

## REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: January 3, 2022

Agenda Item: 6	Prepared by: Aaron C. Rucker, AICP
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: December 14, 2021
Subject: Request to rezone multiple lots containing approximately 9.28 acres located near 17 <sup>th</sup> Avenue South from Resort Residential (R-4) to Resort Commercial (RC) [Z-21-12]	Division: Planning and Development

**Summary:**

The Planning Commission first considered this request in June of 2021. Staff sent over 500 letters to affected properties, and owners whose properties fall within two hundred feet of the affected properties. Approximately 23 emails and numerous phone calls were received stating concern or opposition.

Many requested their comments be read into the record, as they were unable to attend the public hearing. Four representative emails were selected and read into the record at the June meeting. Common themes represented included the more permissive nature of the RC district, concerns about impact to the natural environment, the beach, and the overall aesthetic of the area, maximum building heights, increased density and traffic, erosion of the family beach atmosphere, possible increases in crime and overcrowding of the beach.

The Planning Commission recommended denial of the request.

In anticipation of the request being placed on City Council's December 6, 2021 meeting agenda, staff sent out another round of over 500 letters to property owners who received the earlier letters. Staff has received 31 emails and 8 phone calls in opposition to the requested rezoning, stating objections similar to those voiced earlier. The emails are attached for Council's review.

**Background:**

The *2018 Comprehensive Plan* for the City identifies 17<sup>th</sup> Avenue South as a key corridor important for establishing quality development. City Council was made aware of the desire to revitalize the area surrounding 17<sup>th</sup> Avenue South and directed staff to study the issue and identify a strategy. The limitations of the R-4 zoning district were identified as a minor regulatory hurdle for growth. RC zoning would encourage investment in the area and help reinvigorate the historic core of Crescent Beach. A joint workshop was held between Planning Commission and City Council on May 5, 2021, to discuss the proposed rezoning, and following the discussion, staff initiated the rezoning process for this area.

**Existing Conditions and Surrounding Land Uses:**

The subject property extends from just south of 18<sup>th</sup> Avenue South to just north of 16<sup>th</sup> Avenue South between Perrin Drive and the Atlantic Ocean. A variety of uses are included in the rezoning: Single-family dwelling, multi-family tower, hotel, convenience store and vacant/undeveloped parcels. Surrounding parcels are zoned R-4, RC, and Mid-Rise Multifamily Residential (R-2A).

**Comparison of Existing and Proposed Zoning:**

The purpose of the R-4 district is to provide for the orderly development of certain areas within the community where both year-round and seasonal or resort housing may be developed and where, because of proximity to the ocean, such "mixed development" would promote year-round use of public facilities, and permit housing choices in response to market demands, but not at the expense of ocean visibility and access by the community.

The purpose of the RC district is to define certain areas of the community where commercial uses may be established, and tourist and visitor attraction enhanced. To strengthen the drawing power of this district, it should remain relatively small and tightly developed for maximizing cumulative attraction and minimizing the adversities of such uses on nearby residential developments.

Permitted uses within both districts include dwellings (including single-family detached, semidetached, duplex, multiplex, townhouse developments, and multi-family); motels, hotels, resort accommodations, lodges and inns; accessory uses customarily incidental to dwellings; accessory uses customarily incidental to hotels, motels, resort accommodations, inns and lodges; parking lots; and signs permitted by and in accord with all applicable provisions of article III.

The RC district also allows for more commercial uses including personal service establishments such as barber and beauty shops, laundromats, laundry pick-up, tailor, dressmaker, shoe shops, photo studios, libraries, child care centers, restaurants, and similar personal service establishments, but not massage parlors; commercial recreation establishments, including theaters, pool and video game rooms, bowling alleys and skating rinks, miniature golf, water slides and arcades, but not amusement parks with rides; rental of sport and recreation equipment, but not rental of motorized equipment and vehicles; primary and convenience retail shops, but not adult bookstores; professional offices, such as real estate, business, financial, medical and governmental offices; mixed-use buildings; and parking structures.

**One primary difference between the two zoning districts is the allowance in RC for oceanfront properties to offset up to 80% of required parking to the second row, whereas R-4 only allows a 25% offset.** The following tables detail the development standards for both districts:

**R-4 District**

	Hotels, Motels, Inns, Lodges, Resort Accommodation <sup>7</sup>	Nonresidential Uses	Single-Family Detached	Semi-Detached	Duplex	Multiplex Boarding house	Townhouse	Multi-Family <sup>7</sup>	Restaurant
Minimum Site Area (SF)	15,000	NA	5,000	7,000	7,000	10,000	16,000	15,000	10,000
Minimum Lot Area* (SF)	NA	NA	5,000	3,500	3,500	2,000	2,000	NA	NA
Minimum Lot Width	100 feet	NA	50 feet	35 feet	55 feet	75 feet	14 feet <sup>8</sup>	100 feet	70 feet
Minimum Yards:	Front	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	10 feet
	Side	<sup>3</sup>	5 feet	5 feet	5 feet	5 feet	7.5 feet	<sup>2</sup>	10 feet
	Rear	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	<sup>4</sup>	15 feet
Maximum Impervious Surface Ratio	90%	60%	60%	60%	60%	60%	60%	80%	90%

Common Open Space	10%	NA	NA	NA	NA	15%	25%	20%	NA
Maximum Height of Buildings	90 feet <sup>5</sup>	90 feet <sup>5</sup>	35 feet						
Maximum Height of Signs	30 feet					10 feet	10 feet	10 feet	8 feet
Minimum Distance Between Buildings	Where more than one (1) principal building is located on a lot, minimum distance between buildings shall be twenty (20) feet with one (1) additional foot for each six (6) feet in height over thirty-five (35) feet, using the highest building.								

\*Per dwelling unit

Notes:

<sup>1</sup> A five-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the common interior property line.

<sup>2</sup> Zero (0) between units; ten (10) feet between end structures and side property line; no more than six (6) units shall be attached in one (1) building.

<sup>3</sup> Ten (10) feet for first thirty-five (35) feet in height and fifteen (15) feet for buildings in excess of thirty-five (35) feet in height.

<sup>4</sup> Rear yard shall be ten (10) feet except where contiguous to the project site property line, then a twenty-foot setback shall be required, and shall remain unoccupied by any accessory building or structure.

<sup>5</sup> Hotel/motel, resort accommodation and multifamily uses may exceed the ninety-foot height limitation by one (1) floor of units for each full level of above grade parking deck construction below the principal building not to exceed four (4) additional floors of units.

[ <sup>6</sup> Reserved.]

<sup>7</sup> The use may be constructed in the airspace above a noncontiguous parking lot of the same use subject to the requirements of section 23-41 and an agreement between the owners sharing the off-site lot and the city; and/or an easement protecting access and required off-site parking; and deed restriction of off-site spaces; and compensation for any lost required interior landscaping.

<sup>8</sup> Minimum lot width and/or unit width.

### RC District

	Hotels, Motels, Resort Accommodations, Lodges, Inns <sup>5</sup>	Single-Family Detached	Multifamily Dwellings <sup>5</sup>	Mixed-Use <sup>6</sup>	All Other Uses
Minimum Lot Area (SF)	15,000	5,000	15,000	NA	NA
Minimum Lot Width	100	35	100	NA	NA
Minimum Yards:	Front	15 <sup>3</sup>	15	25	15 <sup>1</sup>
	Side	10 <sup>3</sup>	5	20 <sup>5</sup>	10 <sup>1</sup>
	Rear	15 <sup>3</sup>	15	30	10
Maximum Impervious Surface Ratio	90%	50%	80%	70%	95%
Common Open Space	10%	NA	20%	NA	NA

Maximum Height of Structures	165	35	165	45	50
Maximum Height of Signs	30	NA	10	NA	30
Distance Between Structures	20	NA	20	NA	10

Notes:

<sup>1</sup> Zero lot line overlay zone per [sub]section 23-31(2).

<sup>2</sup> Ten (10) feet for the first thirty-five (35) feet in height and fifteen (15) feet for buildings in excess of thirty-five (35) feet in height.

<sup>3</sup> Off-site parking decks for hotels/motels shall have a six-foot front yard, zero (0) side yard and zero (0) rear yard setback.

[<sup>4</sup> Reserved.]

<sup>5</sup> The use may be constructed in the airspace above a noncontiguous parking lot of the same use subject to the requirements of section 23-41 and an agreement between the owners sharing the off-site lot and the city; and/or an easement protecting access and required off-site parking; and deed restriction of off-site spaces; and compensation for any lost required interior landscaping.

<sup>6</sup> No parking, parking lots or parking garages are permitted in front of the front building line of the building.

**Staff Review:**

The rezoning request has been reviewed by the Department of Public Works, Department of Public Safety, and the Zoning Administrator; no concerns have been expressed. Planning staff notes the proposed RC zoning is inconsistent with the Residential Suburban land use classification, but it is consistent with the Residential Urban and Mixed-Use land use classifications found in the *2018 Comprehensive Plan*. Additionally, the proposed RC zoning supports the 17<sup>th</sup> Avenue South focus area and reinvigoration of the historic core of Crescent Beach with potential to create walkable areas where users can park once and access live, work, and play services in close proximity. A proposed ordinance has been attached for Council’s review.

**Planning Commission Action:**

The Planning Commission conducted a public hearing on June 22, 2021 and voted unanimously to recommend denial of the rezoning request. Ten comments in opposition from the public were heard during the public hearing.

**Recommended Action:**

Approve the proposed ordinance on second reading

Reviewed by Division Head

Reviewed by City Manager

Reviewed by City Attorney

Council Action:

Motion By \_\_\_\_\_ 2<sup>nd</sup> By \_\_\_\_\_ To \_\_\_\_\_

**ORDINANCE**

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH  
AMENDING THE OFFICIAL ZONING MAP TO REZONE AN AREA  
FROM RESORT RESIDENTIAL (R-4) TO RESORT COMMERCIAL (RC).**

**WHEREAS**, the City of North Myrtle Beach has submitted a request for the rezoning of twenty-seven (27) lots containing approximately 9.28 acres identified by numerous PINs associated with the following addresses:

- |                            |                            |                            |
|----------------------------|----------------------------|----------------------------|
| 1525 South Ocean Boulevard | 1609 South Ocean Boulevard | 1712 South Ocean Boulevard |
| 1600 South Ocean Boulevard | 1610 South Ocean Boulevard | 1714 South Ocean Boulevard |
| 1601 South Ocean Boulevard | 1611 South Ocean Boulevard | 1716 South Ocean Boulevard |
| 1602 South Ocean Boulevard | 1612 South Ocean Boulevard | 1717 South Ocean Boulevard |
| 1604 South Ocean Boulevard | 1616 South Ocean Boulevard | 1718 South Ocean Boulevard |
| 1605 South Ocean Boulevard | 1625 South Ocean Boulevard | 1801 South Ocean Boulevard |
| 1606 South Ocean Boulevard | 1709 South Ocean Boulevard | 1603 Perrin Drive          |
| 1607 South Ocean Boulevard | 1710 South Ocean Boulevard | 1613 Perrin Drive          |
| 1608 South Ocean Boulevard | 1711 South Ocean Boulevard | 1707 Perrin Drive          |

**WHEREAS**, the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held all necessary public hearings in accordance with applicable State Statutes and City Ordinances; and

**WHEREAS**, the City Council has received a report from the Planning Commission recommending denial of the subject properties be zoned Resort Commercial (RC); and

**WHEREAS**, the City Council has the authority to amend the zoning designation placed on the properties in accordance with applicable State Statutes and City Ordinances; and

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of North Myrtle Beach, South Carolina, in Council duly assembled:

**Section 1. Rezoning.** That the Official Zoning Map is hereby amended to rezone the properties Resort Commercial (RC) in accordance with the attached reference map entitled "Exhibit A: Zoning Map (Z-21-12)."

DONE, RATIFIED AND PASSED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
Mayor Marilyn Hatley

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

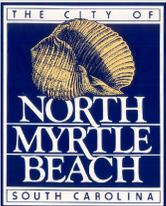
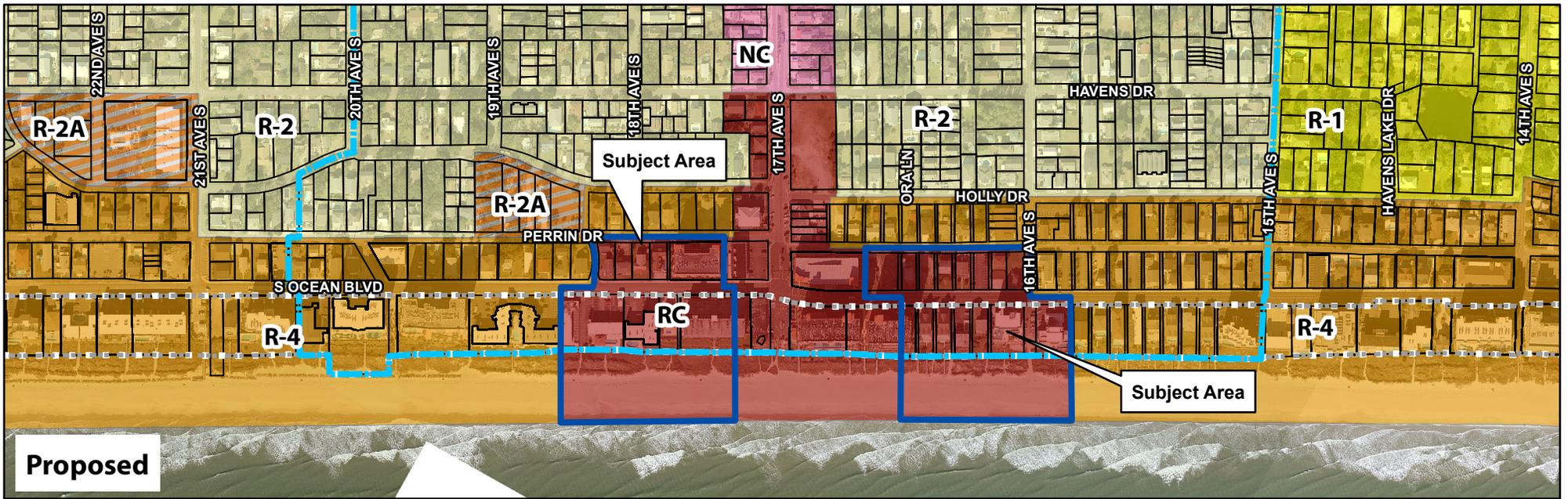
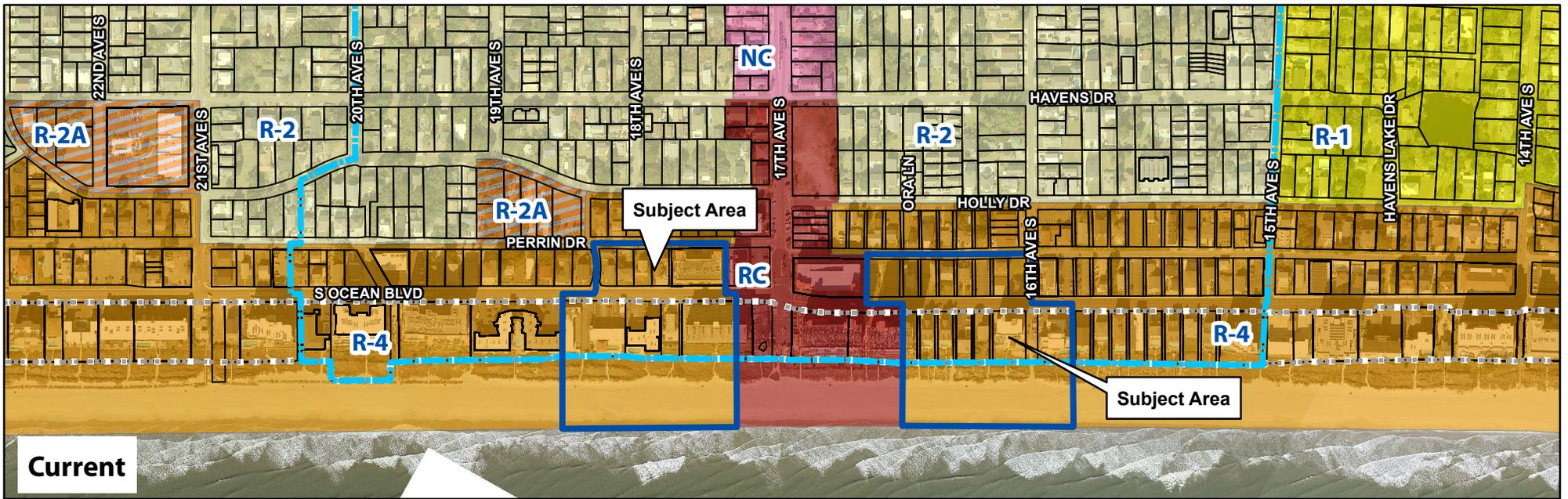
REVIEWED:

\_\_\_\_\_  
City Manager

FIRST READING: 12.6.2021

SECOND READING: 1.3.2022

ORDINANCE: 21-47



**Legend**

- |                                 |  |                         |     |      |
|---------------------------------|--|-------------------------|-----|------|
| Subject Area                    | Coastal Protection Overlay Zone (CPO)                    | <b>Zoning Districts</b> | R-1 | R-2A |
| <b>Overlay Zoning Districts</b> | Priority Investment Activity Center Overlay Zone (PIACO) | NC                      | R-2 | R-4  |
| Oceanfront Overlay Zone (OFO)   |  | RC                      |     |      |



**Exhibit A: Zoning Map (Z-21-12)**

**7C. REZONING REQUEST Z-21-12:** The Planning & Development Department initiated a rezoning of multiple lots containing approximately 9.28 acres located near 17<sup>th</sup> Avenue South from Resort Residential (R-4) to Resort Commercial (RC). The affected addresses include the following:

- South Ocean Boulevard: 1525, 1600-1602, 1604-1612, 1616, 1625, 1709-1712, 1714, 1716-1718, 1801
- Perrin Drive: 1603, 1613, 1707

**Background:**

The *2018 Comprehensive Plan* for the City identifies 17<sup>th</sup> Avenue South as a key corridor important for establishing quality development. City Council was made aware of the desire to revitalize the area surrounding 17<sup>th</sup> Avenue South and directed staff to study the issue and identify a strategy. The limitations of the R-4 zoning district were identified as a minor regulatory hurdle for growth. RC zoning would encourage investment in the area and help reinvigorate the historic core of Crescent Beach. A joint workshop was held between Planning Commission and City Council on May 5, 2021, to discuss the proposed rezoning, and following the discussion, staff initiated the rezoning process for this area.

**Existing Conditions and Surrounding Land Uses:**

The subject property extends from just south of 18<sup>th</sup> Avenue South to just north of 16<sup>th</sup> Avenue South between Perrin Drive and the Atlantic Ocean. A variety of uses are included in the rezoning: Single-family dwelling, multi-family tower, hotel, convenience store and vacant/undeveloped parcels. Surrounding parcels are zoned R-4, RC, and Mid-Rise Multifamily Residential (R-2A).

**Comparison of Existing and Proposed Zoning:**

The purpose of the R-4 district is to provide for the orderly development of certain areas within the community where both year-round and seasonal or resort housing may be developed and where, because of proximity to the ocean, such "mixed development" would promote year-round use of public facilities, and permit housing choices in response to market demands, but not at the expense of ocean visibility and access by the community. The purpose of the RC district is to define certain areas of the community where commercial uses may be established, and tourist and visitor attraction enhanced. To strengthen the drawing power of this district, it should remain relatively small and tightly developed for maximizing cumulative attraction, and minimizing the adversities of such uses on nearby residential developments.

Permitted uses within both districts include dwellings (including single-family detached, semidetached, duplex, multiplex, townhouse developments, and multi-family); motels, hotels, resort accommodations, lodges and inns; accessory uses customarily incidental to dwellings; accessory uses customarily incidental to hotels, motels, resort accommodations, inns and lodges; parking lots; and signs permitted by and in accord with all applicable provisions of article III. The RC district also allows for more commercial uses including personal service establishments such as barber and beauty shops, laundromats, laundry pick-up, tailor, dressmaker, shoe shops, photo studios, libraries, child care centers, restaurants, and similar personal service establishments, but not massage parlors; commercial recreation establishments, including theaters, pool and video game rooms, bowling alleys and skating rinks, miniature golf, water slides and arcades, but not amusement parks with rides; rental of sport and recreation equipment, but not rental of motorized equipment and vehicles; primary and convenience retail shops, but not adult bookstores; professional offices, such as real estate, business, financial, medical and governmental offices; mixed-use buildings; and parking structures. One primary difference between the two zoning districts is the allowance in RC for oceanfront properties to offset up to 80% of required parking to the second row, whereas R-4 only allows a 25% offset. The following tables detail the development standards for both districts:

**R-4 District**

	Hotels, Motels, Inns, Lodges, Resort Accommodation <sup>7</sup>	Nonresidential Uses	Single-Family Detached	Semi-Detached	Duplex	Multiplex Boarding house	Townhouse	Multi-Family <sup>7</sup>	Restaurant	
Minimum Site Area (SF)	15,000	NA	5,000	7,000	7,000	10,000	16,000	15,000	10,000	
Minimum Lot Area* (SF)	NA	NA	5,000	3,500	3,500	2,000	2,000	NA	NA	
Minimum Lot Width	100 feet	NA	50 feet	35 feet	55 feet	75 feet	14 feet <sup>8</sup>	100 feet	70 feet	
Minimum Yards:	Front	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	10 feet
	Side	<sup>3</sup>	5 feet	5 feet	5 feet	5 feet	7.5 feet	<sup>2</sup>	<sup>3</sup>	10 feet
	Rear	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	<sup>4</sup>	15 feet	15 feet
Maximum Impervious Surface Ratio	90%	60%	60%	60%	60%	60%	60%	80%	90%	
Common Open Space	10%	NA	NA	NA	NA	15%	25%	20%	NA	
Maximum Height of Buildings	90 feet <sup>5</sup>	90 feet	90 feet	90 feet	90 feet	90 feet	90 feet	90 feet <sup>5</sup>	35 feet	
Maximum Height of Signs	30 feet					10 feet	10 feet	10 feet	8 feet	
Minimum Distance Between Buildings	Where more than one (1) principal building is located on a lot, minimum distance between buildings shall be twenty (20) feet with one (1) additional foot for each six (6) feet in height over thirty-five (35) feet, using the highest building.									

\*Per dwelling unit

Notes:

<sup>1</sup> A five-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the common interior property line.

<sup>2</sup> Zero (0) between units; ten (10) feet between end structures and side property line; no more than six (6) units shall be attached in one (1) building.

<sup>3</sup> Ten (10) feet for first thirty-five (35) feet in height and fifteen (15) feet for buildings in excess of thirty-five (35) feet in height.

<sup>4</sup> Rear yard shall be ten (10) feet except where contiguous to the project site property line, then a twenty-foot setback shall be required, and shall remain unoccupied by any accessory building or structure.

<sup>5</sup> Hotel/motel, resort accommodation and multifamily uses may exceed the ninety-foot height limitation by one (1) floor of units for each full level of above grade parking deck construction below the principal building not to exceed four (4) additional floors of units.

[ <sup>6</sup> Reserved.]

<sup>7</sup> The use may be constructed in the airspace above a noncontiguous parking lot of the same use subject to the requirements of section 23-41 and an agreement between the owners sharing the off-site lot and the city; and/or an easement protecting access and required off-site parking; and deed restriction of off-site spaces; and compensation for any lost required interior landscaping.

<sup>8</sup> Minimum lot width and/or unit width.

**RC District**

		Hotels, Motels, Resort Accommodations, Lodges, Inns <sup>5</sup>	Single-Family Detached	Multifamily Dwellings <sup>5</sup>	Mixed-Use <sup>6</sup>	All Other Uses
Minimum Lot Area (SF)		15,000	5,000	15,000	NA	NA
Minimum Lot Width		100	35	100	NA	NA
Minimum Yards:	Front	15 <sup>3</sup>	15	15	25	15 <sup>1</sup>
	Side	10 <sup>3</sup>	5	Note <sup>2</sup>	20 <sup>5</sup>	10 <sup>1</sup>
	Rear	15 <sup>3</sup>	15	15	30	10
Maximum Impervious Surface Ratio		90%	50%	80%	70%	95%
Common Open Space		10%	NA	20%	NA	NA
Maximum Height of Structures		165	35	165	45	50
Maximum Height of Signs		30	NA	10	NA	30
Distance Between Structures		20	NA	20	NA	10

Notes:

<sup>1</sup> Zero lot line overlay zone per [sub]section 23-31(2).

<sup>2</sup> Ten (10) feet for the first thirty-five (35) feet in height and fifteen (15) feet for buildings in excess of thirty-five (35) feet in height.

<sup>3</sup> Off-site parking decks for hotels/motels shall have a six-foot front yard, zero (0) side yard and zero (0) rear yard setback.

[<sup>4</sup> Reserved.]

<sup>5</sup> The use may be constructed in the airspace above a noncontiguous parking lot of the same use subject to the requirements of section 23-41 and an agreement between the owners sharing the off-site lot and the city; and/or an easement protecting access and required off-site parking; and deed restriction of off-site spaces; and compensation for any lost required interior landscaping.

<sup>6</sup> No parking, parking lots or parking garages are permitted in front of the front building line of the building.

**Planning Commission Action:**

As per the Zoning Ordinance Section 23-4, *Amendments*, the Planning Commission shall prepare a report and make recommendations on any proposed amendment to the North Myrtle Beach Zoning Ordinance, including the Zoning Map, stating its findings and its evaluation of the request. In making its report, the Commission shall consider the following factors:

- a) The relationship of the request to the Comprehensive Plan:

*The Future Land Use map contained in the 2018 Comprehensive Plan recommends Residential Suburban, Residential Urban, and Mixed-Use as the land use classes for the subject area. The principal permitted uses for Residential Suburban noted in the compliance index include primarily single-family lots, small farms, and farm related uses such as produce stands, and mobile homes on individual lots. The recommended primary zoning district for Residential Suburban is R-1; R-*

*IA and R-1B are the secondary zoning district alternatives. The principal permitted uses for Residential Urban noted in the compliance index includes mid- and high-rise construction above six stories; existing high-rise hotel and resort development with above-grade structured parking likely serving these high-density uses. The recommended primary zoning districts for Residential Urban are RC and R-4; R-4I is the secondary zoning district alternative. The principal permitted uses for Mixed Use noted in the compliance index include larger scale mixed-use development at gateways in the community that are well positioned for intense mixed-use development and walkable areas where users can park once and access live, work, and play services in proximity. The recommended primary zoning districts for Mixed-Use are HC and RC; NC is the secondary zoning district alternative.*

The proposed zoning designation, RC, is a recommended zoning district within the Compliance Index for the subject property for most of the proposed rezoning. The proposed zoning designation is not a recommended zoning district only for the 1600-1612 South Ocean Boulevard and 1603-1613 Perrin Drive addresses.

b) Whether the request violates or supports the Plan:

*Chapter 5, “The Way We Grow,” of the 2018 Comprehensive Plan identifies the Residential Suburban future land use classification as follows: The purpose of this classification is to define, protect, and provide low density, single-family detached housing areas where designated, and to prohibit any development that would compromise existing residential characteristics. In addition, these areas are intended to provide for in-fill and expansion of existing neighborhoods and subdivisions. Standards and densities for these areas are designated to reflect existing conditions. This area is also intended to allow incorporation of property west of the waterway at densities typical of inland development. Primarily single-family lots, small farms and farm-related uses such as produce stands, and mobile homes on individual lots, excluding large mobile home parks, are compatible uses here. This category allows up to five dwelling units per acre (du/acre).*

*Chapter 5, “The Way We Grow,” of the 2018 Comprehensive Plan identifies the Residential Urban future land use classification as follows: This classification allows for high-rise construction in certain areas of the community. This category generally includes mid-and high-rise construction above 6 stories with minimal side and rear yard setbacks. Above-grade structured parking is likely to serve these high density uses. This category generally encompasses high-rise hotel and resort development already in place. Oceanfront PDDs offer the opportunity to improve design so that the mass of the building (how much space it takes up on the property) and the form create a friendly streetscape for pedestrians. The benefits of planned developments include mitigation of traffic and other negative neighborhood impacts that would not be addressed through by-right zoning. This category allows 11-75 du/acre.*

*Chapter 5, “The Way We Grow,” of the 2018 Comprehensive Plan identifies the Mixed-Use future land use classification as follows: This classification is intended for larger scale mixed-use development at key transportation nodes and gateways in the community. The intersection of Main Street and US Highway 17 is an example of such a node. Areas of this sort are well positioned for intense mixed-use development, especially given their access to major transportation corridors. This category supports the creation of walkable areas where users can park once and access live, work, and play services in close proximity.*

The proposed RC zoning is inconsistent with the Residential Suburban land use classification, but it is consistent with the Residential Urban and Mixed-Use land use classifications found in the 2018 Comprehensive Plan. Additionally, the proposed RC zoning supports the 17<sup>th</sup> Avenue South focus area and reinvigoration of the historic core of Crescent Beach.

c) Whether the uses permitted by the proposed change would be appropriate in the area concerned:

*The purpose of the RC zoning district is, “To define certain areas of the community where commercial uses may be established, and tourist and visitor attraction enhanced. To strengthen the drawing power of this district, it should remain relatively small and tightly developed for maximizing cumulative attraction, and minimizing the adversities of such uses on nearby residential developments.”*

The uses permitted in the RC district would be appropriate in the area.

- d) Whether adequate public-school facilities, roads and other public services exist or can be provided to serve the needs of the development likely to take place as a result of such change, and the consequence of such change:

*Current public services adequately serve the area.*

- e) Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewer to the area:

*Water and sewer services are available to the area.*

As a matter of policy, no request to change the text of the ordinance or the map shall be acted upon favorably, except:

- (a) Where necessary to implement the comprehensive plan, or
- (b) To correct an original mistake or manifest error in the regulations or map, or
- (c) To recognize substantial change or changing conditions or circumstances in a particular locality, or
- (d) To recognize changes in technology, the style of living, or manner of doing business.

This rezoning request is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for July 19, 2021. Should the Planning Commission desire to forward a positive recommendation to City Council, one of the reasons should be included in the report.

**Staff Review:**

*Planning and Development, Planning Division*

The Planning Division has no issue with the proposed rezoning request.

*Planning and Development, Zoning Division*

The Zoning Administrator has no issue with the proposed rezoning request.

*Public Works*

The City Engineer has no issue with the proposed rezoning request.

*Public Safety*

The Fire Marshall has no issue with the proposed rezoning request.

*Legal*

The City Attorney has no issue with the proposed rezoning request.

**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*

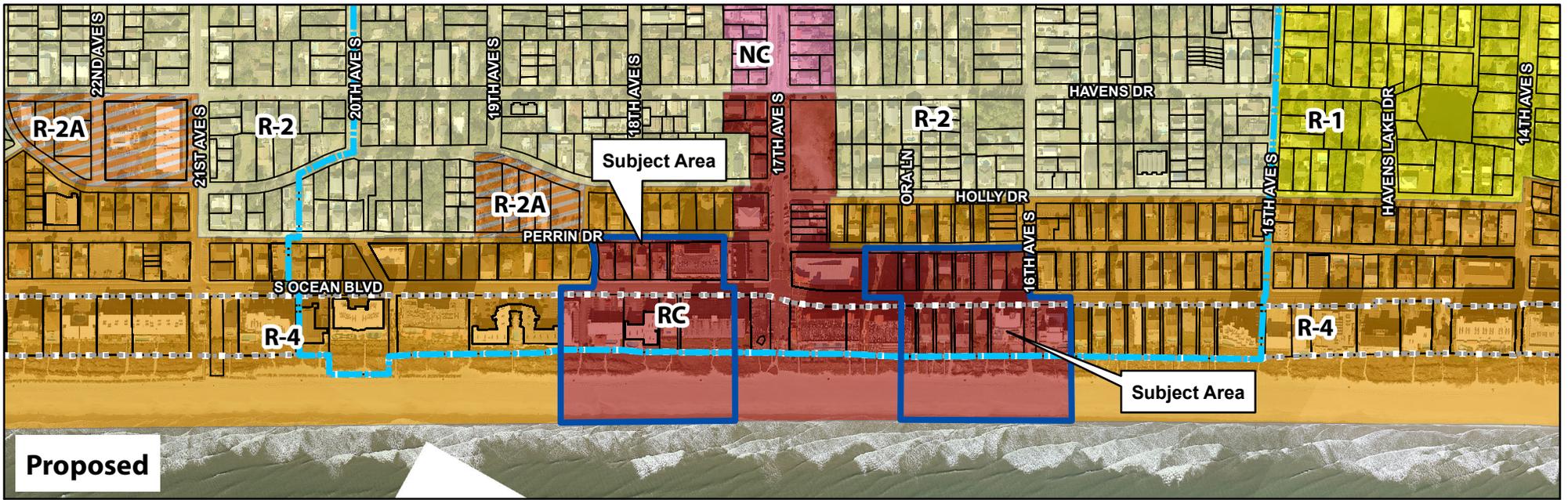
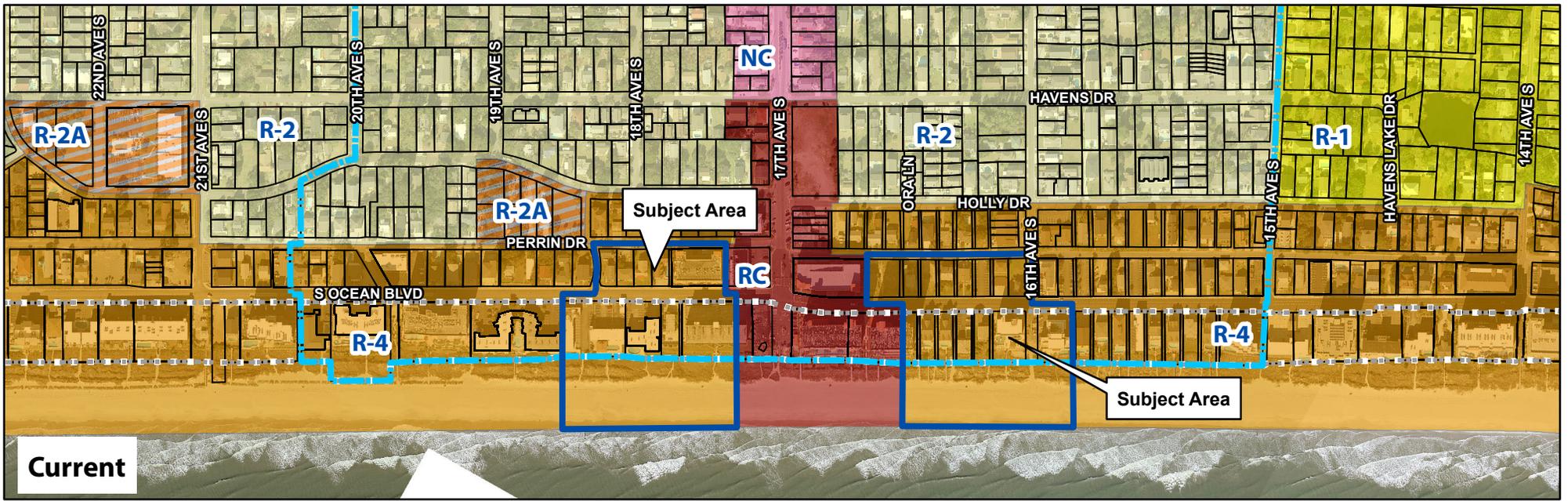
- 1) I move that the Planning Commission recommend approval of the rezoning request [Z-21-12] as submitted.

OR

- 2) I move that the Planning Commission recommend denial of the rezoning request [Z-21-12] as submitted.

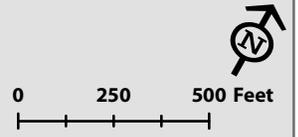
OR

- 3) I move (an alternate motion).

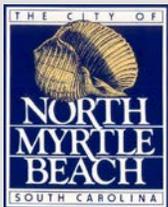
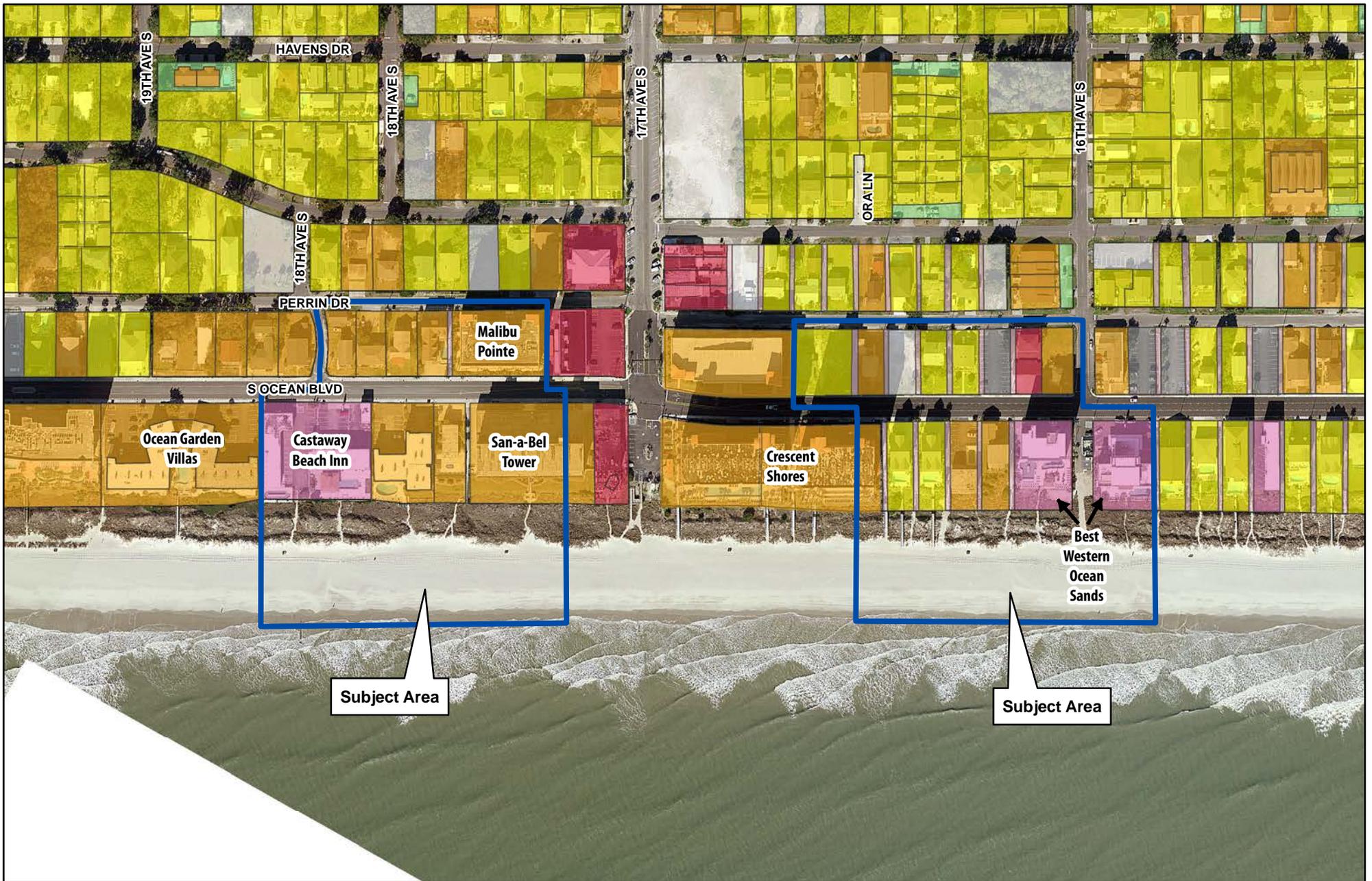


**Legend**

- |                                 |  |                         |     |      |
|---------------------------------|--|-------------------------|-----|------|
| Subject Area                    | Coastal Protection Overlay Zone (CPO)                    | <b>Zoning Districts</b> | R-1 | R-2A |
| <b>Overlay Zoning Districts</b> | Priority Investment Activity Center Overlay Zone (PIACO) | NC                      | R-2 | R-4  |
| Oceanfront Overlay Zone (OFO)   |  |                         |     | RC   |

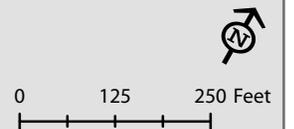


**Exhibit A: Zoning Map (Z-21-12)**

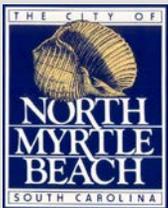


Legend									
	Subject Area		Common Open Space		Multi-Family		Public, Social, Cultural		Vacant
	Commercial		Duplex		Parking Lot		Single-Family		Town House
	Hotel / Motel		Private Parking Lot						

## Existing Land Use Map (Z-21-12)



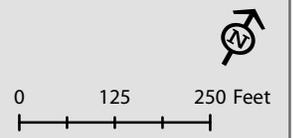
Author: Dawn E. Snider  
 Date Saved: 6/16/2021 9:07:39 AM  
 Document Path: M:\2021\2021-25 Z-21-12\2021-25 Z-21-12 eLU.mxd



**Legend**

- Subject Area
- MU - Mixed Use
- RS - Residential Suburban
- NMU - Neighborhood Mixed Use
- RU - Residential Urban

**Recommended Future Land Use Categories**



**Future Land Use Map (Z-21-12)**

## **Galbreath Allison K**

---

**From:** Dana Manzari <dmanzari543@gmail.com>  
**Sent:** Friday, December 10, 2021 1:15 AM  
**To:** Galbreath Allison K  
**Subject:** Zoning Crescent Shore

I am writing you today in hopes that you would address some concerns I have regarding the rezoning proposal for Crescent Beach. My main concern is the impact to the health of the beach, increased traffic and overcrowding of the narrow beach at this location.

However my second concern is the conflict of interest displayed by having the chairperson of the Zoning Appeals Board, the main benefactor of this planned zoning change, pushing these changes through with the help of the mayor as seen at the recent hearing.

Mr. William McGonigal stated he is interested in ONLY building something nice for the community! Really? Is it a coincidence that Mr McGonigals's interests just so happen to be in the very areas he has financial interests in? He thinks he needs to revitalize the area and make it nicer. Mr. McGonigal is interested in his bottom line. Back room deals and conflicts of interests appears to be what is happening here. If he really wants to revitalize the area, he should work within the confines of the current zoning and improve what he already has with The Best Western not destroy the health of our beach with his insane project and inundate our roads with increased traffic and crowd our beach.

I also am aware that Mr McGonigal interests are not confined to just this area, but other parcels being rezoned under this proposal! (Ocean Sands LLC) of which he is the Principal. It's seems to me, and many other of my neighbors that it is NOT a coincidence that he is the Chairman of Zoning Appeals Board, incidentally appointed by the mayor and you the council.

I thank you in advance for any information you could share to help me with these concerns. I looking forward to hearing from you!

Respectfully,

Dana Manzari  
Crescent Shores

PS

I am not selfish person who doesn't want others to have the privilege of living in a large condo building as the mayor eluded to at the meeting. So unbecoming of an elected official.

Sent from my iPhone

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## **Galbreath Allison K**

---

**From:** Mark Mullins <mlmtcm@msn.com>  
**Sent:** Monday, December 13, 2021 2:12 PM  
**To:** Hatley, Marilyn; Baldwin, James; Bubba C. Collins; Coyne, Jon; Fontana Nicole J; Hank Thomas; Ray T. Skidmore; Galbreath Allison K; Dowling, Patrick  
**Subject:** Rezoning Request - City Council hearing on Jan 3, 2021

Dear Mayor Hatley and City Council Members,

PLEASE READ THIS INTO THE RECORD AT THE 2<sup>ND</sup> HEARING ON THE PROPOSED REZONING OF THE 17<sup>TH</sup> AVENUE, SOUTH, AREA

I'm extremely disappointed that the City Council voted to have a 2<sup>nd</sup> reading on the proposed rezoning near 17<sup>th</sup> Avenue, South. I'm also appalled by the way the Mayor treated the residents and owners of property near 17<sup>th</sup> Avenue South. I believe she spoke to the owners in a condescending manner and that her comments did not accurately reflect the situation. Please review my following responses to the Mayor's comments:

The Mayor said that the City Council would not turn North Myrtle Beach into Myrtle Beach. However, the complete transformation of the North Myrtle Beach oceanfront into all high rises is accomplished one step/building at a time. So, why should we believe that this City Council or future City Councils will not continue to change zoning rules to allow more high-rises considering the potential of this precedent, if it's approved.

Even if this is the only rezoning undertaken in North Myrtle Beach, it would still turn the 17<sup>th</sup> Ave. neighborhood into a Myrtle Beach like area. Why should we turn any portion of family-friendly North Myrtle Beach to a Myrtle Beach like area, with all the traffic, crime, and beach degradation that comes with a Myrtle Beach approach to oceanfront development?

The Mayor spoke with disdain against those objecting when she said that the proposed new zoning was only for a block or two north and south of 17<sup>th</sup> Ave. Would that be the Mayor and City Council's position if the zoning was to be changed to allow an apartment building next to their personal single-family residence? The answer to that question is obvious that they would not allow such rezoning in their own neighborhoods.

The Mayor implied that owners in the Crescent Shores condo were selfish because they did not want other people to have the opportunity to live in high rise condos on the beach. The current owners didn't construct the building, nor did they approve construction of the

building. The current owners only purchased units that were available for sale. Even assuming the construction of Crescent Shores was a good decision at that time, that doesn't mean that a second, third, or fourth building the size of Crescent Shores in the 17<sup>th</sup> Ave. area would be a wise or good decision.

The Mayor seemed almost disgusted that many of the property owners who raised concerns about the proposed rezoning did not live in their properties. I don't see how that is relevant to the issue. Is the Mayor implying that property owners who don't live in their property have no right to be concerned about their neighborhood? The City Council should consider that the City and County probably receive about four times as much in taxes from non-resident property owners than they do from resident property owners.

In conclusion, I believe the Mayor was displeased with the numerous objections to the proposed rezoning, because they didn't conform to her pre-determined position. The Mayor, and the three other City Council members voting in the affirmative, did not seem to care what the people wanted or the potential grave impact to the beach. The comments by the relevant property owners were almost 100% against the proposed rezoning. Moreover, the Planning Commission, which is the expert body on planning and zoning for the City, UNANIMOUSLY voted to deny the change in zoning. Nevertheless, the Mayor and three City Council members voted for the proposal that was UNANIMOUSLY rejected by all the concerned parties. It's obvious that the Mayor and three City Council members didn't care what evidence or objections were presented, they had pre-determined to approve this proposal to the detriment of the local property owners and the North Myrtle Beach oceanfront.

I strongly urge the Mayor and the City Council to reject this proposed zoning change at the second reading. Thank you for your time and consideration.

Respectfully submitted,

Mark Mullins



Virus-free. [www.avast.com](http://www.avast.com)

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

For the 12-6-2021 City Council Meeting:

Please find attached a letter from this list of residents with concerns for the proposed rezoning from R4 to RC at 17<sup>th</sup> Avenue South.

1. Jay and Sue Ralph, 1625 South Ocean Blvd, Unit 111
2. David Cannon, 1625 South Ocean Blvd
3. Rick Jenkins, 1625 South Ocean Blvd
4. George Mohnasky, 1625 South Ocean Blvd, Unit 1407
5. Roland and Debra Hooks, 1625 South Ocean Blvd, Unit 5411
6. Abdi Salman, 1625 South Ocean Blvd
7. Tina Mullins
8. Dana Manzari, 1625 South Ocean Blvd, Unit N1701
9. Betty McGrary, 1625 South Ocean Blvd, Unit N1801
10. Leslie Woods, 1625 South Ocean Blvd, S1012
11. Michael Gallerizzo, 1625 South Ocean Blvd, 1303N (sent a Fed Ex of letter, too)

The following came in after packets were printed:

12. Barbara Testerman, 1625 South Ocean Blvd
13. Steve and Gayle Burleson, 1625 South Ocean Blvd, N1004
14. Ruari and Jennifer Monahan, 1625 South Ocean Blvd, 1808S
15. James and Linda Yokley, 1625 South Ocean Blvd, 602N
16. Kim Solari, 1625 South Ocean Blvd
17. Richard Solari, 1625 South Ocean Blvd
18. John Chidley, 1625 South Ocean Blvd

Additional emails:

1. Anne Brosnan
2. Richard Joines, 1625 South Ocean Blvd, Unit N403
3. Chuck McGann, San A Bel Towers, 1709 South Ocean Blvd, Unit 314
4. Veronica and James Tilley, San A Bel Towers
5. Olga Zevin-Bushel, 1709 South Ocean Blvd, Unit 710
6. Edward and Cynthia Littlejohn, 1625 South Ocean Blvd
7. Mark Mullins

The following came in after packets were printed:

8. Todd Luft, 1625 South Ocean Blvd, Unit 1105
9. Carole and Stan Nelson, 1625 South Ocean Blvd, #N1205
10. James Bristley, San A Bel Towers, 1709 South Ocean Blvd, #708
11. Teri Gardner, 1709 South Ocean Blvd

November 29, 2021

Mayor and City Council of North Myrtle Beach  
1018 2nd Avenue South  
North Myrtle Beach, SC 29582

To Whom It May Concern:

Unfortunately, I am unable to attend the December 6, 2021 meeting regarding the proposed rezoning from "R4 – Resort Residential to RC – Resort Commercial at 17th Avenue South". Please read this letter into record at the City Council Meeting.

My main concern in rezoning the area from R4 to RC is the potential negative impact on the natural environment and residents due to an increase in population and road traffic without the requirement to perform infrastructure, traffic, water quality, and water quantity analyses first.

If the RC zoning is approved, any development within the new code would be permitted.

Development examples could include:

1. Residential Resort Building
2. Pay for Parking
3. Night Club or Bar
4. Storage Facility for recreational equipment, boats wave runner, or beach bicycle rental
5. Commercial Laundry Services, not a Laundromat.
6. Commercial Kitchen, not a Restaurant

The following is a short list of negative impacts associated with the above-mentioned permitted developments under RC- Resort Commercial Zoning:

**Residential Resort Building**

Development of a Resort Building with the new height restrictions of 165ft (present 90ft) could result in a 16 to 18 floor buildings. Not knowing the depth, width, configuration, or number of bedrooms in each unit, it is nearly impossible to estimate the influx of people it could generate.

For example: Crescent Shores North Tower  
5 units per floor with an occupancy 52 people per floor  
52 people per floor x 18 floors = 936 people at full occupancy

During peak season, the negative environmental impact would be considerable. Overcrowding goes hand in hand with an increased number of automobiles, littering, increased beach activity, and disrupting the natural habitat of the already endangered loggerhead sea turtle.

The Federal Endangered Species Act of 1973 and the Marine Turtle Protection Act, and volunteers at SCUTE (South Carolina United Turtle Enthusiast) help to protect and relocate sea turtle nests. An additional influx of people would make this already difficult task of protecting our native marine life exponentially more challenging.

### Parking Garage Structure

As you know, North Myrtle Beach has implemented pay for parking. If a pay for parking garage was built, it would create an unquantifiable influx of people. This could greatly increase the amount of people on the beach and the amount of traffic in the area.

The amount of impervious surface created by a parking garage would also increase the water quantity while decreasing the water quality discharging onto our beaches and out to the ocean. Water runoff from parking garages and heavily trafficked roads has oil, grease, toxic chemicals, and heavy metals from motor vehicles. Currently, Crescent Beach drainage infrastructure is constructed so that water goes directly into catch basins and discharges into the ocean. If this water is not filtered or treated, the effluent will have increased levels of toxicity directed into the ocean. Crescent Beach's natural tidal pools could trap these chemicals during low tide; thus, creating highly concentrated shallow tidal pools where small children play.

### Night Club or Bar

Generations of families have vacationed at Crescent Beach because it has been able to maintain a family friendly environment. Allowing developers the option to construct night clubs, bars, etc. would be detrimental to the family atmosphere. Night clubs and bars cater to a different clientele (i.e. college spring breakers, single adults, etc.).

### Storage/Rental Facility for Recreational Equipment

A storage facility for recreational equipment such as beach bikes, etc. would enable more activity on the beach. There are already trucks shuttling recreational equipment (parasails/banana boats) back and forth daily. Any additional traffic would negatively impact not only the beach environmentally, but the safety and peace of families.

If the rezoning is approved from R4 – Resort Residential to RC – Resort Commercial, we would be allowing developers to have free reign on what they could construct without first conducting important infrastructure analyses such as traffic analyses, water quality, and water quantity analyses.

As a homeowner and investor in North Myrtle Beach, I fear that the lack of preliminary required analyses would result in unbridled development with no regard for the effect it would have on the environmental quality of our beach, the existing endangered marine life, the existing road and traffic infrastructure, and the charm that welcomes family-oriented tourists. By maintaining current zoning of R4 – Resort Residential, we would be protecting our beach from being exploited for excessive commercial use.

Sincerely,

*David Cannon*

1625 S Ocean Blvd  
Crescent Shores Owner  
North Myrtle Beach, SC 29582

## **Galbreath Allison K**

---

**From:** Anne Brosnan <annebrosnan13@gmail.com>  
**Sent:** Wednesday, December 1, 2021 4:52 PM  
**To:** Galbreath Allison K  
**Subject:** Rezoning

City of North Myrtle Beach Planning and Development Department.

To whom it may concern,

Unfortunately I am unable to attend the December, 6, 2021 meeting regarding the proposed rezoning for "R4- Resort Residential to RC- Resort Commercial at 17th Avenue South. Please read this letter into record at the City Council meeting.

June 21, 2021 I wrote a letter that was read into the record at the Planning Commission and City Council meeting. At this time I would like to reiterate my concerns in rezoning the area from R4 to RC.

If rezoning is approved ANY development which is in accordance with the significantly less restrictive code would be permitted.

If a Timeshare developer purchased ocean front property and a track of land behind the areas out lined in the proposed rezoning a very large Timeshare resort with large parking facilities could be built.

Negative affects will mostly stem from the unknown population influx. Height regulation increase from 90' to 165' means exponentially more people and traffic in the area.

In addition a Timeshare Resort unlike a Residential Resort would result in high occupancy year round, not just seasonal.

The negative impact on the already stressed natural environment due to increased population will only increase with more commercial development.

We would be opening Pandora's Box by allowing this rezoning as we don't know What, Where, When or How it would be used.

We do not want to be another Myrtle beach, overdeveloped and overcrowded.

By maintaining current zoning of R4-Resort Residential, we would be protecting our beach from being exploited for excessive commercial use.

Sincerely  
Anne Brosnan

## **Galbreath Allison K**

---

**From:** Richard Joines <Richard.Joines@comcast.net>  
**Sent:** Wednesday, December 1, 2021 4:49 PM  
**To:** Galbreath Allison K  
**Subject:** Rezoning Ocean Blvd near 17 Ave South to Resort Commercial

Dear Ms. Galbreath:

### **Re: Rezoning on Ocean Blvd near 17<sup>th</sup> Ave South to Resort Commercial**

I absolutely cannot understand who is behind the ludicrous plot to destroy our neighborhood. We already have enough crime and problems with illegal parking, yet someone in NMB wants to multiply our problems exponentially? And for what purpose? A few extra dollars in tax income for your pensions? Seriously, why try to turn NMB into Myrtle Beach? We specifically moved here for our retirement to avoid the problems that are so prevalent in Myrtle Beach.

There are many technical reasons that some will argue to oppose this rezoning, but whether it's another high rise residential building or a bar or a storage facility or some other similar new structure, it will seriously detract from this neighborhood either through overcrowding, or excess traffic, or by attracting those who pose a threat to our safety.

Why on earth would any of you want to disrupt this family-friendly area that is already crowded enough? Our beaches can't handle anymore people in the summer! And we certainly don't need to add some kind of establishment that poses a threat to our retirees or the children who vacation here. I ask you, please, stop this insanity.

Sincerely,

Richard Joines  
Crescent Shores North Unit N403  
1625 S Ocean Blvd.  
North Myrtle Beach, SC 29582

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** Caldwell, Ben  
**Sent:** Wednesday, December 01, 2021 10:04 AM  
**To:** Wood, Jim; Dowling, Patrick; Galbreath Allison K; Rucker, Aaron  
**Subject:** FW: Proposed Zoning Change for 1709 South Ocean

**From:** CHUCK MCGANN <c\_mcgann@bellsouth.net>  
**Sent:** Tuesday, November 30, 2021 10:28 PM  
**To:** Caldwell, Ben <becaldwell@nmb.us>  
**Subject:** Proposed Zoning Change for 1709 South Ocean

Dear Mr. Caldwell, as a property owner at 1709 South Ocean Blvd I feel compelled to write to express my dismay at the proposed rezoning of our full area - interestingly enough it did not include Molly Darcy's!

WE don't need another highrise building along Crescent Beach the lower/smaller structures allow for the conservation of the dunes, and the beach property in total! Adding many hundreds more people will result in increased traffic, litter, resource usage, and dune damage - not to mention the additional Police responses that will be needed due to the increase of non-resident visitors and the antics they bring to the area.

While the beach is not fully loaded during the season, it is often difficult to find space right in front of my own property. NMB leases some beach rea for Parasailing, Jet skis, and the like taking up possibly 100 yards of the beach area that cannot be used by those coming through the public parking area.

We already have to go out early and set chairs up and are still impacted by those that refuse to socially distance! I understand that the beach is for public use and as a taxpayer, I'm supportive of commerce and businesses that rely on this traffic but I don't think we can sustain our current standard of beach care and public safety with the additional visitors and people that adding mega towers will bring in to this area.

Please defeat this Zoning Proposal and keep Cresnent Beach the enjoyable area that it is!

Chuck McGann

San A Bel Towers  
Unit 314  
1709 South Ocean Blvd  
North Myrtle Beach SC

It's another day in Paradise - enjoy it!

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** Caldwell, Ben  
**Sent:** Wednesday, December 01, 2021 9:41 AM  
**To:** Wood, Jim; Dowling, Patrick; Galbreath Allison K; Rucker, Aaron  
**Subject:** FW: Our position on re-zoning effort in North Myrtle Beach

**From:** tilleys3@charter.net <tilleys3@charter.net>  
**Sent:** Wednesday, December 1, 2021 9:07 AM  
**To:** Caldwell, Ben <becaldwell@nmb.us>  
**Subject:** Our position on re-zoning effort in North Myrtle Beach

Dear Mr. Caldwell,

We cannot attend the December 6<sup>th</sup> meeting so we will voice our thoughts here if you don't mind. We are very much AGAINST proposed re-zoning of our area. We have a condo at 1709 South Ocean Blvd. in the San-A-Bel building. We have seen what happened further south with building of massive structures and we definitely do not need that in the Crescent Beach area. The traffic would increase and so would the damage to the beach. We are mostly retirees but a lot of families with young children stay in our building and further development would make the area less safe. We thought the city council had said NO back in June, but apparently they are faced with this decision once again. Please don't destroy this little part of the beach in favor of big buildings whose owners don't ever come here and are just looking to make a quick buck. The reason a lot of people who used to stay in Myrtle Beach want to stay in North Myrtle Beach is just that: less crowds=less crime. Less crime means people stay longer and spend more while they are here. We appreciate you hearing our concerns and presenting them to city council on December 6<sup>th</sup>.

Sincerely,

Veronica and James Tilley  
828-443-7179

Owners at San-A-Bel since 2004

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Galbreath Allison K

---

**From:** Caldwell, Ben  
**Sent:** Monday, November 29, 2021 8:48 AM  
**To:** Galbreath Allison K  
**Subject:** FW: Ocean Blvd and 17th Ave South Rezoning Objection

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good Morning Allison,

I've been fielding several calls pertaining to this rezoning. If I receive any more e-mails should I forward to you?

Thanks,

Ben

**From:** Olga B <olga.bushel@gmail.com>  
**Sent:** Saturday, November 27, 2021 9:41 PM  
**To:** Caldwell, Ben <becaldwell@nmb.us>  
**Subject:** Ocean Blvd and 17th Ave South Rezoning Objection

Dear North Myrtle Beach City Council,

I'm writing to express my objection to rezoning of several properties in the vicinity of Ocean Blvd, which directly affects my property at 1709 S Ocean Blvd.

Planning Commission recommended the denial of the request to rezoning from Residential-4 to Resort Commercial, and I completely agree with a Planning Commission.

This rezoning request, if granted, will have adverse affect on all current homeowners and our guests, starting with lots of traffic, congestion on the beach (there are already many high rise properties in a small area, so it's a challenge to find a spot on the beach during busy season), construction noise, possible shade problems, and parking issues will get even worse (people park on private properties because there is not enough public parking available).

With rezoning to Resort Commercial, parking would be a nightmare and current homeowners will need to deal with unauthorized vehicles on our properties.

I understand that City may benefit from higher taxes on rezoning properties, but it would be at expense of all current homeowners, please keep our interests in mind, and deny this rezoning request.

Regards,  
Olga Zevin-Bushel  
1709 S Ocean Blvd, unit 710

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## **Galbreath Allison K**

---

**From:** Ed Littlejohn <edlittlejohn@earthlink.net>  
**Sent:** Thursday, December 2, 2021 11:37 AM  
**To:** Galbreath Allison K  
**Cc:** Ed Littlejohn  
**Subject:** Crescent Beach Rezoning

Dear Councilwoman Galbreath,

As owners/constituents and investors in the property areas of North Myrtle Beach which would be directly affected by the proposed rezoning initiative from R-4 to R-C, we are most strongly opposed. Please see our attached letter.

Thank you for your consideration.

Edward and Cynthia Littlejohn

December 2, 2021

Subject: Rezoning Consideration of Ocean Blvd and 17th St. from R4 to RC

Dear Sir/Madam:

Our property on Crescent Beach would be directly affected by this proposed rezoning. Although we cannot attend the public hearing on 6 December, we desire to make our opinions abundantly clear -- we are adamantly opposed to this rezoning.

The appeal of Crescent Beach, and much of North Myrtle Beach as a whole, is the semi-residential, family-oriented beach environment. This rezoning would destroy that by opening the door to commercialization, overcrowding and pollution.

Congestion is already a problem in this area, especially during tourist season, and packed facilities/beaches cannot absorb additional people, vehicles or commercial attractions without driving away those who choose to live/vacation at Crescent Beach as it now exists.

As home owners and investors in North Myrtle Beach, we urge you to deny this rezoning proposal and permanently protect and preserve the environment, ambiance and appeal of the Crescent Beach area of North Myrtle Beach.

Thank you for your consideration.

Sincerely,

Handwritten signatures of Edward H. Littlejohn and Cynthia Littlejohn in cursive script.

Edward and Cynthia Littlejohn  
1625 South Ocean Blvd  
North Myrtle Beach, SC. 29582

## **Galbreath Allison K**

---

**From:** Mark Mullins <mlmtcm@msn.com>  
**Sent:** Thursday, December 2, 2021 12:10 PM  
**To:** Hatley, Marilyn; Baldwin, James; Bubba C. Collins; Coyne, Jon; Fontana Nicole J; Hank Thomas; Ray T. Skidmore; Galbreath Allison K; Dowling, Patrick  
**Subject:** Deny Rezoning Request - City Council hearing on Dec. 6, 2021

Dear Mayor, Council Members, City Clerk, and Public Information Officer,

Please read the following into the record at the City Council hearing on Dec. 6, 2021:

The request for rezoning of the area around 17<sup>th</sup> Ave, South, from R-4 to RC should be denied for the following reasons:

North Myrtle Beach is family-friendly and has preserved the natural ocean environment by limiting the development of oceanfront and nearby properties. From Cherry Grove to Windy Hill, there is a mix of homes, high rises, mid rises, and smaller hotels and condos.

17<sup>th</sup> Ave., South at Ocean Boulevard in Crescent Beach already has a commercial area. The surrounding area, which is the subject of the rezoning request, already is zoned R-4, which allows for extensive development, including 90-foot buildings. Rezoning the area would lead to more dense development, increased traffic, scarce parking, beach crowding, increased crime, and other things that adversely affect the environment for both residents and tourists.

Without knowing who wants to develop the area and what type of development is planned, the City Council would be opening a can of worms, in which anything goes—from a time share to a water park, and everything in between. I seriously doubt that the rezoning would result in quaint, local retail shops and services. More likely, the rezoning would be for the financial gain of developers and businesses, who would profit from a high-rise resort or timeshare.

I'm a resident of North Myrtle Beach and previously have vacationed in North Myrtle Beach yearly for the past 15-20 years. My family specifically chose to vacation in North Myrtle Beach because it's safe, beautiful, and not overcrowded and overdeveloped, like Myrtle Beach is. We moved to North Myrtle Beach, rather than Myrtle Beach, for the same reasons. Commercial zoning essentially would turn this part of North Myrtle Beach into a copy of Myrtle Beach, which will in no way enhance the tourist and visitor experience.

The residents and tourists of North Myrtle Beach don't want another Myrtle Beach. If rezoning of this area is allowed, what's to stop additional rezoning of other areas of

North Myrtle Beach from Cherry Grove to Windy Hill? Owners and residents adamantly opposed the request at the Planning Commission meeting, and the Planning Commission unanimously recommended against rezoning.

Finally, I point out that we did not receive notice of this meeting from the Commission and signs were not posted to advise of this hearing.

For the reasons above, I strongly request that the City Council deny the rezoning request.

Respectfully submitted,

Mark Mullins

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Galbreath Allison K

---

**From:** Todd Luft <tluft@luftcpa.com>  
**Sent:** Thursday, December 2, 2021 5:45 PM  
**To:** Hatley, Marilyn; Baldwin, James; Bubba C. Collins; Coyne, Jon; Fontana Nicole J; Ray T. Skidmore; Hank Thomas; Galbreath Allison K; Baldwin, James; Bubba C. Collins; Coyne, Jon; Fontana Nicole J; Ray T. Skidmore; Hank Thomas; Galbreath Allison K; Dowling, Patrick  
**Subject:** North Myrtle Beach proposed rezoning  
**Attachments:** Rezoning Opposition.pdf

Please read the attached letter into the official record as I cannot attend this meeting on short notice

Regards,  
*Todd Luft*

Send a file securely to Luft & Company, P.C. via ShareFile

**From the desk of Todd Luft, CPA**



Web address: [www.luftcpa.com](http://www.luftcpa.com)

Email address: [tluft@luftcpa.com](mailto:tluft@luftcpa.com)

Phone: 215-659-3200 Ext.104 Fax: 215-659-3331

301 Davisville Road, Willow Grove, PA 19090

### **GENERAL TAX ADVICE DISCLOSURE:**

Please be advised that any tax advice contained in this communication (or in any attachment) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in this communication (or in any attachment).

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.



December 2, 2021

Mayor and City Council of North Myrtle Beach  
1018 2nd Avenue South  
North Myrtle Beach, SC 29582

**Totally opposed to proposed rezoning in North Myrtle Beach**  
**Do not sell us out to garner tax revenues that would only be spent on security anyway; this is a really bad idea**

To Whom It May Concern:

Unfortunately, I am unable to attend the December 6, 2021 meeting regarding the proposed rezoning from "R4 – Resort Residential to RC – Resort Commercial at 17th Avenue South".

**Please read this letter into record at the City Council Meeting.**

My main concern in rezoning the area from R4 to RC is the potential negative impact on the natural environment and residents due to an increase in population and road traffic without the requirement to perform infrastructure, traffic, water quality, and water quantity analyses first.

If the RC zoning is approved, any development within the new code would be permitted.

Development examples could include:

1. Residential Resort Building
2. Pay for Parking
3. Night Club or Bar
4. Storage Facility for recreational equipment, boats wave runner, or beach bicycle rental
5. Commercial Laundry Services, not a Laundromat.
6. Commercial Kitchen, not a Restaurant

The following is a short list of negative impacts associated with the above-

mentioned permitted developments under RC- Resort Commercial Zoning:  
Residential Resort Building

Development of a Resort Building with the new height restrictions of 165ft (present 90ft) could result in a 16 to 18 floor buildings. Not knowing the depth, width, configuration, or number of bedrooms in each unit, it is nearly impossible to estimate the influx of people it could generate.

For example: Crescent Shores North Tower

5 units per floor with an occupancy 52 people per floor

52 people per floor x 18 floors = 936 people at full occupancy

During peak season, the negative environmental impact would be considerable. Overcrowding goes hand in hand with an increased number of automobiles, littering, increased beach activity, and disrupting the natural habitat of the already endangered loggerhead sea turtle.

The Federal Endangered Species Act of 1973 and the Marine Turtle Protection Act, and volunteers at SCUTE (South Carolina United Turtle Enthusiast) help to protect and relocate sea turtle nests. An additional influx of people would make this already difficult task of protecting our native marine life exponentially more challenging.

Parking Garage Structure

As you know, North Myrtle Beach has implemented pay for parking. If a pay for parking garage was built, it would create an unquantifiable influx of people. This could greatly increase the amount of people on the beach and the amount of traffic in the area.

The amount of impervious surface created by a parking garage would also increase the water quantity while decreasing the water quality discharging onto our beaches and out to the ocean.

Water runoff from parking garages and heavily trafficked roads has oil, grease, toxic chemicals, and heavy metals from motor vehicles. Currently, Crescent Beach drainage infrastructure is constructed so that water goes directly into catch basins and discharges into the ocean. If this water is not filtered or treated, the effluent will have increased levels of toxicity directed into the ocean. Crescent Beach's natural tidal pools could trap these chemicals during low tide; thus, creating highly concentrated shallow tidal pools where

small children play.

#### Night Club or Bar

Generations of families have vacationed at Crescent Beach because it has been able to maintain a family friendly environment. Allowing developers the option to construct night clubs, bars, etc. would be detrimental to the family atmosphere.

Night clubs and bars cater to a different clientele (i.e. college spring breakers, single adults, etc.).

#### Storage/Rental Facility for Recreational Equipment

A storage facility for recreational equipment such as beach bikes, etc. would enable more activity on the beach. There are already trucks shuttling recreational equipment (parasails/banana boats) back and forth daily. Any additional traffic would negatively impact not only the beach environmentally, but the safety and peace of families.

If the rezoning is approved from R4 – Resort Residential to RC – Resort Commercial, we would be allowing developers to have free reign on what they could construct without first conducting important infrastructure analyses such as traffic analyses, water quality, and water quantity analyses.

As a homeowner and investor in North Myrtle Beach, I fear that the lack of preliminary required analyses would result in unbridled development with no regard for the effect it would have on the environmental quality of our beach, the existing endangered marine life, the existing road and traffic infrastructure, and the charm that welcomes family-oriented tourists. By maintaining current zoning of R4 – Resort Residential, we would be protecting our beach from being exploited for excessive commercial use.

Sincerely,

A handwritten signature in blue ink that reads "Todd Luft". The signature is stylized with a large, sweeping initial "T" and a cursive "Luft".

Todd Luft , CPA

1625 S Ocean Blvd, Unit 1105  
Crescent Shores Owner  
North Myrtle Beach, SC 29582 Todd Luft, CPA

## **Galbreath Allison K**

---

**From:** STANLEY NELSON <sgn49er@sbcglobal.net>  
**Sent:** Sunday, December 5, 2021 1:28 PM  
**To:** Galbreath Allison K; Dowling, Patrick  
**Subject:** Re-zoning Proposal

Please read or acknowledge this letter into the minutes of the City Council Meeting on Monday December 6, 2021.

As permanent residents of Crescent Shores, we would ask you to uphold the Planning Commissions negative vote on the re-zoning of our area last June.

An up-zoning to RC would create more traffic, noise and eroding of our beautiful beach. It would seem much more appropriate to beautify what already exists rather than add more congestion.

Please vote NO on re-zoning the area.

Thank you,  
Carole and Stan Nelson  
1625 S. Ocean Blvd. #N1205  
North Myrtle Beach

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Galbreath Allison K

---

**From:** Caldwell, Ben  
**Sent:** Monday, December 6, 2021 4:44 PM  
**To:** Rucker, Aaron; Galbreath Allison K; Dowling, Patrick  
**Subject:** FW: zoning change at 17th Ave So. and Ocean Blvd.

**From:** jbristley <jbristley@horizonview.net>  
**Sent:** Monday, December 6, 2021 3:29 PM  
**To:** Caldwell, Ben <becaldwell@nmb.us>  
**Subject:** Fwd: zoning change at 17th Ave So. and Ocean Blvd.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** [jbristley@horizonview.net](mailto:jbristley@horizonview.net)  
**Date:** 06/14/2021 4:10 PM (GMT-05:00)  
**To:** [acrucker@nmb.us](mailto:acrucker@nmb.us)  
**Subject:** zoning change at 17th Ave So. and Ocean Blvd.

6-14-21

From; James Bristley

10419

UpperTwin  
Rd.

So.

Salem,  
Ohio  
45681

To the North Myrtle Beach City Council and Planning Commission,

This correspondence is in regards to a letter I received, from the city, about a possible zoning change in the area of 17th Ave So. and Ocean Blvd. I contacted Mr.

Rucker at the planning commission and he informed me that "they" are wanting to revitalize the area. One of my concerns is; who are "they" ? After thinking about who

stands to gain from this zoning change, it appears to me that the most likely entities to gain from this would be the city tax department and the developers and

builders in the area. Maybe not the property owners and residents of the area.

I have been coming to this area for thirty plus years. After staying in this particular area all of this time we purchased a condo at the San-A-Bel Towers approx.

one year ago. We chose this particular area because of the quiet and calm as opposed to the Main St. and Sea Mountain Hwy. areas. A little distance makes a lot of

difference in the ambiance of the area. Most, if not all of the property owners/residents that I've talked to, appreciate this calm and quiet atmosphere and would like

to see it stay this way. On my last visit, on Saturday night 6-5-21, there were fireworks going off and kids making noise into the early morning hours. I can only

imagine that this will get worse with the construction of more high rises in the area.

Here are two more concerns that I have. #1. Is there a member of council who lives in this area and will be affected by this proposed change? If not, I would think

it would be so simple just to poll the property owners/residents of the area to find out what THEIR wishes are. Mr. Rucker told me there were only about 500 letters

sent out. Send out another 500 with a simple agree or disagree with the zoning change. I would personally be opposed to the zoning change, but if the majority of the

folks want it, so be it. My decision is based not on dollars and cents, but on having a quiet calm neighborhood to enjoy in my golden years.

My final concern is this; I have a concern about city council members and builders/developers making decisions on what is best for the community. As you can see by

my address, I am from Ohio. If you google Cincinnati City Council indictments, you will see where several city council members are under federal indictments for taking

money from developers to influence their votes. Polling the property owners and residents would eliminate any concerns about this.

Thanks

for

your  
consideration.  
Respectfully,

E.  
Bristley

@  
San-A-Bel  
Towers  
#708

So.  
Ocean  
Blvd.

S.C.  
29582

James

Owner

1709

NMB,

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Galbreath Allison K

---

**From:** Caldwell, Ben  
**Sent:** Monday, December 6, 2021 4:48 PM  
**To:** Rucker, Aaron; Galbreath Allison K; Dowling, Patrick  
**Subject:** FW: Rezoning S Ocean Blvd

-----Original Message-----

From: Teri <terigardner21@comcast.net>  
Sent: Friday, December 3, 2021 10:17 PM  
To: Caldwell, Ben <becaldwell@nmb.us>  
Subject: Rezoning S Ocean Blvd

Dear Mr Caldwell,

The Thursday night summer concerts and the annual NMB fireman's Fish Fry are events that help unite our community and keep its small town feel. It is hard to imagine that the concerts would still be possible with the additional occupants if the proposed zoning change is approved. The additional demands that would be put on our volunteer fire department would most likely bring about their demise. The police department would also need to be sufficiently staffed to mitigate the increase in traffic accidents and crimes with the significant increase in occupants.

I urge you to please deny the application for the zoning change as recommended by the zoning commission. Please preserve the friendly community the residents and visitors of North Myrtle Beach enjoy and wish to maintain.

Thank you for your consideration.

Sincerely,  
Teri Gardner  
1709 S Ocean Blvd

Sent from my iPad

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Galbreath Allison K

---

**From:** Caldwell, Ben  
**Sent:** Monday, December 6, 2021 4:50 PM  
**To:** Rucker, Aaron; Galbreath Allison K; Dowling, Patrick  
**Subject:** FW: Rezoning S Ocean Blvd

-----Original Message-----

**From:** Teri <terigardner21@comcast.net>  
**Sent:** Friday, December 3, 2021 2:10 PM  
**To:** Caldwell, Ben <becaldwell@nmb.us>  
**Subject:** Rezoning S Ocean Blvd

Dear Mr Caldwell,

I have owned our property at 1709 S Ocean Boulevard for over 20 years. Although there has been sufficient growth in those years in North Myrtle Beach it has not reached the over saturation that exists in Myrtle Beach. I find the density of the high rises very unattractive and the higher crime rate there disconcerting. It would be unfortunate to see what has happened in Myrtle Beach occur in North Myrtle Beach. We have had the unfortunate occasion to have to evacuate during bad storms and have found the roads to be inadequate to handle the volume of traffic with the current existing structures. The proposed zone change would detrimentally impact the area making it difficult for all to evacuate when necessary. I urge you to heed the recommendation of the Planning Commission and deny the rezoning of R4 to RC.

Thank you for your consideration.

Sincerely,  
Teri Gardner

Sent from my iPad

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** Sand-n-Sea Vacations LLC <sandnseavacationsllc@gmail.com>  
**Sent:** Monday, June 21, 2021 3:44 PM  
**To:** Rucker, Aaron  
**Subject:** Re-zoning of Crescent Shores and Surrounding Properties

Planning Commission and City Council, please read this letter into the record at the meeting June 22nd regarding the proposed re-zoning of portions of South Ocean Blvd. and 17th Avenue South. While progress and growth are inherent to tourist destinations, the following are areas of concern should the developer choose to build a high rise complex:

- a significantly increased number of people will be impacting the natural environment of Crescent Beach
- increase in traffic flow on streets already stressed by traffic of one lane in each direction
- parking has already been impacted through the new pay-to-park program; it will likely worsen as visitors/guests seek 'free' available parking
- the broad range of building possibilities in an RC zone
- this area is already heavily impacted by existing condominium complexes with thousands of Owners/Guests during the high season; the ability to build numerous additional 16-18 story condominium complexes will further deteriorate the 'family' atmosphere sought by many visitors to North Myrtle Beach
- the current abuse of amenities and parking areas will potentially increase with the number of people attempting to access 'free' services

Thank you for your attention to these concerns.

Gregg Conrad for  
Sand-n-Sea Vacations, LLC  
PO Box 2025  
Lexington, NC 27293

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** STANLEY NELSON <sgn49er@sbcglobal.net>  
**Sent:** Monday, June 21, 2021 3:17 PM  
**To:** Rucker, Aaron  
**Subject:** Rezoning Proposal for areas of S Ocean Blvd and 17th Ave South

Dear Aaron Rucker,

Please enter this letter into the record of Tuesdays June 22, 2021 Planning Commission meeting

We are owners and full time occupants of Crescent Shores, 1625 S Ocean Blvd , North Myrtle Beach  
We would like the Planning Commission to oppose the rezoning of the addresses impacted by this change

South Ocean Blvd is only a two lane road in our immediate area. Should another high rise building (or buildings) be constructed, traffic would become a nightmare. Parking problems will increase and noise levels will surely be affected. We fear there would be adverse effects on our beautiful beach both aesthetically and environmentally. The city would definitely be responsible for more beach patrol and lifeguards.

We hope you will seriously consider these concerns and OPPOSE the rezoning request.

Thank you,  
Stan and Carole Nelson  
1625 S Ocean Blvd #N1205  
North Myrtle Beach, SC

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** Caldwell, Ben  
**Sent:** Monday, June 21, 2021 12:39 PM  
**To:** RICH O'CONNELL  
**Cc:** Rucker, Aaron  
**Subject:** RE: NMB Rezoning Meeting 6/22/21

Thanks for the input Mr. O'Connell... I'll forward to the Planning Department for inclusion into their staff report to Planning Commission.

Ben Caldwell  
Zoning Admin.  
City of NMB

**From:** RICH O'CONNELL <troprops@gmail.com>  
**Sent:** Monday, June 21, 2021 11:03 AM  
**To:** Caldwell, Ben <becaldwell@nmb.us>  
**Subject:** NMB Rezoning Meeting 6/22/21

Good Afternoon Mr. Caldwell,

Thank you for taking my call today. In the event tomorrow evening's rezoning meeting is not broadcast virtually, I would like to express my concerns here to be provided to the City Council and/or planning board.

I'm currently a non-resident property owner in North Myrtle Beach and my family and I are moving into our property this August. The rezoning proposed for the properties around 17<sup>th</sup> Avenue South and Ocean Boulevard is not something my family is in favor of in the slightest. We chose to move our family and spend the rest of our lives in North Myrtle Beach because of the small town, beach family community that exists there currently. The addition of even one more high rise hotel is going to strongly detract from those characteristics.

Honestly, bringing in more of a transient population, while potentially profitable for the city, will bring with it far more negatives than positives. First of all, North Myrtle does not currently have the infrastructure to handle the increased summer occupancy as it is, with small roads, small mom & pop style stores, narrow sidewalks, minimal parking and small, though effective, police, fire & emergency medical services.

The biggest negative impact will be the increase in crime. Myrtle Beach, which is literally right down the road, is a cesspool of criminal activity, recently ranking as the third most dangerous city in America according to the FBI's latest US Crime Report. This directly correlates to the transient population and the lack of care or concern for the community by these individuals. This is not to say that all tourists are evil, or have ill intentions. However increasing a population so exponentially in such a short period of time has only ever resulted in increased crime and costs to the municipality in the long run. Perhaps incentivize people to buy property in the area more by offering a one-time homebuyer's credit, or a home improvement credit for the existing dilapidated properties to improve the city appropriately. This would increase tourism while keeping the family element interested and continuously seeking out North Myrtle Beach as their vacation destination for generations to come.

In the several years of my property ownership in North Myrtle Beach, I have only seen my taxes increase, sometimes quite drastically. I do not mind paying taxes as long as the community in which I reside is kept safe, clean and responsive. I will not concede to increased taxes as well as giving up the safety and well-being of my family under any circumstances.

I understand that tourism is a very important source of revenue generation for the City, but keep in mind the added costs that will come with the increased need to improve infrastructure, emergency services, cleaning and maintenance services, etc. Whatever small increase the city may see in the short term is definitely not worth the long-term negative impacts of this proposed change.

I most certainly will not leave my family in this city if the decision to add more high-rise hotels is made in the affirmative, as this will no longer be a family-friendly area and it will quickly deteriorate to the same level of Myrtle Beach. The long-term income benefits the City currently has with year-round residents, whether they are families or retirees, will be gone and the city will become wholly dependent on tourism as a source of income. The tourism the city currently sees primarily includes families or people looking for the exact type of community that exists in North Myrtle and they will go elsewhere once it resembles Myrtle Beach, so everything will fail in the long run. Please do not do this to the City or its residents.

To vote in favor of this rezoning is a very narrow-minded decision and should not be considered for any longer than it takes to read this article which clearly demonstrates the above referenced information:  
<https://www.charlottestories.com/myrtle-beach-ranked-the-3rd-most-dangerous-city-in-america-for-2021/>

I would very much like to be kept apprised of any developments in this proposal, so please add my email address to any mailing list possible.

Thank you,

Rich O'Connell

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** Anne Brosnan <annebrosnan13@gmail.com>  
**Sent:** Monday, June 21, 2021 3:13 PM  
**To:** Rucker, Aaron  
**Subject:** R4 to RC Rezoning Letter for the 6/22/2021 Planning Meeting NMB SC

June 21, 2021

Planning Commission and City Council of North Myrtle Beach  
1018 2nd Avenue South  
North Myrtle Beach, SC 29582

To Whom It May Concern:

Unfortunately, I am unable to attend the June 22, 2021 meeting regarding the proposed rezoning for "R4 – Resort Residential to RC – Resort Commercial at 17th Avenue South". Please read this letter into record at the Planning Commission and City Council Meeting.

My main concern in rezoning the area from R4 to RC is the possible negative impact on the natural environment and residents due to an increase in population and road traffic without the requirement to perform infrastructure, traffic, water quality, and water quantity analyses first.

If the RC zoning is approved, any development which is in accordance with the new code would be permitted.

Development examples could include:

1. Residential Resort Building
2. Pay for Parking
3. Night Club or Bar
4. Storage Facility for recreational equipment, boats wave runner, or beach bicycle rental
5. Commercial Laundry Services, not a Laundromat.
6. Commercial Kitchen, not a Restaurant

The following is a short list of negative impacts associated with the above-mentioned permitted developments under RC- Resort Commercial Zoning:

### **Residential Resort Building**

Development of a Resort Building with the new height restrictions of 165ft (present 90ft) could result in a 16 to 18 floor build. Not knowing the depth, width, configuration, or number of bedrooms in each unit, it is impossible to estimate the influx of people it could generate.

For example: Crescent Shores North Tower

5 units per floor with an occupancy 52 people per floor

52 people per floor x 18 floors = 936 people at full occupancy

During peak season, the negative environmental impact would be considerable. Overcrowding goes hand in hand with an increased number of automobiles, littering, increased beach activity, and disrupting the natural habitat of the already endangered loggerhead sea turtle.

The Federal Endangered Species Act of 1973 and the Marine Turtle Protection Act, and volunteers at SCUTE (South Carolina United Turtle Enthusiast) help to protect and relocate sea turtle nests. An additional influx of people would make this already difficult task of protecting our native marine life exponentially more challenging.

### **Parking Garage Structure**

As you know, North Myrtle Beach has implemented pay for parking. If a pay for parking garage was built, it would create an unquantifiable influx of people. This could greatly increase the amount of people on the beach and the amount of traffic in the area.

The amount of impervious surface created by a parking garage would also increase the water quantity while decreasing the water quality discharging onto our beaches and out to the ocean. Water runoff from parking garages and heavily trafficked roads has oil, grease, toxic chemicals, and heavy metals from motor vehicles. Currently, Crescent Beach drainage infrastructure is constructed so that water goes directly into catch basins and discharges into the ocean. If this water is not filtered or treated, the effluent will have increased levels of toxicity directed into the ocean. Crescent Beach's natural tidal pools could trap these chemicals during low tide, thus, creating highly concentrated shallow tidal pools where small children play.

### **Night Club or Bar**

Generations of families have vacationed at Crescent Beach because it has been able to maintain a family friendly environment. Allowing developers the option to construct night clubs, bars, etc. would be detrimental to the family atmosphere. Night clubs and bars cater to a different clientele (i.e. college spring breakers, single adults, etc.).

### **Storage/Rental Facility for Recreational Equipment**

A storage facility for recreational equipment such as beach bikes, etc would enable more activity on the beach. There are already trucks shuttling recreational equipment (parasails/banana boats) back and forth daily. Any additional traffic would negatively impact not only the beach environmentally, but the safety and peace of families.

If the rezoning is approved from R4 - Resort Residential to RC - Resort Commercial, we would be allowing developers to have free reign on what they could construct without first conducting important infrastructure analyses such as traffic analyses, water quality, and water quantity analyses.

As a homeowner and investor in North Myrtle Beach, I fear that the lack of preliminary required analyses would result in unbridled development with no regard for the effect it would have on the environmental quality of our beach, the existing endangered marine life, the existing road and traffic infrastructure, and the charm that welcomes family-oriented tourists. By maintaining

current zoning of R4 – Resort Residential, we would be protecting our beach from being exploited for excessive commercial use.

Sincerely,

Anne Brosnan

1625 S Ocean Blvd

Crescent Shores Unit 1602

North Myrtle Beach, SC 29582

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

**Rucker, Aaron**

---

**From:** Millie <mbladyr@aol.com>  
**Sent:** Sunday, June 20, 2021 8:44 PM  
**To:** Rucker, Aaron  
**Cc:** bsb4747@aol.com  
**Subject:** Rezoning Concerns

Please read this letter into the record at the Planning Commission and City Council meeting June 22nd regarding the proposed rezoning of portions of South Ocean Blvd. and 17th Avenue South

Recently we received notification about the proposed zoning change as identified above.

We are concerned about the over development of this area and the issues that will only magnify the problems that already exist and we already experience in this area.

Heavy traffic and lack of parking are major issues now, and will only get worse with more density. I also have environmental concerns about Crescent Beach itself.

The area is already over crowded in the summer to enjoy the natural beauty of the beach. There also seems to be safety issues due to a recent increase in crime and vandalism which only will increase with more people.

We already do NOT use our property in the summer months because of these issues and hope you take these issues into consideration when considering this proposal for rezoning.

Thank you

Barry and Millie Booth  
Property Owners and Tax Payers of Crescent Beach area

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

**Rucker, Aaron**

---

**From:** Betty <fahedbetty@aol.com>  
**Sent:** Sunday, June 20, 2021 8:21 PM  
**To:** Rucker, Aaron  
**Subject:** Rezoning of South Ocean Boulevard and 17th Street South

Mr. Rucker,

Please read this letter into the record at the Planning Commission and City Council meeting June 22nd regarding the proposed rezoning of portions of South Ocean Blvd. and 17th Avenue South.

I am very concerned about the zoning change under consideration for the area around 17th Street and South Ocean Boulevard from the current R-4 to the possible RC designation. My concern centers around the extreme density increase if 16 to 18-story condos, motels, or hotels are built on the affected lots. The beach in this area is already crowded with the existing development, and I fear that more people will be a detriment to the natural environment. Furthermore, the two-lane South Beach Boulevard currently sustains massive bottlenecks and blockages, especially on Saturday afternoon as vacationers arrive and depart. The current absence of sufficient public parking will be more of a problem if large-scale development occurs, even if such buildings provide parking for their owners and guests.

I ask that the Commission and Council members visit the proposed area around 3:00 p.m. on Saturday and see firsthand the current challenges which will grow with the proposed zoning change. I also urge that the Commission and Council members vote against this proposal

Thank you,  
Tom and Betty Fahed  
804/513-2392  
Owners, Crescent Shores  
1625 South Beach Boulevard

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** laurasmom@comcast.net  
**Sent:** Saturday, June 19, 2021 2:31 PM  
**To:** Rucker, Aaron  
**Subject:** Rezoning related to Crescent Shores, 1625 S Ocean Boulevard

I am highly opposed to the potential rezoning. Several keys points are:

The beach is already crowded and a high rise condo would only make it worse.  
The traffic flow would be a huge problem on streets that are only 2 lane.  
Many of the guests at Crescent Shores have to park on the street now, and a high rise condo would only make it worse.  
There are too many possibilities on what could be built in an RC zone.  
We could see non guests trying to use our pools and hot tubs.

I believe the proposed rezoning could dramatically lower the value of our condo unit. Please DO NOT REZONE.

If you have any questions please feel free to call me.

Linda Warren  
804 347 6993

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** David Cannon <djctraveler@gmail.com>  
**Sent:** Saturday, June 19, 2021 9:40 AM  
**To:** Rucker, Aaron  
**Subject:** Rezoning of Crescent Shores and surrounding Properties

Please read this letter into the record at the Planning Commission and City Council meeting June 22nd regarding the proposed rezoning of portions of South Ocean Blvd and 17th Avenue South."

As a homeowner at Crescent Beach I am very concerned about the proposed rezoning and huge impact that would result from this.

Key areas of concern IF the developer chooses to build a high rise condo complex:

- + Increased number of people impacting the natural environment of Crescent beach
- + Increase in traffic flow on streets which are only one lane in each direction
- + Impact on available parking
- + The broad possibility of what can be built in an RC zone
- + The ability to build additional 16 to 18 story condo complexes in an area already heavily impacted by existing condo complexes with thousands of owners and renters during the high season.
- + Potential increase in the number of people attempting to access our amenities and parking areas

Please deny this rezoning request !!! Thanks for your consideration!!!

David Cannon  
Crescent Shores  
[djctraveler@gmail.com](mailto:djctraveler@gmail.com)

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** Pat Martin <pmartin1576@gmail.com>  
**Sent:** Saturday, June 19, 2021 9:03 AM  
**To:** Rucker, Aaron  
**Subject:** Proposed zoning change from R4 to RC area of S. Ocean Blvd and 17th Ave

Please read this letter into the record at the Planning Commission and City Council meeting June 22nd regarding the proposed rezoning of portions of South Ocean Blvd. and 17th Avenue South.  
Dear Mr. Rucker,

I am a resident in the area adjacent to the proposed zoning change. I am responding to the letter I received. I do not favor the current zoning change proposal. My key areas of concern are as follows:

1. Creating additional business and tourist attractions in this area will create the level of congestion and commercialism visible at Main Street and Ocean Blvd. Not only will that destroy the more unique ambience of this segment of the beach but it will create a myriad of problems.
2. An increased number of people will negatively impact the natural environment of this segment of Crescent Beach. The beach front is already highly congested from the high-rise condominiums and public access points. I realize that the beach is a highly desirable tourist attraction but we must weigh the consequences for our future if we don't practice conservation.
3. The increase in traffic flow on Ocean Blvd and the surrounding streets, which are only one lane in each direction, will create traffic bottle-necks and constant issues with too many cars and too few parking areas.
4. Currently the proposal is extremely broad as to what can be built in an RC zone.

As regards my last point, what do tourists need that is not readily available in the area. Route 17 has sufficient restaurant and bar choices; we do not need to build a Chik Fil A and one more pancake house on S. Ocean Blvd. Shopping is available at Tangier and Coastal North Town Center while browsing can be had at Barefoot and the new proposed use of the Myrtle Beach Mall. We certainly don't need more tee-shirt and swimsuit stores - there are too many of those already.

Let's keep our stretch of the beach front separate from the congestion of Main Street and Rt 17. Everything is here that tourists need. There are plenty of available units so why create more?

Thank you for your time and your service to the community,  
Pat Martin (1625 S. Ocean Blvd. N202)

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** jtholt12@aol.com  
**Sent:** Saturday, June 19, 2021 8:07 AM  
**To:** Rucker, Aaron  
**Subject:** Rezoning of Crescent Shores

Please read this letter into the record at the Planning Commission and City Council meeting June 22nd regarding the proposed rezoning of portions of South Ocean Blvd and 17th Ave So.

As owners of a condo at Crescent Shores we are strongly opposed to the rezoning in this area. We are concerned about the impact to the environment of the natural beach that would occur with an increase in the number of people that would visit the beach with more high rise condos. We already experience heavy traffic flow, lack of available parking and incidents of people not staying at our complex trying to access and use our amenities. During peak season there is already a lack of enjoyable space on the beach. With additional high rise complexes that space will not exist at all, causing people to seek alternative beaches at which to vacation, characterizing our beaches as way too crowded to go to. Please consider not allowing the zoning in this area to change from RR4 to RC.

Best regards,  
Steve and Julie Holt  
Owners at Crescent Shores

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## **Rucker, Aaron**

---

**From:** Rick Jenkins <rwj11353@gmail.com>  
**Sent:** Saturday, June 19, 2021 6:56 AM  
**To:** Rucker, Aaron  
**Subject:** Rezoning

"Please read this letter into the record at the Planning Commission and City Council meeting June 22nd regarding the proposed rezoning of portions of South Ocean Blvd. and 17th Avenue South."

We do not want to spoil the beauty of the area by overcrowding and traffic congestion. There is only a two lane road and traffic would be too much for the area.

Rick Jenkins  
865 300 4178

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## **Rucker, Aaron**

---

**From:** Steve Heck <bass11sph@gmail.com>  
**Sent:** Friday, June 18, 2021 7:13 PM  
**To:** Rucker, Aaron  
**Subject:** Re: Zoning change to Crescent Beach area near 17th Avenue South

Please read this letter into the record at the Planning Commission and City Council meeting June 22nd regarding the proposed rezoning of portions of South Ocean Blvd. and 17th Avenue South. We are very concerned that a change adding a high rise to the area will affect us negatively in the following ways:

- \* This would add a significant amount of traffic to the area. There is already a lot of traffic in front of Crescent Shores South and adding a sizable building to the area would create a great amount of additional traffic to a two laned street.
- \* The beach, which is small, would become unacceptably crowded with the addition of hundreds or even thousands of people affecting everyone's enjoyment of the beach and the environment.
- \* Parking in the area is already at a premium. Where would the additional parking come from?
- \* We are concerned that additional commercial properties could negatively affect the area and decrease our property values and rental income.

We, therefore, are opposed to this change in zoning.

Steven P. Heck and Roberta Heck

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** Sue Ralph <sralph7009@gmail.com>  
**Sent:** Friday, June 18, 2021 7:07 PM  
**To:** Rucker, Aaron  
**Subject:** Rezoning Preposal

Please read this letter into the record at the Planning Commission and City Council meeting June 22nd regarding the proposed rezoning of portions of South Ocean Blvd. and 17th Avenue South.

We own a condo at Crescent Shores, 1625 S. Ocean Blvd. Due to the potential negative effects to the area as a result of such a change, we are against the proposed rezoning. We ask that there be no change and that the area remain a R4 zoning.

Thank you.

Jay and Sue Ralph

Sent from my iPhone

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure

## Rucker, Aaron

---

**From:** Sam Foster <samf@primechoicepkg.com>  
**Sent:** Friday, June 18, 2021 4:15 PM  
**To:** Rucker, Aaron  
**Subject:** R-4 to R-C Consideration

Please read this letter into the record at the Planning Commission and City Council meeting on June 22<sup>nd</sup>, regarding the proposed rezoning of portions of South Ocean Blvd and 17<sup>th</sup>, Avenue South. Our family is very much against changing the zoning from R-4 to R-C. We have owned properties at Crescent Shores and Crescent Beach Villas and consider Crescent Beach to be a very family friendly beach up until the last few years. The high rise condos are bringing in tons of people who don't care about our beaches. The beach service life guards act like they own the whole dam beach and set their umbrellas up leaving no room for the owners of properties to have the best beach positions. We pay huge taxes to your city, we should come first!!! Drugs, gangs, bikers and trashy people are coming to Crescent Beach and things don't seem the same anymore. We have been at this beach since 1979 and love this beach. Vote to preserve what we have left and keep the trash going to other beaches please. Thanks so much, Sam Foster and family

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** Rick Funderburke <rick@lightingvirginia.com>  
**Sent:** Friday, June 18, 2021 3:21 PM  
**To:** Rucker, Aaron  
**Subject:** Rezoning of South Ocean Blvd and 17th Ave South

Mr. Rucker,

I hope this finds you well. I wanted to ask that you please read this into the record at the Planning Commission and City Council meeting June 22, 2021.

I have several areas of concern regarding a change from R4 to RC.

I find the traffic, especially this time of year, to be very hard to navigate. Given there is only one lane in each direction, I believe adding to that, any more than it is, would just be destructive. I own a condo in Crescent Shores and do not rent it out. It is there for pleasure and a hopeful retirement one day. There are issues with parking – folks use the parking garage that are not residents or guest of Crescent. They use the underbuilding parking, and the front areas. It is difficult to police now and would add quite a load if more bodies are introduced into the area. The beach is packed, and I just don't believe it can handle any more folks. They walk through our pool area to get onto the beach, and it is very difficult to police. They come through our parking areas, and on and on.

There are broad possibilities of what can be built if changed to RC.

I would ask the planning commission to forgo any changes from the present R4. I could add a lot more, but I appreciate the time and want to be respectful of it.

Regards,

Rick Funderburke, IESNA, AIA  
President  
Lighting Virginia-West  
1325 3rd St. SW  
Roanoke, VA 24016  
v 540-344-2068  
f 540-344-2428  
[rick@lightingvirginia.com](mailto:rick@lightingvirginia.com)  
[www.lightingvirginia.com](http://www.lightingvirginia.com)

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Caldwell, Ben

---

**From:** David Tanner <detanner1941@gmail.com>  
**Sent:** Monday, June 21, 2021 3:49 PM  
**To:** Caldwell, Ben  
**Cc:** Baldwin, James  
**Subject:** Rezoning Request Z-21-12

Hello Mr. Caldwell,

Thank you for taking the time to speak with me this morning regarding the above rezoning request and insuring this email will reach the planning members.

Below are concerns that should be addressed prior to approval of rezoning from R-4 to RC at 17<sup>th</sup> Avenue South.

Referencing the Staff Report to Planning Commission – Tuesday, June 22, 2021,

1. Paragraph 7C. Background: City Council was made aware of the desire to revitalize the area surrounding 17<sup>th</sup> Avenue South.  
**Question:** What accomplishments can the City identify in the revitalization of the current RC zoned areas of 17<sup>th</sup> Avenue South? Rezoning additional area places more burden (safety, traffic) on surrounding residential owners and allows for “spot” businesses that may not see the needed foot traffic.
2. Planning Commission Action, Subparagraph d). Whether adequate ... roads ... exist or can be provided to meet the needs?  
**Question:** Has the increase of traffic, both vehicular, golf cart and pedestrian, been truly studied on Perrin Drive? Currently, any private or commercial vehicle loading or unloading at the Malibu Pointe building must use Perrin Drive. Malibu Pointe has no access to Ocean Blvd. This blocks one lane completely and also impedes foot traffic to the Public Walkway. Golf carts are not permitted on Ocean Blvd., thus Perrin Drive is their main street of north/south travel.
3. **Recommendation:** Instead of “Mass Rezoning”, the Planning Commission should take rezoning requests on a case-by-case basis. This allows more control over the land usage and permits the Commission more time to study actual effects of individual business types.

Regards,

David and Susan Tanner

1714 Perrin Drive

North Myrtle Beach, SC 29582

757-705-7395

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Caldwell, Ben

---

**From:** Annette Daly <netgarsim@gmail.com>  
**Sent:** Monday, June 21, 2021 9:48 PM  
**To:** Caldwell, Ben  
**Subject:** Rezoning Meeting NMB

Mr. Caldwell,

It has been brought to my attention that there is a rezoning meeting tomorrow evening. I would like to submit my concerns to you and ask that you provide them to the appropriate people and/or agencies.

My husband, 17 year old son and I reside in Orange County, NY. We began visiting the Myrtle Beach area 15 years ago. Our annual summer vacation quickly morphed into several visits per year. In May of 2015, we noticed a steady decline in the city of Myrtle Beach. We had been staying, as we always did, at Compass Cove Resort. The concierge suggested we leave early because bike week was coming and he felt it was not the safest place for our young son. We took his advice and headed home early. Our ride home was filled with thoughts of second guessing our decision. The next day we read about a shooting in the hotel! On the very same floor we had been staying on! We followed the news closely and it became apparent that crime was increasing heavily and it was no longer a family friendly environment. The following year, we decided to give North Myrtle Beach a try. We, quickly, fell in love with the family-friendly, small beach town environment and never looked back. Especially when, in 2018, Myrtle Beach was ranked within the top three most dangerous cities in America. It is our understanding that it still holds a title within the top five.

We travel to our beautiful North Myrtle Beach at least three times per year. Our nephew and his girlfriend visited us once and fell in love. When they got married, they purchased a condo in the Ocean Keys community and are planning to relocate their young family there permanently. My husband and I plan to retire to North Myrtle in a few years.

We stay in both the Avista Resort and our nephew's family condo when we visit. Avista is a warm, inviting facility and with spectacular views. We love our evening strolls down the beach; especially because it isn't over developed. We love walking down the beach and looking at the dunes, the houses, and the natural beauty that exists. The proposed rezoning for the area around 17<sup>th</sup> Avenue South and Ocean Boulevard is not something that thrills us. There are ample large hotels there already. We fear that adding any more will turn our beloved North Myrtle Beach into Myrtle Beach II. We fear that the same types of fugacious people will turn this beautiful community into a city riddled with crime, drugs, and gangs.

The roads in North Myrtle are also small and inviting. I'm not sure that they can even handle the traffic that more large hotels will bring. When we visit in the summer months, the roads are already congested. The independently owned businesses will, inevitably, be put out of business when more larger box stores move in to accommodate the masses. Beach parking can, already, be hard to come by in the areas surrounding the hotels.

If this rezoning happens, we will have to look for another retirement location. Perhaps in North Carolina. While it will break our hearts, we are leaving New York for a reason. If we wanted to be surrounded by violence and fugacious people, we'd retire to Manhattan.

We do hope that you will take our concerns into consideration. Please feel free to contact me with any questions you may have for me.

Sincerely,

Annette Daly  
4 Hamilton Ave  
Highland Mills, NY 10930  
845-821-4303

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.



## **Rucker, Aaron**

---

**From:** Joyce Mcwhirter <joyinco@gmail.com>  
**Sent:** Tuesday, June 22, 2021 12:02 PM  
**To:** Rucker, Aaron  
**Subject:** Rezoning

Dear Mr. Rucker,

I am writing this email with the intention that it be read at the city meeting on Monday June 22, 2021 in regards to the possible rezoning of the residence that I reside in for part of the year.

I am opposed to this rezoning for the following reasons.

The beach and dunes environment at Crescent Beach is already over taxed and would be greatly impacted with more high rise properties.

The entire area of North Myrtle Beach is already overcrowded with people and cars at the present time. The water system, electrical grid and traffic congestion will only increase and contribute to further degradation of the Crescent Beach Area.

Sent from my iPad

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** Cindy Woller <cwoller@lmanagementinc.com>  
**Sent:** Tuesday, June 22, 2021 11:06 AM  
**To:** Rucker, Aaron  
**Subject:** Crescent Shores

Please read this letter into the record at the Planning Commission and City Council meeting June 22nd regarding the proposed rezoning of portions of South Ocean Blvd. and 17th Avenue South.

For the reasons stated below we are **OPPOSED** to rezoning this area from R4 to RC

- + Increased number of people impacting the natural environment of Crescent beach
- + Increase in traffic flow on streets which are only one lane in each direction
- + Impact on available parking
- + The broad possibility of what can be built in an RC zone
- + The ability to build additional 16 to 18 story condo complexes in an area already heavily impacted by existing condo complexes with thousands of owners and renters during the high season.
- + Potential increase in the number of people attempting to access our amenities and parking areas.

Thank you,  
Scott and Cindy Woller  
Crescent Shores Owner  
1625 S Ocean Blvd Unit 708  
N Myrtle Beach SC  
(704) 905-5364

---

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## **Caldwell, Ben**

---

**From:** Jordan, Ann Baxley <jordana@winthrop.edu>  
**Sent:** Tuesday, June 22, 2021 1:18 PM  
**To:** Caldwell, Ben  
**Subject:** Rezoning

Dear Mr. Caldwell,

This message is to note my extreme concern about the proposed rezoning of the 1600 block in North Myrtle Beach. I regret that I cannot be with you in person tonight, but I have to be in Charlotte early tomorrow for an appointment.

Some years back we faced a proposal that would allow an expansion of the Ocean Sands Hotel onto property across the street. We and many other neighbors objected to our loss of view, to our loss of breeze, and to the increasing crowds on the beach. Our objections fell on deaf ears, and the structure was allowed. Little did we know then how bad it would get.

Today we must beg people (many of them hotel guests) not to park in our back yard and ask them not to sit on our wall and throw trash behind them onto the lawn. In much of May, we have to flee the house entirely because the hotel and the city allow out-of-control guests to yell, blast music all night, rev bikes, and taunt people just trying to get onto the beach. Strangers actually sit on my porches and ride bikes in the yard. It can be truly terrifying to have a mob of loud, scary, strangers on the other side of the living room wall. I have called the police in years past, but nothing ever changes.

And now, we are threatened with more businesses in our residential area, opening up the possibility of even more intolerable behavior which may also be uncontrolled. Most of us just want to feel safe in our homes, something that city government should want for us as well.

I very much hope that residents' quality of life will be considered as this decision is made. Too often, the interest of developers takes precedence, and citizens are just left to cope with the fallout.

My family has owned this property since the 40's, and we have had two generations of wonderful memories here. It would be nice for the next generation to have those memories as well.

In that spirit, we ask that you neither recommend nor approve rezoning of our residential block.

Best regards,  
Ann Jordan

Sent from my iPad

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

**Caldwell, Ben**

---

**From:** tdbodnar <tdbodnar@yahoo.com>  
**Sent:** Tuesday, June 22, 2021 10:36 AM  
**To:** Caldwell, Ben  
**Subject:** Rezoning proposal

To whom it may concern;

I unfortunately will be unable to attend this rezoning discussion but, I wanted my husband's voice and I voice to be heard. We live in a little green cottage on the corner of 18th and Perrin (1718 S Ocean Blvd) for years, it is more than just a property, it is our home! Our neighborhood is peaceful and we choose to live here because it's not all high rises. My husband has been a native to this property for over 15 years and these are more than just properties, these are where families are raised, our peaceful exercise routes, neighborhood cookouts, etc. I ask this to please be reconsidered, listen to the people and the community. Thank you.

-Taliesa Bodnar & Gregory Corcoran  
Residents of 1718 S Ocean Blvd

Sent from my Verizon, Samsung Galaxy smartphone

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** Collin Smith <collinmsmith@me.com>  
**Sent:** Tuesday, June 22, 2021 3:56 PM  
**To:** Rucker, Aaron  
**Subject:** Concerns of rezoning near 17th Ave S in NMB

Hello, I am a property owner on Edge Dr. Near 17th Ave S in NMB and received notice of the meeting this evening to discuss rezoning for high rise resort/condos to be built very near my home. I have major concerns with the idea of more high rise resorts and commercial business in this area that this zoning would allow. The beach is already over crowded, making it difficult for lifeguards to see clearly, not to mention the difficulty to just be able to enjoy the area. There is already too much traffic traveling at high speeds on 17th S and more traffic would just increase the likely hood of more reckless driving and potential for pedestrians to be hit by careless and distracted drivers. The main reason we purchased in the area was because there are not as many high rise condos and heavy commercial businesses. We have only owned here for 3 years and absolutely love it and plan to move here permanently in the next 10 years. If this resolution passes, we will need to reconsider the location and be forced to sell before the value of our property drops considerably due to the constant overpopulation that this would cause. Unfortunately, it would force us to look into North Carolina where they have maintained a nice residential feel to the vacation community. Please voice an opposition to this rezoning.

Collin Smith  
[collinmsmith@me.com](mailto:collinmsmith@me.com)

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

## Rucker, Aaron

---

**From:** Barbara Lynn Jackson <bljjackson1@gmail.com>  
**Sent:** Tuesday, June 22, 2021 3:32 PM  
**To:** Rucker, Aaron; Galbreath Allison K; Pritchard Suzanne  
**Subject:** 6/22/2021 Protest to Rezoning Request Z21-12

Please read my protest during tonight's Planning Commission meeting. I am unable to attend so my protest is in writing along with my reasons for objecting to the Rezoning Request Z21-12. I understand this will be voted on tonight by the Planning Commission & if passed there will be a final vote on July 19.

This afternoon I spoke with Allison Galbreath, the City Clerk, who kindly advised me to put my objections & reasons in an email to the senior planners for consideration.

Many of us are quite concerned that Rezoning current RC zones to RH zones along South Ocean Boulevard creates enormous high density housing units setting a precedent for future zone conversions along this street. This in turn will create loss of direct oceanfront views for many affected, very crowded beaches, loss of privacy, increased noise levels and higher traffic year round.

Many owners bought condos in North Myrtle Beach primarily because it is truly a slice of heaven on earth - our beautiful beaches are not typically very crowded, there is a semblance of tranquility and owners that have them enjoy their oceanfront views that are not typically obstructed with massive buildings.

We are owners in the Sea Castle condominium building at 1425 South Ocean Boulevard, the beautiful Crescent Beach area.

The Ocean Edge Motel next door to our South has a pending sale. Sea Castle owners, particularly on the South side, will likely lose a great deal of their direct oceanfront views as well as all views to the South should new owners tear down the existing motel which was refurbished & repainted last summer and build an RH zone structure up to 165 feet. Loss of much of the prized oceanfront view, loss of privacy, higher noise levels, more crowded streets, crowded beaches would likely occur.

Please do not vote to pass this Rezoning Request# Z21-12.

However, should it pass the final vote, our hope is that the properties next to Sea Castle are not rezoned from RC to RH.

Thank you for your consideration.

Lynn Jackson  
Sea Castle owner  
1425 South Ocean Blvd.  
North Myrtle Beach, SC

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.