
1 **2024-68 (1ST READING): ORDINANCE TO EXTEND TEMPORARY**
2 **MORATORIUM ESTABLISHED BY ORDINANCE 2024-27.**

3 **Applicant/Purpose:** Staff/ to extend temporary moratorium.
4

5 **Brief:**

- 6 • There has been a recent increase in interest in converting multi-family short
7 term rental properties east of Kings to long term rental. The conversions
8 have removed hundreds of short term rental units from the market.
- 9 • The loss of short term rental properties adversely effects the City inasmuch
10 as it causes a decrease in several revenue streams supporting the City's
11 operations.
- 12 • Loss of the tourist-driven revenue streams will effect the level of municipal
13 services and amenities enjoyed by citizens.
- 14 • The loss of short term rental inventory and the likelihood of additional losses
15 created the need to study the impacts, both economic and otherwise, and to
16 review, revise, and update the City's Zoning Code and other ordinances and
17 regulations related to zoning and land use planning.
- 18 • On April 9, 2024 and May 14, 2024, City Council gave first and second reading
19 to Ordinance 2024-27 which imposed a temporary moratorium on
20 acceptance, review and approval of applications to convert multi-family
21 short term rental properties to multi-family long term rental properties
22 within an area spanning from the east or seaward side of Ocean Boulevard to
23 Kings Highway, and from Grande Dunes Boulevard to the point where Ocean
24 Boulevard and Kings Highway intersect near the south City limits.
- 25 • Ordinance 2024-27 established a moratorium for 270 days and authorized City
26 Council to extend the length of the moratorium.
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28 **Issues:**

- 29 • The moratorium expires in early January, 2025.
- 30 • City staff would benefit from additional time to consider changes to the City's
31 Zoning Code, to make such recommendations as are appropriate, and to enact
32 changes, if any, before the moratorium expires.
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34 **Public Notification:** Normal meeting notification.
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36 **Alternatives:**

- 37 • Add, delete, or modify certain provisions.
- 38 • Deny proposed ordinance.
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40 **Financial Impact:** No financial impact.
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42 **Manager's Recommendation:**

- 43 • I recommend 1st reading (11.12.2024).
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45 **Attachment(s):** Proposed Ordinance.

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CITY OF MYRTLE BEACH)
COUNTY OF Horry)
STATE OF SOUTH CAROLINA)

ORDINANCE TO EXTEND TEMPORARY
MORATORIUM ESTABLISHED BY
ORDINANCE 2024-27

WHEREAS, on April 9, 2024 and May 14, 2024, City Council gave first and second reading to Ordinance 2024-27 which imposed a temporary moratorium on acceptance, review and approval of applications to convert multi-family short term rental properties to multi-family long term rental properties within an area spanning from the east or seaward side of Ocean Boulevard to Kings Highway, and from Grande Dunes Boulevard to the point where Ocean Boulevard and Kings Highway intersect near the south City limits; and

WHEREAS, City Council determined that a moratorium was necessary for the City to have opportunity to study and analyze the loss of short term rental inventory in a vacation destination heavily reliant on short term rentals and the impacts and consequences resulting therefrom and to make recommendations concerning changes to the City’s Zoning Code and other ordinances and regulations relating to zoning and land use planning; and

WHEREAS, Ordinance 2024-27 established a moratorium for 270 days and authorized City Council to extend the moratorium; and

WHEREAS, the City would benefit from additional time to consider changes to the City’s Zoning Code, to make such recommendations as are appropriate, and to enact changes, if any, before the moratorium expires; and

WHEREAS, City Council finds that a sixty (60) day extension of the moratorium would be beneficial for the operations of the City and would promote the public interest in orderly and prudent land planning; and

NOW, THEREFORE, BE IT ORDAINED, by City Council of the City of Myrtle Beach that the above premises be incorporated by reference; and

The temporary moratorium established by Ordinance 2024-27 is hereby extended 60 days. City Council, by subsequent ordinance, may further extend the temporary moratorium.

If any section, paragraph, sentence or phrase of this Ordinance shall, for any reason, be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, such invalid section, paragraph, sentence or phrase shall be deemed severable and the remaining sections, paragraphs, sentences, and phrases of this Ordinance shall continue in full force and effect.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON FINAL READING.

1 SIGNED, SEALED AND DELIVERED THIS ___ DAY OF _____, 2024.

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BRENDA BETHUNE, MAYOR

ATTEST;

JENNIFER ADKINS, CITY CLERK

1st Reading: 11-12-2024

2nd Reading: