

**2023-4 (1<sup>ST</sup> READING): TO AMEND SECTIONS 203 TO DEFINE ELECTRIC VEHICLE CHARGING STATIONS AND 1502 TO ALLOW ELECTRIC VEHICLE CHARGING STATIONS AS ACCESSORY USES WITH CONDITIONS.**

**Applicant/Purpose:** Patrick Henry III (applicant) / to amend the Zoning Code to define and allow Electric Vehicle (EV) charging stations as accessory uses with conditions.

**Brief:**

- The applicant is a 3<sup>rd</sup> party provider looking to provide EV Charging Stations to improve the availability of convenient locations for the growing population of EVs.
- Due to an increase in popularity among consumers, there is a growing need for EV Charging Stations in Myrtle Beach.
- Planning Commission: 2.7.23, voted unanimous 7/0 to recommend approval.

**Issues:**

- The ordinance defines three levels of charging stations:
  - EV Charging Station, Level 1: provides charging through a 120 volt (V), alternating current (AC) plug. Level 1 is considered slow charging. Level 1 charging equipment is standard on vehicles and does not require the installation of charging equipment.
  - EV Charging Station, Level 2: charging is through a 240V, AC plug and requires installation of home charging or public charging equipment. These units require a dedicated 40-amp circuit.
  - EV Charging Station, Level 3/Direct Current Fast Charging (DCFC): Level 3 or DCFC charging is through a 480V, direct current (DC) plug.
- Level 1 and 2 EV Charging Stations can be an accessory use for all permitted uses/zoning districts and level 3 EV Charging Stations can be an accessory use for all permitted uses/zoning districts except for residential uses in the City with the following conditions:
  - Parking provided for the purpose of EV Charging Stations must meet current requirements
  - EV charging cabinets and other infrastructure components commonly used in providing EV charging, must be set back a minimum of 10 feet from any property line.
  - EV charging cabinets and other infrastructure components commonly used in providing EV charging, excluding the individual EV charging stations and cabinets interior to a permitted building, must provide adequate landscape screening
- The Community Appearance Board will review each commercial EV Charging Station within view of the ROW.

**Public Notification:** Ad in newspaper, agenda published and posted.

**Alternatives:** Amend or deny the ordinance

**Manager’s Recommendation:**

- I recommend 1<sup>st</sup> reading (2.14.23)

**Attachment(s):** Ordinance, staff report

CITY OF MYRTLE BEACH  
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

TO AMEND SECTIONS 203 TO DEFINE ELECTRIC  
VEHICLE CHARGING STATIONS AND 1502 TO  
ALLOW ELECTRIC VEHICLE CHARGING  
STATIONS AS ACCESSORY USES WITH  
CONDITIONS.

IT IS HEREBY ORDAINED that Section 203 of the Code of Ordinances, City of Myrtle Beach, Appendix A Zoning is hereby amended by adding a new definition for Electric Vehicle Charging Stations which reads as follows:

**Electrical Vehicle Charging Stations (EVCS):** A public or private parking space that is served by level 1, level 2, and/or level 3 battery charging station equipment including but not limited to power cabinets, conduit/wiring, structures, machinery, and equipment integral to supporting an electric vehicle for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

**EV Charging Station, Level 1:** Level 1 provides charging through a 120 volt (V), alternating-current (AC) plug. Level 1 is considered as slow charging. Level 1 charging equipment is standard on vehicles and therefore does not require the installation of charging equipment.

**EV Charging Station, Level 2:** Level 2 charging is through a 240V, AC plug and requires installation of home charging or public charging equipment. These units require a dedicated 40 amp circuit.

**EV Charging Station, Level 3/Direct Current Fast Charging (DCFC):** • Level 3 or DCFC charging is through a 480V, direct-current (DC) plug.

IT IS FURTHER ORDAINED that Section 1502 of the Code of Ordinances, City of Myrtle Beach, Appendix A Zoning is hereby amended by adding a new subsection as follows:

- 1502.X. Level 1 and 2 EV Charging Stations can be an accessory use for all permitted uses/zoning districts and level 3 EV Charging Stations can be an accessory use for all permitted uses/zoning districts except for residential uses in the City of Myrtle Beach with the following conditions:
  1. Parking provided for the purpose of EV Charging Stations must meet the requirements as outlined in Article 10, Parking and Loading Requirements.
  2. EV charging cabinets and other infrastructure components commonly used in providing EV charging, excluding the individual EV charging stations, must be set back a minimum of 10 feet from any property line.
  3. EV charging cabinets and other infrastructure components commonly used in providing EV charging, excluding the individual EV charging stations and cabinets interior to a permitted building, must provide adequate landscape screening in addition to the following:
    - A minimum of one shrub, at least 18 inches tall immediately after planting, per three linear feet of perimeter around the area of the EV charging cabinets.

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- The remainder of the landscaped area around the EV charging cabinets shall be maintained with an approved ground cover.
  - Curbing or other types of vehicular barriers acceptable to the zoning administrator shall be placed around the area of the EV charging cabinets for protection.
4. Signage for EV Charging Stations may include the following:
- The logo/name of the provider of the EV charging on each charging station with a maximum area of no more than 3 square feet per station.
  - Charging stations are permitted to display the information for the payment methods accepted, direction of use for the charging station, contact information for the company and any required safety information.
5. Lighting for the area of the EV Charging Stations must adhere to the regulations set by Article 12, Lighting and Glare, for the zoning district of the property.

This ordinance will take effect upon second reading.

\_\_\_\_\_  
BRENDA BETHUNE, MAYOR

ATTEST:

\_\_\_\_\_  
JENNIFER ADKINS, CITY CLERK

1<sup>st</sup> Reading: 2-14-2023  
2<sup>nd</sup> Reading

**Staff Input:**

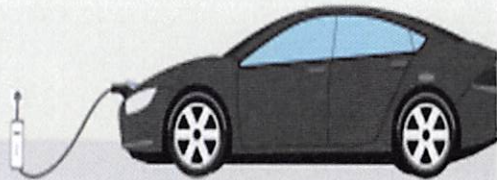
**Fire:** Concerns would be to insure charging stations were approved by the city and constructed to the proper codes.

**Zoning:** Planning staff has been working closely with zoning staff to draft definitions and conditions in the proposed ordinance. Zoning is satisfied with the conditions.

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# KNOW YOUR EV CHARGING STATIONS

## AC Level One



### VOLTAGE

120v 1-Phase AC

### AMPS

12-16 Amps

### CHARGING LOADS

1.4 to 1.9 kW

### CHARGE TIME FOR VEHICLE

3-5 Miles of Range Per Hour

## AC Level Two



### VOLTAGE

208V or 240V 1-Phase AC

### AMPS

12-80 Amps (Typ. 32 Amps)

### CHARGING LOADS

2.5 to 19.2 kW (Typ. 7 kW)

### CHARGE TIME FOR VEHICLE

10-20 Miles of Range Per Hour

## DC Fast Charge



### VOLTAGE

208V or 480V 3-Phase AC

### AMPS

<125 Amps (Typ. 60 Amps)

### CHARGING LOADS

<90 kW (Typ. 50 kW)

### CHARGE TIME FOR VEHICLE

80% Charge in 20-30 Minutes



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## Section 403. Findings of Fact Required

In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition, and shall report its findings in full, along with its recommendations for disposition of the petition, to the City Council. Factors shall include, but shall not be limited to, the following:

- 403.A. Whether or not the requested zoning change is consistent with the Comprehensive Plan or is justified by an error in the original ordinance. (*see Comprehensive Plan Goals below*)
- 403.B. The precedents and the possible effects of such precedents, which might result from approval or denial of the petition.
- 403.C. The capability of the City or other government agencies to provide any services, facilities, or programs that might be required if the petition were approved.
- 403.D. Effect of approval of the petition on the condition or value of property in the City.
- 403.E. Effect of approval of the petition on adopted development plans and policies of the City.

The banner features a colorful background with blue and yellow wavy patterns, a sunburst, and a silhouette of a person holding a flag. The text is centered and reads: 

# City of Myrtle Beach Comprehensive Plan 2021 Goals

**Population Goal:** Population growth is accommodated through a well-designed growth management program that meets the needs of current and future residents, businesses and visitors to the area.

**Economic Development Goal:** To improve the economic and social well-being of a community through efforts that encourage the creation and retention of jobs, enhance the tax base and improve the quality of life.

**Natural Resources Goal:** To integrate the natural and developed environments creating a sustainable urban habitat with clean air and water, habitable for indigenous wildlife, that provides comfortable and secure places for people to live, work, play, and raise a family.

**Cultural Resources Goal:** to ensure our man-made and natural assets of the community will be protected and enhanced to ensure a high quality of life and healthy climate for economic development.

**Community Facilities and Services Goal:** Through sound management and strategic investments, community facilities and services promoting health, safety, and an enhanced quality of life are provided and maintained efficiently, responsively and sustainably.

**Housing Goal:** Housing is sustainable, attainable, diverse, and meets a broad range of consumer needs, including those in the education, entry-level/blue-collar, and service-oriented occupations.

**Land Use Goal:** All land uses are based on best available sustainable practices while balancing the socio-economic needs of residents, business owners, and visitors, creating an environment where all can live, work, and play with pride and pleasure.

**Transportation Goal:** Develop a multi-modal transportation system that reduces dependence on the automobile, which includes public transit, walking, bicycling, golf carts, and air and water transportation based on land use patterns and the principles of sustainability.

**Resilience Goal:** Myrtle Beach will prioritize resiliency in all city plans, policies, actions, and regulations.

**Priority Investment Goal:** Engage in long-term thinking and planning about capital improvements and facility needs, their funding sources, intergovernmental coordination, and planning of CIP projects based on the best available sustainable practices.