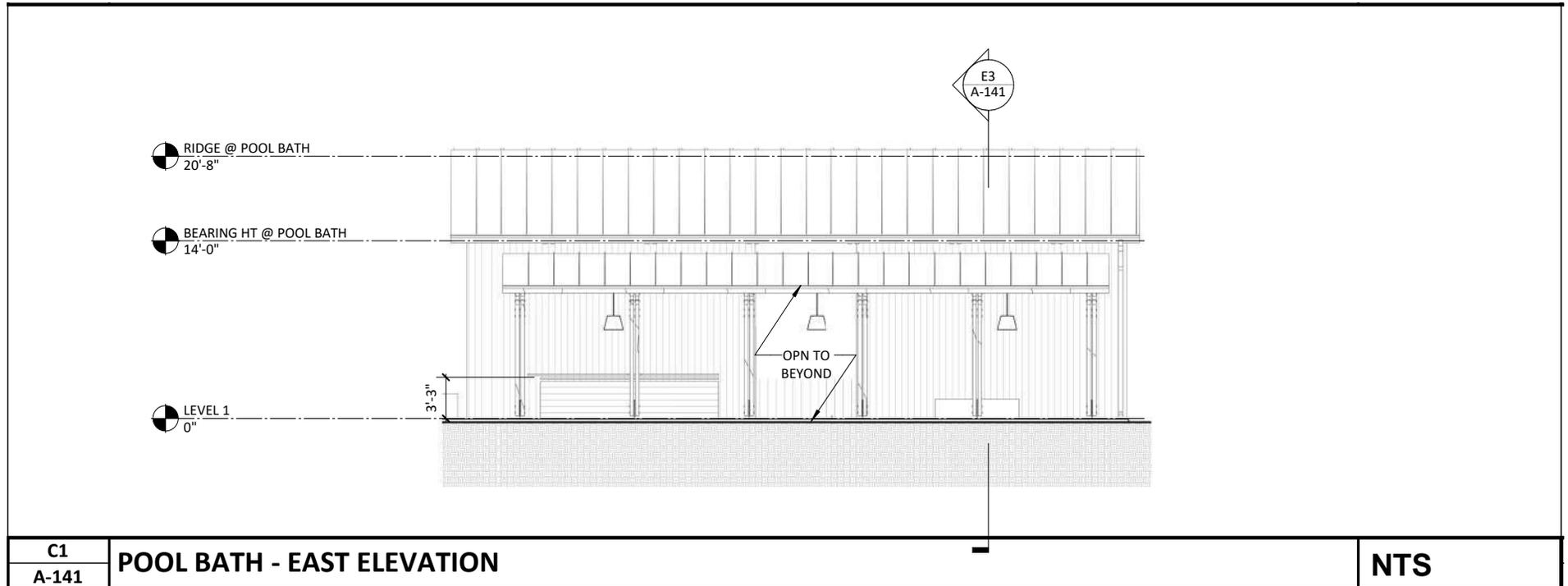
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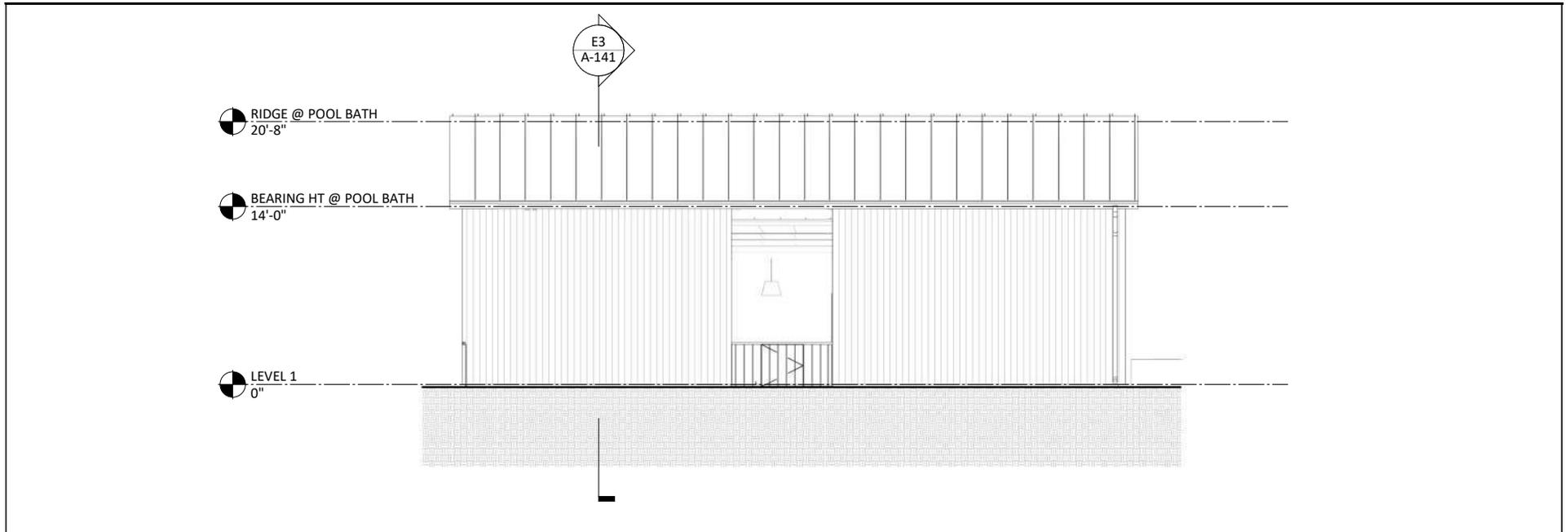


KEY PLAN:

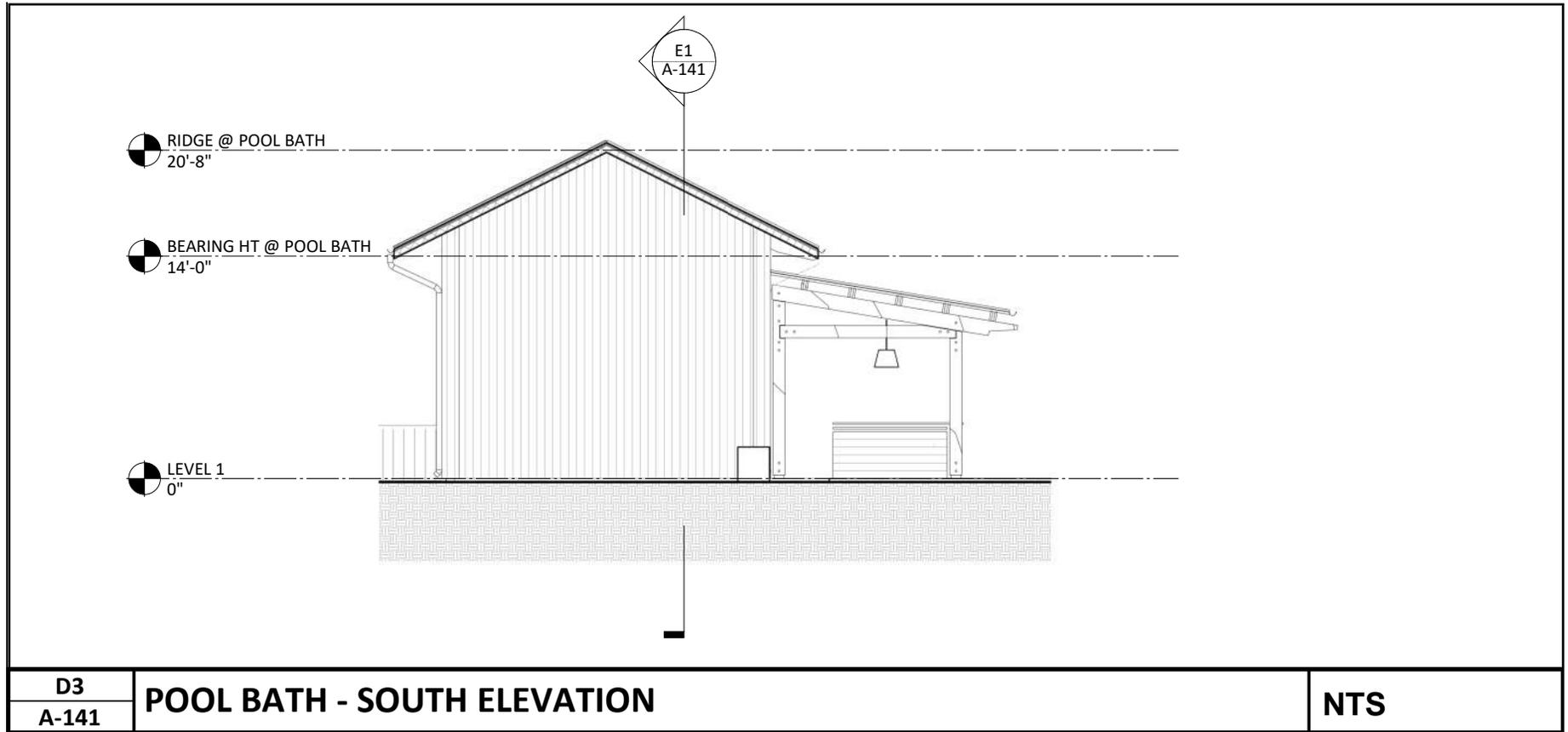


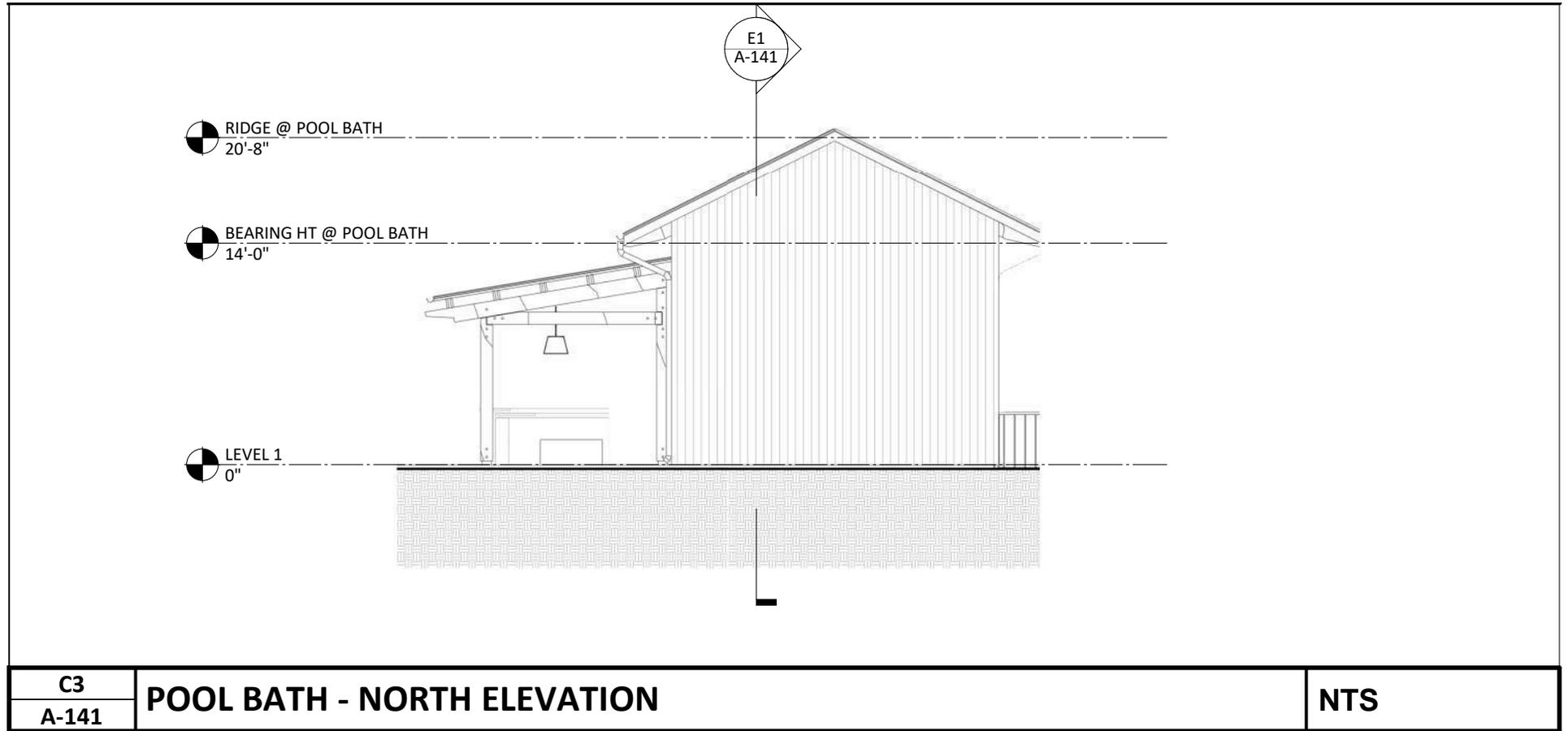
A1 A-141	<b>FLOOR PLAN- PARTIAL- POOL BATH</b>	<b>NTS</b>
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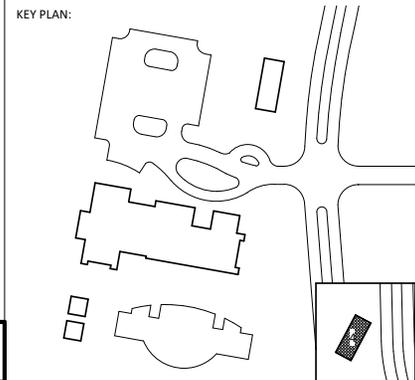
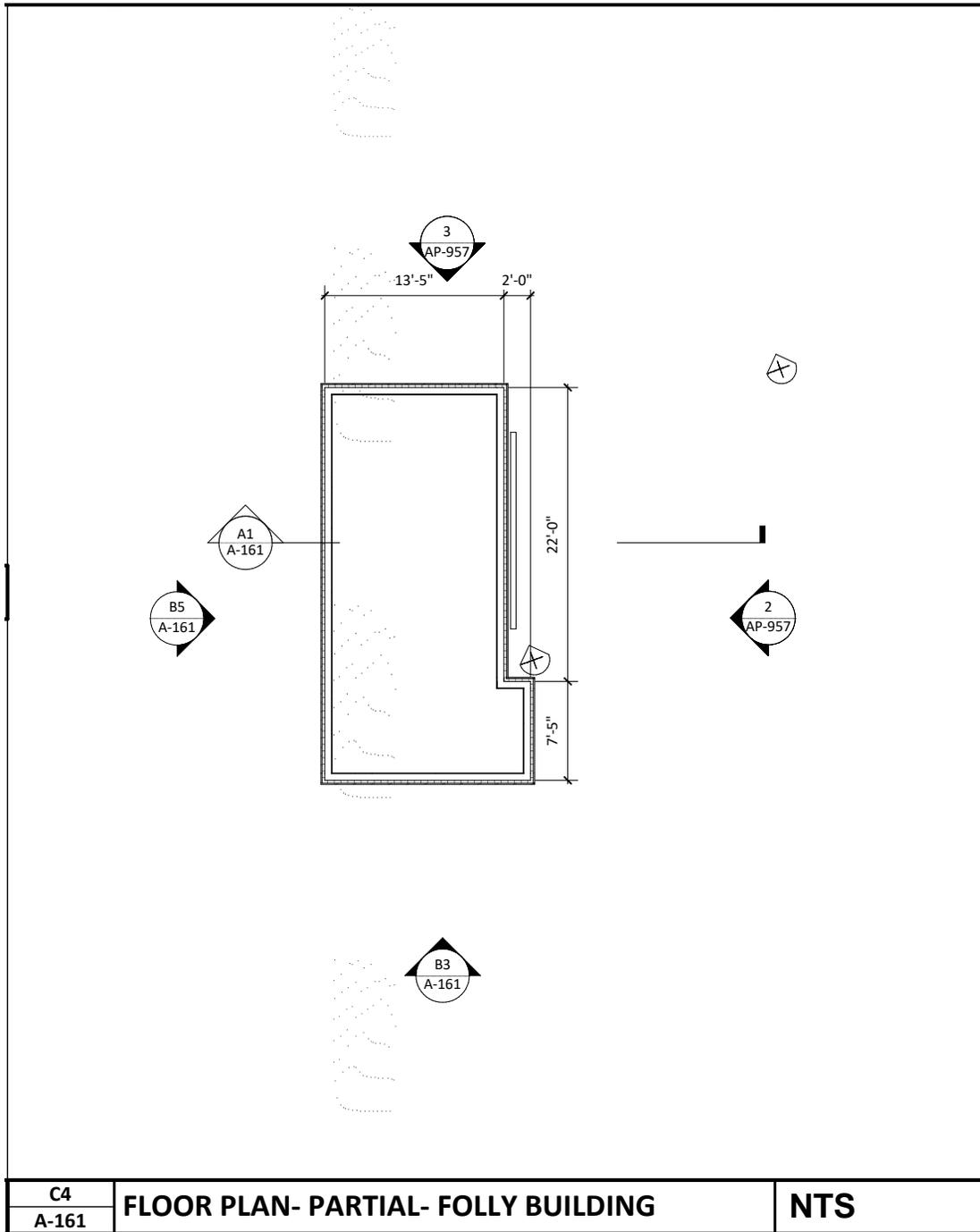




D1 A-141	<b>POOL BATH - WEST ELEVATION</b>	<b>NTS</b>
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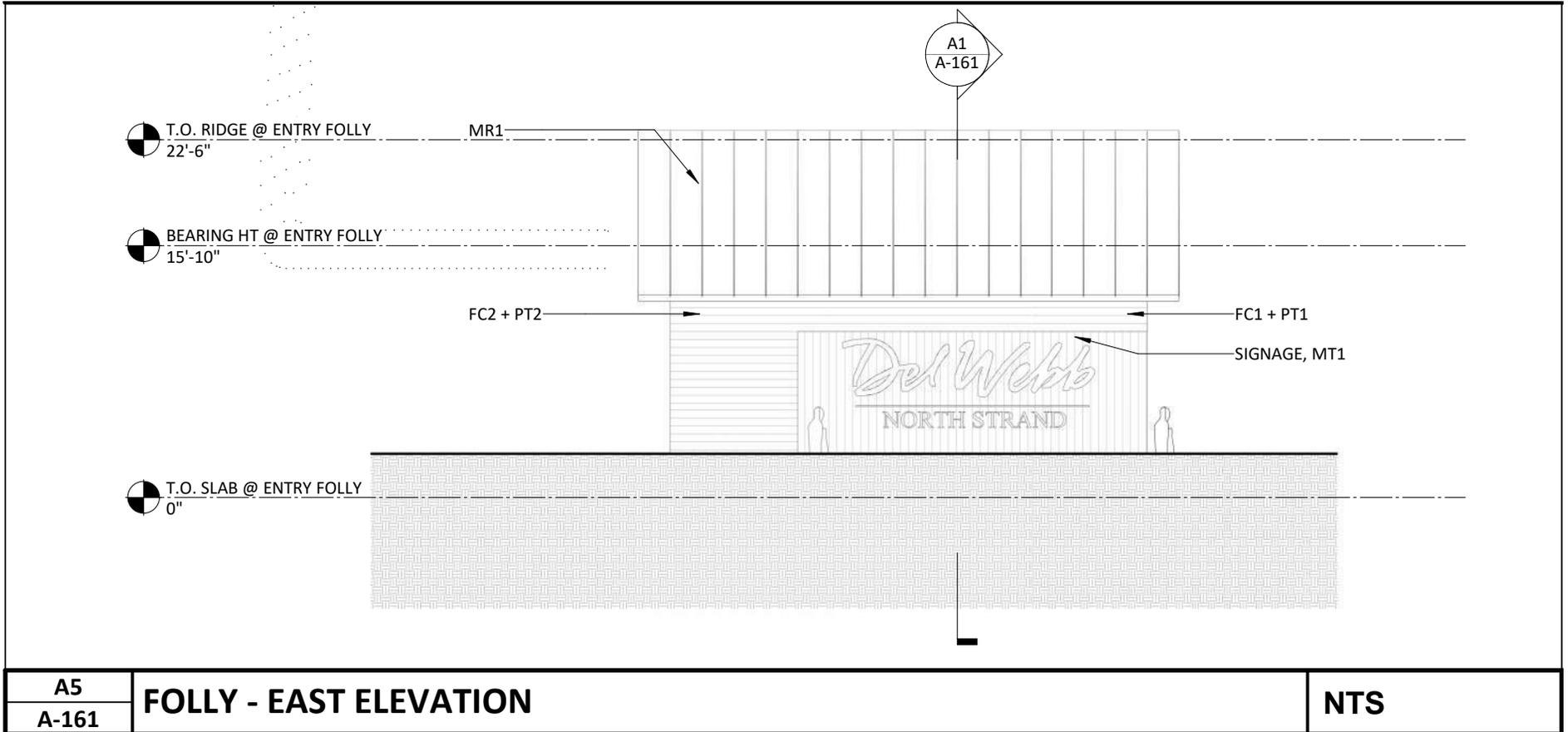


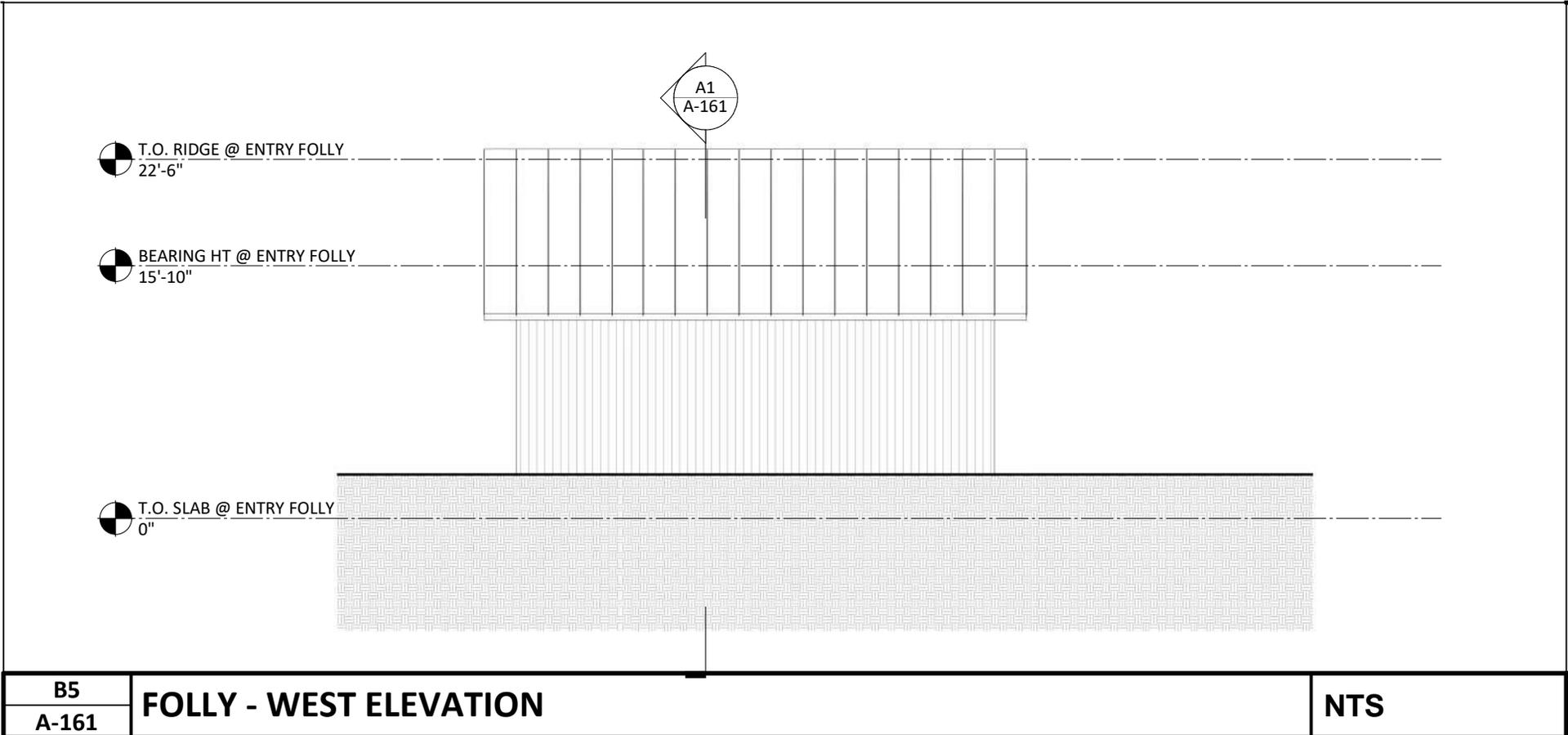


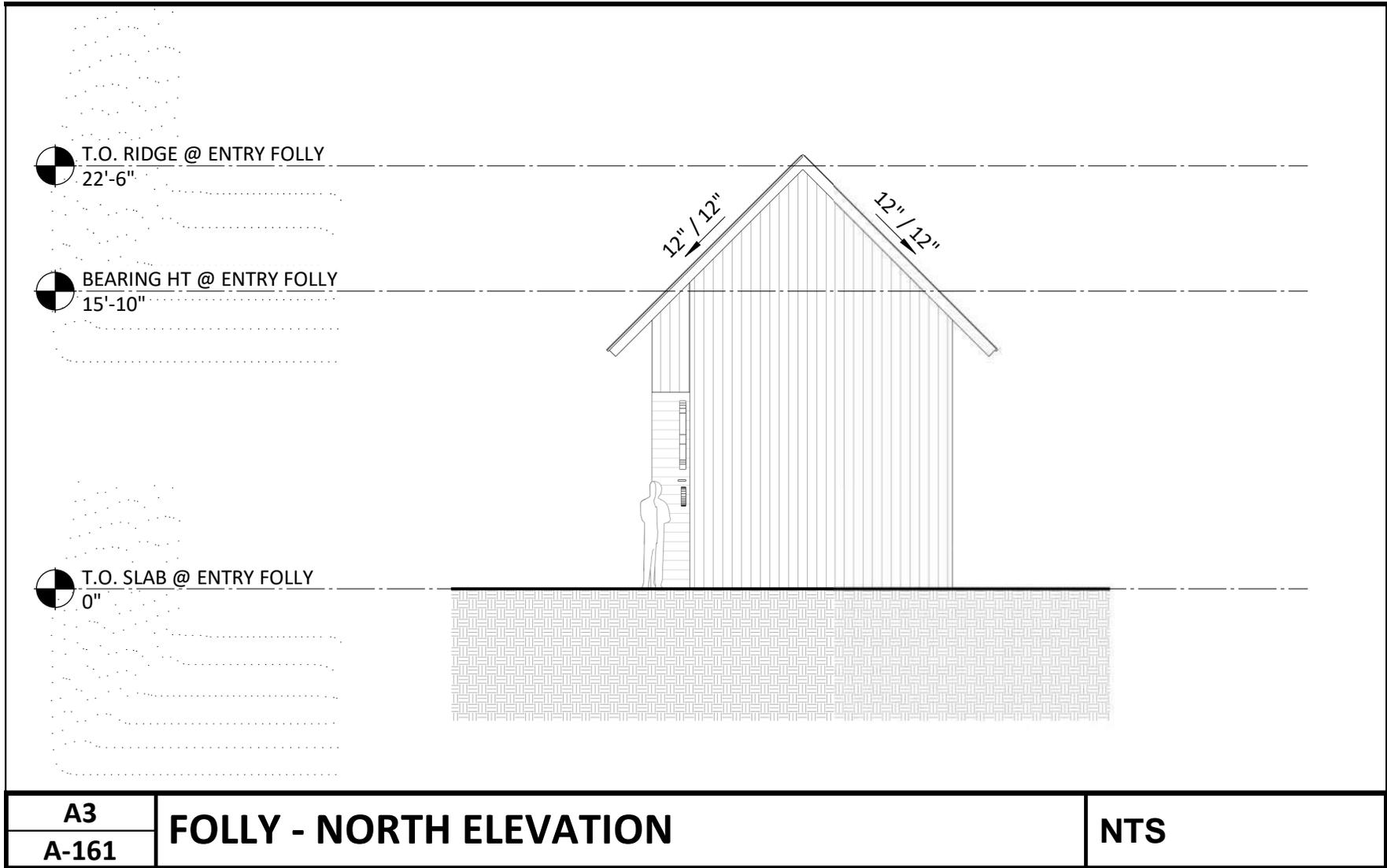


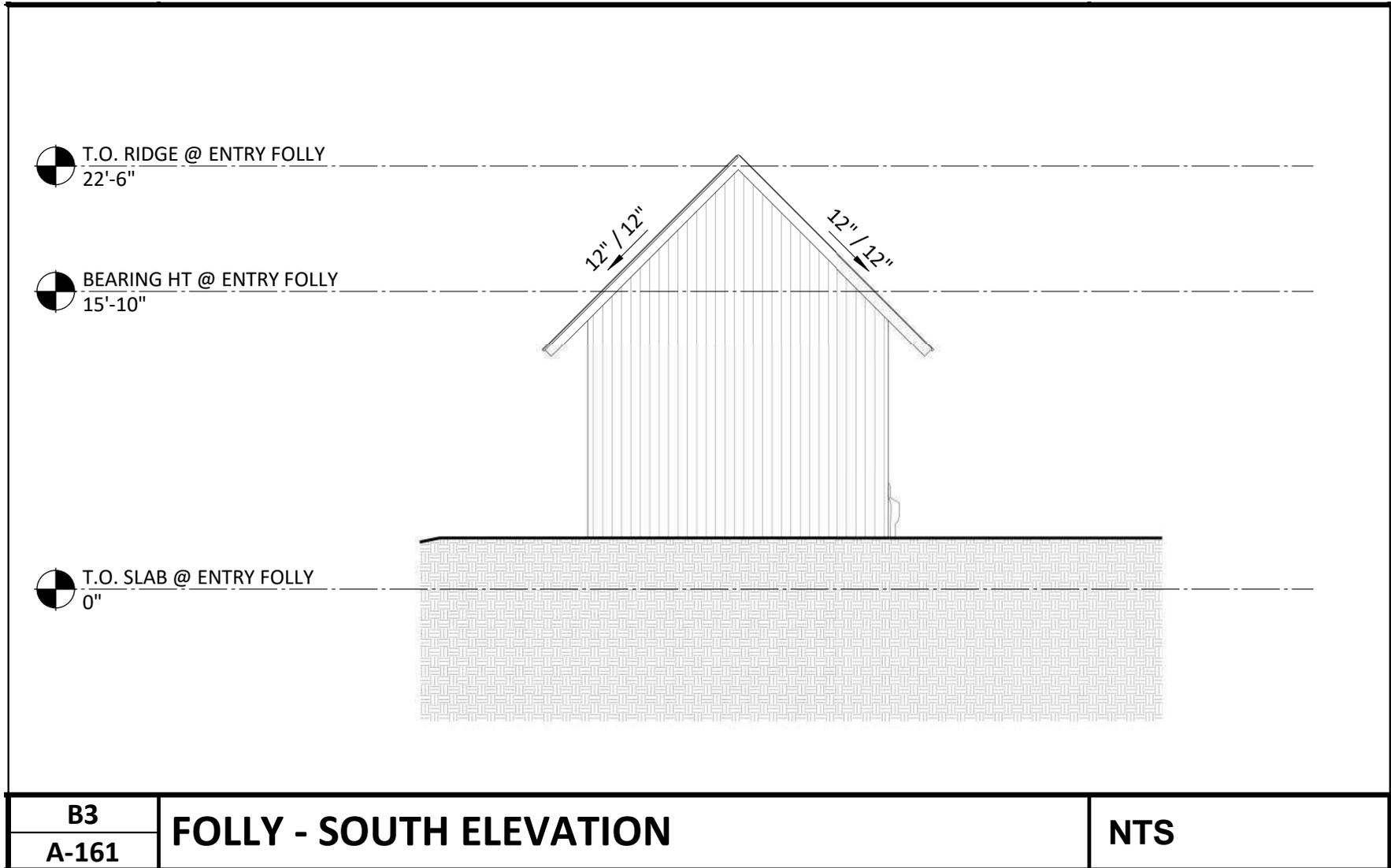
C4	FLOOR PLAN- PARTIAL- FOLLY BUILDING	NTS
A-161		













DISCLAIMER: COLOR SELECTIONS WILL BE SIMILAR  
TO WHAT IS SHOWN, BUT NOT EXACT



DISCLAIMER: COLOR SELECTIONS WILL BE SIMILAR  
TO WHAT IS SHOWN, BUT NOT EXACT



LS3P

DISCLAIMER: COLOR SELECTIONS WILL BE SIMILAR  
TO WHAT IS SHOWN, BUT NOT EXACT

LS3P



LS3P

DISCLAIMER: COLOR SELECTIONS WILL BE SIMILAR  
TO WHAT IS SHOWN, BUT NOT EXACT

LS3P



DISCLAIMER: COLOR SELECTIONS WILL BE SIMILAR  
TO WHAT IS SHOWN, BUT NOT EXACT





DISCLAIMER: COLOR SELECTIONS WILL BE SIMILAR  
TO WHAT IS SHOWN, BUT NOT EXACT



DISCLAIMER: COLOR SELECTIONS WILL BE SIMILAR  
TO WHAT IS SHOWN, BUT NOT EXACT

**7B. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-24:** City staff has received an application for a minor amendment to the Avista Planned Development District (PDD) for the replacement of a marquee sign board (±16 SF) with an electronic message board (±28 SF).

**History and Background**

The original Avista PDD was entitled in 2004. The PDD was last amended in August of 2019 when City Council approved an amendment removing a previously proposed retail component and expanding the parking areas at the resort.

**Proposed Changes**

Tyson Signs, agent for the owner, has proposed a minor amendment to the PDD replacing a marquee sign board on an existing pylon sign with a digital sign. The current marquee sign board is 3'-1" high by 5'-3" wide (± 16SF), and the proposed digital sign is 5'-5" high by 5'-3" wide (±28 SF).

**Staff Review**

*Planning & Development, Planning Division*

Planning staff recommends that the following conditions be added to approval: 1) The sign brightness be automatically decreased in the evening and nighttime hours to not cause light pollution and driver distraction, and 2) The sign follows the City's animation standard and only display copy that does not change more than once every ten seconds.

*Planning & Development, Zoning Division*

The zoning division has no issues with the proposed amendment.

*Public Works*

The Director of Public Works has no issues with the proposed amendment.

*Public Safety*

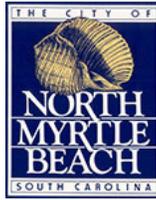
The Fire Marshal has no issues with the proposed amendment.

**Planning Commission Action**

The Planning Commission may approve, approve with modifications and/or conditions, or deny the proposal as submitted.

**Alternative Motions**

- 1) I move that the Planning Commission approve the minor planned development district amendment to the Avista PDD [Z-21-24] as submitted.  
  
OR
- 2) I move that the Planning Commission deny the minor planned development district amendment to the Avista PDD [Z-21-24] as submitted.  
  
OR
- 3) I move (an alternate motion).



City of North Myrtle Beach, SC

**Application for a Minor  
Amendment  
to a Planned Development District  
(PDD)**

PDD Zoning Finance Account Code:	3.22
FEE PAID:	No Fee
FILE NUMBER:	Z-21-24
Complete Submittal Date:	August 19, 2021

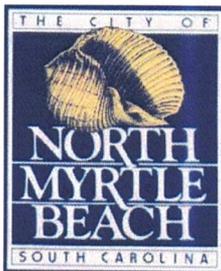
**GENERAL INFORMATION**

<b>Date of Request: August 19, 2021</b>	<b>Property PIN(S): 1</b>
<b>Property Owner(s): Jim Eggons</b>	<b>Type of Zoning Map Amendment: Minor PDD Amendment</b>
<b>Address or Location: 300 N Ocean Blvd. North Myrtle Beach, SC 29585</b>	<b>Project Contact: Samantha Osslund</b>
<b>Contact Phone Number: 843-234-8521</b>	<b>Contact Email Address: samanthaosslund@tysonsign.com</b>
<b>PDD Name: NA</b>	<b>Total Area of Property: 0 Acres</b>
<b>Proposed Amendment: Removing old message board and replacing with a new marquee message board</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: Samantha Osslund*

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: 08/19/21

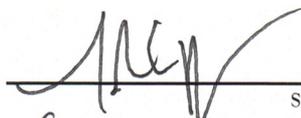
Nature of Approval Requested:

Property PIN(s):

Property Address/Location: 300 N. Ocean Blvd. North Myrtle Beach, SC 29582

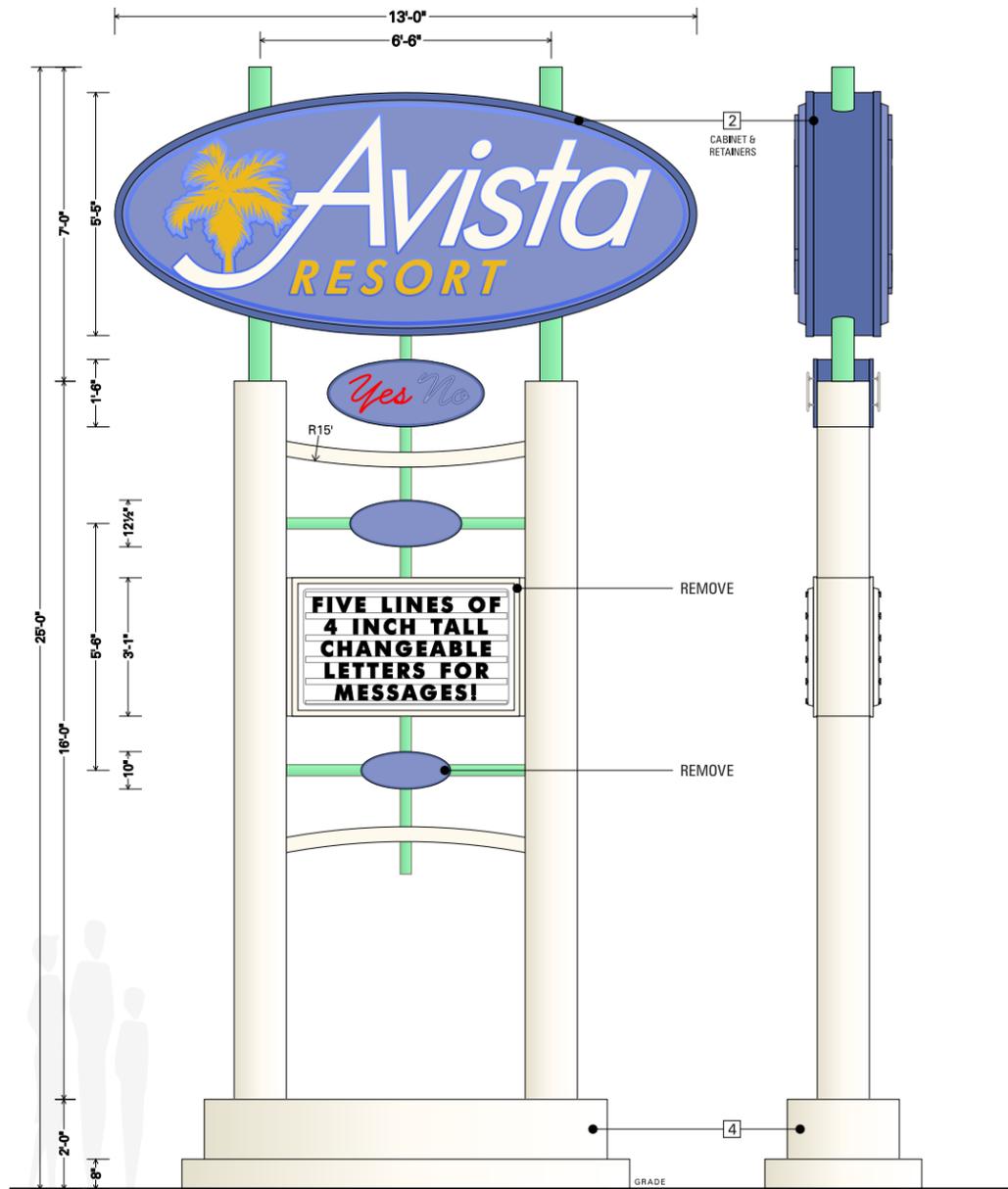
I, **James Eggen**, hereby authorize **Tyson Signs**

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

  
\_\_\_\_\_  
Signature  
**Corp. GM**  
\_\_\_\_\_  
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.



**EXISTING PYLON ID SIGN**

Scale: 1/4"=1'-0"

**END VIEW**

Typical — NTS

**SURVEY  
REQUIRED**  
WORKING AREA  
TO BE VERIFIED



**REWORKED PYLON ID SIGN**

Scale: 1/4"=1'-0"

**END VIEW**

Typical — NTS

**PRODUCTION NOTES**

**REWORK PYLON ID SIGN:**

- Remove existing attraction cabinet and two oval illuminated decor pieces. Leave existing steel decor
- Manufacture framework for Led displays

**NEW D/F LED DISPLAY:**

- Watchfire 10mm Color LED display (150x150 matrix shown, 5'-5" H x 5'-3" W cabinet) with Broadband communication

**INSTALLATION & ELECTRICAL:**

- Install new Led displays centered between horizontal steel decor
- Repaint all existing blue cabinets only
- LED display requires a 120V (30amp) single phase service

**COLORS** COLORS SHOWN ARE REPRESENTATIVE ONLY

- 1 - Twilight Blue PMS #2718 (paint to match)
- 2 - Dark Blue PMS #2728 (paint to match, Wagner Blue 1" trim cap)
- 3 - Gold Orange PMS #1375 (3M #3630-74 vinyl)
- 4 - Ivory (R&H #2146, paint to match)
- 5 - Aqua Green PMS #3258 (paint to match)
- 6 - White R&H #7328 (acrylic)
- 7 - Clear Red (neon tubing)



North Myrtle Beach, SC

**13-Aug-21**

**Avista Resort**

**Same**

**300 N. Ocean Blvd.**

**EMC Retrofit**

**G. Stalvey**

**M. Donellan**

**3/8" = 1' - 0"**

**60548-a1**

REVISIONS			
REV	DATE	BY	NOTE

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**1-843-448-5168**  
Fax: 843-448-0535



**WORK AUTHORIZATION**

**93615**

**Avista Resort**

**13-AUG-21**

**93615\_60548-a1**

REV	DATE	BY	NOTE

**Qty. ( 1 ) D/F Pylon ID Sign EMC Retrofit**