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1 **2021-24 (2<sup>nd</sup> READING): ANNEX 820 BAY ST (PIN # 420-13-04-0119) AND**  
2 **REZONE THE PROPERTY FROM HORRY COUNTY MSF 6 (MULTIFAMILY**  
3 **RESIDENTIAL) TO MYRTLE BEACH RMM (RESIDENTIAL MULTIFAMILY**  
4 **MEDIUM DENSITY) IN ORDER TO CONNECT TO THE CITY SEWER SERVICES.**

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5 **Applicant/Purpose:** Ronnie Kennedy (applicant) / requests annexation in order to connect to  
6 city water & sewer  
7

8 **Brief:**

- 9 • Applicant owns property at 820 Bay St, which is currently under County jurisdiction.
- 10 • Applicant wishes to annex to comply with requirements before connecting to the City's
- 11 water/sewer system.
- 12 • The City requires properties that are adjacent to the City limits and in need of water/sewer
- 13 services to annex prior to providing that service.
- 14 • Planning Commission 5/4/21: Recommends approval and zoning to Residential
- 15 Multifamily (7-0).
- 16 • No changes since 1<sup>st</sup> reading.

17  
18 **Issues:**

- 19 • None.
- 20 • Moves forward with the goal of closing “donut holes” in the city’s jurisdiction.

21  
22 **Public Notification:** Sign posted on property. Legal add ran in the Myrtle Beach Herald 4/23/21.  
23  
24

25 **Alternatives:**

- 26 • Amend the zoning
- 27 • Deny the proposed ordinance.

28  
29 **Financial Impact:**

- 30 • Property tax (minus the TDF).
- 31 • Nominal increase in delivering public service.

32  
33 **Manager’s Recommendation:**

- 34 • I recommend 1<sup>st</sup> reading (5/25/21).
- 35 • I recommend approval (6/8/21).

36  
37 **Attachment(s):**

- 38 • Ordinance
  - 39 • Supporting Materials
- 40  
41

ORDINANCE 2021-24

CITY OF MYRTLE BEACH  
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

TO ANNEX 820 BAY ST (PIN # 420-13-04-0119) AND  
REZONE THE PROPERTY FROM HORRY COUNTY  
MSF 6 (MULTIFAMILY RESIDENTIAL) TO MYRTLE  
BEACH RMM (RESIDENTIAL MULTIFAMILY MEDIUM  
DENSITY) IN ORDER TO CONNECT TO THE CITY  
SEWER SERVICES

**PIN# 420-13-04-0119**

WHEREAS, the property in question abuts the corporate limits of the City of Myrtle Beach; and

WHEREAS, the owner of the property has petitioned to be annexed into the City of Myrtle Beach;  
and,

WHEREAS, it appears to City Council that annexation would be in the best interest of the city;

NOW, THEREFORE, IT IS ORDAINED that a parcel of land designated as Horry County PIN #420-13-04-0119, addressed as 820 Bay Street, and as shown in Exhibit A attached hereto, is hereby annexed to and becomes a part of the City of Myrtle Beach immediately upon adoption of this ordinance.

AND IT IS FURTHER ORDAINED that the official zoning map of the City of Myrtle Beach be amended to zone the newly annexed property shown in Exhibit A as RMM (Multifamily Residential – Medium Density).

ATTEST:

\_\_\_\_\_  
BRENDA BETHUNE, MAYOR

\_\_\_\_\_  
JENNIFER ADKINS, CITY CLERK

1<sup>st</sup> Reading: 5-25-2021  
2<sup>nd</sup> Reading: 6-8-2021

1  
2

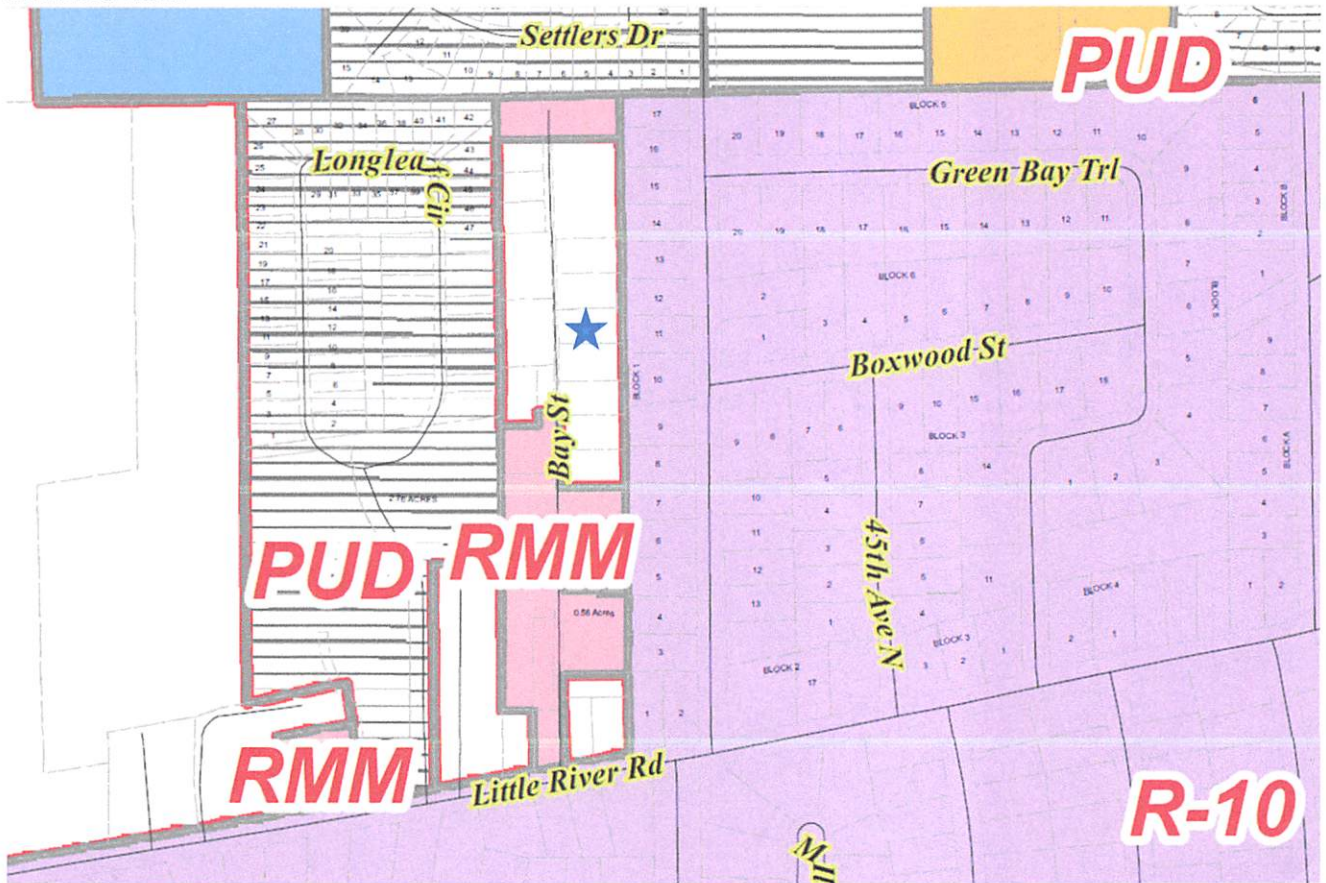
Exhibit A  
Ordinance 2021-24



3  
4

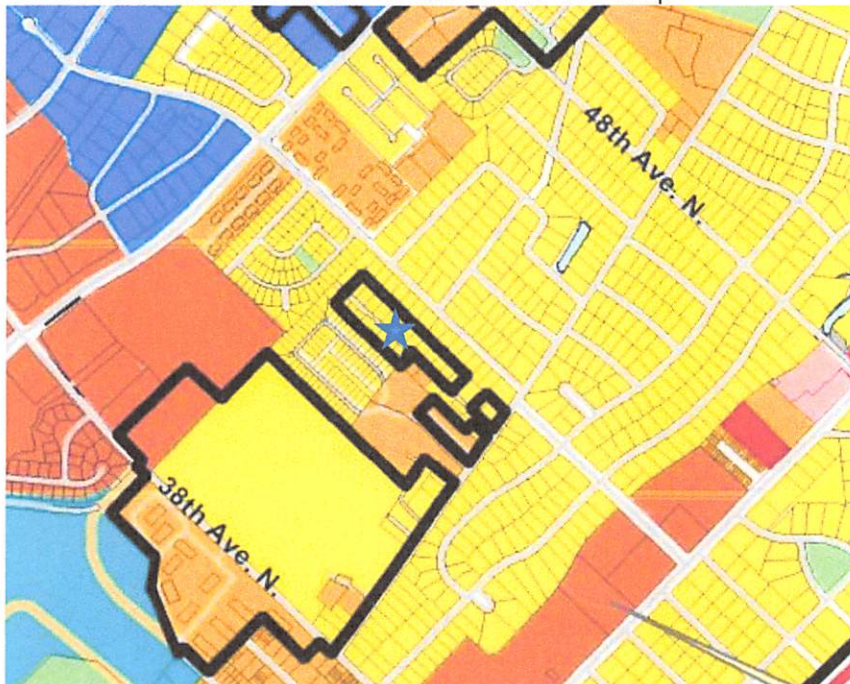


1 ZONING MAP



2  
3  
4  
5  
6  
★ Subject Property

6 COMPREHENSIVE PLAN Future Land Use Map

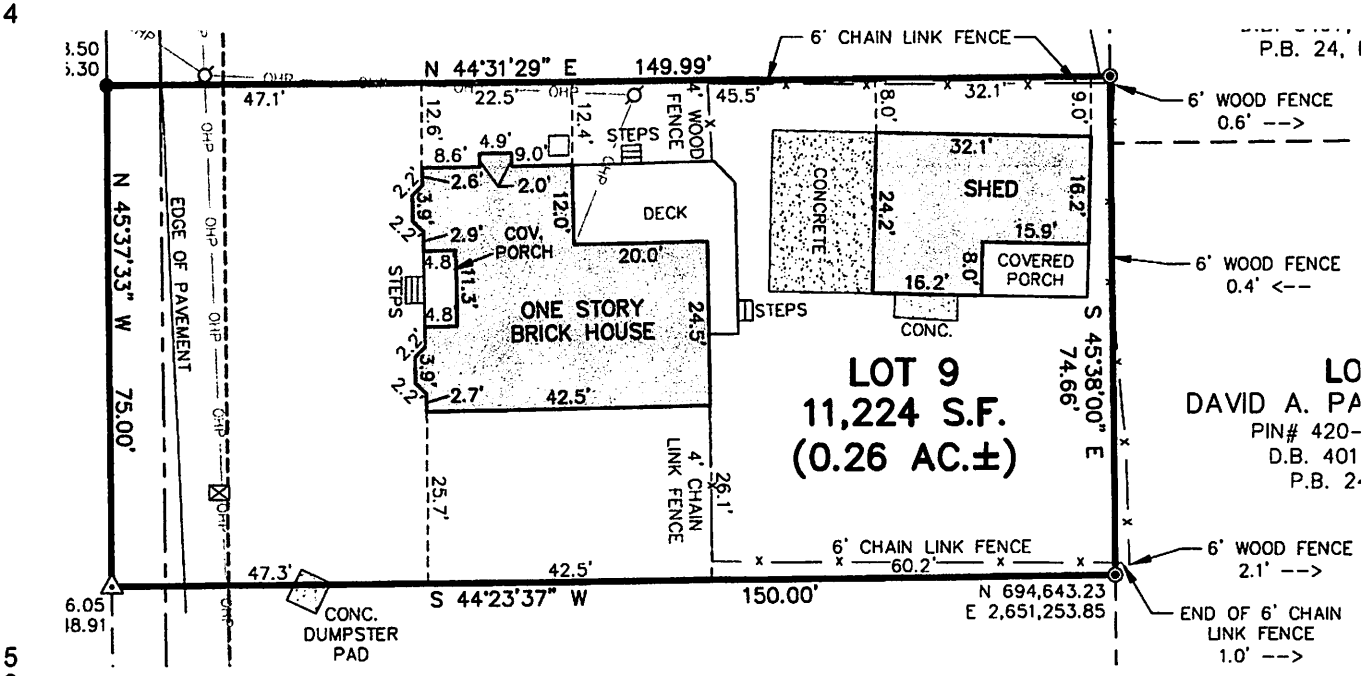


Legend	
[Orange]	Multi-use Redevelopment
[Light Yellow]	Low Density Residential
[Yellow]	Medium Density Residential
[Pink]	Transient Accommodations
[Red]	Amusement/Entertainment
[Red]	General Commercial
[Blue]	Office Professional
[Light Blue]	Institutional/Civic
[Purple]	Commercial / Industrial
[Grey]	Transportation/Utilities
[Green]	Parks / Recreation

7

1 **CONFORMITY:** It is not uncommon for an property, particularly one in a donut hole, to be  
 2 nonconforming with the city zoning code. Conformity is not required in order to annex.  
 3

District	Dwelling Unit*	Min. Lot Area (sq. ft.)	Min. Lot Width	Min. Lot Depth	**Min. Front Yard Setback	**Min. Side Yard Setback	**Min. Rear Lot Setback
RMM	SF, 2F	5,000	50' L	---	25' B J	10' J	15' C J
Subject Property	SF	10,326	75'	140'	47'	8'	3'



5  
 6  
 7 **PUBLIC INQUIRIES:** None.

8  
 9 **STAFF COMMENTS:**  
 10  
 11 Public Works: Staff has provided the applicant with the paper work for the sewer connection fee as  
 12 well as a map showing the sewer lateral location for this property. Once paid, Mr. Kennedy can  
 13 make arraignments to connect to the sewer when he is ready. He will need to have his plumber  
 14 contact a Public Works Inspector when the connection is made prior to back filling for inspection. A  
 15 6" sewer cleanout will need to be installed at the property line if not already existing.

16  
 17 Horry County: Pleased to see some annexations in the city.

**Section 403. Findings of Fact Required**

18  
 19  
 20  
 21  
 22 In reviewing any petition for a rezoning, the Planning Commission shall identify and evaluate all  
 23 factors relevant to the petition, and shall report its findings in full, along with its recommendations  
 24 for disposition of the petition, to the City Council. Factors shall include, but shall not be limited to,  
 25 the following:  
 26

- 1 **403.A. Whether or not the requested zoning change is consistent with the**  
2 **Comprehensive Plan or is justified by an error in the original ordinance.**  
3
- 4 **403.B. The precedents and the possible effects of such precedents, which might result**  
5 **from approval or denial of the petition.**  
6
- 7 **403.C. The capability of the City or other government agencies to provide any services,**  
8 **facilities, or programs that might be required if the petition were approved.**  
9
- 10 **403.D. Effect of approval of the petition on the condition or value of property in the City.**  
11
- 12 **403.E. Effect of approval of the petition on adopted development plans and policies of**  
13 **the City.**  
14