

1 **2017-60 (1<sup>ST</sup> READING): PROPOSAL BY OSCEOLA STREET LLC ET AL TO REZONE 6.575**  
2 **ACRES LOCATED BETWEEN OSCEOLA ST, CHEROKEE ST, MONTICELLO ST, AND MR JOE WHITE**  
3 **AVE. THE PROPOSAL INCLUDES REZONING THE PROPERTY FROM RMH (RESIDENTIAL**  
4 **MULTIFAMILY HIGH DENSITY) AND MUM (MIXED USE MEDIUM DENSITY) TO A NEW PLANNED**  
5 **UNIT DEVELOPMENT (PUD) FOR THE PURPOSE OF INSTALLING A SELF-STORAGE AND OFFICE**  
6 **COMPLEX.**

7 **Applicant/Purpose: Osceola Street LLC, (Rob Shelton & Steve Strickland - Earthworks, agents) /to create a new**  
8 **PUD for self-storage, commercial mixed use & multi-family residential.**

9  
10 **Brief:**

- 11 • 6 applicants own properties located b/w Cherokee & Osceola b/w Joe White Ave & Monticello.
- 12 • The properties were originally subdivided into single-family lots, but have remained vacant.
- 13 • The owners now want to construct 2 large self-storage buildings, 2 commercial office buildings, & reserve
- 14 future development area for multifamily residential.
- 15 • Project will be completed in 3 phases:
  - 16 ○ Phases 1 & 2 - Mixed use commercial & indoor storage units
  - 17 ○ Phase 3 - multi-family residential
- 18 • Construction all phases is scheduled to be completed by 12/31/22
- 19 • 12/5/17: PC recommends approval of PUD w/ Phase 3 uses limited to multifamily & recommends using PUD
- 20 fees for security cameras (in coordination w/ COMB Police system) w/ any residual fees put toward
- 21 improving streetscape on Osceola (6-0).
- 22 • Item was defeated on 1/23/18, but during the 2/13/18 City Council meeting Councilwoman Jeffcoat
- 23 and Councilman Chestnut made a motion to add this item to the 2/27/18 agenda for 1<sup>st</sup> reading before
- 24 the minutes to the 1/27/18 Council meeting were approved. The motion to add to the 2/27/18 agenda
- 25 was approved by City Council.

26  
27 **Issues:**

- 28 • Warehousing is typically not seen as a good fit in a residential district, but newer designs, have been
- 29 implemented in other communities w/ success.
- 30 • The PUD text copies the Code for HC-1 & HC-2 for permitted uses for the PUD.
- 31 • This PUD brings highway-oriented commercial uses 2 blocks into the residential areas of Sandygate,
- 32 Foxcroft, & Monticello.
- 33 • Planning opposes allowing HC uses more than 400' from the rear of the sidewalk along Joe White (except
- 34 the self-storage use & the multifamily use listed for future phase).
- 35 • Public improvements include installing public safety cameras in coordination w/ the Police Dept. Any
- 36 residual funding would be used for general streetscape improvements along Osceola.
- 37 • Planning Commission expressed interest in expanding the public benefit to enhance the streetscape along
- 38 Osceola (sidewalks, street trees) to provide a safe pedestrian experience for those using Osceola to reach
- 39 Joe White & points south.

40  
41 **Public Notification:**

- 42 • Legal ad ran. Signs posted. 29 property owners notified.
- 43 • Normal meeting notification.
- 44 • At Council's request an additional discussion has been scheduled for Monday January 22.

45  
46 **Alternatives: Modify or deny the request.**

47  
48 **Financial Impact:**

- 49 • The City would expect to see revenue from taxes, permits, & business licenses.
- 50 • At a 1% rate the total public benefit would be ~\$205,000. Those funds would be used for additional
- 51 surveillance cameras & to upgrade the streetscape of Osceola.

52  
53 **Manager's Recommendation: I recommend 1<sup>st</sup> reading. I understand area residents' concerns about the location of**  
54 **a storage facility off Joe White, but this process gives us the ability to tie the developer to a very high standard of**  
55 **appearance.**

56  
57 **Attachment(s): Proposed ordinance, staff report.**

ORDINANCE 2017-60

1  
2  
3  
4  
5 CITY OF MYRTLE BEACH )  
6 STATE OF SOUTH CAROLINA )  
7 COUNTY OF HORRY )  
8  
9

AN ORDINANCE TO CREATE A  
PLANNED UNIT DEVELOPMENT  
KNOWN AS OSCEOLA STREET PUD  
PLANNED UNIT DEVELOPMENT

10  
11  
12 It is hereby ordained that Osceola Street Planned Unit Development (hereinafter “the Subject  
13 Property”) is created pursuant to the terms and conditions of this ordinance. The development  
14 authorized and approved by this ordinance shall be located on those parcels of land identified  
15 with Horry County PINs as:

16  
17 Mr. Joe White Avenue: PIN 42512040003;  
18 PIN 42512040004;  
19 PIN 42512040005;  
20 PIN 42512040006;  
21 Osceola St.: PIN 42512040002;  
22 PIN 42512040001;  
23 PIN 42512010037;  
24 PIN 42512010036;  
25 PIN 42512010035;  
26 PIN 42512010034;  
27 PIN 42512010033;  
28 PIN 42512010032;  
29 PIN 42512010031;  
30 PIN 42512010030;  
31 PIN 42512010029;  
32 PIN 42512010028;  
33 Cherokee St.: PIN 42512040007;  
34 PIN 42512040008;  
35 PIN 42512040009;  
36 PIN 42512040010;

1 PIN 42512040021; and,

2 PIN 42512040022;

3 as shown on the Boundary Survey prepared by The EARTHWORKS Group dated October 13, 2017,  
4 attached hereto in incorporated herein by reference as EXHIBIT 17.6. The development  
5 authorized by this ordinance shall be generally as represented by that set of plans drawn and/or  
6 compiled by The EARTHWORKS Group dated October 13, 2017, titled Osceola Street PUD Site  
7 Plan attached hereto and incorporated herein by reference as EXHIBITS 17.5 and 17.7; that set  
8 of plans drawn by The EARTHWORKS Group dated October 13, 2017, titled Osceola Street PUD  
9 Drainage Plan attached hereto and incorporated herein by reference as EXHIBIT 17.8; that set  
10 of plans drawn by The EARTHWORKS Group dated October 13, 2017, titled Osceola Street PUD  
11 Topographic Survey attached hereto and incorporated herein by reference as EXHIBIT 17.6; that  
12 set of plans drawn by The EARTHWORKS Group dated October 13, 2017, titled Osceola Street  
13 PUD Utility Plan attached hereto and incorporated herein by reference as EXHIBIT 17.9; that  
14 set of plans drawn by The EARTHWORKS Group dated October 13, 2017, titled Osceola Street  
15 PUD Open Space Plan attached hereto and incorporated herein by reference as EXHIBIT 17.10;  
16 that set of plans drawn by The EARTHWORKS Group dated October 13, 2017, titled Osceola  
17 Street PUD Landscaping Plan attached hereto and incorporated herein by reference as EXHIBIT  
18 17.12; and, that set of plans drawn by The EARTHWORKS Group dated October 13, 2017, titled  
19 Osceola Street PUD Public Benefit Plan attached hereto and incorporated herein by reference  
20 as EXHIBIT 17.11. Renderings of buildings and amenities thereto are attached as Exhibits 17.13  
21 through 17.25 to present examples of the style of architecture in the immediate area of the  
22 Subject Property and the manner in which the Subject Property is to be developed. These  
23 exhibit to this Ordinance shall generally represent the development authorized by this  
24 Ordinance, with the understanding the Zoning Administrator or the Community Appearance  
25 Board may amend the plans to some degree. Pursuant to the Code of Ordinances of the City of  
26 Myrtle Beach, Appendix A, Zoning, Section 1903.H, the plans referenced in this Ordinance are  
27 representative of the manner in which the Subject Property shall be developed and any such  
28 development shall be in strict compliance with the approved final plans for development and  
29 revisions thereto approved by City staff.

30  
31 Section 1 - Purpose of Planned Unit Development

32  
33 The Osceola Street PUD fits within the context of the existing surrounding development. The  
34 site is currently vacant with some tree cover, consistent with the tree survey performed by  
35 EARTHWORKS Group, dated April 3, 2017 and included in the PUD Application. The  
36 approximately 6.575 acre Subject Property is currently zoned MU-M (Mixed Use - Medium  
37 Density) along Mr. Joe White Avenue and (RMH (Multifamily Residential - High Density) along  
38 Osceola Street and will be developed as a mixed-use of professional, commercial, and climate  
39 controlled self storage toward Mr. Joe White Avenue (Phases 1 and 2) and Multi-Family  
40 Residential to the rear of the tract along Osceola Street (Phase 3) as indicated on the Site Plan.  
41 Decorative security fencing will surround the climate controlled self storage areas on Osceola  
42 Street and Cherokee Street. The project includes interior drives as shown on the Site Plan, as  
43 well as improvements to City stormwater drainage network, landscaping, decorative fencing,  
44 and internal security cameras. The developer has proposed using funds generated by the public  
45 benefit of the project to install two three-camera units of the City of Myrtle Beach camera  
46 network as shown in the Public Benefit Plan dated October 13, 2017 and as requested by the  
47 Myrtle Beach Police Department. These cameras would be maintained solely by the City of  
48 Myrtle Beach. Maintenance for all improvements within the project, including the Open Spaces

1 and drainage, will be the responsibility of owner, its successors, and assigns, as will the exterior  
2 landscaping on private property and decorative fencing.

### 3 4 Section 2 - Location of the Planned Unit Development

5  
6 The Subject Property is bound by developed properties along and accessed primarily via Mr.  
7 Joe White Avenue to its south. To the north, the Subject Property is bound by an apartment  
8 complex (Monticello Park) which is zoned PUD. The Subject Property is bound to the west by  
9 Osceola Street and to the east by Cherokee Street. Across Osceola Street along Mr. Joe White  
10 Avenue are two properties zoned HC-1 (Dick's Pawn Shop and New Directions of HC, LLC).  
11 Adjacent to these properties along Osceola Ave. are two apartment complexes zoned RMH  
12 (Sandygate Village and Patriot's Way). The Subject Property encompasses seven (7) lots along  
13 Cherokee Street. The lot at the corner with Mr. Joe White Avenue is vacant and zoned MU-M.  
14 The remaining lots within the Subject Property are vacant, except one (1) lot, which contains  
15 a vacant house that will be removed in conjunction with the PUD construction. Continuing along  
16 the west side of Cherokee Street, there are two residences and three apartment buildings.  
17 Across Cherokee Street from the Subject Property along Mr. Joe White Ave. is a professional  
18 office building zoned MU-M (Morris Chiropractic). Adjacent to this property are six lots zoned  
19 RMH. The first of these lots is a residence, while the remaining lots on the east side of Cherokee  
20 Street are either vacant or contain apartment buildings. A Map of Existing Zoning is attached  
21 hereto and incorporated herein by reference as EXHIBIT 17.4.

### 22 23 Section 3 - Permitted Uses

24  
25 Phases 1A, 1B, 2A, and 2B: Permitted uses to include all permitted uses under HC-1 zoning  
26 (Accounting Office; Advertising Agency; Administrative service establishments of a business  
27 character which supply general needs of an intangible nature to the public including  
28 establishments performing management duties in the conduct of government, business,  
29 utilities, or industry; Advisory service establishments engaged in providing monetary and  
30 specialized professional knowledge to the community, including offices of paralegals, lobbyists,  
31 and designers; Aquariums; Architects office; Arts and crafts studio,, Automated teller  
32 machines, free standing; Automobile rental; Bakeries, retail; Banks; Bar; Barbershops, beauty  
33 salons, and cosmetologists; Bed & breakfast establishments; Bingo parlors; Blueprinting  
34 services; Booksellers/book stores; Bowling alleys; Broadcast studios, radio and television;  
35 Brokers; Business consultants, offices of; Car wash; Chambers of commerce; Child care center  
36 for 13 or more children (CCC); Child care home, family, for up to 6 children (FCCH); Child care  
37 home, group, for 7-12 children (GCCH); Chiropractic care establishments; Clothing stores;  
38 Commercial center; Confectionaries; Copy shops and business service centers; Cosmetology  
39 establishments; Credit office; Dance Halls; Drapery shops, custom; Dressmaker; Engineering  
40 office; Eyeglass sales; Facilities for active recreation not otherwise listed; Facilities for passive  
41 recreation; Financial office; Florists and flower shops; Funeral homes; Galleries; Gift shops; Go  
42 carts, electric, indoor or outdoor; Golf driving ranges; Grocery and food stores; Hardware  
43 stores; Health care establishments engaged in the science and art of preventing, curing,  
44 recovering from, or alleviating injury or disease, and associated offices, including medical,  
45 surgical, psychiatric, osteopathic, and dental, including medical, surgical, psychiatric,  
46 osteopathic, and dental, but not primarily for recovery from substance abuse; Health clubs,  
47 gymnasiums, exercise and workout areas; Home decorating accessory shops sales; Horticultural  
48 nursery; Hospital; Jewelry sales and repair; Kennels and animal boarding facilities, indoor;  
49 Laundromats and service; Law office; Liquor package stores; Mailing/addressing services; Motor  
50 vehicle detailing; Motor vehicle paint or body shop; Motor vehicle parts store; Motor vehicle

1 sales; Motor vehicle rental and leasing; Museums; Music sales; News and magazine stands;  
2 Nightclubs; Parking facilities; Pharmacies; Photography developing establishments;  
3 Photography studios; Pool halls/billiard parlors; Professional organizations, offices of;  
4 Prosthetic facilities; Radio or television station and related transmitting tower; Real estate  
5 offices; Religious establishments providing for religious service and development; Restaurant,  
6 with drive through service; Restaurant, without drive-through; Retail, big box; Retail  
7 establishments providing convenience items and services; Rock climbing walls; Rooftop  
8 gardens; Schools, elementary and secondary, including school stadiums; Schools, colleges or  
9 universities; Schools, trade or vocational; Schools, artistic training; Schools, athletic training;  
10 Service establishments of a business character providing maintenance, installation, and repair  
11 for specialized service needs to individuals or other businesses, including sales and service  
12 operations, and stenographic and letter writing services; Shoe repair; Skating rinks and parks,  
13 indoor; Skating rinks and parks, outdoor; Small engine repair; Social welfare organizations;  
14 Sport facilities not otherwise listed; Studios (art, dance, or music), Studios (martial arts,  
15 athletic); Swimming pools, indoor or outdoor; Tavern; Tennis facilities, indoor or outdoor;  
16 Theater, indoor; Theater, outdoor; Transportation terminals and establishments providing for  
17 the interchange of passengers; Transportation terminals and establishments providing for the  
18 interchange of freight; Veterinary offices, clinics, and hospitals; Visitor accommodations not  
19 otherwise listed; Visitor information reception center; Warehouse storage; Wholesale business  
20 establishments for selling bulk goods or commodities, but not toxic chemicals; Administrative  
21 offices of federal, state and local governments; Buildings and uses of utilities holding a  
22 franchise from the city; Library, public; Parks, recreation areas, recreation facilities or  
23 recreation buildings owned by the City of Myrtle Beach; Post office, Public parking, Public  
24 regional stormwater facilities; Public safety stations including fire, police and rescue services;  
25 Public utilities installations and substations; Public works facility/public utilities; and Social  
26 welfare offices).

27

28 Phase 3: Permitted used to include multi-family dwellings.

29

30

#### Section 4 - Conditional Uses

31

32 Phases 1A, 1B, 2A, and 2B: Conditional uses to include all uses under HC-1 zoning (Adult day  
33 care; Assisted living facilities; Child care center for 13 or more children (CCC); Child care home,  
34 family, for up to 6 children (FCCH); Child care home, group, for 7-12 children (GCCH);  
35 Congregate housing, older adult; Continuing care retirement community; Customer  
36 service/reception centers for interval ownership operations; Dry cleaning establishments;  
37 Game arcades; Gasoline station; Golf courses; Golf courses, miniature; Heavy durable goods  
38 sales; Independent living, older adult; Message establishment, therapeutic; Moped rental and  
39 sales establishment; Motor vehicle repair and maintenance; Nursing home facilities; Outdoor  
40 display and merchandise area; and, Restaurant with outdoor dining).

41

42 Phase 3: Conditional uses to include all uses under HC-2 zoning (Adult day care; Assisted living  
43 facilities; Child care center for 13 or more children (CCC); Child care home, family, for up to 6  
44 children (FCCH); Child care home, group, for 7-12 children (GCCH); Congregate housing, older  
45 adult; Continuing care retirement community; Customer service/reception centers for interval  
46 ownership operations; Dry cleaning establishments; Game arcades; Gasoline station; Golf  
47 Courses; Golf courses, miniature; Heavy durable goods sales; Home occupations; Massage  
48 establishment, therapeutic; Moped rental and sales establishment; Motor vehicle repair and  
49 maintenance; Nursing home facilities; Outdoor display and merchandise area; Restaurant with  
50 outdoor dining; and, Indoor Storage Facility).

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5 **Section 5 - Accessory Uses and Special Exceptions**  
6

7 Accessory Uses are to be allowed as defined in the 2014 City of Myrtle Beach Zoning Ordinance  
8 Article 15 Conditional/Accessory Uses and Special Exceptions Section 1502 based on the uses  
9 allowed under HC-1 and HC-2 zoning.

10  
11 Phases 1A, 1B, 2A, and 2B: Special Exceptions uses to include all special exceptions under HC-  
12 1 zoning (Commercial group residential; Parolee-probationer home; Unlicensed group  
13 residential (caregiving); and Water tanks, public).  
14

15 Phase 3: Special Exceptions uses to include all the special exceptions under HC-2 zoning  
16 (Commercial Group residential; Parolee-probationer home; and, Unlicensed group residential  
17 (caregiving)). 0

18  
19 **Section 6- Dimensional Requirements**  
20

21 6.1 Minimum lot area: 10,000 square feet  
22

23 6.2 Minimum lot width: None  
24

25 6.3 Minimum lot depth: None  
26

27 6.4 Maximum height: 60 feet  
28

29 6.5 Minimum front yard setback: 25 feet  
30

31 6.6 Minimum rear yard setback: 20 feet  
32

33 6.7 Minimum side yard setback: 15 feet  
34

35 6.8 Minimum pervious surface 25%.  
36

37 **Section 7 - Parking Standards**  
38

39 The property will be developed as a mix of commercial and professional uses. Parking spaces  
40 will be calculated pursuant to use. Retail parking spaces will be installed at a ratio of one space  
41 per 400 square feet; Office parking spaces will be installed at a ratio of one space per 350  
42 square feet; Storage parking spaces will be installed at a ratio of one space per 5,000 square  
43 feet; One bedroom apartment unit spaces will be installed at a ratio of one space per unit; Two  
44 bedroom apartment unit spaces will be installed at a ratio of one-point-five spaces per unit;  
45 and, Three bedroom apartment unit spaces will be installed at a ratio of two spaces per unit.  
46

47 **Section 8 - Landscaping/Buffering/Open Space Requirements**  
48

49 Landscaping will meet or exceed all landscape/buffering/open space requirements as described  
50 in Article 9 Landscaping and Tree Protection of the 2014 City of Myrtle Beach Zoning Ordinance

1 and as consistent with HC zoning for the property. Care will be taken to provide appropriate  
2 plant material to provide both visual interest and environmental sensitivity. A minimum of 25%  
3 of the PUD will be devoted to active and passive open space, which may consist of lakes, parks,  
4 amenities, and buffers.

5  
6 **Section 9 - Lighting Standards**  
7

8 The development will meet or exceed the lighting standards for HC-1 and HC-2 zoning by the  
9 City of Myrtle Beach as shown in the zoning ordinance, Article 12, Lighting and Glare. Examples  
10 of the lighting used in adjacent developments and examples of lighting fixtures of the general  
11 character to be used in the PUD are attached to this Ordinance as Exhibits 17.22 through 17.25.  
12

13 **Section 10 - Signage Requirements**  
14

15 The development will meet or exceed the signage requirements for HC-1 and HC-2 zoning by  
16 the City of Myrtle Beach as found in the zoning ordinance, Article 8 Sign Regulations.  
17

18 **Section 11 - Special Requirements**  
19

20 In order to assist the City of Myrtle Beach with its ongoing beautification efforts, the developer  
21 will install sidewalks along the abutting the Mr. Joe White Ave. right-of-way to be five feet in  
22 width and six inches in depth; install decorative fencing along the property lines surrounding  
23 the storage facilities; plant street trees along Mr. Joe White Ave., consisting of existing varieties  
24 approved by City staff; and plant landscaping along the fencing.  
25

26 **Section 12 - Technical Design Criteria**  
27

28 The developer's technical design for new construction, grading, excavation, backfilling,  
29 surcharging, and all site improvements will follow the Code of Laws for the City of Myrtle Beach  
30 as shown throughout the attachments to the PUD application.  
31

32 12.1 For new construction, soil erosion control measures for each Phase will be designed and  
33 installed per the requirements of the City and of DHEC.  
34

35 12.2 All redevelopment shall comply with the requirements of the City's Stormwater  
36 Management Ordinance (Chapter 18, Stormwater Management) within the confines of  
37 the site plan referenced herein.  
38

39 12.3 Water and sanitary sewer systems connected to City lines will include design, sizing,  
40 and calculations for domestic water and wastewater pipes, water meters, manholes,  
41 and other water/sewer appurtenances required to serve and accommodate the  
42 development's needs. Any easements needed for either or both systems will be deeded  
43 to the City as required during the development of each Phase. All design, sizing, and  
44 calculations will be subject to review and approval by the City Engineering Department.  
45 (See EXHIBIT 17.9).  
46

47 12.4 For new construction, in order to maintain proper surface drainage, curb and gutter will  
48 be installed for all entrances, paved asphalt areas, and public or private street areas in  
49 the PUD per Public Works guidance.  
50

- 1 12.5 All utilities shall be provided underground except for necessary boxes, transformers,  
 2 light fixtures, and other appurtenances. All utility plans and construction methods shall  
 3 comply with City requirements.  
 4  
 5 12.6 All Phases shall be constructed in general adherence with the Plans that are a part of  
 6 this Ordinance.  
 7  
 8 12.7 Internal streets will be paved with a minimum of 20 feet of asphalt pavement.  
 9

10 **Section 13 - Public Improvements**

11  
 12 Public improvements will consist of one or a combination of the following, as finances allow:  
 13

- 14 13.1 Installing street trees along Mr. Joe White Ave. (total of 8 trees), of a native species to  
 15 be vetted by the City Parks Department.  
 16  
 17 13.2 Installing security cameras at key points (as requested by the Myrtle Beach Police  
 18 Department) as shown on Exhibit 17.11 as part of the City of Myrtle Beach camera  
 19 network.  
 20  
 21 13.3 Drainage: Area drainage will be improved with the installation of a retention pond along  
 22 Cherokee Street which will be constructed during Phase 1 and another retention pond  
 23 along Osceola Street which will be constructed during Phase 3.  
 24

25 **Section 14 - Phasing Plan and Construction Schedule**

26  
 27 The property will be developed in three phases. Phase 1A of the construction is anticipated to  
 28 be completed by December 2018. The final phase is expected to be completed by December  
 29 2022. Any extension to this proposed development schedule must be approved by City Council,  
 30 and must be supported by facts and circumstances warranting an extension.  
 31

32 **Section 15 -Summary of variations between existing zoning districts and PUD provisions**

33  
 34 The primary differences between the requirements of the PUD and the RMH and MU-M zoning  
 35 districts are setbacks, dimensional requirements, and the elimination of multifamily uses  
 36 allowed on the property.  
 37

38 **Dimensional Differences:**

39 **RMH; MU-M; PUD (HC-1); PUD (HC-2)**

40

Setback Yard	RMH	MU-M	PUD (HC-1)	PUD (HC-2)
Front	25 Feet	--	50 Feet From Mr. Joe White; 25 Feet from Osceola	25 Feet From
Side	10 Feet	--	15 Feet	15 Feet
Rear	15 Feet	--	20 Feet	20 Feet
Side Combined	20 Feet	--	B	B
Minimum Lot Area	5,000 Square Feet	--	10,000 Sq.Ft.	10,000 Sq.Ft.



Minimum Lot Width	50 Feet	--	--	--
Minimum Lot Depth	50 Feet	--	--	--
Maximum Height	35 Feet	Equal to the width of the widest right-of-way upon which it fronts	60 Feet	60 Feet
Minimum Pervious Surface	25 Percent	N/A	25 Percent	25 Percent

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(B) Except as stated in Section 1603.C (A) (“Or per the Coastal Protection Zone (CPZ), whichever is greater.”), setbacks are zero except that the provisions of Chapter 6 - *Buildings and Building Regulations* and Chapter 9 - *Fire Prevention & Protection* of the Code of Ordinances apply. However, sight triangles and sight lines shall be maintained, requirements in section 902 - *Landscaping Regulations* shall be met; and in the Mixed Use (MU) districts, the sidewalk and buffer requirements of section 1705.1 - *When A Property is Developed* shall be met.

**Section 16 - Enactment Provision and Signature Lines**

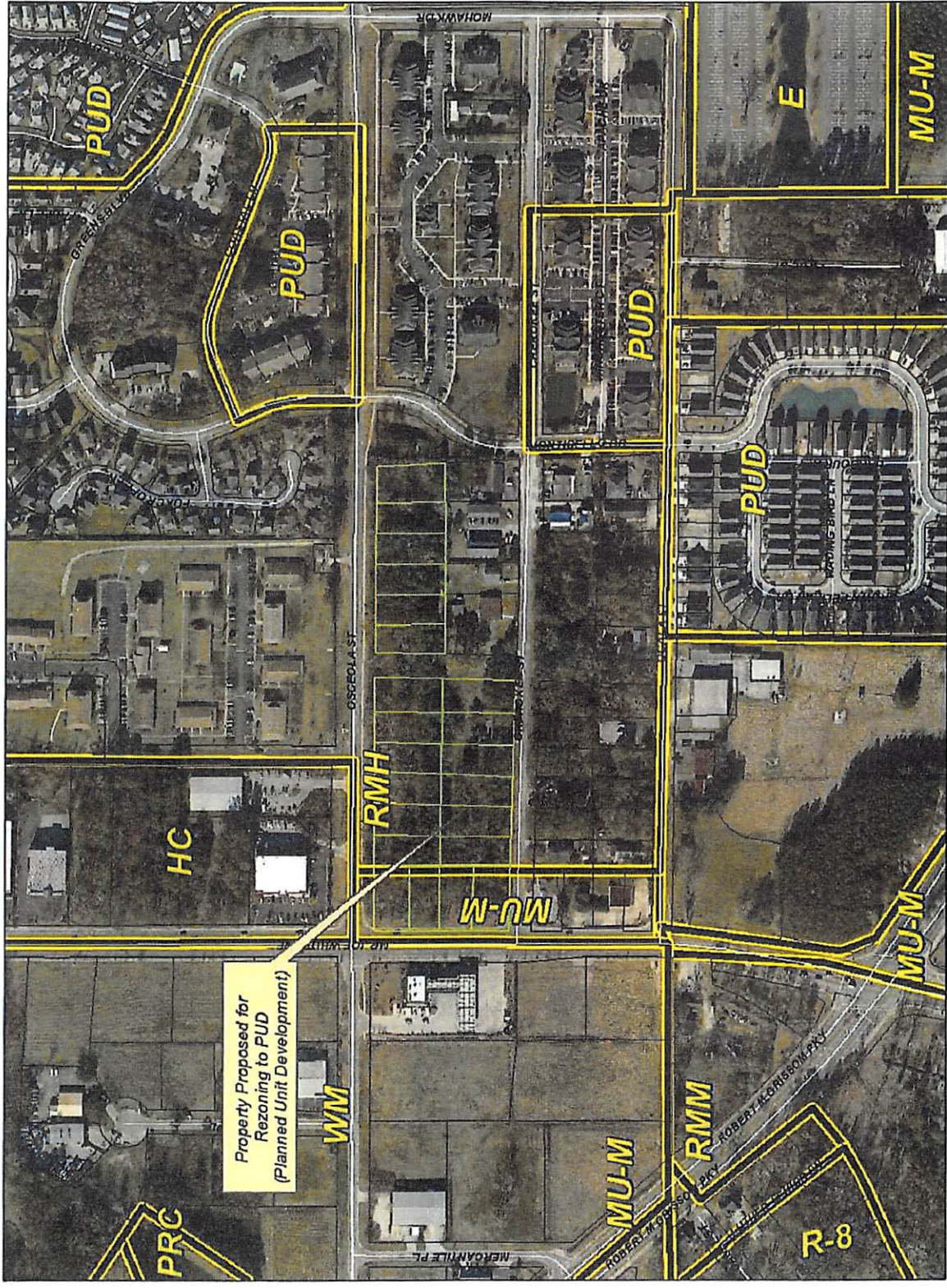
Enactment Provision - This ordinance is effective only upon presentment of ten (10 complete sets of the PUD Ordinance documents, including but not limited to attachments, exhibits, and maps to the City Clerk within five (5) working days of the second reading. Failure to supply the required documents results in this ordinance having no force of effect, and the regulations in place prior to second reading shall be the assigned regulations.

ATTEST:

\_\_\_\_\_  
Mayor

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

1<sup>st</sup> Reading: \_\_\_\_\_  
2<sup>nd</sup> Reading: \_\_\_\_\_



1 inch = 300 feet

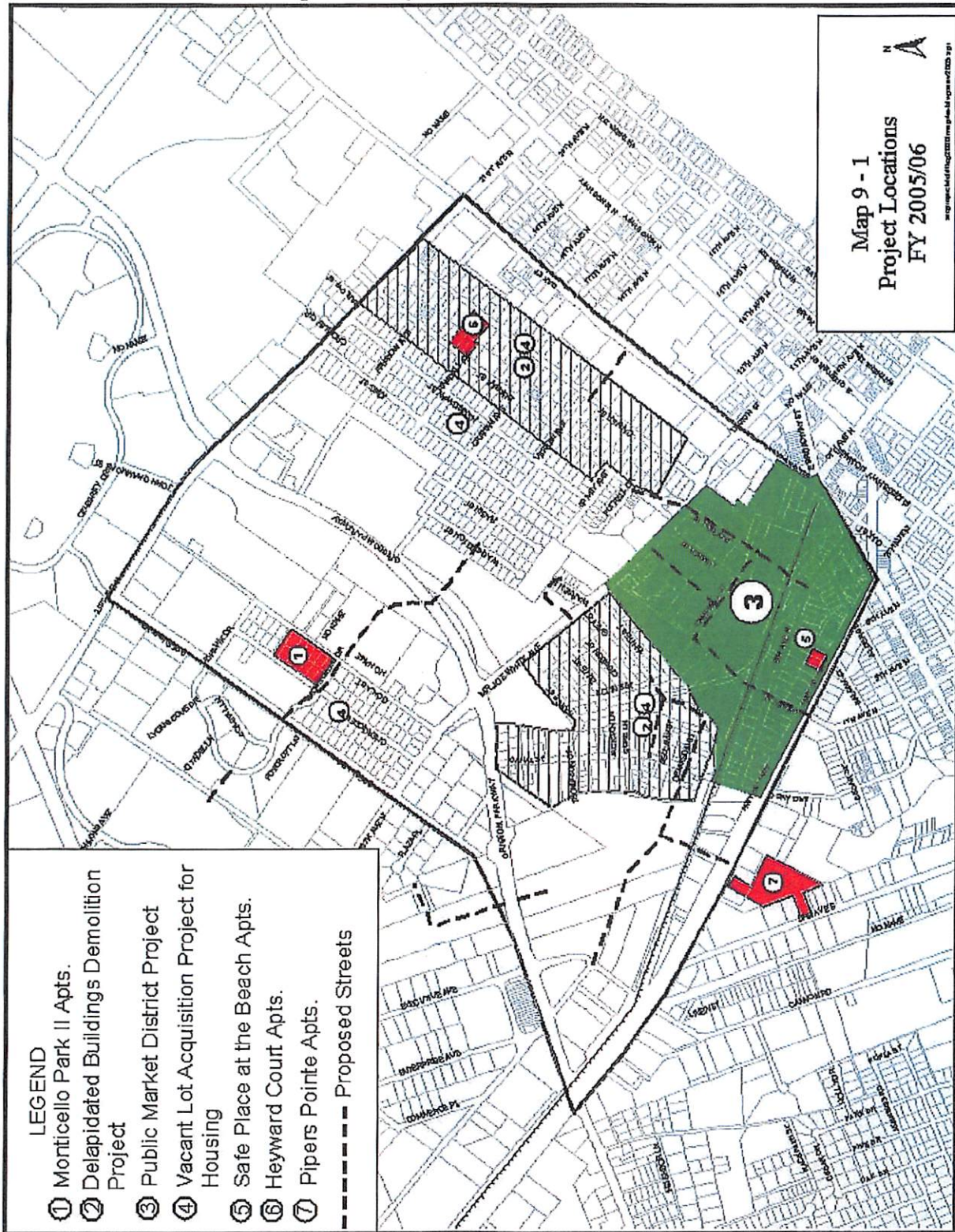
Osceola St Rezoning Proposal

620 Feet

310

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Map 9-1. Project Locations FY 2005/2006



TEXT 17-19  
July 2006  
Z 17-15 14

**REQUEST FOR PLANNED UNIT DEVELOPMENT ZONING**  
**PRINT OR TYPE ALL ANSWERS (EXCEPT SIGNATURE)**  
**IF MORE THAN 3 PROPERTY OWNERS, PLEASE MAKE ADDITIONAL COPIES OF THIS FORM.**

**APPLICANT INFORMATION:**

**Primary Contact:** Robert S. Shelton

**Mailing Address:** Bellamy Law Firm, Post Office Box 0357, Myrtle Beach, South Carolina 29578-0357

**Day Phone:** 843-450-6881      **Fax:** 843-448-3022

**Email:** RShelton@BellamyLaw.com

**Property Owner # 1:** Osceola Street, LLC

**Mailing Address:** \_\_\_\_\_

**Day Phone:** \_\_\_\_\_      **Fax:** \_\_\_\_\_

**Authorized Agent # 1 (if applicable):** Robert S. Shelton, Esq.

**Mailing Address:** P.O. Box 357, Myrtle Beach, SC 29578

**Day Phone:** 843-916-7163      **Fax:** \_\_\_\_\_

**Property Owner # 2:** JLW Properties

**Mailing Address:** \_\_\_\_\_

**Day Phone:** \_\_\_\_\_      **Fax:** \_\_\_\_\_

**Authorized Agent # 2 (if applicable):** Robert S. Shelton, Esq.

**Mailing Address:** P.O. Box 357, Myrtle Beach, SC 29578

**Day Phone:** 843-916-7163      **Fax:** \_\_\_\_\_

**Property Owner # 3:** J. E. Mishoe, Jr.

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_

**Day Phone:** \_\_\_\_\_      **Fax:** \_\_\_\_\_

**Authorized Agent # 3 (if applicable):** Robert S. Shelton, Esq.

**Mailing Address:** P.O. Box 357, Myrtle Beach, SC 29578

**Day Phone:** 843-916-7163      **Fax:** \_\_\_\_\_

**REQUEST FOR PLANNED UNIT DEVELOPMENT ZONING**  
PRINT OR TYPE ALL ANSWERS (EXCEPT SIGNATURE)  
IF MORE THAN 3 PROPERTY OWNERS, PLEASE MAKE ADDITIONAL COPIES OF THIS FORM.

**APPLICANT INFORMATION:**

Primary Contact: Robert S. Shelton

Mailing Address: Bellamy Law Firm, Post Office Box 0357, Myrtle Beach, South Carolina 29578-0357

Day Phone: 843-450-6881 Fax: 843-448-3022

Email: RShelton@BellamyLaw.com

Property Owner # 4: Ann Cameron Munroe Monckton and Page M. Renger 2008 Living Trust

Mailing Address: \_\_\_\_\_

Day Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Authorized Agent # 1 (if applicable): Robert S. Shelton, Esq.

Mailing Address: P.O. Box 357, Myrtle Beach, SC 29578

Day Phone: 843-916-7163 Fax: \_\_\_\_\_

Property Owner # 5: Davron Khaydorkulov

Mailing Address: \_\_\_\_\_

Day Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Authorized Agent # 2 (if applicable): Robert S. Shelton, Esq.

Mailing Address: P.O. Box 357, Myrtle Beach, SC 29578

Day Phone: 843-916-7163 Fax: \_\_\_\_\_

Property Owner # 6: Rudolph P. Benik, Jr., William Francis Benik, and Ellen Benik Thompson

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Day Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Authorized Agent # 3 (if applicable): Robert S. Shelton, Esq.

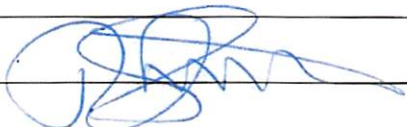

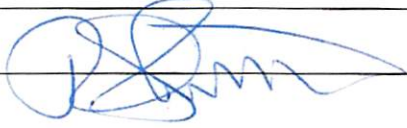
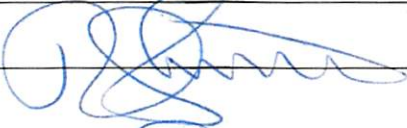
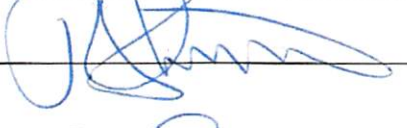

Mailing Address: P.O. Box 357, Myrtle Beach, SC 29578

Day Phone: 843-916-7163 Fax: \_\_\_\_\_

## REQUEST FOR PLANNED UNIT DEVELOPMENT ZONING

### SIGNATURE AND CERTIFICATION

The undersigned hereby respectfully request that the City of Myrtle Beach Planning Commission review this Planned Unit Development for the above-described property. All of the above statements and information, whether written on this application or attached, are true and correct to the best of my knowledge and belief. Signature(s) of all property owner(s) or authorized agent(s) must be obtained before application can be accepted for processing.

Signature of Property Owner # 1: _____	Date: _____
Signature of Authorized Agent # 1:  _____	Date: <u>Oct. 26, 2017</u>
Signature of Property Owner # 2: _____	Date: _____
Signature of Authorized Agent # 2:  _____	Date: <u>Oct. 26, 2017</u>
Signature of Property Owner # 3: _____	Date: _____
Signature of Authorized Agent # 3:  _____	Date: <u>Oct. 26, 2017</u>
Signature of Property Owner # 4: _____	Date: _____
Signature of Authorized Agent # 4:  _____	Date: <u>Oct. 26, 2017</u>
Signature of Property Owner # 5: _____	Date: _____
Signature of Authorized Agent # 5:  _____	Date: <u>Oct. 26, 2017</u>
Signature of Property Owner # 6: _____	Date: _____
Signature of Authorized Agent # 6:  _____	Date: <u>Oct. 26, 2017</u>

# RPWB

RICHARDSON, PATRICK, LLC  
WESTBROOK & BRICKMAN LLC

Jena L. Borden (LA, MO, OK) • James C. Bradley • Michael J. Brickman • Nina Fields Britt  
Elizabeth Middleton Burke • J. David Butler • Aaron R. Dias • D. Charles Dukes  
Jerry Hudson Evans • H. Blair Hahn • Gregory A. Lofstead • Christiaan A. Marcum  
Katie McElveen • Christopher J. Moore • Matthew A. Nickles • Karl E. Novak  
Misty Black O'Neal • Kimberly Keevers Palmer • Charles W. Patrick, Jr.  
Terry E. Richardson, Jr. • Thomas D. Rogars • A. Hoyt Rowell, III • T. Christopher Tuck  
Kenneth J. Wilson • Robert S. Wood  
Of Counsel: Gordon C. Rhea (CA, DC & USVI) • Daniel S. Haltiwanger • Brady R. Thomas  
Edward J. Westbrook

H. BLAIR HAHN  
Direct: 843.727.6611  
bhahn@rpwb.com

August 14, 2017

## VIA FIRST CLASS MAIL

Allison Hardin, CFM  
Planner  
City of Myrtle Beach  
937 Broadway Street  
Myrtle Beach, South Carolina 29577

Re: Osceola Street, LLC

Dear Allison,

Please let this document serve as authorization for Robert Shelton of the Bellamy Law Firm to serve as the agent for property owned by Osceola Street, LLC for the purpose of completing application documentation, appearing at Planning Commission meetings and City Council meetings, and working with city staff on behalf of Osceola Street, LLC throughout the zoning approval process for a commercial PUD on this property. The property is identified with Horry County PIN#:s: 425-12-04-0004, 425-12-04-0005, 425-12-04-0002, 425-12-04-0001, 425-12-04-0037, 425-12-04-0036, 425-12-04-0035, 425-12-04-0034, 425-12-04-0033, 425-12-04-0032, 425-12-04-0031, 425-12-04-0030, 425-12-04-0029, 425-12-04-0028, and 425-12-04-0009. One lot (0009) is located on Cherokee Street, two lots (0004 and 0005) are located on Mr. Joe White Avenue, and the remaining lots are located along Osceola Street, in the City of Myrtle Beach.

Sincerely yours,

By

  
H. Blair Hahn  
Managing Member  
Osceola Street, LLC

Sworn to before me this

14<sup>th</sup> day of August, 2017

  
Notary Public for South Carolina

My Commission expires: \_\_\_\_\_

**MY COMMISSION EXPIRES 2-26-2023**

**JLW Properties, LLC**  
**907 47<sup>th</sup> Avenue North**  
**Myrtle Beach, SC 29577**

October 25, 2017

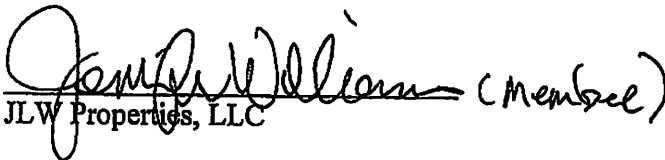
City of Myrtle Beach  
Planning Department  
Myrtle Beach, SC

To Whom It May Concern:

JLW Properties, LLC is the current owner of the property identified by TMS #181-02-01-035 and further described as Lot Four (4) of Block Four (4) of Intercoastal Acres. Attorney Robert Shelton and Bellamy, Rutenberg, Copeland, Epps, Gravely & Bowers, P.A. have been retained to handle the submittal of a rezoning request associated with this property. Mr. Shelton and Bellamy, Rutenberg, Copeland, Epps, Gravely & Bowers, P.A. have the full authority to act as an agent on JLW Properties, LLC's behalf for the purpose of the rezoning request.

If you should need any additional information, please let me know.

Sincerely,

 (member)  
JLW Properties, LLC



**J. E. Mishoe, Jr.  
205 Sherwood Drive  
Conway, SC 29526**

October 11, 2017

City of Myrtle Beach  
Planning Department  
Myrtle Beach, SC

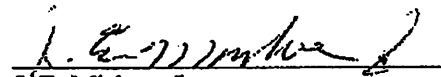
To Whom It May Concern:

I am the current owner of the property identified by TMS # 181-02-01-022 and further described as Lot Twenty-Five (25) of Block Four (4) of Intercoastal Acres. Attorney Robert Shelton and Bellamy, Rutenberg, Copeland, Epps, Gravely & Bowers, P.A. have been retained to handle the submittal of a rezoning request associated with this property. Mr. Shelton and Bellamy, Rutenberg, Copeland, Epps, Gravely & Bowers, P.A. have the full authority to act as an agent on my behalf for the purpose of the rezoning request.

14631

If you should need any additional information, please let me know.

Sincerely,

  
\_\_\_\_\_  
J. E. Mishoe, Jr.

**Ann Cameron Munroe Monckton  
Page M. Renger 2008 Living Trust  
P.O. Box 7384  
Myrtle Beach, SC 29572**

October 12, 2017

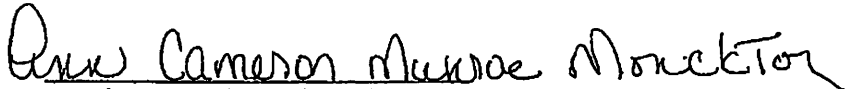
City of Myrtle Beach  
Planning Department  
Myrtle Beach, SC

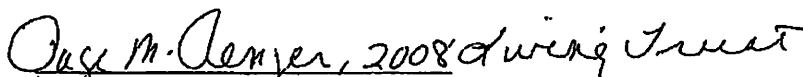
To Whom It May Concern:

We are the current owners of the property identified by TMS # 181-02-01-039 and further described as Lot Twenty-Nine (29) of Block Four (4) of Intercoastal Acres. Attorney Robert Shelton and Bellamy, Rutenberg, Copeland, Epps, Gravely & Bowers, P.A. have been retained to handle the submittal of a rezoning request associated with this property. Mr. Shelton and Bellamy, Rutenberg, Copeland, Epps, Gravely & Bowers, P.A. have the full authority to act as an agent on our behalf for the purpose of the rezoning request.

If you should need any additional information, please let me know.

Sincerely,

  
Ann Cameron Munroe Monckton

  
Page M. Renger 2008 Living Trust

**Davron Khaydorkulov  
1207 Monticello Drive  
Myrtle Beach, SC 29577**

October 12, 2017

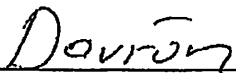
City of Myrtle Beach  
Planning Department  
Myrtle Beach, SC

To Whom It May Concern:

I am the current owner of the properties identified by TMS # 181-02-01-023 and 181-02-01-024 and further described as Lot Twenty-Six (26) and Lot Twenty-Seven (27) of Block Four (4) of Intercoastal Acres. Attorney Robert Shelton and Bellamy, Rutenberg, Copeland, Epps, Gravely & Bowers, P.A. have been retained to handle the submittal of a rezoning request associated with these properties. Mr. Shelton and Bellamy, Rutenberg, Copeland, Epps, Gravely & Bowers, P.A. have the full authority to act as an agent on my behalf for the purpose of the rezoning request.

If you should need any additional information, please let me know.

Sincerely,

  
\_\_\_\_\_  
Davron Khaydorkulov

**Rudolph P. Benik, Jr.  
William Francis Benik  
Ellen Benik Thompson  
P.O. Box 70010  
Myrtle Beach, SC 29572**

October 12, 2017


City of Myrtle Beach  
Planning Department  
Myrtle Beach, SC

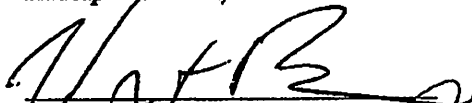
To Whom It May Concern:

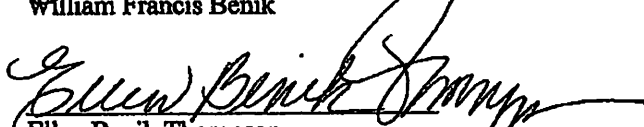
We are the current owners of the properties identified by TMS # 181-02-01-026 and 181-02-01-027 and further described as Lot One (1) and Lot Thirty (30) of Block Four (4) of Intercoastal Acres. Attorney Robert Shelton and Bellamy, Rutenberg, Copeland, Epps, Gravely & Bowers, P.A. have been retained to handle the submittal of a rezoning request associated with these properties. Mr. Shelton and Bellamy, Rutenberg, Copeland, Epps, Gravely & Bowers, P.A. have the full authority to act as an agent on our behalf for the purpose of the rezoning request.

If you should need any additional information, please let me know.

Sincerely,

  
Rudolph P. Benik, Jr.

  
William Francis Benik

  
Ellen Benik Thompson

W C W

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MUM

42512040020	42512040019	42512040018	42512040017
42512040021	42512040022	42512040023	42512040024
42512040025	42512040026	42512040016	42512040015
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DISTANCE IN

PUB

42512010014	42512010015
42512010012	42512010013
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Oscella