
1 **2019-36 (1ST READING): AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF**
2 **THE CITY OF MYRTLE BEACH BY ANNEXING 0.632 ACRES LOCATED AT 4105 AND**
3 **4107 LITTLE RIVER RD (HORRY COUNTY TMS # 174-09-01-030 AND 174-09-01-**
4 **035), REZONE SAID PROPERTY FROM HORRY COUNTY SF 6 (SINGLE FAMILY**
5 **RESIDENTIAL) TO CITY OF MYRTLE BEACH RMM (MULTI-FAMILY RESIDENTIAL).**

6 **Applicant/Purpose:** Yosi Benezra (applicant) /to construct townhouses inside the city limits.

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8 **Brief:**

- 9 • Applicant owns property along Little River Rd. currently in the County & zoned SF 6
10 (Single Family, 6,000 sq. ft. per unit).
- 11 • Applicant wishes to combine the 2 lots & construct townhouses.
- 12 • Proposed zoning allows a maximum 12 units/acre. It does not allow mobile homes.
- 13 • Applicant requests to annex as required by the utility connection agreement.
- 14 • When lands abutting the city limits need water & sewer, they must petition to annex
15 before receiving water & sewer services.
- 16 • Adjacent in-city property to the north is zoned Longleaf PUD (Residential) & is developed
17 w/ townhouses.
- 18 • Zoning across Little River Road is zoned R-10 (Single Family, Minimum 10,000 sq. ft. lot).
- 19 • The applicant has submitted the proper annexation paperwork.
- 20 • 7/2/19: The Planning Commission recommends annexation & zoning RMM (multi-family
21 residential) (8-0).

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23 **Issues:**

- 24 • Property currently contains “grandfathered” mobile homes.
- 25 • The City requires contiguous properties to annex into the City to receive services.
- 26 • Proposal moves forward with the goal of closing “donut holes” in the city’s jurisdiction.
- 27 • The zoning conforms to surrounding properties.

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29 **Public Notification:**

- 30 • PC notification: 21 letters sent, 1 sign placed, legal ad ran.
- 31 • Normal Council meeting notification.

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33 **Alternatives:**

- 34 • Amend the zoning.
- 35 • Deny the proposal.

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37 **Financial Impact:**

- 38 • Small increase in property tax (minus the residential homeowner rebate - if applicable).
- 39 • Reduction in water/sewer fees.
- 40 • Nominal impact on municipal service costs.

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42 **Manager’s Recommendation:**

- 43 • I recommend 1st reading (7/23/19).

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45 **Attachment(s):** Proposed ordinance, staff report

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 0.632 ACRES LOCATED AT 4105 AND 4107 LITTLE RIVER RD (HORRY COUNTY TMS # 174-09-01-030 AND 174-09-01-035), AND REZONE SAID PROPERTY FROM HORRY COUNTY SF 6 (SINGLE FAMILY RESIDENTIAL) TO CITY OF MYRTLE BEACH RMM (MULTI-FAMILY RESIDENTIAL).

TMS # 174-09-01-030
174-09-01-035

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 property designated as Lot 5A and Lot 5B, Oak Park, and shown in Exhibit A, attached hereto, are 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 in Exhibit A as RMM (Multifamily Residential).

ATTEST:

BRENDA BETHUNE, MAYOR

JENNIFER STANFORD, CITY CLERK

1st Reading: 7-23-19
2nd Reading:

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EXHIBIT A
ORDINANCE 2019-36



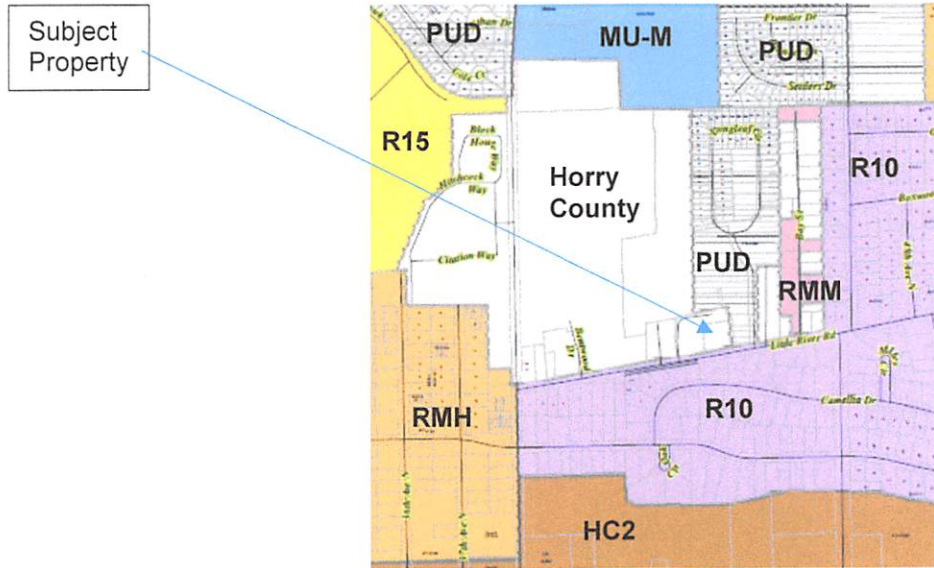
Proposed Annexation - 4105 & 4107 Little River Rd

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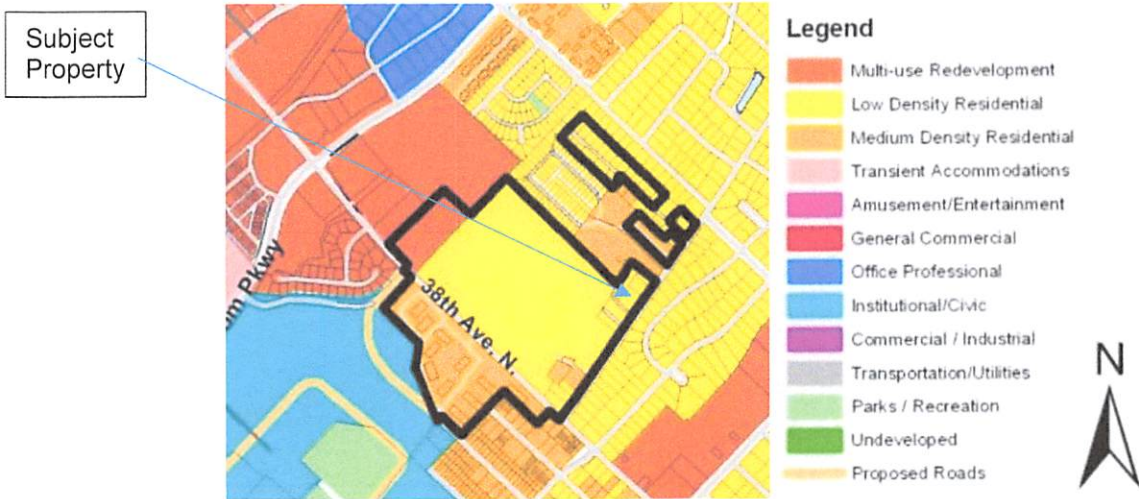
ANEX 19-02 4105 & 4107 Little River Rd

ZONING MAP



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COMPREHENSIVE PLAN Future Land Use Map



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PUBLIC INQUIRIES: Four phone calls to date.

STAFF COMMENTS

Planning: These properties were proposed for annexation in 2007 (ANEX 07-04) and were withdrawn when the applicant could not amend into the Longleaf PUD.

Public Works: Water & Sewer service is available. Solid waste service will be provided once annexed.

Fire, Police, Construction Services: No Concerns

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Section 403. Findings of Fact Required

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

- 403.A. Whether or not the requested zoning change is consistent with the Comprehensive Plan or is justified by an error in the original ordinance.
- 403.B. The precedents and the possible effects of such precedents, which might result from approval or denial of the petition.
- 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.
- 403.D. Effect of approval of the petition on the condition or value of property in the City.
- 403.E. Effect of approval of the petition on adopted development plans and policies of the City.