
1 **2023-22 (1ST READING): TO REZONE ~0.59 ACRES ON GRISSOM PKWY (PIN**
2 **42512030009) FROM R10 (SINGLE FAMILY) TO RMH – BTW (MULTIFAMILY HIGH**
3 **DENSITY WITH THE BOOKER T. WASHINGTON OVERLAY) AND A SMALL**
4 **REMAINDER PORTION FROM R10 (SINGLE FAMILY) TO MU-M (MIXED USE MEDIUM**
5 **DENSITY) TO ALLOW FOR THE CONTINUED DEVELOPMENT OF BAY POINTE**
6 **APARTMENTS.**

7 **Applicant/Reason:** Myrtle Beach Farms (Blake Arp, agent) / to rezone 0.59 acres from R10 to RMH-
8 BTW and rezone a remnant piece of property from R10 to MU-M for continuation of the Bay Pointe
9 Apartments Phase IV

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11 **Brief:**

- 12 • This property is currently split zoned, and this ordinance would remove the split zoning .
- 13 • The subject property fronts on both Grissom Pkwy and Mr Joe White Ave in the Booker T.
- 14 Washington neighborhood. Adjacent property is zoned MU-M, R10, RMH-BTW, and R10-BTW.
- 15 • RMH-BTW is a multifamily residential district with a minimum lot size 14,520 sq.ft. R10 has a lot
- 16 size of 10,000 sq.ft.
- 17 • This request is a companion Ordinance 2023-23.
- 18 • Nance St. is planned for extension to Grissom Pkwy, joining adjacent from Monticello Dr.
- 19 • This road is currently private, but the owners would like for the road to become public.
- 20 • Planning Commission (4.4.23 – 6/0): recommend approval

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22 **Issues:**

- 23 • The City has a documented shortage of workforce housing.
- 24 • Bay Pointe Apartments qualify as workforce housing which would contribute to the city's overall
- 25 mission of alleviating the housing shortage.

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27 **Public Notification:** 20 letters sent to owners of property within 300'. Three signs placed on the property.
28 Legal ad ran.

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

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32 **Alternatives:** Amend or deny the resolution.

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34 **Financial Impact:** N/A

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36 **Manager's Recommendation:**

- 37 • I recommend 1st reading (4.11.23).

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39 **Attachment(s):** Ordinance

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**CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA**

TO REZONE ~0.59 ACRES ON GRISSOM PKWY (PIN 42512030009) FROM R10 (SINGLE FAMILY) TO RMH-BTW (MULTIFAMILY HIGH DENSITY WITH THE BOOKER T. WASHINGTON OVERLAY) AND A SMALL REMAINDER PORTION FROM R10 (SINGLE FAMILY) TO MU-M (MIXED USE MEDIUM DENSITY) TO ALLOW FOR THE CONTINUED DEVELOPMENT OF BAY POINTE APARTMENTS.

PIN # 42512030009

IT IS HEREBY ORDAINED that the official zoning map of the City of Myrtle Beach is amended by rezoning ~0.59 acres (a portion of Horry County PIN# 42512030009) from R10 (Single Family) to RMH-BTW (Residential Multifamily High Density with the Booker T. Washington Overlay) and the remainder portion to MU-M (Mixed Use Medium Density) as shown on "Exhibit A" attached hereto.

This ordinance shall become effective upon adoption.

ATTEST:

BRENDA BETHUNE, MAYOR

JENNIFER ADKINS, CITY CLERK

1st Reading: 4-11-23
2nd Reading:

RESOLUTIONS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, APPROVED AND PASSED AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS HELD AT THE COUNTY ADMINISTRATIVE CENTER, 1000 G STREET, SAN DIEGO, CALIFORNIA, ON THE 11TH DAY OF FEBRUARY, 2023.

RESOLUTION NO. 2023-001

FOR THE PURPOSES OF THE ZONING MAP ACT, THE BOARD OF SUPERVISORS HAS RESOLVED TO AMEND THE ZONING MAP OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AS FOLLOWS:

- 1. TO AMEND THE ZONING MAP OF THE COUNTY OF SAN DIEGO, CALIFORNIA, TO REZONE THE PROPERTY DESCRIBED AS FOLLOWS:
- 2. TO AMEND THE ZONING MAP OF THE COUNTY OF SAN DIEGO, CALIFORNIA, TO REZONE THE PROPERTY DESCRIBED AS FOLLOWS:

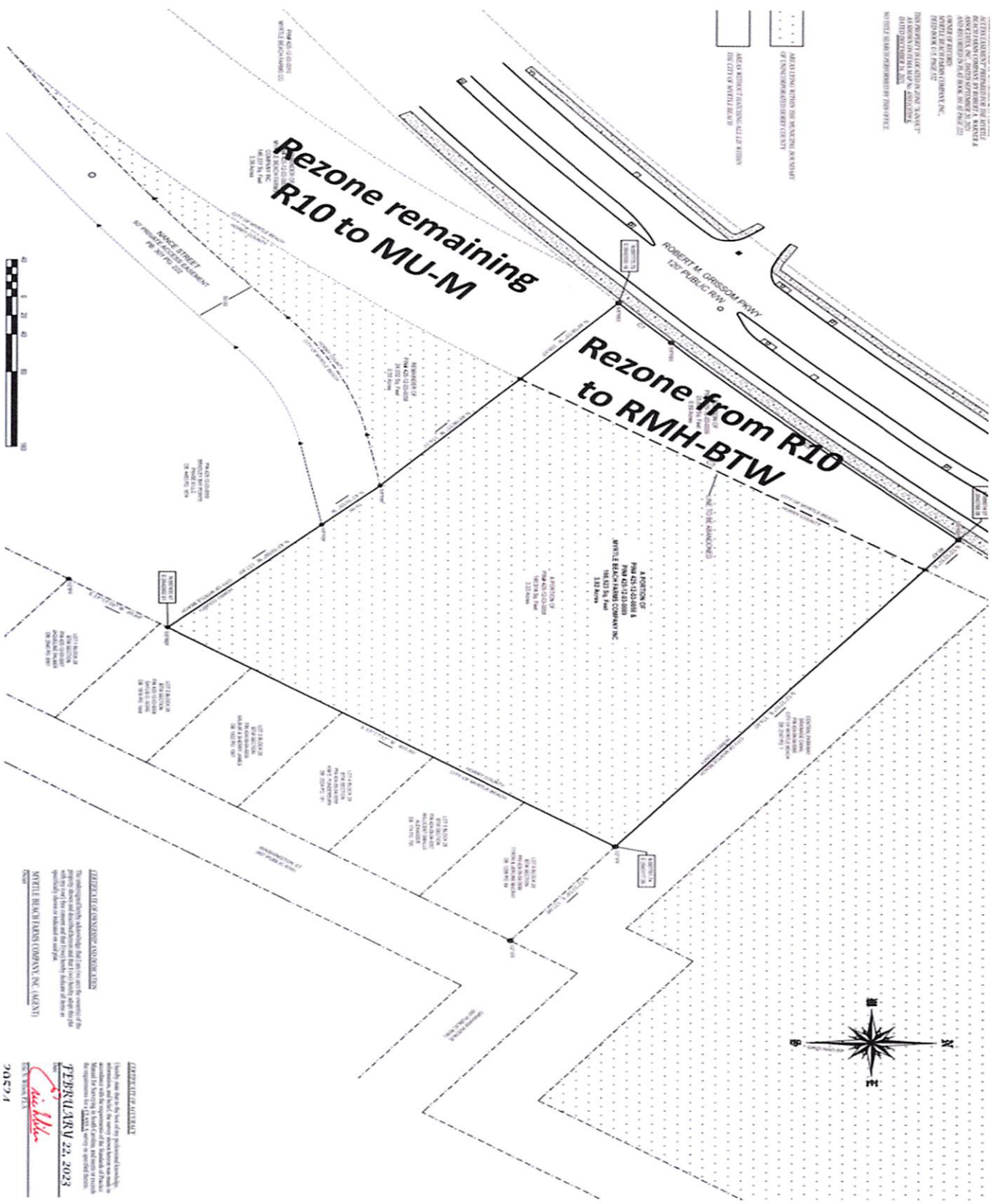


EXHIBIT A
ORDINANCE 2022-22

LEGAL COUNSEL'S CERTIFICATE

I, the undersigned, being a member of the legal profession, hereby certify that I have read the foregoing Ordinance and that the same conforms with the provisions of the Charter of the County of San Diego, California, and that the same is in compliance with the provisions of the California State Constitution.

PERVILARU 22, 2023

P. V. Arluvo

2023-1

LEGAL COUNSEL'S CERTIFICATE

I, the undersigned, being a member of the legal profession, hereby certify that I have read the foregoing Ordinance and that the same conforms with the provisions of the Charter of the County of San Diego, California, and that the same is in compliance with the provisions of the California State Constitution.

MORTLE BEACH TRACT COMPANY, INC. (AGNY)

2023-1