

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: May 19, 2025

Agenda Item: 6D	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM	
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: May 15, 2025	
Subject: Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina, addressing telecommunications tower height [ZTX-25-2]	Division: Planning and Development	
<p><u>History:</u> At first reading, the City Council expressed concern about the potential placement of telecommunications towers near single-family homes, particularly on City-owned properties zoned R-1. In response, a compromise was discussed and included in this version of the ordinance that would place a 300-foot setback from single-family structures on new towers.</p> <p><u>Background:</u> The City’s Zoning Ordinance currently regulates the placement and height of telecommunication towers based on district standards. However, as the demand for improved wireless communication infrastructure increases, flexibility is needed to support the expansion of reliable service while balancing land use considerations. City-owned or leased lands present opportunities for strategic placement of telecommunication towers that can enhance coverage without impacting private property development.</p> <p><u>Proposal:</u> Staff is proposing a text amendment to the Zoning Ordinance to allow telecommunication towers up to 180 feet in height in any zoning district when located on City-owned or leased land. This exception provides a controlled and predictable mechanism for infrastructure expansion while ensuring that tower placement remains under the City’s oversight. The amendment supports improved connectivity and public safety communications while maintaining compatibility with surrounding land uses.</p> <p><u>Planning Commission Action:</u> The Planning Commission conducted a public hearing on April 8, 2025, and voted 4-2 to recommend approval of the zoning amendment. Commissioners expressed concerns about allowing taller telecommunications towers in all zoning districts, potential impacts on green spaces, and the perception that the City would have more flexibility than private industry. There was no public comment.</p> <p><u>Recommended Action:</u> Approve or deny the proposed ordinance on second reading</p>		
Reviewed by Department Head	Reviewed by Interim City Manager	Reviewed by City Attorney
<p>Council Action: Motion By _____ 2nd By _____ To _____</p>		

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH
PROVIDING THAT THE CODE OF ORDINANCES,
CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA,
BE AMENDED BY REVISING CHAPTER 23,
ZONING, ARTICLE VII, GENERAL AND SUPPLEMENTAL
REGULATIONS, OF SAID CODE.**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE
CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA, IN
COUNCIL DULY ASSEMBLED, THAT:**

Section 1. That *Sec. 23-110. - Certain public service uses exempt*, be added to read as follows (*new matter underlined*).

Sec. 23-110. - Certain public service uses exempt.

Uses: Due to the nature of certain public/private service uses and the need to locate such uses in certain areas of the city irrespective of prevailing district regulations, the following list of uses may be established in any zoning district, provided such uses meet all the dimensional requirements of the district, except height and minimum lot size, within which they will be located:

- (1) Post office.
- (2) Police and fire stations.
- (3) Sewerage treatment facilities.
- (4) Water treatment and storage facilities.
- (5) Telephone exchange and repeater stations.
- (6) Radio and TV station masts.
- (7) Electrical transformers.
- (8) Spoilage easements and basins for deposition of dredged materials from area waterbodies.
- (9) Public off-street parking lots with or without public bathrooms and/or bathing facilities.
- (10) Telecommunication towers up to 180 feet in height when located on City-owned or City-leased land. The City has sole discretion to approve these towers; this height measurement includes antennas, base pad, and other appurtenances, measured from the natural grade of the site. Towers shall be set back a minimum of 300 feet from any existing single-family residential structure.

Section 2. That the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held the necessary public hearings in accordance with applicable State Statutes and City Ordinances.

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2025.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

FIRST READING: 5.5.2025

SECOND READING: 5.19.2025

REVIEWED:

Interim City Manager

ORDINANCE: 25-24

5A. ZONING ORDINANCE TEXT AMENDMENT ZTX-25-2: City staff has initiated an amendment to the zoning ordinance regarding the height of telecommunications towers.

History:

Planning Commission postpone this item at the March 18, 2025, meeting to allow the City additional time to coordinate the proposal with staff.

Background:

The City's zoning ordinance currently regulates the placement and height of telecommunication towers based on district standards. However, as the demand for improved wireless communication infrastructure increases, flexibility is needed to support the expansion of reliable service while balancing land use considerations. City-owned or leased lands present opportunities for strategic placement of telecommunication towers that can enhance coverage without impacting private property development.

Proposed Changes:

Staff is proposing a text amendment to the Zoning Ordinance to allow telecommunication towers up to 180 feet in height in any zoning district when located on City-owned or leased land. This exception provides a controlled and predictable mechanism for infrastructure expansion while ensuring that tower placement remains under the City's oversight. The amendment supports improved connectivity and public safety communications while maintaining compatibility with surrounding land uses.

The proposed amendment addresses a section in *Chapter 23, Zoning, Article VII. – General and Supplemental Regulations* and would appear in the Ordinance as follows (new text underlined, removed text truck-through):

Sec. 23-110. - Certain public service uses exempt.

Uses: Due to the nature of certain public/private service uses and the need to locate such uses in certain areas of the city irrespective of prevailing district regulations, the following list of uses may be established in any zoning district, provided such uses meet all the dimensional requirements of the district, except height and minimum lot size, within which they will be located:

- (1) Post office.
- (2) Police and fire stations.
- (3) Sewerage treatment facilities.
- (4) Water treatment and storage facilities.
- (5) Telephone exchange and repeater stations.
- (6) Radio and TV station masts.
- (7) Electrical transformers.
- (8) Spoilage easements and basins for deposition of dredged materials from area waterbodies.
- (9) Public off-street parking lots with or without public bathrooms and/or bathing facilities.
- (10) Telecommunication towers up to 180 feet in height when located on City-owned or City-leased land. The City has sole discretion to approve these towers; this height measurement

includes antennas, base pad, and other appurtenances, measured from the natural grade of the site.

According to § 23-4, *Amendments*, of the Zoning Ordinance, the advertisement requirement for Zoning Ordinance amendments is 15 days, and that advertisement notice has been met. The amendment is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for May 5, 2025.

Planning Commission Action:

The Planning Commission may recommend approval, recommend approval with modifications and/or conditions, or recommend denial of the proposal as submitted.

Alternative Motions

- 1) I move that the Planning Commission recommend approval of the zoning ordinance text amendment [ZTX-25-2] as submitted.

OR

- 2) I move that the Planning Commission recommend denial of the zoning ordinance text amendment [ZTX-25-2] as submitted.

OR

- 3) I move (an alternate motion).