
2023-36 (1ST READING): TO CREATE A PLANNED UNIT DEVELOPMENT KNOWN AS SEASIDE FARMS PLANNED UNIT DEVELOPMENT

3 **Applicant/Purpose:** Robert S. Guyton (agent) / to create the Seaside Farms PUD.

4 **Brief:**

- 6 • The Seaside Farms PUD request is in conjunction with Ordinance 2023-37 (annexation
7 request for a corner parcel at of Robert M. Grissom Pkwy and Pine Island Road).
- 8 • The current site is a vacant piece of land that does not have any habitable structures on
9 it at this time.
- 10 • The project consists of 5 multifamily buildings, 1 multifamily or short-term rental building,
11 and a commercial outparcel.
- 12 • Public improvements include:
 - 13 ○ area stormwater improvements;
 - 14 ○ a 10' multipurpose path along Pine Island Rd between Grissom Pkwy & Hwy 15;
 - 15 ○ Improvements to Pine Island Rd to accommodate turning movements.
- 16 • Planning Commission unanimously (7/0) recommends approval (8/1/23).

17 **Issues:**

- 19 • The PUD will be developed in seven phases:
 - 20 ○ 6 phases within the residential portion of the Project shall consist of one (1)
21 residential building in each phase, provided that such buildings may be constructed
22 in any order, and more than one phase of the Project may be constructed at the
23 same time.
 - 24 ○ Phase 7 of the construction is the commercial area within the PUD.
- 25 • All phases of the Project are expected to be completed by the 7th anniversary of the
26 approval of this PUD.
- 27 • As with all PUDs, it is important to weigh the impact and scope of the public improvements
28 against the asks of the developer.

30 **Notification:** Ad in newspaper, agenda published and posted, one phone call off the sign
31 requesting information, caller was happy with the project.

33 **Alternatives:** Amend or deny the ordinance.

35 **Financial Impact:** Bringing the property into the City will allow for additional tax revenue,
36 business license revenue and development.

38 **Manager's Recommendation:**

- 39 • I recommend 1st reading (8.22.23).

41 **Attachment(s):**

- 42 • Ordinance, staff report

CITY OF MYRTLE BEACH)
STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

AN ORDINANCE TO CREATE A
PLANNED UNIT DEVELOPMENT
KNOW AS SEASIDE FARMS
PLANNED UNIT DEVELOPMENT

It is hereby ordained that the Seaside Farms Planned Unit Development (hereinafter the "Subject Property") is created pursuant to the terms and conditions of this ordinance. The development authorized and approved by this ordinance shall be located on that parcel of land identified with Horry County PIN as 425-00-00-0313 as shown on the Compiled Survey prepared by G3 Engineering & Surveying dated March 17, 2023, attached hereto and incorporated herein by referenced as APPENDIX "A".

The existing site conditions with regards to the Subject Property are shown on APPENDIX "B" attached hereto, which depicts a site that is cleared, with little remaining vegetation. There are no vertical improvements to the Subject Property at this time. In addition, the site elevations are relatively flat, as shown on the current topography map attached hereto as APPENDIX G".

The development authorized by this ordinance shall be generally as represented by that Proposed Overall Master PUD Site Plan drawn by G3 Engineering & Surveying, and is attached hereto and incorporated herein by referenced as APPENDIX "C"".

These appendices to this Ordinance shall generally represent the development authorized by this Ordinance, with the understanding that the Zoning Administrator or the Community Appearance Board may amend the plans to some degree. Pursuant to the Code of Ordinances of the City of Myrtle Beach, Appendix A, Zoning, Section 19.03.H as shown on Appendix "H" attached hereto, the plans referenced in this Ordinance are representative of the manner in which the Subject Property shall be developed and any such development shall be in strict compliance with the approved final plans for development and revisions thereto approved by City Staff.

Section 1 – Purpose of Planned Unit Development

The PUD fits within the context of the existing surrounding development. The site is currently vacant with some tree cover along the perimeter of the Subject Property, but generally being a cleared and undeveloped site. The approximately 17.84 acre Subject Property is currently outside of the corporate limits of the City of Myrtle Beach, and is zoned HC under the ordinances of Horry County. Upon annexation and approval of the PUD, the Subject Property will be developed as a Multi-Family Residential complex, primarily for occupancy as a primary residence, with One (1) building being reserved for short term rentals as an alternative use, together with a commercial area acting as both a transition and a buffer from the highly traveled Robert M. Grissom Parkway, and offering typical neighborhood commercial uses. Parking area, amenities, open spaces and other conveniences for self-contained living within the PUD, are anticipated for the PUD, and each of the elements of such project are indicated on the Site Plan. The project includes restricted access to insure the safety and well-being of the residents, together with both vehicular and pedestrian connections to Robert M. Grissom Parkway and Pine Island Road, as well as improvements to City stormwater drainage network, landscaping, decorative fencing, and internal security cameras. The developer will install storm water improvements for the benefit of the general area surrounding the Subject Property, install multi-purpose paths safely connecting residents of the Project to Robert M. Grissom Parkway together with off-site improvements to the

surrounding roadways. Maintenance for all improvements within the project, including the Open Spaces and drainage, will be the responsibility of owner, its successors, and assigns, as will the exterior landscaping on private property and both safety and decorative fencing.

Section 2 – Location of the Planned Unit Development

The Subject Property is accessed primarily via Grissom Parkway and Pine Island Road. The Subject Property is bounded to the North by Robert M. Grissom Parkway, to the West by a large drainage canal and undeveloped property, to the East by Pine Island Road, and to the South by existing attached single family townhomes. A Map of Existing Zoning for the surrounding properties is attached hereto and incorporated herein by reference as APPENDIX "D".

Section 3 – Permitted Uses

Permitted uses in Buildings 2-6 are multi-family residential units. Building 1 may be used for either of (i) multi-family residential units, or, as an alternative, (ii) transient units for short term lease, provided that the two uses will not be combined within Building 1. Within the commercial outparcel, multifamily residential and the following non-residential uses shall be allowed:

3.1

Accounting office, advertising agency,
Administrative service establishments of a business character which supply general needs of an intangible nature to the public including establishments performing management duties in the conduct of government, business, utilities, or industry
Advisory service establishments engaged in providing monetary and specialized professional knowledge to the community, including offices of paralegals, lobbyists, and designers.
Architects office
Arts and crafts studio
Automated teller machines, free standing
Bakeries, retail
Banks
Barbershops, beauty salons, and cosmetologists
Blueprinting services
Booksellers / book stores
Brokers
Business consultants, offices of

Chiropractic care establishments
Clothing stores
Commercial center
Confectionaries
Convenience store
Copy shops and business service centers
Cosmetology establishments
Credit office
Customer service/reception centers for interval ownership operations
Drapery shops, custom
Dressmaker
Dry cleaning establishments
Engineering office
Eyeglass sales
Facilities for active recreation not otherwise listed
Facilities for passive recreation
Financial office
Florists and flower shops
Galleries
Gift shops
Golf courses, miniature
Grocery and food stores
Hardware stores
Health care establishments engaged in the science and art of preventing, curing, recovering from, or alleviating injury or disease, and associated offices, including medical, surgical, psychiatric, osteopathic, and dental, but not primarily for recovery from substance abuse

Health clubs, gyms, exercise and workout areas
Heavy durable goods sales not otherwise listed
Home decorating accessory shops sales
Home occupations
Horticultural nursery
Indoor Storage Facility
Jewelry sales and repair
Law office
Liquor package stores
Mailing/addressing services
Massage establishment, therapeutic
Museums
Music sales
News and magazine stands
Outdoor display and merchandise area
Pharmacies
Photography developing establishments
Photography studios
Pool halls/billiard parlors
Professional organizations, offices of
Prosthetic facilities
Real estate offices
Religious establishments providing for religious service and development
Restaurant, with drive-through service
Restaurant, without drive-through service
Restaurant with outdoor dining
Retail, big box

transportation loading and unloading facilities, walk-in coolers and freezers and equipment storage enclosed.

All such accessory uses shall be located on the same parcel as the permitted use that such accessory uses support.

Section 6 – Dimensional Requirements

- 6.1 Minimum lot area: 10,000 square feet
- 6.2 Minimum lot width: None
- 6.3 Minimum lot depth: None
- 6.4 Maximum height: 65 feet
- 6.5 Minimum front yard setback: 25 feet
- 6.6 Minimum rear yard setback: 25 feet
- 6.7 Minimum side yard setback: 15 feet
- 6.8 Minimum pervious surface per lot: 20%
- 6.9 Minimum Building Separation: 20 feet.

Section 7 – Parking Standards

The Subject Property will comply with the parking ordinances of the City in accordance with the requirements under the MU-M Zoning District as shown on APPENDIX "I" attached hereto, except to the extent such parking requirements may be modified by variance or special exception.

Section 8 – Landscaping/Buffering/Open Space Requirements

Landscaping will meet or exceed all landscape buffering/open space requirements as described in Article 9 Landscaping and Tree Protection of the City of Myrtle Beach Zoning Ordinance and as consistent with the requirements of the MU-M Zoning District as shown on APPENDIX "J" attached hereto. Care will be taken to provide appropriate plant material to provide both visual interest and environmental sensitivity. Decorative fencing Six (6) feet in height will be provided along the perimeter of the Project abutting Pine Island Road and Robert M. Grissom Parkway. The remaining perimeter of the Project shall be enclosed with a black chain link fence, Six (6) feet in height. A minimum of 25% of the PUD will be devoted to active and passive open space, which may consist of lakes, parks, amenities, and buffers. The Open Space proposed for the Project is shown on APPENDIX "E" attached hereto.

Section 9 – Lighting Standards

The development will meet or exceed the lighting standards for the MU-M Zoning District by the City of Myrtle Beach as shown in the zoning ordinance, Article 12, Lighting and Glare as shown on APPENDIX "K" attached hereto.

Section 10 – Signage Requirements

The development will meet or exceed the signage requirements for the MU-M Zoning District by the City of Myrtle Beach as found in the zoning ordinance, Article 8 Sign Regulations as shown on APPENDIX "L" attached hereto.

Section 11 – Special Requirements

In order to assist the City of Myrtle Beach with its ongoing beautification efforts, and subject to the issuance of appropriate encroachment permits, the developer will install a Ten (10) foot wide multi-purpose path along the boundary of the Subject Property, where such boundary is abutting the Pine Island Road and Robert M. Grissom Parkway right-of-way, outside the boundary of the Project but within the respective right-of-way for each roadway, to provide safe access for pedestrians and bicycles to Robert M. Grissom Parkway. In addition, the developer will contribute to the City, an amount equal to the cost of extending the above referenced multi-purpose path from the Eastern boundary of the Subject Property at Pine Island Road, to Highway 15, said additional multi-purpose path to be installed by the City, at the time to be determined by the City; Install coated chain-link fencing along the perimeter of the Project, with decorative fencing along the property lines abutting Pine Island Road and Robert M. Grissom Parkway; plant street trees and shrubs along the property lines abutting Pine Island Road and Robert M. Grissom Parkway, consisting of existing varieties approved by City staff.

Section 12 – Technical Design Criteria

The developer's technical design for new construction, grading, excavation, backfilling, surcharging, and all site improvements will follow the Code of Laws for the City of Myrtle Beach.

- 12.1 For new construction, soil erosion control measures for each Phase will be designed and installed per the requirements of the City and of DHEC.
- 12.2 All development shall comply with the requirements of the City's Stormwater Management Ordinance (Chapter 18, Stormwater Management as shown on APPENDIX "M" attached hereto) within the confines of the site plan referenced herein.
- 12.3 Water and sanitary sewer systems connected to the City lines will include design, sizing, and calculations for domestic water and wastewater pipes, water meters, manholes, and other water/sewer appurtenances required to serve and accommodate the development's needs. Any easements needed for either or both systems will be deeded to the City as required during the development of each Phase. All design sizing, and calculations will be subject to review and approval by the City Engineering Department.
- 12.4 For new construction, in order to maintain proper surface drainage, curb and gutter or rolled asphalt will be installed for all entrances, paved asphalt areas, and public or private street areas in the PUD per Public Works guidance.
- 12.5 All utilities shall be provided underground except for necessary boxes, transformers, tight fixtures and other appurtenances. All utility plans and construction methods shall comply with City requirements. Conceptual utility design is shown on APPENDIX "F" attached hereto.

12.6 All Phases shall be constructed in general adherence with the Plans that are a part of this Ordinance.

12.7 Internal driveways will be paved with a minimum of 22 feet of asphalt pavement.

Section 13 – Public Improvements

Public improvements will consist of the following:

13.1 Installing storm drainage improvements the capacity of which shall include a portion of the existing storm water within the boundary of Pine Island Road and Robert M. Grissom Parkway, and improve the existing large drainage canal along with Western boundary of the Subject Property.

13.2 Installation of a multi-purpose path Ten (10) feet in width, outside the perimeter fencing of the Project, providing safe access from the Project along both Pine Island Road and Robert M. Grissom Parkway, outside of the boundary of the Subject Property, within the respective right-of-way of Robert M. Grissom Parkway and Pine Island Road, subject to the issuance of any required encroachment permits.

13.3 Installation of a multi-purpose path Ten (10) feet in width, from the boundary of the Subject Property along Pine Island Road, to Highway 15, proved that:

- (a) The Developer shall not be responsible for any right-of-way acquisition costs necessary for installation of the path; and
- (b) The Developer may, in lieu of installing the path, pay to the City an amount equal to the City Engineer's estimated design and construction cost to extend the above referenced Ten (10) foot multi-purpose path from the boundary of the Subject Property along Pine Island Road, to Highway 15.

13.4 Developer shall install improvements within the right-of-way of Pine Island Road to accommodate turning movements in accordance with the requirements of the City Engineering Department and South Carolina Department of Transportation.

Payments for public improvements are due upon issuance of building permits, except for public improvements to be installed by the developer, which public improvements shall be complete or bonded for completion (in accordance with the bonding requirements of the City) on or before the date on which the certificate of occupancy is issued for the Sixty (6th) residential building.

Section 14 – Phasing Plan and Construction Schedule

The Subject Property will be developed in seven phases. Six phases within the residential portion of the Project shall consist of one (1) residential building in each phase, provided that such buildings may be constructed in any order, and more than one phase of the Project may be constructed at the same time. Phase 7 of the construction is the commercial area within the PUD, which is anticipated to be complete by the fifth anniversary of the approval of this PUD. All phases of the Project are expected to be completed by the seventh anniversary of the approval of this PUD. Any extension of this proposed development schedule must be approved by City Council, and must be supported by facts and circumstances warranting an extension. If at any time, construction falls more than 2 years behind the schedule filed with the plans and this Ordinance, the Planning Commission may recommend that the City Council, after notice and public hearing thereon, repeal this Ordinance. The developer shall be notified at least 90 days prior to any

revocation hearing. Upon repeal of this ordinance, the HC-2 Zoning District would be deemed applicable.

Section 15 – Summary of variations between existing zoning districts and PUD provisions

The primary difference between the requirements of the PUD and existing HC zoning within Horry County, is that the HC zoning district within Horry County is much more intense than the MU-M zoning district within the City. In addition the PUD reduces the number and intensity of uses for the remaining commercial portion of the PUD, and eliminates the majority of the allowed uses within the MU-M Zoning District which neighboring properties are likely to find offensive.

Section 16 – Enactment Provision and Signature Lines

Enactment Provision – This ordinance is effective upon second reading of City Council.

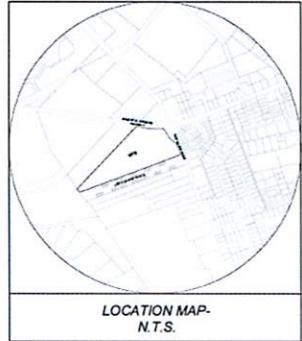
ATTEST:

Brenda Bethune, Mayor

Jennifer Adkins, City Clerk

1st Reading: 8-22-2023

2nd Reading:



LOCATION MAP.
N.T.S.

SITE DATA	
MUNICIPALITY	CITY OF MYRTLE BEACH
TOTAL AC.	17.54 AC
FLDOOD ZONE	FLDOOD ZONE X
ACREAGE	0.00 AC
PROPERTY OWNER	DC BLOC INC
PROPERTY OWNER ADDRESS	6 WORLDS HILLS DR NE ATLANTA, GA 30329
EXISTING ZONING	HC (HORRY)
PROPOSED ZONING	PUD (CITY OF MYRTLE BEACH)
PROPOSED USE	MULTIFAMILY COMMERCIAL
MULTIFAMILY	
TOTAL AC.	18.85 AC
TOTAL UNITS	3M MULTIFAMILY UNITS
PARKING REQUIREMENTS	1 BEDROOM UNIT = 1 PARKING SPOT REQUIRED 2 BEDROOM UNIT = 1.5 PARKING SPOT REQUIRED 3 BEDROOM UNIT = 2 PARKING SPOT REQUIRED 1 GUEST SPOT EVERY 10 REQUIRED SPACES

APPENDIX "B"
Existing Conditions



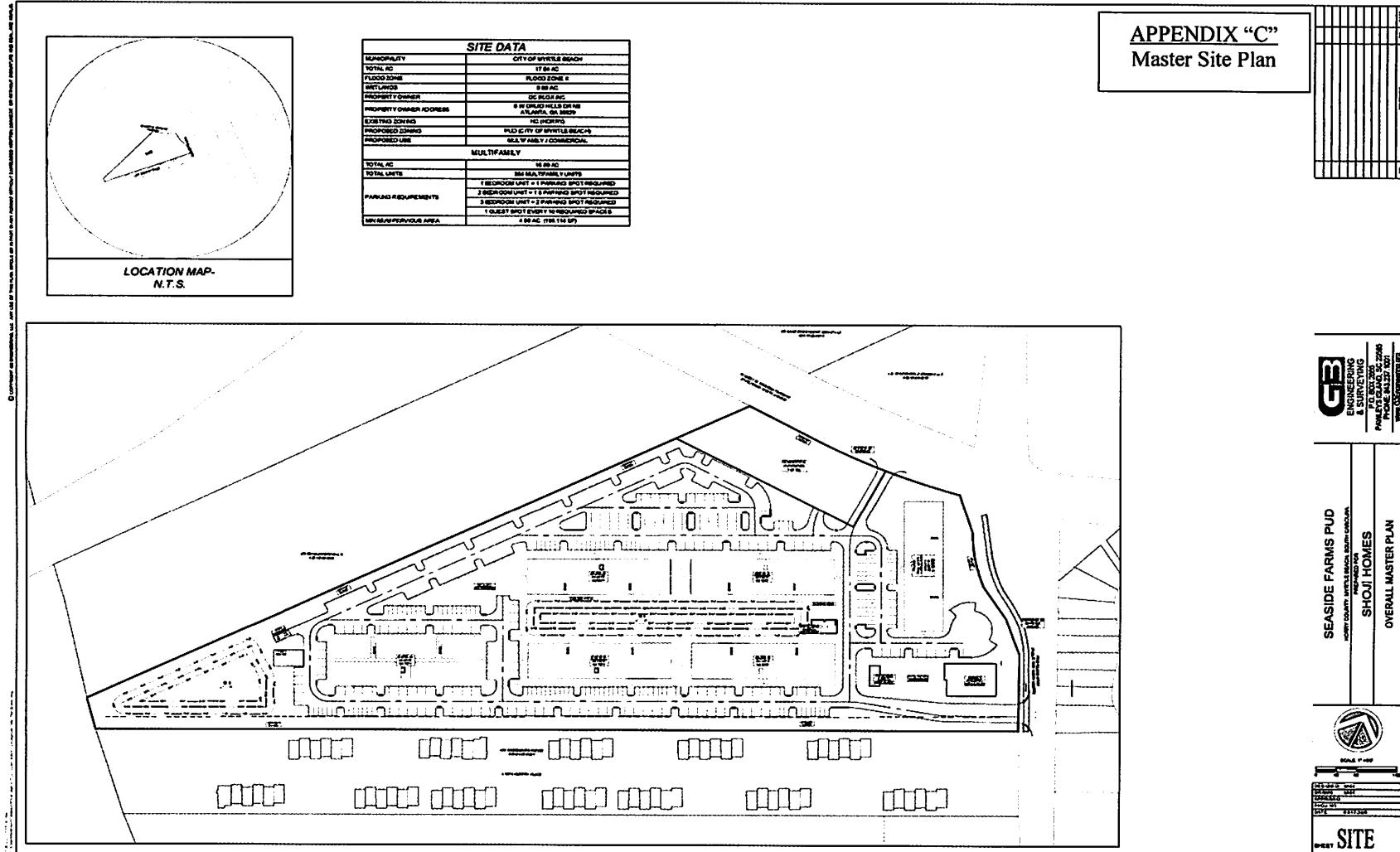
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PINE ISLAND MULTIFAMILY
Horry County, Myrtle Beach, South Carolina
PREPARED FOR
SHOJI HOMES
AERIAL OVERLAY (EXISTING CONDITION)

AERIAL

SCALE 1" = 40'

0 400 800 1200 1600 2000 2400 2800 3200 3600 4000 4400 4800 5200 5600 6000 6400 6800 7200 7600 8000 8400 8800 9200 9600 10000 10400 10800 11200 11600 12000 12400 12800 13200 13600 14000 14400 14800 15200 15600 16000 16400 16800 17200 17600 18000 18400 18800 19200 19600 20000 20400 20800 21200 21600 22000 22400 22800 23200 23600 24000 24400 24800 25200 25600 26000 26400 26800 27200 27600 28000 28400 28800 29200 29600 30000 30400 30800 31200 31600 32000 32400 32800 33200 33600 34000 34400 34800 35200 35600 36000 36400 36800 37200 37600 38000 38400 38800 39200 39600 30000 40000 41000 42000 43000 44000 45000 46000 47000 48000 49000 50000 51000 52000 53000 54000 55000 56000 57000 58000 59000 60000 61000 62000 63000 64000 65000 66000 67000 68000 69000 70000 71000 72000 73000 74000 75000 76000 77000 78000 79000 80000 81000 82000 83000 84000 85000 86000 87000 88000 89000 90000 91000 92000 93000 94000 95000 96000 97000 98000 99000 100000 101000 102000 103000 104000 105000 106000 107000 108000 109000 110000 111000 112000 113000 114000 115000 116000 117000 118000 119000 120000 121000 122000 123000 124000 125000 126000 127000 128000 129000 130000 131000 132000 133000 134000 135000 136000 137000 138000 139000 140000 141000 142000 143000 144000 145000 146000 147000 148000 149000 150000 151000 152000 153000 154000 155000 156000 157000 158000 159000 160000 161000 162000 163000 164000 165000 166000 167000 168000 169000 170000 171000 172000 173000 174000 175000 176000 177000 178000 179000 180000 181000 182000 183000 184000 185000 186000 187000 188000 189000 190000 191000 192000 193000 194000 195000 196000 197000 198000 199000 200000 201000 202000 203000 204000 205000 206000 207000 208000 209000 210000 211000 212000 213000 214000 215000 216000 217000 218000 219000 220000 221000 222000 223000 224000 225000 226000 227000 228000 229000 230000 231000 232000 233000 234000 235000 236000 237000 238000 239000 240000 241000 242000 243000 244000 245000 246000 247000 248000 249000 250000 251000 252000 253000 254000 255000 256000 257000 258000 259000 260000 261000 262000 263000 264000 265000 266000 267000 268000 269000 270000 271000 272000 273000 274000 275000 276000 277000 278000 279000 280000 281000 282000 283000 284000 285000 286000 287000 288000 289000 290000 291000 292000 293000 294000 295000 296000 297000 298000 299000 300000 301000 302000 303000 304000 305000 306000 307000



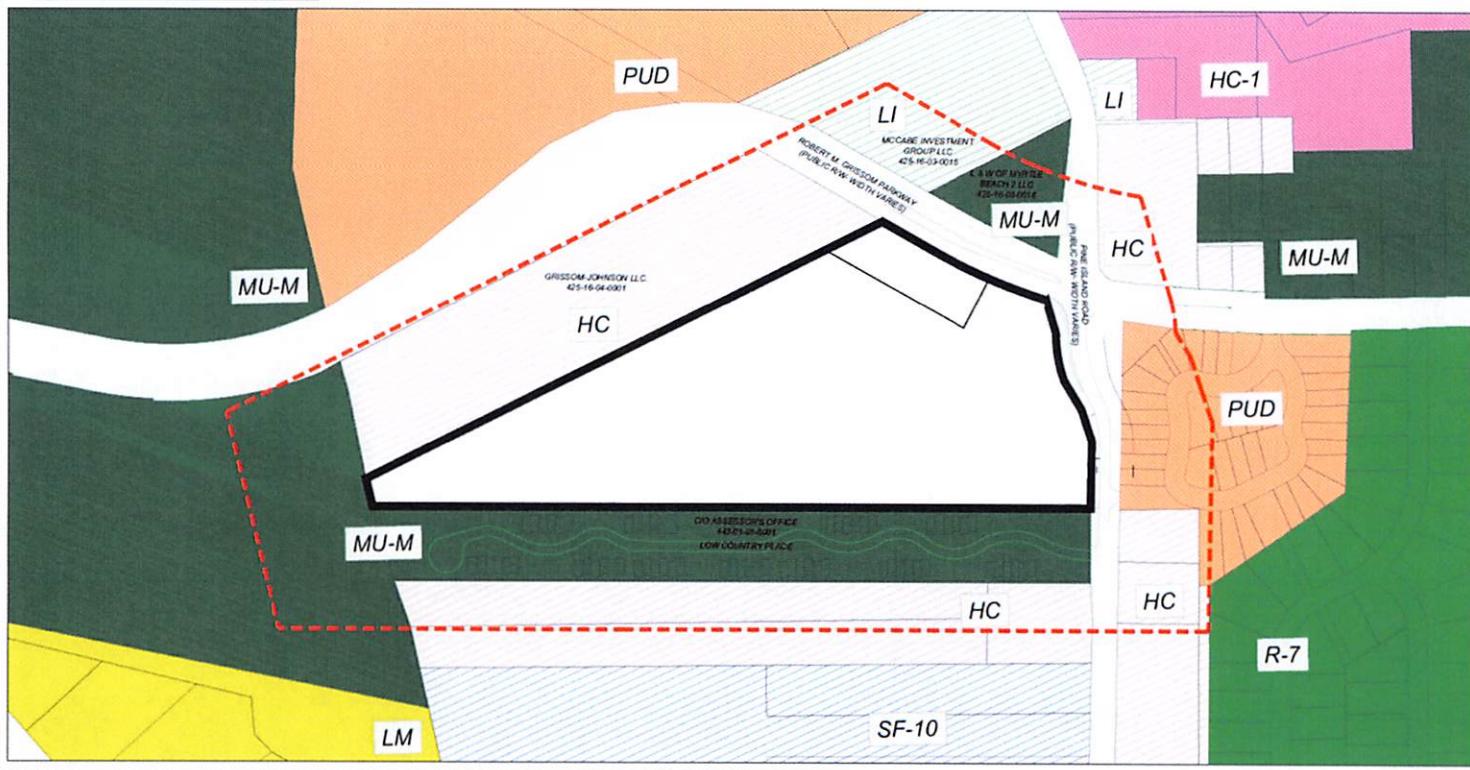


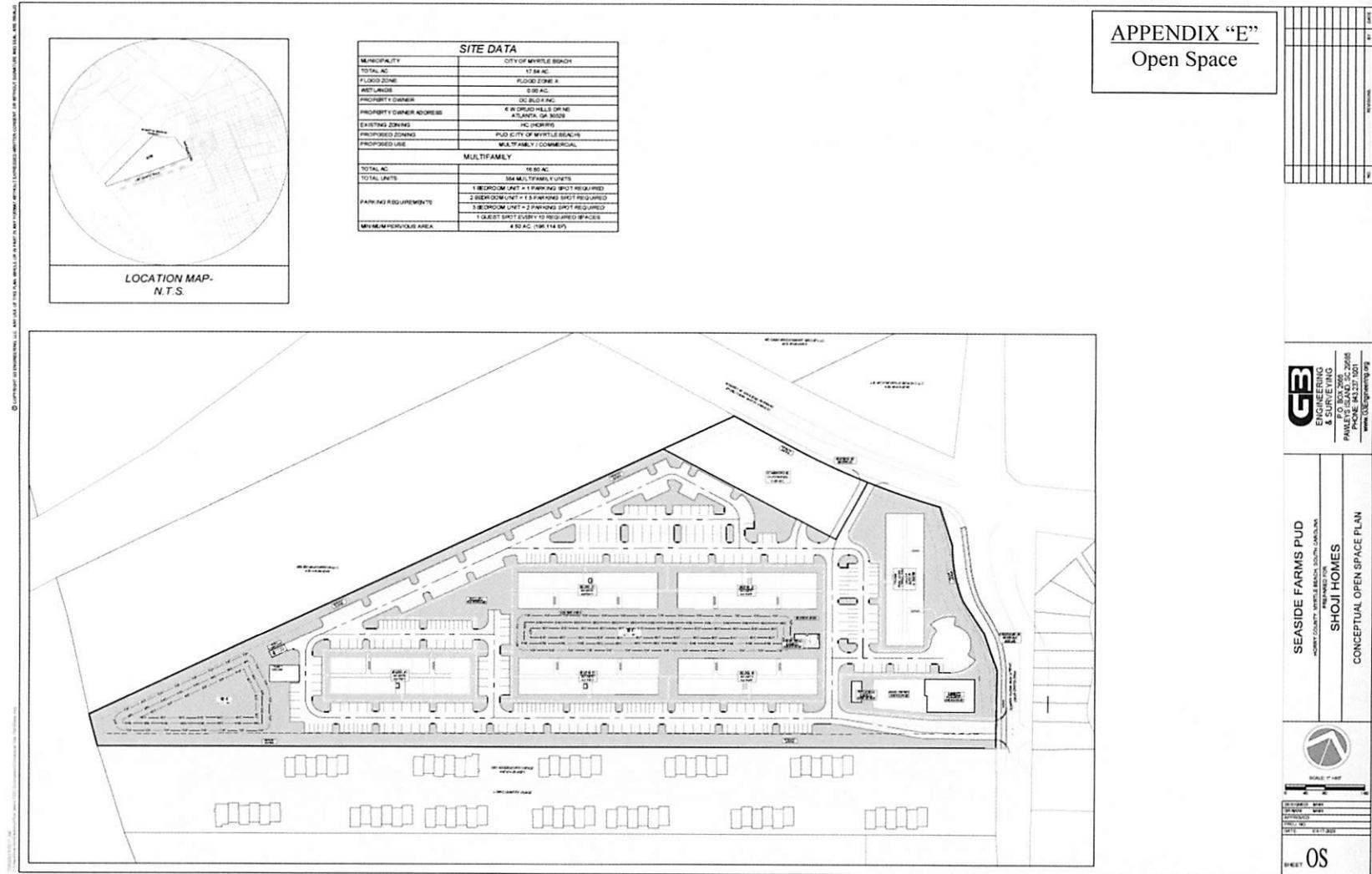
SITE DATA	
MUNICIPALITY	CITY OF MYTLE BEACH
TOTAL AC	17.844 AC
FLOOD ZONE	FLOOD ZONE X
AVLANDS	0.00 AC
PROPERTY OWNER	DC BLOC INC
PROPERTY OWNER ADDRESS	6 WORLDS HILLS DR NE ATLANTA, GA 30328
EXISTING ZONING	HD (DORM)
PROPOSED ZONING	PD (DORM) OF MYTLE BEACH
PROPOSED USE	MULTI-FAMILY / COMMERCIAL
MULTI-FAMILY	
TOTAL AC	18.85 AC
TOTAL UNITS	300 MULTI-FAMILY UNITS
1 BEDROOM UNIT = 1 PARKING SPOT REQUIRED	
2 BEDROOM UNIT = 1 PARKING SPOT REQUIRED	
3 BEDROOM UNIT = 2 PARKING SPOT REQUIRED	
1 GUEST SPOT = EVERY 10 REQUIRED UNITS	
PARKING REQUIREMENTS	



APPENDIX "D"

Zoning Map of Surrounding Properties







SITE DATA	
MUNICIPALITY	CITY OF MYRTLE BEACH
TOTAL AC	17.84AC
FLOOD ZONE	FLOOD ZONE X
WETLANDS	0.00AC
PROPERTY OWNER	DC BLD INC
PROPERTY OWNER ADDRESS	6 WILLOW HILLS DR #100 ATLANTA, GA 30329
EXISTING ZONING	HD (HORRY)
PROPOSED ZONING	PUD (CITY OF MYRTLE BEACH)
PROPOSED USE	MULTIFAMILY / COMMERCIAL
MULTIFAMILY	
TOTAL AC	0.00AC
TOTAL UNITS	500 MULTIFAMILY UNITS
PARKING REQUIREMENTS	1 BEDROOM UNIT = 1 PARKING SPOT REQUIRED 2 BEDROOM UNIT = 1 PARKING SPOT REQUIRED 3 BEDROOM UNIT = 2 PARKING SPOT REQUIRED 1 GUEST SPOT EVERY 4 REQUIRED SPACES

APPENDIX "F"

Conceptual Utilities

PINE ISLAND MULTIFAMILY Horry County, Myrtle Beach, South Carolina	
PREPARED FOR SHOJI HOMES	
CONCEPTUAL UTILITY MASTER PLAN	
 G3 ENGINEERING & SURVEYING <small>P.O. BOX 2046 1000 BARNES DR., SUITE 200 MYRTLE BEACH, SC 29577 (843) 445-2311 (800) 445-2311</small>	
 SCALE: 1" = 40' DRAWN BY: [Signature] DATE: 03/11/05 SHEET: UTIL	

