

STATE OF SOUTH CAROLINA) AN ORDINANCE OF THE TOWN OF SURFSIDE BEACH
) TO AMEND THE ZONING FOR PINS 45915010046 & 45915010048
) FROM C1 (HIGHWAY COMMERCIAL) TO PD (PLANNED
COUNTY OF Horry) DEVELOPMENT)
)
TOWN OF SURFSIDE BEACH)

WHEREAS, the Mayor and Town Council of the Town of Surfside Beach, in council duly assembled on this 14th day of April, 2020; and

WHEREAS, South Carolina Code § 6-29-310 empowers an appointed municipal planning commission to hear and make recommendations on zoning changes; and

WHEREAS, a Planned Development is a zoning tool allowed under state law to be employed by the Town Council after it has determined that the proposed PD meets the requirements as designated in Division 9, § 17 of the Town of Surfside Zoning Ordinance; and,

WHEREAS, the Planning Commission voted 6-1 in favor for recommending approval to the Surfside Town Council On April 7, 2020.

NOW, THEREFORE, by the power and authority granted to the Surfside Beach Town Council by the State of South Carolina that of the Surfside Beach Zoning Map is hereby amended as set forth herein.

SURFSIDE BUSINESS PARK PLANNED DEVELOPMENT DISTRICT
(A Multiple Use Commercial District)
STATEMENT OF INTENT

Surfside Business Park Planned Development District (the "PDD"), encompassing a 7.74-acre site, is designed with the intent of incorporating compatible commercial uses within a single zoning district, using enhanced site planning, architecture, landscaping and interconnectivity among the included uses, while incorporating the most enduring standards of the existing ordinances and codes of the Town of Surfside Beach, South Carolina.

The PDD is anchored by a three (3) story climate controlled indoor storage facility, with capacity to store both documents as well as personal valuables, in individual storage spaces, each accessed through a common entrance, elevator and internal corridors. This structure, along with a second smaller "jewel box" retail/restaurant location, adjacent to the storage facility, provides an attractive road frontage for the PDD, and is designed to attract specialty foods and/or retails operators, ranging from 400 square feet in size to a single tenant occupancy. These buildings are architecturally enhanced to project the curb appeal designed to attract patrons with higher household incomes, in seeking both goods and services.

In the rear of the storage facility and the jewel box retail/restaurant location is an outdoor storage area, to accommodate motor vehicles, construction equipment and recreational equipment for patrons of the storage facility. This secure, fenced and screened outdoor storage area is not visible from the frontage road, and is accessed from the common entrance road in the rear of the PDD.

The rear portion of the PDD also incorporates Two (2) separate flexible trade spaces, each of not more than 2,000 square feet in size, designed for small businesses needing both a small office and a small public space, together with staging areas and outdoor storage adjacent to warehouse space for inventory, parts, and equipment. This space is designed for building and mechanical trades such as HVAC, plumbing, woodworking, and equipment repairs and assembly. The outdoor storage areas of this flexible trade space will be fenced and screened so as to impair the visibility of the stored materials and equipment.

By electing to proceed under the PDD, the Developer is submitting a defined site plan, together with architectural and use elements which are both more specific and binding upon the Developer than traditional zoning. In order to revise the elements presented as a part of this submittal, a future amendment to the PDD would be required.

PDD amendments can range from minor amendments subject to staff level approvals to major amendments requiring votes of both Planning Commission and Town Council. The determination of the level of any requested amendment is to be made by City Staff, per the Zoning Ordinance.

PROPOSED USES AND MIXTURES

The proposed uses, acreage, and percentage of mixture within the PDD are as follows:

Table 1

Proposed Use	# of Units /sq ft	Acreage	Net Density	Gross Density	Percentage of Project
Climate controlled indoor storage	1/57,036 sq ft	1.31	N/A	N/A	16.93
Retail/Restaurant*	1/49,316 sq ft	1.31	N/A	N/A	14.60
Outdoor Storage	1/38,203 sq ft.	0.88	N/A	N/A	11.37
Flexible Trade Space	2/13,923 sq ft each (total 27,846 sq ft) 2 Bldgs 2,000 sq ft each	0.64	N/A	N/A	8.27
Roadways, Open Space & Retention	164,697 sq ft	3.78	N/A	N/A	48.83
Accessory Use**	N/A	N/A	N/A	N/A	N/A
TOTAL		7.74			100%

*Retail/Restaurant uses shall be limited to those uses allowed in the C-1 Highway Commercial District under the zoning ordinances of the Town of Surfside Beach.

**No accessory uses are proposed in the PDD.

Table 2

Proposed Use	Lot Area (in sq ft)	Minimum Lot Width	Front	Side	Rear	Corner Side	Height (in ft)
Climate controlled indoor storage	60,000	150 ft	75 ft	10 ft	20 ft	N/A	42 ft*
Retail/Restaurant	43,500	150 ft	75 ft	10 ft	20 ft	N/A	35 ft*
Outdoor Storage	43,500	150 ft	N/A	N/A	N/A	N/A	N/A
Flexible Trade Space	12,000	75 ft	25 ft	10 ft	20 ft	N/A	35 ft*

*Measured to the peak of roof

SIGNAGE STANDARDS

Signage within the PDD shall comply with the provisions of Article IX – Design Overlay District, Section 17-909 of the ordinances of the Town of Surfside Beach.

BUILDING ELEVATION STANDARDS

The climate controlled storage building and the retail/restaurant building proposed within the PDD, each of which fronts on the Frontage Road and are each visible from Highway 17, shall conform to Article IX – Design Overlay District, Section 17-908 of the ordinances of the Town of Surfside Beach, with the exception of the rear exterior walls of the climate controlled storage building, which abuts the outdoor storage. For maintenance purposes and consistency of appearance, the rear exterior walls of the climate controlled storage building may incorporate manufactured metal panels which resemble siding, but may not incorporate corrugated metal.

In addition, in consideration of the scale of the climate controlled storage building, as a visual buffer from the street, trees will be installed along the front elevation of the building, not less than 15 feet in height, and at not more than 25-foot spacing, to partially obscure the lower portion of the building.

Flexible Trade Space buildings, which are not visible from either the Frontage Road or Highway 17 may incorporate corrugated metal for the exterior wall panels of such buildings.

OPEN SPACE PROVIDED

The applicable Open Space provided within the PDD is as follows:

Table 3
Type of Open Space **Ownership**

Open Space Description	Type of Open Space			Acreage Required	Acreage Provided	Ownership		
	Common	Active	Passive			Phase	Public	Private
Buffer	X		X		0.37	1		X
Right of Way	X		X		0.88	1		X
Transmission Corridor	X		X		1.74	1		X
TOTAL				1.16	2.99			

PARKING STANDARDS

Current parking standards will be used for this Project, with the following exceptions:

Table 4

Proposed Use	Required parking
Climate Controlled Indoor Storage	1 per 50 Cubes and 1 per Employee (largest shift)
Retail	1 per 200 sq ft
Outdoor Storage	N/A
Flexible Trade Space	1 per 2,000 sq ft and 1 per Employee (Minimum 3)

LIGHTING STANDARDS

See attached Exhibit “L” for proposed lighting plan.

TRANSPORTATION IMPROVEMENTS

1. The proposed PDD will affect existing infrastructure such as:
 - a. Roadway Capacity. The proposed uses within the PDD will not generate material increases to the existing traffic volume on the existing roadways. The capacity of the offsite roadways is more than adequate to support the build-out traffic counts generated from the PDD.
 - b. Fire/EMS/Police. The proposed uses within the PDD will not create material demand on Fire/EMS/Police services as commercial uses generally demand fewer services than residential uses, and the most significant component of the PDD is climate controlled storage which generates minimal and intermittent visits. The minimal visits in turn create significantly fewer incidents for Fire/EMS/Police responses.
2. How does the applicant propose to mitigate the effects on the existing infrastructure? The applicant proposes that the 75' roadway providing access to the parcels and uses within the PDD be maintained as a private right-of-way, maintained by the property owners within the PDD and not by the municipality as a public expense.
3. Will off-site improvements be made as a result of this project? No off-site improvements are anticipated as a result of this project.
4. Will any project improvements be dedicated to Horry County? It is anticipated that the water and sewer improvements associated with the project will be dedicated to Grand Strand Water & Sewer Authority, an authority under Horry County.
5. What will be the average daily trips generated by proposed project at build-out for each use?

Table 5

Proposed Use	Average Daily Trip (at build-out)
Climate controlled indoor storage	145
Retail	310
Outdoor Storage	N/A
Flexible Trade Space	24

PDD Plans and Exhibits:

- | | |
|--|---|
| <ul style="list-style-type: none"> A. Boundary Survey B. Open Space Plan C. Phasing Plan D. Construction Timetable E. Environmental Plan F. Utility Plan | <ul style="list-style-type: none"> G. Site Plan H. Illustrative Plan I. Stormwater Plan J. Trip Generation Plan K. Building Elevations L. Proposed Site Lighting Plan |
|--|---|

EXHIBIT A
Boundary Survey

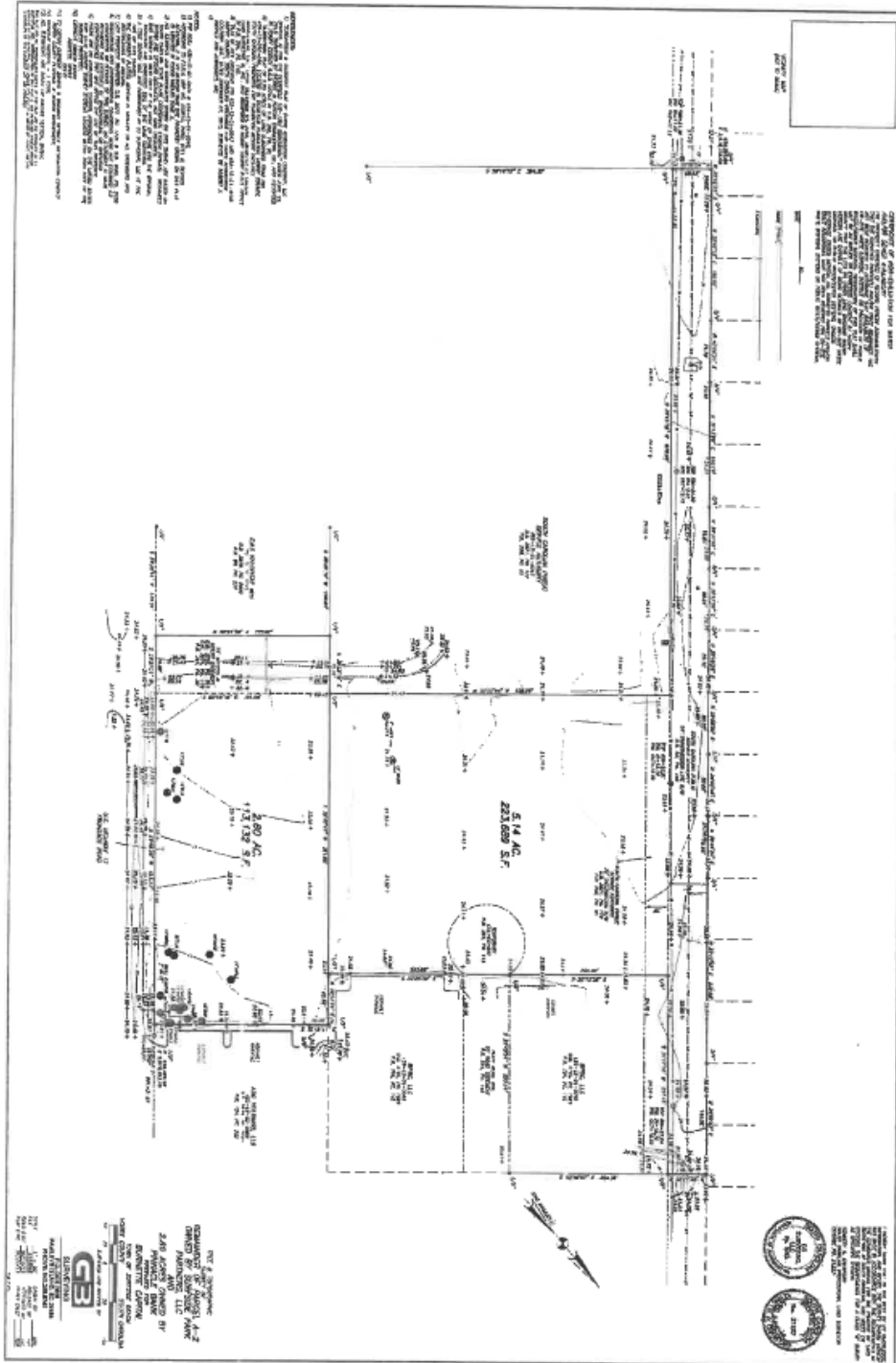


EXHIBIT B
 Open Space Plan

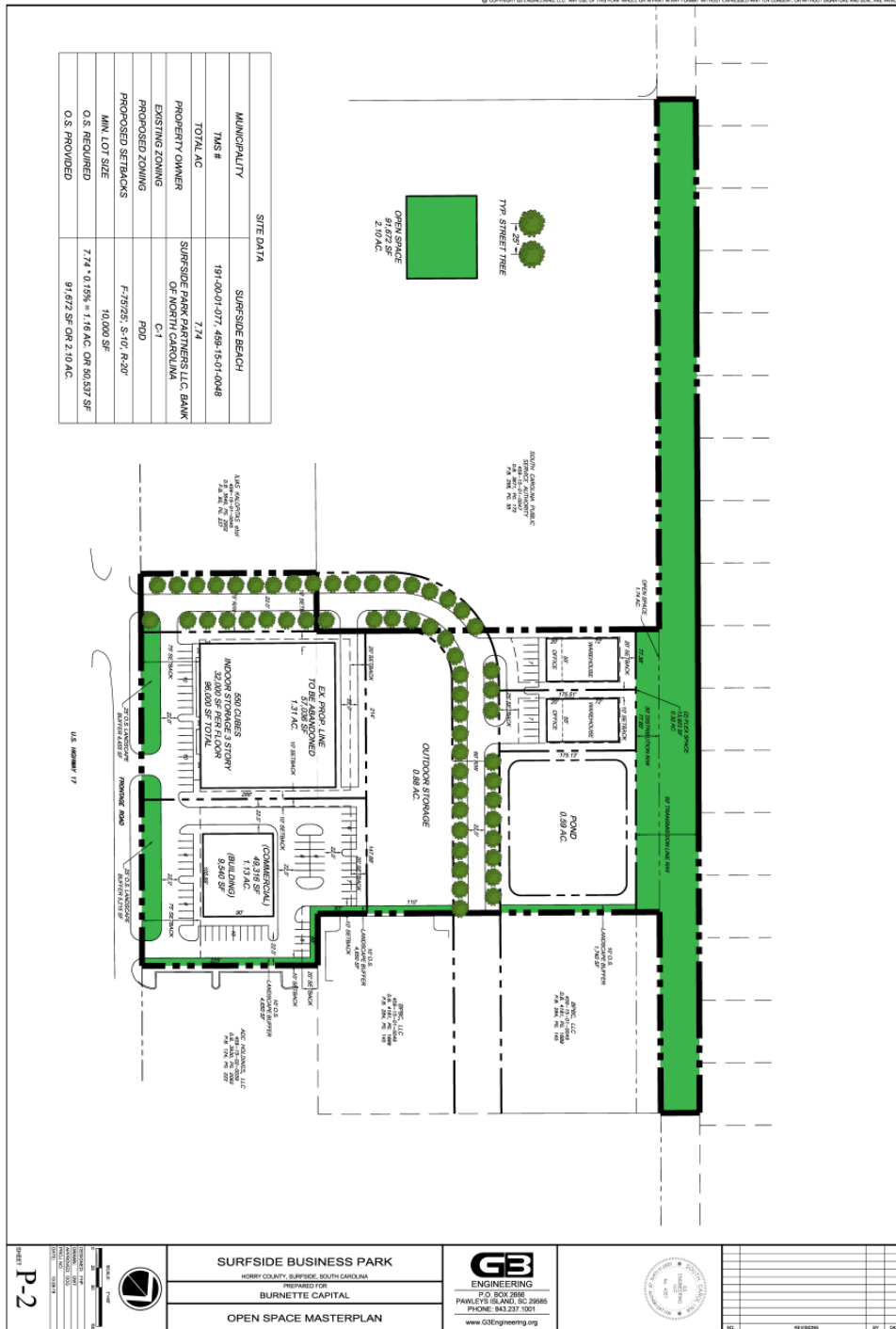


EXHIBIT C
 Phasing Plan (See also Exhibit D)

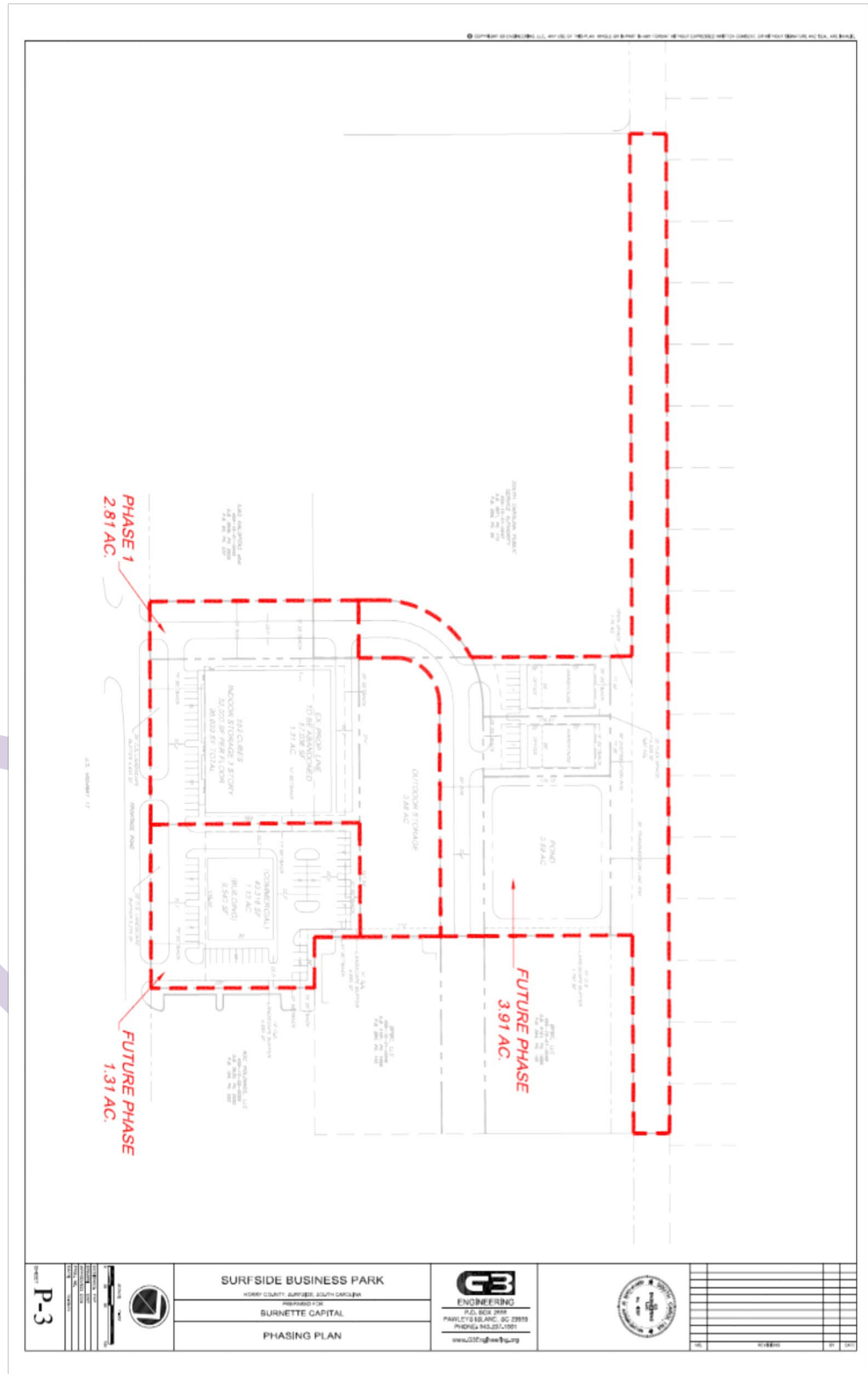


EXHIBIT D
Construction Timetable

Phase	Proposed Use Projected	Projected Start Date	Completion Date
1	Climate Controlled Indoor Storage	July 2020	April 2021
1	Outdoor Storage	July 2020	April 2021
2	Retail	October 2020	May 2021
3	Flexible Trade Space	September 2021	May 2022

Draft

EXHIBIT E
 Environmental Plan

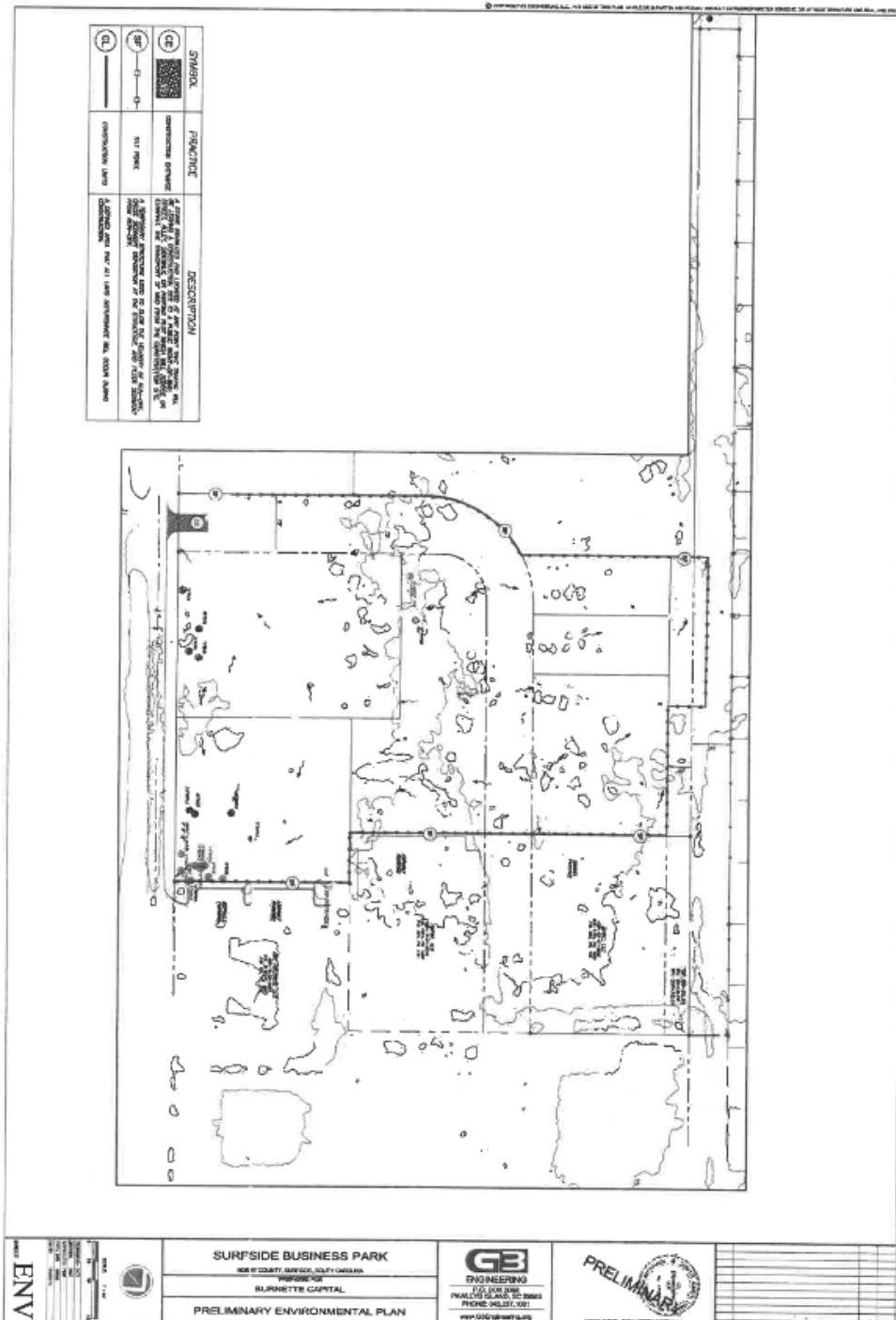


EXHIBIT F
Utility Plan

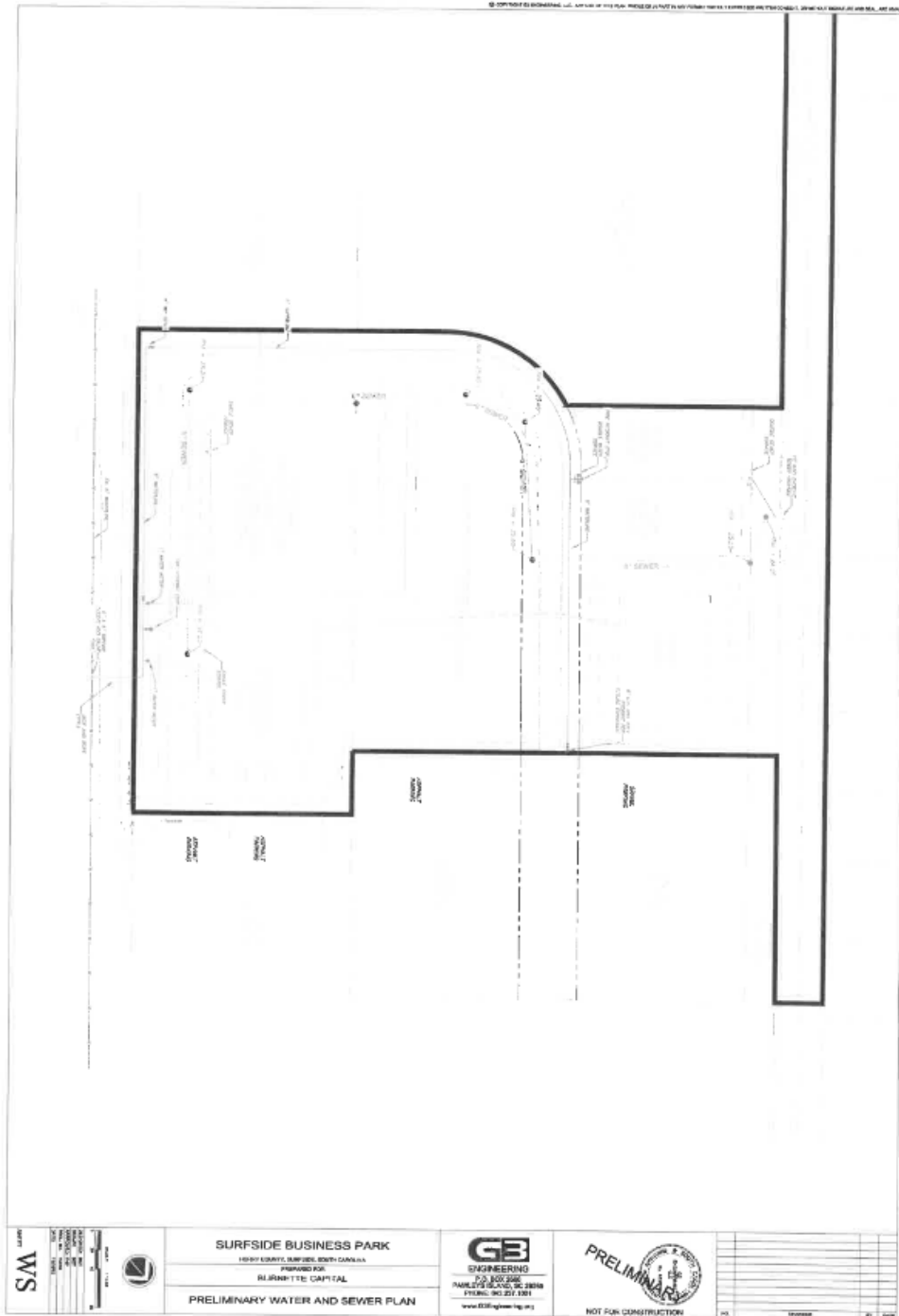


EXHIBIT G
Site Plan

Draft

EXHIBIT H
 Illustrative Plan

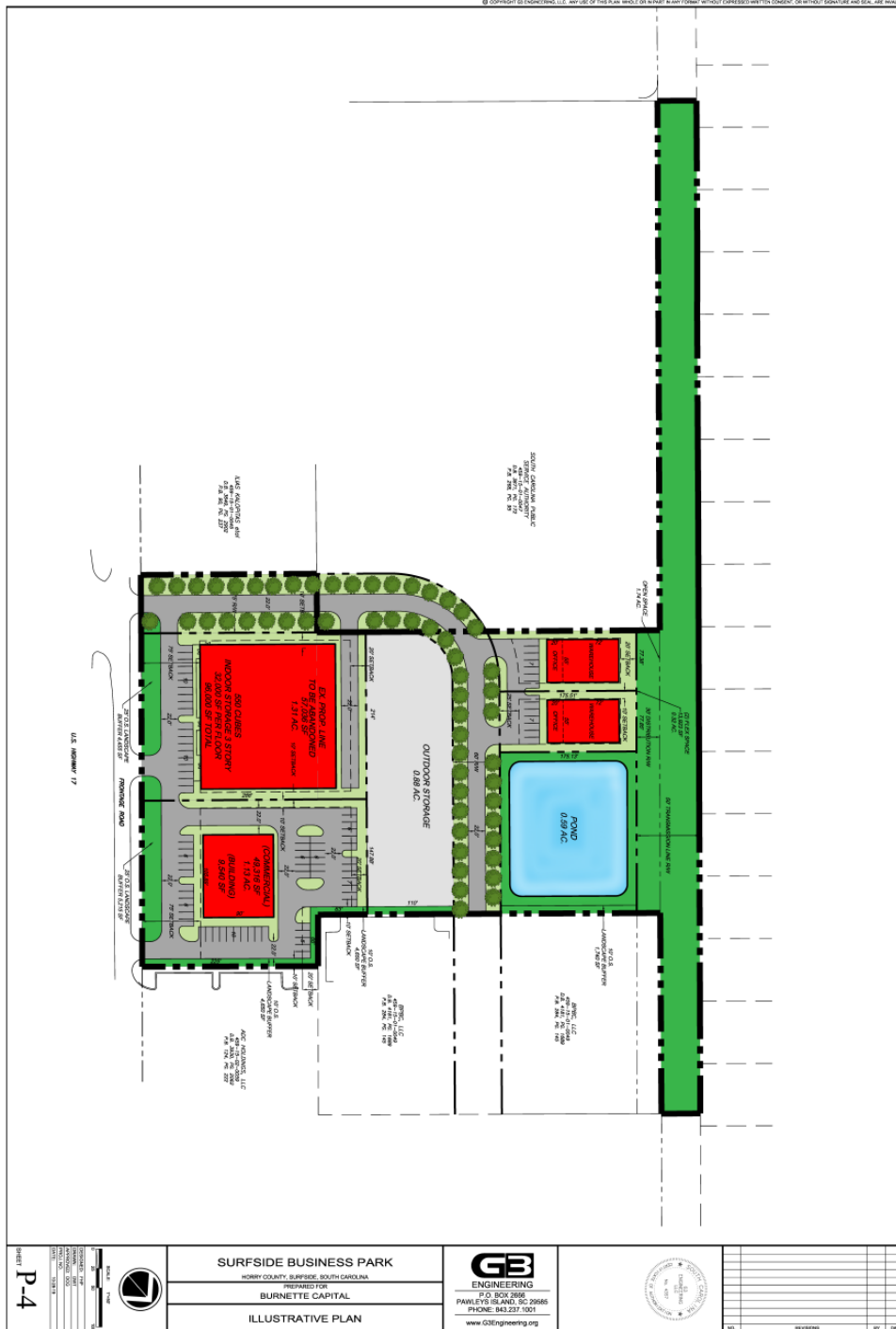


EXHIBIT I
Stormwater Plan

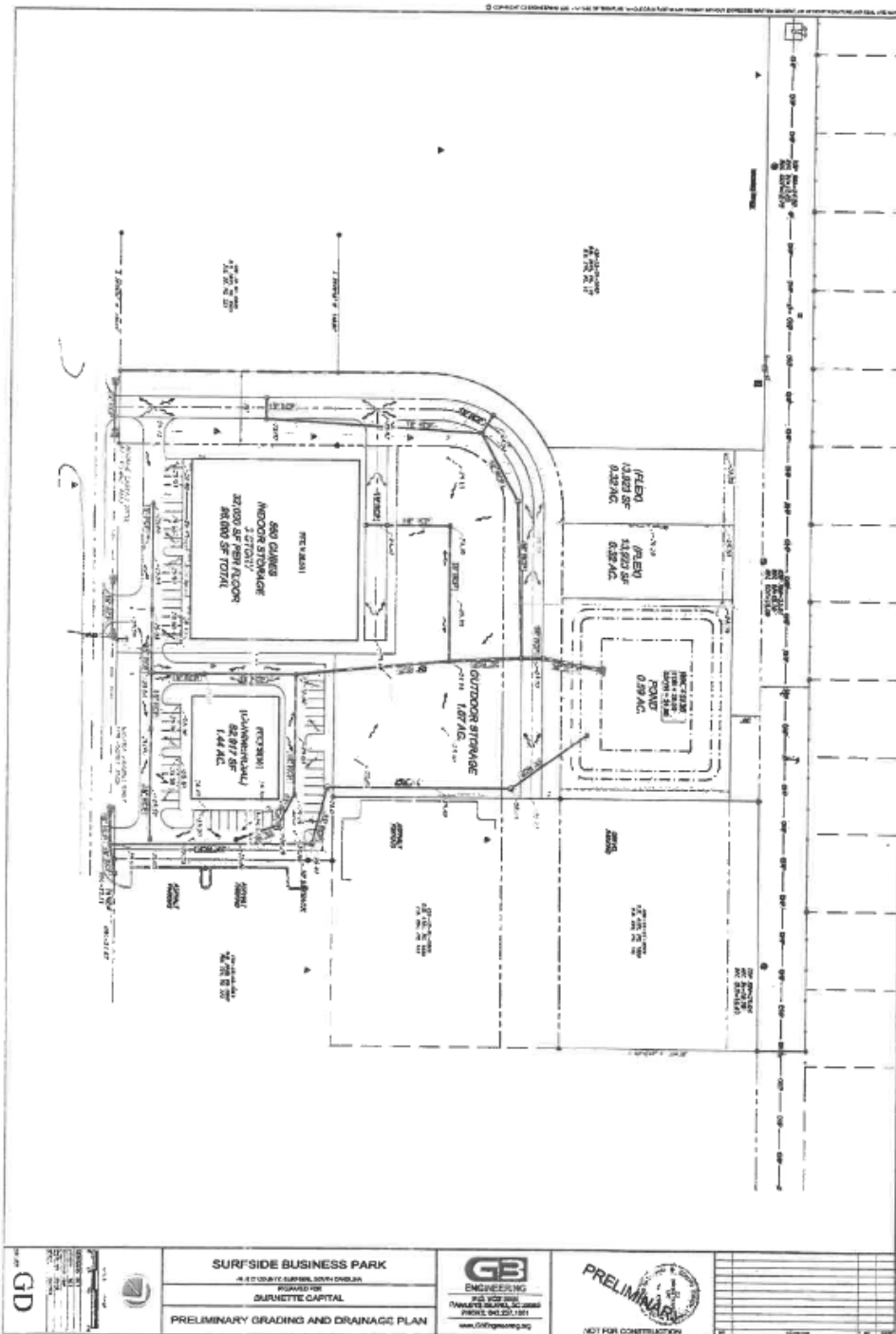


EXHIBIT J
Trip Generation Plan

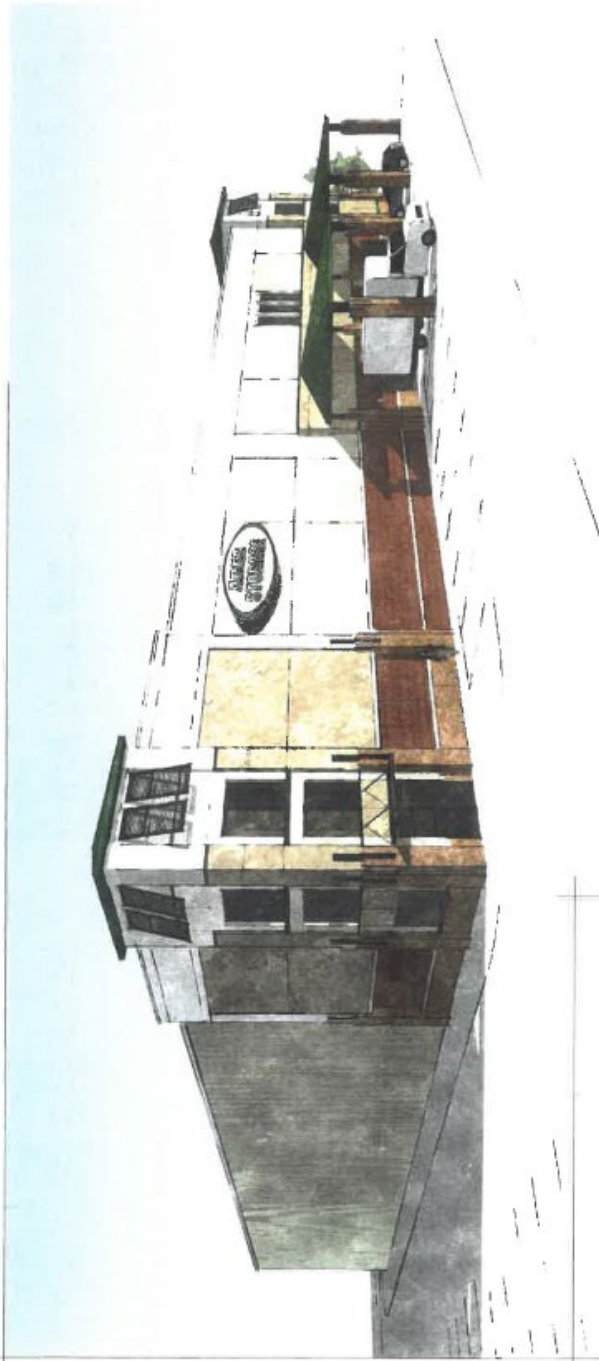
Draft

EXHIBIT K
Building Elevations



GMF + ASSOCIATES

1000 W. PALM BEACH BLVD.
SUITE 300
PALM BEACH, FL 33480
www.gmfassociates.com

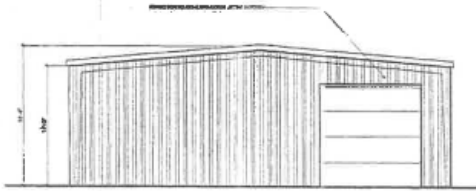


A. PROPOSED COMMERCIAL STORAGE FACILITY
FOR
BURNETTE CAPITAL
MYRTLE BEACH, SC

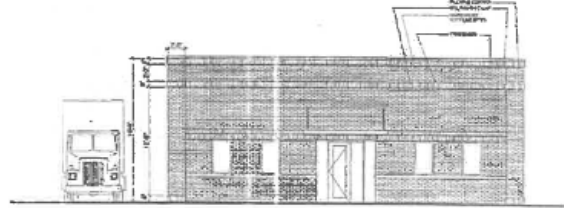
4-20-18

PERSPECTIVE RENDERING #2

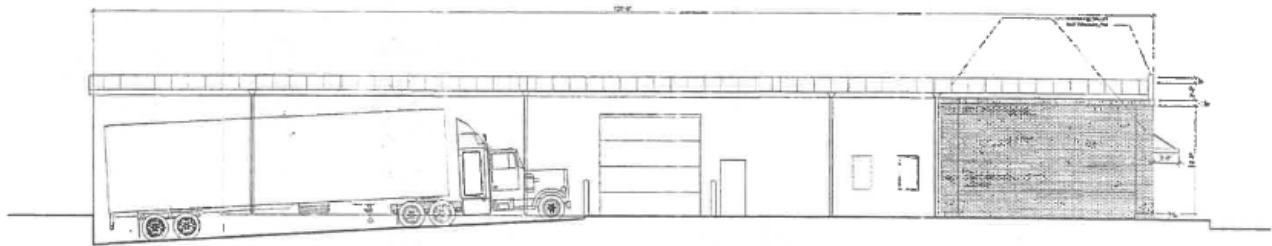




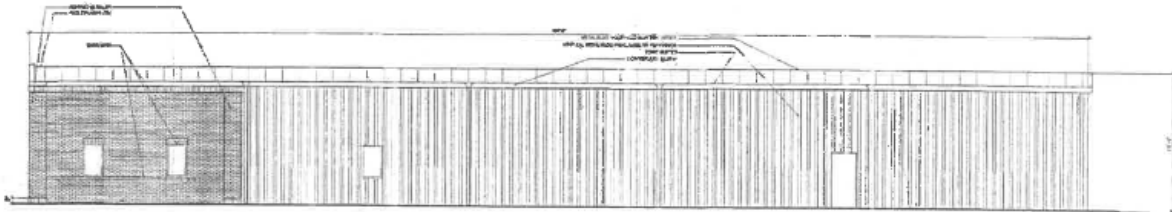
REAR ELEVATION - 3/16in



FRONT ELEVATION - 3/16in



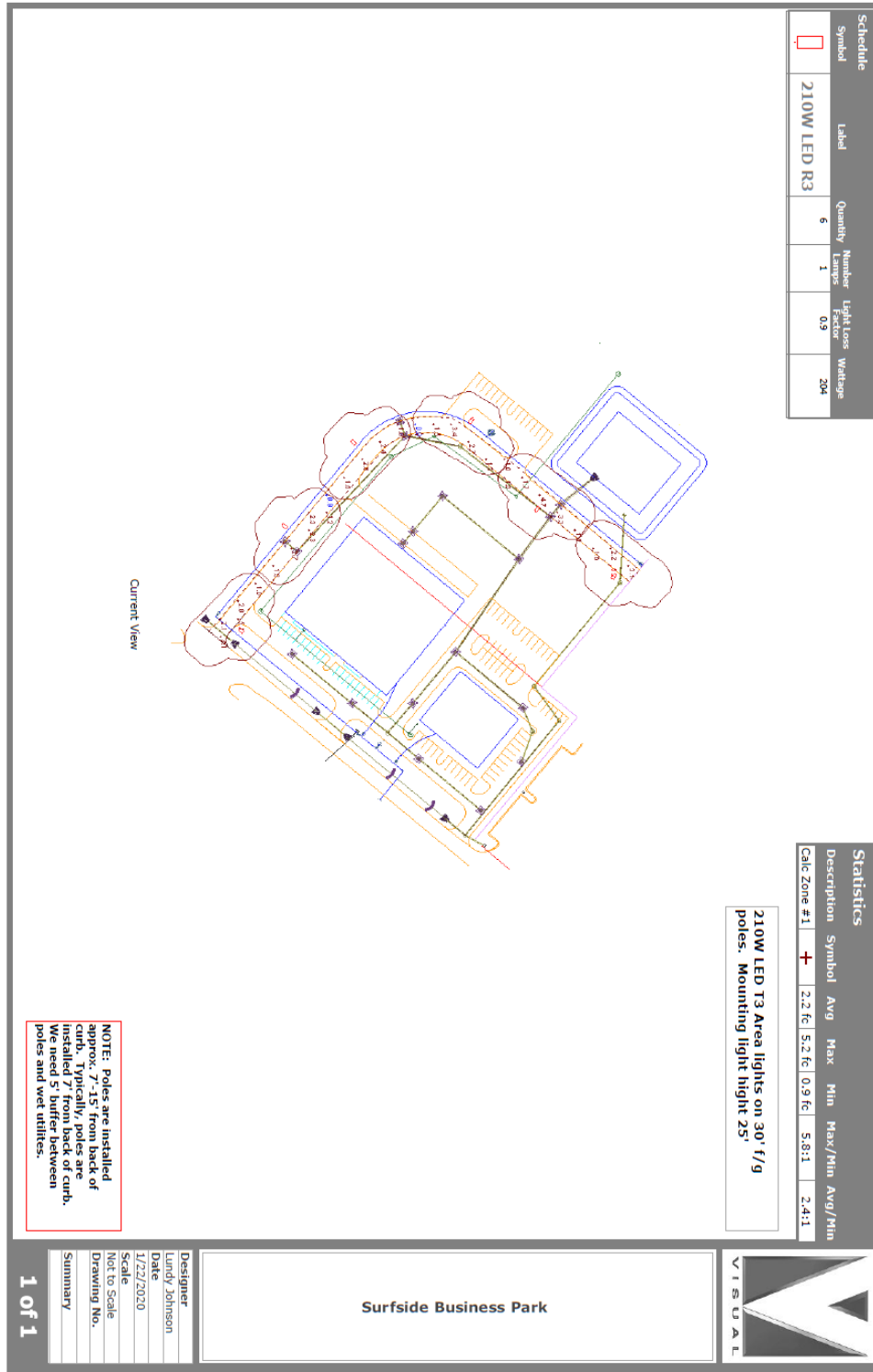
LEFT ELEVATION - 3/16in

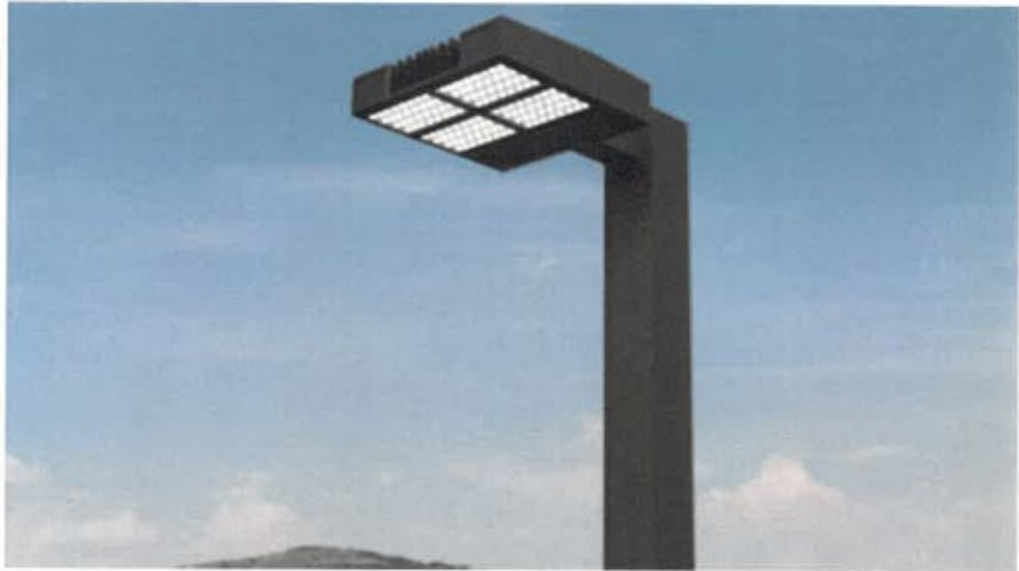


RIGHT ELEVATION - 3/16in



EXHIBIT L
Proposed Lighting Plan





Example only. May not be exact design of lighting.

SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this article, which can be given effect without the invalid provision or application, and to this end the provisions of this article are declared to be severable.

EFFECT OF SECTION HEADINGS. The headings or titles of the sections hereof shall be solely for convenience of reference and shall not affect the meaning, construction, interpretation or effect of this ordinance.

ORDINANCE AND EFFECTIVE DATE. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed. This ordinance shall take effect immediately upon second reading by the Mayor and Town Council of the Town of Surfside Beach, except that fees stipulated herein shall be effective January 1, 2020 and those portions not amended by this ordinance shall remain unchanged.

BE IT ORDERED AND ORDAINED by the Mayor and Town Council of the Town of Surfside Beach, South Carolina, in assembly and by the authority thereof, this day of January 2020.

Surfside Beach Town Council

Robert Hellyer, Mayor

Debbie Scoles, Mayor Pro Tempore

Bruce H. Dietrich, Town Council

Michael Drake, Town Council

Paul Holder, Town Council

Cindy Keating, Town Council

David L. Pellegrino, Town Council

Attest: _____
Sheri L Medina, Town Clerk