

Pier Property

Update

Current Status

- We have an 1,811 square foot space that has been vacant since January 1, 2011
- We have a contract with Chicora to promote and show the property until July 12
- They continue to do this and the property is not without new prospect interest

Issues

- Decide what, if anything, should be permitted to go into the space currently vacant
- Determine what the structural limitations are that would constrain us
- Decide whether or not to move forward with the design process
 - Phased Approach
 - Non-Phased Approach
 - Fiscal Considerations

Non-Conforming Structure (Article VIII)

- On all lots lying contiguous to the Atlantic Ocean, the shore protection line shall be determined to be the line twenty (20) linear feet landward of the property line nearest the Atlantic Ocean (rear property line) or the line twenty (20) linear feet landward of the crest of the primary ocean front sand dune, as determined by SCDHEC-OCRM, whichever such line is further from the Atlantic Ocean. The area bounded by the shore protection line, as determined in this subsection, and the Atlantic Ocean shall be known as the shore protection area.
- Because the “structure” is nonconforming, a change in the structure or footprint would require Town review
- Some changes may require OCRM review

DHEC and OCRM

- We will be meeting shortly with DHEC and OCRM to discuss the implications of the new legislation
- The meeting will be held at Town Hall and Blair Williams of OCRM and his supervisor at DHEC will attend
- The Administrator, myself and the Director of P,B & Z will attend on the Town's behalf

C3 Construction Limitations (Sec. 17-202)

- The maximum building height in the C-3 amusement commercial district is fifty-five (55) feet
- This would allow for the erection of a two-story amenity structure

The Grandfathering Issue

- If the structure remains exactly the same, any use that is currently permitted in that zone (C3) would be permissible
- Any structural change, however, would mean the loss of all grandfathering, including
 - Need to come into ADA compliance
 - Need for code compliance (electric, etc.)
 - Need for asbestos inspection report

Permitted Uses in C3 (Sec.17-197)

- Hotels
- Motels
- Tourist homes
- Theaters
- Billiard or pool halls
- Bowling alleys
- Skating rinks
- Shooting galleries
- Piers
- Amusement arcades
- Restaurants, lounges to be included in restaurants
- Retail sales and real estate offices
- Similar activities not specifically mentioned
- Single-family, two-family, and multifamily dwelling units providing they meet the density requirements of the R-3 high density residential and accommodations district
- Accessory uses customary to business uses (e.g., bait shop for fishing on pier)
- Transient short-term rental uses (e.g., sublease less than 30 days (Chapter 17, Article 1, Definitions))

Engineer

- After understanding the zoning ramifications we moved forward by discussing the project with one of the Town engineers, DDC

Qualifications and Recommendations

- DDC has designed several piers and Mike Wooten is LEED certified
- For structural stability review DDC recommends CHAO and Associates from Columbia
 - On-call structural engineer for USC for almost 20 years
 - This is firm that engineered the stabilization of the existing USC Stadium
- For architectural design if project has a vertical component (i.e., if we go up or multilevel, etc.) they would recommend Jim Hubbard of Pegram and Associates
 - This is firm that designed the restaurant, gift shop and other features which support the new Skywheel.
 - They were consulted as the Skywheel is supported on a pier-type structure

Structural Engineering Proposal

- We asked DDC to proceed by obtaining a proposal for Structural Services from CHAO
 - Scope of Service for Phase 1 includes
 - Providing a cursory, visual site observation of the existing structures and condition.
 - Conducting 5% limited non-destructive hammer testing and wood coring to examine the structural integrity of the piles.
 - Providing a written report outlining the structural deficiencies noted and repair recommendations.
 - Estimated fee is \$7,500
 - Scope of Service for Phase 2 includes
 - Based on field observation and evaluation, they will suggest further non-destructive testing methods to obtain the pile load bearing capacity.
 - The fee for this Phase II services will be provided after the Phase I is completed.
 - Reporting to owner will be as requested
 - Geotechnical report, site topographic survey, Architectural, M.E.P engineering are not included in their scope of services.

Steps

- Immediate

- Direction from Council regarding
 - What they want to see immediately done with space currently vacant
 - If they want staff to move forward and ask the Town engineer to engage CHAO and Associates to determine structural integrity of pier

- Longer Term

- Direction from Council whether or not to move forward with the design process
 - Phased Approach
 - Non-phased Approach
 - Economic considerations