



TOWN OF
Atlantic Beach
"The Black Pearl" south carolina

Planning Commission

February 27, 2025
at 1:00 PM

Atlantic Beach Community Center
1010 32nd Avenue South, Atlantic Beach, SC 29582

Planning Commission

Commission Members

Name	Term
Kathyrn Allen	11/08/24-5/20/26
Stephen Fera	11/08/24-5/20/27
Michele Brown	2/03/25-2/03/29
Timothy L Vereen	2/01/21-2/01/26
Titus Stedman Leakes	11/08/24-5/20/28



Town of Atlantic Beach
717 30th Avenue South
Atlantic Beach, SC 29582
Mailing Address: PO Box 5285
North Myrtle Beach, SC 29597-5285
Phone: 843 663-2284
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Planning Commission Meeting Schedule 2025

Pursuant to the Provision Act Number 593 of 1978 approved by Governor James B. Edwards on July 18, 1978, commonly called the "Freedom of Information Act". Notice of meetings.

- (A) All Public Bodies shall give written Public Notice of their regular Meetings at the beginning of each calendar year.
- (B) The Notice shall include the dates, time and place of such meeting; Subsection (c) of section of 9 Provides.
- (C) Written Public Notice shall include but not limited to posting a copy of the Notice at the principle office of the body holding the meeting or, if no office exists, at the building in which the meeting is to be held.

The following shall apply to the Town of Atlantic Beach, South Carolina:

Thursday, January 16, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, February 20, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, March 20, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, April 17, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, May 15, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, June 19, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, July 17, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, August 21, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, September 18, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, October 16, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, November 20, 2025	@	1:00 p.m.	Atlantic Beach Community Center	(Note: Week before Thanksgiving)
Thursday, December 18, 2025	@	1:00 p.m.	Atlantic Beach Community Center	(Note: Week before Christmas)

The Atlantic Beach Community Center is located at 1010 32nd Avenue South, Atlantic Beach, SC 29582

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TOWN OF ATLANTIC BEACH PLANNING COMMISSION MEETING AGENDA

February 27, 2025 at 1 pm

Atlantic Beach Community Center

1010 32nd Avenue South, Atlantic Beach, SC 29582

Meeting can be viewed at: <https://boxcast.tv/channel/hriov7yurwsygzbggzi>

- I. Call to Order
- II. Roll Call
- III. Moment of Silence and Pledge of Allegiance
- IV. Old Business
 - A. Approval of July 25, 2024 Minutes (*Action Item*)
 - B. Rezoning Case 01-2025 and Public Hearing (*Action Item*).....**7-13**

Request by the Town of Atlantic Beach to amend the official zoning map for the Town of Atlantic Beach, South Carolina, so as to amend the zoning for PINS 39201040001; 39201040002; 39201040003; 39201040004; 39201040005; 39201040006; 39201010144; 39201010145; 39201010146; 39201010147; 39201010148; and 39201040071 from Waterfront District 1 (WF1) to Residential (R2) and to amend the zoning for PINS 39201010149; 39201010150; 39201010151; 39201010152; 39201010153; 39201010154; 39201010155; 39201010156; 39201010157; 39201010158; 39201010159; 39201010161; 39201010162; 39201010163; 39201010164; 39201010165; 39201010166; 39201020696; 39201020697; and 39201020698 from Waterfront District 2 (WF2) to Residential (R2).
- V. New Business
 - A. Approval of January 16, 2025 Minutes (*Action Item*)
- VI. Public Input, non-agenda items (Time Limit: 3 Minutes Per Person)
- VII. Adjournment

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Old Business

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Rezoning Case

No.: 1-2025



TOWN OF ATLANTIC BEACH
PLANNING COMMISSION DECISION MEMORANDUM
RE: Beachfront Rezoning Request
Date: January 16, 2025

ISSUE

Does the Planning Commission recommend approval of the rezoning request of the 1st and 2nd rows of beachfront properties from Waterfront 1 (WF1) and Waterfront 2 (WF2) to Residential (R2)?

RECOMMENDATION

The Planning Commission will hold a public hearing and, then make a recommendation to Town Council. Per the Land Management Ordinance, the Planning Commission shall consider the following factors in their recommendation:

1. Whether or not the requested amendment is consistent with the Town's Comprehensive Plan or is justified by an error in the original text;
2. The precedents, and effect of such precedents, which might result from approval or denial of the application;
3. For zoning amendments, whether the uses permitted by the proposed change would be appropriate in the area concerned; and
4. The capacity of the Town or other governmental agencies to provide additional services, facilities, or infrastructure that might be required if the application was approved.

BACKGROUND

The Town of Atlantic Beach has initiated a zoning map amendment for the following parcels:

- **Waterfront 1 (WF1) district to Residential (R2) district:**
PINS 39201040001; 39201040002; 39201040003; 39201040004; 39201040005;
39201040006; 39201010144; 39201010145; 39201010146; 39201010147; 39201010148;
and 39201040071.
- **Waterfront 2 (WF2) district to Residential (R2) district:**
PINS 39201010149; 39201010150; 39201010151; 39201010152; 39201010153;
39201010154; 39201010155; 39201010156; 39201010157; 39201010158; 39201010159;
39201010161; 39201010162; 39201010163; 39201010164; 39201010165; 39201010166;
39201020696; 39201020697; and 39201020698.

The current zoning designations for these waterfront properties were intended to support the Comprehensive Plan's goal to implement the master plan. That goal was dependent on the opening of Ocean Boulevard to vehicular traffic, which has not occurred. Rezoning these parcels to Residential (R2) ensures future development is consistent with the Comprehensive Plan's recommendation for low to medium density residential use and the vision of a quiet, residential beachfront community.

ANALYSIS

The current zoning of the 1st and 2nd rows of beachfront properties is inconsistent with the Comprehensive Plan. The Comprehensive Plan states:

"The prevalence and intensity of future development in the town will be determined in large part by whether or not Ocean Blvd is opened. If Ocean Blvd is to remain closed, the primary focus for future land use actions should be to encourage infill residential development and to foster a quiet, residential beachfront community with commercial activity concentrated primarily on US 17."

(Source: Town of Atlantic Beach Comprehensive Plan 2017-2027, pg. 81)

The current Waterfront 1 (WF1) zoning only allows single-family residential development with a Special Exception from the Board of Zoning Appeals, and Waterfront 2 (WF2) does not allow any single-family residential development. Rezoning these parcels to Residential (R2) would better align with the Comprehensive Plan, particularly if Ocean Boulevard remains closed.

It is also important to note that many of these parcels are believed to have deed restrictions that limit their use to single-family residential only. The R2 district permits single-family residential use by right, making it compatible with the deed restrictions and consistent with the Comprehensive Plan.

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)
TOWN OF ATLANTIC BEACH)

AN ORDINANCE TO AMEND THE ZONING FOR NUMEROUS PARCELS TO RESIDENTIAL 2 (R-2) DISTRICT.

WHEREAS, The Town of Atlantic Beach is empowered to amend its Zoning Map to be consistent with the Comprehensive Plan and the changing needs of the Town, in its best interests, after review by the Town Planning Commission, public notice, and public hearing; and

WHEREAS, South Carolina Code § 6-29-310 empowers an appointed municipal planning commission to hear and make recommendations on zoning ordinance changes; and,

WHEREAS, the Comprehensive Plan indicates that if South Ocean Boulevard does not connect to North Myrtle Beach to the north and south that development near the beach should consist of low to medium density residential; and,

WHEREAS, there are numerous properties that are restricted to only having one residential structure per lot; and,

WHEREAS, current zoning may inhibit the development of many Waterfront 1 (WF1) and Waterfront 2 (WF2) lots; and,

WHEREAS, the Residential (R2) district is a more appropriate zoning district for these first and second row beachfront lots.

NOW, THEREFORE, be it enacted and ordained by the Town Council of the Town of Atlantic Beach by the power and authority granted by the State of South Carolina that the Town of Atlantic Beach Land Official Zoning Map is hereby amended as follows:

- 1) **Amendment to the Town of Atlantic Beach Official Zoning Map.** The following parcels are hereby rezoned from Waterfront 1 (WF1) district to Residential (R2) district, as shown in Map A: PINS 39201040001; 39201040002; 39201040003; 39201040004; 39201040005; 39201040006; 39201010144; 39201010145; 39201010146; 39201010147; 39201010148; and 39201040071.
- 2) **Amendment to the Town of Atlantic Beach Official Zoning Map.** The following parcels are hereby rezoned from Waterfront 2 (WF2) district to Residential (R2) district, as shown in Map B: PINS 39201010149; 39201010150; 39201010151; 39201010152; 39201010153; 39201010154; 39201010155; 39201010156; 39201010157; 39201010158; 39201010159; 39201010161; 39201010162; 39201010163; 39201010164; 39201010165; 39201010166; 39201020696; 39201020697; and 39201020698.

Map A - Rezoning from Waterfront 1 (WF1) to Residential (R2)



Map B - Rezoning from Waterfront 2 (WF2) to Residential (R2)



SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this ordinance, which can be given effect without the invalid provision or application, and any such provisions are declared to be severable. All ordinances or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

EFFECTIVE DATE. The Town Council hereby invokes the pending ordinance doctrine recognized under South Carolina law. This ordinance shall be effective immediately upon first reading approval.

BE IT ORDERED AND ORDAINED by the Mayor and Town Council of the Town of Atlantic Beach, South Carolina, in assembly and by the authority thereof, this _____ day _____ of _____, 2025.

Atlantic Beach Town Council

Jake Evans, Mayor

John David, Jr., Mayor Protem

Edward Campbell, Councilmember

Jacqueline Gore, Councilmember

Carla Y. Taylor, Councilmember

Attest:

Town Clerk

Town Manager