



**PLANNING COMMISSION MEETING AGENDA**  
**Tuesday, March 3, 2026, 5:00 PM in Council Chambers**  
**Morning Workshop at 9:15 AM in Planning & Development Conference Room**  
**URL: [https://www.youtube.com/live/UeR\\_m6ztiPI](https://www.youtube.com/live/UeR_m6ztiPI)**  
**1018 2<sup>nd</sup> Avenue South, North Myrtle Beach, SC**

1. CALL TO ORDER
2. ROLL CALL
3. COMMUNICATIONS: 2026 Calendar
4. APPROVAL OF MEETING MINUTES: February 17, 2026
5. CONSENT
6. NEW BUSINESS

A. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-26-3:** City staff received an application for a minor amendment to the Hope Pointe Planned Development District (PDD) to add an additional product line with associated façade design within the approved townhome section, while maintaining the previously approved building footprints and unit sizes.

7. PUBLIC COMMENT
8. ADJOURNMENT

Respectfully submitted,

L. Suzanne Pritchard, PLA, AICP, CFM  
*Assistant Director, Planning & Development*

Anyone who requires an auxiliary aid or service for effective communication or participation should contact (843) 280-5555 as soon as possible, but no later than 48 hours before the scheduled event. **Notice to the Public of Rights under Title VI:** The City of North Myrtle Beach operates its programs and services without regard to race, color, and national origin in accordance with Title VI of the Civil Rights Act. Any person who believes he or she has been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with the City of North Myrtle Beach. Complaints must be filed within 180 days of the alleged discriminatory act. If information is needed in another language, contact (843) 280-5555. ~ Si se necesita información en otro idioma llame al (843)280-5555.

**6A. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-26-3:** City staff received an application for a minor amendment to the Hope Pointe Planned Development District (PDD) to add an additional product line with associated façade design within the approved townhome section, while maintaining the previously approved building footprints and unit sizes.

### **History**

City Council approved a major amendment entitling the Hope Pointe neighborhood on August 16, 2021, revising what was formally known as the Esperanza PDD. A subsequent minor amendment revising entrance signage was approved by Planning Commission on August 20, 2024.

### **Proposed Changes**

The applicant requests a minor amendment to add an additional approved townhome product line, known as the Dunmore, within the existing townhome section of the PDD.

### **Staff Review**

#### *Planning & Development, Planning Division*

The Planning Department has no objection to the addition of the Dunmore product line, provided development remains consistent with the approved PDD standards. Staff notes that the PDD master plan limits townhome buildings to a maximum of six units in a row. While the submitted materials depict buildings containing up to nine units, any future site plan must comply with the six-unit maximum established in the approved master plan.

#### *Planning & Development, Zoning Division*

The Zoning Administrator has no issue with the proposed amendment.

#### *Public Works*

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

#### *Public Safety*

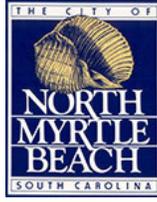
The Fire Marshal has no issue with the proposed amendment.

### **Planning Commission Action**

The Planning Commission may approve, recommend modifications and/or conditions, or deny the proposal as submitted.

### **Alternative Motions**

- 1) I move that the Planning Commission approves the minor planned development district amendment to the Hope Pointe PDD [Z-26-3] as submitted.  
OR
- 2) I move that the Planning Commission denies the minor planned development district amendment to the Hope Pointe PDD [Z-26-3] as submitted.  
OR
- 3) I move (an alternate motion).

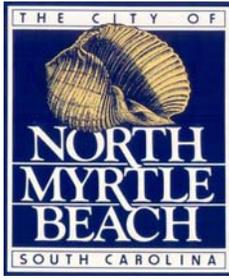


PDD Zoning Finance Account Code:	3.22
FEE PAID:	No Fee
FILE NUMBER:	Z-26-3
Complete Submittal Date:	February 13, 2026

**City of North Myrtle Beach, SC**

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

GENERAL INFORMATION	
<b>Date of Request: February 13, 2026</b>	<b>Property PIN(S): 35201010055</b>
<b>Property Owner(s): Hope Pointe LLC</b>	<b>Type of Zoning Map Amendment: Minor PDD Amendment</b>
<b>Address or Location: The intersection of Hope Pointe Drive and Little River Road.</b>	<b>Project Contact: Zoe Conrad</b>
<b>Contact Phone Number: Contact the Planning Division for Info</b>	<b>Contact Email Address: Contact the Planning Division for Info</b>
<b>PDD Name: Hope Pointe</b>	<b>Total Area of Property: 0 Acres</b>
<b>Proposed Amendment: This minor PDD amendment shall involve adding a new product line within the townhome section of Hope Pointe. While the building footprints and sizes would remain unchanged, the additional proposed façades are different from those currently reflected in the approved PDD documents.</b>	
RECORDED COVENANT INFORMATION	
<p>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). <i>Applicant's E-signature: <u>Zoe Conrad</u></i></p>	
<p>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.</p>	



**CITY OF NORTH MYRTLE BEACH**  
**LETTER OF AGENCY**

*Revision Date 05.24.19*

Today's Date:

Nature of Approval Requested:

Property PIN(s):

Property Address/Location:

I, \_\_\_\_\_, hereby authorize \_\_\_\_\_

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

Signature

Title

Signature

Title

Signature

Title

Signature

Title

Signature

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.

# Hope Pointe Townhomes

Note: Trellis to be added over top of garage on all townhome units.



**Entitled Elevations**



ARCHITECTURAL  
ASPHALT SHINGLES

HARDIEPLANK SIDING

BOARD & BATTEN SIDING

VINYL WINDOWS

STONE OR BRICK ACCENTS

MONOSLAB FOUNDATION

Entitled Elevations



**UNIT D**  
ELEVATION 'K'  
(PER PLAN)

**UNIT C**  
ELEVATION 'M'  
(PER PLAN)

**UNIT B**  
ELEVATION 'K'  
(PER PLAN)

**UNIT A**  
ELEVATION 'L'  
(REVERSE)



**4 - UNIT BUILDING**

SCALE: 1/8" = 1'-0"

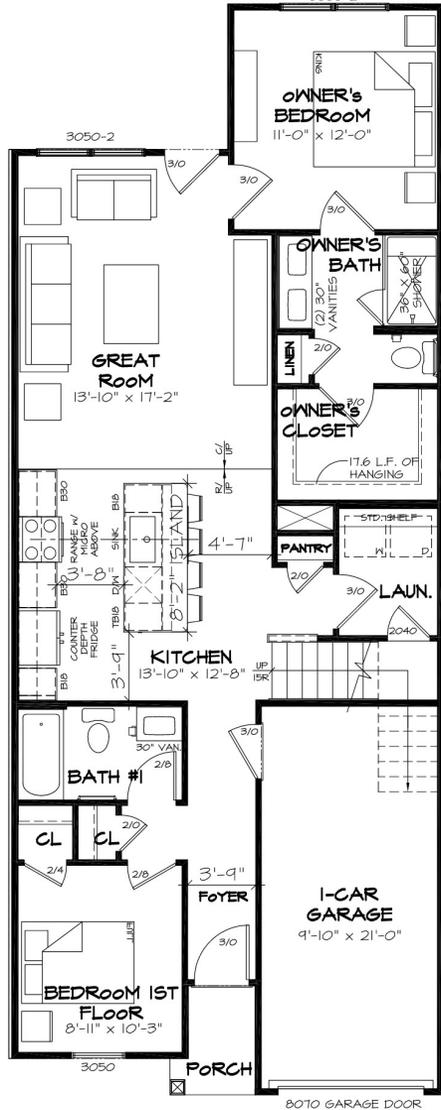
NAS04



**Dunmore**  
October 30<sup>th</sup>, 2025

**Proposed Product**

# Dunmore: Floor Plan

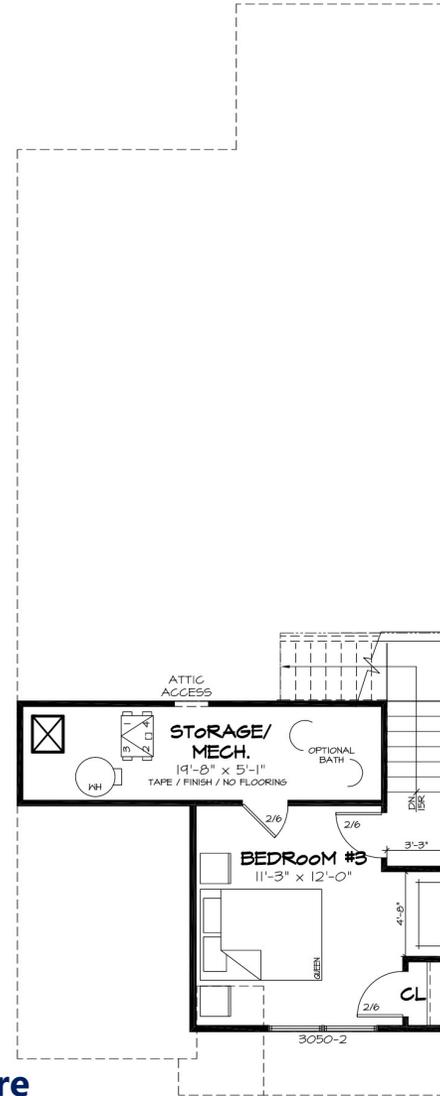


First Floor  
1083 Square Feet

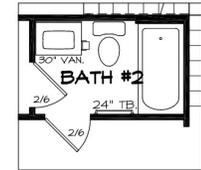
7 Windows (Interior Unit)  
10 Windows (End Unit)



Partial Plan  
Optional shower  
with seat at  
owner's bath



Second Floor  
355 Square Feet



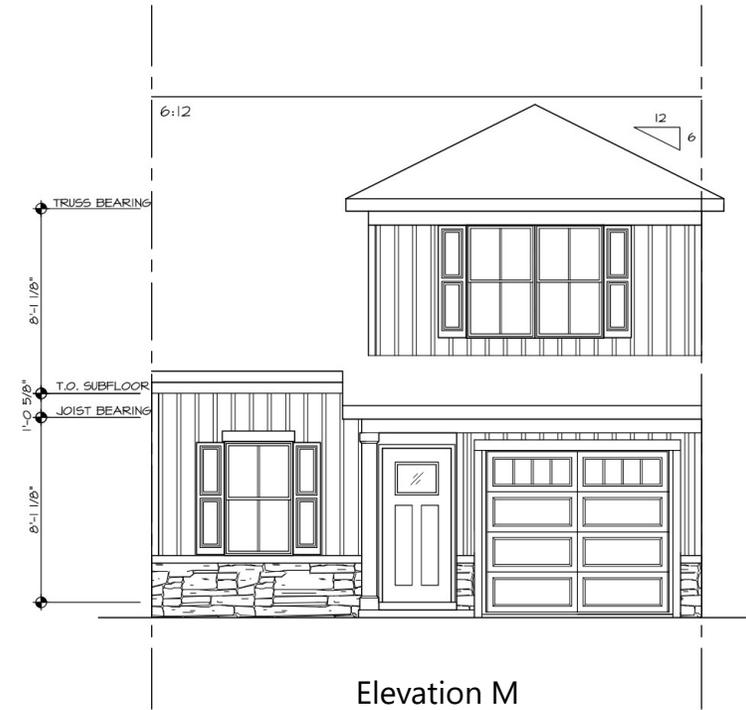
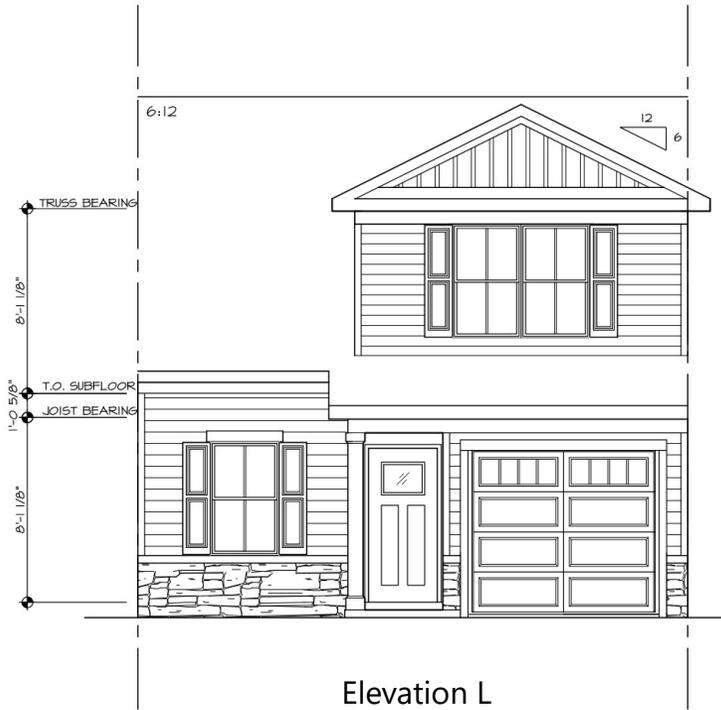
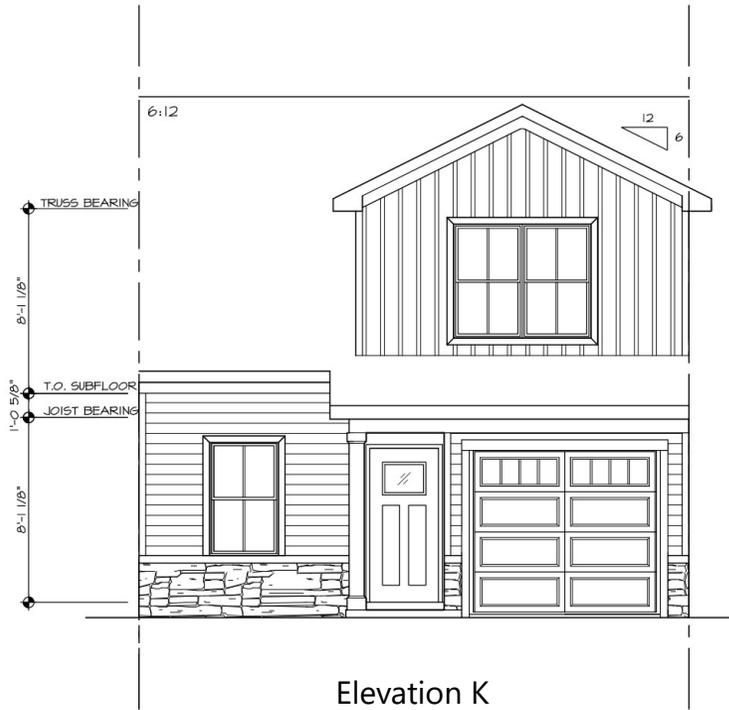
Partial Plan  
Optional Bath #2

## Lifestyle - Dunmore

1438 SF (24' x 60')  
3 Bed / 2 Bath

**Proposed Product**

# Dunmore: Elevations



**Proposed Product**

# Dunmore: Strip Elevations



ELM

REVERSE

ELL

PER PLAN

ELK

PER PLAN

## 3 UNIT STRIP ELEVATION

SHOWN W/ OPTIONAL ROC



ELM

REVERSE

ELL

PER PLAN

ELK

PER PLAN

ELM

PER PLAN

## 4 UNIT STRIP ELEVATION

SHOWN W/ OPTIONAL ROC



ELM

REVERSE

ELK

PER PLAN

## 2 UNIT STRIP ELEVATION

SHOWN W/ OPTIONAL ROC



ELM

REVERSE

ELL

PER PLAN

ELK

PER PLAN

ELM

PER PLAN

ELL

PER PLAN

## 5 UNIT STRIP ELEVATION

SHOWN W/ OPTIONAL ROC

# Dunmore: Strip Elevations



ELM

REVERSE

ELL

PER PLAN

ELK

PER PLAN

ELM

PER PLAN

ELL

PER PLAN

ELK

PER PLAN

## 6 UNIT STRIP ELEVATION

SHOWN W/ OPTIONAL ROC



ELM

REVERSE

ELL

PER PLAN

ELK

PER PLAN

ELM

PER PLAN

ELL

PER PLAN

ELK

PER PLAN

ELL

PER PLAN

## 7 UNIT STRIP ELEVATION

SHOWN W/ OPTIONAL ROC

**Proposed Product**

# Dunmore: Strip Elevations



ELM

REVERSE

ELL

PER PLAN

ELK

PER PLAN

ELM

PER PLAN

ELL

PER PLAN

ELK

PER PLAN

ELL

PER PLAN

ELK

PER PLAN

## 8 UNIT STRIP ELEVATION

SHOWN W/ OPTIONAL ROC



ELM

REVERSE

ELL

PER PLAN

ELK

PER PLAN

ELM

PER PLAN

ELL

PER PLAN

ELK

PER PLAN

ELL

PER PLAN

ELK

PER PLAN

ELM

PER PLAN

## 9 UNIT STRIP ELEVATION

SHOWN W/ OPTIONAL ROC

**Proposed Product**