

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

ORDINANCE TO AMEND THE OFFICIAL ZONING MAP AND THE LAND MANAGEMENT ORDINANCE FOR THE TOWN OF ATLANTIC BEACH, SOUTH CAROLINA, SO AS TO AMEND THE ZONING FOR PIN 392-01-01-0167 FROM WATERFRONT DISTRICT 2 (WF2) TO THE BLACK PEARL OF THE ATLANTIC WF2-FLEXIBLE DESIGN DISTRICT (WF2-FDD)

WHEREAS, Ordinance Number 7-2019 authorizes the Town of Atlantic Beach to amend the Official Zoning Map for the Town; and

WHEREAS, the property owner(s) have requested to amend the maps for the above mentioned parcel of land; and

WHEREAS, the intent of the Flexible Design District(s) (FDD) is to provide for higher intensity development along the oceanfront, while providing for a higher level of design and public amenities consistent with the Town of Atlantic Beach Comprehensive Plan and 2007 Master Plan; and

WHEREAS, the Waterfront 2 Flexible Design District (WF2-FDD) is designed to complement the character and the uses allowable within the WF2 zoning district; however, the WF2-FDD district allows for greater height, floor area ratio, density, and building coverage than fixed zoning districts described in Section 5.3.400 through the use of incentivized flexible development standards; and

WHEREAS, Atlantic Beach Town Council finds that the request to amend the zoning from Waterfront Two (WF2) to the Black Pearl of the Atlantic WF2- Flexible Design District (FDD) is consistent with the Comprehensive Plan.

NOW THEREFORE by the power and authority granted to the Town of Atlantic Beach by the Constitution of the State of South Carolina and the powers granted to the Town by the General Assembly of the State, it is ordained and enacted that:

- 1) PIN 392-01-0167 is hereby rezoned from Waterfront Two (WF2) to the Black Pearl of the Atlantic WF2-Flexible Design District (FDD) as shown in Attachment A titled Official Zoning Map Amendment.
- 2) The Land Management Ordinance is hereby revised to incorporate the Black Pearl of the Atlantic WF2-FDD as detailed in Attachments B, C, D, E, F, and G.

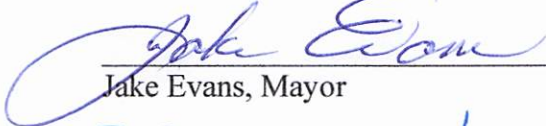
SEVERABILITY. If a section, sub-section, or part of the Ordinance shall be deemed or found in conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that section, sub-section or part of this Ordinance shall be deemed ineffective, but the remaining part of this Ordinance shall remain in full force and effect.

CONFLICT WITH PRECEDING ORDINANCES. If a section, sub-section or provisions of this Ordinance shall conflict with the provisions of a section, sub-section or part of a preceding Ordinance of the Town of Atlantic Beach, then the preceding section, sub-section or part shall be deemed repealed and no longer in effect.

EFFECTIVE DATE. This Ordinance shall become effective immediately upon adoption at second reading.

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 29th day of August, 2024.

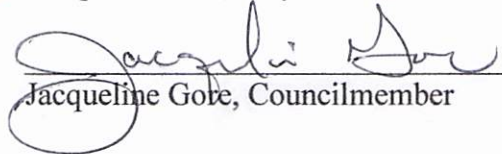
Atlantic Beach Town Council



Jake Evans, Mayor



Josephine Isom, Mayor Protem

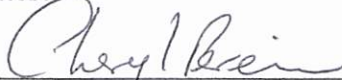


Jacqueline Gore, Councilmember

Edward Campbell, Councilmember

John David, Councilmember

Attest:



Town Clerk



Town Manager