

June 9, 2020 - Presented for 1st Reading

1 2020-28 (1ST READING): ORDINANCE TO AMEND THE CENTRE POINTE
2 PLANNED UNIT DEVELOPMENT (PUD), APPENDIX D (USES), TO ADD THE
3 CONDITIONAL USE "INDOOR STORAGE" IN THE MU-2 DEVELOPMENT
4 TRACT.

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

7
8 **Brief:**

- 9 • Applicant desires to build an indoor storage facility on Agnes Lane near Doctor's Care
10 & Anderson Brothers Bank.
- 11 • Construction plans require the approval of the Centre Pointe Architectural Review
12 Board (ARB) & the Community Appearance Board (CAB).
- 13 • Centre Pointe is primarily designed to facilitate commercial & multi-use areas.
- 14 • Planning Commission 6/2/20: recommends approval (7-0)

15
16 **Issues:**

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

29
30 **Public Notification:**

- 31 • Legal ad ran 3/20/20, 4/24/20, & 5/15/20.
- 32 • Public Hearing 6/2/20.
- 33 • No comments received to date.

34
35 **Alternatives:**

- 36 • Modify the proposed ordinance.
- 37 • Deny the proposed ordinance.

38
39 **Financial Impact:** Increased business license & property tax revenue from the
40 management of the storage units.

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42 **Manager's Recommendation:** I recommend 1st reading (6/9/2020).

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

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CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

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

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

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

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

- Indoor Storage, in the MU-2 Development Tract only, with the following conditions:
- 1. Individual storage spaces shall not exceed 300 square feet per unit.
- 2. Direct access to individual storage units shall not be visible from off site.
- 3. Maximum height of an indoor storage facility is forty-five feet (45').
- 4. No outdoor storage allowed.

This ordinance will take effect upon second reading.

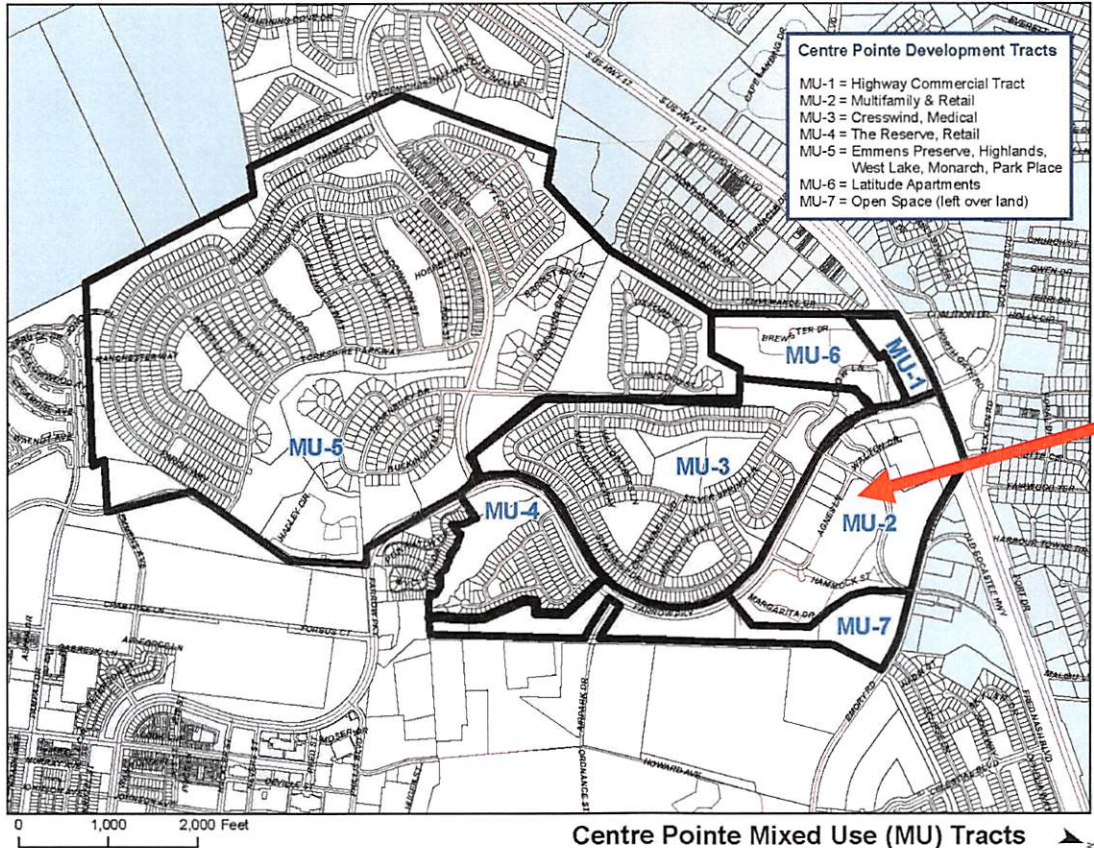
BRENDA BETHUNE, MAYOR

ATTEST:

LINDSEY HARING, ACTING CITY CLERK

1st Reading: 6-9-2020
2nd Reading:

1 Centre Pointe PUD Development Tracts:



Applicant's Property

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CENTRE POINTE PUD
APPENDIX D — PERMITTED USES COMMERCIAL

- Administrative Service*
- Administrative
- Center Employee Relations Office
- Employment Agency
- Governmental Administration
- Mobile Temporary Facility Non-Profit Organization
- Professional Space and General Offices
- Political Campaign Office
- Social Service Agency
- Advisory Service*
- Architectural Service
- Art Service
- Bank and Financial Institution

1 Building Contractor
2 Counseling/Consulting Service (General)
3 Credit Reporting Service
4 Engineering
5 Consultant
6 Environmental
7 Consultant
8 Financial
9 Consultant
10 Insurance
11 Interior Design
12 Consultant
13 Investigative
14 Service
15 Investment/Tax
16 Consultant Land
17 Planning
18 Consultant
19 Landscape Architectural Service
20 Legal/Attorney
21 Loan/Financial Agency
22 Market Research
23 Media
24 Notary Public
25 Optician
26 Personal Skills
27 Instruction
28 Planning
29 Consultant
30 Publisher
31 Real Estate Agency
32 Stock Broker

33
34 *Amusement Service*

35 Arts and Display
36 Automobile/Motorcycle Rental
37 Aviary
38 Bowling Alley
39 Coin Operated Amusement
40 Cultural Center
41 Farmers Market
42 Game Arcade
43 Indoor Skating Rink
44 Miniature Golf
45 Moped rentals
46 Museum
47 Sculpture Garden
48 Serpentarium
49 Theater
50 Visitor Center

51
52 *Business Center*

53 Accounting and Auditing
54 Advertising
55 Financial Service
56 Messenger/Courier Service

- 1 Repair Shop (such as Jewelry, Shoe, Hat Cleaning)
- 2 Restaurant
- 3 Service Uses (customarily incidental to Hotels, Motels, Transient
- 4 Accommodations, Golf and Retail Facilities)
- 5 Tailor/Seamstress Shop
- 6 Telephone Answering/ Telemarketing
- 7 Tutorial Service
- 8 Travel Agency

9
10 *Public Facility and Land Use*

- 11 Bike and Leisure
- 12 Trail
- 13 Lake
- 14 Library
- 15 Post Office
- 16 Park and Amenities
- 17 Fire/Police/EMS
- 18 Recreation
- 19 Facility Maintenance
- 20 School
- 21 Sports Facility
- 22 Swim Facility
- 23 Tennis Facility
- 24 Welcome Center

25
26 *Religious Service and Development*

- 27 Assembly Hall
- 28 Cemetery
- 29 Church
- 30 Fellowship Hall
- 31 Funeral Home
- 32 Mausoleum
- 33 Memorial Gardens
- 34 Mosque
- 35 Tabernacle
- 36 Temple

37
38 *Retail*

- 39
- 40 Antique or Curio Shop
- 41 Apparel and Accessory
- 42 Art Gallery
- 43 Art Supply
- 44 Automotive Parts and Accessories
- 45 Baby Goods and Supply
- 46 Bakery (Retail)
- 47 Beach/Resort Wear and Goods
- 48 Bicycle Sales and Service
- 49 Building Supply/Lumber Yard
- 50 Candy Shop
- 51 Card/Gift Shop
- 52 Carpet/Flooring Supply
- 53 Clothing (Retail)
- 54 Cosmetic
- 55 Craft

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

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Urban Passenger Transportation

- Horse Carriage
- Bus
- Limousine
- Passenger Rail
- Taxicab

Accessory Use and Structure

Parking and Service Area

RESIDENTIAL

- Zero Lot Line Single-Family
- Apartments
- Condominiums
- Congregate Living/Assisted Care/ Nursing
- Cooperative Apartments
- Continuing Care Retirement Communities
- Townhouses

Accessory Uses and Structures

- Garages, Granny Flats
- Multi-Family Complex, Personal Business Center
- Property Maintenance
- Residential Leasing
- Office Sales Center
- Storage Facility (incidental to a permitted use)

- Hot Tub, Swimming Pool, Enclosure
- Model Homes
- Parks and Amenities
- Parking and Service Areas

TEMPORARY USES

- Festival/Fair
- Outdoor Concert
- Sport Event

CONDITIONAL USES – COMMERCIAL

- Golf Cart Sales, Indoor with the following conditions:
 1. Sales are restricted to indoor showrooms.
 2. No outdoor display of merchandise allowed.
 3. Servicing of golf carts will not be allowed on-premise.

Other as Allowed by the City of Myrtle Beach

1 **Districts In Which The Requested Use Is Allowed:**

2

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

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

4

5 **Section 1501. Conditional Use:**

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

9

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

- 12
- 13 1501.OO. Indoor Storage Facility: The following conditions are required to ensure that
 14 the design and use of an indoor storage facility occur in a manner that is
 15 compatible with the appropriate zoning characteristics:
- 16 1. Indoor storage facilities are allowed in buildings of 40,000 sq ft or more.
 - 17 2. Each unit will be within a single building and must have a private entrance
 18 that is accessible from inside the facility. Direct exterior access to any
 19 individual unit is prohibited.
 - 20 3. No unit within an indoor storage facility shall be utilized as a place of
 21 business. No business license, other than that of the indoor self-storage
 22 operator shall be approved for a business operation in the facility.
 - 23 4. Lighting and temperature control may be provided to units. No utilities,
 24 namely, electricity, water, HVAC, telephone, cable TV, or gas, will be
 25 provided on an individual basis to the individual units. The use of
 26 generators of any kind is prohibited except for emergency backup for the
 27 general operations of the indoor storage facility.
 - 28 5. No outside storage of commercial vehicles, heavy equipment, boats, RVs
 29 and the like shall be permitted.
 - 30 6. The use or storage of hazardous materials is prohibited.
 - 31 7. No individual storage unit shall be visible from exterior.

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

5 **STAFF COMMENTS:**

6 Fire: Myrtle Beach Fire Department has no concerns. Emergency vehicle access, fire
7 hydrant placement, and adequate road widths shall be approved by the fire marshal.
8

9 Police, Public Works, Planning: No Concerns
10
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12 **Section 403. Findings of Fact Required**
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14 In reviewing any petition for a zoning amendment, the Planning Commission shall
15 identify and evaluate all factors relevant to the petition, and shall report its findings in full,
16 along with its recommendations for disposition of the petition, to the City Council.

17 Factors shall include, but shall not be limited to, the following:
18

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