
2020-19 (1ST READING): TO AMEND APPENDIX A ZONING OF THE CODE OF ORDINANCES SEC. 1005 AISLES TO REQUIRE STACKING LANES INTO OR COMING OUT OF A PARKING LOT OR PARKING STRUCTURE.

Purpose: Staff/ to amend the Zoning Code to restore previous language relating to stacking aisles leading into or coming out of parking facilities.

Brief:

- During the zoning rewrite, requirements for automobile stacking lanes were eliminated.
- Proposed Sec. 1005.C is the exact wording that was removed at that time.
- Planning Commission recommends approval on 3/3/2020 (7-0).

Issues:

- Stacking lanes prevent queuing traffic from backing up into the public right-of-way.
- This proposal restores language that worked well in the past, & continues to make sense today.
- Proposed stacking lane requirements where parking lot or parking structure access is to or from a street, channelization or storage space shall be provided to prevent queues into the street, as specified below:
 - Drive-Up (Retail/Service): storage for 4 vehicles/aisle.
 - Drive-Up (Financial): storage for 6 vehicles/aisle.
 - Drive-Up (Food Service) & Automatic Car washes: storage for 8 vehicles/aisle.
 - Parking Lots of Garages:
 - 1 - 30 spaces - 1/access point.
 - 30 - 50 spaces - 2/access point.
 - 50 - 100 spaces - 3/access point.
 - 101 - 200 spaces - 4/access point.
 - 1 - 30 spaces - 5/access point.

Public Notification: Normal meeting notification.

Alternatives:

- Modify the proposed ordinance.
- Deny the proposed ordinance.

Financial Impact: None.

Manager's Recommendation:

- I recommend 1st reading.

Attachment(s): Proposed ordinance, staff report.

**CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA**

**TO AMEND APPENDIX A ZONING OF
THE CODE OF ORDINANCES SEC. 1005
AISLES AND 1007.C STACKING LANES
TO REQUIRE A DEED RESTRICTION ON
PROPERTY UTILIZED FOR REQUIRED
PARKING LOCATED OFF SITE; AND TO
REQUIRE ADEQUATE SPACE AT USES
WHERE VEHICULAR QUEUING IS
PREVALENT.**

IT IS HEREBY ORDAINED that 1005 Aisles, Appendix A, Zoning of the Code of Ordinances is amended to require adequate space at uses where vehicular queuing is prevalent as follows:

Section 1005. Aisles

1005.A. Shared Drive Aisles Permitted; Easement. A cross easement is required for properties for which a shared driveway aisle has been authorized along with plats of affected properties showing the boundaries of the easement area. Plats will require stamped approval of the city planning director or his agent and all documents shall be properly filed with the Register of Mesne Conveyance for Horry County, and may be released only by the written consent of the City. Consent shall be given by the City at such time as subject properties have received final inspection and approval for plans that no longer use-shared access for site modifications in compliance with current codes and ordinances. Receipt of recorded copy of easement agreement and plats shall be required prior to the issuance of a certificate of occupancy and/or final inspection.

1005.B. Aisle Width. The minimum width of all aisles providing direct access to individual parking stalls shall be as follows:

Required Widths for Driveway Aisles

Parking Angle (degree)	Minimum Aisle Width (in feet)	
	One-way	Two-way
31-45	11	Not permitted
46-60	13	Not permitted
61-70	18	Not permitted
71-80	19	Not permitted
81-90	22	22

1005.C. Stacking Lanes. Where parking lot or parking structure access is to or from a street, channelization or storage space shall be provided sufficient to prevent queues into the public street, in accordance with the minimum requirements specified below:

<u>Traffic Generator (type)</u>	<u>Minimum On-Site Storage*</u>
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	<i>Required (# of vehicles)</i>
Car Wash (Automatic)	8 per aisle
Drive-Up (Retail/Service)	4 per aisle
Drive-Up (Financial)	6 per aisle
Drive-Up (Food Service)	8 per aisle
Parking Facilities (Lot or Garage):	
1-30 Spaces	1 per access point
30-50 Spaces	2 per access point
51-100 Spaces	3 per access point
101-200 Spaces	4 per access point
Over 200 Spaces	5 per access point

*Minimum required storage of vehicles is to be accommodated between the edge of the driveway entry into the street right-of-way and the first contact point for sales (e.g. menu boards, etc.)

IT IS FURTHER ORDAINED that 1007.C Stacking Lanes, Appendix A, Zoning of the Code of Ordinances is amended to require a deed restriction on property utilized for required parking located off site as follows:

1007.C. Required off-site parking spaces shall be authorized solely for use by the principal permitted use supported. The parking spaces shall not be increased, decreased, or encroached upon in any manner unless first authorized by written consent of the City. This requirement shall in no way discourage or prevent the use of shared parking facilities as allowed by this ordinance. The owner or authorized agent for the land upon which such remote parking is to be located shall provide a ~~one-dollar (\$1.00) mortgage deed restriction, or other legal instrument,~~ accompanied by a plat showing the boundaries of the proposed off-site parking lot. Both documents shall be properly filed with the Register of Mesne Conveyance for Horry County, and may be released only by the written consent of the City at such time as the restricted parking is no longer required to comply with zoning regulations. Receipt of a recorded copy of this document and plat shall be required prior to issuance of a ~~certificate of occupancy building permit~~ for the principal permitted use for which the off-site parking is to be utilized.

This ordinance will take effect upon second reading.

BRENDA BETHUNE, MAYOR

ATTEST:

JENNIFER STANFORD, CITY CLERK

1st Reading:
2nd Reading:

1 **STAFF COMMENTS:**

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3 Fire: No Concerns

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5 Zoning: Requested the amendment

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7 Public Works: No Concerns

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12 **Section 403. Findings of Fact Required**

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14 In reviewing any petition for a zoning amendment, the Planning Commission shall
15 identify and evaluate all factors relevant to the petition, and shall report its findings in full,
16 along with its recommendations for disposition of the petition, to the City Council.
17 Factors shall include, but shall not be limited to, the following:

- 18
19 403.A. Whether or not the requested zoning change is consistent with the
20 Comprehensive Plan or is justified by an error in the original ordinance.
21 403.B. The precedents and the possible effects of such precedents, which might
22 result from approval or denial of the petition.
23 403.C. The capability of the City or other government agencies to provide any
24 services, facilities, or programs that might be required if the petition were
25 approved.
26 403.D. Effect of approval of the petition on the condition or value of property in the
27 City.
28 403.E. Effect of approval of the petition on adopted development plans and policies
29 of the City.
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