
2022-49 (1ST READING) TO AMEND THE CODE OF ORDINANCES, CITY OF MYRTLE BEACH, APPENDIX A ZONING ARTICLE 2 DEFINITIONS, ARTICLE 10 PARKING AND LOADING REQUIREMENTS, AND ARTICLE 14 ZONING DISTRICTS TO ADD “DATA CENTER” AS A PERMITTED USE IN THE AP (AIRPORT), HC1 (HIGHWAY COMMERCIAL), LM (LIGHT MANUFACTURING), AND WM (WHOLESALE/MANUFACTURING) ZONING DISTRICT.

Applicant/Purpose: (Sandbridge Subsea 888, LLC) / amend the Zoning Code to add data centers as a permitted use in the AP, HC1, LM and WM Zones.

Brief:

- In recent months the City has had multiple inquiries from developers in the data industry scouting Myrtle Beach as a possible location for new Data Center facilities.
- Data Centers are large facilities housing computer servers, with minimal staff on-site (i.e., the Cloud).
- Data Centers are not a Permitted Use currently.
- The applicant requests Data Centers be allowed in the HC1 (Highway Commercial) District.
- Staff has reviewed the Zoning Code and the Zoning Map and recommends Data Centers also be allowed in the AP (Airport), LM (Light Manufacturing), and WM (Wholesale/Manufacturing) Zoning Districts.
- Planning Commission (11.1.22): recommends approval (7-0)

Issues:

- If Data Centers are added as a permitted use, the minimum of 1 parking space for every 250 square feet of gross floor area would apply.
- Data Centers are light on on-site staff, and serve no on-site customers, staff recommends adding a Data Center minimum of 1 parking space for every 4,000 sq. ft. of net leasable space.
- This ordinance, if adopted, also adds a definition of Data Center in order to alleviate any confusion in the future.
 - Data Center: A facility primarily involved in the compiling, storage, processing, and dissemination of information and records in digital form utilizing networked computers, storage systems, and other server infrastructure. A data center does not include facilities where electronic data is entered, converted, or analyzed by employees, call centers, general business offices, sales establishments, or business or personal services.

Public Notification: Ad in newspaper; agenda published and posted for Public Hearing held on November 1, 2022.

Alternatives: Amend the zoning request or deny the proposal.

Financial Impact:

- Increases in building permits, commercial property taxes, and business license revenue.

Manager’s Recommendation:

- I support the PC’s recommendation and recommend 1st reading (11.8.22).

Attachment(s): Ordinance, staff report

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

TO AMEND THE CODE OF ORDINANCES, CITY OF MYRTLE BEACH, APPENDIX A ZONING ARTICLE 2 DEFINITIONS, ARTICLE 10 PARKING AND LOADING REQUIREMENTS, AND ARTICLE 14 ZONING DISTRICTS TO ADD "DATA CENTER" AS A PERMITTED USE IN THE AP (AIRPORT), HC1 (HIGHWAY COMMERCIAL), LM (LIGHT MANUFACTURING), AND WM (WHOLESALE/MANUFACTURING) ZONING DISTRICT.

IT IS HEREBY ORDAINED that section 202 *Defined Terms* of the Code of Ordinances, City of Myrtle Beach, South Carolina, Appendix A Zoning, is hereby amended by adding a definition which reads as follows:

Data Center: A facility primarily involved in the compiling, storage, processing, and dissemination of information and records in digital form utilizing networked computers, storage systems, and other server infrastructure. A data center does not include facilities where electronic data is entered, converted, or analyzed by employees, call centers, general business offices, sales establishments, or business or personal services.

IT IS HEREBY FURTHER ORDAINED that section 1006.D. *Minimum Off-Street Parking Requirements for Permitted Uses* of the Code of Ordinances, City of Myrtle Beach, South Carolina Appendix A Zoning, is hereby amended to read as follows:

1006.D. Minimum Off-street Parking Requirements for Permitted Uses

Permitted Uses	Minimum Required Parking Spaces (DU=dwelling unit; SF=square feet; fractional calculations shall be rounded up)
All office uses	1 space per 300 SF of gross building area. See sec. 1006.G.3 - <i>Office Uses</i> for exceptions.
All single-family residential uses	2 spaces per DU
All two-family and multi-family residential uses	1 space per 600 SF of gross floor space excluding yards, not to exceed 3 spaces per DU.
Amusement and theme parks	Designed capacity of the park divided by 2 ½
Motor vehicle repair and maintenance	1 space per 150 SF of gross floor area Service bays shall not count as spaces Parking spaces shall not block vehicular access to garage entrances
Bars and nightclubs	1 space per 100 SF of gross floor area
Brewpub	1 space per 350 SF of gross serving area
Campground	2 spaces recreational vehicle or tent site
Permitted Uses	Minimum Required Parking Spaces (DU=dwelling unit; SF=square feet; fractional calculations shall be rounded up)

Permitted Uses	Minimum Required Parking Spaces (DU=dwelling unit; SF=square feet; fractional calculations shall be rounded up)
Child care home, family (FCCH); child care home, group (GCCH); continuing care retirement community; residential care facilities of nine or less persons with mental or physical handicaps; licensed group residence parolee-probationer home; independent living, older adult; unlicensed group residential (caregiving)	1 space per 500 SF of gross building area
Congregate housing, older adult	0.33 spaces per dwelling unit. Refer to 1006.9.4 for Mixed Use (MU) district regulations.
Data Center	1 space per 4,000 square feet of net leasable space
Day care facilities, adult or child	1 space per 500 square feet of gross floor space
Golf courses	6 spaces per golf hole
Hospitals and outpatient clinics	1 space for each 2 patient beds/examining rooms
Customer service/reception centers for interval ownership operations	1 space per 100 SF of gross floor area
Kindergartens Elementary schools Intermediate and middle schools	2 spaces per classroom and administrative office
Marina	1 space per 3 boat slips
Miniature golf courses	2 ½ spaces per playable hole
Nursing home facilities	0.33 spaces per dwelling unit
Transportation terminals and establishments providing for the interchange of passengers	1 space per 600 SF of gross floor area
Places of assembly or recreation with fixed seats	1 space per 75 SF of gross floor area, or 1 space for every 3.5 seats, or 1 space per 40 SF of auditorium space
Religious facilities	1 space per 30 SF of gross floor area in the primary assembly hall (place of worship)
Restaurant, dine in	1 space per 100 SF of gross floor area
Restaurant, take-out	1 space per 350 SF of gross floor area
Retail	Commercial centers with over 25,000 square feet of gross floor space, 1 space per 500 square feet of gross floor space. Otherwise, 1 space per 350 SF of gross floor area
Retail, big box	1 space per 500 SF of gross floor area
Sexually oriented businesses	1 space per 100 SF of gross floor area within the building
Tennis facilities	2 spaces per tennis court
Visitor Accommodations	1 space per 1 bedroom DU 1 ½ spaces per 2 bedroom DU

Permitted Uses	Minimum Required Parking Spaces (DU=dwelling unit; SF=square feet; fractional calculations shall be rounded up)
	2 spaces per 3 bedroom DU 2 ½ spaces per 4 bedroom DU Each additional bedroom – 0.5 spaces 1 space per 350 SF for accessory uses
Warehouse	1 space per 4,000 SF of net leasable square footage of warehouse space, or fraction thereof, with up to half the required spaces and associated driveway areas permitted to remain unmarked for trucks and other large vehicles to park and maneuver.
All other uses	1 space per 250 SF of gross floor area

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IT IS HEREBY FURTHER ORDAINED that section 1407.C *Permitted Uses* of the Code of Ordinances, City of Myrtle Beach, South Carolina Appendix A Zoning, is hereby amended by adding "Data Center" as a permitted use in the HC1 (Highway Commercial) zoning district as follows:

Use Category and Type																			
	MU-M	MU-H	C6	C7	C8	A	CG	E	HC1	HC2	MP	IN	AP	BP	LM	WM	CS	IR	PRC
Commercial and Office Uses																			
Dance Halls	P	P		P	P	P		P	P	P									
Data Center									P				P		P	P			
Drapery shops, custom	P	P							P	P						P			

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This ordinance will take effect upon second reading.

BRENDA BETHUNE, MAYOR

ATTEST:

JENNIFER ADKINS, CITY CLERK

1st Reading:
2nd Reading

Additional Information

Staff Input:

Fire: No Concerns

Zoning: No Concerns

Section 403. Findings of Fact Required

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

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