REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: March 4, 2024

Agenda Item: 7E	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: February 28, 2024
Subject: Amendment to the Tidewater Plantation Planned Development District (PDD) renovating and expanding the Clubhouse [Z-24-7]	Division: Planning and Development

Background:
The applicant, John O'Brien of Consensus Construction, agent for the owner, has requested an amendment to the Tidewater Plantation PDD creating a renovation and addition to the clubhouse at their centrally located amenity center. The existing building is 3,569 SF with an addition of 4,348 SF bringing the total building footprint to 7,917 SF.

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 TIDEWATER PLANTATION PLANNED DEVELOPMENT DISTRICT (PDD) RENOVATING AND EXPANDING THE CLUBHOUSE.

Section 1:
That the Tidewater Plantation PDD be amended to include updated plans and elevations for the clubhouse renovation and expansion 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

FIRST READING: 3.4.2024
SECOND READING: _____

REVIEWED:

_____
City Manager

ORDINANCE: _____

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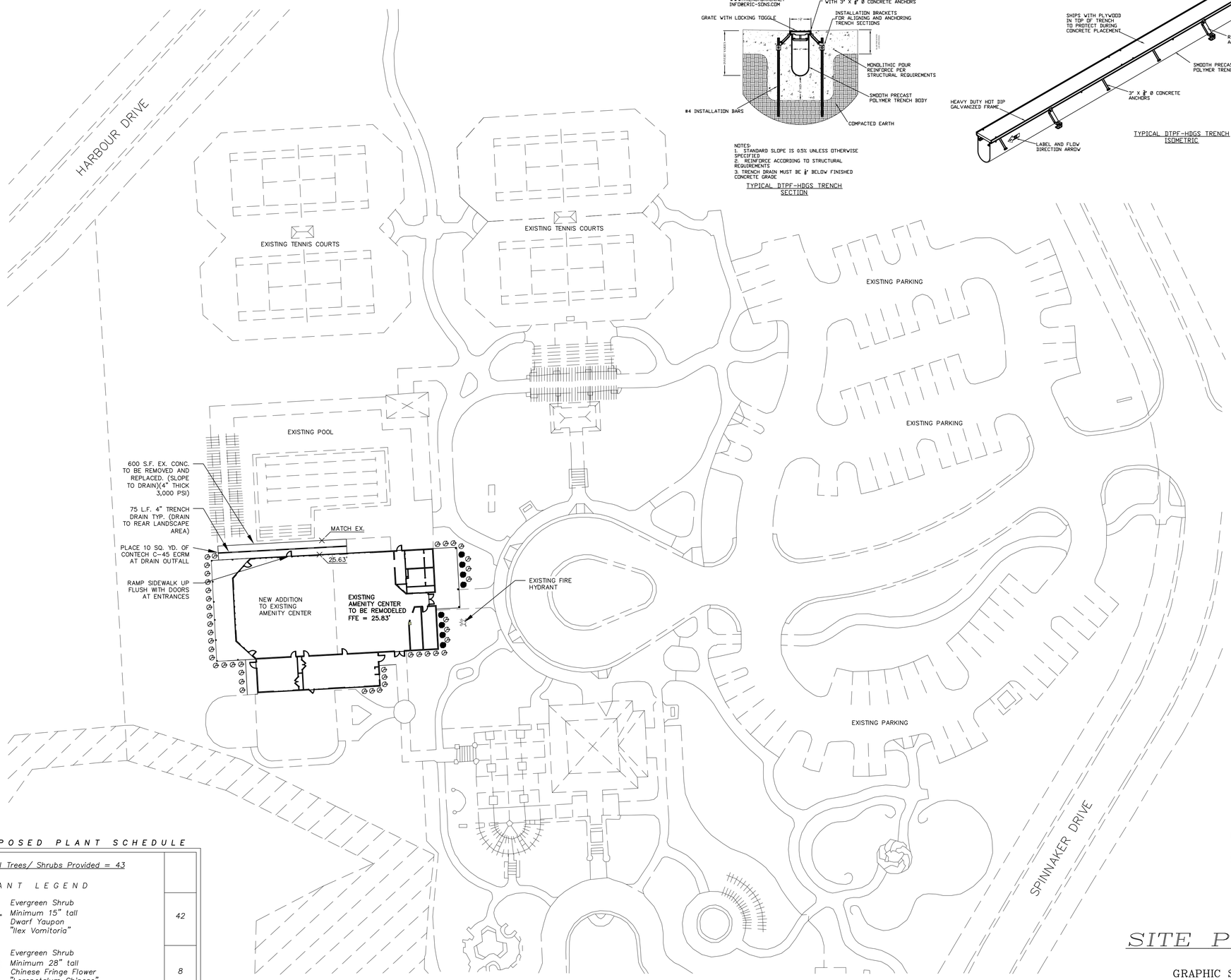
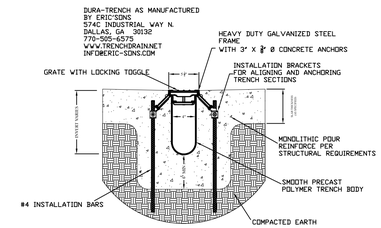
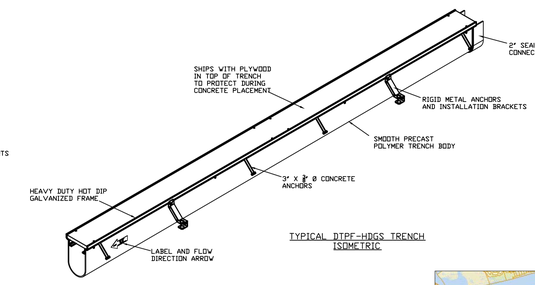




NOTES:
1. STANDARD SLOPE IS 0.5% UNLESS OTHERWISE SPECIFIED
2. REINFORCE ACCORDING TO STRUCTURAL REQUIREMENTS
3. TRENCH DRAIN MUST BE 1/8" BELOW FINISHED CONCRETE GRADE

TYPICAL DTPF-HDGS TRENCH SECTION



TYPICAL DTPF-HDGS TRENCH ISOMETRIC

LOCATION MAP

N.T.S.

Exhibit A

PROPOSED PLANT SCHEDULE

Total Trees/ Shrubs Provided = 43	
PLANT LEGEND	
Evergreen Shrub Minimum 15" tall Dwarf Yaupon "Ilex Vomitoria"	42
Evergreen Shrub Minimum 28" tall Chinese Fringe Flower "Loropetalum Chinese"	8

OWNER / DEVELOPER
TIDEWATER PLANTATION CMNTY ASSN. INC.
2000 SPINNAKER DRIVE
NORTH MYRTLE BEACH, S.C. 29582

ENGINEER
VENTURE ENGINEERING, INC.
209 HIGHWAY 544
CONWAY, S.C. 29526
TEL: (843) 347-5851

SITE PLAN

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TMS # - 131-26-01-029

VENTURE ENGINEERING, INC. / 209 HIGHWAY 544 / CONWAY, S.C. 29526 / (843) 347-5851 / CIVIL ENGINEERING / LAND PLANNING

CLUBHOUSE RENOVATIONS
HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR
TIDEWATER PLANTATION CMNTY ASSN. INC.

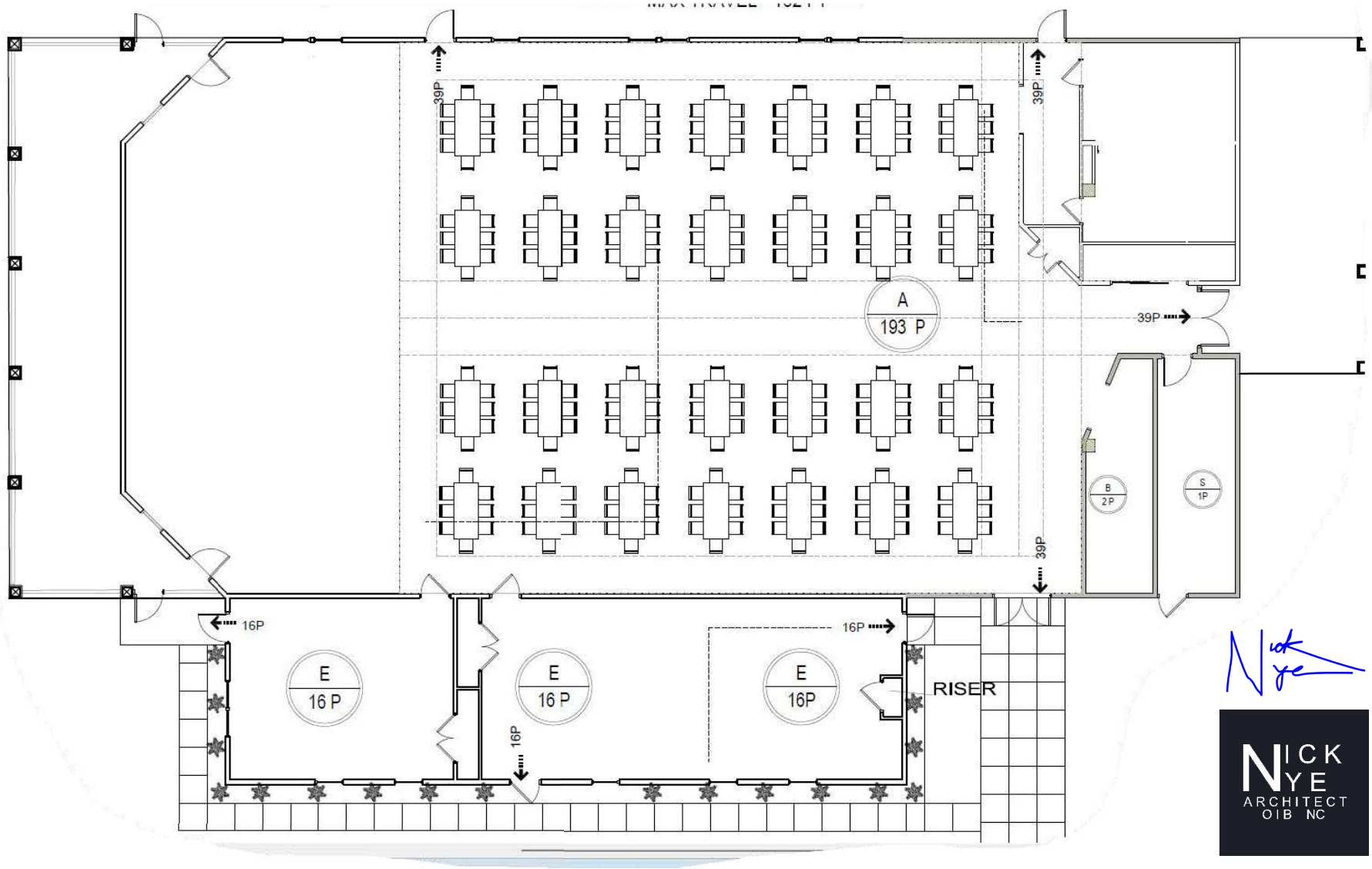
NO.	DATE	DESCRIPTION	BY
1.	11-20-23	REV. FLOOR PLAN PER ARCH.	B.K.E.

DRAWN BY: B.K.E.
DATE: NOVEMBER 13, 2020
CHECKED BY: S.S.P.
DRAWING NO.: C-1
JOB NO.:
SHEET 1 OF 1

VENTURE ENGINEERING,INC No.C00806 SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 26988 BRANDON K. ELVIS 11.20.23

REQUIRED
60 FT- 2 STORIES
28 FT- 1 STORIES
24000 SF
3569 SF 4348 SF 7917 SF
193 ASSEMBLY OCCS 48 EDUCATIONAL OCCS 2 BUSINESS OCCS 1 STORAGE OCC
244 OCCUPANTS-TOTAL



NICK NYE
ARCHITECT
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6F. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-7: City staff received an application for a major amendment to the Tidewater Plantation Planned Development District (PDD) renovating and expanding the Clubhouse.

Proposed Changes

The applicant, John O'Brien of Consensus Construction, agent for the owner, has requested an amendment to the Tidewater Plantation PDD creating a renovation and addition to the clubhouse at their centrally located amenity center. The existing building is 3,569 SF with an addition of 4,348 SF bringing the total building footprint to 7,917 SF. 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 Tidewater PDD [Z-24-7] as submitted.

   OR

2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Tidewater PDD [Z-24-7] as submitted.

   OR

3) I move (an alternate motion).

PDD Zoning Finance Account Code:	**3.22**
FEE PAID:	$500.00 on January 31, 2024
FILE NUMBER:	Z-24-7
Complete Submittal Date:	January 31, 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): 35104030036**
Property Owner(s): Tidewater Plantation Community Association	**Type of Zoning Map Amendment: Major PDD Amendment**
Address or Location: 2000 SPINNAKER DR North Myrtle Beach, SC 29582	**Project Contact: John O'Brien**
Contact Phone Number: 843-546-2667	**Contact Email Address: billing@consensusconstruction.com**
PDD Name: NA	**Total Area of Property: 0.25 Acres**

Proposed Amendment: Tidewater Plantation is submitting this application for a Planned Development Amendment pertaining to the permit application initially submitted on October 30th 2023 for the property located at 2000 Spinnaker Drive, North Myrtle Beach, SC 29582. The purpose of the Tidewater Community Hall renovation and addition is to gain square footage for improved access, circulation and function. Enclosed with this submission are the exterior elevations and the occupancy calculation specifically requested during the TRC review meeting held on January 18, 2024.

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: John O'Brien

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

CITY OF NORTH MYRTLE BEACH

LETTER OF AGENCY

Revision Date 05.24.19

Today's Date:	01/26/24
Nature of Approval Requested:	PDD Amendment
Property PIN(s):	35104030036
Property Address/Location:	2000 Spinnaker Dr, North Myrtle Beach, 29582

I, Catherine Weis, hereby authorize Consensus Construction, & Consulting, Inc.

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

Catherine J. Weis Signature	Signature
PRESIDENT, JPCA Title	Title
Signature	Signature
Title	Title
Signature	Signature
Title	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.