

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: May 20, 2024

Agenda Item: 7A	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: May 15, 2024
Subject: Amendment to the Surf Estates Planned Development District (PDD) revising the entry and signage at the Sea Mountain Highway beach store [Z-24-10]	Division: Planning and Development

Proposed Changes:

The applicant and owner, Rafi Adi, has requested an amendment to the Surf Estates PDD proposing a new entry and monument sign for the Beach Life Resort Wear Store on Sea Mountain Highway. Both elements use the lifeguard stand vocabulary in their design.

Planning Commission Action:

The Planning Commission conducted a public hearing on May 7, 2024, and voted unanimously to recommend denial of the request. The Commission agreed that the building entry needed updating but preferred the original monument signage using the Surf Estate design vocabulary with columns brick and oyster shell tabby details. 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
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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 SURF ESTATES PLANNED DEVELOPMENT
DISTRICT (PDD) REVISING THE ENTRY AND SIGNAGE AT
THE SEA MOUNTAIN HIGHWAY BEACH STORE.**

Section 1:

That the Surf Estates PDD be amended to include updated exhibits for the entry and signage for the beach store on Sea Mountain Highway 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.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED:

City Manager

FIRST READING: 5.20.2024

SECOND READING: _____

ORDINANCE: _____

LIST OF ABBREVIATIONS

A/C	AIR CONDITIONING OR CONDITIONER
A/E	ARCHITECT/ENGINEER
ABV	ABOVE
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AIA	AMERICAN INSTITUTE OF ARCHITECTS
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARCH	ARCHITECT
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR CONDITIONING ENGINEERS
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTION
ASK	ARCHITECTS SUPPLEMENTAL SKETCH
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
ATTN	ATTENTION
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BOT	BOTTOM
CJ	CONSTRUCTION JOINT OR CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLGHT	CEILING HEIGHT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CPT	CARPET
CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE
CTR	CENTER
CTRL	CONTROL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DWG	DRAWINGS
EA	EACH
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FF	FINISH FLOOR
FLR	FLOOR
FLUOR	FLUORESCENT
FT	FEET
GA	GAUGE
GALV	GALVANIZED
GYP	GYPSONUM
GLZ	GLAZING
HC	HANDICAP
HD	HOT DIPPED
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
LF	LINEAR FOOT
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PNTD	PAINTED
PLYWD	PLYWOOD
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
SCHED	SCHEDULE
SPCL	SPECIAL
SPEC	SPECIFICATION
STL	STEEL
STRUCT	STRUCTURAL
T&G	TONGUE & GROOVE
TYP	TYPICAL
UNOT	UNLESS OTHERWISE NOTED
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WD	WOOD

MONUMENT SIGN REPLACEMENT BEACH LIFE CHERRY GROVE 1109 SEA MOUNTAIN HWY

surf estates pdd amendment docs 2024

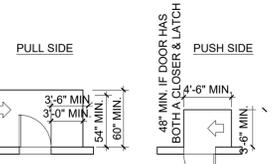


VICINITY MAP



MATERIAL INDICATIONS		ARCHITECTURAL DRAWING SYMBOLS		SAFETY & EGRESS DATA		BUILDING CODE ANALYSIS - FORM F3		INDEX OF DRAWINGS		
PATTERN	MATERIAL(S)	SYMBOL	DESCRIPTION	SECTION 907.2.1	SECTION 903	NOT REQUIRED	IBC, IMC, & IPC 2021 EDITIONS, IECC 2009, NEC 2020 EDITION & ICC/ANSI 117.1 2017 EDITION	CODE ITEM	CODE REFERENCE	MERCANTILE MINOR BUILDING ALTERATIONS
[Pattern]	EARTH	[Symbol]	DETAIL	SPRINKLERS REQUIRED/NOT REQUIRED	MAX-20 FEET	NO DEAD END CORRIDORS		OCCUPANCY CLASSIFICATION	SECTION 508	IF MERCANTILE
[Pattern]	GRAVEL FILL, CRUSHED STONE	[Symbol]	ENLARGED REFERENCE	EXIT REQUIREMENTS-DEAD END LIMIT	MAX-250 FEET			OCCUPANCY CATEGORY PER 1604.5	SECTIONS 302.304 & 311	CATEGORY II
[Pattern]	CONCRETE MASONRY UNIT	[Symbol]	ELEVATION SYMBOL	EXIT CAPACITY CALCULATIONS				CONSTRUCTION CLASSIFICATION	CHAPTER 6	5B
[Pattern]	CONCRETE	[Symbol]	SECTION SYMBOL	DOOR CAPACITY WIDTH REQUIRED	NUMBER OF OCCUPANTS multiplied by 0.2 inches req per occupant	30.2 INCHES REQ.		SPRINKLERS REQUIRED/NOT REQUIRED	IBC 2021-907.2 IBC 2021-907.2.10.1.2	NOT REQUIRED
[Pattern]	PLASTER OR GROUT	[Symbol]		DOOR CAPACITY WIDTH PROVIDED	6 x 36 + 1 x 72 egress doors	288 INCHES PROVIDED		HEIGHT (STORIES)	CHAPTER 5 TABLE 503	2 STORIES 40 FT
[Pattern]	GYPSONUM BOARD, CEMENT BOARD, TILE BACKER BOARD	[Symbol]		STAIR CAPACITY WIDTH REQUIRED	44 IN	44 IN		ACTUAL		2 STORY 25 FT
[Pattern]	BRICK	[Symbol]		STAIR CAPACITY WIDTH PROVIDED	44 IN	88 IN		ALLOWED TABULAR = 8500 SF/LVL AREA PER LVL W/ FRONTAGE INCREASE = (1.42 x 8500) =		12070 ALLOWED PER LEVEL
[Pattern]	STEEL	[Symbol]		DESIGN LOADS				AREA (SQ. FT.)	CHAPTER 5 TABLE 503	
[Pattern]	ALUMINUM	[Symbol]		FLOOR & ROOF DEAD LOADS		15 LBS/SQFT		MERCANTILE OCCUPANCY	TABLE 1004.1.1	8,728 SF GRND 2,080 SF MEZZANINE 10,806 SF TOTAL
[Pattern]	WOOD FRAMING-CONT.	[Symbol]		FLOOR PARTITION DEAD LOADS		10 LBS/SQFT		STORAGE S-1 OCCUPANCY		8,812 SF X 1/60 = 147
[Pattern]	WOOD FRAMING-BLOCKING	[Symbol]		MAXIMUM ROOF LIVE LOADS (REDUCIBLE)		20 LBS/SQFT		TOTAL		151 OCCUPANTS
[Pattern]	FINISH WOOD	[Symbol]		FLOOR LIVE LOADS		50 LBS/SQFT-OFFICE 125 LBS/SQFT-LIGHT STORAGE		STRUCTURAL MEMBERS		
[Pattern]	PLYWOOD	[Symbol]		STAIR & EXITWAY LOADS		100 LBS/SQFT		EXTERIOR BEARING WALLS	TABLE 601	0 HR REQ.
[Pattern]	BATT INSULATION	[Symbol]		GROUND SNOW LOAD		10 LBS/SQFT		NON BEARING WALLS	TABLE 601	0 HR REQ.
				WIND REQUIREMENTS				INTERIOR BEARING WALLS	TABLE 601	0 HR REQ.
				ZONE		140 MPH W/ 3 SEC GUST		COLUMNS	TABLE 601	0 HR REQ.
				EXPOSURE		CHAPTER 16 B		BEAMS, GIRDERS	TABLE 601	0 HR REQ.
				IMPORTANCE FACTOR		1.0		FLOOR CONSTRUCTION	TABLE 601	0 HR REQ.
				BUILDING TYPE		FULLY ENCLOSED		ROOF CONSTRUCTION	TABLE 601	0 HR REQ.
				SEISMIC REQUIREMENTS				PLUMBING FIXTURES		CHAPTER 29 REQUIRED PROVIDED
				SEISMIC USE GROUP		II		SIX RESTROOMS PROVIDED	1 PER 50	LAV-6 WC-8 UR 2
				SPECTRAL RESPONSE COEFFICIENTS		CHAPTER 16 S _{0S} =0.69 S _D =0.32		FOUR ADA COMPLIANT, TWO PER FLOOR ONE ADA COMPLIANT SHOWER		
				SITE CLASS		D				
				BASIC SEISMIC FORCE RESISTING SYSTEM		STEEL BUILDING FRAME				
				LATERAL DESIGN CONTROL		WIND DESIGN REQUIREMENTS PRESUMPTIVE CAPACITY IS 1,500 psf				
				SOIL BEARING CAPACITY						
				INTERIOR FINISHES-CHAPTER 8 IBC						
				Exit enclosures & Passage ways are Class A		All ceilings are 5/8" gyp bd				
				Corridors are Class B		All walls are 1/2" gyp bd				
				Rooms & enclosed spaces are Class C		Flooring is concrete with tile or carpet finish				

HCAP CLEARANCE REQUIREMENTS



ANSI A117.1 MANEUVERING CLEARANCES

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

NOTES:
DIMENSIONS AND CLEARANCES SHOWN MUST BE PROVIDED AT HANDICAP ACCESSIBLE DOORS. CONTRACTOR SHALL REVIEW FIELD LAYOUT AND CONFIRM THAT ALL OF THE APPROPRIATE CLEARANCES ARE PROVIDED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. ANY REMEDIAL WORK THAT SHOULD HAVE BEEN AVOIDED BY BRINGING DISCREPANCIES TO THE ARCHITECT'S ATTENTION SHALL BE AT THE CONTRACTOR'S EXPENSE.



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NICK NYE - ARCHITECT
1715 PHARVIEW DRIVE
OCEAN ISLE BEACH, NC 28469
TELEPHONE: (910) 540-3663
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WWW.NICKNYE.BIZ

OWNER
BEACH LIFE

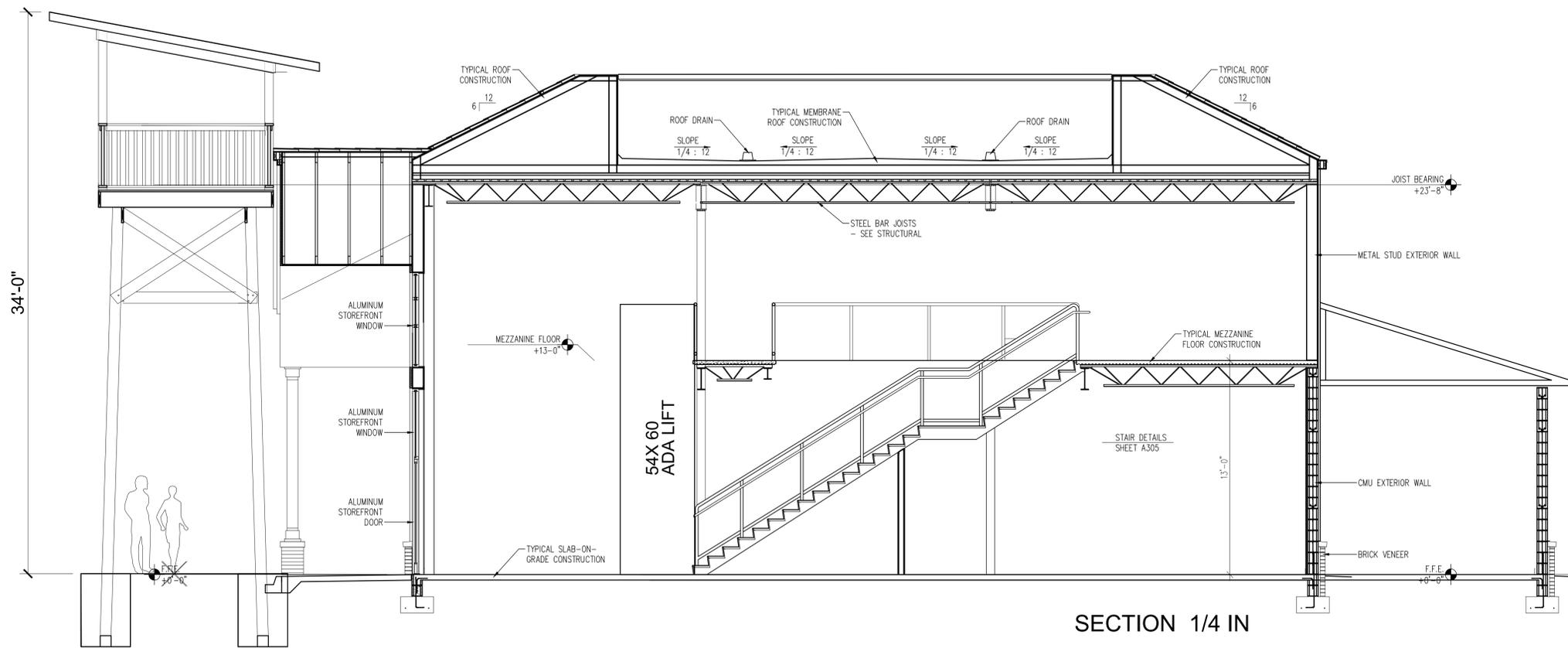
BEACH LIFE
CHERRY GROVE 2024 UPFIT

Revisions

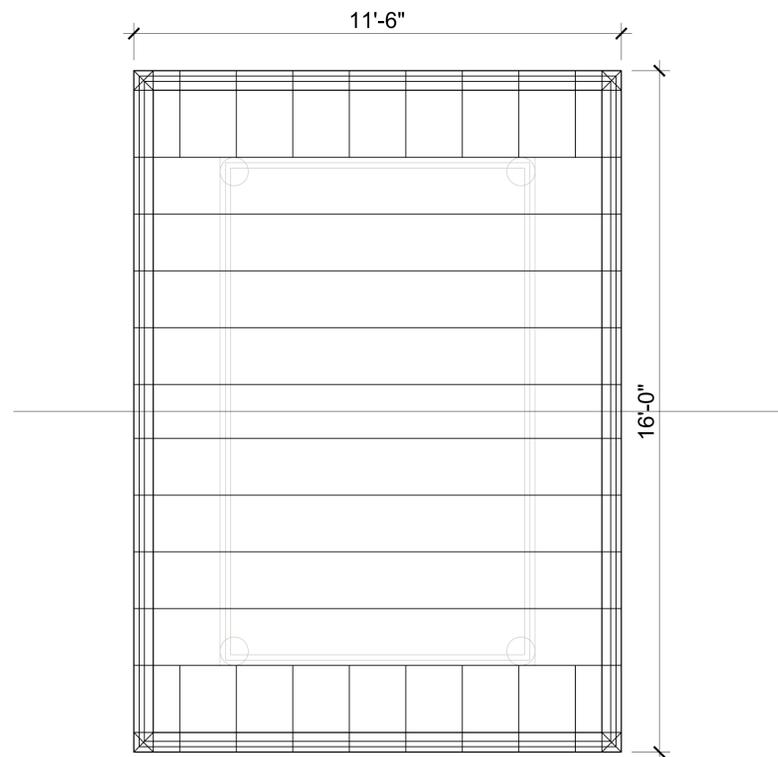
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DWN BY NICK
CHK BY NYE
DATE 03-12-2024

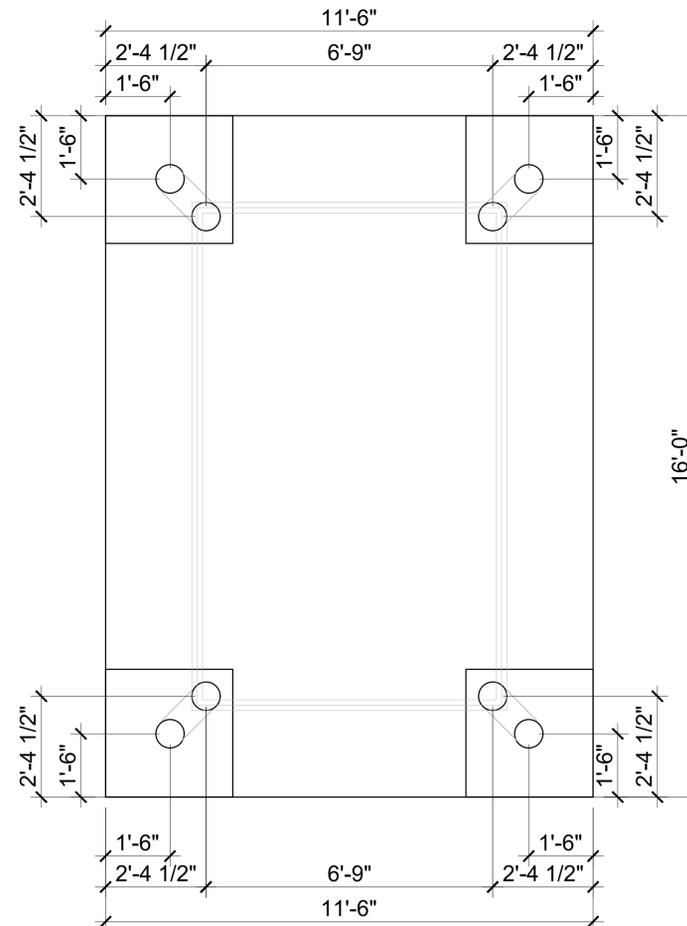
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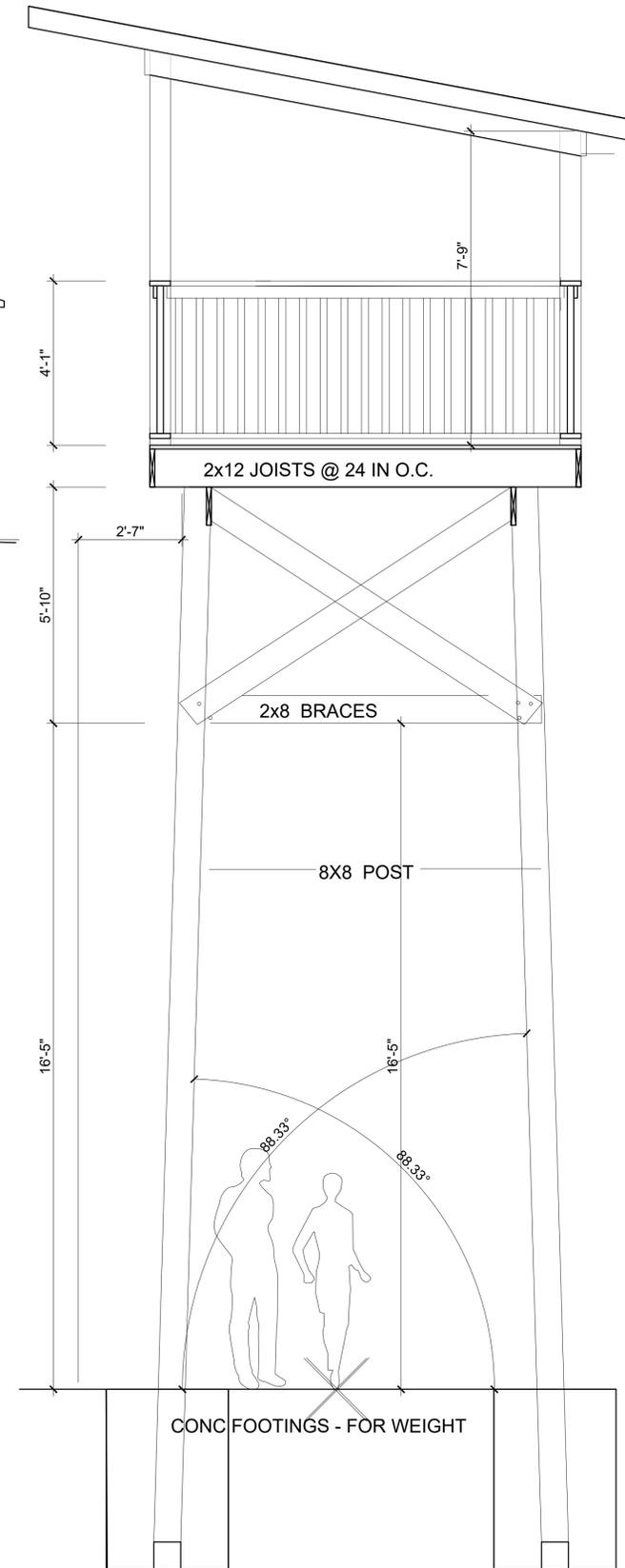
SECTION 1/4 IN



FRAMING 1/2 IN



PLANS 1/2 IN



SECTION 1/2 IN



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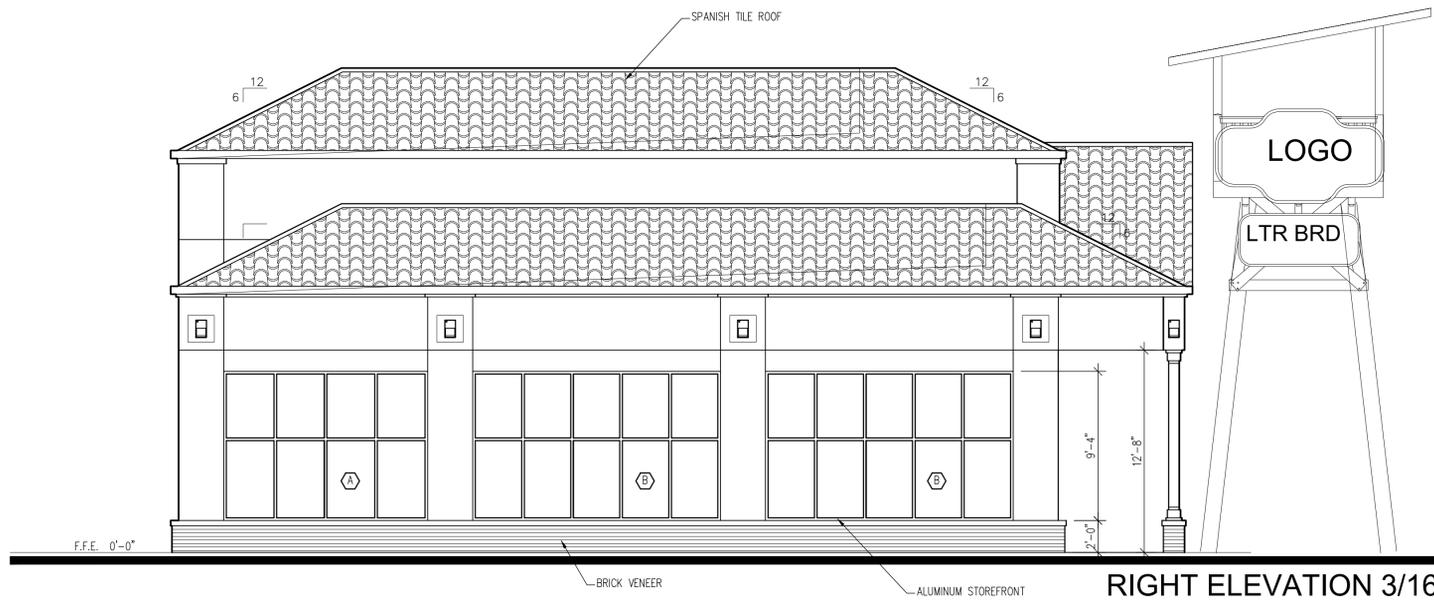
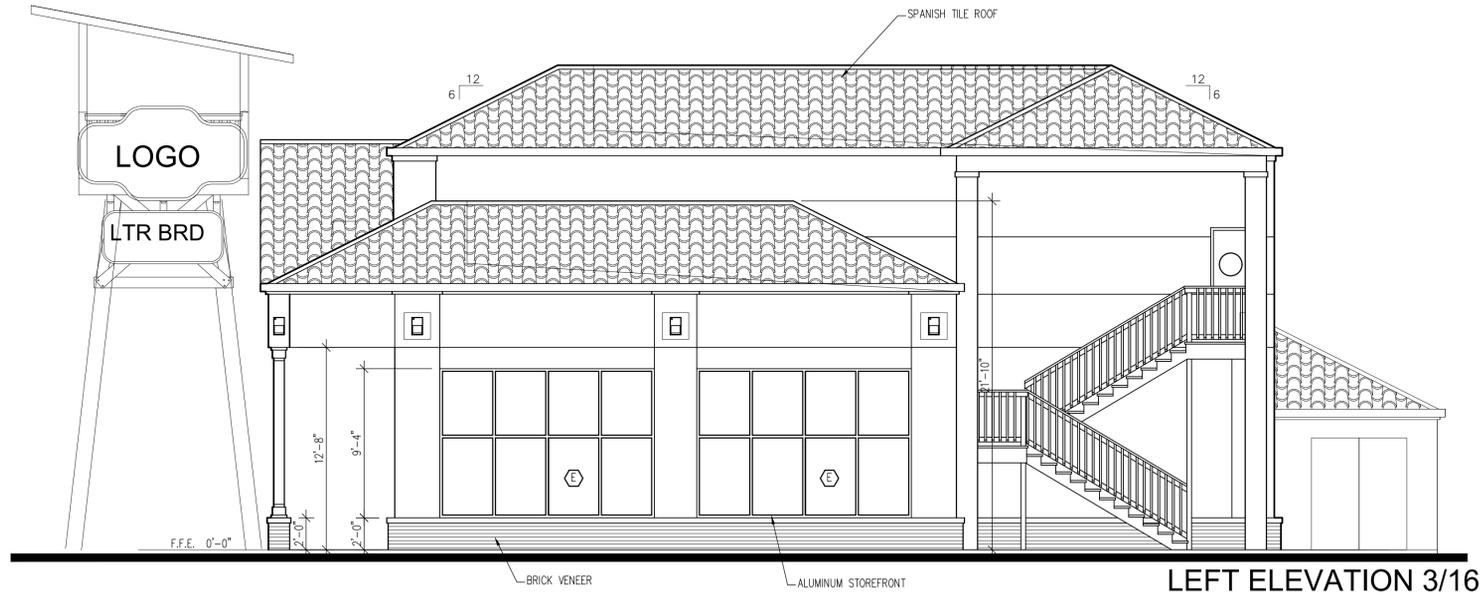
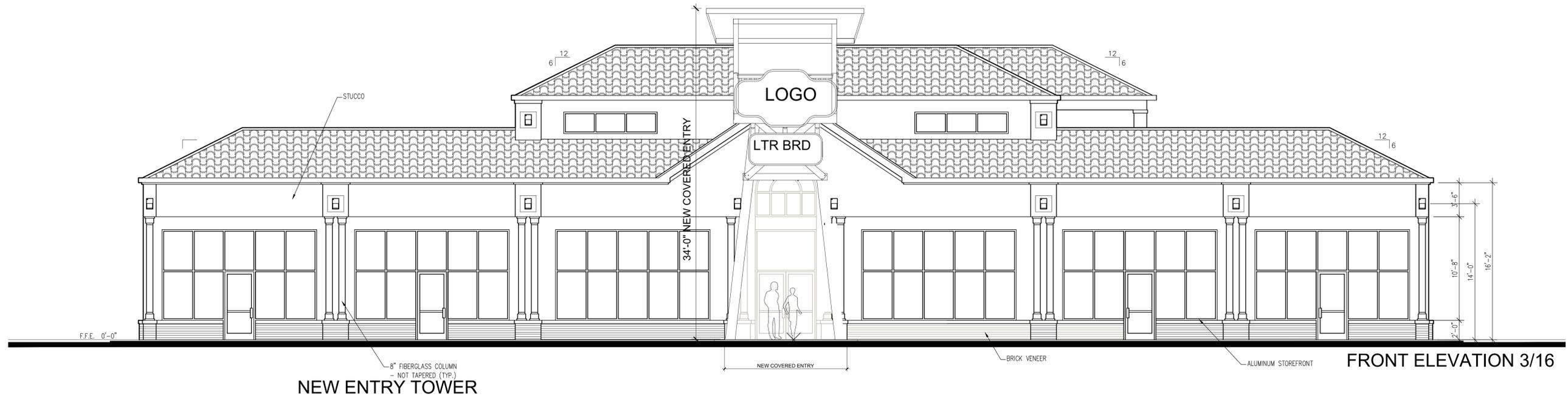
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CONCEPTUAL RENDERING



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 CHERRY GROVE 2024 UPFIT

Revisions

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6A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-10: City staff received an application for a major amendment to the Surf Estates Planned Development District (PDD) revising the entry and signage at the Sea Mountain Highway beach store.

Proposed Changes

The applicant, Rafi Adi, owner, has requested an amendment to the Surf Estates PDD proposing a new entry and monument sign for the Beach Life Resort Wear Store on Sea Mountain Highway. Both elements use the lifeguard stand vocabulary in their design. The proposed elements are 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 the City Council at their next meeting scheduled for May 20, 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 Surf Estates PDD [Z-24-10] as submitted.
OR
- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Surf Estates PDD [Z-24-10] as submitted.
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on March 18, 2024
FILE NUMBER:	Z-24-10
Complete Submittal Date:	April 18, 2024



Notice Published:	April 18, 2024
Planning Commission:	May 7, 2024
First Reading:	May 20, 2024
Second Reading:	June 17, 2024

City of North Myrtle Beach, SC

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

GENERAL INFORMATION

Date of Request: March 13, 2024	Property PIN(S): 35109020166TMS1442101048
Property Owner(s): Cherry IIc	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: 1109 Sea Mountain Hwy	Project Contact: Rafi Adi
Contact Phone Number: 843-450-4783	Contact Email Address: rafiadi@hotmail.com
PDD Name: SURF ESTATES	Total Area of Property: 1.33 Acres
Proposed Amendment: New Covered Entry at Building and new monument sign	

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: Rafi Adi

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