

## **REQUEST FOR CITY COUNCIL CONSIDERATION**

Meeting Date: August 15, 2022

|                                                                                                                                                                                          |                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| Agenda Item: 7A                                                                                                                                                                          | Prepared by:<br>L. Suzanne Pritchard, PLA, AICP, CFM |
| Agenda Section:<br>New Business: Ordinance. First Reading                                                                                                                                | Date: August 10, 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                   |

### **History:**

Originally scheduled for first reading by City Council at the February 7, 2022, meeting, this item was postponed at the developer's request. In the interim, the developer had their engineer perform a traffic analysis of the property regarding the current and proposed zoning. The analysis is attached for further review and shows that the existing HC and R-3 zoning would generate approximately 209.27 peak hour trips. The proposed zoning of R-2A would generate 32.04 peak hour trips, and thereby, the proposed zoning has less traffic impact than the existing zoning.

### **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>   | <sup>1</sup>          | <sup>1</sup>                          | 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      | 25 feet                          |
|                                  | Side  | 5 feet                 | 7.5 feet <sup>1</sup> | 7.5 feet | 7.5 feet  | <sup>2</sup>         | <sup>3</sup> | 15 feet                          |
|                                  | Rear  | 20 feet                | 20 feet               | 20 feet  | 20 feet   | <sup>4</sup>         | 20 feet      | 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; no concerns have been expressed. 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

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

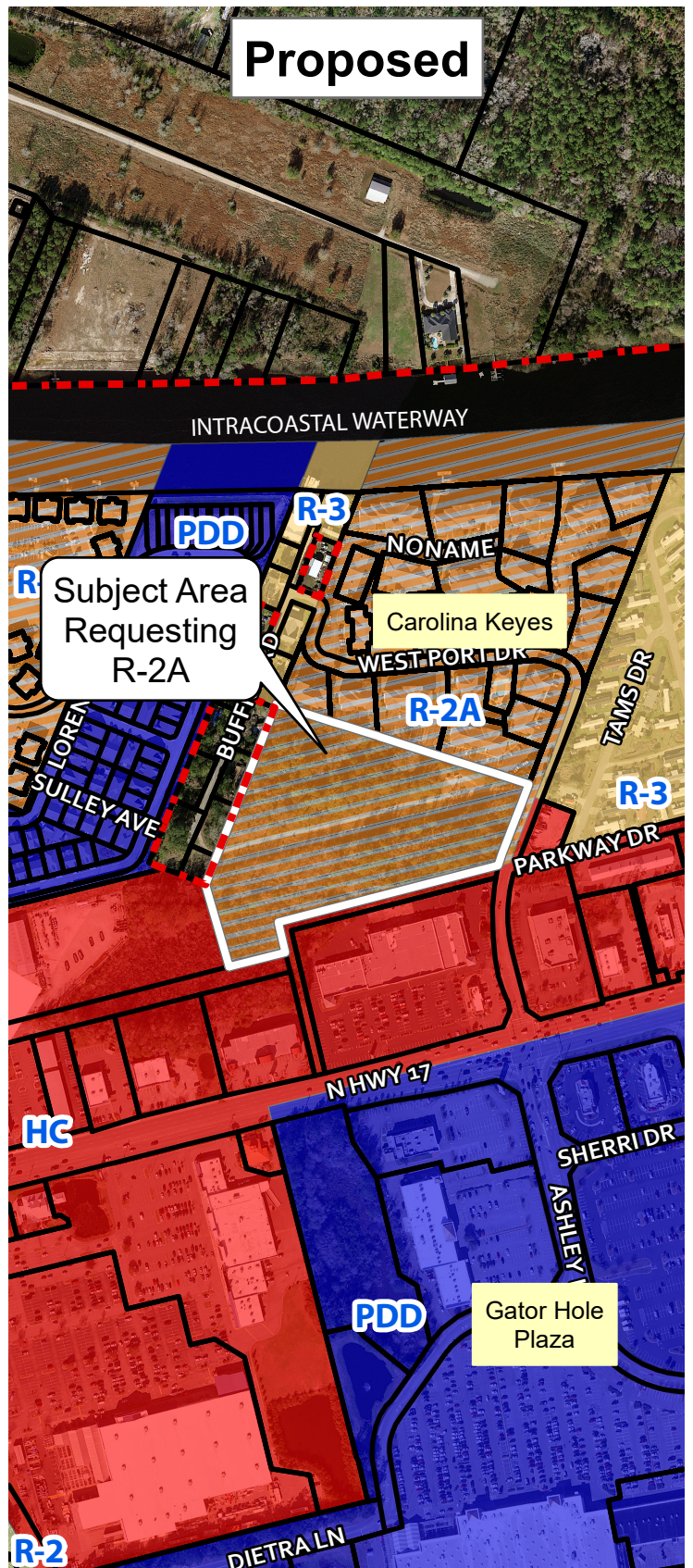
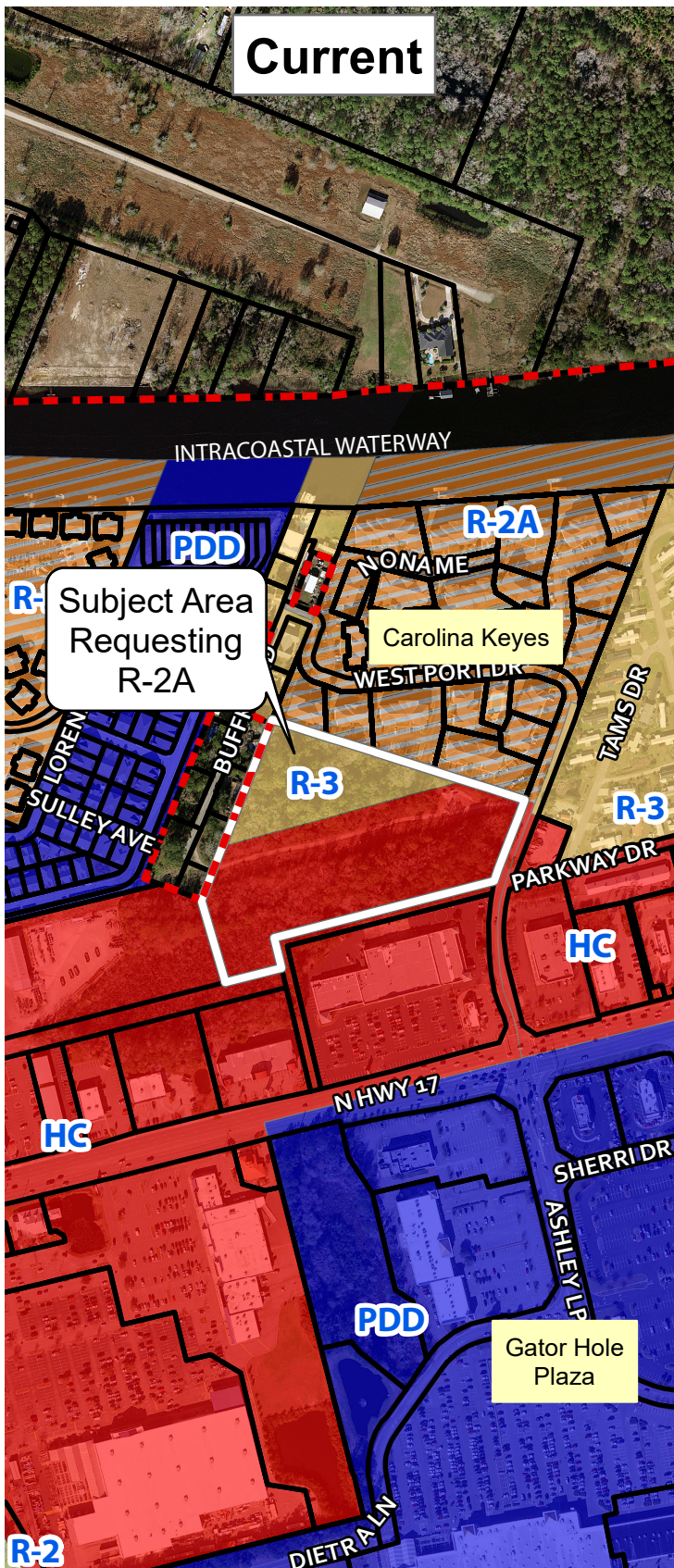
REVIEWED:

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

FIRST READING: 8.15.2022  
SECOND READING: \_\_\_\_\_

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





### Legend

|                                                                                     |                          |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |     |
|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|
|  | North Myrtle City Limits | <b>ZONING</b>                                                                       |  | PDD                                                                                 |  | R-2A                                                                                |     |
|  | Subject Area             |  | HC                                                                                  |  | R-2                                                                                 |  | R-3 |



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

0 250 500 Feet

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



# ROBERT L. WEAVER, P.E.

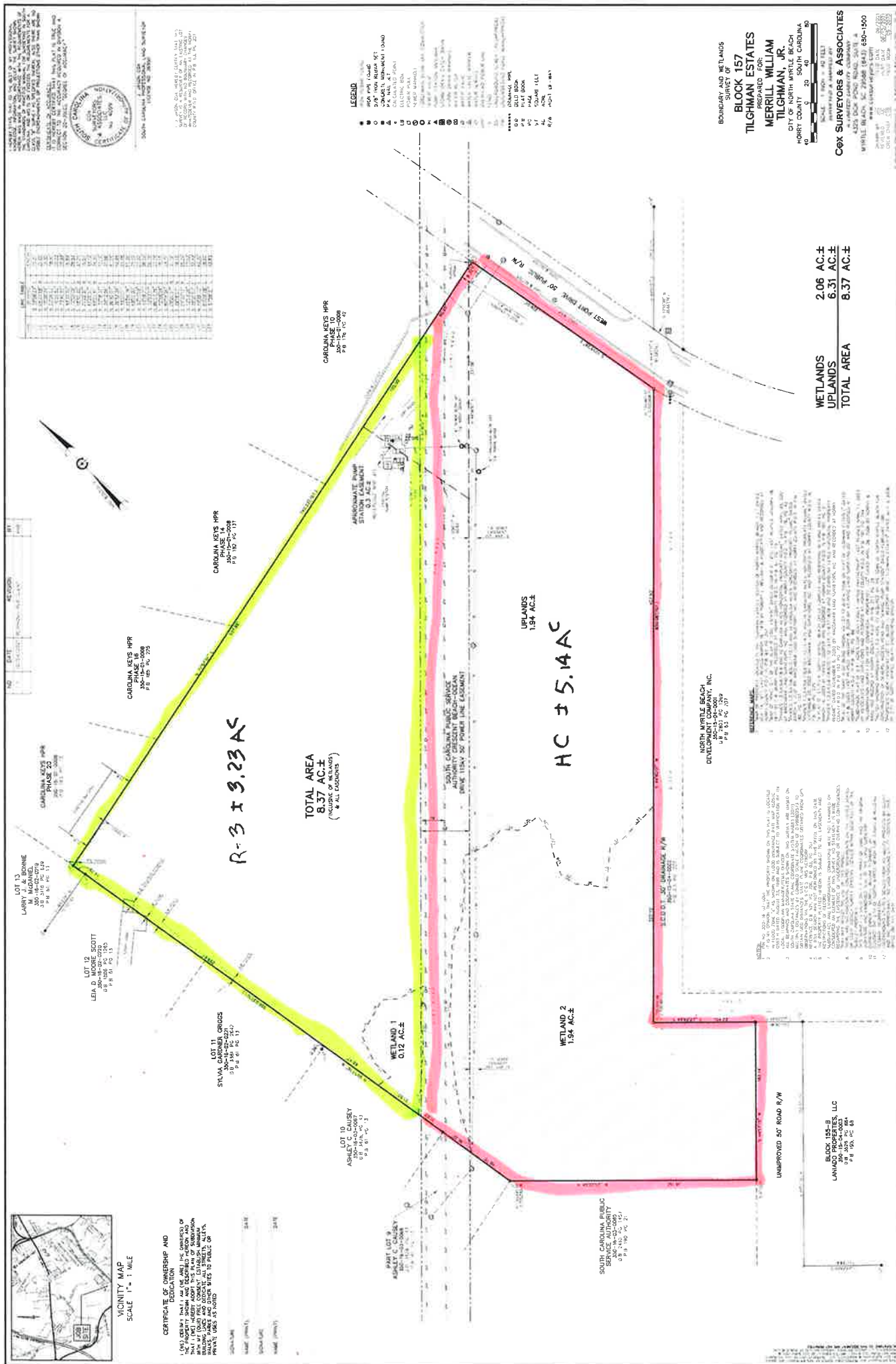
4340 Alligator Road, Timmonsville, SC 29161  
Phone: (843) 346-5800 / Fax: (843) 346-5802

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



# INSTITUTE OF TRANSPORTATION ENGINEERS

## COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

|                   |                                                    |                 |                | Setting/Location           |                           |
|-------------------|----------------------------------------------------|-----------------|----------------|----------------------------|---------------------------|
| Code              | Description                                        | Unit of Measure | Trips Per Unit | General Urban/<br>Suburban | Dense Multi-<br>Use Urban |
| PORT AND TERMINAL |                                                    |                 |                |                            |                           |
| 30                | Intermodal Truck Terminal                          | 1,000 SF GFA    | 1.72           |                            |                           |
| 90                | Park-and-Ride Lot with Bus Service                 | Parking Spaces  | 0.43           |                            |                           |
| INDUSTRIAL        |                                                    |                 |                |                            |                           |
| 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           |                            |                           |
| RESIDENTIAL       |                                                    |                 |                |                            |                           |
| 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           |                            |                           |
| LODGING           |                                                    |                 |                |                            |                           |
| 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           |                            |                           |
| RECREATIONAL      |                                                    |                 |                |                            |                           |
| 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/<br>Suburban | Dense Multi-<br>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)

|         |                                        |                 |                | Setting/Location           |                           |
|---------|----------------------------------------|-----------------|----------------|----------------------------|---------------------------|
| Code    | Description                            | Unit of Measure | Trips Per Unit | General Urban/<br>Suburban | Dense Multi-<br>Use Urban |
| MEDICAL |                                        |                 |                |                            |                           |
| 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           |                            |                           |
| OFFICE  |                                        |                 |                |                            |                           |
| 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           |                            |                           |
| RETAIL  |                                        |                 |                |                            |                           |
| 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/<br>Suburban | Dense Multi-<br>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.



|                              |                                                                                         |
|------------------------------|-----------------------------------------------------------------------------------------|
| 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      | 25 feet                          |
|                                  | Side  | 5 feet                 | 7.5 feet <sup>1</sup> | 7.5 feet | 7.5 feet  | <sup>2</sup>         | <sup>3</sup> | 15 feet                          |
|                                  | Rear  | 20 feet                | 20 feet               | 20 feet  | 20 feet   | <sup>4</sup>         | 20 feet      | 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.

LESS  
THAN  
HC  
@  
70ft.

**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%                  |



**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      | 25 feet                          |
|                                  | Side  | 5 feet                 | 7.5 feet <sup>1</sup> | 7.5 feet | 7.5 feet  | <sup>2</sup>         | <sup>3</sup> | 15 feet                          |
|                                  | Rear  | 20 feet                | 20 feet               | 20 feet  | 20 feet   | <sup>4</sup>         | 20 feet      | 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          |



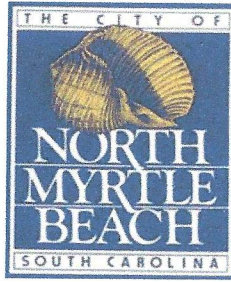
|                      |                   |
|----------------------|-------------------|
| Notice Published:    | December 16, 2021 |
| Property Posted:     | December 16, 2021 |
| Planning Commission: | January 4, 2022   |
| First Reading:       | February 7, 2022  |
| Second Reading:      | February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

City of North Myrtle Beach, SC

## Application for Rezoning

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

1018 2nd Avenue South · North Myrtle Beach, SC 29582 · Telephone: (843) 280-5566 · Facsimile: (843) 280-5581



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

Revision Date 05.24.19

Today's Date: 11/15/21

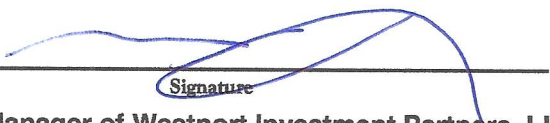
Nature of Approval Requested: **Rezoning Request**

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.

  
\_\_\_\_\_  
Signature  
**Member Manager of Westport Investment Partners, LLC**  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

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Signature

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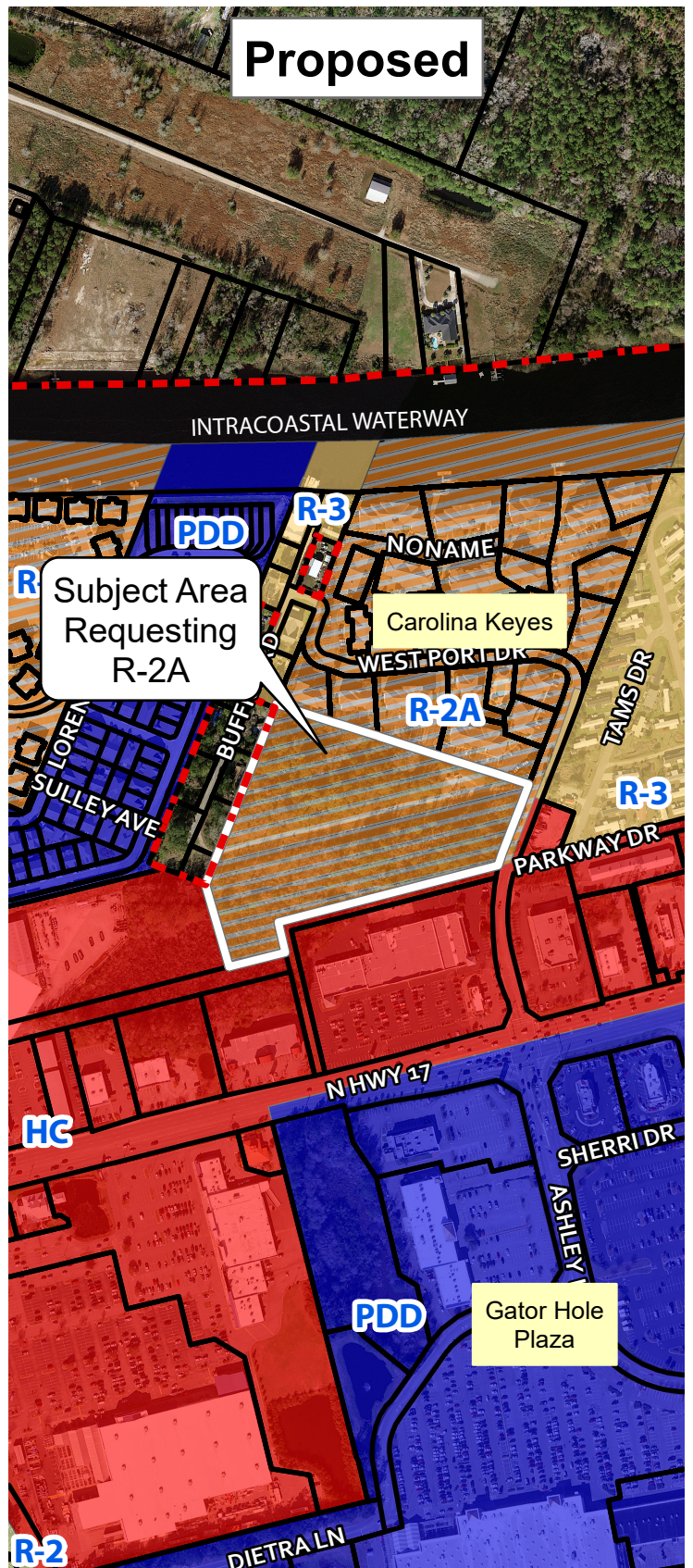
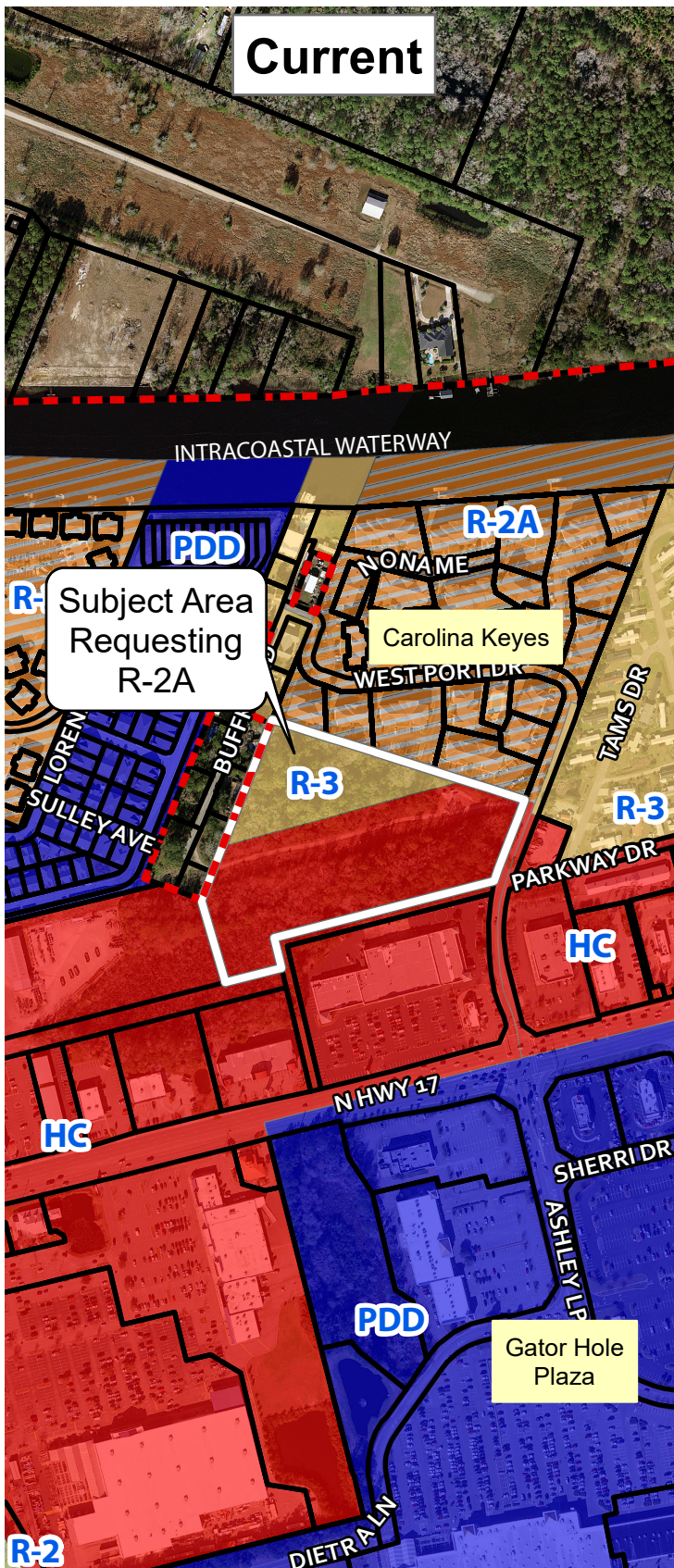
\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

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 | <b>ZONING</b>                                                                       |  | PDD                                                                                 |  | R-2A                                                                                |     |
|  | Subject Area             |  | HC                                                                                  |  | R-2                                                                                 |  | R-3 |

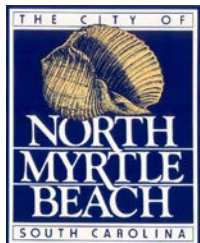
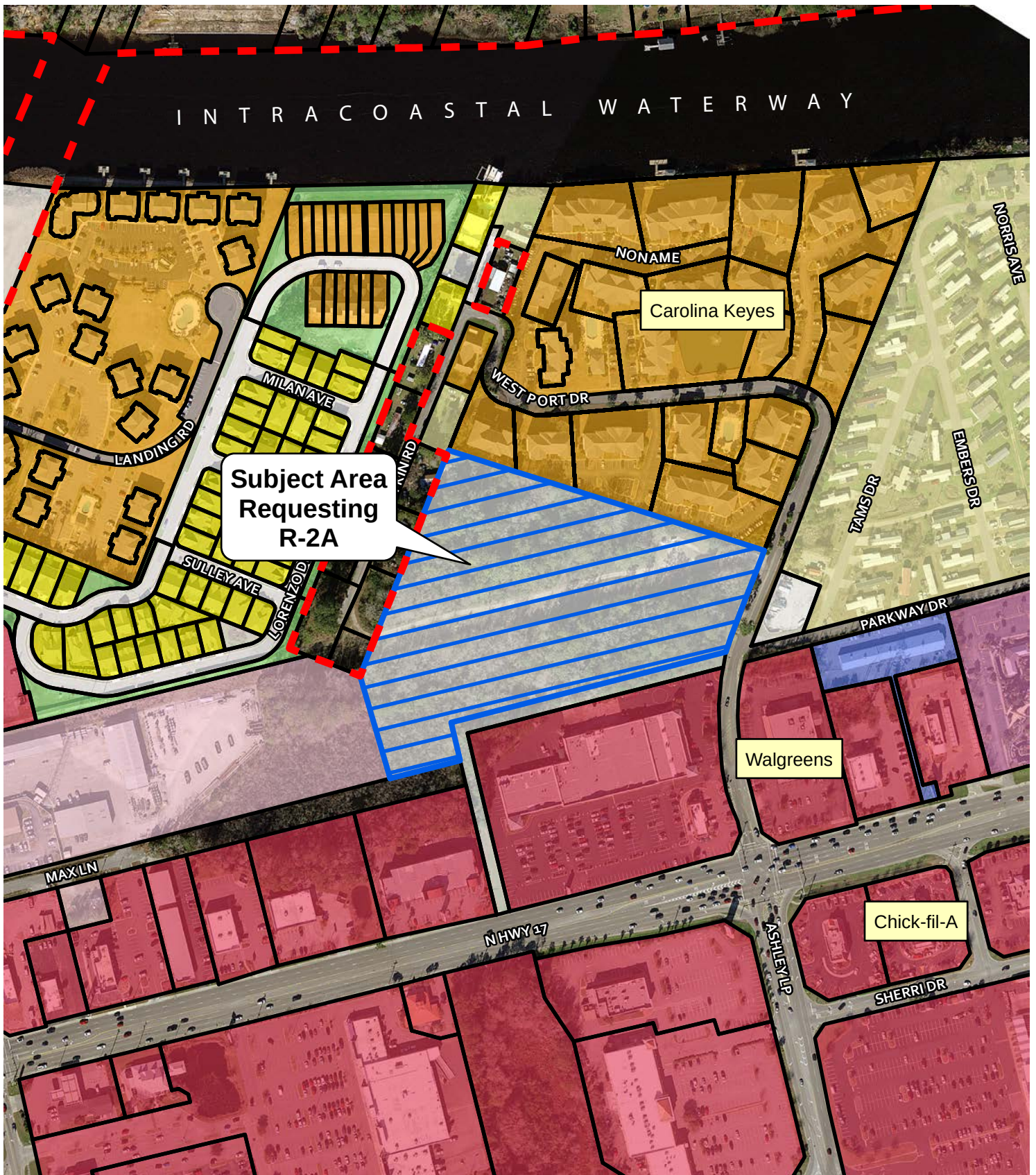


0 250 500 Feet

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

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





Path: M:\2021\2021-66 Z-21-36 (Westport)\2021-66 Z-21-36 ELU.mxd

### Legend

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



0 150 300 Feet

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

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





Legend



North Myrtle City Limits

Subject Area

Recommended Future Land Use Categories

HC - Highway Commercial

MMU - Marina Mixed Use

RN - Residential Neighborhood



0 150 300 Feet

Future Land Use Map (Z-21-36)

