

## REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: March 21, 2022

Agenda Item: 7B	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: March 16, 2022
Subject: Request to rezone 8.9 Acres on West Port Drive from Highway Commercial (HC) and Mobile/Manufactured Home Residential (R-3) to Mid-Rise Multifamily Residential (R-2A) [Z-21-36]	Division: Planning and Development

**Background:**

Westport Investment Partners LLC, owner, has requested that the City of North Myrtle Beach rezone approximately 8.9 acres of property located on West Port Drive from Highway Commercial (HC) and Mobile/Manufactured Home Residential (R-3) to Mid-Rise Multifamily Residential (R-2A). The subject property is currently vacant and undeveloped and identified by PIN 350-16-02-0001. Surrounding parcels within City limits are zoned R-2A, R-3 and HC; adjacent unincorporated county parcels are zoned MSF 10 Residential District (MSF 10).

**Comparison of Existing and Proposed Zoning:**

The purpose of the R-3 district is to provide for areas within the city where mobile/manufactured homes may be located in harmony with other single-and two-family dwellings—to provide for a full range of housing alternatives to meet buyer demands. Also, this district is designed to separate incompatible uses and eliminate the blighting effect of incompatibility. The purpose of the HC district is to provide commercial opportunities to the traveling public, and areas in the community where large-scale commercial projects may take place with minimal impact on contiguous residential development. The purpose of the R-2A district is to permit mid-rise multifamily development in areas of the community in response to the need for such housing, while safeguarding existing residential values, and environmental resources, and guarding against "overloading" existing infrastructure.

Permitted uses within the R-3 and R-2A districts include certain dwellings: Single-family detached, semidetached, and duplex. The R-3 district allows mobile/manufactured homes and mobile/manufactured home parks; neighborhood and community parks and centers, golf courses and similar outdoor uses, but not lighted for night use; publicly owned recreational facilities; churches or similar places of worship, including parish houses, parsonages, and childcare centers when accessory thereto; recreational vehicle parks and campgrounds; accessory uses; home occupations; family day care homes; and signs as permitted by Article III. The R-2A district allows multiplex, townhouse, multi-family and zero lot line single-family detached developments; nursing homes; accessory uses; and signs as permitted by Article III.

The HC district allows the following uses: Personal service establishments; convenience, primary and secondary retail establishments; general business services; funeral homes and accessory crematoriums; professional offices; commercial recreation establishments; churches, places of worship, and religious institutions including accredited educational facilities when accessory thereto; motels, hotels, lodges, and inns; hospitals, clinics, nursing and convalescent homes; educational institutions; armories, lodges and civic clubs; commercial and training schools; animal hospitals and

veterinary clinics; automobile service and repair; public and private transportation service and facilities; commercial parking lots and structures; adult entertainment establishments; signs as permitted by Article III; accessory uses incidental to multifamily dwellings, hotels, motels, inns, lodges and resort residential; other accessory uses; cemeteries; and video gaming machines or stations. The following tables detail the development standards for both districts:

**HC District**

		Single-Family Dwelling	Multifamily Dwellings	Hotels, Motels, Resort Accommodations	All Other Uses <sup>3</sup>
Minimum Site Area (SF)		NA	15,000	15,000	10,000
Minimum Lot Area per Dwelling Unit		10,000	1,350	NA	NA
Minimum Lot Width		NA	100 feet	100 feet	NA
Minimum Yards:	Front	25 feet	20 feet	20 feet	20 feet
	Side	10 feet <sup>5</sup>	1	1	8 <sup>2</sup>
	Rear	20 feet	20 feet	20 feet	20 feet
Maximum Impervious Surface Ratio		60%	80%	80%	90%
Common Open Space			20%	20%	NA
Maximum Height of Structures		35 feet	50 feet	70 feet	50 feet <sup>4</sup>
Maximum Height of Signs		N/A	10 feet	40 feet	40 feet

Notes:

<sup>1</sup> Ten (10) feet for the first thirty-five (35) feet plus one (1) foot for each one and one-half (1½) feet over thirty-five (35) feet; for each building in excess of eighty (80) feet in width, one (1) additional foot on each side shall be required for each seven (7) feet in building width over eighty (80) feet. For the purpose of calculating side setbacks and/or building separations, the height of the roof section (if not devoted to living or storage space) shall not be considered in determining the height of the structures.

<sup>2</sup> On buildings two hundred (200) feet in width or less, an eight-foot setback shall be required, except that commercial condominium projects shall be allowed to share interior property lines; for buildings greater than two hundred (200) feet in width, the following setbacks shall be required on the end units; further provided that such projects (buildings) shall not exceed six hundred (600) feet in width.

Width of Project	Side Yard Required (2 Sides)
To 200 feet	8 feet
201—400 feet	16 feet
401—600 feet	30 feet

<sup>3</sup> "Big box" retail shall provide the following: All lighting systems installed within the parking area shall use a ninety-degree (or less) cutoff luminaire angled away from noncommercial properties with a maximum height of thirty (30) feet measured from the base of the pole when installed. All lamp posts shall be contained within a landscape island. Reference article VII, general supplemental, developments of regional significance, for guidelines and standards affecting gross retail square footage of seventy-five thousand (75,000) square feet or greater.

<sup>4</sup> With approval of the North Myrtle Beach Board of Zoning Appeals as a special exception, amusement rides in amusement parks can extend up to seventy (70) feet in height.

<sup>5</sup> A five-foot side yard setback shall be required for substandard lots of record.

**R-3 District**

	Single-Family Detached Residence	Mobile Homes on Individual Lots	Duplexes	Semi-detached Dwelling	Other Permitted Uses
Minimum Lot Area per Project (SF)	5,000	5,000	7,000	7,000	5,000
Minimum Lot Area per Dwelling Unit (SF)	5,000	5,000	3,500	3,500	NA
Minimum Lot Width	50 feet	50 feet	55 feet	35 feet	NA

Minimum Yards:	Front	20 feet	20 feet	20 feet	20 feet	20 feet
	Side	7.5 feet	7.5 feet	7.5 feet	7.5 feet <sup>1</sup>	20 feet
	Rear	10 feet	10 feet	10 feet	10 feet	30 feet
Maximum Impervious Surface Ratio			50%	50%	60%	60%
Maximum Height of Structures		35 feet for residential uses, 5 feet for accessory uses and 45 feet for all other uses.				

A dwelling unit shall not contain more than five (5) bedrooms or sleeping areas of not more than three hundred (300) square feet each.

Notes:

<sup>1</sup> A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the common interior property line.

### R-2A District

	Single-family Detached	Semi-Detached	Duplex	Multiplex	Townhouse	Multi-Family	Camp Recreational or Educational
Minimum Site Area (SF)	5,000	7,000	7,000	10,000	16,000	15,000	20 Acres
Minimum Lot Area* (SF)	5,000	3,500	3,500	2,000	2,000	1,350	NA
Minimum Lot Width	50 feet	35 feet	55 feet	75 feet	14 feet <sup>5</sup>	100 feet	200 feet
Minimum Yards:	Front	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
	Side	5 feet	7.5 feet <sup>1</sup>	7.5 feet	7.5 feet	<sup>2</sup>	<sup>3</sup>
	Rear	20 feet	20 feet	20 feet	20 feet	<sup>4</sup>	20 feet
Maximum Impervious Surface Ratio	60%	60%	60%	60%	60%	80%	NA
Common Open Space	NA	NA	NA	15%	25%	20%	NA
Maximum Height of Buildings	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Maximum Height of Signs				10 feet	10 feet	10 feet	10 feet
Floor Area Ratio							.15

Minimum distance between buildings: Where more than one (1) principal building is located on a lot, minimum distance between buildings shall be twenty (20) feet with one (1) additional foot for each two (2) feet in height over thirty-five (35) feet, using the highest building.

\* Per dwelling unit.

Notes:

<sup>1</sup> A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the interior common property line.

<sup>2</sup> Zero (0) between units; ten (10) feet between end structures and side property line; no more than six (6) units shall be attached in one (1) building.

<sup>3</sup> Ten (10) feet for the first thirty-five (35) feet in height and fifteen (15) feet for buildings in excess of thirty-five (35) feet in height.

<sup>4</sup> Rear yard shall be ten (10) feet except where contiguous to the project site property line, then a twenty-foot setback shall be required, and shall remain unoccupied by any accessory building or structure.

<sup>5</sup> Minimum lot width and/or unit width.

**Staff Review:**

The rezoning request has been reviewed by the Department of Public Works, Department of Public Safety, and the Zoning Administrator. Public Works has raised two concerns with the Developer/Engineer.

1. Proximity to an existing regional sewer pumpstation, which may create maintenance and/or odor issues.
2. Current traffic conditions at West Port Dr./Highway 17, where the signalized intersection appears to be operating in failure condition (attached is the West Port Drive Traffic Analysis submitted by the applicant).

The subject area is identified as Residential Neighborhood on the Future Land Use Map, and the request is consistent with the comprehensive plan. A proposed ordinance has been attached for Council's review.

**Planning Commission Action:**

The Planning Commission conducted a public hearing on January 4, 2022 and voted unanimously to recommend approval of the rezoning request, citing "A," where necessary to implement the comprehensive plan. There was no public comment.

**Recommended Action:**

Approve or deny the proposed ordinance on first reading

Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney
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Council Action:  
Motion By \_\_\_\_\_ 2<sup>nd</sup> By \_\_\_\_\_ To \_\_\_\_\_

**ORDINANCE**

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH  
AMENDING THE OFFICIAL ZONING MAP TO REZONE AN  
AREA HIGHWAY COMMERCIAL (HC) AND  
MOBILE/MANUFACTURED HOME RESIDENTIAL (R-3) TO  
MID-RISE MULTIFAMILY RESIDENTIAL (R-2A).**

**WHEREAS**, Westport Investment Partners, LLC, owner, has submitted an application for the rezoning of one (1) lot containing approximately 8.9 acres identified by PIN 350-16-02-0001, as referenced on Exhibit A: Zoning Map (Z-21-36) prepared by City of North Myrtle Beach Planning and Development Department. The applicant is requesting to change the zoning district from Highway Commercial (HC) and Mobile/Manufactured Home Residential (R-3) to Mid-Rise Multifamily Residential (R-2A); and

**WHEREAS**, the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held all necessary public hearings in accordance with applicable State Statutes and City Ordinances; and

**WHEREAS**, the City Council has received a report from the Planning Commission recommending the subject property be zoned Mid-Rise Multifamily Residential (R-2A); and

**WHEREAS**, the City Council has the authority to amend the zoning designation placed on the properties in accordance with applicable State Statutes and City Ordinances.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of North Myrtle Beach, South Carolina, in Council duly assembled:

**Section 1. Rezoning.** That the Official Zoning Map is hereby amended to rezone the properties Mid-Rise Multifamily Residential (R-2A) in accordance with the attached reference map entitled “Exhibit A: Zoning Map (Z-21-36).”

DONE, RATIFIED AND PASSED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
Mayor Marilyn Hatley

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

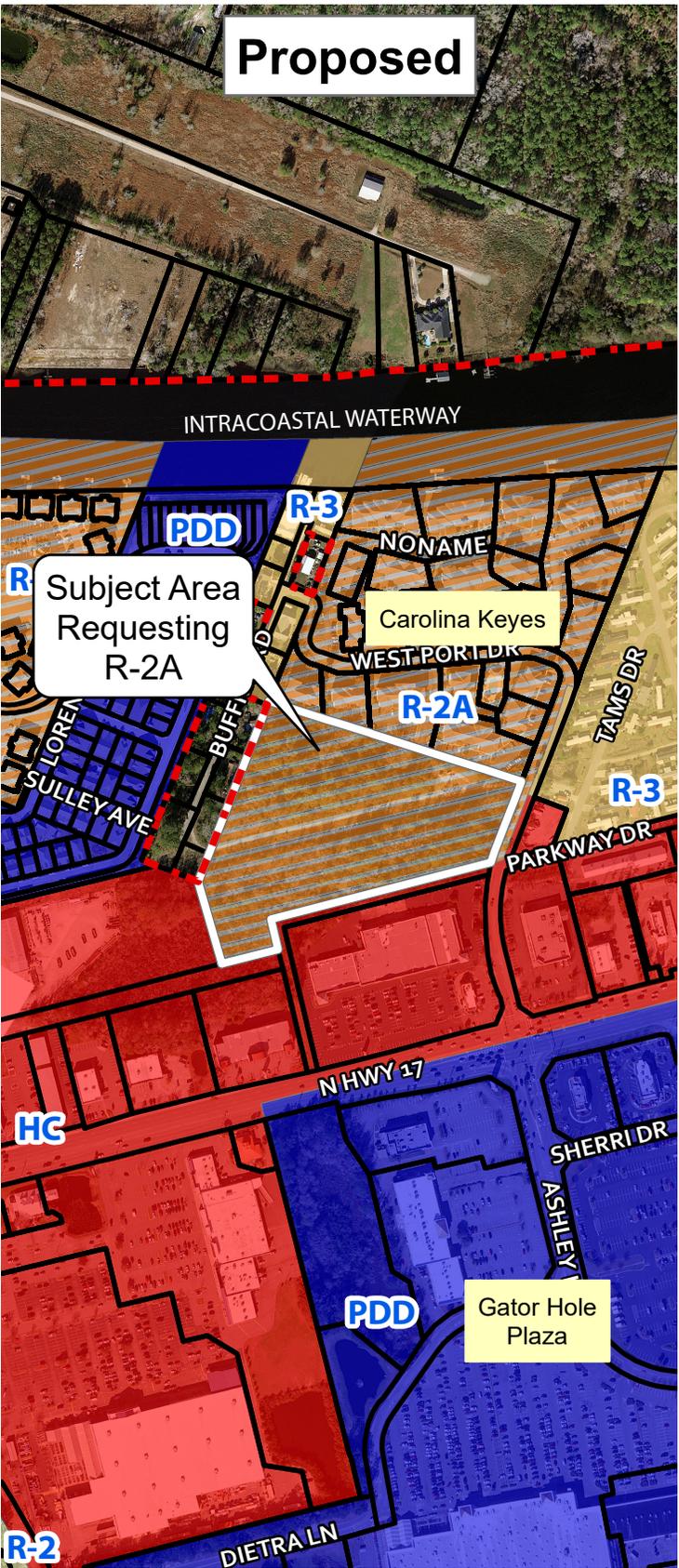
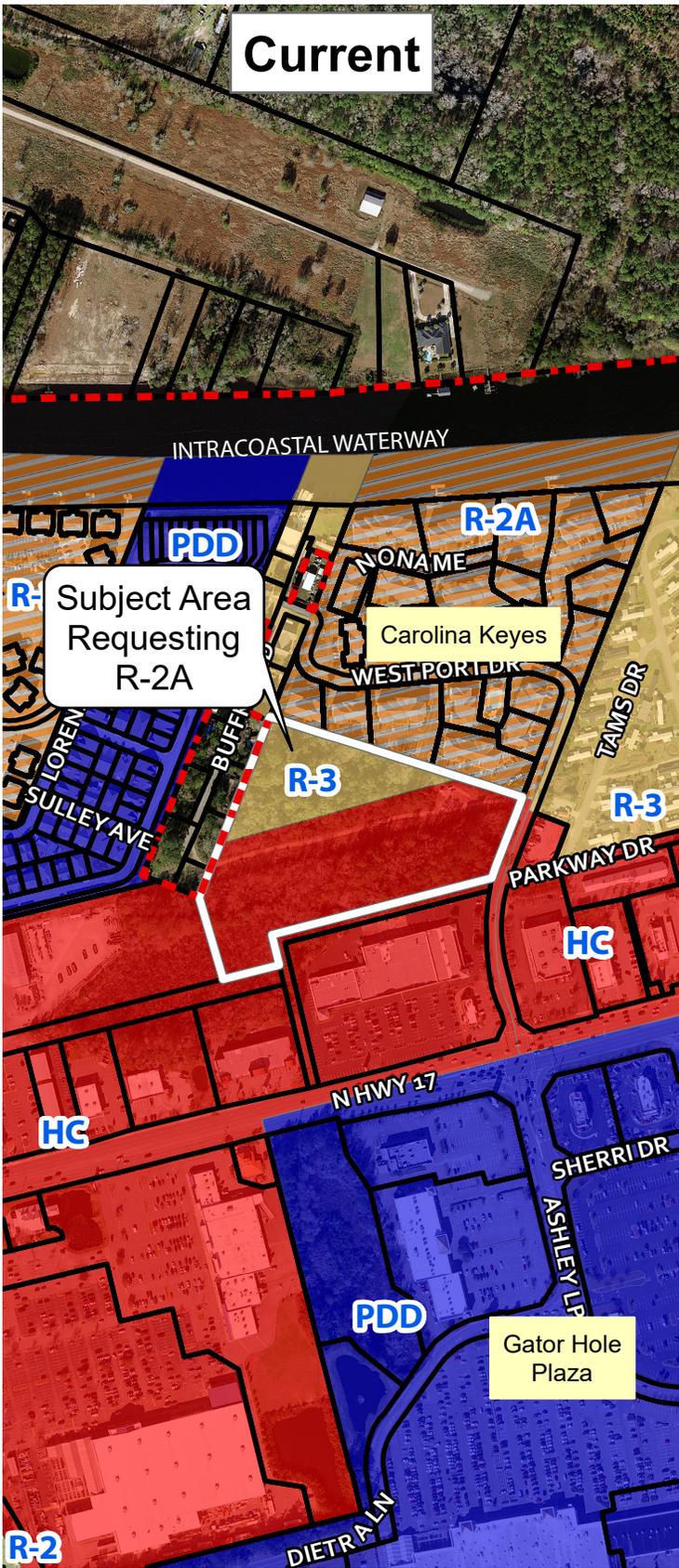
\_\_\_\_\_  
City Attorney

REVIEWED:

FIRST READING: 3.21.2022  
SECOND READING: \_\_\_\_\_

\_\_\_\_\_  
City Manager

ORDINANCE: \_\_\_\_\_

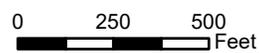


Legend

- North Myrtle City Limits
- Subject Area
- ZONING**
- PDD
- HC
- R-2A
- R-2
- R-3



# Exhibit A: Zoning Map (Z-21-36)



Date: 12/29/2021  
Author: Dawn E. Snider

**ROBERT L. WEAVER, P.E.**

4340 Alligator Road, Timmonsville, SC 29161  
Phone: (843) 346-5800 / Fax: (843) 346-5802

**WEST PORT DRIVE TRAFFIC ANALYSIS**

**COMPARISON FOR EXISTING ZONING vs PROPOSED ZONING  
3/11/2022**



<u>EXISTING</u>	<u>ACRES</u>	<u>USES</u>	<u>PEAK HOUR FACTOR</u>	<u>PEAK HOUR TRAFFIC</u>
R-3	3.23	39 Single Family 53 RV Park spaces	.99	52.47 per hour
HC	5.14	Retail Shopping Ctr 32,000 ft <sup>2</sup> 128 parking spaces	4.9/1000 ft <sup>2</sup>	<u>156.8 per hour</u>
Existing Peak Hr Zoning (R3 & HC)				209.27 vehicles per hour
<b><u>PROPOSED</u></b>				
R-2A	8.37	Highest Use Multifamily Max = 21.36 units per acre =178 units	.18	<u>32.04 per hour</u>
Proposed Peak Hr Zoning (R-2A)				32.04 vehicles per hour



# INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
<b>PORT AND TERMINAL</b>					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
<b>INDUSTRIAL</b>					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
<b>RESIDENTIAL</b>					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
<b>LODGING</b>					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
<b>RECREATIONAL</b>					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Batting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
<b>INSTITUTIONAL</b>					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

# INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
<b>MEDICAL</b>					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA	→	3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
<b>OFFICE</b>					
710	General Office Building	1,000 SF GFA	→	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
<b>RETAIL</b>					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.68		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA	→	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
<b>SERVICES</b>					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
960	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

**Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft<sup>2</sup> or a reduction of 40% if equal to or greater than 50,000ft<sup>2</sup>.**

\*From 9th edition, no PM peak hour in 10th

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.

**6A. REZONING REQUEST Z-21-36:** The Planning & Development Department received an application requesting a rezoning of one (1) lot containing ±8.9 acres and identified by PIN 350-16-02-0001 located off West Port Drive from Highway Commercial (HC) and Mobile/Manufactured Home Residential (R-3) to Mid-Rise Multifamily Residential (R-2A).

**Existing Conditions and Surrounding Land Uses:**

Located on West Port Drive, the parcel is vacant and undeveloped. Surrounding parcels within City limits are zoned R-2A, R-3 and HC; adjacent unincorporated county parcels are zoned MSF 10 Residential District (MSF 10).

**Comparison of Existing and Proposed Zoning:**

The purpose of the R-3 district is to provide for areas within the city where mobile/manufactured homes may be located in harmony with other single-and two-family dwellings—to provide for a full range of housing alternatives to meet buyer demands. Also, this district is designed to separate incompatible uses and eliminate the blighting effect of incompatibility. The purpose of the HC district is to provide commercial opportunities to the traveling public, and areas in the community where large-scale commercial projects may take place with minimal impact on contiguous residential development. The purpose of the R-2A district is to permit mid-rise multifamily development in areas of the community in response to the need for such housing, while safeguarding existing residential values, and environmental resources, and guarding against "overloading" existing infrastructure.

Permitted uses within the R-3 and R-2A districts include certain dwellings: Single-family detached, semidetached, and duplex. The R-3 district allows mobile/manufactured homes and mobile/manufactured home parks; neighborhood and community parks and centers, golf courses and similar outdoor uses, but not lighted for night use; publicly owned recreational facilities; churches or similar places of worship, including parish houses, parsonages, and childcare centers when accessory thereto; recreational vehicle parks and campgrounds; accessory uses; home occupations; family day care homes; and signs as permitted by Article III. The R-2A district allows multiplex, townhouse, multi-family and zero lot line single-family detached developments; nursing homes; accessory uses; and signs as permitted by Article III.

The HC district allows the following uses: Personal service establishments; convenience, primary and secondary retail establishments; general business services; funeral homes and accessory crematoriums; professional offices; commercial recreation establishments; churches, places of worship, and religious institutions including accredited educational facilities when accessory thereto; motels, hotels, lodges, and inns; hospitals, clinics, nursing and convalescent homes; educational institutions; armories, lodges and civic clubs; commercial and training schools; animal hospitals and veterinary clinics; automobile service and repair; public and private transportation service and facilities; commercial parking lots and structures; adult entertainment establishments; signs as permitted by Article III; accessory uses incidental to multifamily dwellings, hotels, motels, inns, lodges and resort residential; other accessory uses; cemeteries; and video gaming machines or stations. The following tables detail the development standards for both districts:

*Continued Next Page*

**HC District**

		Single-Family Dwelling	Multifamily Dwellings	Hotels, Motels, Resort Accommodations	All Other Uses <sup>3</sup>
Minimum Site Area (SF)		NA	15,000	15,000	10,000
Minimum Lot Area per Dwelling Unit		10,000	1,350	NA	NA
Minimum Lot Width		NA	100 feet	100 feet	NA
Minimum Yards:	Front	25 feet	20 feet	20 feet	20 feet
	Side	10 feet <sup>5</sup>	1	1	8 <sup>2</sup>
	Rear	20 feet	20 feet	20 feet	20 feet
Maximum Impervious Surface Ratio		60%	80%	80%	90%
Common Open Space			20%	20%	NA
Maximum Height of Structures		35 feet	50 feet	70 feet	50 feet <sup>4</sup>
Maximum Height of Signs		N/A	10 feet	40 feet	40 feet

Notes:

<sup>1</sup> Ten (10) feet for the first thirty-five (35) feet plus one (1) foot for each one and one-half (1½) feet over thirty-five (35) feet; for each building in excess of eighty (80) feet in width, one (1) additional foot on each side shall be required for each seven (7) feet in building width over eighty (80) feet. For the purpose of calculating side setbacks and/or building separations, the height of the roof section (if not devoted to living or storage space) shall not be considered in determining the height of the structures.

<sup>2</sup> On buildings two hundred (200) feet in width or less, an eight-foot setback shall be required, except that commercial condominium projects shall be allowed to share interior property lines; for buildings greater than two hundred (200) feet in width, the following setbacks shall be required on the end units; further provided that such projects (buildings) shall not exceed six hundred (600) feet in width.

Width of Project	Side Yard Required (2 Sides)
To 200 feet	8 feet
201—400 feet	16 feet
401—600 feet	30 feet

<sup>3</sup> "Big box" retail shall provide the following: All lighting systems installed within the parking area shall use a ninety-degree (or less) cutoff luminaire angled away from noncommercial properties with a maximum height of thirty (30) feet measured from the base of the pole when installed. All lamp posts shall be contained within a landscape island. Reference article VII, general supplemental, developments of regional significance, for guidelines and standards affecting gross retail square footage of seventy-five thousand (75,000) square feet or greater.

<sup>4</sup> With approval of the North Myrtle Beach Board of Zoning Appeals as a special exception, amusement rides in amusement parks can extend up to seventy (70) feet in height.

<sup>5</sup> A five-foot side yard setback shall be required for substandard lots of record.

**R-3 District**

		Single-Family Detached Residence	Mobile Homes on Individual Lots	Duplexes	Semi-detached Dwelling	Other Permitted Uses
Minimum Lot Area per Project (SF)		5,000	5,000	7,000	7,000	5,000
Minimum Lot Area per Dwelling Unit (SF)		5,000	5,000	3,500	3,500	NA
Minimum Lot Width		50 feet	50 feet	55 feet	35 feet	NA
Minimum Yards:	Front	20 feet	20 feet	20 feet	20 feet	20 feet
	Side	7.5 feet	7.5 feet	7.5 feet	7.5 feet <sup>1</sup>	20 feet
	Rear	10 feet	10 feet	10 feet	10 feet	30 feet
Maximum Impervious Surface Ratio			50%	50%	60%	60%

Maximum Height of Structures	35 feet for residential uses, 5 feet for accessory uses and 45 feet for all other uses.
------------------------------	-----------------------------------------------------------------------------------------

A dwelling unit shall not contain more than five (5) bedrooms or sleeping areas of not more than three hundred (300) square feet each.

Notes:

<sup>1</sup> A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the common interior property line.

**R-2A District**

	Single-family Detached	Semi-Detached	Duplex	Multiplex	Townhouse	Multi-Family	Camp Recreational or Educational
Minimum Site Area (SF)	5,000	7,000	7,000	10,000	16,000	15,000	20 Acres
Minimum Lot Area* (SF)	5,000	3,500	3,500	2,000	2,000	1,350	NA
Minimum Lot Width	50 feet	35 feet	55 feet	75 feet	14 feet <sup>5</sup>	100 feet	200 feet
Minimum Yards:	Front	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
	Side	5 feet	7.5 feet <sup>1</sup>	7.5 feet	7.5 feet	<sup>2</sup>	<sup>3</sup>
	Rear	20 feet	20 feet	20 feet	20 feet	<sup>4</sup>	20 feet
Maximum Impervious Surface Ratio	60%	60%	60%	60%	60%	80%	NA
Common Open Space	NA	NA	NA	15%	25%	20%	NA
Maximum Height of Buildings	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Maximum Height of Signs				10 feet	10 feet	10 feet	10 feet
Floor Area Ratio							.15

Minimum distance between buildings: Where more than one (1) principal building is located on a lot, minimum distance between buildings shall be twenty (20) feet with one (1) additional foot for each two (2) feet in height over thirty-five (35) feet, using the highest building.

\* Per dwelling unit.

Notes:

<sup>1</sup> A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the interior common property line.

<sup>2</sup> Zero (0) between units; ten (10) feet between end structures and side property line; no more than six (6) units shall be attached in one (1) building.

<sup>3</sup> Ten (10) feet for the first thirty-five (35) feet in height and fifteen (15) feet for buildings in excess of thirty-five (35) feet in height.

<sup>4</sup> Rear yard shall be ten (10) feet except where contiguous to the project site property line, then a twenty-foot setback shall be required, and shall remain unoccupied by any accessory building or structure.

<sup>5</sup> Minimum lot width and/or unit width.

**Planning Commission Action:**

As per the Zoning Ordinance Section 23-4, *Amendments*, the Planning Commission shall prepare a report and make recommendations on any proposed amendment to the North Myrtle Beach Zoning Ordinance, including the Zoning Map, stating its findings and its evaluation of the request. In making its report, the Commission shall consider the following factors:

- a) The relationship of the request to the Comprehensive Plan:

*The Future Land Use map contained in the 2018 Comprehensive Plan recommends Residential Neighborhood as a land use class for the subject area. The permitted uses noted in the compliance index include a mix of residential uses at medium densities (mostly duplexes, townhomes, and patio homes), as well as multi-family housing up to six stories; also allows infill mixed-use development and neighborhood commercial uses. The recommended primary zoning districts are R-2, R-2A, and R-3; R-2B and NC are the secondary zoning district alternatives.*

The proposed zoning designation, R-2A, is a recommended primary zoning district within the Compliance Index for the subject property. Removing the HC zoning will the property more compliant with the comprehensive plan.

- b) Whether the request violates or supports the Plan:

*Chapter 5, "The Way We Grow," of the 2018 Comprehensive Plan identifies the Residential Neighborhood future land use classification as follows: This classification supports a mix of residential uses at medium densities, which includes mostly duplexes, townhouses, and patio homes, as well as multi-family housing up to 6 stories. This designation could also allow infill mixed-use development and neighborhood commercial uses. This category allows 5-10 du/acre.*

The proposed R-2A zoning is consistent with the Residential Neighborhood land use classification found in the 2018 Comprehensive Plan.

- c) Whether the uses permitted by the proposed change would be appropriate in the area concerned:

*The purpose of the R-2A zoning district is, "To permit mid-rise multifamily development in areas of the community in response to the need for such housing, while safeguarding existing residential values, and environmental resources, and guarding against "overloading" existing infrastructure."*

The uses permitted in the R-2A district would be appropriate in the area.

- d) Whether adequate public-school facilities, roads and other public services exist or can be provided to serve the needs of the development likely to take place because of such change, and the consequence of such change:

*Access subject to City of NMB review and approval. Other public services exist with adequate service capacity.*

- e) Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewer to the area:

*Public water and sewer are available.*

As a matter of policy, no request to change the text of the ordinance or the map shall be acted upon favorably, except:

- (a) Where necessary to implement the comprehensive plan, or
- (b) To correct an original mistake or manifest error in the regulations or map, or
- (c) To recognize substantial change or changing conditions or circumstances in a particular locality, or
- (d) To recognize changes in technology, the style of living, or manner of doing business.

This rezoning request is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for February 7, 2022. Should the Planning Commission desire to forward a positive recommendation to City Council, one of the reasons should be included in the report.

**Staff Review:**

*Planning and Development, Planning Division*

The Planning Division has no issue with the proposed rezoning request.

*Planning and Development, Zoning Division*

The Zoning Administrator has no issue with the proposed rezoning request.

*Public Works*

The City Engineer has no issue with the proposed rezoning request.

*Public Safety*

The Fire Marshall has no issue with the proposed rezoning request.

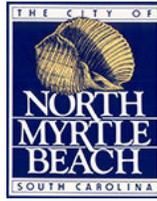
**Planning Commission Action:**

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 rezoning request [Z-21-36] as submitted.  
OR
- 2) I move that the Planning Commission recommend denial of the rezoning request [Z-21-36] as submitted.  
OR
- 3) I move (an alternate motion).

Rezoning Finance Account Code:	<b>3.51</b>
FEE PAID:	\$500 on November 16, 2021
FILE NUMBER:	Z-21-36
Complete Submittal Date:	November 16, 2021



Notice Published:	December 16, 2021
Property Posted:	December 16, 2021
Planning Commission:	January 4, 2022
First Reading:	February 7, 2022
Second Reading:	February 21, 2022

**City of North Myrtle Beach, SC**

**Application for Rezoning**

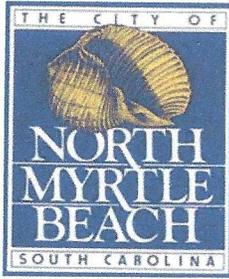
**GENERAL INFORMATION**

<b>Date of Request: November 15, 2021</b>	<b>Property PIN(S): 35016020001</b>
<b>Property Owner(s): Westport Investment Partners LLC</b>	<b>Type of Zoning Map Amendment: Rezoning (not to PDD)</b>
<b>Address or Location: Westport Drive NMB</b>	<b>Project Contact: Jane Dodge</b>
<b>Contact Phone Number: 8434508472</b>	<b>Contact Email Address: benpowell@sc.rr.com</b>
<b>Current Zoning: HC and R-3</b>	<b>Proposed Zoning: R-2A</b>
<b>Total Area of Property: 8.9 Acres</b>	<b>Currently Located in City: Yes</b>

**RECORDED COVENANT INFORMATION**

I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).  
*Applicant's E-signature: Jane Dodge*

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.



**CITY OF NORTH MYRTLE BEACH  
LETTER OF AGENCY**

*Revision Date 05.24.19*

Today's Date: **11/15/21**

Nature of Approval Requested: **Rezoning Request**

Property PIN(s): **35016020001**

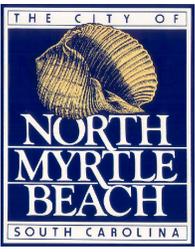
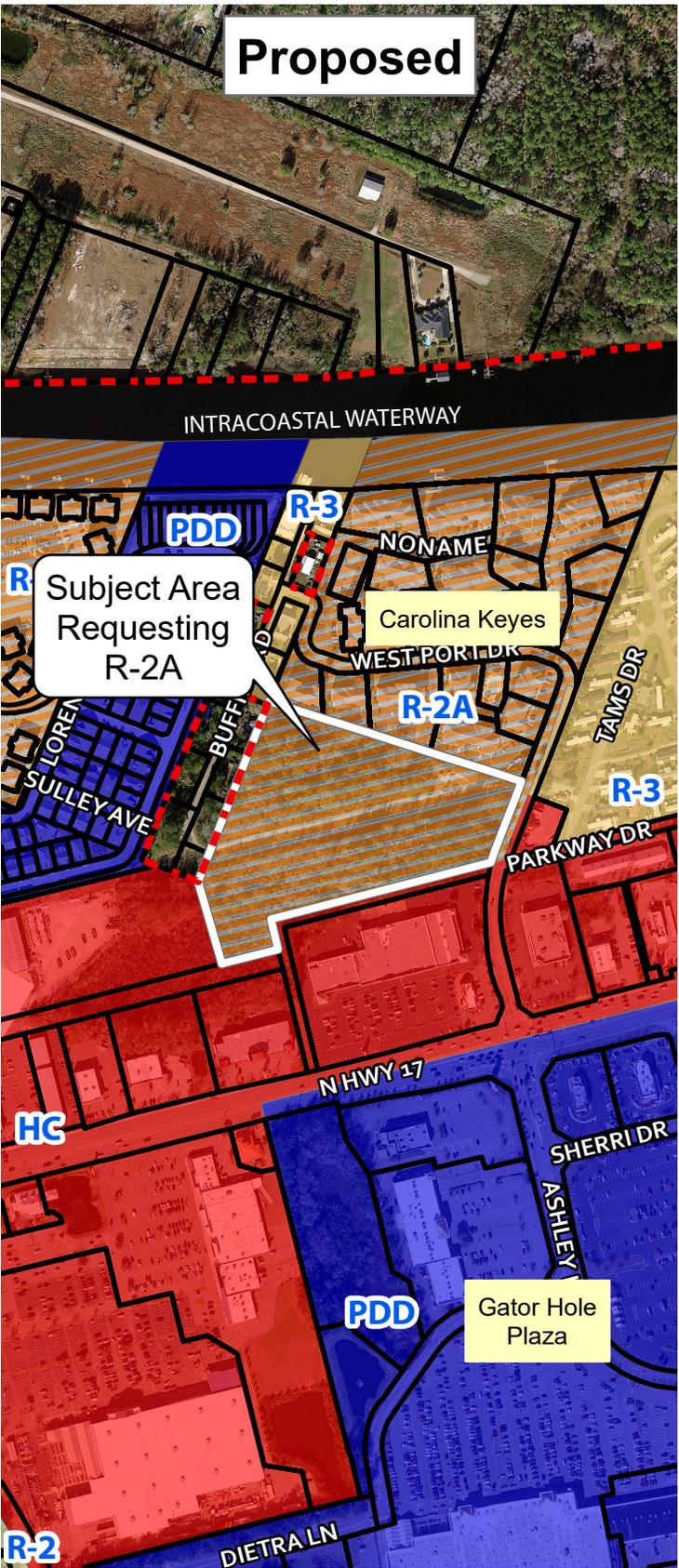
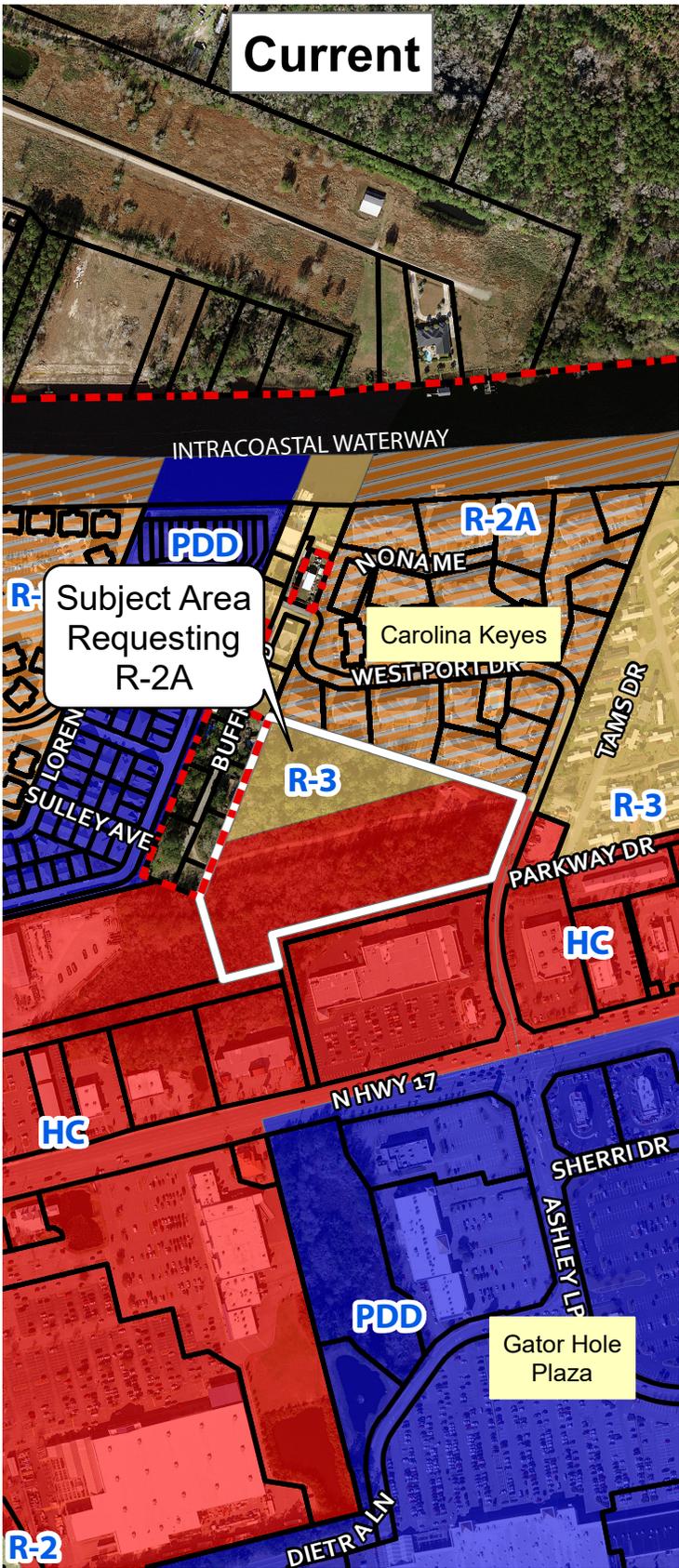
Property Address/Location: **W Port Dr. North Myrtle Beach**

I, **Ben Powell**, hereby authorize **Robert L Weaver, P.E. or Jane Dodge**

to act as my agent for for the purposes of the above referenced approval.

<hr/> <p align="center">Signature</p> <hr/> <p><b>Member Manager of Westport Investment Partners, LLC</b></p> <hr/> <p align="center">Title</p>	<hr/> <p align="center">Signature</p> <hr/> <p align="center">Title</p>
<hr/> <p align="center">Signature</p> <hr/> <p align="center">Title</p>	<hr/> <p align="center">Signature</p> <hr/> <p align="center">Title</p>
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Please have all property owners sign application; disregard additional spaces if not needed. If additional signature lines are required, please duplicate this sheet and bind all sheets together into one document.



Legend

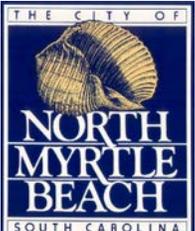
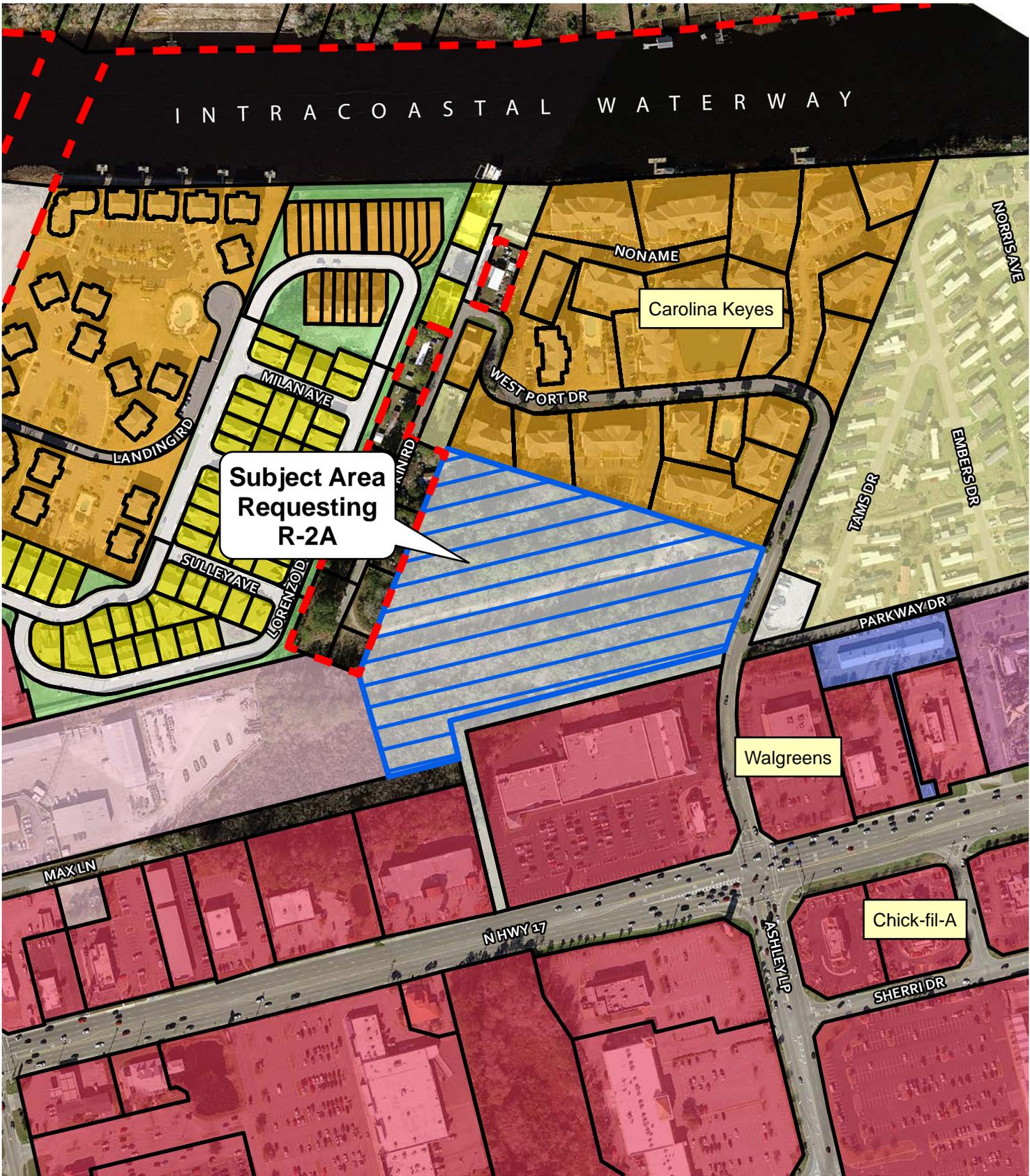
- North Myrtle City Limits
- Subject Area
- ZONING**
- PDD
- HC
- R-2A
- R-2
- R-3



# Exhibit A: Zoning Map (Z-21-36)



Date: 12/29/2021  
Author: Dawn E. Snider



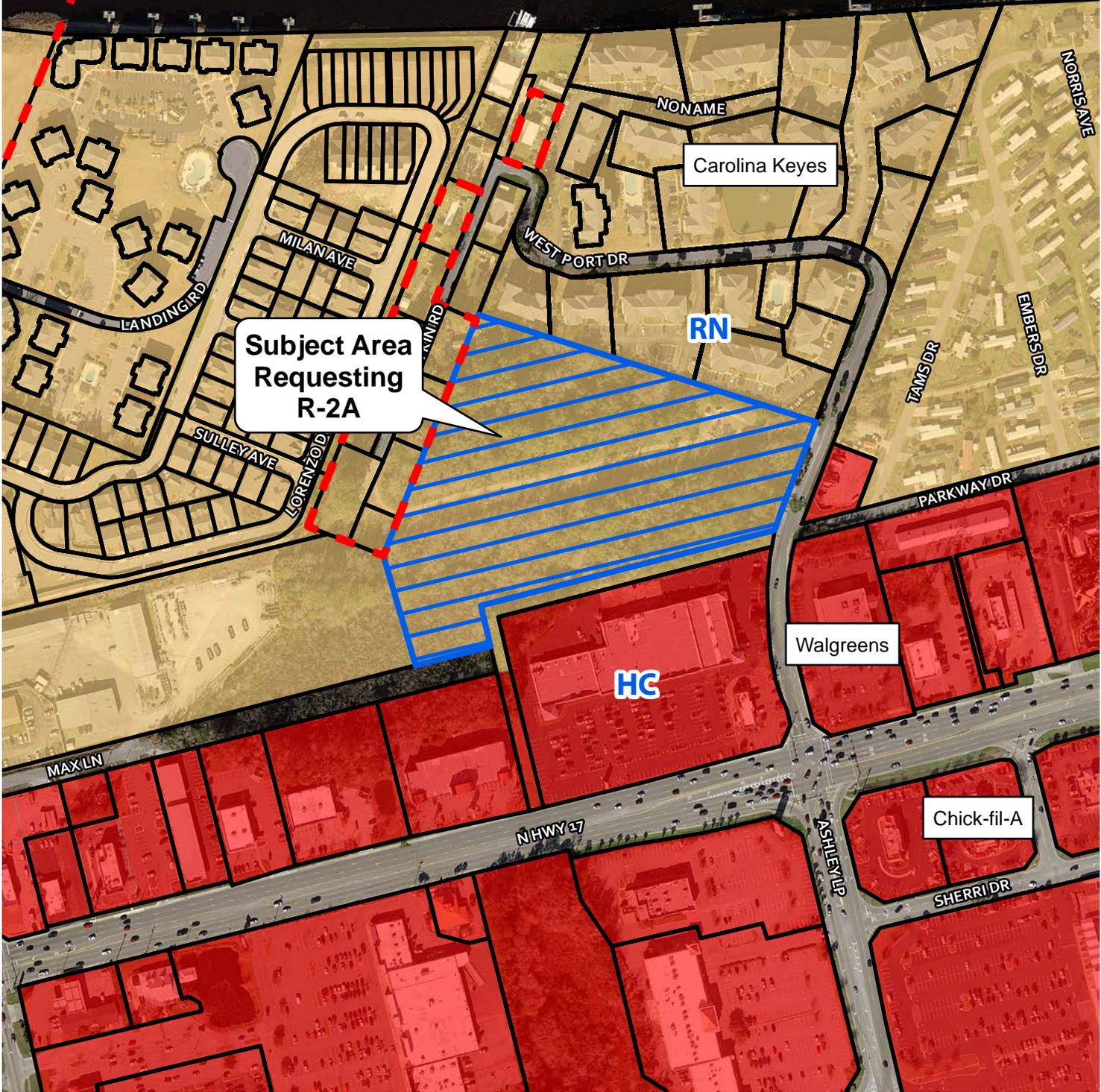
**Legend**

- North Myrtle City Limits
- Subject Area
- Common Open Space
- Mobile Home
- Single-Family
- Existing Land Use**
- Duplex
- Multi-Family
- Town House
- Amusement
- Industrial / Warehouse
- Public, Social, Cultural
- Vacant
- Commercial



**Existing Land Use Map (Z-21-36)**

INTRACOASTAL WATERWAY



Subject Area Requesting R-2A

Carolina Keyes

RN

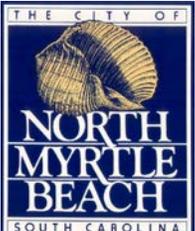
HC

Walgreens

Chick-fil-A

Legend

-  North Myrtle City Limits
  -  Subject Area
  -  HC - Highway Commercial
  -  MMU - Marina Mixed Use
  -  RN - Residential Neighborhood
- Recommended Future Land Use Categories**



# Future Land Use Map (Z-21-36)

