PLANNING COMMISSION
TOWN COUNCIL CHAMBERS
Tuesday, August 1, 2017 6:00 PM

1. CALL TO ORDER
2. PLEDGE OF ALECIEANCE
3. AGENDA APPROVAL
4. MINUTES APPROVAL – July 3, 2017
5. PUBLIC COMMENTS – AGENDA ITEMS
6. DIRECTOR’S REPORT
7. DISCUSSION ITEMS
   Review and amendment recommendations to Design Overlay District
8. PUBLIC COMMENTS – GENERAL
9. COMMISSION COMMENTS
10. ADJOURNMENT
1. CALL TO ORDER. Chairman Abrams called the Planning & Zoning Commission meeting to order at 6:00 p.m. Commission members present: Chairman Abrams, Vice Chairman Seibold, and members Gambino, Johnson, Lauer, and Lowery. Member Elliott was absent. A quorum was present. Others present: Town Clerk Hermann and Planning Director Morris.

2. PLEDGE OF ALLEGIANCE. Chairman Abrams led the Pledge of Allegiance.

3. AGENDA APPROVAL. Ms. Johnson moved to approve the agenda as presented. Mr. Lauer second. All voted in favor. MOTION CARRIED.

4. MINUTES APPROVAL. Mr. Seibold moved to approve the June 6, 2017 meeting minutes as submitted. Ms. Gambino second. All voted in favor. MOTION CARRIED.

5. PUBLIC COMMENTS- Agenda Items. No members of the public were present.

6. DIRECTOR’S REPORT. Ms. Morris reported that no subdivisions were approved last month and that staff issued 161 building permits. Staff is currently attending required training to maintain current certifications and new training for additional certifications. Three comments received on the tree ordinance sent to the commission members for review were submitted to the subcommittee, which met and made very few changes. The ordinance is going back to the subcommittee. Ms. Gambino asked who was on the subcommittee. Ms. Morris said Ms. Ott, Mr. Johnson, and Mr. Stevens. Mr. Seibold said the commission may not have any input in the revised tree ordinance. Ms. Morris said that was correct. At the last subcommittee meeting I made it clear to the members that the planning commission needs to review it again. There are some major changes and it continues to be changed. This commission is here to review and make recommendations on ordinances. The subcommittee agreed that it should come back to the planning commission, but at the last council meeting, Town Council sent it back to the subcommittee, because some of the changes were not presented.

7. DISCUSSION ITEMS. Chairman Abrams said the minutes stated that the design overlay for the Garden City area would be used; however, the version for South Kings Highway, which is just north of the town, was in the package. Ms. Morris said the two versions were very similar and the commission could work from the South Kings Highway version.

Paragraphs (A) through (E) were reviewed. The commission concurred to the following changes:

- (A)(1) delete “multi-family residential” on the second line
- (A)(2) change the word “County” to “town” in the first line
- (B)(1) Levels of Modification Chart, “Applicable sections of this overlay district that must be adhered to,” under “Very Minor,” add “change of tenant, change of ownership.”
- (B)(1) Levels of Modification Chart, “Applicable sections of this overlay district that must be adhered to,” under “Minor” section, explained that “plus signage” means that signs have to be brought up to code to meet overlay requirements
- (C)(2) first line. correct address to show town limits, and to include C-1 and C-2 business districts
Planning Commission
July 3, 2017

- (E)(1) 25 foot setback, many town lots are very small; it would be a hardship and qualify for variance through the Board of Zoning Appeals
- (E)(2), first line, remove “industrial” and insert “C-1 and C-2”
- (E)(5) last line, delete the word “junk”
- (7) a. and (7) c. delete “that” and insert “than”
- (8) move “salvage operation” to the end to reduce emphasis so the sentence reads “Businesses engaged in repair of automobiles, storage of possessions, or salvage operations ...”
- (8)a. reverse “salvage operation” and “vehicles waiting for repair” to reduce emphasis

During the course of discussion, the following points were made:

- Ms. Morris will research square footage for flat roof buildings requiring parapets to cover accessories like heating and air conditioning units
- Ms. Morris will have a PowerPoint presentation at the next meeting
- No ‘grandfathering’ is allowed under the proposed overlay district requirements
- Ms. Morris will research the impact of covering aluminum sided buildings regarding manufacturer warranties
- The overlay design regulations are very important to the town, because now we have the least stringent overlay in the county
- At the next meeting, the commission will review these changes, and begin with paragraphs (F) and (G); time permitting, the commission would move forward with additional paragraphs

8. PUBLIC COMMENTS - General. No members of the public were present.

9. COMMISSION COMMENTS.

Mr. Lauer: I don’t think I have much to say tonight.

Ms. Gambino: I think we’re doing well. Good job.

Ms. Johnson: It’s time to go celebrate Independence Day.

Ms. Lowery: I agree.

Mr. Seibold: No, I glad you did [sic.] I think it’s very important for the town. It’s gonna be a joy for us to get this through. You’re doing a good job. Just keep plugging along. Happy Fourth.

Chairman Abrams: I’m hopeful we’re gonna get something a little stricter passed this time.

Mr. Seibold: Yes, it’s important work.
Chairman Abrams: I think we need to look hard at the fact that the Glenss Bay is an arrival point for this town, and it's been ignored all along.

Mr. Seibold: That's an excellent point, and I'm guilty of it myself, not thinking enough about Glenss Bay as an entrance.

Chairman Abrams: Other than that, Happy Fourth of July.

12. ADJOURNMENT. Mr. Lauer moved to adjourn at 7:12 p.m. Ms. Johnson second. All voted in favor. MOTION CARRIED.

Prepared and submitted by,

Debra E. Herrmann, CMC, Town Clerk

Approved: August 1, 2017.

Mary Ellen Abrams, Vice Chairman

Clerk's Note: This document constitutes action minutes of the meeting that was digitally recorded, and not intended to be a complete transcript. Appointments to hear recordings may be made with the town clerk; a free copy of the audio will be given to you provided you bring a flash drive. In accordance with FOIA §30-4-80(E), meeting notice and the agenda were distributed to local media and interested parties via the town's email subscription list. The agenda was posted on the entry door at Town Council Chambers. Meeting notice was also posted on the town website at www.surfsidebeach.org and the marquee.
(A) **Purpose**

(1) The Overlay Zone is established to provide standards relative to accessibility, appearance and safety in the development of commercial and office projects. Therefore, single-family lots of record are excluded from the overlay requirements. Furthermore, the overlay is established to provide unified development that promotes a sense of place and provides opportunities to develop projects to be compatible with the carrying capacity of an urban corridor.

(2) When any existing town ordinance is amended, the more restrictive provisions of such revised ordinance shall apply even if these Overlay Zone standards are less restrictive.

(3) The following standards provide the minimum requirement that must be met in order to receive Planning, Building and Zoning Department authorization to develop or redevelop property within the Overlay Zone as established by the Zoning Ordinance.

(4) The standards established herein address only site plan or design-related issues encountered in the development or redevelopment of property within the Overlay Zone. Specific zoning-related standards are established in the Zoning Ordinance and must also be met prior to beginning development or redevelopment activities in the Overlay Zone.

(B) **Applicability**

(1) The boundaries of the Overlay Zone are established herein. The standards that follow shall be applicable to any development as established in the table below which is located partially or completely within the boundaries established within the Boundaries section of this ordinance.

<table>
<thead>
<tr>
<th>Level of Modification</th>
<th>Percent of value (cost of modification divided by existing bldg. value, times 100)</th>
<th>Applicable sections of this overlay district that must be adhered to</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Minor</td>
<td>Any percentage up to 9 percent</td>
<td>All new exterior walls must adhere to foundation landscaping requirements</td>
</tr>
<tr>
<td>Minor</td>
<td>10 percent to 39 percent</td>
<td>Above plus signage</td>
</tr>
<tr>
<td>Significant</td>
<td>40 percent to 74 percent</td>
<td>Above plus all existing exterior walls must adhere as well as complete foundation landscaping</td>
</tr>
<tr>
<td>Major</td>
<td>75 percent or more</td>
<td>All sections of the overlay must be adhered to</td>
</tr>
<tr>
<td>Change of Ownership</td>
<td></td>
<td>All sections of the overlay must be adhered to</td>
</tr>
<tr>
<td>Change of Tenant</td>
<td></td>
<td>All sections of the overlay must be adhered to</td>
</tr>
<tr>
<td>Change of Use</td>
<td></td>
<td>All sections of the overlay must be adhered to</td>
</tr>
</tbody>
</table>

(2) General maintenance and repair of any water, sewer, or electrical expenditures incurred in updating an existing structure where no new expansion will occur are exempt from the standards established below.
(3) Any building that is partially located within the boundaries, shall comply with these regulations. If an existing business is damaged or destroyed due to an act of nature (flood, hurricane, tornado, etc.), or catastrophic event and the building permit is acquired within twelve (12) months and is reconstructed within twenty four (24) months of the date such damage or destruction occurred as evidenced by insurance claim or other documentation, the standards contained herein shall not apply. This exemption, however, shall not relieve the property owner of having to meet applicable building or zoning regulations that may be in place at the time of reconstruction.

(4) Any change of use that requires additional parking shall bring the entire parking lot into compliance with the parking lot standards of this overlay. Properties with access connections that do not meet the requirements of the Overlay District shall be brought into compliance when modifications to the roadway are made or when there is a significant change in use of the property, including land, structures or facilities, resulting in an increase in the trip generation of the property exceeding twenty five (25) percent (either peak hour or daily) and exceeding one hundred (100) vehicles per day. **Question:** Since we have stated under B(1) that change of uses/tenant and ownership require the property to be brought into compliance, can't we remove this? Or are we going to require a traffic study when a change in use occurs?

(C) **Boundaries**

1. All parcels either partially or completely within the C1 and C2 zoned area of the town, excluding parcels that front on Sandy Lane.
2. Parcels located on Sandy Lane but combined with parcels fronting on Hwy 17 or frontage Road must comply. 
3. Properties that are rezoned to C1 or C2 after adoption of this ordinance.

(D) **Development and design requirements.** Development of specific uses in the Design Overlay District shall be consistent with the underlying zoning district. In addition to the requirements of the applicable underlying zoning district the following supplemental development regulations shall apply:

(1) **Building Exterior**

a. **Facades**

1. Building facades facing the corridor must include a repeating pattern with no less than three (3) of the elements listed below. At least one (1) of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.
   (a) Color change
   (b) Texture change
   (c) Material module change
2. No length of any front façade facing the corridor shall exceed thirty (30) linear feet without including at least one (1) of the following: pilasters, columns, offsets, reveals, projecting ribs canopies/porticos, colonnades, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions.
3. Shutters, if used, shall be sized so that they would fully cover the window opening if
they were operable. Operable shutters are preferred, but not required.

4. Where parapets are not used, all rooftop mechanical equipment shall be screened. False parapets shall be limited to 20% of the total height of the façade. The measurement shall be the average height of the parapet wall at each section of the façade as a ratio to width.

5. Where sloping roofs are used on the front or sides of a building facing the corridor the cornices shall be a minimum of one (1) foot deep.

b. Materials
   1. No portion of a building shall be treated with unadorned or plain concrete block, tilt-up concrete panels or prefabricated steel panels, unless the visible finish is comprised of a suitable finish material. Materials suitable for treating visible facades may include, but are not limited to brick, glass, synthetic clapboard siding (vinyl, metal or wood), split-face or ground-face decorative block, stone, hardiplank siding or cementitious siding, or stucco;
   2. Except as provided in this section, the rear and side facades shall be of materials and design characteristics consistent with that of the front; use of inferior or lesser quality materials for side or rear facades shall be prohibited.

c. Entrances
   A minimum one (1) entrance shall front the primary corridor. A commercial or institutional building shall feature one (1) or more prominent entries on the primary façade highlighted by at least three (3) of the details listed below. Secondary entrances to smaller tenants in multi-tenant buildings shall also have at least two (2) of the features listed below.
   1. Canopies/porticos above the entrance;
   2. Roof overhangs above the entrance;
   3. Entry recesses/projections;
   4. Arcades that are physically integrated with the entrance;
   5. Raised corniced parapets above the entrance;
   6. Architectural details, such as tile work and moldings, that are integrated into the building structure and design; or
   7. Integral planters or wing walls that incorporate landscaped areas or seating areas.
   A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.

d. Glazing
   1. Reflective or heavily tinted glass shall not be used on the primary or secondary façade.

(2) Building Roof.
   a. Shingles, metal standing seam, tile or other roofing materials with similar appropriate texture and of earthen appearance shall be utilized on roofs visible from the corridor.
   b. Flat roofs are allowed however they must be surrounded by parapet walls which enclose and screen all rooftop mounted mechanical equipment.
   c. Roof mounted mechanical equipment visible from the corridor shall be enclosed or screened to ensure that such features are not visible. Enclosures and screens shall be compatible to the architectural style of the proposed building;
(3) Accessory structures/uses
   a. Accessory structures such as garbage dumpster enclosures shall be the same in style, color, and materials with the principal building structure(s).
   b. The requirements of the underlying zoning district shall govern the distance separation requirements from the principal structure and other accessory structures.
   c. Accessory structures shall be limited in size to twenty-five (25) percent of the primary structure or one thousand (1000) square feet; whichever is less.

(E) Special Design Standards
   (1) Gas stations and commercial convenience stores shall utilize either sloping roof (gable or hip roof design) or parapet walls which properly screen any rooftop mounted mechanical equipment. The canopies over the gas pumps are encouraged to be attached to the main building and integrated into the architectural roof design. The canopy portion of the structure shall be subject to a twenty-five (25) foot setback from any property line. The canopy shall not encroach upon any required buffer area. The principal structure/building shall still be subject to all setback requirements as set forth within the zoning ordinance. If the canopy is placed forward of the primary building structure, then the support columns of the canopy shall be clad in brick, brick veneer, decorative split-face block or stucco covered block.

   (2) Chain link security fence enclosures may only be utilized within industrial areas if there is no reasonable alternative and only when screened by landscape material to create a six (6) foot tall opaque screen. If permitted, chain link fences, including posts and rails, shall be black, brown, or green and vinyl coated. **Allow in industrial only (Sandy Lane)**

   (3) Outdoor freestanding propane stations and storage facilities shall be opaquely screened from public view with landscaping or a solid fence of wood, stone or brick material. Fences exceeding six (6) feet in height shall have landscape plantings on any side facing the main corridor or residentially zoned property. Materials stored outdoors, excluding vehicles, trailers, or mobile machinery or equipment shall be stacked no higher than one (1) foot below the top of required screening device.

(4) Retail Garden Center
   a. The outdoor storage and display of living plant material (i.e. garden center) and its associated materials may use a combination wrought iron and masonry screen.
   b. Any merchandise typically associated with a retail garden center such as mulch, lawn equipment, propane items, barbeque grills, paving stones, landscaping timbers, bird baths, garden chemicals, etc. may be stored within this area provided that these items are not prominently displayed or featured from the public right of-way through the wrought iron portion of the screen. This may be accomplished by placing living plant materials such that these plants serve as a semi-opaque screen for the non-living plant material.

(5) Ancillary Outdoor Storage: The following are requirements for ancillary outdoor storage in non-residential districts located within the Overlay. All uses with ancillary outdoor storage and display of any goods, materials, merchandise, equipment, parts, junk or vehicles (overnight parking) shall not be permitted unless in conformance with the following regulations:
a. All proposed areas used for ancillary outdoor storage and the associated method of screening shall be indicated on an approved site plan along with scaled elevation drawings indicating the type of screening and materials proposed to be used.

b. Outdoor storage shall be screened from the corridor by a seven (7) foot high opaque enclosure or equal to the height of the stored material (not to exceed seven (7) feet in height). No portion of the screening device shall be used for advertising and display of signage. Fencing shall consist of wood, stone, or brick materials. Chain link, plastic or concrete materials are prohibited. Materials stored outdoors, excluding vehicles, trailers, or mobile machinery or equipment shall be stacked no higher than one (1) foot below the top of required screening device.

c. Outdoor storage shall observe the same setback requirements as that of the principal building.

d. Outdoor storage areas cannot be located forward of the principal building and when possible shall be located to the side of the building not facing a public street.

e. The following activities are excluded from the requirements:
   1. General construction activities
   2. Operations with primary outside storage.

(6) Structures (not parcels) Exceeding Twenty Five Thousand (25,000) Square Feet of Building must be separated from lands designated, zoned or used for a residential purpose by at least fifty (50) feet.

(7) Businesses engaged in the sale and/or rental of autos, boats, mobile homes, or recreation-related vehicles that have frontage within the overlay shall adhere to the following:
   Each business shall be permitted one display pad for merchandise sold at such establishment. The display pad shall be permitted as follows:
   a. Automobiles and boats shall be no larger than 200 square feet
   b. Recreational Vehicles shall be no larger than 400 square feet
   c. An additional display pad of the same size shall be permitted for each 200 feet of corridor frontage.
   d. The display pad shall be located behind the required perimeter buffer.
   e. The display pad may be elevated a maximum of 18 inches above finished grade.

(8) Businesses engaged in salvage operations, repair of automobiles or storage of possessions in individually enclosed units/garages that have frontage along the Corridor shall adhere to the following:
   a. Storage areas for salvaged materials or vehicles waiting for repair shall be screened from the corridor by a six (6) seven (7) foot high opaque enclosure or equal to the height of the stored material not to be higher than twenty (20) seven (7) feet located to the rear of the primary structure on the site. Fencing shall consist of wood, stone, or brick materials. Chain link, plastic or concrete materials are prohibited. unless screened.
   b. An eight (8) foot wide landscaped buffer shall be provided around the base of the enclosure to "soften" its appearance. Landscaping utilized shall be consistent with the foundation landscaping requirements of the principle structure as defined herein.
   c. A minimum six (6) seven (7) foot solid or opaque fence shall be required around any storage of recreational vehicles and mini-storage units.
Begin With (f) at next Planning Commission Meeting

(F) Shipping/receiving areas, utility locations and dumpsters:

(1) Shipping/receiving areas
  a. Proposed structures, requiring shipping docks for the receipt or shipping of merchandise shall locate such docks in the rear of the structure or within a service courtyard shared by different businesses. Shared courtyards may be accessed from the front of the structure provided the entrance to such area is designed to blend into the architectural style of the structure and no docks are visible from the corridor or adjacent parking areas. If no courtyard is present then landscaping or a solid screen made of durable architectural materials used in the buildings primary façade shall be provided to ultimately create an opaque screen at least eight (8) feet in height. The screening shall be designed to obscure views from on and offsite public areas, except for necessary penetrations.
  b. Loading and unloading of commercial vehicles or of any other vehicles used for commercial purposes is only permitted between the hours of 6:00 a.m. and 11:00 p.m. when a residential structure is within one hundred (100) feet of the loading area.

(2) Utility services shall be located underground when possible. Exceptions may be made when the Zoning Administrator determines that public safety is at risk if underground utilities are employed.

(3) Elements such as HVAC units, telephone boxes, or electrical transformers shall be placed as close to the building as feasible.

(4) Dumpsters shall be placed in the rear yard. In the case of a double frontage lot the front shall be considered the primary corridor.
  a. Screening walls made of the principal building materials shall enclose all dumpsters and shall consist of three (3) solid walls of brick, stucco or split-face block construction, at least six (6) feet in height. The dumpster gate shall be solid metal or wood fabrication.
  b. An opaque wooden fence may be used in lieu of architectural materials for locations not visible from off-site public areas.

(G) Access Management

To ensure that development within the overlay does not impact the carrying capacity or future improvement of the corridor, the following access management strategies shall be employed.

(1) Consolidation of access points. Reduction of access points to the corridor are encouraged due to the increases in operational efficiency that result. When any of the following strategies are used, participating businesses shall be entitled to the variations listed below.

(2) Number of Driveways per Parcel
  a. Any parcel or lot having frontage along an arterial and in existence prior to the adoption of the ordinance, shall be permitted one (1) direct access to that arterial, unless an access plan is submitted to, and approved by the Planning Department for more than one (1) access.
  b. At the time of plan submission and approval, if two (2) or more parcels in existence prior to the adoption of this ordinance are placed under one (1) ownership, control and/or
maintenance, such assembly shall be permitted one (1) direct access to the arterial, unless an access plan is submitted to, and approved by, the county for more than one (1) access.

c. Direct access to arterial roads shall be provided by one (1) or more of the following means for lots or parcels not permitted direct access to the arterial:
1. Access to the site may be provided by an existing or planned public street; and/or
2. Access to the site may be provided via the internal circulation of a shopping center, an office complex, or similar group of buildings having access in accordance with an approved access plan; and no additional direct access shall be provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, office complex or similar group of buildings. Access through side or rear setbacks is encouraged, provided that the access is internal and generally perpendicular to the setback; and/or
3. Access to the site may be provided by a service drive and/or shared access, which provides controlled access to the site.

d. Parcels located at an intersection of the corridor and another improved public roadway shall obtain access from the adjacent public roadway. Direct access to the corridor may be permitted when the parcel has two hundred (200) or more feet of corridor frontage, the access is no closer than three hundred twenty-five (325) feet to another access, and the access is approved by SCDOT. The use of Shared Access to serve adjacent parcels abutting the Corridor is required for new lots where there is less than two hundred (200) feet of frontage on the Corridor or less than three hundred twenty-five (325) feet to another access.

e. Shared or joint access. Use of shared or joint access between two (2) or more properties is encouraged even for parcels that may meet the spacing and frontage requirement. Where a parcel uses such access the parking requirements for those adjacent uses may be reduced up to ten (10) percent for each business. To receive this reduction the property owner(s) shall file a written agreement at the Registry of Deeds. The parties may revoke the agreement only if parking is provided in accordance with this Zoning Ordinance, and the Planning Commission, or its designee approves a revised plan.

f. When applicable, access to a parcel shall be aligned directly with existing median crossovers.

g. Accesses that do not align directly shall be located a minimum of one hundred (100) feet (edge to edge) from the nearest crossover.

h. One (1) additional access along a continuous site frontage may be allowed if there is a demonstrated need based on trip generation and road traffic data.

i. One (1) pair of one-way driveways may be used per two hundred fifty (250) feet of frontage. Only one (1) pair of one-way drives may be used per street frontage.

(3) Cross access required

a. General
All commercial development and multifamily development shall be designed to allow for cross-access to adjacent compatible sites in accordance with the following standards. When subdividing property for commercial or multifamily development cross-access must be provided.

b. Future stubs required

Design Overlay District 1st Edits 07/03/17
A stub for future access shall be provided to all adjacent vacant land zoned for commercial or multifamily uses.

c. Proper Placement
   To the maximum extent practicable a minimum distance of one hundred (100) feet shall be required between a cross access way and an intersection or driveway entrance.

d. Minimum width
   Cross access ways shall allow for two-way traffic between parcels through the use of a single drive aisle with a minimum width of twenty two (22) feet of one-way aisles each with a minimum width of eleven (11) feet.

e. Waiver
   The cross access standard shall be waived by the Planning Department if the applicant demonstrates it is impracticable to provide access due to;
   1. Topography and natural features.
   2. Size and configuration of the site.
   3. Vehicular safety factors.
   4. Existing development patterns on adjacent developed sites that make cross access impossible.
   5. When cross access is waived in accordance with this section, bicycle and pedestrian connections shall be provided between adjacent developments to the maximum extent possible.

(4) Nonconforming Driveways
   a. Driveways that do not conform to the regulations in this Ordinance and constructed before the adoption of this Ordinance shall be considered legal nonconforming driveways. Existing driveways granted a temporary permit are legal nonconforming driveways until such time as the temporary permit expires.
   b. Loss of legal nonconforming status results when a nonconforming driveway ceases to be used for its intended purpose, as shown on an approved site plan for a period of six (6) months or more. Any reuse of the driveway may only take place after the driveway conforms to all aspects of this Ordinance.
   c. Legal nonconforming driveways may remain in use until such time as the use of the driveway or property is changed or expanded. If it is changed then it must follow. (See section (7) Change of Use, below.)
   d. Nothing in this Ordinance shall prohibit the repair, improvement, or modification of lawful nonconforming driveways.

(5) Driveway Location and Design
   a. Driveways across from median openings shall be consolidated wherever feasible to coordinate access at the median opening.
   b. Driveways with more than one (1) entry and one (1) exit lane shall incorporate above grade channelization features to separate the entry and exit sides of the driveway. Where above grade channelization impairs truck off tracking, said mechanism shall be setback from the right-of-way so as not to impede the necessary turning radius for safe truck off tracking. Driveway medians shall be improved with at least one (1), two and one-half (2 1/2) inch caliper canopy tree to reduce parking lot heat and glare for every fifty (50) feet of median length. Five (5) shrubs must be provided per tree. Two (2) understory trees may
be substituted for each required canopy tree in areas constrained by overhead utility line or in limited cases at the discretion of the Planning Department to provide visibility to signage and or architectural features. The remaining area of the driveway median shall be planted with vegetation that complements the structure or a suitable groundcover. All landscaping shall be located so as to not impede any required sight triangles. Acceptable plant species, maintenance standards, and sizes to meet the above requirements are listed below.

c. Driveways shall be designed with adequate on-site storage for entering and exiting vehicles to reduce unsafe conflicts with through traffic or on-site traffic and to avoid congestion at the entrance.

d. On site storage for entering and exiting vehicles shall be buffered from the parking area. Said buffer shall consist of an above grade landscaping strip no less than three (3) feet in width and vegetated with at least one (1) two and one-half (2 1/2) inch caliper canopy trees to reduce parking lot heat and glare for every twenty five (25) feet of median length. Five (5) shrubs shall be provided per tree. Two (2) understory trees may be substituted for each required canopy tree in areas constrained by overhead utility lines or in limited cases at the discretion of the Planning Department to provide visibility to signage and or architectural features. The remaining area of the buffer shall be planted with vegetation that complements the structure or a suitable groundcover. Acceptable plant species, maintenance standards, and sizes to meet the above requirements are listed in Horry County Landscaping Species Booklet.

(6) Transit accommodations shall be provided for developments containing structures totaling eighty thousand (80,000) gross square feet or greater. This can be waived by the Zoning Administrator if adequate sites already exist within the area.

(7) Change in Use
a. Properties with access connections that do not meet the requirements of the Overlay District shall be brought into compliance when modifications to the roadway are made or when there is a significant change in use of the property, including land, structures or facilities, resulting in an increase in the trip generation of the property exceeding twenty five (25) percent (either peak hour or daily) and exceeding one hundred (100) vehicles per day, as determined by one (1) of the following methods:
   1. An estimation based on the latest edition of “Trip Generation” by the Institute of Transportation Engineers for typical land uses, or;
   2. Traffic counts made at similar traffic generators located in the area, or;
   3. Actual traffic monitoring conducted during the peak hour of the adjacent roadway traffic for the property
b. If the principal activity on a parcel with access connections that do not meet the regulations herein is discontinued or out of service for a period of one (1) year or more, then that parcel must comply with all applicable access requirements of this overlay district.

(8) Parking lot access. Parking lots that directly access the corridor or a frontage roadway shall:
a. Be designed to ensure that entering vehicles maintain a travel speed of fifteen (15) miles per hour (mph) to assist in reducing interference with through street traffic movements.
b. Setback required landscaping or optional berming to ensure that a sight triangle, conforming to SCDOT standards, exists.

(H) Parking
To reduce the visual mass and enhance the appearance of parking areas from the corridor, the following standards shall be met:

(1) To soften the transition between active commercial areas and the street, all parking facilities shall be buffered from the corridor. Such screening shall be provided for utilizing the area provided for in the perimeter buffer and setback areas.

(2) Parking areas shall be designed so that no one parking module contains more than one hundred twenty-five (125) spaces. Parking within modules shall be designed such that a 9' x 18' island is provided every (10) continuous parking spaces in a row, for a maximum of twenty (20) spaces per bay between islands. At the end of each parking bay within a module a 9' x 38' planted island will be provided. Parking islands shall be surrounded by curbing to prevent vehicular intrusion and limit vehicle overhand.

(3) Parking Islands shall be improved with at least one, two and one-half (2 1/2) inch caliber canopy tree to reduce parking lot heat and glare. Five (5) shrubs must be provided per tree. Two (2) understory trees may be substituted for each required canopy tree in areas constrained by overhead utility line or in limited cases at the discretion of the Planning Department to provide visibility to signage and or architectural features. The remaining area of the parking island shall be planted with vegetation that complements the structure or a suitable ground cover. Acceptable plant species, maintenance standards, and sizes to meet the above requirements are listed in Horry County Landscaping Species Booklet.

(4) Parking of any vehicle for anyone other than persons engaging in commerce at the business located on the property is prohibited. Overnight parking of commercial motor vehicles, tractor trailers, boats, vessels, recreational vehicles, campers, motor homes or similar means of conveyance or places of abode is prohibited, except in conjunction with a special event where a permit has been issued by the County.

(5) Parking Plan
a. Maximum Parking Spaces Allowed
The maximum allowed number of parking spaces is one hundred ten percent (110%) of the required number of off-street parking spaces by land use per the current County off street parking regulations. The Planning Department can approve an alternative-parking plan that exceeds the maximum number of allowed spaces and the alternative parking plan shall comply with the following requirements:

1. Parking Demand Statement
Requests for exceeding the number of required off street parking spaces shall be accompanied by a statement indicating why additional spaces are needed. The statement shall be accompanied by supporting documentation.

2. All parking spaces provided in excess of one hundred ten (110) percent of the required parking spaces shall consist of alternative pervious paving materials unless
this creates a requirement where the number of pervious spaces is five (5) or less. In such cases all parking may be impervious.

3. The pervious paving materials can include but are not limited to brick pavers, grass pavers, porous asphalt and porous concrete.

4. If the applicant does not wish to provide pervious paving materials for those additional numbers of spaces in excess of the maximum number allowed as required above, they may submit an alternative plan or method that meets the then current County, State and Federal water quality requirements.

b. Shared Parking
   Requests for shared parking shall comply with all of the following standards
   1. Shared parking spaces shall be located within five hundred (500) linear feet of the primary entrance of all uses served, unless remote parking shuttle bus service is provided. Shared parking spaces shall not be separated from the use they serve by an arterial or collector road. In addition, adequate and safe pedestrian access shall be provided from and to the shared parking areas.
   2. Same or More Intensive Use. A shared parking area shall be located on a site with the same or more intensive zone district than the required primary uses served.
   3. In order to use the shared parking as a means of satisfying the off-street parking standards, the feasibility of the shared parking must be justified. Justification shall include information on the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.
      a. The maximum reduction in the number of parking spaces required for all uses sharing the parking area shall be fifty (50) percent;
      b. Directional signage shall be added to direct the public to the shared parking spaces.
   4. A shared parking plan shall be enforced through a written agreement among all owners of record. An attested copy of the agreement between the owners of record shall be recorded prior to issuance of zoning compliance.
   5. A shared parking agreement shall only be revoked if all required off-street parking spaces are provided on site.

(I) Pedestrian Walkways
   (1) Pedestrian pathways shall connect building entrances, site amenities and connections to the public sidewalk system, including through landscaped areas in parking lots when necessary to provide a reasonable direct path for entrance/exit. If no public sidewalk system exists adjacent to the property then the pedestrian access shall be constructed up to the right of way.
   (2) For parking uses of over five hundred (500) spaces a pedestrian network shall be provided to connect parking areas to the building areas. In the case of office and institutional uses, a pedestrian path leading to the building entrance shall be provided within one hundred eighty (180) feet of all parking spaces. In case of retail or other commercial uses a pedestrian path shall be provided within one hundred eighty (180) feet of all parking spaces.
(3) Internal pedestrian access shall be provided to connect off-street surface parking areas with primary building entrances and the public sidewalk system.

(4) Pedestrian pathways shall be constructed with asphalt, cement or other comparable material.

(5) At least one internal pedestrian walkway with a minimum width of five (5) feet shall be provided from the primary building entrance to the public sidewalk system. In the case of the corner lots, a connection shall be made to the sidewalk of both streets.

(6) The pathways shall be of contrasting color or materials when crossing drive aisles (painted or striped crosswalks do not satisfy this requirement). Speed table or textured surfaces creating a rumble effect shall be required at high volume crossings.

(7) All internal pedestrian walkways shall be distinguished from driving surface materials through the use of durable, low maintenance surface materials such as pavers, bricks, or scored/stamped concrete/asphalt to enhance pedestrian safety, as well as the attractiveness of the walkways.

(8) Pedestrian Zones in front of Commercial Buildings, Retail and Linear Multi-entrance Office. A pedestrian zone including sidewalks, landscape planters and amenities such as benches, special paving areas or insets, trash receptacles, fountains or public art shall be provided adjacent to the entrances of every retail or linear multi entrance office building in scale with the size of building. The width shall be no less than ten (10) feet.

(J) Lighting

A lighting plan shall be required with submittal of all commercial development plans within the overlay in order to reduce unnecessary dispersal of light and glare to surrounding lands and/or right of way. Emergency lighting for public safety and hazard warning, holiday decorations, residential lighting, and public streetlights are exempt from the provisions of this ordinance.

(1) Detailed Lighting Plan

The lighting plan shall show the location of all site lighting including lights mounted on buildings that are intended to illuminate spaces adjacent to the building. The lighting plan shall include specifications and details of all fixtures, and a photometric plan. The photometric plan may be waived for small or infill sites where code compliance and compatibility can be determined through other data.

(2) Orientation and Shielding.

Light fixtures in excess of one hundred (100) watts or two hundred (200) lumens shall use full cut-off lenses or hoods to prevent glare or spillover from the project onto adjacent lands or right of way. Standard decorative street lights are exempt. No illumination across any residentially zoned lot line is allowed. The orientation of all lighting shall be downward.

(3) Height

a. Luminary heights shall not exceed eighteen (18) feet except in areas where the total number of parking spaces exceeds one hundred (100); in such instances the luminaries shall be no higher than twenty-five (25) feet provided they are limited to the central areas of the parking lot and lower fixtures not exceeding eighteen (18) feet in height are utilized along the primary vehicular/pedestrian corridors.
b. If a luminary is within fifty (50) feet of a residentially zoned parcel, the height of the luminary shall be no greater than eighteen (18) feet with the fixture located along the edge of the parking area and light directed back into the site.

c. Wherever possible, illumination of outdoor seating areas, building entrances, and walkways shall be accomplished by use of ground mounted fixtures not more than four (4) feet in height.

(4) Type
Each outdoor luminary shall be a recessed or a full cutoff luminary, and the use of decorative luminaries with full cutoff optics is desired.

(5) Location
All exterior lighting fixtures shall be located a minimum of five (5) feet from a property line or right-of-way line and shall not be located within a required buffer area unless they are located at the interior edge.

(6) Hue
Lighting sources shall be color neutral types such as led, halogen or metal halide. Light types of limited spectral emission such as low-pressure sodium or mercury vapor lights are prohibited.

(7) Floodlights and Spotlights
Floodlights and spotlights shall be selected, located, aimed, and shielded so that the direct illumination is focused exclusively on a portion of the building façade or other intended site feature and away from adjoining lands or right of way. Such lighting shall be installed in a fixture that is shielded so that no portion of the light extends below the bottom edge or above the top edge of the shield and the main beam from the light source is not visible from adjacent lands or the adjacent right of way. Floodlights or other type of lighting attached to light poles that illuminate the site and/or buildings are prohibited.

(8) Prohibited Lighting
The following lighting fixtures are prohibited: searchlights, laser source lights, or any similar high-intensity light, except in emergencies by police and fire personnel.

(9) Canopy Lighting
Lighting installed on canopies or drive-thru facilities are permitted an average foot candle reading of twenty (20) foot candles under any area that is illuminated. Lighting shall use diffusers and be shielded. No light source or lens in a canopy structure shall extend downward further than the lowest edge of the canopy ceiling, unless the fixture is of a full cut-off design.

(10) Building Lighting
a. Property owners and managers are encouraged to safely illuminate building entry/exit locations; however, such areas shall only be illuminated using wall mounted lights as described below or off-building lighting that does not generate glare or otherwise allow the light to be viewed directly from off the property or from adjacent roadways or the corridor. Building walls may be illuminated.

b. Wall Mounted Lights
Wall mounted lights shall be fully shielded luminaries to prevent the light source from being visible from any adjacent residential property or public street right-of-way. Nothing in this subsection shall prevent the use of sconces or other decorative lighting fixtures with wattage equal to or less than one hundred fifty (150) watts.
(K) **Landscaping**

(1) A minimum five (5) foot foundation landscape strip shall be required along the façade and exposed sides of all buildings within a development. The landscaping shall be composed of mixtures of planting materials. If the building is taller than 25 ft the foundation landscaping shall incorporate trees.

(2) Exemptions from this requirement may be granted when the following circumstances exist or when any of the following conditions are proposed on the site:

a. Building entrances and exits.

b. Areas used for pedestrian activities (sidewalks, plazas, etc), in which instances the landscaping must be installed between the building foundation and the back of curb separating the pedestrian area from the vehicle use area. In no case shall the length of the planted area be less than 50% of the length of the building façade, minus the width of entrances and exits. A variety of planting beds, street trees and elevated planters may be used.

c. For those portions of buildings which have drive up services along the side of the building (i.e. pharmacies, banks, fast-food, dry-cleaners, photo shops, etc)

d. Adjacent to truck loading or service areas not open to public parking or on the rear side of a building when less than 10% of the total required parking is located in the rear of the building and the rear is not adjacent to any public right-of-way.

(3) Perimeter landscaping

a. A landscaped buffer shall be provided around all perimeters for parcels that abut the corridor. The buffer width shall be equal to that of the setback required for the underlying zoning district except that the Type D (Streetscape) width shall be ten (10) feet. In addition, Type C (Spatial) buffer widths may be reduced to five (5) feet. Landscaping within the buffer shall be provided in accordance with design standards described in Table 3: Buffer Design Guidelines and is dependent on the type of commercial or residential use on the property. These buffer provisions affect no setback dimensions.

b. When any commercial property being developed abuts a single family residential property, a Type A buffer described in Table 3: Buffer Design Guidelines below shall be utilized to mitigate the transition from all levels of commercial development to residential development.

c. No fence, berm, or landscape material shall be designed or located in a manner that obstructs the vision of vehicular traffic at street and/or driveway intersections. When a new residential development is created adjacent to or abutting to an existing non-residential zoned property within the corridor, it is the responsibility of that new residential development to meet the buffer requirements and improvement standards listed below.

d. Permitted uses within the required buffer include driveway access; transit oriented uses including bus stops and shelters; pedestrian and bike paths; and lighting fixtures, signs, benches, and other streetscape furniture.

(4) **Irrigation**

All required planting areas shall be mechanically irrigated. Bubbler or drip irrigation systems are encouraged in order to reduce water consumption and overspray onto pedestrian and vehicle use area. This shall include all tree islands, medians and all areas of required frontage landscaping between the parking lot and public streets. Required planting areas associated with parking lots containing less than thirty (30) parking spaces
are not required to be irrigated. However, an exterior water source (such as a hose bib) shall be located within one hundred (100) feet of all required planting areas. If the project area is required to be irrigated, the following statement on the Site and Landscaping Plan must be provided “All planting areas shall be mechanically irrigated.” and/or, an irrigation plan must be provided.

(5) Maintenance
Maintenance shall consist of mowing, removal of litter and dead plant materials, necessary pruning, and maintenance of screens in conformance with the surrounding area. Natural watercourses within a buffer shall be maintained as free flowing and free of debris. Stream channels shall be maintained to improve floodplain areas. It shall be unlawful to deviate from approved landscape plan unless otherwise permitted by the Zoning Administrator or designee.

(6) Berm construction requirements
When a berm is utilized to provide separation between non-similarly zoned properties or for the purpose of modifying other standards elsewhere required by these regulations, it shall adhere to the following:
   a. Have side slopes no greater than 3:1. Any alternative designs shall be noted on all plans; and
   b. Be vegetated with the plant materials that are suitable to high well drained soils.
   c. Plants used for landscaping shall be indigenous to the local climate and properly maintained in a healthy, controlled manner by the property owner.
   d. Non-vegetated areas on the berm shall be covered with a groundcover, mulch, or grass suitable to stabilize the side slopes of the berm (used when modifying parking lot location); and
   e. Breaks in the berm may be allowed every six (6) to eight (8) feet or as needed for drainage.

(7) Drainage and utility encroachment into the perimeter buffer
   a. Stormwater facilities and conveyances encroaching into the perimeter buffer- New stormwater facilities including conveyances shall not be located on the exterior of any required landscape buffer. If an existing conveyance or stormwater facility exists along the property line or in the area which would normally constitute the buffer location, then the buffer width must be met internal to said facility or conveyance. Any encroachment into the buffer area may not encroach more than ten (10) percent into the total required width of the buffer. An encroachment includes any required easement width necessary to access and/or maintain the facility or conveyance to meet the requirements of Horry County Stormwater Ordinance.
   b. Utility encroachment into the perimeter landscaping – Water, gas and electric utilities shall not encroach into the landscaped areas of the perimeter buffer, but may encroach into the streetscape buffer.

(8) Alternate designs allowed
The Zoning Administrator may, at their discretion, approve an alternate buffer design incorporating visually appealing fencing or earthen berms. The Planning and Zoning Department may, at its discretion, approve alternate species not included on the approved plant list if the property owner submits a letter from a registered landscape architect, horticulturist, botanist, or plant nursery operator stating that the growing conditions in the County favor the healthy growth and maintenance of that species. The Planning and
Zoning Department may also require landscaping to be installed in locations left empty from the parking layout, such as corner islands associated with angled parking layouts, at its discretion.

(9) Tree preservation
   The following standards apply to all properties within overlay.
   a. The Planning Department can grant up to a five (5) percent reduction in the number of off-street parking spaces required on the site if the reduction in pavement will preserve the root zones of existing healthy trees with a DBH of eight (8) inches or greater.

<table>
<thead>
<tr>
<th>Proposed Land Use Classification</th>
<th>Adjacent Land Use Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1</td>
<td>1</td>
</tr>
<tr>
<td>Class 2</td>
<td>B</td>
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<tr>
<td>Class 3</td>
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<tr>
<td>Class 4</td>
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<td>Class 7b</td>
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</tr>
<tr>
<td>Class 8</td>
<td>A</td>
</tr>
</tbody>
</table>

Notes:
To use Table 1 to determine perimeter buffers between uses:
1) Identify land use class (See Table 2) of subject property in the Land Use Classification column.
2) Identify the land use classification for adjacent parcel
3) Required buffer type is provided at the intersection of the subject row and adjacent property column. The letter indicates buffer type.
4) For buffer type descriptions and design standards see Table 3 Buffer Design Guidelines. Buffer width is equal to the width of the setback unless otherwise specified.

<table>
<thead>
<tr>
<th>Use</th>
<th>Use Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>2</td>
<td>Multi Family Residential</td>
</tr>
<tr>
<td>3</td>
<td>Warehouse/ Industrial</td>
</tr>
<tr>
<td>4</td>
<td>Amusement</td>
</tr>
<tr>
<td>5a</td>
<td>Retail, Restaurant, Sales and Service (&lt;10,000 sf)</td>
</tr>
<tr>
<td>5b</td>
<td>Retail, Restaurant, Sales and Service (&gt;10,000 sf)</td>
</tr>
<tr>
<td>6a</td>
<td>Office/ Institutional/ Medical (&lt;20,000 sf)</td>
</tr>
<tr>
<td>6b</td>
<td>Office/ Institutional/ Medical (&gt;20,000 sf)</td>
</tr>
<tr>
<td>7</td>
<td>Transient Accommodations</td>
</tr>
</tbody>
</table>
### TABLE: 3 BUFFER DESIGN GUIDELINES

<table>
<thead>
<tr>
<th>Buffer Type</th>
<th>Description</th>
<th>Performance Standards (per 100 feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type A Opaque</strong></td>
<td><strong>Option (1)</strong>: This buffer functions as an opaque screen from the ground to a minimum height of eight (8) feet.</td>
<td><strong>Canopy Trees</strong>: 2.5 trees</td>
</tr>
<tr>
<td></td>
<td></td>
<td>One hundred (100) percent of the vegetation required shall be evergreen species, no more than (25) percent may be pine species.</td>
</tr>
<tr>
<td><strong>Type A Opaque</strong></td>
<td><strong>Option (2)</strong>: This buffer/screen functions as an opaque screen from the ground to a minimum height of eight (8) feet.</td>
<td><strong>Screen shall consist of a double row offset evergreen trees. Trees should be spaced every ten (10) feet on center minimum.</strong></td>
</tr>
<tr>
<td><strong>Type B Semi-Opaque</strong></td>
<td><strong>This buffer functions as a semi-opaque screen at a minimum height of eight (8) feet with openings no greater than ten (10) feet.</strong></td>
<td><strong>2.5 trees</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>(2.5” inch caliper and ten (10) feet in height at the time of planting)</strong></td>
</tr>
<tr>
<td>Buffer Type</td>
<td>Description</td>
<td>Performance Standards (per 100 feet)</td>
</tr>
<tr>
<td>-------------</td>
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<td>-----------------------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Canopy Trees</td>
</tr>
<tr>
<td><strong>Type C Spatial</strong></td>
<td>This buffer provides a sense of separation between properties without screening the view. These buffers are generally oriented towards aesthetic enhancement of site perimeters and separation of multiple uses on the same site. Spatial buffers should include a combination of trees and shrubs that provide visual obstruction from the ground to a height of at least twenty (20) feet.</td>
<td>2.5 trees</td>
</tr>
<tr>
<td><strong>Type D Street -scape</strong></td>
<td>This buffer is intended to soften the transition from the street side to the remainder of the property as well as provide a sense of separation between the street and property use. Streetscape buffers are required for all uses adjacent to referenced street corridors. All uses that require site plan approval shall preserve, maintain or install a vegetated/planted buffer that abuts the perimeter of the property.</td>
<td>2.5 trees</td>
</tr>
</tbody>
</table>