
1 **2022-36 (2nd Reading): TO AMEND THE CODE OF ORDINANCES, CITY OF MYRTLE BEACH,**
2 **APPENDIX A ZONING ARTICLE 15 CONDITIONAL AND ACCESSORY USES AND SPECIAL**
3 **EXCEPTIONS, TO ALLOW DEVELOPMENTS IN MU-H (MIXED USE – HIGH DENSITY)**
4 **DISTRICTS TO INSTALL REQUIRED PARKING ON ADJACENT PROPERTY ZONED RMH**
5 **(MULTIFAMILY RESIDENTIAL HIGH DENSITY), TO CLARIFY THE CODE REGARDING**
6 **PARKING LOT PROXIMITY TO THE PRIMARY USE, AND TO STRENGTHEN LANDSCAPE**
7 **BUFFERING REQUIREMENTS.**

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

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12 **Brief:**

- 13 • Applicant wishes to demolish the Mariner Hotel and develop a commercial product that
14 requires additional parking.
- 15 • The property is one parcel, but is split zoned between MU-H along Ocean Blvd., and
16 RMH in the rear.
- 17 • Currently parking lots are only allowed in the RMH under two circumstances:
 - 18 ○ as an accessory to an RMH use (eg: a parking lot in an apartment complex), or
 - 19 ○ as an accessory to an abutting or adjoining use in an MU-M district (eg: a
20 restaurant in MU-M with parking on an adjoining lot in an RMH district).
- 21 • The request is to allow the same for a use in an abutting or adjoining MU-H district.
- 22 • There are two areas where MU-H districts abut or adjoin an RMH district, and are
23 therefore affected by the request:
 - 24 ○ on the south end between 29th Ave S & William St. and
 - 25 ○ on the north end between 68th Ave N & 77th Ave N.
- 26 • Planning Commission (7.19.22): Voted to recommend approval (6-0).
- 27 • No changes since 1st reading.

28
29 **Issues:**

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

34
35 **Public Notification:** Ad in newspaper, agenda published and posted.

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

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40 **Manager's Recommendation**

- 41 • I recommend 1st reading (7.26.22).
- 42 • I recommend approval (8.9.22).

43
44 **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
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.

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.

BRENDA BETHUNE, MAYOR

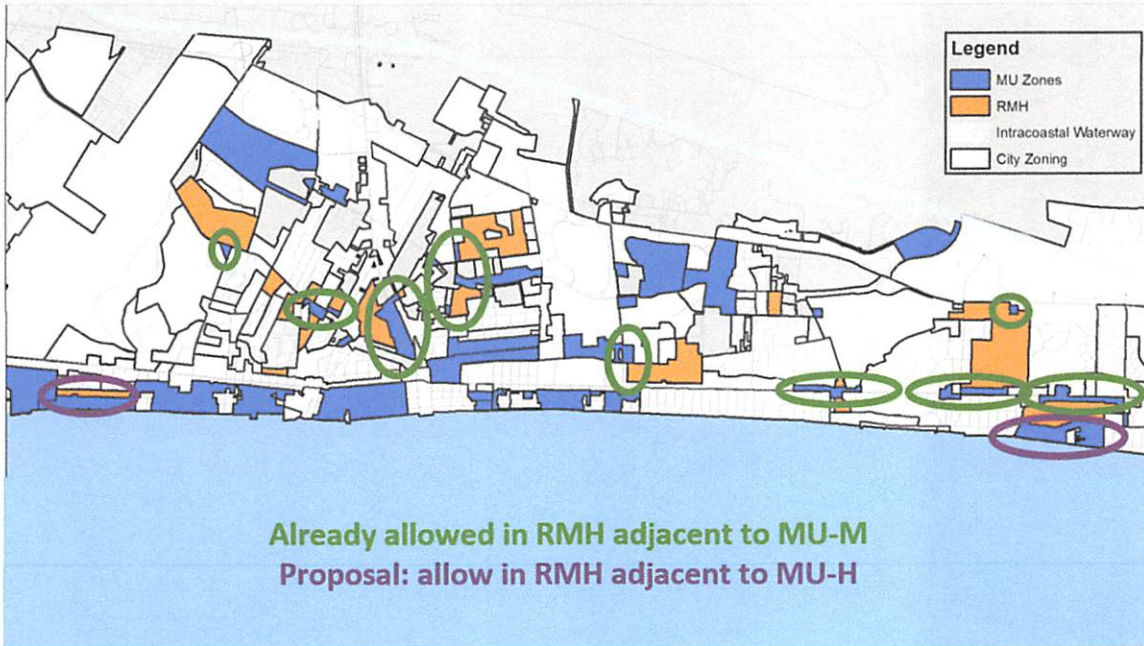
ATTEST:

JENNIFER ADKINS, CITY CLERK
1st Reading: 7-26-2022
2nd Reading: 8-9-2022

1 **Supporting Materials**

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3 **Staff Input:**
4 Fire: No Concerns

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6 **RMH/MU-M/MU-H Map**



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10 **Section 403. Findings of Fact Required**

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

- 17
18 403.A. Whether or not the requested zoning change is consistent with the
19 Comprehensive Plan or is justified by an error in the original ordinance.
20
21 403.B. The precedents and the possible effects of such precedents, which might
22 result from approval or denial of the petition.
23
24 403.C. The capability of the City or other government agencies to provide any
25 services, facilities, or programs that might be required if the petition were
26 approved.
27
28 403.D. Effect of approval of the petition on the condition or value of property in the
29 City.
30
31 403.E. Effect of approval of the petition on adopted development plans and policies
32 of the City.