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**2022-36 (1<sup>st</sup> Reading):** TO AMEND THE CODE OF ORDINANCES, CITY OF MYRTLE BEACH, APPENDIX A ZONING ARTICLE 15 CONDITIONAL AND ACCESSORY USES AND SPECIAL EXCEPTIONS, TO ALLOW DEVELOPMENTS IN MU-H (MIXED USE – HIGH DENSITY) DISTRICTS TO INSTALL REQUIRED PARKING ON ADJACENT PROPERTY ZONED RMH (MULTIFAMILY RESIDENTIAL HIGH DENSITY), TO CLARIFY THE CODE REGARDING PARKING LOT PROXIMITY TO THE PRIMARY USE, AND TO STRENGTHEN LANDSCAPE BUFFERING REQUIREMENTS.

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**Applicant/Purpose:** Lineage Construction Inc. (Yosi Benezra, applicant/agent) / to amend the Zoning Code to allow developments in the MU-H District to install required parking on adjacent RMH zoned property, and strengthen the landscape buffering in such instances.

**Brief:**

- Applicant wishes to demolish the Mariner Hotel and develop a commercial product that requires additional parking.
- The property is one parcel, but is split zoned between MU-H along Ocean Blvd., and RMH in the rear.
- Currently parking lots are only allowed in the RMH under two circumstances:
  - as an accessory to an RMH use (eg: a parking lot in an apartment complex), or
  - as an accessory to an abutting or adjoining use in an MU-M district (eg: a restaurant in MU-M with parking on an adjoining lot in an RMH district).
- The request is to allow the same for a use in an abutting or adjoining MU-H district.
- There are two areas where MU-H districts abut or adjoin an RMH district, and are therefore affected by the request:
  - on the south end between 29<sup>th</sup> Ave S & William St. and
  - on the north end between 68<sup>th</sup> Ave N & 77<sup>th</sup> Ave N.
- Planning Commission (7.19.22): Voted to recommend approval (6-0).

**Issues:**

- The Ordinance recommends strengthening the landscape buffer requirements to the parking lots that abut (share a property line with) the MU property to which it is an accessory.
- The ordinance, if adopted, would double the size of the required landscape buffer.

**Public Notification:** Ad in newspaper, agenda published and posted.

**Financial Impact:** Assuming the property is redeveloped into a higher and better use, the City will experience an increase in property tax and business tax revenues.

**Manager's Recommendation**

- I recommend 1<sup>st</sup> reading (7.26.22).

**Attachment(s):** ordinance, supporting material

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 15 CONDITIONAL AND  
ACCESSORY USES AND SPECIAL  
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DEVELOPMENTS IN MU-H (MIXED USE –  
HIGH DENSITY) DISTRICTS TO INSTALL  
REQUIRED PARKING ON ADJACENT  
PROPERTY ZONED RMH (MULTIFAMILY  
RESIDENTIAL HIGH DENSITY), TO  
CLARIFY THE CODE REGARDING  
PARKING LOT PROXIMITY TO THE  
PRIMARY USE, AND TO STRENGTHEN  
LANDSCAPE BUFFERING  
REQUIREMENTS.

**IT IS HEREBY ORDAINED** that Appendix A Zoning, section 1501.LL of the Code of Ordinances, City of Myrtle Beach, South Carolina, is hereby amended as follows:

- 1501.LL. Accessory surface parking lots are allowed in the RMH under the following conditions:
1. The accessory parking lot serves a commercial use in an abutting or adjacent MU-M district –zoned property. No parking lots in the RMH may be standalone commercial ventures or be separated from the MU-M use they serve by a major corridor.
  2. No portion of the accessory parking used to serve the MU-M use shall be more than 300 feet from a major commercial corridor.
  3. The accessory parking lot located in the RMH district will follow landscape buffering requirements of parking lots in the adjacent MU-M district or RMH district, whichever is greater, in addition to all other regulations in Article 9, provide a ten-foot landscape buffer along the property line adjoining the RMH zone. The following landscaping is required within that buffer:
    - a. One upper story tree (minimum 2.5" caliper at time of planting) per 20 linear buffer feet. Palmetto trees may be substituted for upper story trees at a ratio of 1.5 palmettos for each required upper story tree. Palmettos may be grouped in pairs; and
    - b. One shrub (minimum of 7 gallons at time of planting) per five linear buffer feet. Two shrubs (minimum of 3 gallons at time of planting) may be substituted for each required 7-gallon shrub.

This ordinance will take effect upon second reading.

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BRENDA BETHUNE, MAYOR

ATTEST:

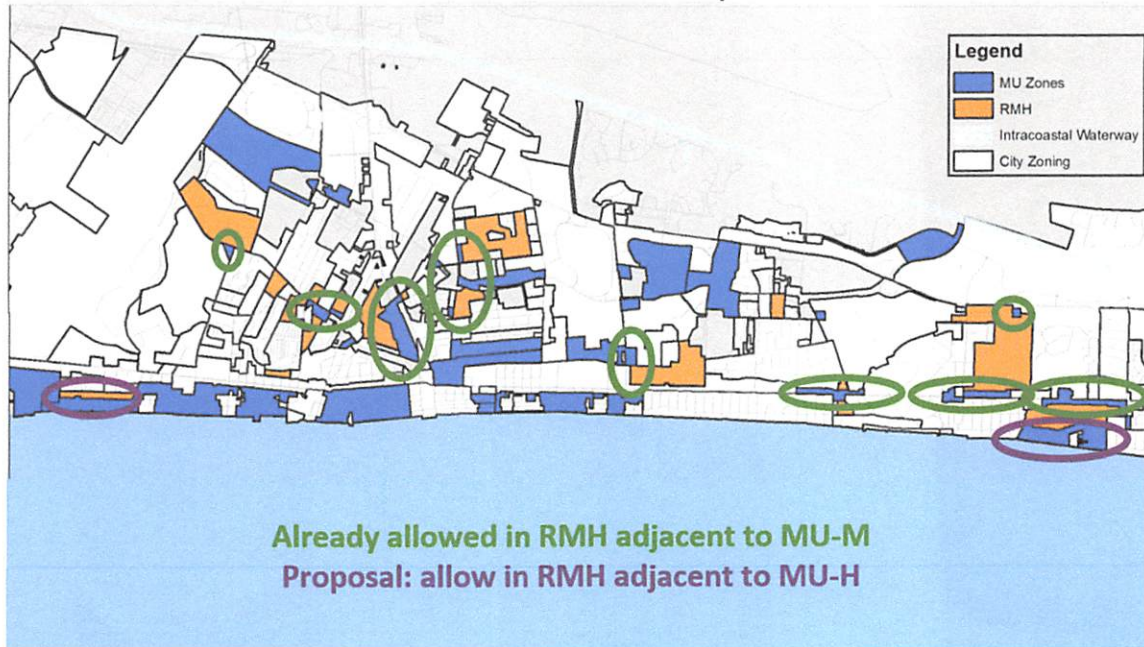
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JENNIFER ADKINS, CITY CLERK  
1<sup>st</sup> Reading: 7-26-2022  
2<sup>nd</sup> Reading

## Supporting Materials

### Staff Input:

Fire: No Concerns

RMH/MU-M/MU-H Map



### 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.