Town of Surfside Beach  
Planning, Building & Zoning Department  
115 US Hwy. 17 North, Surfside Beach, SC 29575  
(843)913-6341

PLANNING COMMISSION – SPECIAL MEETING  
TOWN COUNCIL CHAMBERS  
Tuesday, December 5, 2017 5:00 PM

1. CALL TO ORDER

2. PUBLIC COMMENTS

3. DISCUSSION ITEM

   E- Entertainment District. Rezone approx. 6.19 acres around pier area between 1st Ave South to North of Surfside Dr, from Dogwood Dr. South, East toward Atlantic Ocean.

4. PUBLIC COMMENTS

5. COMMISSION COMMENTS

6. ADJOURNMENT
PLANNING COMMISSION DECISION PAPER

Date: December 5, 2017

SUBJECT: Rezoning of the Pier Area

Background: Planning Commission discussed this issue on June 7, 2016 and concurred to move forward. Unfortunately, due to higher priorities, no follow-through action was ever taken. This is particularly appropriate time to move forward the rezoning since plans are currently under way to rebuild the pier itself.

Staff has drafted he attached amendment to our zoning ordinance, which would accommodate the town’s desire to ensure commercial uses only around the pier.

Action recommended: That Planning Commission direct staff to schedule a Public Hearing and issue the required written notices to affected property owners. A Public Hearing is scheduled for December 5, 2017

Attachments:

- Zoning map illustrations
- Summary of necessary changes to the zoning ordinance to accommodate the new district
WORKING PAPER
Chapter 17 Revision – Add District E – Entertainment 11/20/2017

Article I – no changes

Article II – no change

Article III DISTRICT AND USE REGULATIONS

Division 1. Districts in General

17-301. Add (10) E – entertainment

17-303. Table 17-303 (District Dimensional Standards) Add column for E.

Under the new column for E, insert the following:

(Minimum Lot Area (in square feet))

- Single Family Detached – N/A
- Single Family Semi-detached – N/A
- Single Family attached – N/A
- Two family - N/A
- Multi-family – N/A
- Dwelling Group – N/A
- Non-Residential Lots or Uses - 3500 square feet

Minimum lot width 35 feet
Minimum yard setback

Front 0 feet
Rear 0 feet
Side 0 feet
Maximum Building Height - 55 feet
Maximum Impervious Coverage (%) - N/A (same as C3)
Maximum Building Coverage – N/A
Maximum Floor Area Ratio – N/A
Division 2 through Division 6 - no changes. These address R-1,2,3 and C-1,2

**New Division (number TBD) – Entertainment District.**

**Section 17-?? Intent**

The intent of the provisions of this division is to allow for a small pedestrian-oriented commercial environment where additional dining and entertainment venues will complement the town pier area as a destination.

**Section 17-?? Uses.**

Uses are allowed by right, are allowed as conditional uses, may be permitted as special exceptions, or are prohibited in the E district in accordance with the Use Regulations of Division 11 of the article.

**Section 17-?? Minimum Lot Size**

The minimum size of lots in the E Entertainment District is 3500 square feet.

**Section 17-?? Minimum Lot Width at Building Line**

The minimum width of lots at the building line in the E Entertainment District is 35 square feet.

**Section 17-?? Yard Setbacks.**

There are no yard setback requirements in the Entertainment district.

**Section 17-?? Maximum Building Height.**

The maximum building height in the E Entertainment district is fifty-five (55) feet.

**DIVISION 11, USE REGULATIONS**

Sec. 17-395. - Use table. Add column for E.

Under the new column for E, insert the following:

Under Parking Code, no parking requirements for Entertainment District

All Residential Uses prohibited

All Accommodation Uses only what accommodates the existing hotel

**Permitted Uses:**

Resort accommodations, 25 or more units.

Arcades

Restaurants and other dining establishments without lounges (indoor only), Restaurants and other dining establishments with open or outdoor dining,
Restaurants, taverns, bars, nightclubs or other places where alcohol is consumed* (Indoor except as noted*),

Parking lots,

Piers,

Retail Businesses (low traffic) including specialty establishments selling primarily one (1) product line, including stores selling appliances, radios, televisions, floor coverings, furniture, home furnishings, antiques, automobiles and accessories, motorcycles, auction houses, business machines, computers, pawn shops, office equipment, restaurant equipment, secondhand items — gift shops, beach shops, bicycles, guns, light fixtures, tackle shops, and other similar uses.

Retail Businesses (high traffic) and establishments selling commodities in small quantities to the consumer, usually low bulk comparison items, including department stores, supermarkets, discount stores and stores selling general merchandise, variety merchandise, foods including bakeries where products are consumed onsite, shoes, millery, clothing, jewelry, books, flowers, gifts, music, cameras, stationary, watches, art supplies, hobby supplies, stamps and coins, furs, leather goods, records, savings stores, and similar uses.

Sec. 17-396. - Use conditions.

- Sec. 17-396.34. - Restaurants and other dining establishments with open or outdoor dining.

Add E exemption,

Exemption: E- Entertainment district is exempt except from items above except for the outdoor entertainment shall be limited to the hours up until from 8:00 p.m. to 12:00 midnight.

ARTICLE IV. - SUPPLEMENTAL DISTRICT REGULATIONS

Sec. 17-404. - One principal building on a lot.

Except in the R-3 and E district and as is otherwise excluded by section 17-201, only one (1) principal building and its customary accessory buildings may hereafter be erected on any lot.

Sec. 17-420. - Spaces required for certain uses.

Add (T) No parking required to chart

Sec. 17-420. - Spaces required for certain uses.

Chart 17-623(B) Summary of Commercial Districts Sign Standards

Signs Permitted in commercial Districts (C1, C2, C3, E) add
ARTICLE VII. - LANDSCAPING AND TREE PROTECTION

Sec. 17-702. - Area required to be landscaped per zoning district.
Add E to C-2 zoning district

Sec. 17-724. - Commercial property with primary structure.
Add E to C-2 zoning district
In C-2 District in the chart no tree planting required.

Table 17-725.1
MINIMUM NUMBER OF REQUIRED TREES AND DIAMETER/CIRCUMFERENCE BY ZONING DISTRICT
Add E District to chart in C2 where no planting is required.

charts would be adjusted accordingly