REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: March 4, 2024

Agenda Item: 7D	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: February 28, 2024
Subject: Amendment to the Parkway Group Planned Development District (PDD) creating Fire Station #7 [Z-24-6]	Division: Planning and Development

Background:
City staff has requested an amendment to the Parkway Group PDD creating a site for Fire Station #7 off Hunt Club Road behind the existing UPS facility. The proposed building will have both fire and police facilities, parking, utilities, and maneuvering room for equipment.

Planning Commission Action:
The Planning Commission conducted a public hearing on February 20, 2024, and voted unanimously to recommend approval of the request. There was no public comment.

Recommended Actions:
Approve or deny the proposed ordinance on first reading

Reviewed by Department Head	Reviewed by City Manager	Reviewed by City Attorney

Council Action:
Motion By_____ 2nd By_____ To_____

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH PROVIDING THAT THE CODE OF ORDINANCES, CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA, BE AMENDED BY REVISING THE PARKWAY GROUP PLANNED DEVELOPMENT DISTRICT (PDD) CREATING FIRE STATION #7.

Section 1:
That the Parkway Group PDD be amended to include updated plans and elevations for the Fire Station #7 as depicted in Exhibit A attached and included in this ordinance.

If a conflict arises between the amendments listed in the ordinance and those listed in the PDD booklet, the PDD booklet shall take precedence. The proposed changes are reflected in the PDD booklet.

Section 2:
That the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held the necessary public hearings in accordance with applicable State Statutes and City Ordinances.

DONE, RATIFIED AND PASSED, THIS _____ DAY OF_____, 2024.

_____
Mayor Marilyn Hatley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

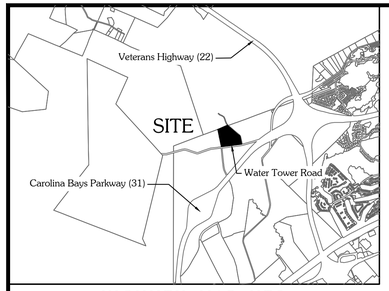
_____
City Attorney

REVIEWED:

_____
City Manager

FIRST READING: 3.4.2024
SECOND READING: _____

ORDINANCE: _____



~VICINITY MAP N.T.S.~

NOTES:

1. Tax Parcel: PIN: 360-00-00-0006
   Owner of Record: BT-OH LLC
   55 Glenlake Parkway NE
   Atlanta, GA 30328
   Last property transfer Deed Book 4306, Page 1277.
2. Tax Parcel: PIN: 360-14-02-0001
   TMS: 155-00-01-140
   Owner of Record: City of North Myrtle Beach
   1018 2nd Ave South
   North Myrtle Beach, SC 29582
   Last property transfer Deed Book 3676, Page 1131.
3. Tax Parcel: PIN: 389-00-00-0003
   TMS: 155-00-01-054
   Owner of Record: Apache Properties LLC
   9700 Kings Road
   Myrtle Beach, SC 29572
   Last property transfer Deed Book 1887, Page 597.
4. This property appears to be located in Flood Zone "X" , According to FEMA flood zones per F.I.R.M. 45051C 0591 K, dated Dec. 16th, 2021. This property does not appear to be the located in Horry County supplemental flood zone;
   Reference to Ordinance filed in Deed Book 4442 at page 2393.
   Any Flood zone lines shown hereon are based on provided data. This plat is not the basis for flood zone determination or flood zone related issues.
5. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
6. This survey is only valid if print of same has original signature and embossed seal of the surveyor.
7. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
8. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
9. This property is subject to all easements or restrictions of record.
10. 1/2" Iron Pipes Set at all corners unless noted otherwise.
11. All Bearings are based upon the South Carolina State Plane Coordinate System (NAD83)(2011). All distances shown are Horizontal not grid distances.
12. A portion of this property may be subject to Corps of Engineers Jurisdiction.
13. Date of Field Survey: September, 2022

REFERENCES:

1. Subdivision Plat of A 3.90 Acre Tract of Land for the Proposed North Myrtle Beach Fire Station prepared to the City of North Myrtle Beach by Thomas & Hutton dated 3-15-13 and recorded in Plat Book 258 Page 330 at the Horry County Register of Deeds, South Carolina.
2. Survey of The Apache Tract for International Paper Realty Company by Sur-tech Inc. dated 2-12-94 and recorded in Plat Book 128 Page 93 at the Horry County Register of Deeds, South Carolinal.
3. Map of 10.00 Acres of Land-Subdivision Survey prepared for United Parcel Service dated 12-23-19, revised 1-17-20 and recorded in Plat Book 291 Page 78 at The Horry County Register of Deeds, South Carolina.

CERTIFICATE OF EASEMENT DEDICATION

This 50 foot Private Full Access Driveway Easement is being (created) for the purpose of ingress and egress and will be owned by Apache Properties LLC & Henry Road West LLC.

Apache Properties LLC (Authorized Representative) Signed Date

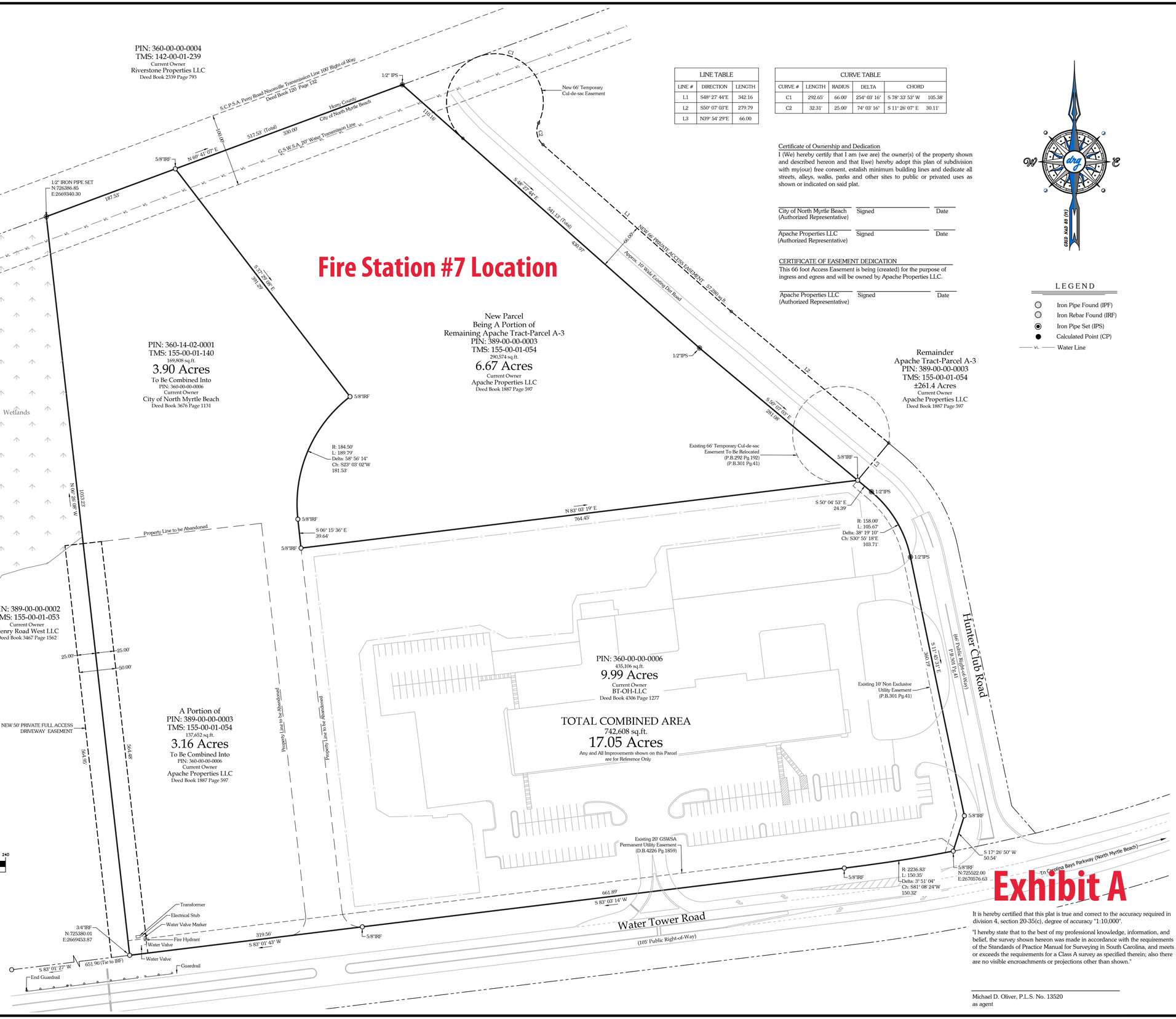
Henry Road West LLC (Authorized Representative) Signed Date

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SPACE RESERVED FOR PLANNING APPROVAL ONLY



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S48° 27' 44"E	342.16
L2	S50° 07' 03"E	279.79
L3	N39° 54' 29"E	66.00

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	
C1	292.65'	66.00'	254° 03' 16"	S 78° 33' 53" W	105.38'
C2	32.31'	25.00'	74° 03' 16"	S 11° 26' 07" E	30.11'

Certificate of Ownership and Dedication

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I(we) hereby adopt this plan of subdivision with my(our) free consent, establish minimum building lines and dedicate all streets, alleys, walks, parks and other sites to public or privated uses as shown or indicated on said plat.

City of North Myrtle Beach (Authorized Representative) Signed Date

Apache Properties LLC (Authorized Representative) Signed Date

CERTIFICATE OF EASEMENT DEDICATION

This 66 foot Access Easement is being (created) for the purpose of ingress and egress and will be owned by Apache Properties LLC.

Apache Properties LLC (Authorized Representative) Signed Date

LEGEND

- Iron Pipe Found (IPF)
- Iron Rebar Found (IRF)
- Iron Pipe Set (IPS)
- Calculated Point (CP)
- Water Line

Exhibit A

It is hereby certified that this plat is true and correct to the accuracy required in division 4, section 20-35(c), degree of accuracy "1:10,000".

"I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon 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 A survey as specified therein; also there are no visible encroachments or projections other than shown."

Michael D. Oliver, P.L.S. No. 13520
as agent

drg
Development Resource Group, LLC
4703 Oleander Drive
Myrtle Beach, SC 29577
Telephone: 843-839-3350
www.drgpllc.com

SOUTH CAROLINA DEVELOPMENT RESOURCE GROUP LLC No. 006089 CERTIFICATE OF AUTHORIZATION

JOB No. 22.534
DATE: 09-07-2022
DRAWN BY: D.M.P.
CHECKED BY: M.D.O.
SCALE: 1" = 60'
FILE: P:/22534/SURVEY

COMBINATION PLAT
A PORTION OF
PIN: 389-00-00-0003 / PIN: 360-14-02-0001
LOCATED IN CITY OF NORTH MYRTLE BEACH MUNICIPALITY,
HORRY CONTY, SOUTH CAROLINA
PREPARED FOR:
APACHE PROPERTIES LLC

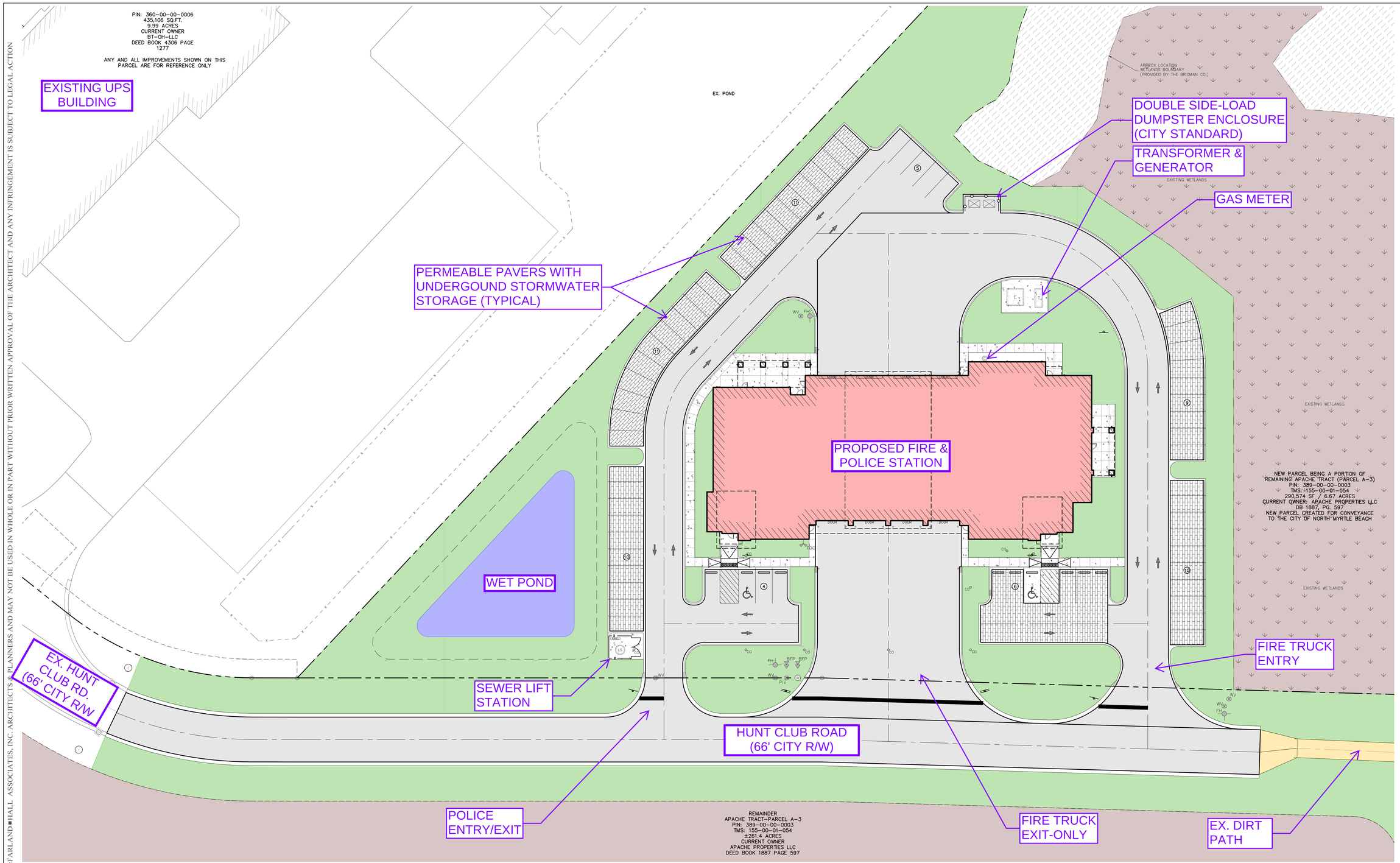
SOUTH CAROLINA PROFESSIONAL No. 13520 LAND SURVEYOR MICHAEL DEAN OLIVER

mike@drgpllc.com

REVISION	DATE

22.534

DWG NAME: P:\22534 – GUYTON LAW FIRM – APACHE\SURVEY\SURVEY CAD DRAWINGS\22534 2022-09-07 COMBINATION PLAT.DWG



GENERAL NOTES:

1. SEE SHEET C001 FOR CIVIL NOTES AND ABBREVIATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE PROJECT.
4. ALL PROJECT STAKEOUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLELY ON THE PHYSICAL SCALE AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL LEGEND, KEYNOTES, AND REFERENCED DETAILS FOR CORRECT STAKEOUT.
5. ALL CONTRACTORS/SUBCONTRACTORS/PERSON THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.

KEYNOTES:

1. INSTALL 18" CURB AND GUTTER.
2. INSTALL CONCRETE WHEELSTOP.
3. INSTALL CONCRETE FILLED BOLLARD.
4. TIE NEW PAVEMENT INTO EXISTING.
5. INSTALL 24" ROLLED CURB AND GUTTER.
6. INSTALL NEW HUNT CLUB ROAD IAW CITY OF NORTH MYRTLE BEACH STANDARDS.

CIVIL LEGEND

- PAVEMENT AREAS (CONCRETE OR ASPHALT PAVING)
- CONCRETE PAVEMENT/SIDEWALK – INSTALL IAW DETAIL H/C620.
- 6' HIGH CHAIN LINK FENCE – INSTALL IAW DETAIL A/C623. INSTALL HEIGHT AS NOTED ON THE PLANS.
- DRIVEWAY TRAFFIC ARROW
- ACCESSIBLE PARKING SPACE AND AISLE
- SIDEWALK RAMP
- STOP BAR
- PARKING SPACES – STRIPE WITH 4" SINGLE WHITE SOLID LINE
- NEW TRAFFIC SIGN

HORIZONTAL SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THESE DRAWINGS ARE THE PROPERTY OF PIKE■McFARLAND■HALL ASSOCIATES, INC. ARCHITECTS & PLANNERS AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION

PIKE■McFARLAND■HALL ASSOCIATES, INC. -- 1300 PROFESSIONAL DRIVE, SUITE 201, MYRTLE BEACH, SOUTH CAROLINA 29577 -- PHONE: (843) 497-0272 FAX: (843) 497-0271 -- PMH@PMHARCHITECS.COM

PMH

PIKE ▪ McFARLAND ▪ HALL ASSOCIATES, INC.
ARCHITECTS & PLANNERS

ENGINEER
ADC ENGINEERING
1339 YEAMANS HALL ROAD
HANAHAN, SC 29410
843-886-6700
ADCENGINEERING.COM

SOUTH CAROLINA ADC ENGINEERING INC. No. 00253 CERTIFICATE OF AUTHORITY

OWNER
City of North Myrtle Beach
1018 Second Ave. South
North Myrtle Beach, SC 29582
(843) 280-5555

PROJECT

North Myrtle Beach Fire Station #7

NORTH MYRTLE BEACH, SOUTH CAROLINA

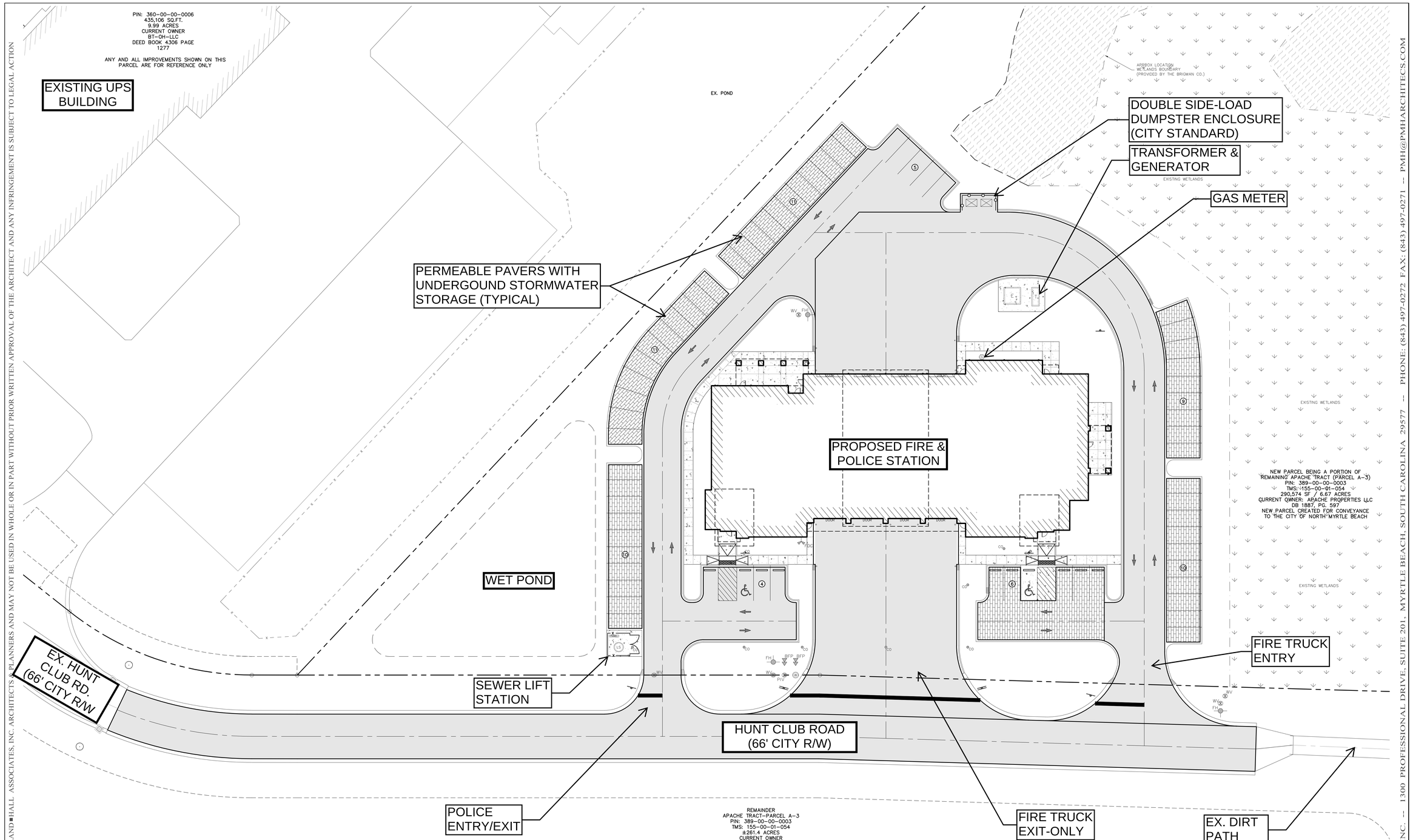
PRESENTATION SITE PLAN

CHECKED BY:

ADC#:	23236.00
FILE:	
DRAWN BY:	RWH
PLOT:	1
DATE:	01/23/24
REV:	

SHEET

C280



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PMH

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CERTIFICATE OF AUTHORIZATION

OWNER
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North Myrtle Beach, SC 29582
(843) 280-5555

PROJECT

North Myrtle Beach Fire Station #7

NORTH MYRTLE BEACH, SOUTH CAROLINA

PRESENTATION SITE PLAN

CHECKED BY:

ADC#:	23236.00
FILE:	
DRAWN BY:	RWH
PLOT:	1
DATE:	01/23/24
REV:	

SHEET

C280

North Myrtle Beach
Police Department
Fire Station 7

6E. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-6: City staff proposed a major amendment to the Parkway Group Planned Development District (PDD) creating Fire Station #7.

Proposed Changes
City staff has requested an amendment to the Parkway Group PDD creating a site for Fire Station #7 off Hunt Club Road behind the existing UPS facility. The proposed building will have both fire and police facilities, parking, utilities, and maneuvering room for equipment. The proposal is attached for review.

Staff Review
Planning & Development, Planning Division
The Planning Department has no issue with the proposed amendment.

Planning & Development, Zoning Division
The Zoning Administrator has no issue with the proposed amendment.

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

Public Safety
The Fire Marshal has no issue 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 March 4, 2024.

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 Parkway Group PDD [Z-24-6] as submitted.

   OR

2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Parkway Group PDD [Z-24-6] as submitted.

   OR

3) I move (an alternate motion).

PDD Zoning Finance Account Code:	**3.22**
FEE PAID:	$0.00 on January 26, 2024
FILE NUMBER:	Z-24-6
Complete Submittal Date:	January 26, 2024

Notice Published:	February 1, 2024
Planning Commission:	February 20, 2024
First Reading:	March 4, 2024
Second Reading:	March 18, 2024

City of North Myrtle Beach, SC

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

GENERAL INFORMATION	
Date of Request: January 26, 2024	**Property PIN(S): 36000000011**
Property Owner(s): CITY OF NORTH MYRTLE BEACH	**Type of Zoning Map Amendment: Major PDD Amendment**
Address or Location: Terminus of Hunt Club Rd	**Project Contact: Suzanne Pritchard**
Contact Phone Number: 843-280-5572	**Contact Email Address: lspritchard@nmb.us**
PDD Name: Parkway Group	**Total Area of Property: 6.67 Acres**
Proposed Amendment: New plan for Fire Station #7	

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: Suzanne Pritchard

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.

1018 2nd Avenue South · North Myrtle Beach, SC 29582 · Telephone: (843) 280-5566 · Facsimile: (843) 280-5581