
1 **2022-27 (2ND READING): ANNEX ~1.26 ACRES AT 2115 HWY 501 (PIN**
2 **42509030003 & 42509030009) AND REZONE THE PROPERTY FROM HORRY**
3 **COUNTY HC (HIGHWAY COMMERCIAL) TO MYRTLE BEACH HC1 (HIGHWAY**
4 **COMMERCIAL) IN ORDER TO ATTAIN CITY WATER AND SEWER SERVICE.**

5 **Applicant/Purpose:** HSC Legacy, LLC / to annex approximately 1.26 acres at 2115 Hwy 501
6 and rezone to HC1 (Highway Commercial 1).

7
8 **Brief:**

- 9 • The request is to annex about 2 parcels along Hwy 501 near Seaboard St.
- 10 • Parcel 42509030003 is ~0.35 acres and is currently leased to Brakes 4 Less.
- 11 • Parcel 42509030009 is ~0.91 acres currently vacant with plans for a fast food restaurant.
- 12 • Both parcels need city water and sewer service.
- 13 • Planning commission (5.3.22): Recommends approval (6/0).
- 14 • No changes since 1st reading.

15
16 **Issues:**

- 17 • None identified.
- 18 • Moves forward with the goal of closing “donut holes” in the city’s jurisdiction.

19
20 **Public Notification:** Sign posted on properties, legal ad ran, and public notices mailed to the
21 owners of 9 property owners within 300’. One call for information to date.

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23 **Alternatives:**

- 24 • Amend the zoning.
- 25 • Deny the proposal.

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27 **Financial Impact:**

- 28 • Increases in commercial property taxes, and business license revenue.
- 29 • Any revenue increase will be offset by nominal service demands (police, fire, public works,
30 etc) as required.

31
32 **Manager’s Recommendation:**

- 33 • I recommend 1st reading (5.10.22).
- 34 • I recommend approval (5.24.22).

35
36 **Attachment(s):**

- 37 • Ordinance
 - 38 • Supporting Materials
- 39

ORDINANCE 2022-27

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

ANNEX ~1.26 ACRES AT 2115 HWY 501 (PIN 42509030003 & 42509030009) AND REZONE THE PROPERTY FROM HORRY COUNTY HC (HIGHWAY COMMERCIAL) TO MYRTLE BEACH HC1 (HIGHWAY COMMERCIAL) IN ORDER TO ATTAIN CITY WATER AND SEWER SERVICE.

PIN#s 42509030003 & 42509030009

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 two parcels of land designated as Horry County PIN #42509030003 & 42509030009 as shown in Exhibit A attached hereto, are hereby annexed to and become a part of the City of Myrtle Beach;

AND IT IS FURTHER ORDAINED that the official zoning map of the City of Myrtle Beach is amended to indicate the newly annexed property shown in Exhibit A attached hereto is zoned HC1 (Highway Commercial).

This ordinance shall become effective upon adoption.

ATTEST:

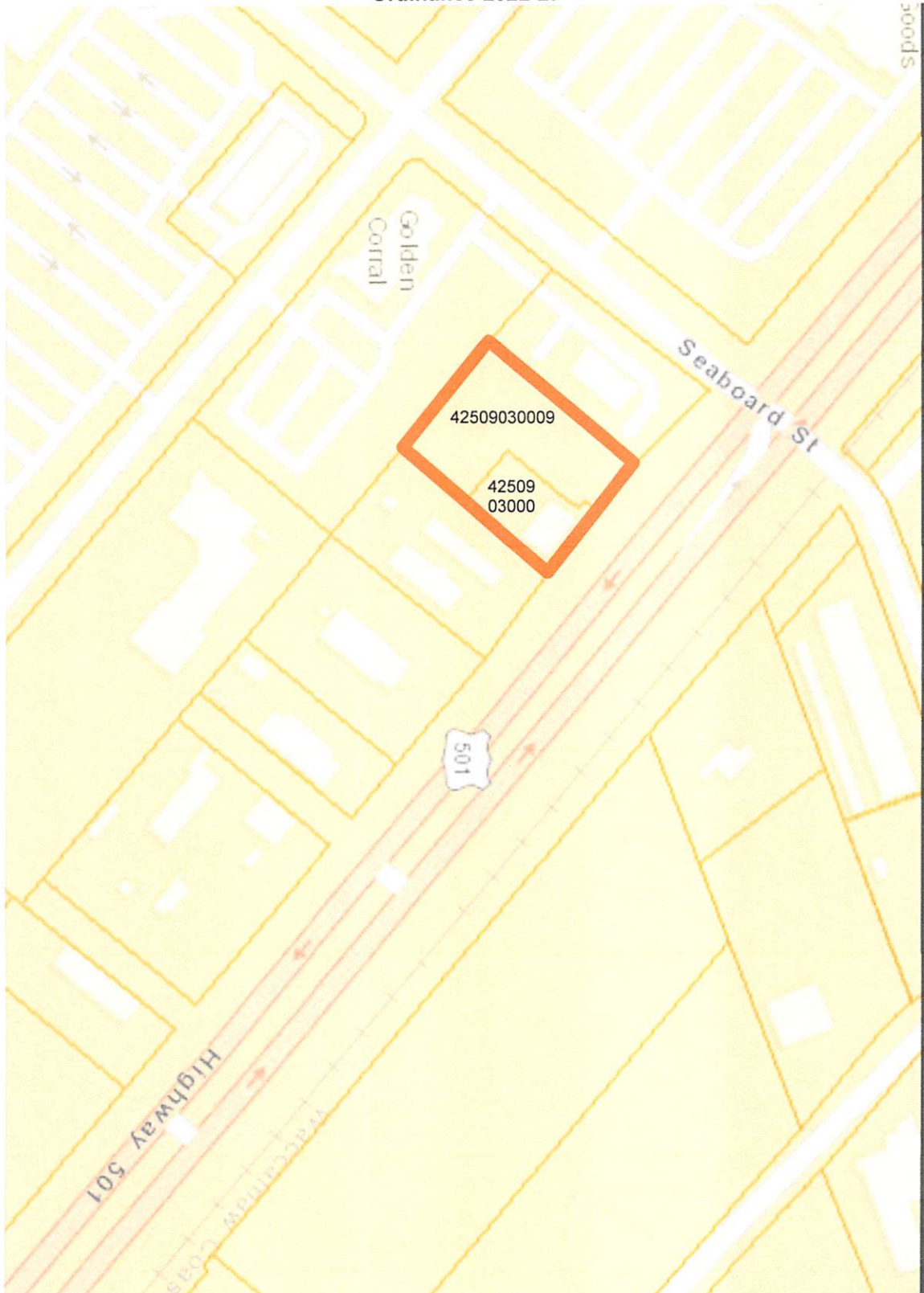
BRENDA BETHUNE, MAYOR

JENNIFER ADKINS, CITY CLERK

1st Reading: 5-10-2022
2nd Reading: 5-24-2022

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2
3

Exhibit A
Ordinance 2022-27



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Supporting Materials

Aerial View Map

Subject Parcel

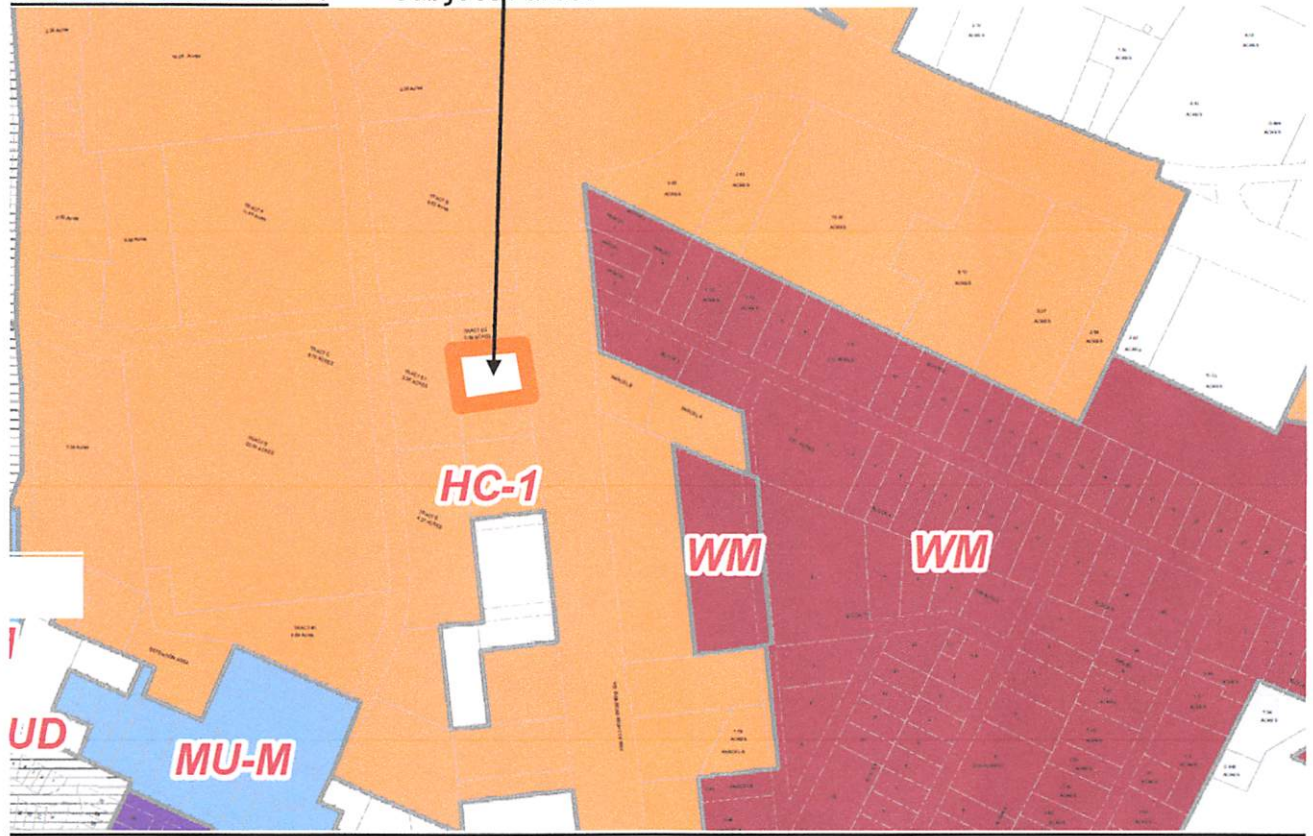


5

1

CURRENT ZONING MAP.

Subject Parcel



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1 **Staff comments:**

2 Fire: No Concerns

3 Public Works: No Concerns

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5 **Section 403. Findings of Fact Required**
6
7

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

- 12
- 13 403.A. Whether or not the requested zoning change is consistent with the Comprehensive Plan
14 or is justified by an error in the original ordinance.
- 15
- 16 403.B. The precedents and the possible effects of such precedents, which might result from
17 approval or denial of the petition.
- 18
- 19 403.C. The capability of the City or other government agencies to provide any services,
20 facilities, or programs that might be required if the petition were approved.
- 21
- 22 403.D. Effect of approval of the petition on the condition or value of property in the City.
- 23
- 24 403.E. Effect of approval of the petition on adopted development plans and policies of the City.