



Town Council Decision Paper
Ordinance 21-0937
Rezoning from C1 (Highway Commercial) to PL (Public Land)
October 12, 2021

SUBJECT: First Reading of Ordinance 21-0937 to amend the zoning of two parcels purchased by the Town of Surfside Beach to house a new town hall and municipal court facility from C-1 [Highway Commercial] to PL [Public Land]. Parcel 1 fronts on the 17 Business Frontage Road, is identified by PIN 46101040053 [TMS 191.15.07.025], and includes the existing structure that will become Town Hall. Parcel 2, fronting on Sandy Lane, is contiguous to Parcel 1 and is identified by PIN 46101040017 [TMS 191.15.07.014]. Per Horry County, the parcels contain +/- 49,917.4 square feet.

PURPOSE: The Town of Surfside Beach purchased the two parcels listed above for the purpose of relocating town hall from the existing site due to health-related issues with structure. The office building is currently zoned C1, which allows office uses and is the most permissive commercial district in the ordinance. In 2019, Ordinance 19-0900 created the Public Land District [PL] *to establish and preserve areas for the use of certain public purposes with the intent of being harmonious with surrounding districts and uses.* This includes parcels containing local, state, and federal land uses, and Ordinance 19-0904 amended the zoning of +/- 37 parcels to PL to that end.

The activities currently occurring at the new site are considered upfits including wiring for the computer and phone systems, as well as a security system. Additionally, there is some redecorating in anticipation of the move. The existing structure meets the setbacks for the current district (C-1) and will also meet both the setbacks and the separation requirement from residential per the PL district. Future construction will also meet the requirements of the PL district. It is anticipated with this 1st Reading and a Public Hearing to be held at the October 18th Planning Commission meeting the zoning change can be completed with a 2nd reading prior to the scheduled relocation of services from the existing Town Hall.

RECOMMENDATION:

Approve 1st reading of Ordinance # 21-0942.

STATE OF SOUTH CAROLINA) AN ORDINANCE OF THE TOWN OF SURFSIDE BEACH
COUNTY OF HORRY) TO REZONE PARCELS OF LAND FROM
TOWN OF SURFSIDE BEACH) THEIR CURRENT ZONING TO PUBLIC LAND

WHEREAS, pursuant to Title 6, Chapter 29 of the Code of Laws of South Carolina, the Town of Surfside Beach enacted Chapter 9 in its Town of Surfside Beach Code of Ordinances, "Zoning"; and

WHEREAS, Article I of Chapter 4 of the Surfside Code, §17-202, provides that the Zoning Ordinance may be amended from time to time by the Town Council; and

WHEREAS, On August 16, 2021, the Town of Surfside Beach purchased the following parcels, as authorized by the Town Council, for the Town's administrative needs, including to be used as a Town Hall, which are presently zoned C-1 (Highway Commercial):

"New Town Hall" properties:

TM# 191.15.07.025 (210 Highway 17 S) and TM# 191.15.07.014 (*no address*)
PIN 46101040053 PIN 46101040017

WHEREAS, In 2019, the Town established the Public Land (PL) zoning district for zoning for properties owned by government, including local government; and

WHEREAS, The Planning Commission of the Town of Surfside Beach held a public hearing October 18, 2021, to receive public input regarding the rezoning request; and

WHEREAS, Immediately following the public hearing, the Planning Commission reviewed the request for rezoning and, by a majority vote of the membership present, recommended Town Council approve the rezoning based on the procedures established in South Carolina law and Section 17-202 of the Town's Code of Ordinances; and

WHEREAS, The Town Council has determined it is in the best interests of the Town to rezone its new property, described above, to PL zoning, for use by the Town;

NOW, THEREFORE, BE IT ORDAINED, the properties identified herein are rezoned to Public Land (PL). The Zoning Map of the Town of Surfside Beach is and shall be amended to conform to these changes. Any development thereon must conform to all requirements of the Zoning Ordinance and other applicable laws, rules and regulations.

SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this article, which can be given effect without the invalid provision or application, and to this end, the provisions of this article are declared to

be severable. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

EFFECTIVE DATE. This ordinance shall take effect immediately upon approval at second reading by the Town Council of the Town of Surfside Beach, South Carolina

BE IT ORDERED AND ORDAINED by the Mayor and Town Council of the Town of Surfside Beach, South Carolina, in assembly and by the authority thereof, this 26th day of October 2021.

Surfside Beach Town Council

Bob Hellyer, Mayor

Debbie Scoles, Pro Tempore

Bruce H. Dietrich, Town Council

Michael Drake, Town Council

Paul Holder, Town Council

Cindy Keating, Town Council

David Pellegrino, Town Council

Attest:

Sheri Medina, Town Clerk