
1 **2022-30 (1ST READING): TO AMEND ORDINANCES 2006-24, 2016-27 & 2018-67,**
 2 **KNOWN AS PINE ISLAND POINT PLANNED UNIT DEVELOPMENT TO INCLUDE AN**
 3 **ADDITIONAL 5.26+/- ACRES WITH ADDITIONAL HOUSING AND RETAIL**
 4 **OPPORTUNITIES, TO ADD UP TO 2 ADDITIONAL SIGNS, TO ADD PUBLIC**
 5 **IMPROVEMENTS, TO REDUCE THE NUMBER OF REQUIRED TREES, AND TO**
 6 **UPDATE THE PHASING SCHEDULE.**

7 **Applicant/Purpose:** The McCabe Investment Group LLC (Jessica Wise, SGAINW agent) / to
 8 expand the Pine Island Point PUD located at Pine Island Rd & Seaboard St.
 9

10 **Brief:**

- 11 • Pine Island Point is a mixed-use PUD of approx. 35 acres at the corner of Seaboard Street and
 12 Pine Island Road.
- 13 • Phase One is complete, and includes the 55 & older Inspire Coastal Grand multifamily project
 14 and new Sea Pine Blvd (a private St).
- 15 • Planning Commission (5.3.22): recommends approval (6/0) with the following changes:
 16 ○ At least one bus shelter, the location of which will be coordinated with COAST RTA.
 17 ○ Pedestrian improvements to the intersection of Pine Island Rd & Seaboard St, in
 18 coordination with the City’s Public Works Department, to include at a minimum ladder-
 19 style crosswalks on all four sides, ADA ramps on all four corners, and pedestrian crossing
 20 signals for the visually impaired on all four corners.
 21 ○ Exhibit 17.E, Sec. 902.B.2 is amended to require the number of trees for multifamily
 22 dwellings be 1 tree for every 3 units, and allow the flexibility in new tree placement as
 23 requested.
 24

25 **Issues:**

- 26 • Plans for the additional acreage include multifamily housing and a retail building along Sea
 27 Pine Blvd. The amendment includes updated maps and conceptual plans.
- 28 • The amendment allows:
 29 ○ Size flexibility per retail building Buildings A-E, with a total maximum square footage
 30 for at 150,000 sq. ft.
 31 ○ The amendment increases the number of secondary monument signs from 3 to 5.
 32 ○ The amendment reduces the number of trees required for multifamily dwellings from 1
 33 tree for every 2 units to 1 tree for every 3 units, and allows flexibility in new tree
 34 placement.
 35

36 **Public Notification:** Agenda published, Notice placed in newspaper.
 37

38 **Alternatives:**

- 39 • Amend or deny the Ordinance.
 40

41 **Financial Impact:**

- 42 • The City will experience an increase in property tax revenue, business license revenue and
 43 development revenue (building permits). These revenues will be offset by increased costs of
 44 services one he project is built out.
 45

46 **Manager’s Recommendation:**

- 47 • I recommend 1st Reading w/ the Planning Commission recommendations (6.14.22).
 48

49 **Attachment(s):** Supporting materials, ordinance

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

TO AMEND ORDINANCES 2006-24,
2016-27 & 2018-67, KNOWN AS PINE
ISLAND POINT PLANNED UNIT
DEVELOPMENT TO INCLUDE
AN ADDITIONAL ~5.26 ACRES WITH
ADDITIONAL HOUSING AND RETAIL
OPPORTUNITIES, TO ADD UP TO 2
ADDITIONAL SIGNS, TO ADD PUBLIC
IMPROVEMENTS, TO REDUCE THE
NUMBER OF REQUIRED TREES, AND
TO UPDATE THE PHASING SCHEDULE.

It is hereby ordained that the Pine Island Point Planned Unit Development is created pursuant to the terms and conditions of this ordinance. The development authorized and approved by this ordinance shall be located on those pieces, parcels or tracts of land identified as Horry County TMS #180-00-02-181 and TMS #180-00-02-010 PIN 425-16-04-0004, 426-12-03-0001, 426-13-03-0005, 425-16-01-0006, 425-16-04-0003, 426-13-02-0004, 425-00-00-0312, 426-13-03-0004, 425-16-04-0005, 425-16-04-0002, 425-16-03-0015 and 426-13-03-0003, as shown on the ~~“Subdivision and As-Built Survey”~~ “Subdivision Plat of Multiple Tracts of Land Located in Myrtle Beach Township, Horry County, S.C.” prepared by ~~DDC Engineers~~ PeeDee Land Surveying, LLC dated ~~April 18, 2008~~ August 15, 2019 attached hereto as Exhibit 17.3.1, and “Preliminary Plat”, prepared by DDC Engineers dated January 27, 2006. The development authorized by this ordinance shall be in accordance with that set of plans, drawn and/or compiled by SGA Architecture SGA|NW dated March 24, 2016 and revised ~~August 23, 2018~~ February 3, 2022, titled “Pine Island Point PUD, City of Myrtle Beach, South Carolina” [attached as Exhibits 17.1 through ~~17.17~~ 17.13], inclusive of surveys described above, ~~that set of plans, drawn by DDC Engineers~~ PeeDee Land Surveying, LLC dated ~~March 15, 2005~~ August 15, 2019, titled “Boundary/Combination Plat” “Subdivision Plat of Multiple Tracts of Land Located in Myrtle Beach Township, Horry County, S.C.” attached as ~~Exhibit 17.3.1~~ and “Preliminary Plat”, prepared by DDC Engineers dated January 27, 2006, ~~survey drawn by DDC Engineers~~ dated ~~April 6, 2002~~ titled “Topographic Survey” attached as ~~exhibit 17.4~~, water infrastructure plans drawn by DDC Engineers dated February 26, 2006, titled “Water Distribution and Easement – Record Drawing” attached as Exhibit 17.12, sanitary sewer infrastructure plans drawn by DDC Engineers dated February 26, 2006, titled “Sanitary Sewer Distribution and Easement – Record Drawing” attached as Exhibit 17.13 which plans and surveys are incorporated into this ordinance (the plans drawn by SGA Architecture SGA|NW, PeeDee Land Surveying, LLC and DDC Engineers are hereinafter collectively referred to as the “Plans”).

Section 1 - Purpose of Planned Unit Development

The scope of the Pine Island Point PUD includes ~~changes in~~ permitted uses, conditional uses, signage, parking and lighting restrictions as described in depth below. The requested changes will allow this development to provide needed housing, services and additional retail, restaurant, commercial and/or office opportunity for residents of and visitors to Myrtle Beach. The requested ~~land use~~ changes fit within the context of the existing surrounding developments. The site is currently grassed with little-to-no tree cover. Sea Pine Blvd, Outparcel 1 and Inspire Coastal Grand, as shown on ~~Exhibit 17.7~~ 17.6, utility infrastructure, as shown on Exhibits 17.12 and 17.13, and stormwater infrastructure, including two stormwater retention ponds, have previously been

1 constructed on the site and are existing. The proposed Pine Island Point PUD will include one (1)
2 existing outparcel previously developed, ~~four (4)~~ additional outparcels ~~lots~~ located adjacent to
3 Seaboard Street, ~~six (6)~~ small multiple retail, restaurant, commercial and/or office buildings
4 (labeled as Retail B-G ~~A-E~~ on Exhibit 17.6), ~~one large retail complex (labeled as Buildings H-L on~~
5 ~~Exhibit 17.6) consisting of five proposed tenants,~~ an age restricted (55+) multi-family building
6 (labeled as Building A Inspire Coastal Grand on Exhibit 17.6), additional multi-family and/or other
7 housing components, necessary parking and infrastructure. The project has ~~pedestrian sidewalks~~
8 ~~and walking trails~~ throughout to provide pedestrian connectivity and includes two landscaped
9 stormwater retention ponds, complete with walking trails to provide a park-like experience for ~~the~~
10 ~~end all~~ users. Recreational open space amenities will be provided for the age restricted (55+)
11 multi-family building and any additional multi-family. Examples may include a pool, clubhouse,
12 sport courts, dog park, vehicle charging stations, playground, passive open space, sidewalks, etc
13 but will vary depending on developer programming and market demands. The project will be well
14 landscaped and include coordinating signage to create a campus feel ~~with coordinating signage.~~
15 The intent of the Pine Island Point PUD is to create housing, shopping and service ~~destination~~
16 opportunities for both residents of and visitors to the area. Service areas are tucked behind
17 buildings with significant landscape buffering between the service areas and adjacent properties.
18 Pedestrian plazas are provided ~~in front of Buildings A, H, I, K and L, and between Buildings B and~~
19 ~~C,~~ around all retail buildings and in various locations within the development, as shown on Exhibit
20 17.6. Sea Pine Blvd and the associated right-of-way, water infrastructure and sewer infrastructure
21 will be the responsibility of the City of Myrtle Beach. All parking areas, buildings, landscaping,
22 common areas and stormwater facilities within the project area (exclusive of Sea Pine Blvd and
23 its right-of-way) will be the responsibility of the owner and maintained as such.

24 25 **Section 2 - Location of Planned Unit Development**

26
27 The property is bound by Seaboard Street, Pine Island Road Drive and Robert M. Grissom
28 Parkway. Adjacent to the west is property owned by Myrtle Beach Farms Company Inc. Across
29 Seaboard Street ~~from the property to the north~~ is Coastal Grand Mall. The property includes ~~TMS~~
30 ~~#1800002181 and TMS #180002010~~ PIN 425-16-04-0004, 426-12-03-0001, 426-13-03-0005,
31 425-16-01-0006, 425-16-04-0003, 426-13-02-0004, 425-00-00-0312, 426-13-03-0004, 425-16-
32 04-0005, 425-16-04-0002, 425-16-03-0015 and 426-13-03-0003 and is 34.12 +-39.36 acres total.

33 34 35 **Section 3 - Permitted Uses**

36
37 ~~Permitted uses to include all uses allowed in the current zoning of MU-M and the additional uses~~
38 ~~listed:~~

- 39 Accounting office
- 40 Administrative offices of federal, state and local governments
- 41 Advertising agency
- 42 Administrative service establishments of a business character which supply general needs
43 of an intangible nature to the public including establishments performing management
44 duties in the conduct of government, business, utilities, or industry
- 45 Advisory service establishments engaged in providing monetary and specialized
46 professional knowledge to the community, including offices of paralegals, lobbyists, and
47 designers.
- 48 Architects office
- 49 Arts and crafts studio
- 50 Automobile Rental
- 51 Automated teller machines, free standing

1 Bakeries, retail
2 Banks
3 Bar, Tavern
4 Barbershops, beauty salons, and cosmetologists
5 Bed and Breakfast Establishments
6 Blueprinting services
7 Boating (non-motorized) and water-related activities
8 Booksellers / book stores
9 Bowling alleys
10 Broadcast Studios (Radio and Television)
11 Brokers
12 Business consultants, offices of
13 Chambers of commerce
14 Chiropractic care establishments
15 Clothing stores
16 Comedy Clubs
17 Commercial center
18 ~~Commercial group residential~~
19 Confectionaries
20 Convention services
21 Copy shops and business service centers
22 Cosmetology establishments
23 Credit office
24 Dance Halls
25 Drapery shops, custom
26 Dressmaker
27 Engineering office
28 Eyeglass sales
29 Facilities for active recreation not otherwise listed
30 Facilities for passive recreation
31 Financial office
32 Florists and flower shops
33 Funeral homes
34 Galleries
35 Gift shops
36 Golf courses
37 Grocery and food stores
38 Hardware stores
39 Health care establishments engaged in the science and art of preventing, curing,
40 recovering from, or alleviating injury or disease, and associated offices, including
41 medical, surgical, psychiatric, osteopathic, and dental, including medical, surgical,
42 psychiatric, osteopathic, and dental, but not primarily for recovery from substance abuse
43 Health clubs, gymnasiums, exercise and workout areas
44 Home decorating accessory shops sales
45 Hospital
46 Indoor Passive Recreation
47 Jewelry sales and repair
48 Laundromats and service
49 Law office
50 Library, public
51 Licensed group residential (caregiving)

- 1 Liquor package stores
- 2 Mailing/addressing services
- 3 Medical Clinic (may include outpatient substance abuse treatment programs only as an
- 4 ancillary use to the primary use of the medical clinic)
- 5 Motor Vehicle Parts Store
- 6 Motor Vehicle Sales
- 7 Motor Vehicle Rental and Leasing
- 8 Museums
- 9 Music sales
- 10 News and magazine stands
- 11 Parking facilities
- 12 Parking lot, accessory
- 13 Parks, recreation areas, recreation facilities or recreation buildings owned by the City of
- 14 Myrtle Beach
- 15 Permanent residence, single-family dwellings
- 16 Permanent residence, two-family dwellings
- 17 Permanent residence, multi-family dwellings
- 18 Pharmacies
- 19 Photography developing establishments
- 20 Photography studios
- 21 Pool halls/billiard parlors
- 22 Post office
- 23 Professional organizations, offices of
- 24 Prosthetic facilities
- 25 Public parking
- 26 Public regional stormwater facilities
- 27 Public safety stations including fire, police and rescue services
- 28 Public utilities installations and substations
- 29 Public works facility/public utilities
- 30 Real estate offices
- 31 Religious establishments providing for religious service and development
- 32 Residential care facilities of nine or less persons with mental or physical handicaps
- 33 Restaurant (with or without drive-through service)
- 34 Restaurant (with outdoor dining)
- 35 Retail Big Box
- 36 Retail establishments providing convenience items and services
- 37 Rooftop gardens
- 38 Rooming or Boarding House
- 39 Ropes course
- 40 Schools, elementary and secondary, including school stadiums
- 41 Schools, colleges or universities
- 42 Schools, trade or vocational
- 43 Schools, artistic training
- 44 Schools, athletic training
- 45 Service establishments of a business character providing maintenance, installation, and
- 46 repair for specialized service needs to individuals or other businesses, including sales
- 47 and service operations, and stenographic and letter writing services
- 48 Shoe repair
- 49 Social welfare organizations
- 50 Sport facilities not otherwise listed
- 51 Studios (art, dance, or music)

- 1 Studios (martial arts, athletic)
- 2 Swimming pools, indoor or outdoor
- 3 Tennis facilities, indoor or outdoor
- 4 Theater, indoor
- 5 Theater, outdoor
- 6 Travel agencies
- 7 Veterinary Office and Clinic
- 8 Video and other Media Productions
- 9 Visitor Accommodations not otherwise listed

10
11 **Section 4 - Conditional Uses**

12
13 ~~Conditional uses to include the additional uses:~~

14
15 Adult Day Care Facilities. The facility and its operator shall hold all licenses required by the
16 State of South Carolina.

17
18 Assisted living facilities subject to the following:

- 19 1. The facility must be licensed as such by the State of South Carolina.
- 20 2. The number of dwelling units must be included in the computation of allowable density for
21 the zoning district in which the facility is located. For the purposes of density calculations, a
22 rooming unit (see definition in Article 2) shall be counted as ½ a dwelling unit. In no instance
23 shall the number of dwelling units exceed the maximum number of residential units allowed
24 within the zoning district.
- 25 3. The facility shall have 24-hour on-site management.

- 26
- 27 ~~Automobile Rental~~
- 28 ~~Broadcast Studios (Radio and Television)~~
- 29

30 Buildings and uses of utilities holding a franchise from the city provided a Special Exception has
31 been granted by the Board of Zoning Appeals.

32
33 Child Care Centers (CCC); Child Care Homes, Family (FCCH); and Child Care Homes, Group
34 (GCCH) provided the facility and its operator holds all licenses required by the State of South
35 Carolina and that center is located only on the ground floor of the structure.

36
37 Independent Living, Older Adult; Commercial group residential:

- 38 1. The facility and its operator shall hold all licenses required by the State of South Carolina.
- 39 2. No facility listed in this section shall be located on any lot or parcel within 1200 feet of any
40 other facility listed in this section.
- 41 3. Recreation areas/open space: In all permitted zoning districts except multifamily (RM)
42 districts, there shall be provided 200 square feet of usable open space for each resident,
43 within which required landscaping may be included. All open space area shall be suitably
44 landscaped with at least one shade tree for each 1,000 square feet of yard area or part
45 thereof.

46
47 Congregate Housing, Older Adult; Continuing Care Retirement Community; Nursing Home
48 Facilities:

- 49 1. The facility and its operator shall hold all licenses required by the State of South Carolina.
- 50 2. Except in the Medical/Professional (MP) district which has no maximum, the number of
51 dwelling units must be included in the computation of allowable density for the zoning district

1 in which the facility is located and shall not exceed the maximum number of residential units
2 allowed within the zoning district. For the purposes of density calculations, a rooming unit
3 shall be counted as ½ a dwelling unit.

- 4 3. *Bathroom facilities:* A minimum of one full bathroom with toilet, sink and tub or shower per
5 five residents plus an additional toilet and sink shall be provided for each additional group of
6 three persons or less.
7 4. *Recreation areas/open space:* There shall be provided 200 square feet of usable open
8 space for each resident, within which required landscaping may be included. All open space
9 area shall be suitably landscaped with at least one shade tree for each 1,000 square feet of
10 yard area or part thereof.

11
12 **Dry Cleaning Establishments:**

- 13 1. Only non-combustible dry cleaning solvents (such as perchlorethlene) shall be used in the
14 dry cleaning process.
15 2. The dry cleaning machines must be closed systems.

16
17 **Farm Stands or shelter for the retail sales of seasonal agricultural produce, plants, seed, garden**
18 **supplies, honey, prepared foods and beverages, dairy and dairy products, poultry, eggs, fish,**
19 **shrimp and ice provided that:**

- 20 1. All stands and shelters must meet applicable South Carolina DHEC and Department of
21 Agriculture regulations and be appropriately licensed by all appropriate licensing
22 organizations;
23 2. All stands and shelters must be on or adjacent to land occupied by a compliant farm use. For
24 real property tax assessment purposes, where the farm is classified as agricultural, the
25 adjacent land upon which such sales are conducted shall also be classified agricultural;
26 3. All stands and shelters must be on private property, limited to one such venue per parcel,
27 and must meet the setbacks of the zoning district in which they are located;
28 4. No preparation of food on premises in conjunction with the farm stand operation;
29 5. Parking spaces equaling one space per 250 square feet of stand must be provided, at a
30 minimum graded with gravel and suitably maintained;
31 6. The size of stands or shelters shall not exceed six hundred (600) square feet;
32 7. Ingress and egress of vehicular traffic shall not create a hazard for traffic on an adjacent
33 street, as determined by city code enforcement and public works staff; and
34 8. Allowed signage meets the following criteria:
35 a. For fixed stands: one primary sign, affixed to the stand or shelter, either projected or
36 parallel to the wall (flat).
37 i. If sign is projected, it shall not exceed 32 sq ft (64 sq ft aggregate).
38 ii. If sign is parallel (flat), it shall not exceed 32 sq ft.
39 b. For all uses: one menu board sign, listing the prices and varieties of products, not to
40 exceed eight sq ft (16 sq ft aggregate).
41 c. For all uses: No signage will be allowed to encroach into the adjacent rights-of-way.

42
43 **Gasoline Station provided that gas pump islands shall be set back a minimum of 17' from any**
44 **property line.**

45
46 **Golf Courses, Miniature:**

- 47 1. *Lighting.* No lighting shall be permitted to shine on any adjacent property or street. A lighting
48 plan prepared by a lighting engineer must be submitted for review and approval by the zoning
49 administrator.
50 2. *Buffer.* A landscape buffer shall be provided on any side adjacent to any residential district.
51 Such buffer shall be as follows:

- 1 a. The buffer strip shall have a minimum width of eight feet.
- 2 b. Trees shall be planted the entire length of the buffer with a minimum spacing of 12 feet.
- 3 Each tree shall be at least eight feet tall and 1 and 1/2 inches caliper.
- 4 c. Chain link fencing shall be:
 - 5 i. Coated in black or green vinyl; and
 - 6 ii. Screened by providing three-foot tall shrubs every three feet on the exterior of the
 - 7 fence for the entire length of the fence.

8
9 **Home Occupations:**

- 10 1. Such occupation is conducted by no other persons than members of the family residing on
- 11 the premises.
- 12 2. Such occupation is conducted within the dwelling, is clearly incidental and secondary to the
- 13 use of the structure for dwelling purposes, and does not detract from the residential
- 14 character of the immediate area.
- 15 3. No stock in trade is kept or commodities sold or leased on the premises.
- 16 4. No mechanical equipment is used except such that is normally used for family, domestic, or
- 17 household purposes.
- 18 5. Such occupation(s) utilizes no more than 25 percent of the total floor area of the principal
- 19 building.
- 20 6. Such occupation creates no offensive noise, vibrations, smoke, dust, odors, heat, or glare
- 21 noticeable at or beyond the property line.
- 22 7. Such occupation is not evident from outside the dwelling and there is no exterior indication
- 23 that the building is being used for any purpose other than a dwelling.
- 24 8. Musical instruction is limited to a maximum of two (2) pupils at a time.
- 25 9. Child care is limited to a maximum of six (6) children.
- 26 10. Under no circumstances shall any of the following be considered a home occupation: adult
- 27 oriented businesses, aerobic exercise studio, ambulance service, auto repair service, barber
- 28 shop, beauty parlor, body piercing establishment, child care center, chiropractor, dentist,
- 29 doctor, drug/alcohol counseling services, escort services, firearms manufacturing, group day
- 30 care home, gym, health salon, kennel, mortuary, musical or dancing instruction involving
- 31 more than two pupils at one time, nightclub, nursing home, psychiatrist or psychologist
- 32 office, restaurant, substance abuse clinics, swimming pool companies, tattoo parlor, trucking
- 33 company, welding service, wig styling clinic, veterinarian's clinic.

34
35 **Indoor Urban Farm.** The purpose of this ordinance is to provide standards for indoor urban

- 36 farms while balancing the interests of public health, safety, and overall community wellbeing.
- 37 1. All activities, including but not limited to growing, production, storage and packaging, shall be
 - 38 conducted within completely enclosed buildings.
 - 39 2. The space in which indoor urban farming occurs shall be no more than 2,000 square feet in
 - 40 size.
 - 41 3. The Indoor Urban Farm shall have a retail component.
 - 42 4. Vehicles used for product delivery shall have a capacity no larger than one (1) ton.
 - 43 5. The facility and its operator shall hold all licenses required by the State of South Carolina.
 - 44 6. Operating hours shall be consistent with those of surrounding businesses.
 - 45 7. No use may generate any odor that reaches the odor threshold, measured at the outside
 - 46 walls of the building or structure within which the urban farm operates.
 - 47 8. There shall be no exterior dumping or disposal of wastewater.
 - 48 9. No use shall create any electrical disturbance that adversely affects any operations or
 - 49 equipment other than those of the creator of such disturbance.
 - 50 10. No use may generate noise that is audible by a panel of healthy listeners standing outside
 - 51 the walls of the building or structure within which the urban farm operates.

1 11. No use may generate any ground-transmitted vibration that is perceptible to the human
2 sense of touch outside the walls of the building or structure within which the urban farm
3 operates.
4

5 **Marinas:**

- 6 ~~1. No net loss of protected wetlands and/or other unique wildlife habitat shall be permitted.~~
7 ~~2. Fueling facilities (including underground storage, pipelines and pumps) shall be permitted~~
8 ~~only at commercial marinas, not at communal or individual docks.~~
9

10 **Therapeutic Massage Establishments:**

- 11 1. All massage therapists shall be licensed by the State of South Carolina.
12 2. Hours of operation are limited to 7:00 a.m. to 10:00 p.m.
13

14 ~~**Motor Vehicle Parts Store**~~

15 ~~**Motor Vehicle Sales**~~

16 ~~**Motor Vehicle Rental and Leasing**~~
17

18 **Outside Display and Merchandise Areas.** Only the following merchandise shall be displayed or
19 stored outside of a building (in this case only, building is defined as any structure having
20 completely enclosed walls and a roof):

- 21 1. Live nursery products,
22 2. Fresh produce,
23 3. Cut flowers,
24 4. Prepackaged firewood,
25 5. Newspaper and magazine racks,
26 6. Christmas trees from November 1st to January 2nd of the next year, and
27 7. Vending machines where not otherwise prohibited, provided that the vending machines are
28 screened from public view from off the property upon which they are located.
29

30 **Solar Farms:**

- 31 1. Intent. The intent of these standards is to provide for safe, attractive, orderly and functional
32 sustainable energy options in furtherance of the goals of the comprehensive plan.
33 2. Application. These standards shall apply to the installation and/or placement of any solar
34 farm within the City of Myrtle Beach.
35 3. Installation.
36 a. Solar farms shall be installed and maintained in compliance with the International Building
37 Code, National Electric Code and all local regulations, directives and codes.
38 b. Installation of any solar farm shall require the issuance of any applicable permits such as
39 building and/or electrical.
40 c. Solar farms may have transformers with substation capabilities in the design and
41 installation.
42 d. A building permit shall not be issued without Community Appearance Board approval.
43 4. Setbacks and buffers.
44 a. Front street setbacks. Any solar farm installation will set back from the front street 30 feet
45 or the front street setback of the underlying zoning, whichever is greater.
46 b. Side/Rear setbacks. 10 feet.
47 c. 15-foot minimum landscape buffers as required by CAB.
48 5. Structural Height Limit. 35 feet.
49

1 Transportation Facility for Urban Passengers of Conveyances Including Bus, Passenger Rail,
2 Taxicab provided that such facility is designed to accommodate no more than one vehicle at a
3 time.

4
5 Unlicensed group residential (caregiving) provided a Special Exception has been granted by the
6 Board of Zoning Appeals.

7
8 Water tanks, public provided a Special Exception has been granted by the Board of Zoning
9 Appeals.

10
11 ~~All conditions imposed in Article 15 Conditional / Accessory Uses and Special Exceptions~~
12 ~~Section 1501 of the 2014 current City of Myrtle Beach Zoning Ordinance shall apply to any of~~
13 ~~the above conditional uses for the Pine Island Point PUD.~~

14 15 **Section 5 - Accessory Uses**

16
17 ~~Accessory uses are to be allowed as defined in the 2014 City of Myrtle Beach Zoning Ordinance~~
18 ~~Article 15 Conditional / Accessory Uses and Special Exceptions Section 1502, based on the~~
19 ~~uses allowed in the current zoning of MU-M and the additional uses listed in Section 3 and 4 of~~
20 ~~this document.~~

21
22 Uses Customarily Accessory to Single-family Dwellings.

- 23 1. Private garage, open storage space or parking area for motor vehicles, provided that such is
24 designed and/or used for the storage of motor driven vehicles, owned and used by the
25 occupants of the dwelling to which it is accessory. An accessory garage, open space or
26 parking area shall not be used for:
 - 27 a. More than one commercial vehicle licensed as such by the State of South Carolina per
28 dwelling unit
 - 29 b. Any vehicle more than one ton in capacity.
- 30 2. Shed or tool room for the storage of equipment used in grounds or building maintenance.
- 31 3. Children's playhouse and play equipment.
- 32 4. Private, noncommercial recreational facilities including swimming pool and bathhouse or
33 cabana, tennis courts, etc., owned, used and maintained by the owner and/or tenants of the
34 dwelling units.
- 35 5. Structures designed and used for purposes of shelter in the event of man-made or natural
36 catastrophes.
- 37 6. Noncommercial flower, ornamental shrub or vegetable garden or greenhouse.

38
39 Uses Customarily Accessory to Multi-family Complexes. The customary incidental accessory
40 uses of multi-family complexes including but not limited to:

- 41 1. Parking provided that such is designed and/or used for the storage of motor driven vehicles,
42 owned and used by the occupants of the dwelling to which it is accessory. Accessory
43 parking shall not be used for:
 - 44 a. More than one commercial vehicle licensed as such by the State of South Carolina per
45 dwelling unit
 - 46 b. Any vehicle more than one ton in capacity.
- 47 2. Mailbox clusters
- 48 3. Swimming pools and equipment
- 49 4. Tennis courts
- 50 5. Laundry facilities

51 Such accessory uses shall be on the same lot as the permitted use they support.

- 1
2 **Uses Customarily Accessory to Congregate Housing, Elderly.**
3 1. Nursing home facility.
4 2. Professional and medical offices.
5 3. Convenience retail.
6 4. Kitchen and dining facilities.
7 5. Facilities for recreation and physical therapy.
8 6. Educational, social, and occupational training facilities.
9 7. Beauty or barber shop within the permitted use building.
10 8. Storage building.

- 11
12 **Uses Customarily Accessory to Religious Establishments.**
13 1. Religious education buildings.
14 2. Child day care centers confined to religious educational buildings.
15 3. Parsonage, parsonage or parish house, together with any use accessory to those dwellings.
16 4. Off-street parking area or garage for use without charge and only as an accessory use to a
17 permitted use on the same parcel or tract.
18 5. Completely enclosed building for storage of supplies or equipment.
19 6. Cemetery, mausoleum, or memorial garden, provided that:
20 a. The tract of land is screened with a permanent fence installed along any abutting property
21 zoned Single-family (R), Multifamily (RM), or residential Planned Unit Development (PUD);
22 b. The burial area does not exceed 0.25 acres in size; and
23 c. Burial plots are set back a minimum of 20' from the property line.
24

25 **Use Customarily Accessory to Funeral Homes:** Crematorium shall only be permitted as an
26 accessory to a funeral home. In no case shall a crematorium be permitted as a primary use.
27

- 28 **Uses Customarily Accessory to Golf Courses, Tennis Facilities and Other Recreational**
29 **Facilities.**
30 1. Off-street parking areas.
31 2. Completely enclosed building for the storage of supplies, stock or merchandise, provided
32 the building is either:
33 a. Screened from public view; or
34 b. Architecturally compatible with the primary structure or the surrounding neighborhood.
35 3. Clubhouse facilities in more than one building; provided the building(s) shall be setback from
36 the parcel property lines no less than 200 feet. The facilities may include restaurants, bars,
37 pro shops, gift shops, clothing stores, and limited visitor accommodations (not more than
38 one unit per 2 1/2 acres in the golf course tract). These facilities may be open to the public.
39 4. Locker rooms.
40 5. Maintenance facilities.
41 6. Rest rooms.
42

- 43 **Uses Customarily Accessory to Marinas.**
44 1. Off-street parking areas.
45 2. Completely enclosed building for the storage of supplies, stock or merchandise.
46 3. Restaurants.
47 4. Boat service facilities.
48 1. Stores for the sale of incidental supplies.
49 2. Berthing and dry storage of boats.
50 5. Fueling facilities.
51

1 Uses Customarily Accessory to Visitor Accommodations.

- 2 1. Structures or facilities under the same operation and control as the permitted use and on the
- 3 same or contiguous property (which in this case shall not exclude properties on opposite
- 4 sides of public rights-of-way):
 - 5 a. Recreational facilities.
 - 6 b. Laundry facilities.
 - 7 c. Convention facilities.
 - 8 d. Meeting rooms.
 - 9 e. Spas and exercise facilities.
 - 10 f. Parking facilities.
 - 11 g. Offices.
- 12 2. Restaurant within a permitted use building.
- 13 3. Game rooms and arcades provided that they are located within the permitted
- 14 accommodations building and that no identifying signs or machines are visible from the
- 15 outside of the building. The facilities may be used by registered guests of the
- 16 accommodations and shall be accessible only through the lobby or interior corridor of the
- 17 permitted use building.
- 18 4. Facilities with 100 accommodation units or more may establish the following provided they
- 19 are located within a permitted use building of 50 units or more and are accessible through the
- 20 lobby, interior corridor or exterior doorway located 20 feet or more from a public street,
- 21 alleyway or walkway. No signs or merchandise shall be visible from the outside of the
- 22 building except that one public service sign as set forth in Article 8 – *Sign Regulations* may
- 23 be located immediately over or within 2 feet adjacent to the door:
 - 24 a. News stands.
 - 25 b. Snack bars.
 - 26 c. Florists.
 - 27 d. Gift shops.
 - 28 e. Confectionary stores.
 - 29 f. Automobile rental agencies.
 - 30 g. Drug and sundry shops.
 - 31 h. Bars.
 - 32 i. Hair salons.

33
34 Uses Customarily Accessory to Retail Operations.

- 35 1. Off-street parking areas.
- 36 2. Completely enclosed building for the storage of supplies, stock or merchandise.
- 37 3. Coin operated amusement devices subject to the following restrictions:
 - 38 a. Maximum number of machines per use is five.
 - 39 b. Only allowed as an accessory use to retail facilities of at least 2,000 sq. ft. of gross floor
 - 40 space.

41
42 Uses Customarily Accessory to Office Uses, Financial and Advisory Establishments, and Health

43 Care Establishments.

- 44 1. Off-street parking areas.
- 45 2. Completely enclosed building for the storage of supplies, stock or merchandise.
- 46 3. Restaurants not to exceed ten percent (10%) of the total square footage of the building within
- 47 which the restaurant is contained, provided that drive-up or drive-through windows are not
- 48 allowed, and further provided that signage is limited to the characteristics of signage allowed
- 49 for other tenants in the building. A seating area may be provided outdoors as an amenity.

50
51 Uses Customarily Accessory to Hospitals.

- 1 1. Pharmacies
- 2 2. Gift shops
- 3 3. Restaurants
- 4
- 5 Uses Customarily Accessory to Bakeries, Bars and Restaurants.
- 6 1. Off-street parking areas
- 7 2. Completely enclosed building for the storage of supplies, stock or merchandise
- 8 3. Wholesale prepared foods
- 9 4. Catering services
- 10 5. Rooftop seating
- 11
- 12

13 **Section 6 - Dimensional Requirements**

14

15

16 Building setback from all perimeter roadways: thirty (30') feet

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18 Building setback from PUD-adjacent property lines: fifteen (15') feet

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23

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25

1. Outparcels located adjacent to Seaboard Street:

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Max. Height	Max. Building Coverage	Min. Front Setback	Min. Side Street Setback	Min. Side and Rear Yard Setback	Min. Open Space
10,000 sq.ft.	---	---	60'	50%	30'	30'	B	0% hh

- 26 (B) Setbacks are zero except that the provisions of Chapter 6 – *Buildings and Building*
- 27 *Regulations* and Chapter 9 – *Fire Prevention & Protection* of the Code of Ordinances apply.
- 28 However, sight triangles and sight lines shall be maintained, and requirements in section
- 29 902 Exhibit 17.E – Landscaping Regulations shall be met.
- 30 (hh) 20% minimum open space on properties of 3 acres or more.
- 31
- 32

Minimum Lot Area Per Dwelling Unit:

1 st Unit (sq.ft.)	2 nd Unit (sq.ft.)	3 rd Unit (sq.ft.)	4 th or Greater Units
4,500	2,000	2,000	See Below*

33 *For lots or parcels larger than 8,500 square feet use the formula below to compute allowable

34 density. In the formula, N equals maximum number of units permitted.

35

(Total Square Feet in Parcel/43,560 sq. ft) × 20 = N

When N is computed to be less than three, it shall be rounded up to three. When N is computed to be greater than three, it is always rounded down to a whole number.

2. All other parcels:

Min. Lot Area	Min. Lot Width	Min. Lot Depth	Max. Height	Max. Building Coverage	Min. Front Setback	Min. Side Street Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Open Space
---	---	---	C	---	B	B	B	B	L

(B) Setbacks are zero except that the provisions of Chapter 6 – *Buildings and Building Regulations* and Chapter 9 – *Fire Prevention & Protection* of the Code of Ordinances apply. However, sight triangles and sight lines shall be maintained, requirements in Exhibit 17.E – *Landscaping Regulations* shall be met.

(C) Equal to the width of the widest right-of-way upon which it fronts.

(L) Per the landscaping regulations.

Minimum Lot Area Per Dwelling Unit: There is no minimum lot area per dwelling unit for mixed-use developments. Use the formula below to compute allowable density for residential developments. In the formula, N equals maximum number of units permitted.

(Total Square Feet in Parcel/43,560 sq. ft × 20) + 1 unit per acre for each 2.5% of usable open space = N

When N is computed to be less than three, it shall be rounded up to three. When N is computed to be greater than three, it is always rounded down to a whole number.

Total building square footage for retail, restaurant, commercial and/or office uses labeled as Retail A-E on Exhibit 17.6, shall not exceed 150,000 sqft. This shall not apply to assisted living facilities, commercial group residential, congregate housing (older adult), continuing care retirement community, hospital, independent living (older adult), nursing home facilities, unlicensed group residential (caregiving), residential, or public services.

Section 7 - Parking Standards

~~All City of Myrtle Beach parking standards as defined in Article 10 Parking and Loading Requirements of the 2014 City of Myrtle Beach Zoning Ordinance will be maintained. Parking counts will be based on final uses, as described in Article 10,~~

~~An exception to Article 10 Parking and Loading Requirements of the 2014 City of Myrtle Beach Zoning Ordinance shall be provided for multi-family uses, which shall meet a minimum on-site parking requirement of 1.5 spaces / DU for units with 1 or 2 Bedrooms and 2 spaces / DU for units with 3 or more bedrooms.~~

Location.

- 1 A. All parking spaces required herein shall be located on the same lot with the principal
- 2 building or use or uses served except under standards as addressed in section 1007 -
- 3 Standards for Off-Site Parking Facilities of this Ordinance.
- 4 B. No parking spaces shall be located such that parked vehicles will block sight lines or
- 5 sight triangles as defined in Article 2 Definitions.
- 6 C. Bicycle parking shall be installed in accordance with Section 1009 and located as
- 7 approved by the zoning administrator so as to be accessible from the nearest bike lane,
- 8 path or trail, in a travel way of minimal conflict with the automobile.

9
10 **Vehicular Use Areas**

11 A scale drawing or layout of all required parking areas showing the location, size and
12 arrangement of the individual parking spaces, loading spaces, and landscaped areas shall be
13 submitted to the zoning administrator for approval. All parking areas shall be surfaced with
14 concrete, asphalt, grass paver blocks, or other pervious material approved by the city engineer
15 except the following:

- 16
- 17 A. One- and two-family dwelling units
- 18 B. Those instances where residential dwelling units are being converted to commercial
- 19 uses which require less than 5 parking spaces in order to meet the terms of this
- 20 ordinance.

21
22 **Interior Circulation and Movement.**

23 All parking shall be served by interior circulation drives with adequate space for turning
24 maneuvers on the lot or within a shared access easement. No individual off-street parking
25 space shall access directly from a public street except for single-family and two-family dwellings.
26 All parking spaces shall be located so that the occupant of any parking space can enter and
27 leave independently, except for single family residences where tandem parking is permitted.

28
29 **Aisles**

- 30
- 31 A. Shared Drive Aisles Permitted; Easement. A cross easement is required for properties
- 32 for which a shared driveway aisle has been authorized along with plats of affected
- 33 properties showing the boundaries of the easement area. Plats will require stamped
- 34 approval of the city planning director or his agent and all documents shall be properly
- 35 filed with the Register of Mesne Conveyance for Horry County, and may be released
- 36 only by the written consent of the City. Consent shall be given by the City at such time
- 37 as subject properties have received final inspection and approval for plans that no longer
- 38 use shared access for site modifications in compliance with current codes and
- 39 ordinances. Receipt of recorded copy of easement agreement and plats shall be
- 40 required prior to the issuance of a certificate of occupancy and/or final inspection.
- 41 B. Aisle Width. The minimum width of all aisles providing direct access to individual
- 42 parking stalls shall be as follows:

43
44 **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
-------	----	----

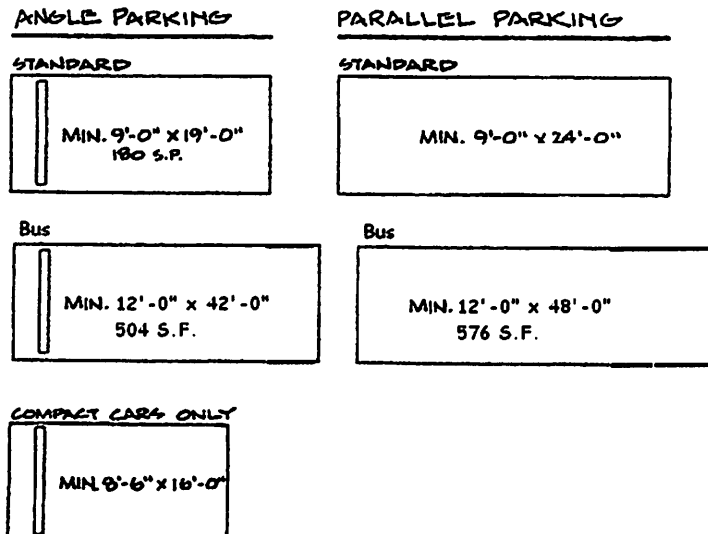
C. Stacking Lanes. Where parking lot or parking structure access is to or from a street, channelization or storage space shall be provided sufficient to prevent queues into the public street, in accordance with the minimum requirements specified below:

Traffic Generator (type)	Minimum On-Site Storage* Required (# of vehicles)
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.)

Spaces and Loading/Unloading Areas

A. Size. Except for single- and two-family residences where unmarked tandem parking is permitted, parking stalls shall be clearly marked and shall not be less than nine feet by nineteen feet. A maximum of 20% of the total number of stalls may be eight and one-half feet by sixteen feet provided such spaces are clearly designated "for compact cars only." Parallel parking stalls shall not be less than nine feet by twenty-four feet. All parking spaces shall be located so that the occupant of any parking space can enter and leave independently. Handicapped parking spaces will conform to size standards found in ANSI A117.1-2009 (Accessible and Usable Buildings and Facilities) Section 502, or the most current adopted edition the Accessible and Usable Buildings and Facilities standards.



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- B. Use of Right-of-Way Restricted. No required parking or maneuvering area shall be located in any public right-of-way.
- C. Curbs and Wheel Stops Required.
 1. Except on single-family residential lots, raised curbs with a minimum width of one foot six inches or approved barriers will be installed on the perimeter of the parking lot to control the entrance and exit of vehicles or pedestrians. This requirement may be waived by the city engineer to permit sheet flow drainage into pervious areas designed as part of an approved alternative engineered stormwater retention system.
 2. Landscaped areas and pedestrian walkways shall be protected from vehicular encroachment or overhang through appropriate wheel stops or curbs.
 3. If full size parking spaces are utilized, then wheel stops must be located to ensure a minimum clearance of two and one-half feet from the landscape areas describe in C.2 - *Landscaped Areas And Pedestrian Walkways* above.
 4. If a raised curb is used, then the parking spaces may be reduced two and one-half feet in length provided required landscape material is not located in the vehicle overhang area or any vehicle overhang does not encroach into required pedestrian walkways.
- 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, multi-family residential, <u>and independent living (older adult)</u> uses	1.5 spaces per DU for units with 1 or 2 bedrooms and 2 spaces per DU for units with 3 or more bedrooms.
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

22

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.

Permitted Uses	Minimum Required Parking Spaces (DU=dwelling unit; SF=square feet; fractional calculations shall be rounded up)
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
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
Tennis facilities	2 spaces per tennis court
Visitor Accommodations	1 space per 1 bedroom DU 1 ½ spaces per 2 bedroom DU 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
All other uses	1 space per 250 SF of gross floor area

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Exceptions to Minimum Parking Requirements.

1. **Excessive Parking:** If the developer can demonstrate to the satisfaction of the zoning administrator that the required parking as stated above is in excess of what is needed for his proposed use, the administrator may allow the construction of an amount of parking less than the minimum requirement. Any application indicating diminished parking shall clearly state in writing what the parking demand will be. However, the plan for the site must be designed to accommodate all required parking, and all areas set aside to accommodate unconstructed parking shall be maintained as landscaped areas or preserved as undisturbed natural areas. Should the zoning administrator determine that the originally constructed parking or loading is

1 insufficient, he shall order that the unconstructed parking and/or loading be provided and a
2 certificate of occupancy for such obtained within 12 months of such order.
3

4 ~~2. Bus Parking: Required automobile parking spaces may be substituted with bus parking at a~~
5 ~~ratio of one bus parking space per 15 automobile parking spaces. Reserved~~
6

7 3. Office Uses: In office developments located within a single land parcel with gross building
8 areas in excess of 20,000 square feet, square footage located within the following common
9 building areas, outside of designated office suites, shall be excluded from minimum parking
10 calculations:

- 11 a. Lobbies
- 12 b. Elevator shafts
- 13 c. Staircases
- 14 d. Electrical and mechanical rooms
- 15 e. Restrooms

16
17 4. Outparcels located adjacent to Seaboard Street shall adhere to the minimums delineated in
18 section ~~1006-D~~ - *Minimum Off-street Parking Requirements For Permitted Uses*. On all other
19 parcels minimum parking requirements for all uses EXCEPT residential, ~~care home,~~
20 ~~continuing care,~~ independent living, ~~congregate housing, nursing home facilities,~~ and visitor
21 accommodations shall be ½ those delineated in section D - *Minimum Off-street Parking*
22 *Requirements For Permitted Uses*.
23

24 **Parking, storage, or use of recreational vehicles.** No recreational vehicle shall be parked or
25 stored in any front yard, except for 24 hours for loading and unloading, on any lot in any
26 residential district. No such equipment shall be used for living, sleeping, or housekeeping
27 purposes in any location not specifically permitting such use.
28

29 **Minimum Loading Requirements:**

30 *Off-street loading area required.* All uses, whether specified in this ordinance or not, shall
31 provide off-street loading areas sufficient for their requirements. Loading areas shall be located
32 ~~on the same lot or parcel of land as the structure they are intended to serve, and shall be~~
33 adequate so that no vehicle being loaded or unloaded in connection with normal operations
34 shall stand in or project into a public street, walk, alley, or way and shall not restrict traffic flow.
35 ~~Off-street loading areas shall have access to a public alley or street.~~
36

37 **Standards for Off-Site Parking Facilities**

38 If a lot on which a permitted use is conducted (permitted use site) is not large enough to provide
39 for all the required automobile parking spaces, such required spaces may be provided on other
40 off-street property only if the following conditions are satisfied:
41

- 42 A. Parking facilities are a permitted use within the zoning district where the off-site parking
43 facility is to be located.
- 44 B. The location of the parking facility complies with the following criteria:
 - 45 1. The off-site parking facility is contiguous to the permitted principal use site; or
 - 46 2. The off-site parking facility is no more than three hundred feet, airline measurement,
47 from the nearest property line of the principal permitted use site; or
 - 48 3. The off-site parking facility is no more than three hundred feet, airline measurement,
49 from any associated parking lot contiguous to the principal permitted use site.
- 50 C. Required off-site parking spaces shall be authorized solely for use by the principal permitted
51 use supported. The parking spaces shall not be increased, decreased, or encroached upon

1 in any manner unless first authorized by written consent of the City. This requirement shall
2 in no way discourage or prevent the use of shared parking facilities as allowed by this
3 ordinance. The owner or authorized agent for the land upon which such remote parking is
4 to be located shall provide a deed restriction, or other legal instrument, accompanied by a
5 plat showing the boundaries of the proposed off-site parking lot. Both documents shall be
6 properly filed with the Register of Mesne Conveyance for Horry County, and may be
7 released only by the written consent of the City at such time as the restricted parking is no
8 longer required to comply with zoning regulations. Receipt of a recorded copy of this
9 document and plat shall be required prior to issuance of a building permit for the principal
10 permitted use for which the off-site parking is to be utilized.

11 **Shared Parking Facilities**

12 Shared parking facilities are permitted as long as dedicated spaces are maintained or it can be
13 demonstrated to the satisfaction of the zoning administrator that the patterns of use between the
14 uses are so different as to permit the same spaces to count for more than one use. Any
15 proposed shared parking arrangements shall be accompanied by notarized statements from all
16 users and the owner that such arrangements are satisfactory and shall clearly indicate the total
17 users of the parking area by demand and time of day and day of week for each user. At such
18 time that the zoning administrator determines that the amount of parking is not adequate,
19 adequate parking shall be installed in a time frame and in number as determined by the zoning
20 administrator (but not to exceed the minimum parking requirements), provided that all other
21 provisions of the code are met.
22

23 **Bicycle Parking**

24 All commercial, civic, and major subdivision construction projects shall include a bicycle rack
25 installed on-site in accordance with the Association of Pedestrian and Bicycle Professionals
26 (APBP) Essentials of Bike Parking.
27

- 28 A. Racks shall be designed and installed to hold a minimum of two bicycles.
- 29 B. Racks shall be constructed of stainless steel or powder-coated galvanized steel.
- 30 C. In districts where the proposed use requires no on-site parking, a fee of \$600 may be paid in
31 lieu of installing a bike rack, monies to be used by the city to install public bicycle parking.
- 32 D. Racks shall be maintained so as to be continually safe, secure, and structurally sound.
- 33 E. Racks in major subdivisions will be located at amenities and designated common areas.
34

35 **Section 8 - Landscaping / Buffering / Open Space Requirements**

36 Landscaping will meet or exceed all landscape/buffering/open space requirements as described
37 in ~~Exhibit 17.E Article 9-Landscaping and Tree Protection of the current City of Myrtle Beach~~
38 ~~Zoning Ordinance and as required for the current MU-M zoning.~~ Care will be taken to provide
39 appropriate plant material to provide both visual interest and environmental sensitivity. The
40 parking areas will be planted with adequate shade trees to reduce the heat island effect. The
41 service areas will have substantial buffers against adjacent properties. The retention ponds will
42 be landscaped to provide a park-like feel and the walking trails will be landscaped with shade
43 trees to promote a cohesive, park-like campus feel.
44

45 **Section 9 - Lighting Standards**

46 **1. Purpose and Intent**

47 It is the purpose and intent of this article to prevent the creation of nuisances, caused by
48 unnecessary intensity of artificial illumination of property, signs, and buildings, to promote the
49
50
51

1 safety and general welfare of the public by the regulation of glare-producing sources of light, to
2 assure the required minimum illumination to facilitate enforcement of law and to protect the
3 threatened or endangered sea turtles which nest on the beach of the City by safeguarding
4 nesting females and hatchlings from artificial light.
5

6 **2. Applicability**

7 The provisions of this section shall apply to any and all exterior artificial light sources not having
8 specific special regulations.
9

10 **3. General Regulations**

11
12 A. Permits. All commercial and residential uses not exempted in section 3.C - *Permit*
13 *Exemptions* and section 6 - *Recreational Lighting* shall be required to get a permit.
14 Any permits or exemptions given under the regulations for lighting and glare do not
15 exempt applicants from any other permits required by the City Code. There are two
16 levels of permits:
17

- 18 1. *Level one permits.* Any new or additional incandescent filament lamp sources
19 that do not exceed 300 watts per light source and 1,500 total combined watts per
20 parcel; or High Intensity Discharge (HID) light sources that do not exceed 175
21 watts per light source and 700 total combined watts per parcel must get a level
22 one permit. A permit shall be issued by the City Construction Services
23 Department upon signature of the applicant on a statement stating that the
24 applicant understands that the lighting must meet the provisions of the lighting
25 and glare regulations and the provision by the applicant of a recorded plat
26 showing the location of proposed luminaries.
27
- 28 2. *Level two permits.* All commercial lighting that exceeds the level one permit
29 requirements must apply for a level two permit. Prior to the erection, installation
30 or placement of exterior artificial light source(s), an application for a permit shall
31 be filed with the City Construction Services Department. The application shall
32 include an application form (available at the Construction Services Department);
33 three copies of a lighting plan; and full payment of the application fee.
 - 34 a. The lighting plan shall include a site plan showing the proposed number,
35 specific location, intensity, height of luminaries, projected lighting patterns,
36 style of fixtures, type of illumination of all light sources, and all electrical
37 connections whether above or below grade.
 - 38 b. All luminaries must also meet the requirements of any other applicable city
39 code(s).
 - 40 c. All plans submitted to meet the requirements of this chapter shall be certified
41 by a registered engineer, state-licensed electrical contractor, registered
42 architect or a designated certified representative from a state-owned electric
43 utility. This representative is to be designated and certified by a letter to,
44 and kept on file by, the zoning administrator from the state-owned electric
45 utility. Any time there is a change in the designated representative a new
46 letter must be sent to the zoning administrator.

47 B. Permit Exemptions. Though no permits are required for the following exemptions, all
48 exterior light sources installed, erected or maintained in the City shall be subject to
49 sections 4 - *Glare Regulations*, 5 - *Lighting will be decorative in nature* and 9.B -
50 *Light Spillover Standards*.

- 51 1. No permit shall be required for warning lights to be erected in conjunction with

1 construction, excavation, maintenance, repair or hazard, as required by law.

2
3 2. No permit shall be required of the city or state or any public utility corporation
4 when performing contractual arrangements for the City or South Carolina
5 Department of Transportation for the installation of any light source.

6
7 3. Holiday season or festival lighting of a temporary nature erected after November
8 1st and removed before March 1st of the following year.

9 Though no lighting permit may be required, a building and electrical permit may be
10 required. Applicants must contact the City Construction Services Department for
11 these permits.

12
13 C. Measurement of the Height of a Light Source. The height of a light source is the
14 measured vertical distance between the light source and the grade. In extreme
15 cases of varied elevations within the same site, grade shall be established by the
16 zoning administrator.

17 18 **4. Glare Regulations**

19
20 A. Safety Hazard. Any artificial light source which creates glare observable within the
21 normal range of vision from any public walk or thoroughfare under normal weather
22 conditions is prohibited. Any such light source shall be considered a safety hazard
23 and will be turned off and/or removed upon notification by the City Police Department
24 or the zoning administrator.

25
26 B. Nuisance. Any artificial light source which creates glare observable within the
27 normal range of vision, under normal weather conditions, from any property other
28 than the property where the light source is located is prohibited. Any such light
29 source shall be considered a nuisance.

30
31 **Section 5.** Lighting will be decorative in nature and will be either leased through Santee Cooper
32 or purchased by the owner/developer. Security lighting will include wall pack lighting located on
33 the buildings, as necessary.

34 35 **Section 6. Recreational Lighting**

36 Because of the unique requirements for night-time visibility, ball diamonds, playing fields and
37 tennis courts are exempted from the exterior lighting standards of section 9.B - *Light Spillover*
38 *Standards*. These outdoor recreational uses must meet all other requirements of the
39 Ordinance.

40
41 A. Post Height. The outdoor recreational uses specified above shall not exceed a
42 maximum permitted post height of 100 feet above grade.

43
44 B. Cutoff Angle. The outdoor recreational uses specified above may exceed a total
45 cutoff angle of 90 degrees, provided the luminaire is shielded to prevent light and
46 glare spillover to adjacent residential property.

47
48 C. Maximum Spillage. The maximum permitted illumination at the property line shall
49 not exceed two foot-candles.

50 51 **Section 9. Measurement**

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A. Method of Measurement.

1. The meter sensor shall be mounted not more than six inches above ground level in horizontal position. Personnel shall take readings only after the cell has been exposed long enough to provide a constant reading.
2. Measurements shall be made after dark with light sources in question on, then with the same sources off. The difference between the two readings shall be compared to the maximum permitted illumination and property line at ground level in section 9.B - *Light Spillover Standards*.

B. Light Spillover Standards. Lighting spillage or spillover is any reflection, glare or other artificial light emission onto any adjoining property or right-of-way above a defined maximum permitted illumination. Exterior lighting shall meet the following standards at the property line at ground level. If lighting is of a mixed type, the most restrictive standard will apply.

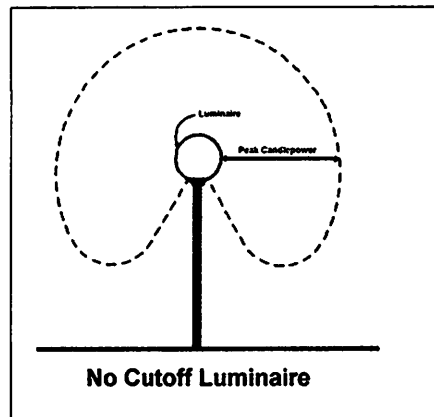
Street lighting will be total cut off fixtures.

Pedestrian lighting will be partial to total cut off fixtures.

1. When a light source or luminaire has no cut-off or a cut-off angle greater than 115 degrees:

Maximum Permitted Illumination: 5.0 foot-candles

Maximum Permitted Height of Luminaire: 15 ft.

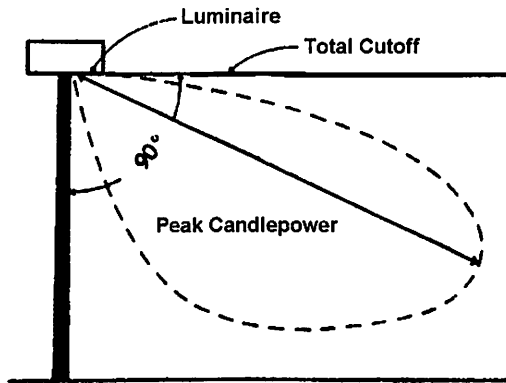


2. When a luminaire has a total cut-off angle of 115 to 90 degrees, the maximum illumination and the maximum permitted height shall be:

Maximum Permitted Illumination: 5.0 foot-candles

Maximum Permitted Height of Luminaire (pedestrian lighting): 15 ft.

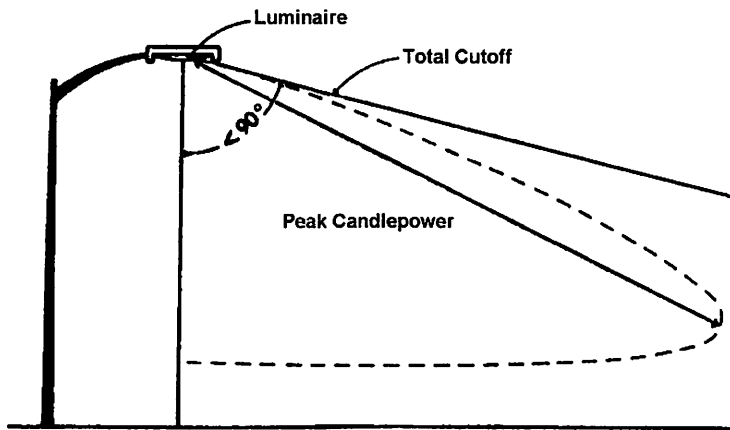
Maximum Permitted Height of Luminaire (street lighting): 30 ft.



90° Cutoff Luminaire

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3. When a luminaire has a total cut-off angle less than 90 degrees and is so located so that the bare light bulb, lamp or light source is completely shielded from the direct view of an observer five feet above the ground at the point where the cut-off angle intersects the ground, then the maximum permitted illumination and the maximum permitted height of the luminaire shall be:
 Maximum Permitted Illumination: 5.0 foot-candles
 Maximum Permitted Height of Luminaire (pedestrian lighting): 15 ft.
 Maximum Permitted Height of Luminaire (street lighting): 30 ft.



Luminaire With Less Than 90° Cutoff

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Section 10 - Signage Requirements

Conceptual signage locations are shown on Exhibit 17.9:

- There will be two (2) primary monument signs, located on either end of Sea Pine Blvd.
- There will be ~~three (3)~~ up to five (5) secondary monument signs.
- There will be up to ten (10) directional signs.

Each sign will meet the standards as described below, in ~~Article 8 Sign Regulations Section 805.G of the 2014 City of Myrtle Beach Zoning Ordinance~~. ~~Additional signage locations are~~

1 ~~requested due to the significant street frontage and overall layout of the site.~~ Signage will
2 complement the architecture of the buildings and will utilize complementary materials. Signage
3 will be designed to fit within the context of the surrounding ~~commercial uses and will require~~
4 approval of the Community Appearance Board. ~~Signage examples are provided on Exhibit~~
5 ~~47-15~~ All signs will be of durable construction and well landscaped. Traffic signs will be
6 standards as used by the City of Myrtle Beach.

7
8 1. *Reserved*

9 2. *Perpendicular signs.* For those signs whose sign faces are generally perpendicular to the
10 principal street frontage (including a sign whose sign face is between 90 degrees and, to
11 include, 45 degrees to a frontage), signs described in only one of the following categories
12 are permitted (choose one category below):

13 a. One freestanding sign per premises, subject to the following restrictions:

14 *Sign area.* The sign area shall not exceed a square foot area equal to 50 percent of
15 the principal street frontage, with a maximum allowable sign area of 150 square feet
16 per sign face (300 square feet in aggregate). If the principal street frontage is less
17 than 120 feet, then a maximum area of 60 square feet per sign face (120 square feet
18 in aggregate) is allowed, provided however, that if the principal street frontage is less
19 than 40 feet, then no freestanding sign shall be permitted.

20 *Number of signs.* Single frontage and corner locations are permitted only one such
21 freestanding sign and the maximum allowable size of such sign shall be governed by
22 the length of its respective frontage. The principal street frontage of lots in contiguous
23 blocks on one or both sides of the principal street which are an integral part of the
24 same business establishment may be added together to determine the total principal
25 street frontage. A maximum of two such freestanding will be allowed per premises
26 with parallel or opposite frontages, provided that such freestanding signs shall be
27 spaced to a minimum of 100 feet from each other. Business establishments consisting
28 of two or more premises in contiguous blocks shall also be limited to a maximum of
29 two freestanding signs, spaced at least 100 feet apart. Except as provided
30 hereinabove, a commercial center containing two or more businesses shall be
31 permitted only one free-standing sign.

32 *Sign height.* The maximum permitted height of a freestanding sign shall not exceed 25
33 feet.

34 *Sign location.* No freestanding sign or sign structure shall be located closer than five
35 feet to any property line, nor be located closer than ten feet to the curb or edge of
36 pavement of any street or highway. In no case shall any freestanding sign be closer
37 than 20 feet from any other freestanding sign on adjacent property.

38 *Sign projection.* No freestanding sign shall project over any building or structure or
39 over any property line; nor project over a driveway or parking lot unless the lowest
40 point of the sign is not less than 13 feet above grade, nor shall such sign project into a
41 pedestrian walkway unless the lowest point of the sign is not less than nine feet above
42 grade.

43 b. One fixed projecting sign per premises, subject to the following restrictions:

44 *Sign area.* The sign area shall not exceed 32 square feet per sign face (64 square feet
45 in aggregate).

46 *Sign height.* The maximum height of a projecting sign shall not exceed 25 feet but in
47 no event shall such sign extend higher than the lowest point of the roof or parapet,
48 whichever is highest.

49 *Sign projection.* The extreme limits of the projecting sign face and the sign support
50 shall not exceed four feet beyond the wall face of the building. Such signs shall not
51 project into a pedestrian walkway, unless the lowest point of the sign is not less than

1 nine feet above grade.

2 *Sign copy.* The limitations set on sign copy in section 2.a - *One Freestanding Sign Per*
3 *Premises* hereinabove also apply to fixed projecting signs.

4 *Support structures.* All fixed projecting signs shall be installed or erected in such a
5 manner that there shall be no visible support structures such as angle irons, guy wires
6 or braces.

- 7 c. Two flat signs or painted wall signs per premises:

8 *Sign area and location.* Such signs may be located on opposite sides of the building
9 or combined on one side, and singly or via a combination shall not exceed a total
10 aggregate sign area of 100 square feet per premises.

11 *Sign height.* No such sign shall be displayed above the top of the parapet, building
12 roofline, or canopy against which said sign is located.

13 *Sign copy.* The limitations set on sign copy in section 805.G.2.a - *One Freestanding*
14 *Sign Per Premises* hereinabove shall also apply to flat signs or painted wall signs.

- 15
16 3. Parallel signs. For those signs whose sign faces are generally parallel to the principal
17 frontage (including a sign whose sign face is between zero degrees and 45 degrees to a
18 frontage), signs described in only one of the following categories are permitted (choose one
19 category below):

- 20 a. One freestanding sign per premises. As set forth in section 2.a - *One Freestanding*
21 *Sign Per Premises.*

- 22 b. One fixed projecting sign per premises. As set forth in section 2.b - *One Fixed*
23 *Projecting Sign Per Premises.*

- 24 c. One contiguous building-mounted flat sign or painted wall sign per premises, subject to
25 the following restrictions:

26 *Sign area.* For buildings less than 60 feet in height, the aggregate area of such sign
27 shall not exceed an area equal to one and one-half square feet of sign area on the
28 building frontage which is generally parallel to the principal street frontage. No such
29 sign, however, shall exceed a maximum aggregate area of 150 square feet. Additional
30 signage equal to two square feet for every one foot of building height above 60 feet is
31 permitted, provided this additional signage is more than 60 feet above grade. Signs on
32 buildings housing more than one tenant shall not exceed a total area of one and one-
33 half times the horizontal linear building frontage occupied by each tenant; with a
34 maximum area of 150 square feet for any individual tenant.

35 *Number of signs.* Due to the nature of building-mounted flat signs or painted wall
36 signs, the limiting factor on such signs is not the number of individual sign displays, but
37 the aggregate area of all such sign displays that can be contained within the area as
38 defined in Article 2 - Definitions (3 rectangle method). Single road frontage and corner
39 road frontage locations are permitted one such sign area per occupancy, however,
40 occupancies with a corner road frontage may use a portion of their allowable area from
41 their principal frontage to also place a building mounted flat sign parallel to the
42 secondary road frontage. Premises with parallel (opposite) road frontages are
43 permitted one such sign per occupancy per parallel road frontage.

44 *Sign placement.* No such sign shall be displayed above the top of the parapet,
45 building roof line, or canopy against which sign be located, nor shall such sign extend
46 below the lowest architectural feature defining a porch, arcade or roof nor extend
47 beyond any supporting columns.

48 *Sign copy.* The limitation set on sign copy in section 805.5(B)(1) shall also apply to
49 building mounted flat signs or painted wall signs.

- 50
51 4. A commercial center shall also be permitted one fixed canopy sign or swinging projecting

1 sign per occupancy, not to exceed six feet in length and 18 inches in height, placed entirely
2 under a canopy (marquee) directly in front of an entrance door to said location. The sign
3 must be perpendicular to the building wall face and provide at least nine feet of pedestrian
4 walkway vertical clearance.
5

6 5. A directory sign in a commercial center for on-site directional purposes shall also be
7 permitted on premises; provided however, that such sign conforms to the following:

- 8 a. The sign shall not be located within 50 feet of any public right-of-way line.
- 9 b. An individual business or activity is limited to three square feet of sign area per
10 individual sign face and an aggregate area of six square feet and one sign per
11 directory sign.
- 12 c. The directory sign, even when composed of individual signs, shall not exceed a total
13 area of 50 square feet per sign face and an aggregate area of 100 square feet.
- 14 d. Freestanding signs shall not exceed ten feet in height.
- 15 e. The bottom of the sign must maintain a clearance of at least nine feet above a
16 pedestrian walkway.
17

18 6. Changeable copy sign.

- 19 a. A changeable copy sign is permitted on a business identification freestanding sign
20 provided the changeable copy sign conforms to the following:
 - 21 i. The changeable copy portion of the sign shall be an integral part of the
22 freestanding sign cabinet.
 - 23 ii. The changeable portion of the sign shall be included in the allowable area of the
24 sign and shall not exceed 18 square feet or 20 percent of the allowable sign
25 area, whichever is greater.
 - 26 iii. Changeable copy sign letters shall be at least six inches, but not greater than 12
27 inches in height.
- 28 b. Theaters are permitted changeable copy signs; provided the changeable copy signs
29 conform to the following:
 - 30 i. On a building facade that is within 150 feet of a right-of-way the sign shall not
31 exceed an area of 60 square feet for the first theater screen or auditorium and 30
32 square feet for each additional theater screen or auditorium up to a maximum
33 area of 210 square feet. The name or logotype, which identifies the business or
34 facility, shall be included within the allowable area of the changeable copy sign.
35 Such sign shall be the only sign on the facade that identifies the building or
36 business. For a building facade greater than 150 feet from a right-of-way an
37 increase in sign area of ten percent for each ten feet beyond 150 feet, up to a
38 maximum increase of 200 percent, is permitted.
 - 39 ii. As a freestanding sign the sign shall not exceed an area of 15 square feet per
40 sign face for each theater screen or auditorium up to a maximum area of 105
41 square feet of sign face. Such changeable copy sign shall be integral with any
42 freestanding sign permitted in sections 2 - *Perpendicular Signs* and 3 - *Parallel*
43 *Signs* hereinabove; however no other changeable copy sign area shall be
44 included with such freestanding sign.
 - 45 iii. Changeable copy sign letters shall be at least six, but not greater than 12 inches
46 in height.
- 47 c. A changeable copy sign is permitted on a freestanding sign for religious, educational,
48 and public recreational uses provided the changeable copy sign conforms to the
49 following:
 - 50 i. The changeable copy portion of the sign shall be an integral part of the
51 freestanding sign cabinet.

- 1 ii. The changeable portion of the sign shall be included in the allowable area of the
- 2 sign and shall not exceed 18 square feet or 20 percent of the allowable sign
- 3 area, whichever is greater.
- 4 iii. Changeable copy sign letters shall be at least three inches, but not greater than
- 5 eight inches in height.
- 6
- 7 7. Private traffic direction signs.
- 8 a. One freestanding sign is permitted at a one-way driveway entrance to or exit from a
- 9 parking area, provided that the one-way driveway is no wider than 19 feet at the
- 10 intersection of the property boundary with the right-of-way. The permitted sign copy
- 11 shall be an arrow indicating the direction of traffic flow, or the words "enter" or "exit".
- 12 b. Except for businesses situated on corner or double frontage lots, one freestanding sign
- 13 is permitted at a driveway entrance or exit providing access to or egress from a
- 14 business establishment if all of the parking which serves the business is located
- 15 behind the business establishment and is on the same premises.
- 16 c. The maximum size of the sign face of any sign permitted pursuant to this subsection
- 17 shall be 14 inches in the horizontal direction and eight inches in the vertical direction.
- 18 The maximum height of the sign shall be 30 inches. The permitted signs may be
- 19 internally lighted.
- 20
- 21 8. Permanent window signs which are painted on, or attached to, the interior side of a window
- 22 or glass door, or which are inside a window and mounted so as to be visible through the
- 23 window may be displayed, provided that the total area of all signs displayed in any one
- 24 window does not cover more than 25 percent of the window. Such window sign aggregate
- 25 area shall be included in the flat sign allowable area for the particular business or activity
- 26 utilizing such sign.
- 27
- 28 9. City civic directory and welcome signs. City Council may erect or approve and permit to be
- 29 erected composite civic directory and welcome signs, for the benefit of visitors, on which
- 30 may be listed institutional names, churches and points of interest. Civic organizations and
- 31 churches may be permitted to place their insignias thereon.
- 32
- 33 10. Clock. One freestanding clock or time and temperature unit shall be permitted in
- 34 conjunction with financial institutions and professional offices provided it does not exceed
- 35 20 feet in height nor 36 square feet in display area.
- 36
- 37 11. Logo/trademark identification emblem. Buildings taller than 60 feet may also have two
- 38 building mounted business identification or logo trademark emblems on the principal
- 39 building. Such signs shall be located at least 40 feet above grade, and shall not exceed a
- 40 total of 100 square feet per sign face. Such sign emblems may coexist with signs permitted
- 41 in sections 2 - *Perpendicular Signs* and 3 - *Parallel Signs* hereinabove herein.
- 42
- 43 12. Pricing sign. A sign advertising the price of gasoline, in addition to pump signs, shall be
- 44 permitted at facilities retailing gasoline; but shall not exceed six square feet per sign face
- 45 (12 square feet in aggregate). A maximum of two such signs per premises shall be
- 46 allowed.
- 47
- 48 13. Home occupation sign. One non-illuminated home occupation sign not to exceed six
- 49 square feet in area and mounted flat against the wall of the principal building.
- 50
- 51 14. Notice bulletin boards. Notice bulletin boards not over 24 square feet in area for medical,

1 public, charitable or religious institutions where the same are located on the premises of
2 said institutions.

- 3
4 15. Temporary Construction Fence Scrim. An active construction site shall be permitted a
5 construction fence scrim to screen the construction area and to control debris and dust.
6 The scrim shall not exceed the height and length of the construction fence, and shall be
7 removed with the construction fence. The scrim may contain graphics designed to inform
8 the public as to the nature of the construction project. The scrim may also, in lieu of the
9 construction sign permitted in 804.B.5 – *Construction Signs*, contain a maximum of 32
10 square feet of text per construction site identifying the firms involved with, the character of,
11 and the future occupants of the construction site.

12
13
14 **Section 11 - Special Requirements**

15
16 The developer will accommodate the City of Myrtle Beach's ongoing security initiative and will
17 allow security cameras to be installed on light poles at the City's discretion.

18
19 **Section 12 - Technical Design Criteria**

20
21 ~~Significant infrastructure has already been installed on site is described in Exhibits 17.12 and~~
22 ~~17.13 describe the existing infrastructure. Sea Pine Blvd, sewer lines, storm drainage, and~~
23 ~~water lines are constructed. The new All development will tie to the existing infrastructure and~~
24 ~~or to new infrastructure will be designed according to the City of Myrtle Beach's engineering~~
25 ~~requirements and constructed at the developer's expense.~~

26
27 **Section 13 – Public Improvements**

28
29 The developer has and will continue to provide concrete sidewalks and walking trails throughout
30 the development. Public plaza spaces will be provided around all retail buildings and in various
31 locations within the development. Additional landscaping has been provided around the
32 stormwater retention ponds to create a park-like space. The land uses proposed within the Pine
33 Island Point PUD are consistent with the City's vision for development of this area. This
34 development fills in an existing zoning "donut hole" within the City and offers the opportunity to
35 cohesively develop a large parcel of land that will benefit both the residents of and visitors to
36 Myrtle Beach and in which the City will have ongoing input.

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40
41 **Section 14 - Phasing Plan and Construction Schedule**

42
43 The property will be developed in three four phases. Phase 1 consists of the age restricted
44 (55+) multi-family ~~retail~~ component located to the west of Sea Pine Blvd. Phase 1 includes
45 ~~Buildings A-E~~ the Inspire Coastal Grand building, as shown on Exhibit 17.6 and ~~will include all~~
46 necessary infrastructure, parking, lighting, landscaping and signage. Phase 1 construction
47 ~~schedule is estimated to be from 2019-2022 was completed in 2021.~~ Phase 2 consists of the
48 commercial/retail component located to the ~~east~~ west of Sea Pine Blvd labeled as ~~Buildings F-L~~
49 Retail A-D on Exhibit 17.6. Construction timeframe for Phase 2 is dependent on market
50 conditions, but is anticipated to be from 2020-2022 2022-2024. Phase 3 consists of the
51 commercial/retail and housing components located to the east of Sea Pine Blvd labeled as

1 Retail E and Multi-family / Housing on Exhibit 17.6. Construction timeframe for Phase 3 is
2 dependent on market conditions, but is anticipated to be from 2023-2025. Development of
3 Outparcels 2-5, as shown on Exhibit 17.6, is the third fourth and future phase. Construction
4 timeframe for this phase is dependent on market conditions.

5
6 **Section 15 - Summary of Variations between Existing Zoning District and PUD Provisions**
7 **Reserved**

8 ~~The variations between the PUD provisions and the existing MU-M zoning classification are~~
9 ~~listed below:~~

10
11 **Permitted Uses:**

12 ~~MU-M Permitted uses as defined in Article 14 Zoning Districts and Map of the 2014~~
13 ~~current City of Myrtle Beach Zoning Ordinance~~

14 ~~PUD All permitted MU-M uses and the following additional uses:~~

15 ~~Medical Clinic (may include outpatient substance abuse treatment~~
16 ~~programs only as an ancillary use to the primary use of the medical clinic)~~

17 ~~Restaurant (with or without drive-through service)~~

18 ~~Retail Big Box~~

19 ~~Veterinary Office and Clinic~~

20 ~~Video and other Media Productions~~

21 ~~Visitor Accommodations not otherwise listed~~

22 ~~Bed and Breakfast Establishments~~

23 ~~Hospital~~

24 ~~Restaurant (with outdoor dining)~~

25 **Conditional Uses:**

26 ~~MU-M Conditional uses as defined in Article 14 Zoning Districts and Map of the 2014~~
27 ~~current City of Myrtle Beach Zoning Ordinance~~

28 ~~PUD All conditional MU-M uses and the following additional conditional uses:~~

29 ~~Automobile Rental~~

30 ~~Broadcast Studios (Radio and Television)~~

31 ~~Gasoline Station~~

32 ~~Motor Vehicle Parts Store~~

33 ~~Motor Vehicle Sales~~

34 ~~Motor Vehicle Rental and Leasing~~

35
36 **Dimensional Requirements:**

37 ~~MU-M Design Standards for all Mixed Use (MU) Zoning Districts as defined in Article~~
38 ~~17 Section 1705~~

39
40 ~~PUD Outparcels along Seaboard St Standards relating to the HC-2 zoning district~~

41 ~~Remainder of the PUD Standards relating to the MU-M zoning district~~

42 ~~See Appendix H and Appendix I for further information.~~

43
44 **Signage:**

45 ~~MU-M One freestanding sign per lot of at least 100 feet in width~~

46 ~~Sign area shall not exceed 50 square feet in area per sign face~~

47 ~~The maximum height shall not exceed 10 feet.~~

48 ~~(Per 2014 current City of Myrtle Beach Zoning Ordinance Article 8 Section~~
49 ~~805.H)~~

50 ~~PUD Total signage per development includes 2 primary signs, 3 up to 5 secondary~~
51 ~~signs and up to 10 directional signs. Signage area will not exceed 150 square~~

1 feet for primary signs per sign face, 50 square feet for secondary signs per sign
2 face and 50 square feet for directional signage per sign face. The maximum
3 height of primary signage will be 25 feet, the maximum height of secondary
4 signage will be 10 feet and the maximum height of the directional signage will
5 be 6 feet. Individual signage design will meet all other criteria of the 2014
6 current City of Myrtle Beach Zoning Ordinance Article 8 Section 805.G.
7

8 **Lighting:**

9 MU-M ~~Lighting zone Residential/Commercial (RC)~~

10 PUD ~~Lighting zone Commercial/Hotel (CH)~~
11
12

13 **Section 16 - Enactment Provision and Signature Lines**

14
15 ~~Enactment Provision — This ordinance is effective only upon presentment of ten (10)~~
16 ~~complete sets of the PUD Ordinance documents, including but not limited to attachments,~~
17 ~~exhibits and maps to the City Clerk within five (5) working days of the second reading.~~
18 ~~Failure to supply the required documents results in this ordinance having no force of effect,~~
19 ~~and the regulations in place prior to second reading shall be the assigned regulations.~~
20

21 This ordinance will take effect upon second reading.
22
23

24
25 _____
26 BRENDA BETHUNE, MAYOR

27 ATTEST:

28 _____
29 JENNIFER ADKINS, CITY CLERK
30

31 1st Reading: 6-14-2022

32 2nd Reading:
33