

September 24, 2019 – 1<sup>st</sup> Reading.  
 October 8, 2019 – Presented for 2<sup>nd</sup> Reading.

**2019-48 (2<sup>ND</sup> READING):** TO PROPOSAL BY MYRTLE BEACH FARMS COMPANY TO ANNEX APPROXIMATELY 7.62 ACRES AT THE CORNER OF NANCE STREET AND MR. JOE WHITE AVE (A PORTION OF PIN#42513010080) AND TO REZONE THE SAME PORTION FROM HORRY COUNTY NC (NEIGHBORHOOD COMMERCIAL) TO MYRTLE BEACH HC2 (HIGHWAY COMMERCIAL); AND TO REZONE THE ADJACENT PORTIONS OF ROBERT GRISSOM PARKWAY, MR. JOE WHITE AVENUE, AND NANCE STREET ACCORDINGLY.

**Applicant/Purpose:** MB Farms Company (at the request of the City)/to better address illegal camping on this property.

**Brief:**

- The subject property is an unincorporated doughnut hole located in the heart of the City on the SE corner of Joe White and Grissom Parkway, west of Nance Street.
- Throughout the year this property has increasingly been the site of unpermitted urban camping, w/ resulting litter & debris.
- Since the property is not in the City, our officers do not have jurisdiction to assist the property owners to address these issues.
- Based on this, City staff requested the owner to consider annexing the property so that we could lawfully assist with these efforts.
- At 1<sup>st</sup> reading the applicant agreed to HC-2 zoning. The new ordinance reflects that change.

**Issues:**

- The parcel is currently zoned Horry County NC (Neighborhood Commercial). The applicant originally requested HC-1; Planning Commission recommended HC-2 (both Highway Commercial).
- The primary differences between HC -1 & HC-2 are:
  - Residential (single & multifamily) are allowed in HC2. No residential uses in HC1.
  - Wholesale businesses are allowed in HC1, not in HC2.
  - Warehouses are allowed outright in HC1; indoor storage facilities are allowed, w/ conditions, in HC2.
  - Minimum lot size for display of “Heavy Durable Goods” is 2 acres in HC-1 vs.5 acres in HC-2 (not relevant in this case as the size of the property exceeds 5 acres).
  - Both have identical signage, parking, landscaping & area/dimensional requirements.
- The applicant subsequently agreed to HC-2 zoning for this property.

**Public Notification:**

- Normal advertising for Planning Commission public hearing.
- Normal City Council meeting public notice.

**Alternatives:**

- Modify the proposed ordinance.
- Deny the proposed ordinance.

**Financial Impact:** Minimal increased in property tax revenues.

**Manager’s Recommendation:**

- I am grateful that the applicant responded to staff’s request, and I am looking forward to having this key artery into the City cleaned up. I understand Planning Commission’s recommendation concerning the zoning, but I would like to work with the applicant to accommodate their initial request. I recommend 1<sup>st</sup> reading w/ HC-1 zoning (9/24/19).
- I recommend 2<sup>nd</sup> reading & adoption as HC-2 (10/8/19).

**Attachment(s):** Proposed ordinance, Planning Staff Report.

CITY OF MYRTLE BEACH  
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

TO EXTEND THE CORPORATE LIMITS OF THE CITY OF MYRTLE BEACH BY ANNEXING ~7.62 ACRES AT THE CORNER OF NANCE STREET AND MR. JOE WHITE AVE (A PORTION OF PIN#42513010080) AND TO REZONE THE SAME PORTION FROM HORRY COUNTY NC (NEIGHBORHOOD COMMERCIAL) TO MYRTLE BEACH HC2 (HIGHWAY COMMERCIAL); AND TO ANNEX AND REZONE THE ADJACENT PORTIONS OF ROBERT GRISSOM PKWY, MR. JOE WHITE AVE, AND NANCE ST ACCORDINGLY.

**PIN # 42513010080**

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 the eastern 7.62-acre portion of the property designated by Horry County PIN# 42513010080 and the adjacent rights-of-way of Robert Grissom Parkway, Mr. Joe White Avenue, and Nance Street are hereby annexed to and become a part of the City of Myrtle Beach immediately upon adoption of this ordinance, while the remaining western 0.44-acre portion of the same property remains un-annexed, as shown in Exhibit A, attached hereto.

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 HC2 (Highway Commercial).

ATTEST:

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

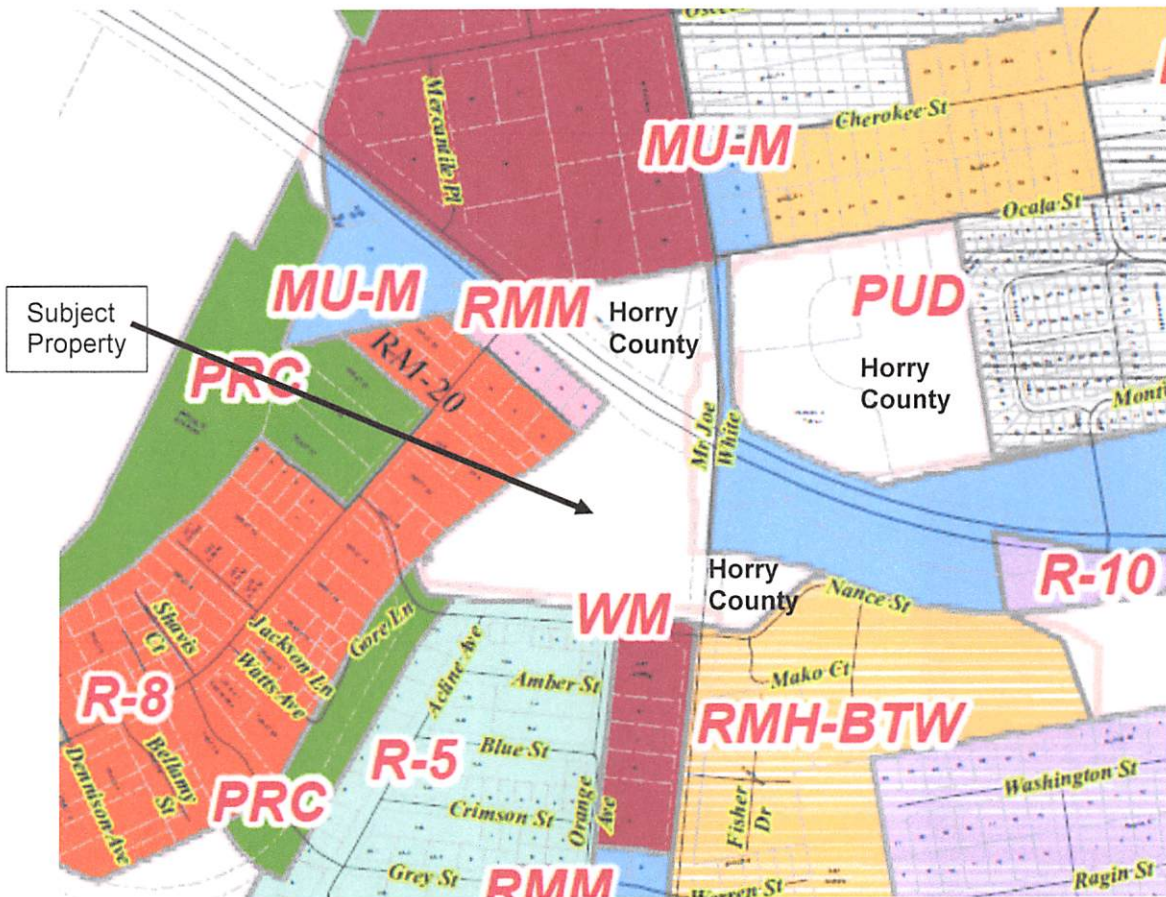
\_\_\_\_\_  
JENNIFER STANFORD, CITY CLERK

1<sup>st</sup> Reading: 9-24-19  
2<sup>nd</sup> Reading: 10-8-19

EXHIBIT A  
ORDINANCE 2019-48



PIN # 42513010080



1 **Land Use Objectives and Strategies**

14. Establish community mixed-use centers in a few places to support the bus system and at a couple of stops on the fixed guideway (street car or light rail) systems in areas such as the Withers Preserve and along Robert Grissom Parkway.



The community centers have a wide range of uses and are denser than the neighborhood centers, with shopping and employment opportunities large enough to draw on several neighborhoods. Densities of residential development (up to 25 dwelling units per acre) and non-residential development (three to five stories for most buildings) are promoted. As with the neighborhood centers, residential and non-residential uses are mixed together (horizontally and vertically) to encourage walking and bicycling and patronage of the bus and rail systems. Again, careful attention is paid to the design of

buildings and public spaces.

Action: The Planning Commission, with assistance from Planning and other appropriate departments and the Zoning Administrator, works with transportation entities to develop appropriate regulations. The Planning Commission recommends any necessary revisions of city regulations to City Council for adoption.

Time frame: Short term.

Potential funding source: No funding needed.

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**PUBLIC INQUIRIES:** No inquiries to date.

**STAFF COMMENTS**

Planning: Enforcement and record-keeping logistics of a split-jurisdiction land parcel will be challenging; MUM zoning would fill the gap in an existing mixed-use zoning corridor along Grissom Parkway.

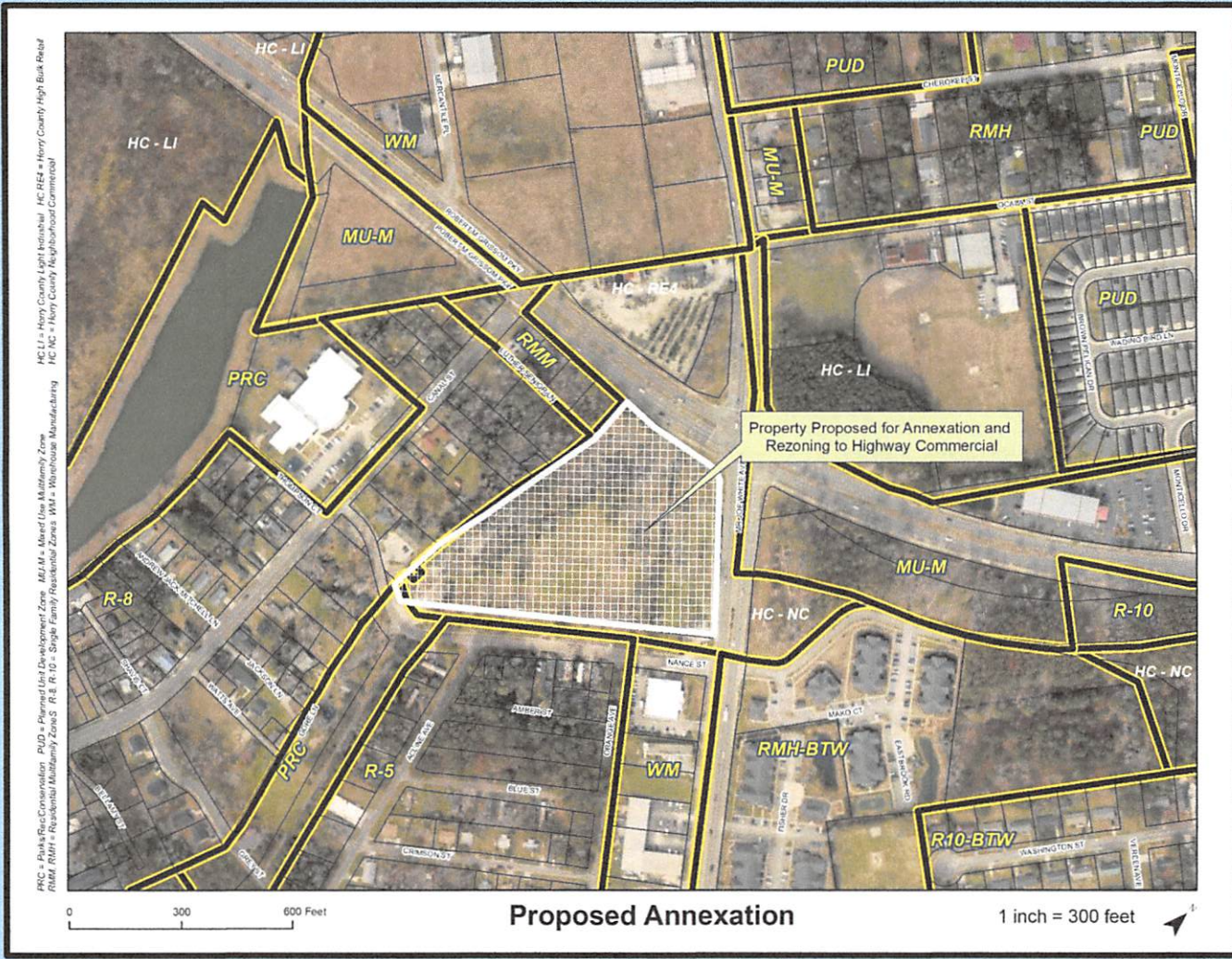
Fire: no issues with the proposed rezoning; however future development emergency vehicle access, fire hydrant placement, and adequate road widths shall be approved by the fire marshal.

Public Works: No Concerns

**Section 403. Findings of Fact Required**

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

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



# Proposed Annexation ANEX 19-03

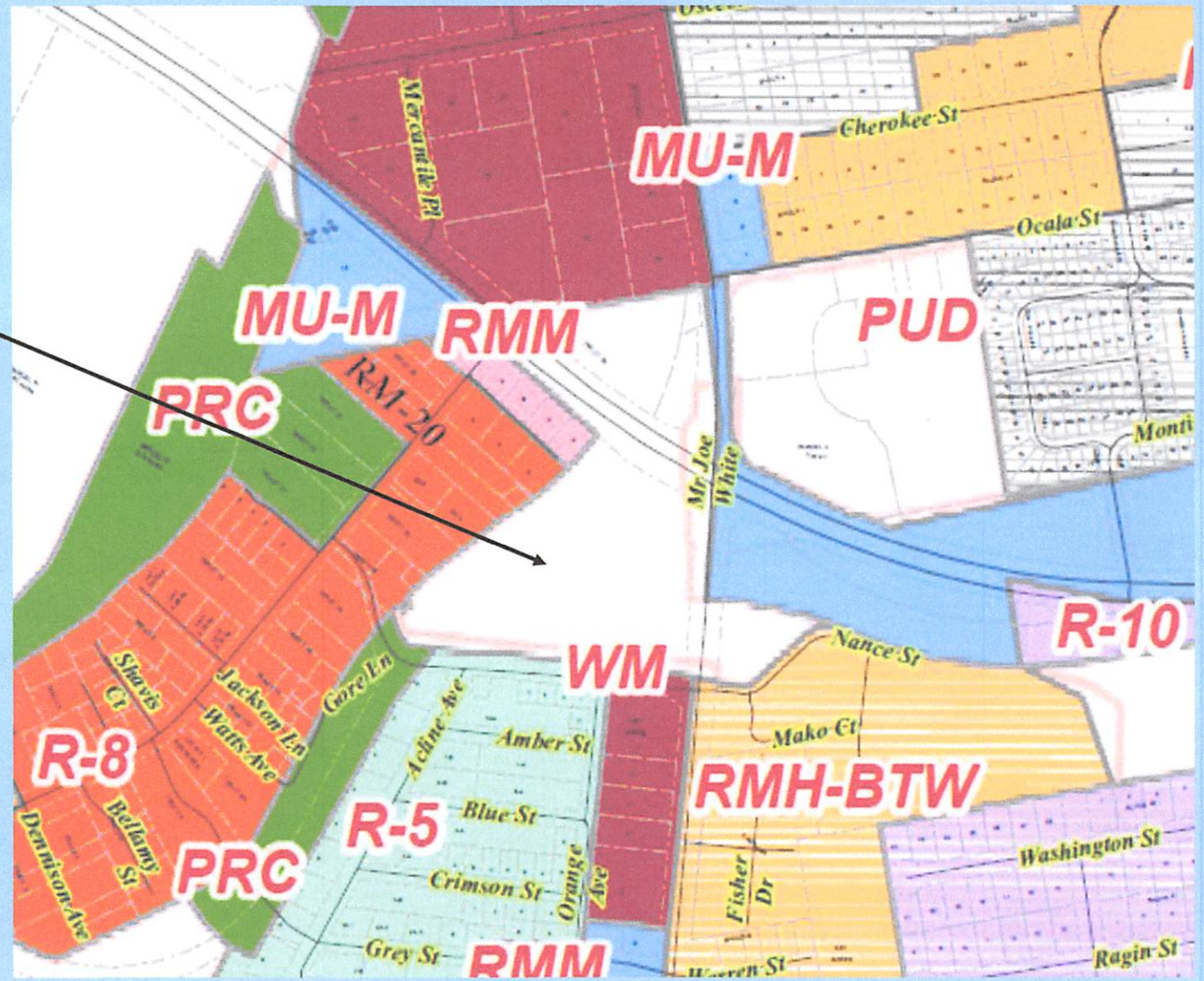
## Corner of Grissom Pkwy, Nance St & Mr Joe White Ave

# Annexation Request Overview

|                               |  |
|-------------------------------|--|
| <b>APPLICANT</b>              | Burroughs & Chapin   |
| <b>REQUESTED ACTION</b>       | Annex 7.62 acres and zone HC1 (Highway Commercial)   |
| <b>REASON FOR REQUEST</b>     | “urban forestry”   |
| <b>EXISTING ZONING</b>        | Horry County NC (Neighborhood Commercial)  |
| <b>SITE LOCATION</b>          | Between Nance St, Mr Joe White, and Grissom Pkwy   |
| <b>SIZE</b>                   | 7.62 acres   |
| <b>EXISTING LAND USE</b>      | Vacant   |
| <b>COMPREHENSIVE PLAN</b>     | Multi-use Redevelopment  |
| <b>CITY POLICIES AFFECTED</b> | None   |
| <b>CITY PLANS IN AREA</b>     | Comprehensive Plan, Opportunity Zones  |
| <b>STAFF COMMENTS</b>         | No concerns from staff.  |
| <b>PLANNING COMMISSION</b>    | Recommends annexation and rezoning to HC2 instead of the requested HC1, because HC2 is more like the current county zoning, and is more compatible with the adjacent neighborhoods (6-1). Dissenting vote preferred MUM to either of the HC zones. |

# Current Zoning

Horry County Neighborhood Commercial: Businesses intended to serve the surrounding neighborhood. A stable, healthy, and compatible environment for uses that are located so as to provide nearby residential areas with convenience shopping and service facilities; reduce traffic and parking congestion; avoid the development of "strip" business districts; and to discourage industrial and other development capable of adversely affecting the localized commercial character of the district.



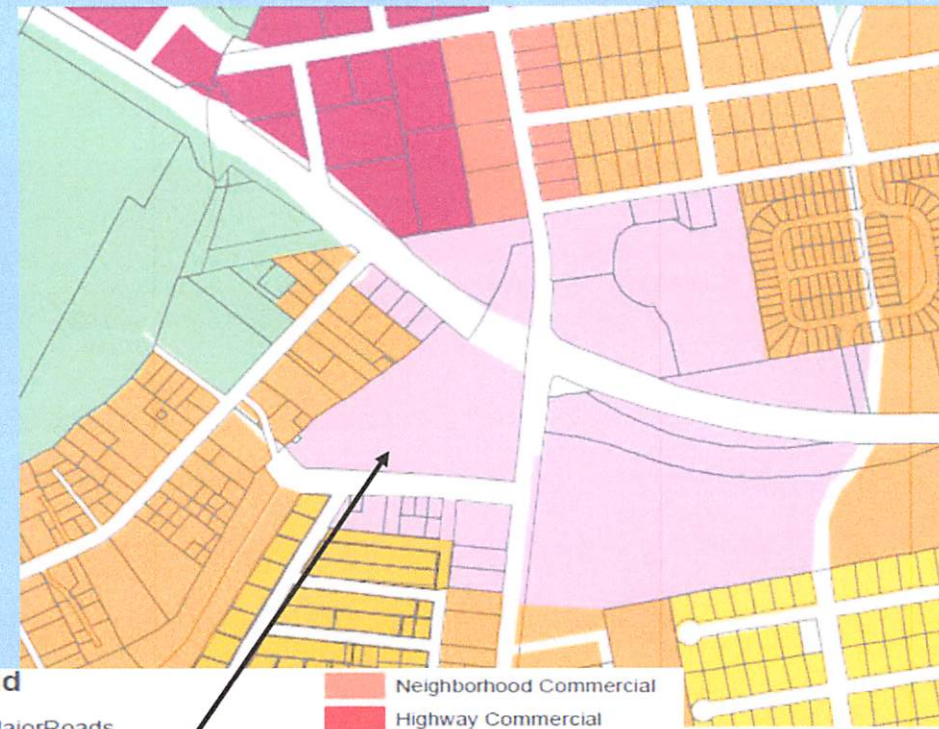


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## Proposed Land Use



### Legend

|                            |                          |
|----------------------------|--------------------------|
| Major Roads                | Neighborhood Commercial  |
| Parcels                    | Highway Commercial       |
| Multi-use Redevelopment    | Office Professional      |
| Low Density Residential    | Civic                    |
| Medium Density Residential | Commercial Industrial    |
|                            | Transportation/Utilities |
|                            | Park and Recreation      |