
1 **2021-25 (2ND READING): ANNEX 1952 MR JOE WHITE AVE (PIN# 425-06-04-**
2 **0013) AND REZONE FROM HORRY COUNTY HC (HIGHWAY COMMERCIAL)**
3 **TO MYRTLE BEACH HC-1 (HIGHWAY COMMERCIAL) IN ORDER TO EXPAND**
4 **THE EXISTING BUILDING.**

5 **Applicant/Purpose:** GS Properties LLC / to annex into the City for business growth opportunity.

6
7 **Brief:**

- 8 • Applicant owns property at 1952 Mr. Joe White Ave., currently under County jurisdiction
- 9 & zoned HC (Highway Commercial).
- 10 • Applicant operates a car maintenance shop (oil change shop – Jiffy Lube) out of this
- 11 storefront.
- 12 • Applicant desires to expand their operations and the HC-1 zoning classification would help
- 13 them achieve their expansion goals.
- 14 • As expansion of water & sewer services for properties adjacent to city limits requires
- 15 annexation, the applicant has submitted the proper annexation paperwork.
- 16 • Planning Commission 5/4/21: Recommends approval and zoning to HC-1 (7-0).
- 17 • No changes since 1st reading.

18
19 **Issues:**

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

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

24
25 **Alternatives:**

- 26 • Amend the zoning.
- 27 • Deny the proposal.

28
29 **Financial Impact:**

- 30 • Increases in commercial property taxes, and business license revenue.
- 31 • Any revenue increase will be offset by nominal service demands (police, fire, public works,
- 32 etc) as required.

33
34 **Manager’s Recommendation:**

- 35 • I recommend 1st reading (5/25/21).
- 36 • I recommend approval (6/8/2021).

37
38 **Attachment(s):** Ordinance and supporting materials

39

CITY OF MYRTLE BEACH
COUNTY OF Horry
STATE OF SOUTH CAROLINA

TO ANNEX 1952 MR JOE WHITE AVE (PIN# 425-06-04-0013) AND REZONE FROM Horry COUNTY HC (HIGHWAY COMMERCIAL) TO MYRTLE BEACH HC-1 (HIGHWAY COMMERCIAL) IN ORDER TO EXPAND THE EXISTING BUILDING

PIN# 425-06-04-0013

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 #425-06-04-0013, addressed as 1952 Mr. Joe White Ave, 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 HC-1 (Highway Commercial).

ATTEST:

BRENDA BETHUNE, MAYOR

JENNIFER ADKINS, CITY CLERK

1st Reading: 5-25-2021

2nd Reading: 6-8-2021

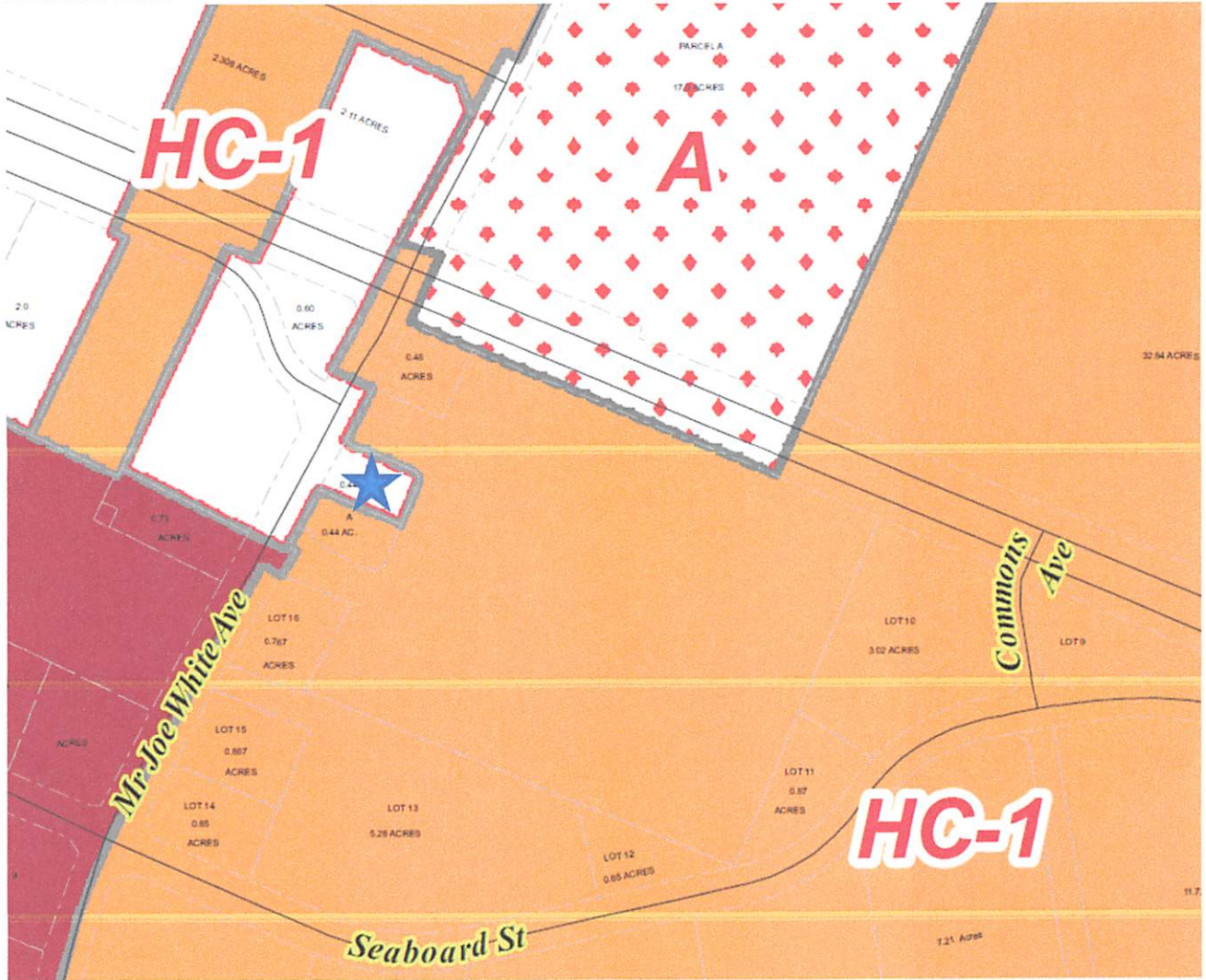
1
2

Exhibit A
Ordinance 2021-25



3
4

1 ZONING MAP



2
3
4
5
6
7

★ Subject Property

7 COMPREHENSIVE PLAN Future Land Use Map



8

1 **PUBLIC INQUIRIES:** None.

2
3 **STAFF COMMENTS:**

4
5 Public Works: No concerns.

6
7 Horry County: Pleased to see some annexations in the city.
8
9

10 **Section 403. Findings of Fact Required**
11

12
13 In reviewing any petition for a rezoning, the Planning Commission shall identify and evaluate all
14 factors relevant to the petition, and shall report its findings in full, along with its recommendations
15 for disposition of the petition, to the City Council. Factors shall include, but shall not be limited to,
16 the following:
17

- 18 **403.A. Whether or not the requested zoning change is consistent with the**
19 **Comprehensive Plan or is justified by an error in the original ordinance.**
- 20
21 **403.B. The precedents and the possible effects of such precedents, which might result**
22 **from approval or denial of the petition.**
- 23
24 **403.C. The capability of the City or other government agencies to provide any services,**
25 **facilities, or programs that might be required if the petition were approved.**
- 26
27 **403.D. Effect of approval of the petition on the condition or value of property in the City.**
- 28
29 **403.E. Effect of approval of the petition on adopted development plans and policies of**
30 **the City.**
31