
1 **2019-63 (1ST READING):** TO EXTEND THE CORPORATE LIMITS OF THE CITY OF
2 MYRTLE BEACH BY ANNEXING 11 PARCELS TOTALING 2.5 ACRES BETWEEN
3 CANNON AND LINEN DR (PIN#4430301-0010, 0012, 0013, 0014, 0024, 0025,
4 0026, 0027, 0028, 0029) AND THE ADJACENT PORTION OF THE RIGHT-OF-WAY
5 OF CANNON ROAD, AND REZONING FROM HORRY COUNTY LI (LIMITED
6 INDUSTRIAL) TO MYRTLE BEACH LM (LIGHT MANUFACTURING).

7 **Applicant/Purpose:** The Earthworks Group / To allow construction of future warehouses.

8 **Brief:**

- 9 • Property is currently zoned in the county LI (Limited Industrial). The requested Myrtle
10 Beach zoning is similar LM (Light Manufacturing).
- 11 • Some of the subject parcels are developed & have City utility service (at outside rates).
12 Other parcels are vacant.
- 13 • The owner wishes to combine the properties to develop the entire site for warehouse
14 purposes.
- 15 • This proposal requires additional City utility service, triggering this annexation request.
- 16 • Planning Commission unanimously recommends approval at their meeting of 12/3.

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18 **Issues:**

- 19 • The Comp Plan calls for development along Cannon Road to be General Commercial.
- 20 • Proposal is consistent w/ the goal of closing unincorporated “donut holes”.

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22 **Public Notification:**

- 23 • Notification of Planning Commission’s public hearing on 12/03/19:
 - 24 ○ 1 sign placed 11/12/19.
 - 25 ○ Legal ad ran 11/15/19.
 - 26 ○ 14 letters sent 11/20/19.

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28 **Alternatives:**

- 29 • Amend the zoning.
- 30 • Deny the annexation.

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32 **Financial Impact:**

- 33 • Increase in property taxes projected from the warehouse development, plus business
34 license fees.
- 35 • Additional services (police, fire, public works, etc).
- 36 • The reduction in water & sewer fees attributable to going from outside utility rates to
37 inside rates will be mad up by the increased volume associated w/ the new warehouses.

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39 **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 11 PARCELS TOTALING ~2.5 ACRES BETWEEN CANNON RD AND LINEN DR (PIN# 4430301-0010, 0012, 0013, 0014, 0024, 0025, 0026, 0027, 0028, 0029) AND THE ADJACENT PORTION OF THE RIGHT-OF-WAY OF CANNON ROAD, AND REZONING FROM HORRY COUNTY LI (LIMITED INDUSTRIAL) TO MYRTLE BEACH LM (LIGHT MANUFACTURING).

PIN# 4430301-0010, 0012, 0013, 0014, 0024, 0025, 0026, 0027, 0028, 0029

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 11 parcels designated by Horry County PIN#s 44303010010, 44303010012, 44303010013, 44303010014, 44303010024, 44303010025, 44303010026, 44303010027, 44303010028, and 44303010029, and the adjacent portion of Cannon Road, 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 LM (light Manufacturing).

ATTEST:

BRENDA BETHUNE,
MAYOR

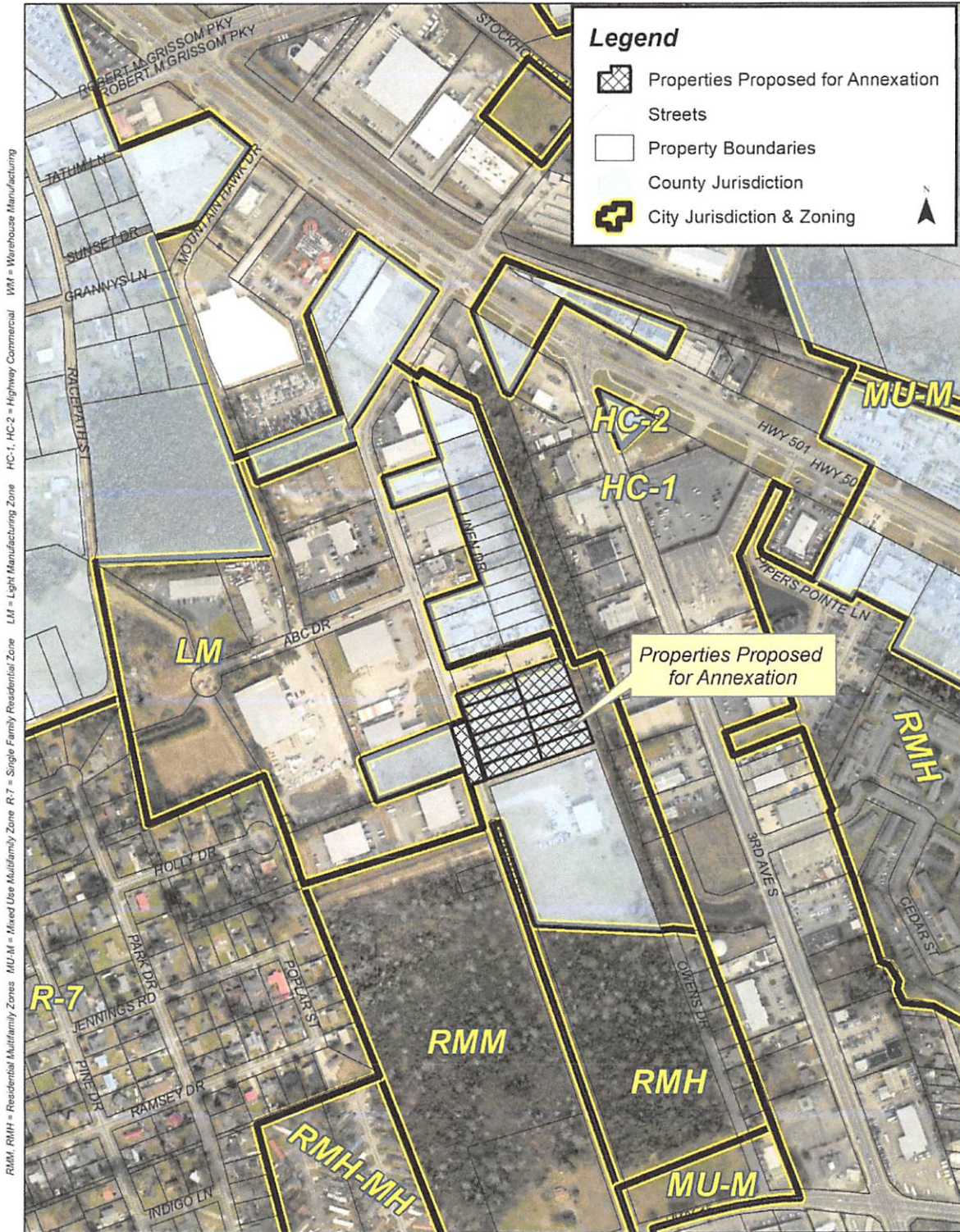
JENNIFER STANFORD, CITY CLERK

1st Reading:
2nd Reading:

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EXHIBIT A ORDINANCE 2019-XX

PIN#s 44303010010, 44303010012, 44303010013, 44303010014, 44303010024, 44303010025, 44303010026, 44303010027, 44303010028, and 44303010029



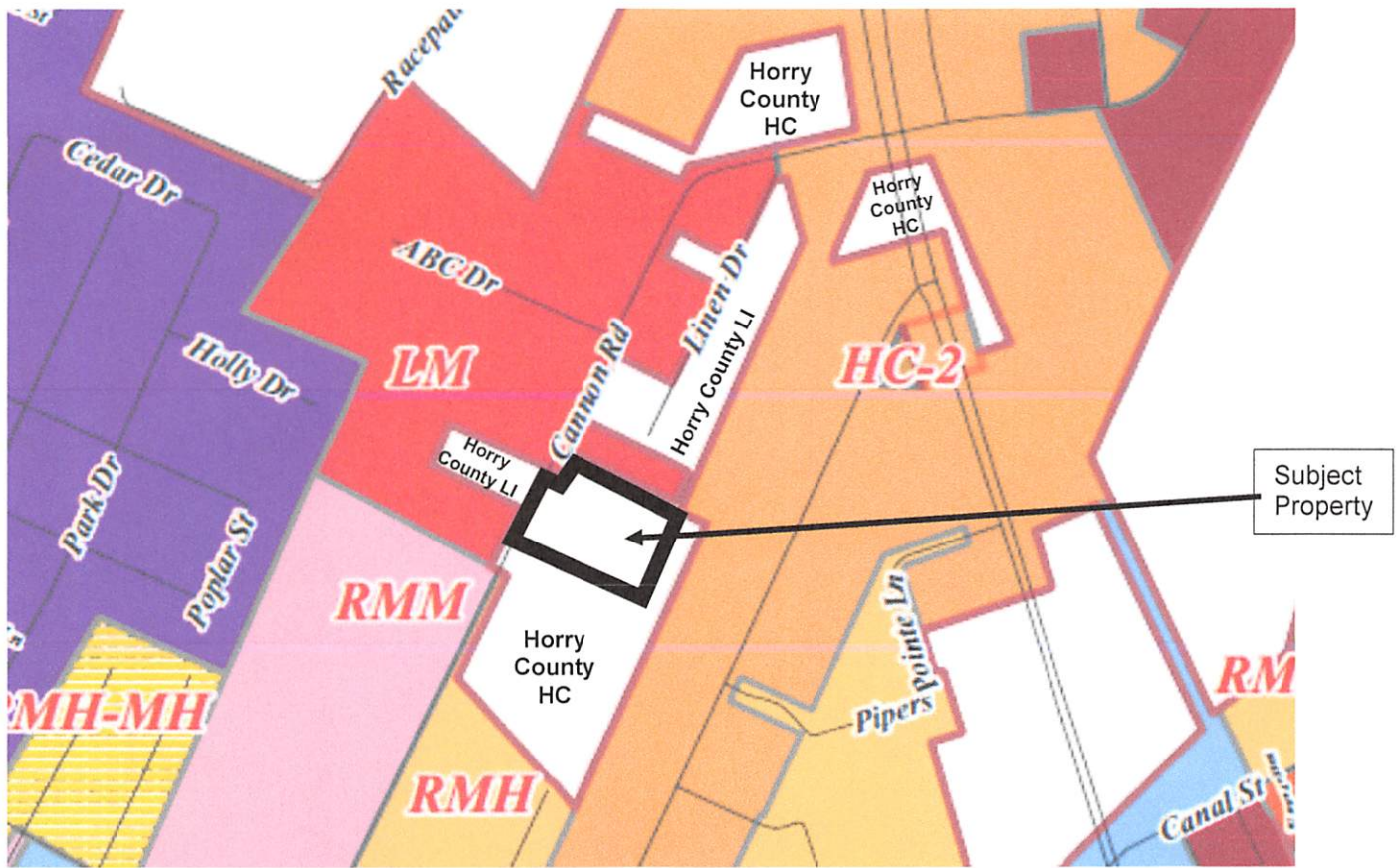
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ANEX 19-03 Nance St B&C

Planning Staff Report

ZONING MAP

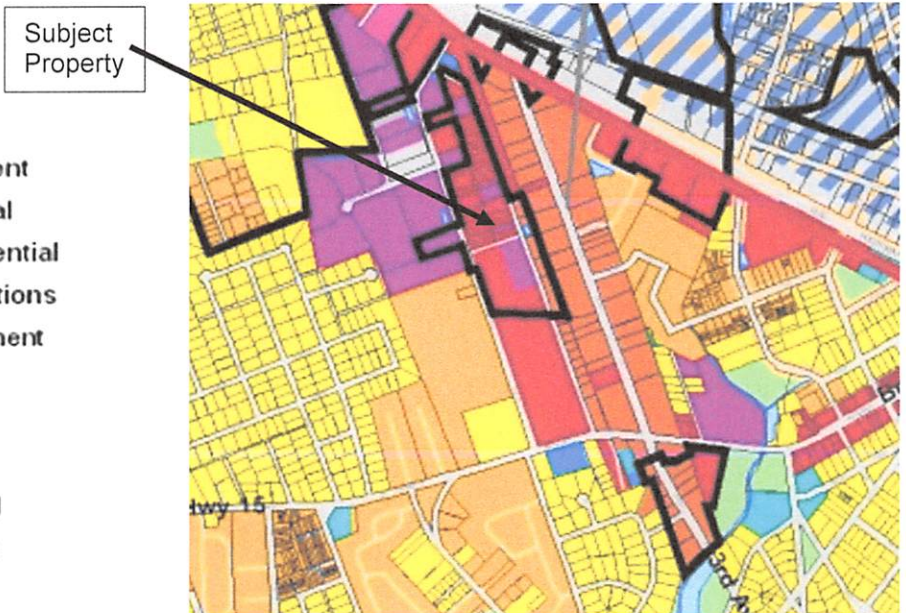


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COMPREHENSIVE PLAN Future Land Use Map

Legend

- Multi-use Redevelopment
- Low Density Residential
- Medium Density Residential
- Transient Accommodations
- Amusement/Entertainment
- General Commercial
- Office Professional
- Institutional/Civic
- Commercial / Industrial
- Transportation/Utilities
- Parks / Recreation



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

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3 **STAFF COMMENTS**

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5 Planning, Fire: No Concerns

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8 **Section 403. Findings of Fact Required**

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

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15 403.A. Whether or not the requested zoning change is consistent with the Comprehensive Plan
16 or is justified by an error in the original ordinance.

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18 403.B. The precedents and the possible effects of such precedents, which might result from
19 approval or denial of the petition.

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21 403.C. The capability of the City or other government agencies to provide any services,
22 facilities, or programs that might be required if the petition were approved.

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24 403.D. Effect of approval of the petition on the condition or value of property in the City.

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26 403.E. Effect of approval of the petition on adopted development plans and policies of the City.

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