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**2020-28 (2<sup>ND</sup> READING): ORDINANCE TO AMEND THE CENTRE POINTE PLANNED UNIT DEVELOPMENT (PUD), APPENDIX D (USES), TO ADD THE CONDITIONAL USE “INDOOR STORAGE” IN THE MU-2 DEVELOPMENT TRACT**

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**Applicant/Purpose:** Thomas & Hutton (applicant)/ to amend the PUD & add indoor storage uses as a conditional use.

**Brief:**

- Applicant desires to build an indoor storage facility on Agnes Lane near Doctor's Care & Anderson Brothers Bank.
- Construction plans require the approval of the Centre Pointe Architectural Review Board & the Community Appearance Board.
- Planning Commission 6/2/20: recommends approval (7/0).
- Changes since 1<sup>st</sup> reading:
  - No unit in an indoor storage facility may be used as a place of business.
  - No business license, other than that of the indoor self-storage operator shall be approved for a business operation in the facility.
  - Lighting & temperature control may be provided to units. No utilities, namely, electricity, water, hvac, telephone, cable TV, or gas, will be provided on an individual basis to the individual units.
  - The use of generators of any kind is prohibited except for emergency backup for the general operations of the indoor storage facility.
  - The use or storage of hazardous materials is prohibited.
  - The facility must maintain a working surveillance camera system showing the flow of traffic in/out of the building, & capable of interconnection w/ the City's surveillance camera system.

**Issues:**

- Proposed conditions are as follows:
  - Individual storage spaces shall not exceed 300 sf/unit.
  - Direct access to individual storage units shall not be visible from off site.
  - Use is limited to MU-2 only.
  - Maximum height of an indoor storage facility is 45' (by *comparison, the Tidelands Health building at Farrow & Crow is 66.5'*)
  - No outdoor storage allowed.
- Parking in Centre Pointe & around the Market Common is a perpetual issue. Most of the single family homes in Market Common have garages, however many residents use their garages as storage. This amendment provides an opportunity for residents to store their belongings somewhere other than in their garages.

**Public Notification:** Legal ad ran 3/20/20, 4/24/20, & 5/15/20. Public Hearing 6/2/20.

**Alternatives:**

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

**Financial Impact:** Increased business license & property tax revenue from the management of the storage units.

**Manager's Recommendation:**

- I recommend 1<sup>st</sup> reading (6/9/2020).
- I recommend 2<sup>nd</sup> reading & adoption (6/23/2020).

**Attachment(s):** Proposed ordinance, staff report.

CITY OF MYRTLE BEACH  
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

ORDINANCE TO AMEND THE CENTRE  
POINTE PLANNED UNIT  
DEVELOPMENT (PUD), APPENDIX D  
(USES), TO ADD THE CONDITIONAL  
USE "INDOOR STORAGE" IN THE MU-  
2 DEVELOPMENT TRACT

**WHEREAS**, the Centre Pointe Planned Unit Development (PUD) was most recently amended via Ordinance 2016-021; and

**WHEREAS**, the City Council sees fit to amend the list of approved land uses allowed in the PUD boundaries;

**THEREFORE, IT IS HEREBY ORDAINED** that the text of the Centre Pointe Planned Unit Development (PUD), Appendix D, is amended to include the following in the list of Conditional Uses - Commercial:

Indoor Storage, in the MU-2 Development Tract only, with the following conditions:

1. Individual storage spaces shall not exceed 300 square feet per unit.
2. Direct access to individual storage units shall not be visible from off site.
3. No unit within an indoor storage facility shall be utilized as a place of business. No business license, other than that of the indoor self-storage operator shall be approved for a business operation in the facility.
4. Lighting and temperature control may be provided to units. No utilities, namely, electricity, water, hvac, telephone, cable TV, or gas, will be provided on an individual basis to the individual units. The use of generators of any kind is prohibited except for emergency backup for the general operations of the indoor storage facility.
5. No outdoor storage allowed.
6. The use or storage of hazardous materials is prohibited.
7. Maximum height of an indoor storage facility is forty-five feet (45').
8. Facility must maintain a working surveillance camera system capable of clearly showing the flow of traffic in and out of the building, and capable of interconnection with the City's surveillance camera system.

This ordinance will take effect upon second reading.

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BRENDA BETHUNE, MAYOR

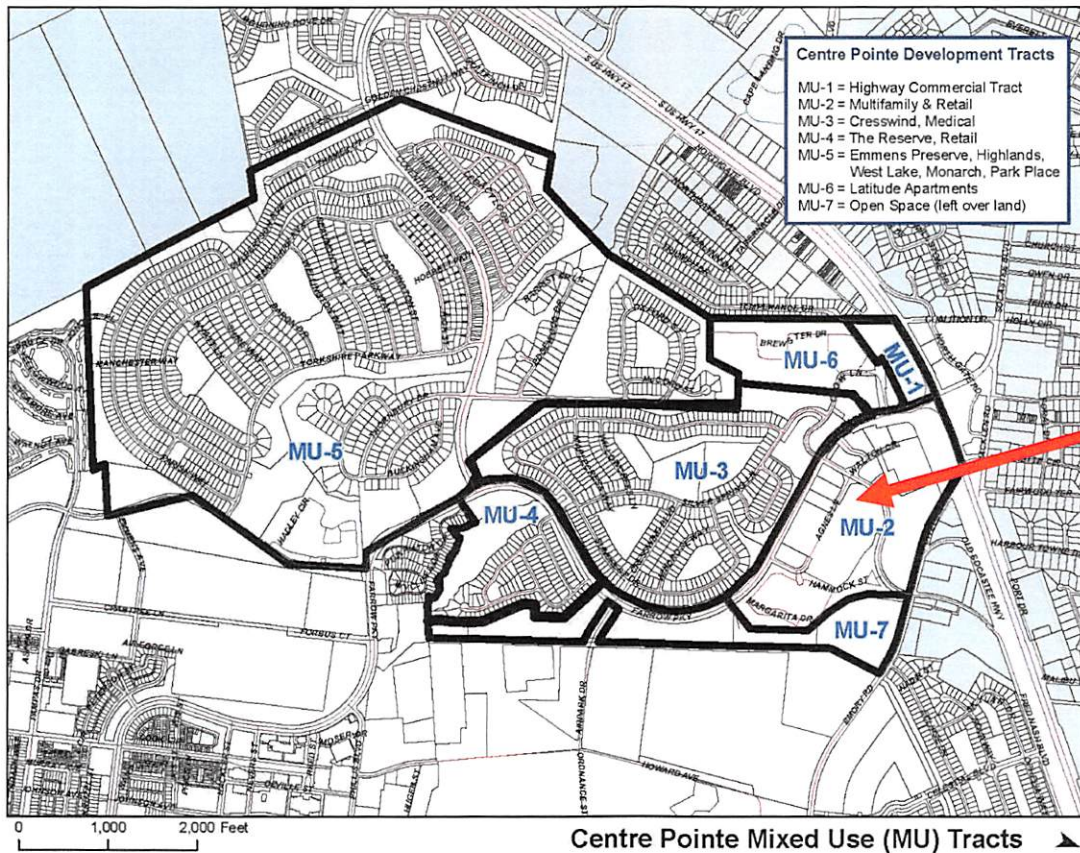
ATTEST:

\_\_\_\_\_  
LINDSEY HARING, ACTING CITY CLERK

1<sup>st</sup> Reading: 6-9-2020

2<sup>nd</sup> Reading: 6-23-2020

1 Centre Pointe PUD Development Tracts:



3  
4  
5 **CENTRE POINTE PUD**

6 **APPENDIX D — PERMITTED USES COMMERCIAL**

7 *Administrative Service*

- 8 Administrative  
9 Center Employee  
10 Relations Office  
11 Employment  
12 Agency  
13 Governmental  
14 Administration  
15 Mobile Temporary  
16 Facility Non-Profit  
17 Organization  
18 Professional Space and General Offices  
19 Political Campaign Office  
20 Social Service Agency

21  
22 *Advisory Service*

- 23 Architectural Service  
24 Art Service  
25 Bank and Financial Institution

1	Building Contractor
2	Counseling/Consulting Service (General)
3	Credit Reporting Service
4	Engineering
5	Consultant
6	Environmental
7	Consultant
8	Financial
9	Consultant
10	Insurance
11	Interior Design
12	Consultant
13	Investigative
14	Service
15	Investment/Tax
16	Consultant Land
17	Planning
18	Consultant
19	Landscape Architectural Service
20	Legal/Attorney
21	Loan/Financial Agency
22	Market Research
23	Media
24	Notary Public
25	Optician
26	Personal Skills
27	Instruction
28	Planning
29	Consultant
30	Publisher
31	Real Estate Agency
32	Stock Broker
33	
34	<i>Amusement Service</i>
35	Arts and Display
36	Automobile/Motorcycle Rental
37	Aviary
38	Bowling Alley
39	Coin Operated Amusement
40	Cultural Center
41	Farmers Market
42	Game Arcade
43	Indoor Skating Rink
44	Miniature Golf
45	Moped rentals
46	Museum
47	Sculpture Garden
48	Serpentarium
49	Theater
50	Visitor Center
51	
52	<i>Business Center</i>
53	Accounting and Auditing
54	Advertising
55	Financial Service
56	Messenger/Courier Service

1	Reproduction/Stenographic Service
2	Sales/Marketing Center
3	
4	<i>Day Care</i>
5	Adult
6	Child
7	Elderly
8	
9	<i>Health Care</i>
10	Assisted Living
11	Chiropractor
12	Emergency Center
13	Clinic
14	Massage Therapist (Non-Adult) operating from 7 a.m. to
15	10 p.m
16	Medical (to include all types of Medical Doctors, and Dentists)
17	Medical Facility
18	Out-Patient Surgery
19	Psychiatric/Psychology Consultant
20	Veterinarian/Animal Hospital
21	
22	<i>Personal Service</i>
23	Appliance and Electrical Repair
24	Art Service
25	Art Studio
26	Bar, Nightclub, Tavern
27	Bed and Breakfast
28	Car Wash, Automatic, Full-Service, or Self-Service
29	Catering
30	Coffee Shop
31	Computer Sales, Supply, Service
32	Confectionery/Sundries/Ice Cream Parlor
33	Convenience Store (including Gas Service)
34	Day-Care (Children and Adult)
35	Delicatessen
36	Dress Making and Tailor Shop
37	Formal Wear Sale/Rental
38	Gymnastics, Martial Arts School and Studio
39	Hairstyling/Beauty/Salon/Barber Shop/Manicurist
40	Health Club/Spa/Studio/Gymnasium
41	Interior Decorating Sales/ Service
42	Kennel/Pet Boarding and Grooming (Indoor
43	Only)
44	Landscape Maintenance
45	Laundromat
46	Laundry and Dry-cleaning Pickup (where work is not performed on the
47	premises)
48	Mail and Parcel Center
49	Music, Art, Dancing School/ Studio
50	Optical Goods
51	Party Supplies Sales and Rental
52	Photographic Service/Supply
53	Photography Studio
54	Public Relations Service
55	Private Social Club or Lodge

1	Repair Shop (such as Jewelry, Shoe, Hat Cleaning)
2	Restaurant
3	Service Uses (customarily incidental to Hotels, Motels, Transient
4	Accommodations, Golf and Retail Facilities)
5	Tailor/Seamstress Shop
6	Telephone Answering/ Telemarketing
7	Tutorial Service
8	Travel Agency
9	
10	<i>Public Facility and Land Use</i>
11	Bike and Leisure
12	Trail
13	Lake
14	Library
15	Post Office
16	Park and Amenities
17	Fire/Police/EMS
18	Recreation
19	Facility Maintenance
20	School
21	Sports Facility
22	Swim Facility
23	Tennis Facility
24	Welcome Center
25	
26	<i>Religious Service and Development</i>
27	Assembly Hall
28	Cemetery
29	Church
30	Fellowship Hall
31	Funeral Home
32	Mausoleum
33	Memorial Gardens
34	Mosque
35	Tabernacle
36	Temple
37	
38	<i>Retail</i>
39	
40	Antique or Curio Shop
41	Apparel and Accessory
42	Art Gallery
43	Art Supply
44	Automotive Parts and Accessories
45	Baby Goods and Supply
46	Bakery (Retail)
47	Beach/Resort Wear and Goods
48	Bicycle Sales and Service
49	Building Supply/Lumber Yard
50	Candy Shop
51	Card/Gift Shop
52	Carpet/Flooring Supply
53	Clothing (Retail)
54	Cosmetic
55	Craft

1	Department or Dry Goods
2	Drugstore/Pharmacy
3	Fabric and Drapery
4	Feed and Seed
5	Flower/Florist
6	Food Market (including Open Air Market)
7	Frame Shop
8	Furniture
9	Garden and Lawn Supply
10	Gasoline Service Station
11	Gift/Novelty/Souvenir Shop
12	Golf/Sporting Goods Shop
13	Gourmet Food
14	Grocery, Vegetable, Fruit, and Meat Market
15	Hardware
16	Hobby/Toy/Game
17	Home Furnishing
18	Household Appliance/Goods
19	Jewelry
20	Kitchenware
21	Lighting Fixture
22	Liquor Store
23	Luggage/Leather Goods
24	Music and Record Shop
25	News/Books (Non-Adult)
26	Office Supply
27	Paint/Glass/Wallpaper
28	Perfumery
29	Pet Sales/Grooming
30	Sandwich Shop
31	Service Uses (customarily incidental to Retail Facilities)
32	Shoe Sales
33	Specialty Food
34	Sporting Goods
35	Stationery
36	Tack/Riding Supply
37	Tobacconist
38	Toy (Non-Adult)
39	TV and Electronic Appliance
40	Used Merchandise/ Consignment/Thrift
41	Video Sale/Rental (Non-Adult)
42	
43	<i>Transient Accommodations</i>
44	Conference Center
45	Extended Stay
46	Guest House
47	Hotel/Motel
48	Inn
49	Lodge
50	Service Uses (customarily incidental to Hotels, Motels, Transient
51	Accommodations)
52	<i>Transportation/Communication</i>
53	Auto Service, Fuel and Repair (Excluding Salvage Yards)
54	Movie, Music, Radio or Other Electronic Media
55	Production/Studio/Broadcast
56	Radio/TV Broadcasting Station

1  
2 *Urban Passenger Transportation*

3 Horse Carriage

4 Bus

5 Limousine

6 Passenger Rail

7 Taxicab

8  
9 *Accessory Use and Structure*

10  
11 *Parking and Service Area*

12  
13 **RESIDENTIAL**

14  
15 Zero Lot Line Single-Family

16 Apartments

17 Condominiums

18 Congregate Living/Assisted Care/ Nursing

19 Cooperative Apartments

20 Continuing Care Retirement Communities

21 Townhouses

22  
23 *Accessory Uses and Structures*

24 Garages, Granny Flats

25 Multi-Family Complex, Personal Business Center

26 Property Maintenance

27 Residential Leasing

28 Office Sales Center

29 Storage Facility (incidental to a permitted use)

30  
31 Hot Tub, Swimming Pool, Enclosure

32 Model Homes

33 Parks and Amenities

34 Parking and Service Areas

35  
36 **TEMPORARY USES**

37 Festival/Fair

38 Outdoor Concert

39 Sport Event

40  
41 **CONDITIONAL USES – COMMERCIAL**

42 Golf Cart Sales, Indoor with the following conditions:

43 1. Sales are restricted to indoor showrooms.

44 2. No outdoor display of merchandise allowed.

45 3. Servicing of golf carts will not be allowed on-premise.

46  
47 *Other as Allowed by the City of Myrtle Beach*



## Districts In Which The Requested Use Is Allowed:

Use Category and Type	HC 1	HC 2	LM	WM	Additional Regulations
<b>Commercial and Office Uses</b>					
Indoor Storage Facility		C			1501.OO
Warehouse storage	P		P	P	

P-permitted use    C-conditional use    S-special exception    Blank Cell-use type not allowed

### Section 1501. Conditional Use:

A use allowed in a particular zoning district provided all the conditions, restrictions or limitations set forth in the text of the Ordinance are met. The conditions imposed are in addition to the restrictions applied to all land in the zoning district.

The conditions provided in this section apply to uses permitted conditionally (C) in the appropriate zoning districts as provided in section 1407 - *Table of Uses*.

- 1501.OO. Indoor Storage Facility: The following conditions are required to ensure that the design and use of an indoor storage facility occur in a manner that is compatible with the appropriate zoning characteristics:
- Indoor storage facilities are allowed in buildings of 40,000 sq ft or more.
  - Each unit will be within a single building and must have a private entrance that is accessible from inside the facility. Direct exterior access to any individual unit is prohibited.
  - No unit within an indoor storage facility shall be utilized as a place of business. No business license, other than that of the indoor self-storage operator shall be approved for a business operation in the facility.
  - Lighting and temperature control may be provided to units. No utilities, namely, electricity, water, HVAC, telephone, cable TV, or gas, will be provided on an individual basis to the individual units. The use of generators of any kind is prohibited except for emergency backup for the general operations of the indoor storage facility.
  - No outside storage of commercial vehicles, heavy equipment, boats, RVs and the like shall be permitted.
  - The use or storage of hazardous materials is prohibited.
  - No individual storage unit shall be visible from exterior.

- 1                   8. Facility must maintain a working surveillance camera system capable of  
2                   clearly showing the flow of traffic in and out of the building, and capable of  
3                   interconnection with the City's surveillance camera system.  
4

5 **STAFF COMMENTS:**

6 Fire: Myrtle Beach Fire Department has no concerns. Emergency vehicle access, fire  
7 hydrant placement, and adequate road widths shall be approved by the fire marshal.  
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9 Police, Public Works, Planning: No Concerns  
10  
11

<p>12                   <b>Section 403. Findings of Fact Required</b></p> <p>13</p>
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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.