
2018-30 (1ST READING): TO AMEND SECTION 1407.C OF THE ZONING ORDINANCE TO ADD HEALTH USES IN THE LM (LIMITED MANUFACTURING) ZONE.

Applicant/Purpose: City staff / to allow health-care uses in the LM district.

Brief:

- While answering a question for a customer, staff recognized that the health care use group are not a permitted use in the LM (Limited Manufacturing) zones.
- Health care uses are allowed in the MU-M, MU-H, C6, C7, C8, HC1, HC2, MP, WM & IR zones.
- Substance abuse clinics are excluded from the use group & have their own listing & regulations on the permitted use list.
- **3/20/18: Planning Commission recommends approval (7-1, Commissioner Sivertsen against).**

Issues:

- The VA Medical Clinic is located in the LM district & is currently operating as non-conforming grandfathered use.
- Staff feels it's time to correct this oversight.

Public Notification:

- Legal ad ran.
- No letters or calls for information received; no input at the public hearing.

Alternatives: Deny the proposed ordinance.

Financial Impact: Increased revenue if/when health-care facilities open.

Manager's Recommendation: I recommend 1st reading.

Attachment(s): Proposed ordinance, staff report, map of LM districts in the city limits

ORDINANCE 2018-30

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

ORDINANCE TO AMEND SECTION 1407.C
OF THE ZONING ORDINANCE TO ADD
HEALTH USES IN THE LM (LIMITED
MANUFACTURING) ZONE

IT IS HEREBY ORDAINED that Appendix A, Zoning, Article 14, Zoning Districts and Map, Section 1407.C, Table of Uses, is amended to add health care uses (as shown below) as a permitted use in the LM zone

P-permitted use C-conditional use S-special exception Blank Cell-use type not allowed																				
Use Category and Type																				Additional Regulations
	MU-M	MU-H	C6	C7	C8	A	CG	E	HC1	HC2	MP	IN	AP	BP	LM	WM	CS	IR	PRC	
Health care establishments engaged in the science and art of preventing, curing, recovering from, or alleviating injury or disease, and associated offices, including medical, surgical, psychiatric, osteopathic, and dental, including medical, surgical, psychiatric, osteopathic, and dental, but not primarily for recovery from substance abuse	P	P	P	P	P				P	P	P				<u>P</u>	P		S		1503.A
Health clubs, gymnasiums,	P	P	P	P	P				P	P					<u>P</u>	P				1503.A

exercise and workout areas																				
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This ordinance will take effect upon second reading.

BRENDA BETHUNE, MAYOR

ATTEST:

JOAN GROVE, CITY CLERK

1st Reading:
2nd Reading:

Staff

To allow health-related uses in the LM zone

To incorporate uses already located in the LM zone and operating as nonconforming grandfathered uses.

Zone between the airport and Market Common; aslo on Cannon Rd and American Way.

Yes

Recommend denial.

Recommend alternative amendments.

ANALYSIS

Section 403.A. Whether or not the requested zoning change is [1] consistent with the Comprehensive Plan or [2] is justified by an error in the original ordinance.

- **[1] Neutral.** The Comprehensive Plan does not specifically address uses relating to the LM district. It does encourage diversification in industry, and this proposal supports an existing medical clinic by adding the use to the permitted use list.
- **[2] Neutral.** It could be considered an error that health facilities were not included in the LM zone, as the VA clinic had been in place long before the 2014 rewrite was completed.

- Changes to the LM list of permitted uses would extend these uses into other areas in the city zoned LM (see attached map). Staff has no issue with this.

- The City and other government agencies are able to provide services to including utilities, business licenses, and site plan review to any potential health care facility.

- Effect on property with medical/clinical uses: maintains status quo and allows them to expand in the future if all other code sections are met.
- Effect on surrounding property: no discernible impact.

1 **Section 403.E. Effect of approval of the petition on adopted development plans and policies of**
2 **the City.**

- 3
4 • Petition is in compliance with some sections of the comprehensive plan.

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7 **Relevant Comp Plan Citations:**

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9 **Neighborhoods**

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11 Continue to protect and preserve neighborhoods from disruptive intrusions so that they remain
12 vital parts of the neighborhood planning area.

13 Action: *The Planning Commission, with assistance from Planning and other appropriate*
14 *City Departments including the Zoning Administrator, works with neighborhood*
15 *organizations, property owners, and developers as zoning changes are proposed.*

16 Time frame: *Immediate.*

17 Potential funding source: *No funding needed.*
18

19 Continue to support neighborhoods with appropriate facilities and connections.

20 Action: *The Planning Commission, with assistance from Planning and other appropriate*
21 *City Departments including the Zoning Administrator, works with neighborhood*
22 *organizations, property owners, and developers to review regulations. The Planning*
23 *Commission recommends any necessary revisions to City Council for adoption.*

24 Time frame: *Ongoing.*

25 Potential funding source: *No funding needed.*
26

27 Continue to support and provide opportunities for the continuation of mixed-uses in the
28 residential areas.

29 Action: *The Cultural and Leisure Services Department and the YMCA work together to meet*
30 *the recreation needs for residents. The Planning Commission will continue to support*
31 *opportunities for compatible mixed uses such as the new YMCA center, Grand Strand*
32 *Regional Medical Center, restaurants, small businesses, retirement and congregate care*
33 *centers in all neighborhood planning areas.*

34 Time frame: *Immediate and ongoing.*

35 Potential funding source: *No funding needed.*
36

37 Continue to encourage quality development that helps to increase the value of property in the
38 city.

39 Action: *The City establishes design guidelines and standards for new development that*
40 *are consistent with the goals of the Comprehensive Plan. The design guidelines are*
41 *specific to types of development and the location of development within street corridors,*
42 *districts, or centers. The guidelines will provide direction relative to site planning,*
43 *architectural character and treatment, landscaping, signs, on-site lighting, and other*
44 *related design and community appearance concerns. The new guidelines are illustrated*
45 *and establish a vocabulary to be used in both development and redevelopment projects.*

46 *The vocabulary ensures continuity*

47 *of character throughout the neighborhood planning area. The Planning Commission, with*
48 *assistance from the Community Appearance Board and the Planning Department, develops*
49 *design guidelines and standards and sends to City Council for consideration.*

50 Time frame: *Immediate and ongoing.*

51 Potential funding source: *No funding needed.*
52

Land Use

Ensure new non-residential development is compatible adjacent to or near neighborhoods.

Action: *The Planning Commission, with assistance from Planning and other appropriate departments and the Zoning Administrator, works with neighborhood organizations to develop plans. The Planning Commission recommends the plans to City Council for adoption.*

Time frame: *Short term.*

Potential funding source: *No funding needed.*

Encourage infill development within residential neighborhoods that is compatible relative to density and unity type using design guidelines that address density, massing, architecture, building materials, building setbacks, and screening.

Action: *The Planning Commission, with assistance from the Planning and other appropriate departments and the zoning administrator, works with neighborhood organizations to develop plans. The Planning Commission recommends the plans to City Council for adoption.*

Time frame: *Short term.*

Potential funding source: *No funding needed.*

Facilitate appropriate non-residential development accommodating the further evolution of tourism and the expansion of business and employment opportunities in other sectors of the economy and providing for institutional uses.

Reduce the city's carbon footprint.

Action: *The Planning and other appropriate departments, working with appropriate Federal, State, and local agencies will develop a climate action plan including strategies such as solar power and wind energy that reduces electricity demand, since virtually all of the city's electricity comes from coal, and most experts believe coal must be phased out as a fuel source by 2030 or dangerous climatic events, like rising sea level, droughts, fires, etc. may become unstoppable.*

Time frame: *Immediate and ongoing.*

Other Policies

City Manager's Strategic Objectives Citations – Economic Development:

Strategy 1: Define an Economic Development Vision & Define Strategies to Achieve that Vision.

- Proposed Vision – to foster an environment in which economic activity can be expanded so that all our citizens have an opportunity to enjoy what the community has to offer.
- Focus Sectors:
 - Infill retail development.
 - New technology & communications.
 - Medical services.

STAFF COMMENTS

Planning: See report.

DPW, Police, Fire, C&L Services, Addressing, Construction Services: No concerns.

