
1 **2021-29 (1st Reading): APPROVING CORRECTIONS TO THE CITY OF MYRTLE**
2 **BEACH, SOUTH CAROLINA 2020 AMENDMENT TO THE OCEANFRONT**
3 **REDEVELOPMENT PLAN; AND OTHER MATTERS RELATING THERETO.**

4 **Applicant/Purpose:** Staff / to make corrections related to a scrivener’s error in the parcel listing
5 appearing in Appendix B of the 2020 Amendment to the Oceanfront Redevelopment Plan.
6

7 **Brief:**

- 8 • On December 1, 2020, Council adopted Ordinance No. 2020-46, amending the Oceanfront
9 Redevelopment Plan dated September 8, 2020, expanding the area of the Oceanfront
10 Redevelopment District and adding a number of Redevelopment Projects.
- 11 • The Plan correctly identified the 285.95-acre Additional Redevelopment Project Area and
12 3,808 parcels in the Area, but the parcel listing attached as Exhibit B mistakenly included
13 certain parcels located outside the limits of the Additional Redevelopment Project Area.
14

15 **Issues:**

- 16 • Correcting this scrivener’s error will bring Exhibit B into agreement with the text of the Plan
17 and the approving ordinance.
- 18 • Given that the data in Exhibit B formed the basis for various statements in the Plan, the
19 text of the Plan has also been reviewed and corrected to conform to the corrections in
20 Exhibit B.
- 21 • Table B, the “Estimated Assessed Value and Tax Increment Revenues,” appearing on
22 pages 11 & 12 of the Plan, have been revised to account for the corrections to Exhibit B.
- 23 • The overlapping taxing districts opted out of participation in the Oceanfront Tax Increment
24 District and are not impacted by the Plan or the corrections to it.
25

26 **Public Notification:** Normal notification for first reading of an ordinance.
27

28 **Alternatives:** Do not make corrections. This is not recommended.
29

30 **Financial Impact:**

- 31 • The financial impact is that the Initial Equalized Assessed Value will be stated accurately,
32 and thus the creation of incremental revenues will begin, as intended, immediately as new
33 private development occurs.
34

35 **Manager’s Recommendation:**

- 36 • I recommend 1st reading (6/8/2021).
37

38 **Attachment(s):** Proposed ordinance, including corrected Oceanfront Redevelopment Plan.

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

APPROVING CORRECTIONS TO CITY OF
MYRTLE BEACH, SOUTH CAROLINA 2020
AMENDMENT TO THE OCEANFRONT
REDEVELOPMENT PLAN; AND OTHER
MATTERS RELATING THERETO

NOW THEREFORE, be it ordained by the City Council of the City of Myrtle Beach (the "City Council"), the governing body of the City of Myrtle Beach, South Carolina (the "City"), as follows:

Section 1. The City Council of the City hereby finds and determines:

(a) The City is an incorporated municipality located in Horry County, and as such possesses all powers granted to municipalities by the Constitution and general law of the State of South Carolina (the "State").

(b) Pursuant to Section 5-5-10, Code of Laws of South Carolina 1976, as amended (the "Code"), the City has selected the Council-Manager form of government and is governed by a Council composed of a Mayor and six council members.

(c) Pursuant to Act No. 452 (1984 Acts), codified as Sections 31-6-10 to Section 31-6-120 Code of Laws of South Carolina 1976, as amended (the "Act"), the governing bodies of the incorporated municipalities are vested with all powers consistent with the Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or threaten to become blighted.

(d) By Ordinance No. 2008-78 enacted October 21, 2008, the City Council approved a redevelopment plan entitled: "Tax Increment Financing Plan for the Oceanfront Redevelopment Project Area," dated September 2, 2008, as amended September 25, 2008 (the "Original Redevelopment Plan").

(e) The Original Redevelopment Plan provides a comprehensive program of the City for the redevelopment of the area of the City described therein and as described and designated in Section 2 and in the Original Redevelopment Plan (such area being hereinafter referred to as the "Original Redevelopment Project Area").

(f) By Ordinance No. 2020-46 enacted December 1, 2020, the City Council approved an amendment to the Original Redevelopment Plan entitled "City of Myrtle Beach, South Carolina 2020 Amendment to the Oceanfront Redevelopment Plan" dated September 8, 2020 (the "2020 Amendments;" the Original Redevelopment Plan, as amended by the 2020 Amendments, being referred to herein as the "Redevelopment Plan") which identified certain additional area within the City as qualifying as a "redevelopment project area" under the Act (the "Additional Redevelopment Project Area;" the Original Redevelopment Project Area, together with the Additional Redevelopment Project Area, being referred to as the "Redevelopment Project Area" herein), and which contains a statement of the objectives of the City with respect to the Additional Redevelopment Project Area and the Redevelopment Project Area as a whole. City Council found, in Ordinance No. 2020-46, among other matters, that:

1 (i) The 2020 Amendments and other matters and information presented to Council
2 exhibited that the Additional Redevelopment Project Area is a “blighted area” (as defined in
3 the Act) or “conservation area” (as defined in the Act) or a combination thereof and that private
4 initiatives are unlikely to alleviate these characteristics without substantial public assistance.
5 Specific characteristics of blight are evidenced by deterioration of structures or site
6 improvements adjacent to vacant land, lack of necessary transportation infrastructure,
7 dilapidation, deterioration, illegal uses of individual structures, presence of structures below
8 minimum code standards, excessive vacancies, lack of community planning, and static or
9 declining land values. Such characteristics are detrimental to the public safety, health and
10 general welfare of the citizens of the City.

11 (ii) Property values in the Additional Redevelopment Project Area would remain
12 static or decline without public intervention. The eradication of the blighted or conservation
13 area described therein and treatment and improvement of such area by the Redevelopment
14 Projects described therein is essential to the public interest.

15 (iii) It was necessary and in the best interest of the City for the City Council to
16 designate the Additional Redevelopment Project Areas as a “redevelopment project area”
17 pursuant to the Act and approve the redevelopment plan therefor. Such redevelopment is in
18 the interest of the health, safety, and general welfare of the citizens of the City.

19 (g) It has been determined that Section 2 of Ordinance No. 2020-46 and Exhibit A to the
20 2020 Amendments correctly identified the 285.95-acre Additional Redevelopment Project Area, but
21 that Exhibit B to the 2020 Amendments, wherein a listing of the real property parcels within the
22 Additional Redevelopment Project Area were to be listed, incorrectly identified the real property
23 parcels composing the Additional Redevelopment Project Area; to wit, Exhibit B included certain real
24 property parcels located outside of the limits of the Additional Redevelopment Project Area.

25 (h) The City has caused to be prepared corrected 2020 Amendments which are attached as
26 Exhibit A to this Ordinance (the “2020 Amendments, as Corrected”) which correctly identify the real
27 property parcels within the 285.95-acre Additional Redevelopment Project Area and further correct
28 certain information therein relating to the incorrectly described real property parcels.

29 (i) The City Council has determined that all of the findings and determinations made by
30 the City Council with respect to the 2020 Amendments at the time of enactment are still correct and
31 equally applicable to the 2020 Amendments, as Corrected.

32 Section 2. The City Council hereby approves and adopts the corrections to the 2020
33 Amendments set forth in the 2020 Amendments, as Corrected, and the Redevelopment Plan is hereby
34 modified accordingly.

35 The Original Redevelopment Project Area comprises approximately 245 acres of land within the
36 corporate limits of the City, bounded by 6th Avenue South to the south, the Atlantic Ocean to the east,
37 16th Avenue North to the north, and Highway 17 Business (Kings Highway) to the west.

1 The Additional Redevelopment Project Area, comprising an additional 285.95 acres, is generally
2 located within the following boundaries:

- 3 SOUTHEAST: The Atlantic Ocean
- 4 NORTHEAST: Parcels along the northeast side of 21st Avenue North
- 5 NORTHWEST: Parcels along the northwest side of Kings Highway, Broadway St. and Oak St.
- 6 SOUTHWEST: 14th Avenue South

7 The Redevelopment Project Area comprises approximately 531.28 acres, including publicly
8 owned rights-of-way, upon the effectiveness of the 2020 Amendments. The 2020 Amendments, as
9 Corrected, make no changes to the boundaries of the 531.28-acre Redevelopment Project Area. A list
10 of all real property in the Original Redevelopment Project Area is set forth in Appendix C to the Original
11 Redevelopment Plan. A list of all real property parcels in the Additional Redevelopment Project Area
12 is set forth in Exhibit B to the 2020 Amendments, as Corrected.

13 Section 3. The 2020 Amendments, as Corrected, contain a statement of the objectives of
14 the City and a statement indicating the need for and proposed use of the proceeds of the tax increment
15 financing in relation the 2020 Amendments, as Corrected, and the Redevelopment Plan as a whole,
16 contains the cost estimates of the Redevelopment Projects and the projected sources of revenue to
17 be used to meet the costs including estimates of tax increments. The estimated total amount of
18 indebtedness to be incurred under the Act for the purpose of funding redevelopment project costs is
19 not exceeding \$90 million, and the maximum estimated term of each series of such indebtedness will
20 not exceed 30 years.

21 Section 4. The City Council hereby confirms its approval of all of the real property in the
22 Additional Redevelopment Project Area included in the 2020 Amendments, as Corrected.

23 Section 5. It is anticipated that the Additional Redevelopment Projects will be constructed
24 over approximately 18 years, and that the term of the Redevelopment Plan will be not exceeding 45
25 years from the date of enactment of Ordinance No. 2020-46.

26 Section 6. The 2020 Amendments, as Corrected will have no adverse impact upon the
27 revenues of the City, Horry County, South Carolina, the Horry County School District, and the Horry
28 County Higher Education Commission, the taxing districts in which the Additional Redevelopment
29 Project Area is located, as all such taxing districts other than the City have declined to consent to the
30 Redevelopment Plan, and the City is the only taxing district affected thereby. The long-term impact
31 of the Redevelopment Plan upon the City will be beneficial in that, upon making the public
32 improvements, it is expected that substantial private investment will occur.

33 Section 7. The corrections to the Redevelopment Plan pursuant to the 2020 Amendments,
34 as Corrected, do not add parcels or extend the exterior boundaries of the Redevelopment Project Area,
35 change the general land uses established pursuant to the Redevelopment Plan, the proposed use of
36 proceeds in relationship to the Redevelopment Plan or extend the maximum amount or term of
37 obligations to be issued under the Redevelopment Plan.

38 Section 8. All orders, resolutions, ordinances and parts thereof, procedural or otherwise,
39 in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take
40 effect and be in full force from and after its passage and approval.

41 Section 9. Notice of the adoption of this Ordinance shall be published as provided in Section
42 31-6-80(f)(1)(b) of the Code.

1 Section 10. This Ordinance shall be forthwith codified in the Code of City Ordinances in the
2 manner required by law.

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[Signature page to follow]

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THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON FINAL READING.

SIGNED, SEALED, AND DELIVERED as of this ___ day of June 2021.

CITY OF MYRTLE BEACH, SOUTH CAROLINA

By: _____
Mayor

ATTEST:

City Clerk

First Reading: June __, 2021
Second Reading: _____, 2021

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EXHIBIT A
2020 AMENDMENTS, AS CORRECTED