

1 **2022-29 (2<sup>ND</sup> READING): AN ORDINANCE TO ANNEX ~5.26 ACRES ALONG**  
2 **PINE ISLAND RD (PIN#42516030015) INTO THE CITY OF MYRTLE BEACH AND**  
3 **TO REZONE THE PROPERTY FROM Horry COUNTY LI (LIMITED**  
4 **INDUSTRIAL) TO MYRTLE BEACH PINE ISLAND POINT PUD.**

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5 **Applicant/Purpose:** The McCabe Investment Group LLC (Jessica Wise, SGAINW agent) / to  
6 expand the Pine Island Point PUD located at Pine Island Rd & Seaboard St.

7  
8 **Brief:**

- 9 • Pine Island Point is a mixed-use PUD of approximately 35 acres at the corner of
- 10 Seaboard Street and Pine Island Road.
- 11 • This annexation adds approximately 5.26 acres (PIN#42516030015) along Pine Island
- 12 Rd.
- 13 • Planning Commission (4.5.22): recommends approval (8/0)
- 14 • No changes since 1<sup>st</sup> reading.

15  
16 **Issues:**

- 17 • Moves forward with the goal of annexing “donut holes”.

18  
19 **Public Notification:** Agenda published, Notice placed in newspaper, letters mailed to owners of  
20 property within 300’.

21  
22 **Alternatives:**

- 23 • Amend the zoning or deny the annexation request.

24  
25 **Financial Impact:**

- 26 • Potential for property taxes and business license revenues.

27  
28 **Manager’s Recommendation:**

- 29 • I recommend 1<sup>st</sup> reading (1.10.23).
- 30 • I recommend approval (1.24.23).

31  
32 **Attachment(s):** Ordinance, supporting material  
33  
34

CITY OF MYRTLE BEACH  
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

TO ANNEX ~5.26 ACRES ALONG PINE ISLAND RD  
(PIN#42516030015) INTO THE CITY OF MYRTLE  
BEACH AND TO REZONE THE PROPERTY FROM  
HORRY COUNTY LI (LIMITED INDUSTRIAL) TO  
MYRTLE BEACH PINE ISLAND POINT PUD.

**PIN# 42516030015**

WHEREAS, the subject property 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 identified by Horry County PIN #42516030015, located along Pine Island Rd; 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 Pine Island Point PUD.

ATTEST:

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

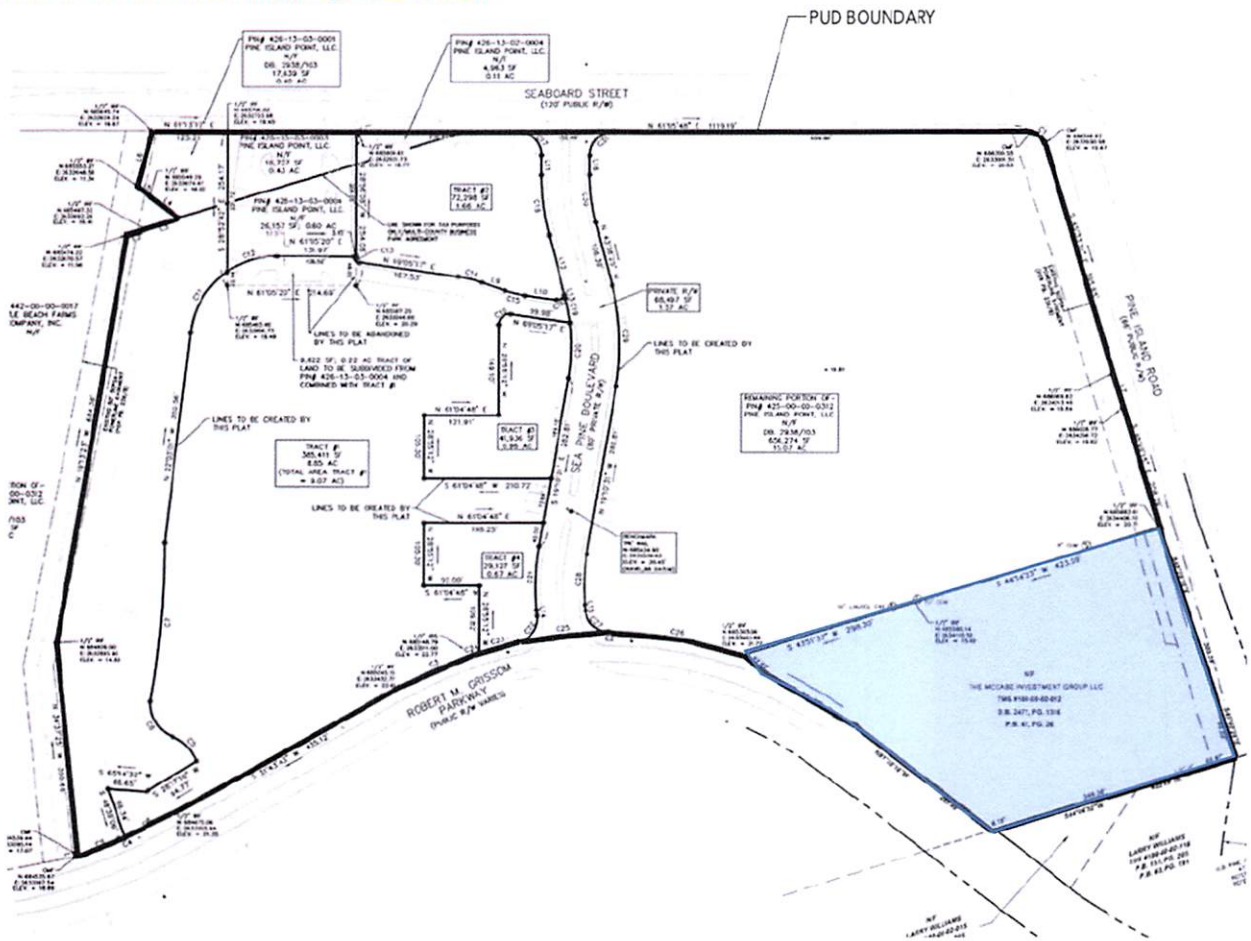
\_\_\_\_\_  
JENNIFER ADKINS, CITY CLERK

1<sup>st</sup> Reading: January 10, 2023

2<sup>nd</sup> Reading: January 24, 2023

Ordinance 2022-29  
Exhibit A

Annexation Parcel Highlighted Below:



5  
6  
7

Supporting Materials

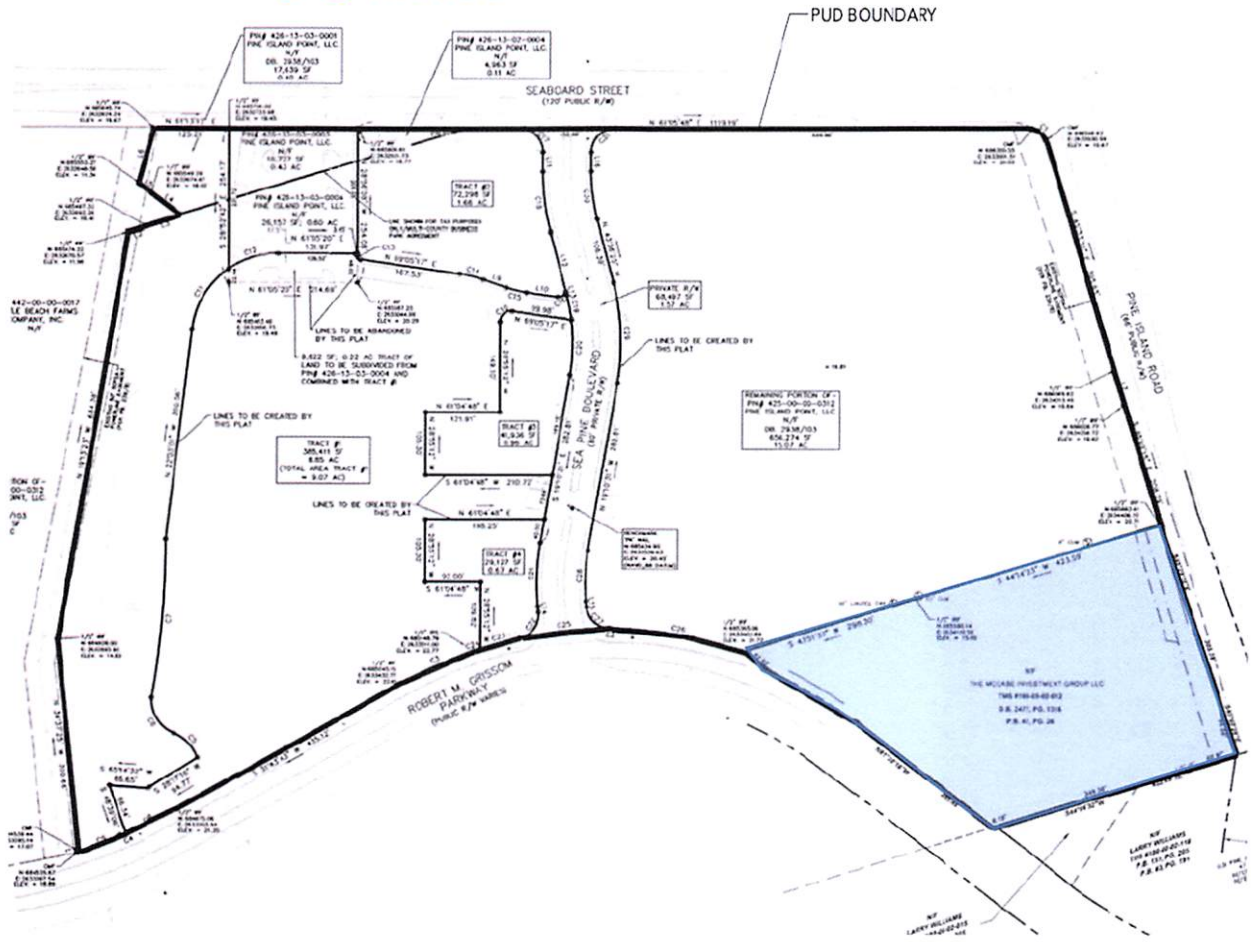
1  
2  
3

Parcel Location Outlined Below:



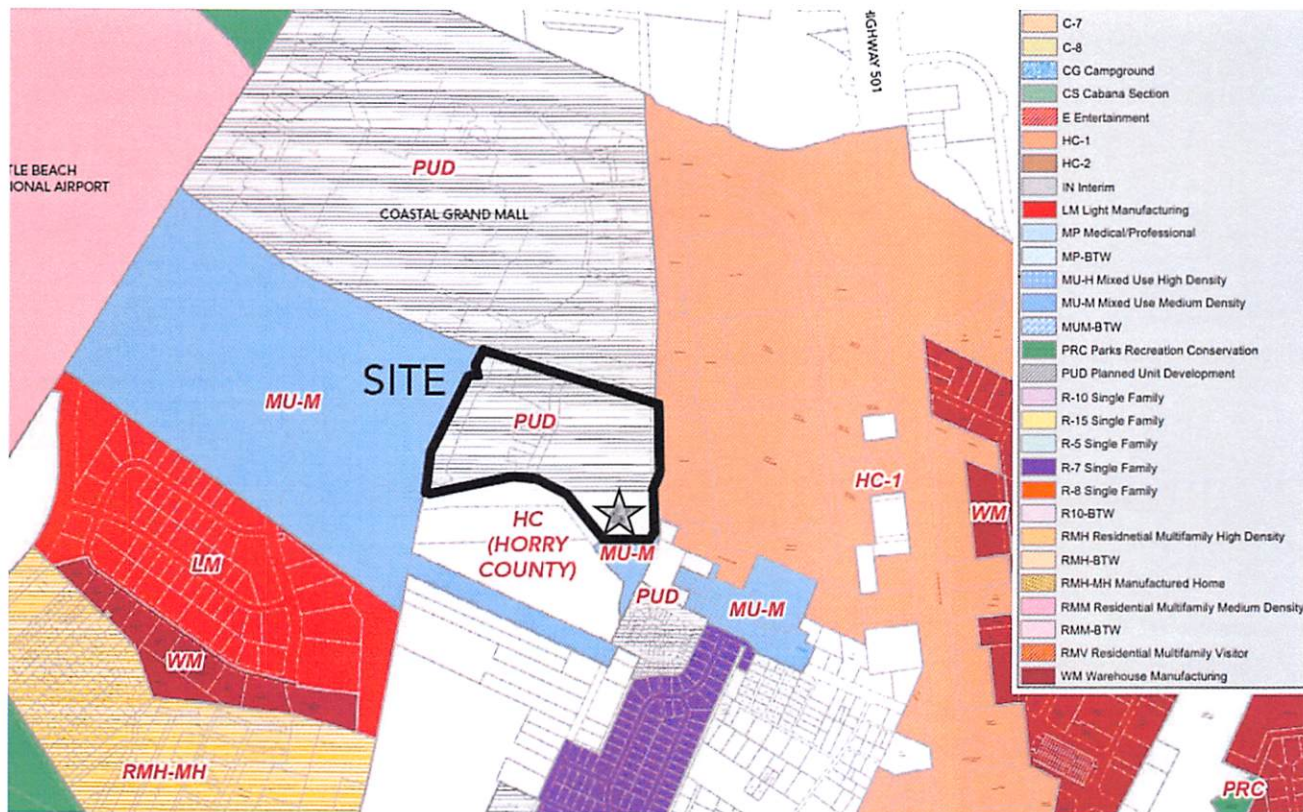
4  
5  
6

1 Annexation Parcel Highlighted Below:



2  
3  
4

1 Zoning Map (Subject Property ★ )  
2



3  
4  
5 **STAFF COMMENTS:**  
6 **Fire:** No concerns  
7  
8

9 **Section 403. Findings of Fact Required**  
10

11 In reviewing any petition for a zoning amendment, the Planning Commission shall identify and  
12 evaluate all factors relevant to the petition, and shall report its findings in full, along with its  
13 recommendations for disposition of the petition, to the City Council. Factors shall include, but  
14 shall not be limited to, the following:

- 15  
16 403.A. Whether or not the requested zoning change is consistent with the Comprehensive  
17 Plan or is justified by an error in the original ordinance.  
18  
19 403.B. The precedents and the possible effects of such precedents, which might result from  
20 approval or denial of the petition.  
21  
22 403.C. The capability of the City or other government agencies to provide any services,  
23 facilities, or programs that might be required if the petition were approved.  
24  
25 403.D. Effect of approval of the petition on the condition or value of property in the City.  
26  
27 403.E. Effect of approval of the petition on adopted development plans and policies of the  
28 City.