INFERENCE POINT CONCEPT ANNEXATION REQUEST

PRIME STORAGE

Frequently Asked Questions

November 13, 2026



THE BASICS

Q : What is being proposed?

A : Prime Storage owns the self-storage facility located at 610 US-17 BUS, off North King's Highway behind the Waffle House (TMS No. 191-00-01-116). Its sister company, Edge Inference, wants to use part of the inside of the existing storage building for a small technology facility called an "inference point."

Q : What is an inference point?

A : An inference point answers requests from nearby users in a fraction of a second. It does not store or warehouse data; rather it receives user-initiated requests from local businesses, institutions, and other nearby users, performs real-time inference processing, and returns responses to the originating users. For example, it can help a 911 center sort calls faster or help a hospital read an X-ray more quickly.

THE BASICS cont.

Q : Is this a data center?

A : No. Data centers are large facilities built on open land, use huge amounts of electricity, often use public water for cooling, and serve customers around the world.

This project is different:

- It specifically serves people and businesses close by.
- It does not warehouse data; rather, it executes inferences.
- It goes inside a building that is already there.
- It uses no public water for cooling, just water and sewer for sinks and toilets.
- It uses a small fraction of the power of a large data center.

It works more like a telephone exchange, a local building full of phone equipment that connects calls in a community: it quietly handles requests from nearby users and sends answers right back.



THE BASICS cont.

Q : Is my data stored there?

A : No. Information is used only long enough to answer a request and is not stored.

Q : Why here?

A : These services need answers in milliseconds, so the computer systems enabling them must be physically nearby the people and businesses using them, which include hospitals, universities, manufacturers, and emergency service providers. The site already has a building, parking, and utilities, so no land needs to be cleared.



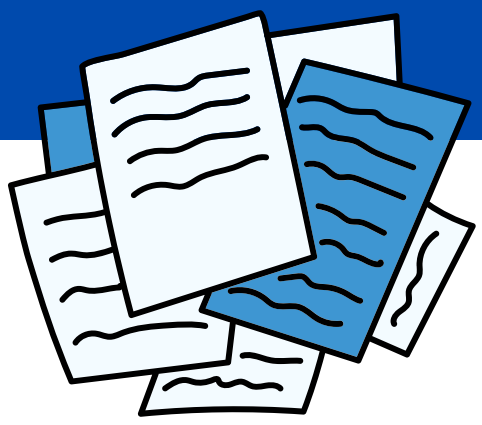
BENEFITS

Q : How does it help Surfside Beach and the surrounding area?

A : It can support faster local services, such as:

- police, fire, and 911 dispatch during beach season and hurricanes
- hospitals and clinics
- schools and colleges
- Town and County services
- hotels, restaurants, and other local businesses

The project also adds to the local tax base. It is not asking the Town, Horry County, or the State for tax breaks, fee reductions, or other economic development incentives. The project will pay its full share of property and business taxes, like any other local business. That means new tax revenue for Surfside, Horry County, and the school district, with no cost to taxpayers.



ANNEXATION AND ZONING

Q : What is the annexation about?

A : Most of the storage facility, about 4 acres, is already in the Town and zoned C-1 Highway Commercial. A 2.3-acre piece at the back is in Horry County. Prime has asked the Town to bring that piece into Town limits and zone it C-1, so the whole facility is under one set of rules. That land is already part of the storage facility complex, and no new building is planned.

Q : Does annexation approve the inference point?

A : No. The only request now before the Town is to annex the 2.3 acres and zone them C-1 Highway Commercial, the same zoning as the rest of the facility that is already within the Town limits. Annexed property cannot be added to the Town without a zoning designation.

ANNEXATION AND ZONING cont.

Q : What comes next?

A :

1. Town Council will consider and potentially take a final vote on the annexation and C-1 zoning at second reading on Tuesday, November 24, 2026.
2. Edge asks the Town to classify the use. Edge will submit a written description of the proposed inference point, including its operations, staffing, power, and traffic, to the Town's Planning Director. The Director then decides which zoning category applies.
3. Edge meets the Town's conditions for the use. These include keeping the main building the required setback distance from any residential district, with no noise or air pollution, and no safety hazards or nuisances.
4. Edge obtains Town permits. Edge will apply for a zoning permit and a building permit for the interior work. The Town will review the electrical and fire safety plans.
5. Construction and inspection. Work takes place inside the existing building. Town inspectors must sign off before the inference point can begin operations.

No work on the inference point will begin until those Town approvals and permits are in place.



ANNEXATION AND ZONING cont.

Q : What is the meeting schedule?

A :

- September 3, 2026: Petition filed. Prime Storage asked the Town to annex the 2.3 acres and zone them C-1.
- Tuesday, October 6, 2026 (held): Planning Commission public hearing, 6:00 p.m., Dick M. Johnson Civic Center. The Commission heard public comments on the zoning and recommended C-1 zoning to Town Council.
- Tuesday, October 27, 2026 (held): Town Council first reading, 6:00 p.m., Dick M. Johnson Civic Center. Council voted unanimously to approve the annexation ordinance on first reading.
- Tuesday, November 24, 2026 (scheduled): Town Council second reading and potential final vote, 6:00 p.m., Dick M. Johnson Civic Center, 829 Pine Drive. The annexation ordinance is expected to be the first business item on the agenda.
- After annexation: Edge's application to the Town for the inference point, as described above.





Q : How can I take part?

A :

Town Council will consider the annexation at public meetings, and residents may comment. For questions, contact the Town of Surfside Beach Planning and Zoning Department at (843) 839-3769. More information about inference point technology is available at www.inferencepoints.com.

SIZE, POWER, & WATER

Q : How big is it?

A : The inference point would utilize about 20,000 to 25,000 square feet inside the existing building. About 70,000 square feet would stay in self-storage use.

Q : How much electricity will it use? Will my bill go up?

A : It is expected to start at about 2.5 megawatts and will never go above 20 megawatts. Medium-sized manufacturers use about as much. Large data centers use 100 to 1,000 megawatts. Any upgrades needed to serve the project will be paid for by the project, not by other Santee Cooper customers.

Q : Will it use Town water?



A : No municipal water will be used for cooling. The closed-loop cooling system is filled once at operational startup with water trucked from offsite, then sealed to circulate the same fluid for up to 30 years. Nothing is discharged to the sewer. The only water and sewer use will be for ordinary restrooms for the small staff.

EFFECTS ON NEIGHBORS

Q : Will anything new be built?

A : No new buildings. All equipment goes inside the existing building. Any outdoor equipment required by code will be screened. From the street, the facility will look the same.

Q : Will it be noisy?

A : The equipment is indoors, and the project will meet the Town's noise rules, which include:

- Decibel limits. Sound is measured at the edge of the neighboring property. Next to homes, the limit is 55 decibels from 7:00 a.m. to 10:00 p.m. and 50 decibels overnight, about the level of a quiet conversation. Next to commercial property zoned C-1 or C-2, the limit is 65 decibels from 7:00 a.m. to midnight and 60 decibels overnight.
- No disturbing noise. Town rules also prohibit any noise that is plainly audible 50 feet from its source late at night, or that disturbs neighbors, especially businesses operating near homes in the evening and early morning.
- Construction hours. Outdoor construction is allowed only from 7:00 a.m. to 9:00 p.m., Monday through Saturday. Quiet indoor work is allowed from 6:00 a.m. to 10:00 p.m., Monday through Saturday.

In addition, the zoning conditions for this type of use in the C-1 district require that no noise pollution be associated with the use.



EFFECTS ON NEIGHBORS cont.

Q : Will there be generators?

A : If backup generators are used, they will run only during power outages and for short routine maintenance tests (during the day only). They will meet all state and local air-quality rules.

Q : What about traffic and parking?

A : The inference point will have about 2 to 8 employees. Because of the conversion of some of the existing square footage for the inference point, fewer storage customers will visit the site, so traffic should stay the same or decline. Existing parking is enough. There will be no new outdoor lighting, odors, or dust.



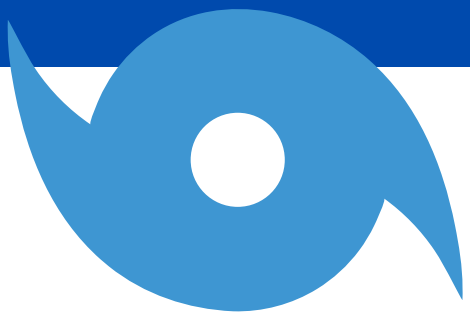
EFFECTS ON NEIGHBORS cont.

Q : Will it make flooding or drainage worse?

A : No new pavement or buildings are planned, so the project will not add rainwater runoff. All equipment will go inside the existing building. The project has committed to making any improvements necessary to its property that contribute to nearby flooding or drainage issues.

Q : What about hurricanes?

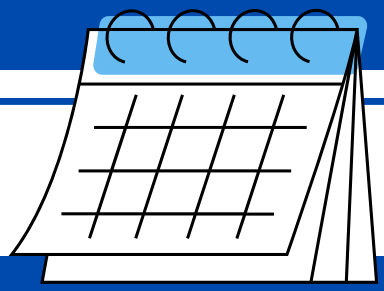
A : Equipment will be protected and operated to meet building and flood rules, and the facility will follow storm procedures.



LIMITS AND TIMING

Q : Could it grow into a big data center later?

A : No. Prime has committed that the facility will not exceed 20 megawatts or use water for cooling. The site is also already landlocked.



Q : When would it be built?

A : After all approvals, the inside work should take less than six months.

Q : Has this been done elsewhere?

A : Yes. Similar projects are planned at storage facilities in several states.

Updates will be provided as received.