

**City of Myrtle Beach
Planning Commission
1:30 p.m., Tuesday, March 21, 2023
Conference Room, City Services Building
921 North Oak Street, Myrtle Beach, SC 29577**

ANYONE WHO REQUIRES AN AUXILIARY AID OR SERVICE FOR EFFECTIVE COMMUNICATION OR PARTICIPATION SHOULD CONTACT 843-918-1050 AS SOON AS POSSIBLE, BUT NO LATER THAN 48 HOURS BEFORE THE MEETING.

A. Call Meeting to Order

B. Matters of Order: Approval of Minutes for March 7, 2023

C. Executive Session: The board may take action on items discussed during Executive Session when the Public Session resumes.

D. Matters of Business

E. Presentation of New Applications:

1. **STN 23-03 Villas at 24th:** Request by Nataliia Skotar of TG 22, LLC, to name a private access drive serving 12 residential units near the corner of 24th Avenue South and Ocean Boulevard, "Polermo Court."
2. **STN 23-04 Second Avenue Townhomes:** Request by Nataliia Skotar of 200 NKH, LLC, to name a private access drive serving 7 townhouses near the corner of Second Avenue North and Chester Street, "Palm Lane."
3. **TEXT 23-05 Event Spaces in C7:** Request by Myrtle Beach City Council to amend Articles 2 and 14 of the Zoning Code to allow Banquet Halls and Event Spaces as a permitted use in the C7 (Downtown Commercial) district.
4. **TEXT 23-06 MCMP A2, A3, A4, A5, A6, and A7:** Request by BEI Beach, LLC, (Bob Penner, representative) to amend the Market Common Master Plan reflecting design changes for buildings at 3324 Reed Street, 3346 Reed Street, 3064 Howard Avenue, 3073 Howard Avenue, 3078 Howard Avenue, 3093 Howard Avenue, and 4000 Howard Avenue.
5. **PRE-FIN 23-02 Coventry Marketplace, Parcel 7:** Request by Thomas & Hutton (Walter Warren, agent) to subdivide approximately 10.29 acres along Pintail Drive in the Clemson Tract PUD (PIN #447-00-00-0037) into two parcels of approximately 1.22 acres and 9.07 acres.
6. **TEXT 23-04 Construction Equipment in HC-1:** Request by Home Depot (Katie Witt, Agent) to amend Article 14 Section 1407.C Permitted Uses to allow construction equipment sales, rental, repair, leasing, maintenance, and storage in the HC1 (Highway Commercial) District.
7. **ANEX 23-02 Bay Pointe Apartments, Phase IV:** Request by Myrtle Beach Farms (Blake Aarp, representative) to annex approximately 3.23 acres at the north end of

Nance Street (PIN #425-12-03-0058) into the city limits and to rezone the property from Horry County NC (Neighborhood Commercial) to Myrtle Beach RMH-BTW (Residential Multifamily High Density with the Booker T. Washington Overlay) for further expansion of the existing Bay Pointe Apartments.

8. **Z 23-02 Bay Pointe Apartments, Phase IV:** Request by Myrtle Beach Farms (Blake Aarp, representative) to rezone approximately 0.59 acres along Grissom Parkway (portion of PIN #425-12-03-0009) from R10 (Single Family Residential) to RMH-BTW (Residential Multifamily High Density with the Booker T. Washington Overlay) for further expansion of the existing Bay Pointe Apartments.
9. **Z 23-03 International Residence Hall PUD:** Request by Myrtle Beach Farms (Robert S, Guyton, agent) to rezone approximately 7.62 acres at the corner of Robert Grissom Parkway and Mr. Joe White Avenue (PIN #425-13-01-0080) from HC2 (Highway Commercial) to PUD (Nance Street International Residence Hall Planned Unit Development) to provide safe housing for seasonal international workers.

F. Communications from the Planning Commission

G. Communications from City Staff: Economic Development Element Update

H. Meeting Adjournment