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**2018-69 (1<sup>ST</sup> READING): AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF MYRTLE BEACH BY ANNEXING 1.09 ACRES LOCATED AT 1309 AZALEA CT (HORRY COUNTY PIN #420-11-04-0001), AND REZONE SAID PROPERTY FROM HORRY COUNTY OPU (OFFICE / PROFESSIONAL / INDUSTRIAL) TO CITY OF MYRTLE BEACH MP (MEDICAL / PROFESSIONAL).**

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**Applicant/Purpose:** BRG Holdings (Erin Blalock, agent) / to fulfill requirements before connecting to City water & sewer.

**Brief:**

- Applicant owns vacant property w/ access to Azalea Court.
- Property is currently in the County & zoned OPI (Office/ Professional/ Institutional).
- Applicant wishes to construct an office building on the lot & requests annexation as required by the utility connection agreement (when undeveloped lands abutting the city limits need water & sewer, they must petition to annex before receiving services).
- The applicant has submitted the proper annexation paperwork.
- 11/27/18: Planning Commission recommends annexation & MP zoning (5-0).

**Issues:**

- Longstanding City policy & practice is that when undeveloped parcels abutting the City limits need water & sewer, they must petition to annex before receiving those services.
- Annexation is consistent w/ the goal of closing “donut holes.”
- The zoning conforms to surrounding properties.

**Public Notification:** 40 letters sent. 1 sign placed. Legal ad ran.

**Alternatives:**

- Amend the zoning.
- Deny the proposal.

**Financial Impact:**

- Property taxes; & business license fees.
- Additional services costs (police, fire, public works, etc.) as required.

**Manager’s Recommendation:** I recommend 1<sup>st</sup> reading (12/11/18).

**Attachment(s):** Proposed ordinance, application.

ORDINANCE 2018-69

CITY OF MYRTLE BEACH  
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS  
OF THE CITY OF MYRTLE BEACH BY ANNEXING 1.09  
ACRES LOCATED AT 1309 AZALEA CT (HORRY  
COUNTY PIN # 420-11-04-0001), AND REZONE SAID  
PROPERTY FROM HORRY COUNTY OPI (OFFICE /  
PROFESSIONAL / INSTITUTIONAL) TO CITY OF  
MYRTLE BEACH MP (MEDICAL / PROFESSIONAL).

**PIN # 420-11-04-0001**

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 Council that annexation would be in the best interest of the city;

NOW, THEREFORE, IT IS ORDAINED that the property identified in the Horry County Tax Records  
as PIN # 420-11-04-0001, being located off Azalea Ct, and shown on the attached map (Appendix  
A), is hereby annexed to and become 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 and described above as MP (Medical  
Professional).

ATTEST:

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

\_\_\_\_\_  
JENNIFER STANFORD, CITY CLERK

1<sup>st</sup> Reading:  
2<sup>nd</sup> Reading:



ZONE CATEGORIES HC-1 = Highway Commercial Uses MP = Medical and Professional Uses

SCALE 1 inch = 100 feet



**APPLICANT** BRG Holdings

**REQUESTED ACTION** Annex vacant property at 1309 Azalea Ct in order to construct an office building and connect to city water and sewer.

**EXPLANATION FOR ZONING** To be consistent with the rest of the neighborhood.

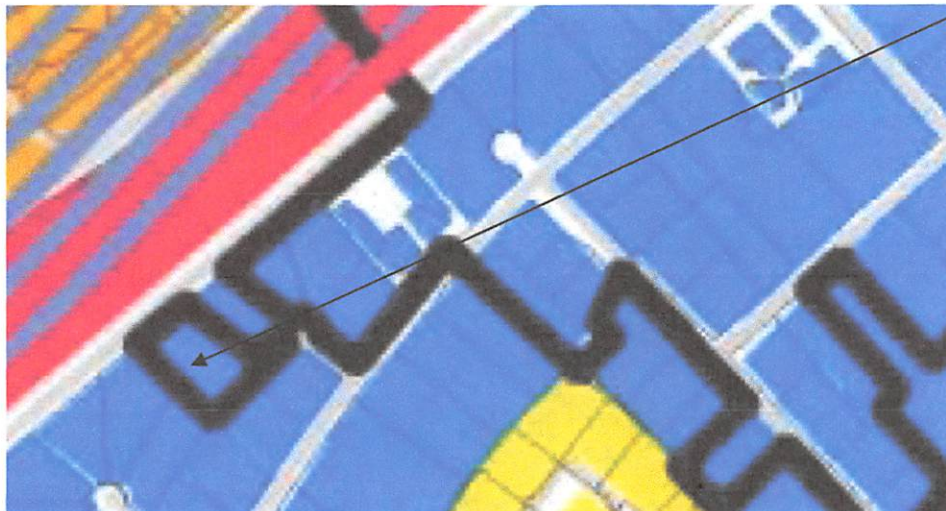
**EXISTING COUNTY ZONING** Horry County OPI (Office Professional Institution)

**SITE LOCATION** Southwest side of Azalea Ct, abutting Hwy 17 right-of-way

**SIZE** ~1.09 acres

**EXISTING LAND USE** Vacant

**COMPREHENSIVE PLAN** Identifies the property as office professional



**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
- Undeveloped
- Proposed Roads

**SURROUNDING LAND USES:**

				<div></div> = Directional keys
NW	US Hwy 17 MB Highway Commercial	US Hwy 17 MB Highway Commercial	US Hwy 17 MB Highway Commercial	
	Vacant MB Medical Professional	<b>Subject Property</b> <b>Horry County OPI</b>	Offices Horry County OPI/MB MP	
SW	Offices MB Medical Professional	Offices MB Medical Professional	Offices MB Medical Professional	SE

**PUBLIC NOTICE**

Letters sent to property owners within 300 feet of the proposal: 40

Signs posted for ten (10) days prior to public hearing: 1

Legal ad ran: Yes

**STAFF COMMENTS – No Concerns from any staff.**

**ANALYSIS OF REQUEST**

*Section 403 of the Zoning Ordinance lists the following factors, which should be part of the information considered when evaluating requests to change the Zoning Ordinance Text or Map.*

**Section 403 .A. Whether or not the requested zoning change is [1] consistent with the Comprehensive Plan or [2] is justified by an error in the original ordinance.**

[1] Yes. The property is located in Planning Area II. The 2011 Comprehensive Plan Future Land Use map shows this property as a office professional. The proposed use on the subject property is a fit with the Comprehensive Plan. Existing land use conditions for the lot have not changed since the 2011 Comprehensive Plan.

[2] There are no known errors in the ordinance.

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

The petition is in keeping with the City's policy to annex properties adjacent to the city limits to enclose "donut holes" of city jurisdictional lines.

**Section 403 .C. – The capability of the city or other government agencies to provide any services, facilities or programs that might be required if the petition were approved.**

**Water:** Available  
**Sewer:** Available  
**Streets:** Access via Azalea Ct  
**Sidewalks:** None

**Section 403 .D. Effect of approval of the petition on the condition or value of property in the city.**

Annexing and zoning this parcel to MP would allow for development consistent with the neighborhood, to be serviced by City solid waste, emergency services, and water/sewer services.

**Section 403 .E. Effect of approval of the petition on adopted development plans and policies of the City of Myrtle Beach.**

The annexation continues the city's practice of annexing properties where possible, and is in line with the recommended future land uses as stated in the Comprehensive Plan.

**Comprehensive Plan Citations:**

**Neighborhoods**

Continue to enhance neighborhoods by appropriate expansion and intensification.

*Action: The Planning Commission, with assistance from Planning and other appropriate City Departments including the Zoning Administrator, works with neighborhood organizations,*

1 *property owners, and developers to review regulations. The Planning Commission*  
2 *recommends the plans to City Council for adoption.*

3 *Time frame: Immediate.*

4 *Potential funding source: No funding needed.*

5  
6 Continue to support neighborhoods with appropriate facilities and connections.

7 *Action: The Planning Commission, with assistance from Planning and other appropriate City*  
8 *Departments including the Zoning Administrator, works with neighborhood organizations,*  
9 *property owners, and developers to review regulations. The Planning Commission*  
10 *recommends any necessary revisions to City Council for adoption.*

11 *Time frame: Ongoing.*

12 *Potential funding source: No funding needed.*

13  
14 **Land Use**

15  
16 As properties are annexed into the City of Myrtle Beach, great care will be given to ensure that  
17 appropriate zoning designations are placed on all properties within Planning Area II.

18  
19 **Population**

20  
21 Eliminate unincorporated areas (properties) within the city limits, referred to as "doughnut holes",  
22 that are not legally a part of the city limits.

23 *Action: City Council, with the assistance of the City Manager's Office, will contact the SC*  
24 *legislative*

25 *delegation and request a change in the annexation laws while continuing efforts to evaluate*  
26 *the feasibility of annexing all areas within city limit boundaries that are not presently a part of*  
27 *the city and work with property owners to petition for annexation into the city.*

28 *Time frame: Ongoing.*

29 *Potential funding source: General fund.*