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1 **2023-23 (2<sup>ND</sup> READING): TO ANNEX APPROXIMATELY ~3.23 ACRES AT PIN#**  
2 **425-12-03-0058 AND REZONE FROM HORRY COUNTY NC (NEIGHBORHOOD**  
3 **COMMERCIAL) TO CITY OF MYRTLE BEACH RMH – BTW (RESIDENTIAL**  
4 **MULTIFAMILY HIGH DENSITY WITH THE BOOKER T. WASHINGTON**  
5 **OVERLAY)**

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6 **Applicant/Purpose:** Myrtle Beach Farms (Blake Arp, agent) / to annex and rezone  
7 approximately ~3.23 acres to the City of Myrtle Beach, for further expansion of the existing Bay  
8 Point apartments

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10 **Brief:**

- 11 • The property is currently under Horry County's jurisdiction and is zoned NC (Neighborhood
- 12 Commercial).
- 13 • The applicant is requesting a rezoning to RMH - BTW (Residential Multifamily High
- 14 Density with the Booker T. Washington Overlay) for the construction of apartments.
- 15 • The applicant requested RMH-BTW to remain consistent with the zoning throughout the
- 16 area.
- 17 • The properties on either side are zoned RMH-BTW, R10-BTW, R10, and MU-M.
- 18 • Planning Commission (4.4.23, 6-0); recommends approval
- 19 • No changes since 1<sup>st</sup> reading.

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21 **Issues:**

- 22 • This annexation request is necessary for the continuance of the Bay Pointe Apartments
- 23 project. Phase's I-III have previously been approved or completed.
- 24 • The Booker T. Washington Overlay does not contain any provisions that will impact this
- 25 development as it prevents nightclubs and bars which is also prevented by the RMH
- 26 zoning classification.
- 27 • Nance St. is planned for extension to Grissom Pkwy, joining adjacent from Monticello Dr.
- 28 This road is privately owned at this time with plans to become a public road.
- 29 • Moves forward with the goal of closing "donut holes" in the city's jurisdiction.

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31 **Public Notification:** 3 signs posted, Legal ad ran, and 20 public notices mailed.

- 32 • Members of the community addressed the planning commission with their questions. They
- 33 did not have concerns about the project moving forward.

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35 **Alternatives:** Amend the rezoning request, or deny the annexation.

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37 **Financial Impact:** Future development will render property taxes and other revenue to the City.

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39 **Manager's Recommendation:**

- 40 • I recommend 1<sup>st</sup> reading (4.11.23)
- 41 • I recommend approval (4.25.23).

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43 **Attachment(s):** Ordinance, supporting materials

CITY OF MYRTLE BEACH  
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

TO ANNEX APPROXIMATELY ~3.23 ACRES AT PIN#  
425-12-03-0058 AND REZONE FROM HORRY  
COUNTY NC (NEIGHBORHOOD COMMERCIAL) TO  
CITY OF MYRTLE BEACH RMH - BTW  
(RESIDENTIAL MULTIFAMILY HIGH DENSITY WITH  
THE BOOKER T. WASHINGTON OVERLAY)

**PIN# 425-12-03-0058**

**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-  
12-03-0058 and as shown in Exhibit A attached hereto, is hereby annexed to and become a part of  
the City of Myrtle Beach.

**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 attached hereto as RMH - BTW  
(Residential Multifamily High Density with the Booker T. Washington Overlay).

This ordinance shall become effective upon adoption.

ATTEST:

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

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

1<sup>st</sup> Reading: 4-11-23

2<sup>nd</sup> Reading: 4-25-23

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**Exhibit A  
Ordinance 2023-23**



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**Zoning: RMH - BTW (Residential Multifamily High Density with  
the Booker T. Washington Overlay)**

**PIN: 42512030058 / TMS: 1810202126**

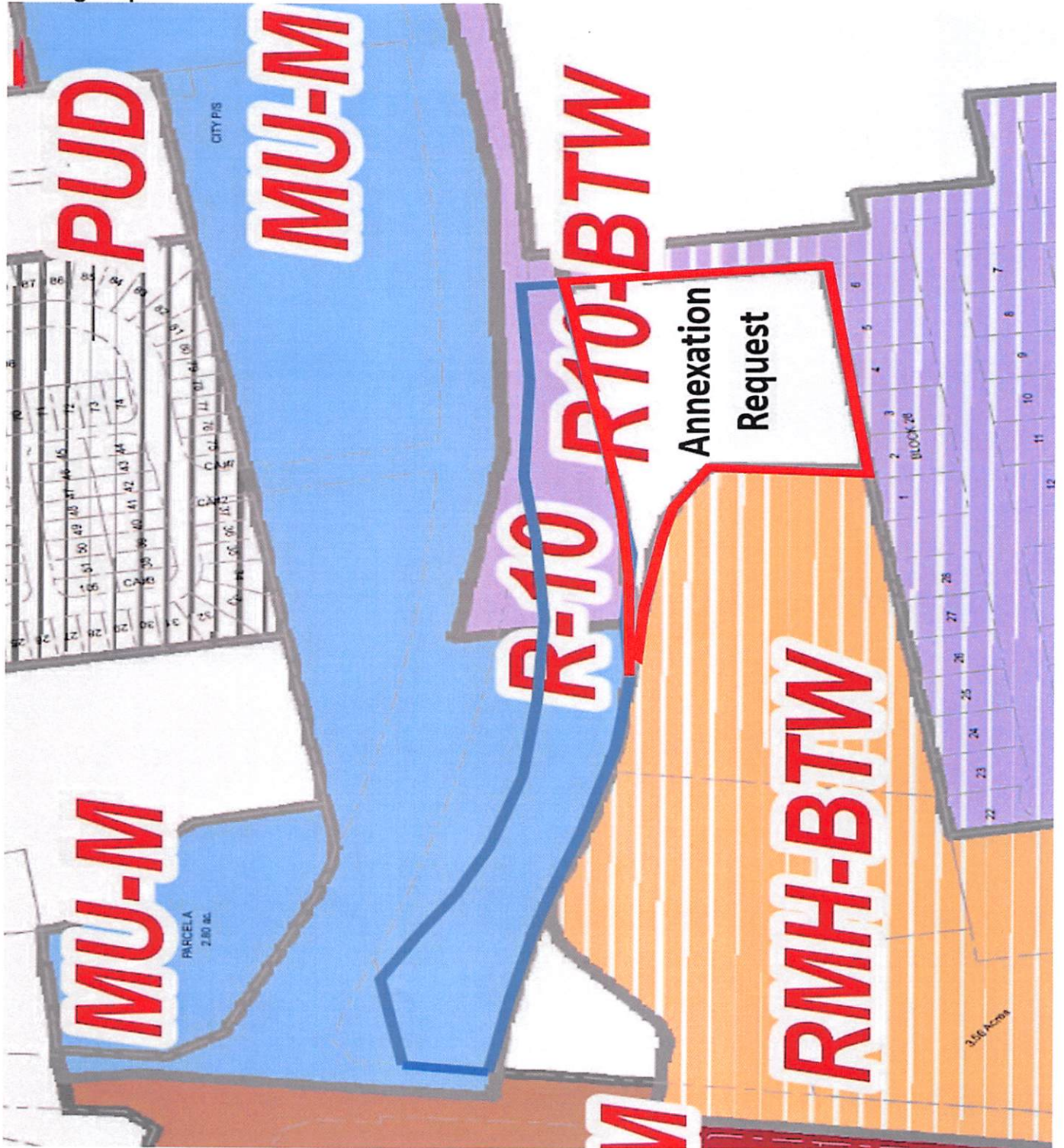
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SUPPORTING MATERIALS

1  
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Zoning Map:



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