

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: January 3, 2022

Agenda Item: 7E	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: December 22, 2021
Subject: Bahama Island Planned Development District (PDD) adding Phase 1C to the NMB RV Resort [Z-21-33]	Division: Planning and Development

Background:

The last major amendment to the Bahama Island PDD added phase 1B to the NMB RV Resort and Drydock and was approved by Council on December 2, 2019.

Proposed Changes:

Wall Engineering, agent for the owner, has requested an amendment adding the adjacent parcel into the NMB RV Resort as Phase 1C and constructing eight sites for park models. This additional parcel would be fully accessible through Phase 1B of the resort. The amendment also includes elevations for the proposed new park models. City staff will further review the construction details of this project at the site-development plan level of review.

Planning Commission Action:

The Planning Commission conducted a public hearing on December 21, 2021 and voted unanimously to approve the request. There were no public comments.

Recommended Action:

Approve the proposed ordinance on first reading

Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney
---------------------------	--------------------------	---------------------------

Council Action:

Motion By _____ 2nd By _____ To _____

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH
PROVIDING THAT THE CODE OF ORDINANCES, CITY OF
NORTH MYRTLE BEACH, SOUTH CAROLINA, BE AMENDED
BY REVISING THE BAHAMA ISLAND PLANNED
DEVELOPMENT DISTRICT (PDD) CONCERNING PHASE 1C OF
THE NMB RV RESORT AND DRYDOCK.**

Section 1:

That the Bahama Island Planned Development District be amended to include updated plan, elevations, and narrative for Phase 1C of the NMB RV Resort and Drydock as depicted in Exhibit A attached and included in this ordinance.

Section 2:

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

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2022.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED:

City Manager

FIRST READING: 1.3.2022

SECOND READING: _____

ORDINANCE: _____

NMB RV RESORT PHASE 1C

APPLICANT: Wall Engineering, LLC

PREPARED FOR: The City of North Myrtle Beach

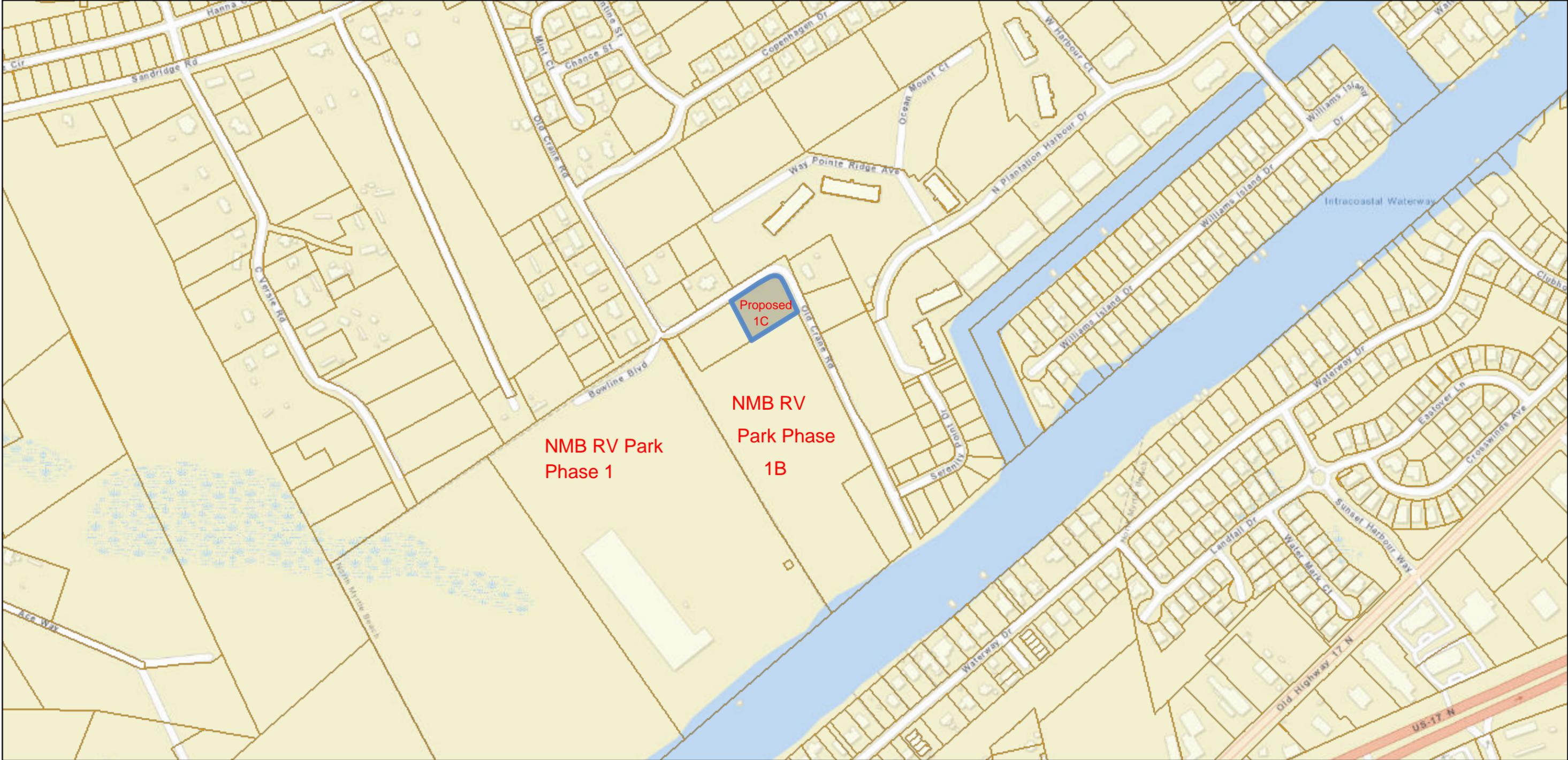
December 13, 2021

EXHIBIT A



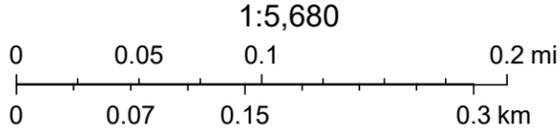
1311 13th Ave., Unit F, Conway, SC 29526
josh@walleng.com - 843.488.4180

NMB RV Park

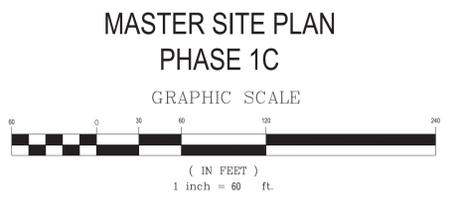


December 13, 2021

-  Spoilage
-  Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



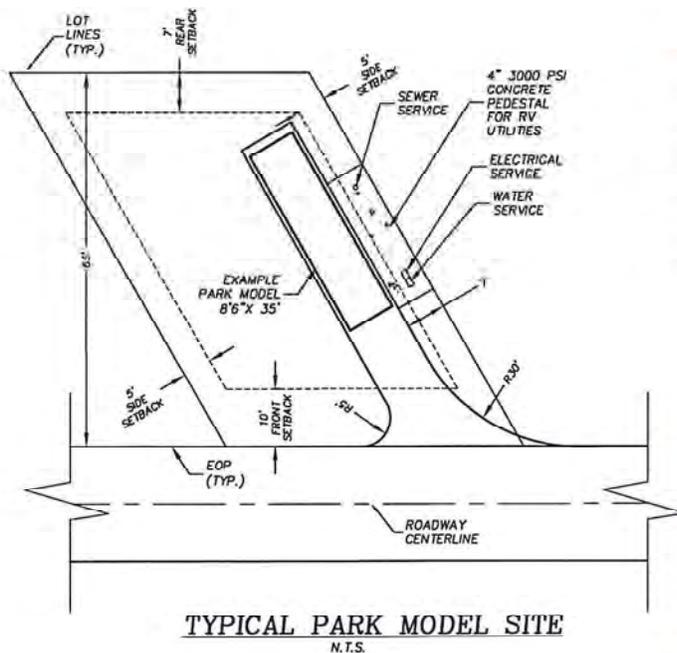
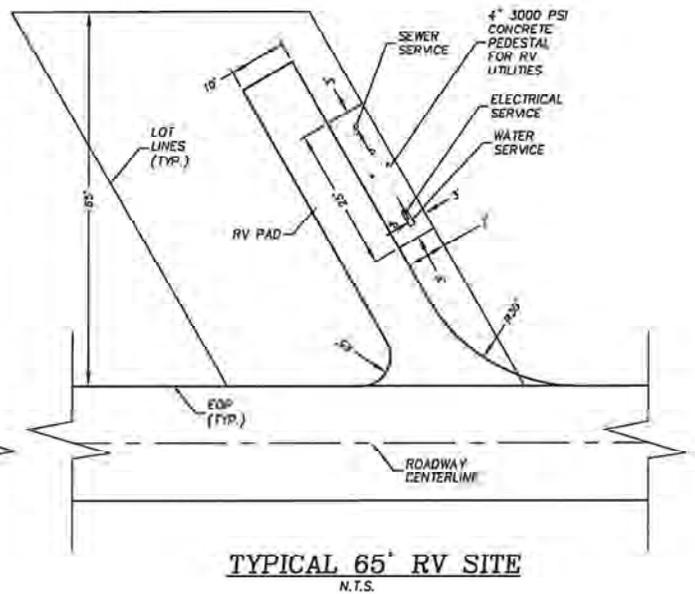
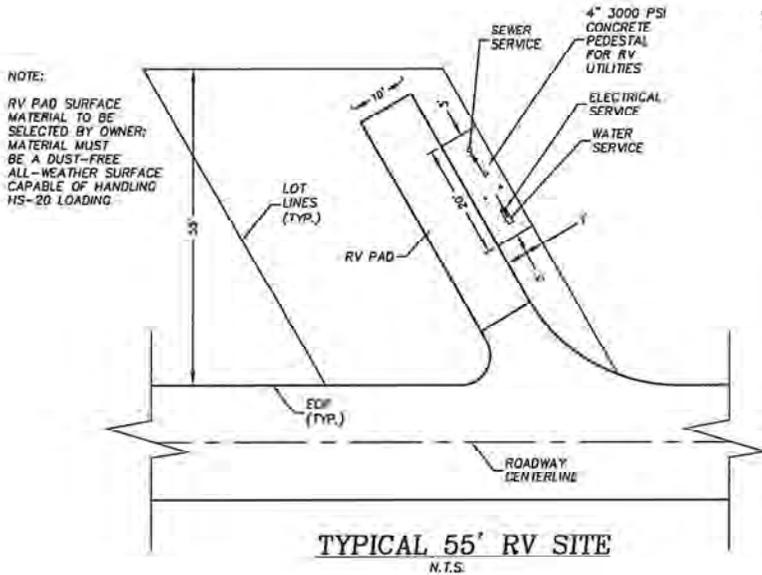
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF WALL ENGINEERING, LLC. REPRODUCTION OR REUSE IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION IS FORBIDDEN.	DATE	OCT. 14, 2021
DRAWN BY	ALW	
DRAWING NO.	PDD	35006010139
JOB NO.	21-21	SHEET: 1 OF 1

NMB RV PARK - PHASE 1C
CITY OF NORTH MYRTLE BEACH, SC
PREPARED FOR
MYRTLE BEACH POWER SPORTS, INC.

6.04 Recreation description

RV Sites The RV sites will feature a gravel drive with sewer, water, and power hookups. Park models are allowed within the campsite areas. Any permanent or accessory structure must be permitted through all applicable agencies.



Park

Models

Park models will be allowed within the RV campsites. Park models must meet the following setbacks:

Front = 10'

Side = 5'

Rear = 7'



Image: Model 552 from Athens Park Homes

NMB RV Park Phase 1C: Park Model



5B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-33: City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) revising the NMB RV Resort and Dry Dock by adding eight additional park model campsites through changes to the governing documents, including plans and building elevations.

History

Planning Commission last reviewed the North Myrtle Beach RV Resort and Dry Dock section of the Bahama Island PDD during their May 4, 2021, meeting where an amendment was approved that removed three camp sites and added an indoor pool area with meeting area and restrooms.

Proposed Changes

The applicant and agent for the owner, Wall Engineering, has requested an amendment adding the adjacent parcel into the NMB RV Resort as Phase 1C and constructing eight sites for park models. This additional parcel would be fully accessible through phase 1B of the resort. The amendment also includes elevations for the proposed new park models. City staff will further review the construction details of this project at the site-development plan level of review.

Staff Review

Planning & Development, Planning Division

The Planning Division has no issues with the proposed amendment.

Planning & Development, Zoning Division

The Zoning Administrator has no issues with the proposed amendment.

Public Works

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

Public Safety

The Fire Marshal has no issues with the proposed amendment.

According to § 23-4, *Amendments*, of the Zoning Ordinance, the advertisement requirement for Zoning Ordinance amendments is 15 days, and that advertisement notice has been met. The amendment is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for January 3, 2022.

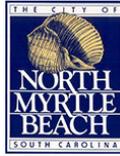
Planning Commission Action

The Planning Commission may recommend approval, recommend approval with modifications and/or conditions, or recommend denial of the proposal as submitted.

Alternative Motions

- 1) I move that the Planning Commission recommend approval of the major planned development district amendment to the Bahama Island PDD [Z-21-33] as submitted.
OR
- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Bahama Island PDD [Z-21-33] as submitted.
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on October 28, 2021
FILE NUMBER:	Z-21-33
Complete Submittal Date:	October 28, 2021



Notice Published:	November 18, 2021
Planning Commission:	December 7, 2021
First Reading:	January 3, 2022
Second Reading:	February 7, 2022

City of North Myrtle Beach, SC

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

GENERAL INFORMATION

Date of Request: October 26, 2021	Property PIN(S): 35006010139
Property Owner(s): Kirk Hanna	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: Old Crane Road	Project Contact: Amanda Elliott
Contact Phone Number: 843-488-4180	Contact Email Address: amanda@walleng.com
PDD Name: Bahama Island	Total Area of Property: 1 Acres

Proposed Amendment:

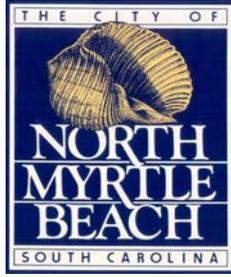
Myrtle Beach Power Sports, Inc. is submitting this application for a Planned Development Amendment to the previously approved "North Myrtle Beach RV Resort and Dry Dock Planned Development Zoning District Ordinance" which was previously amended from the "Bahama Island Resort" Planned Development. This PD Amendment, herein as Phase 1C, only applies to the 0.6-acre parcel (TMS# 130-00-08) that is outlined in Exhibit A., Page 7 (Aerial Photograph/ Location Map). The previously approved North Myrtle Beach RV Resort and Dry Dock PDD (TMS#130-00-08-217 and 130-00-08-117), herein as Phase 1B, will remain unchanged. The previously approved North Myrtle Beach RV Resort and Dry Dock PDD (TMS#130-00-08-037) of the development shall remain unchanged. The previously approved Bahama Island Resort PUD affecting the Canal land & Timber portion (TMS#130-00-08-058) of the development shall remain unchanged.

RECORDED COVENANT INFORMATION

I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).

Applicant's E-signature: Amanda Elliott

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.



CITY OF NORTH MYRTLE BEACH
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 10/26/21

Nature of Approval Requested: PDD Amendment

Property PIN(s): 35006010139

Property Address/Location: Old Crane Road

I, **Kirk Hanna**, hereby authorize Wall Engineering (Amanda Elliott or Amber Wall)

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



Signature
President

Title

Signature

Title

Please have all property owners sign application; disregard additional spaces if not needed. If additional signature lines are required, please duplicate this sheet and bind all sheets together into one document.

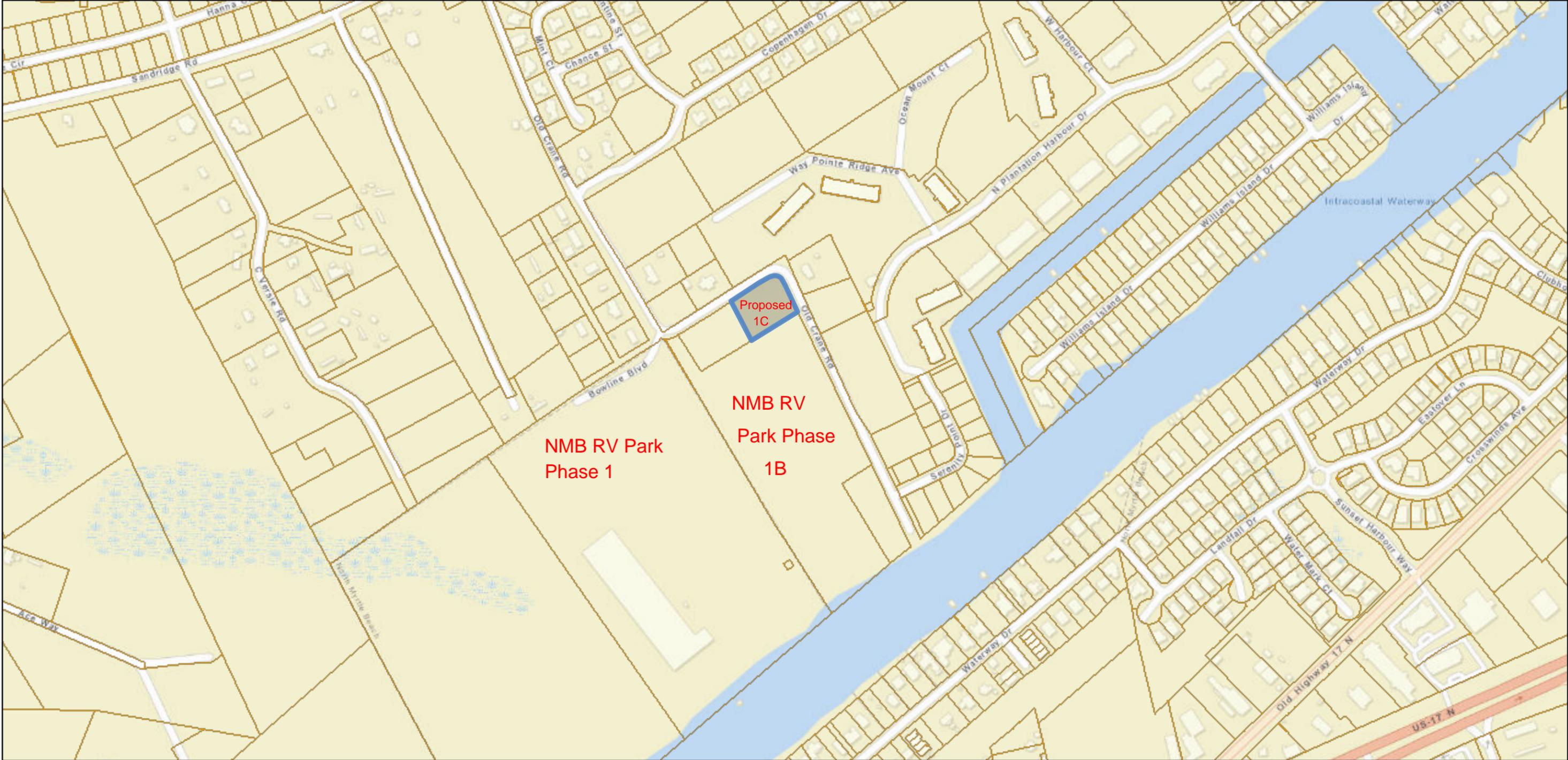
NMB RV RESORT PHASE 1C

APPLICANT: Wall Engineering, LLC

PREPARED FOR: The City of North Myrtle Beach

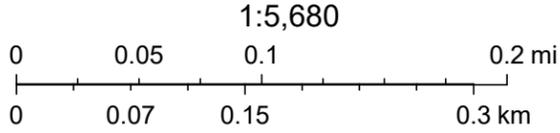
December 13, 2021

NMB RV Park

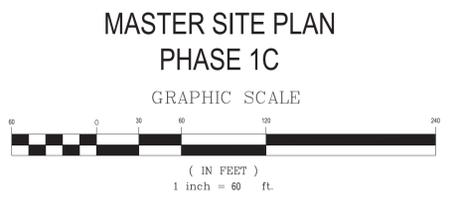


December 13, 2021

-  Spoilage
-  Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

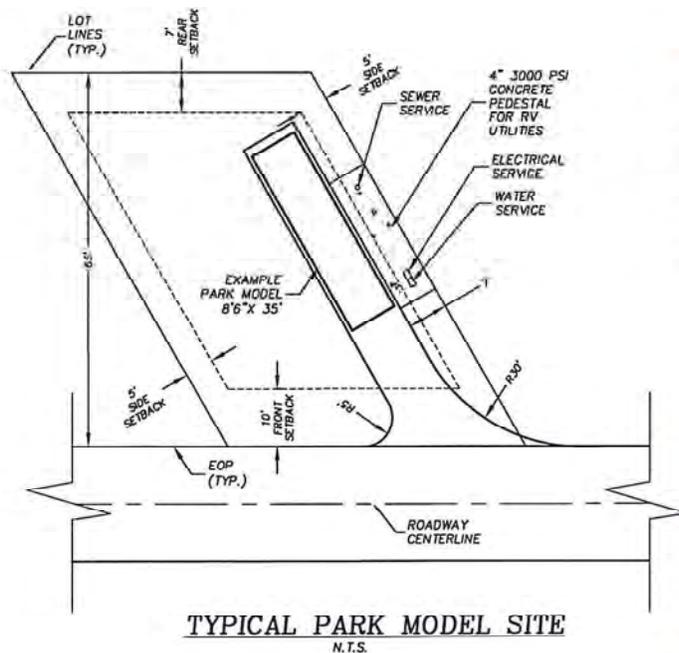
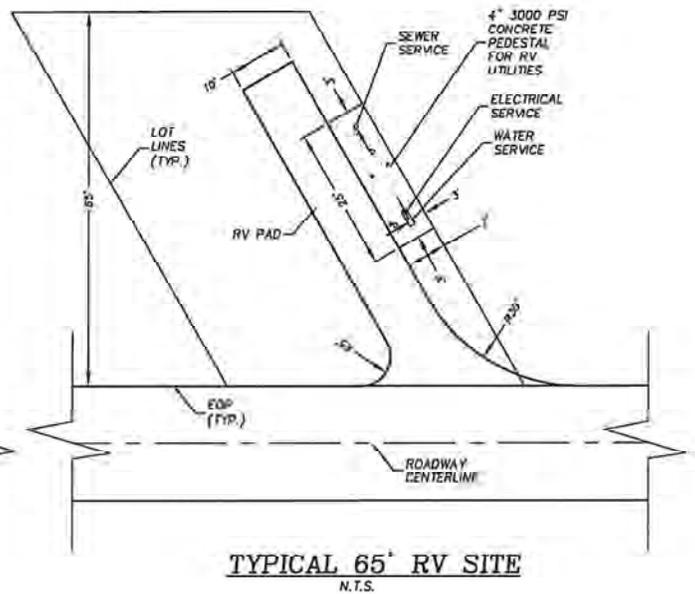
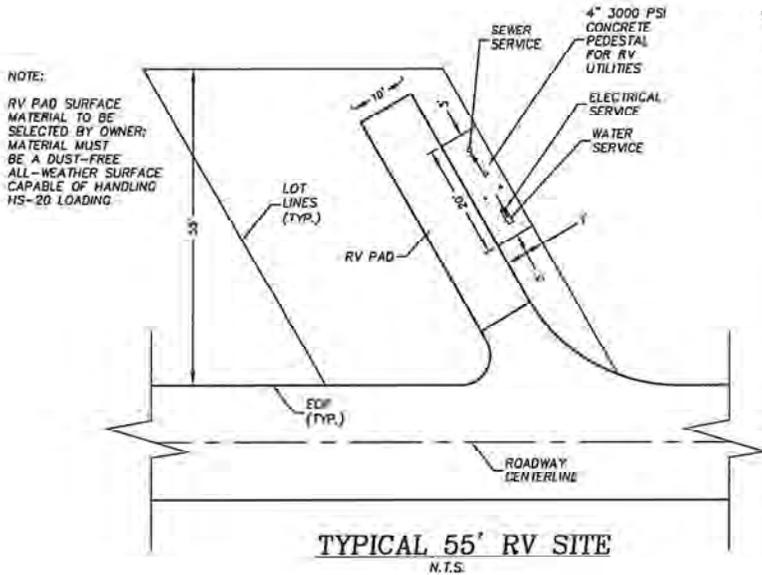
THIS DRAWING IS THE PROPERTY OF WALL ENGINEERING, LLC. REPRODUCTION OR REUSE IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION IS FORBIDDEN.	DATE	OCT. 14, 2021
DRAWN BY	ALW	
DRAWING NO.	PDD	35006010139
JOB NO.	21-21	1 OF 1

NO.	DATE	DESCRIPTION	BY

NMB RV PARK - PHASE 1C
CITY OF NORTH MYRTLE BEACH, SC
PREPARED FOR
MYRTLE BEACH POWER SPORTS, INC.

6.04 Recreation description

RV Sites The RV sites will feature a gravel drive with sewer, water, and power hookups. Park models are allowed within the campsite areas. Any permanent or accessory structure must be permitted through all applicable agencies.



Park

Models

Park models will be allowed within the RV campsites. Park models must meet the following setbacks:

Front = 10'

Side = 5'

Rear = 7'



Image: Model 552 from Athens Park Homes

NMB RV Park Phase 1C: Park Model

