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**2022-4 (2<sup>ND</sup> READING): TO ANNEX THE NORTHWEST CORNER OF MR. JOE WHITE AVE & ROBERT M. GRISSOM PKWY (PIN# 425-12-04-0040) AND REZONE FROM HORRY COUNTY NC (NEIGHBORHOOD COMMERCIAL) TO CITY OF MYRTLE BEACH MU-M (MIXED USE/MEDIUM DENSITY)**

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**Applicant/Purpose:** Steve Powell and Jordan Rodes (applicants) / to annex and rezone approximately 2.77 acres to the City of Myrtle Beach, so that the parcel is consistent with the zoning district of the surrounding properties.

**Brief:**

- The applicants, Steve Powell and Jordan Rodes are acting on behalf of the owners, Aspen Asset Group, LLC.
- The property is currently under Horry County's jurisdiction and is zoned NC (Neighborhood Commercial).
- The applicant is requesting a rezoning to MU-M (Mixed Use –Medium Density) to be consistent with the zoning of the surrounding properties.
- Planning Commission (2.1.22): Planning Commission unanimously recommends approval (9/0).
- No changes since 1<sup>st</sup> reading.

**Issues:**

- None. Moves forward with the goal of closing “donut holes” in the city's jurisdiction.

**Public Notification:** Sign posted on property, Legal ad ran, and public notices mailed.

**Alternatives:** Recommend approval, modify, or deny the proposed request.

**Financial Impact:**

- Property tax, business licenses, construction permit and water and sewer utility revenue; additional services (police, fire, public works, etc...) as required.

**Manager's Recommendation:**

- I recommend 1st reading (2/8/2022).
- I recommend 2<sup>nd</sup> reading and adoption (2.22.22)

**Attachment(s):**

- Ordinance
- Detailed Staff Report

ORDINANCE 2022-4

CITY OF MYRTLE BEACH  
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

TO ANNEX THE NORTHWEST CORNER OF MR. JOE  
WHITE AVE & ROBERT M. GRISSOM PKWY (PIN# 425-  
12-04-0040) AND REZONE FROM HORRY COUNTY NC  
(NEIGHBORHOOD COMMERCIAL) TO CITY OF MYRTLE  
BEACH MU-M (MIXED USE/MEDIUM DENSITY)

**PIN# 425-12-04-0040**

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 a parcel of land designated as Horry County PIN #425-  
12-04-0040, northwest corner of Mr. Joe White Ave & Robert M. Grissom Pkwy; and as shown in  
Exhibit A attached hereto, is hereby annexed to and becomes 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 MU-M (Mixed Use/Medium Density).

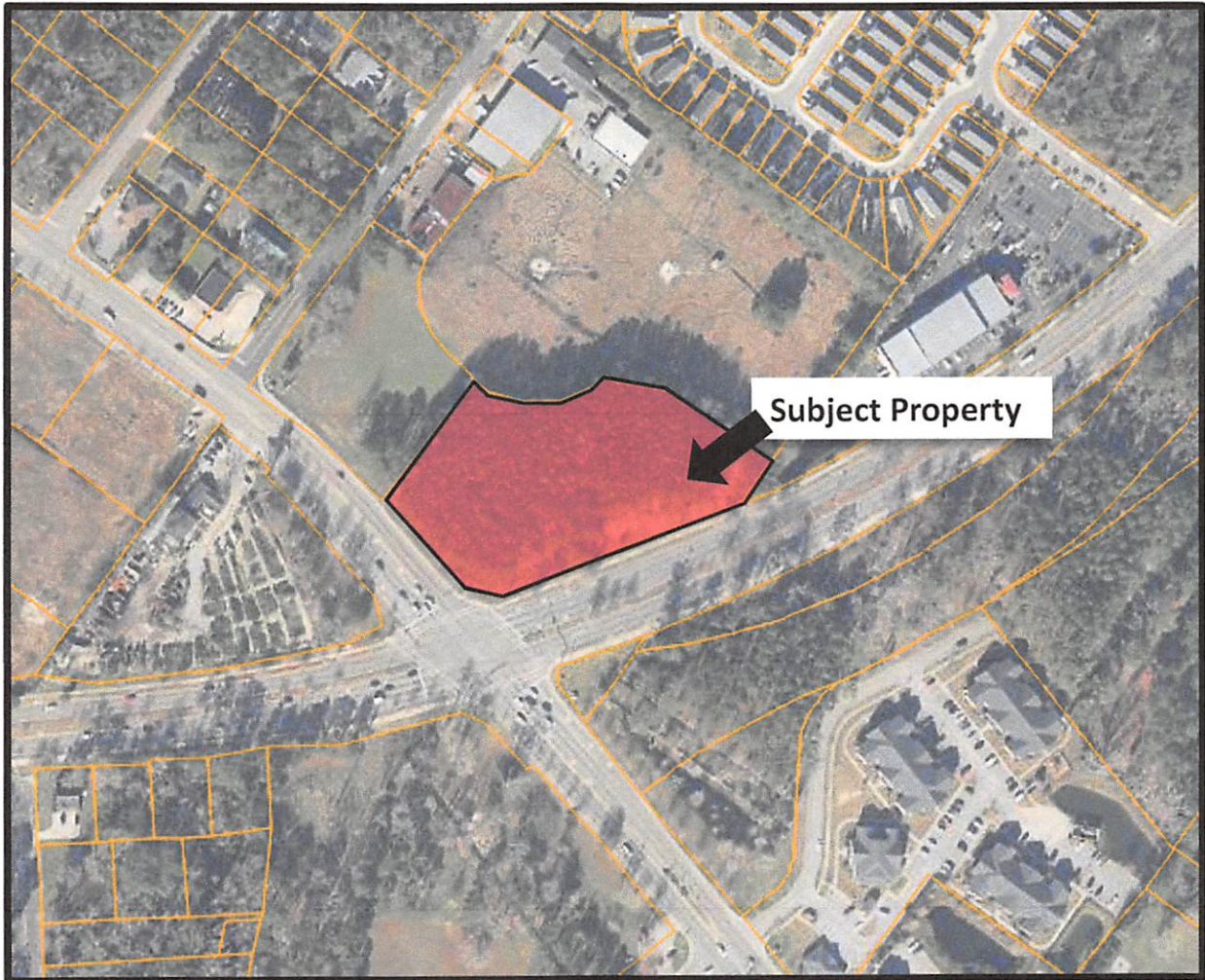
ATTEST:

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BRENDA BETHUNE, MAYOR

\_\_\_\_\_  
JENNIFER ADKINS, CITY CLERK

1<sup>st</sup> Reading: 2-8-2022  
2<sup>nd</sup> Reading: 2-22-2022

Exhibit A  
Ordinance 2022-4



Annexed Property: Northwest corner of  
Mr. Joe White Ave & Robert M. Grissom Pkwy  
PIN: 42512040040 / TMS: 1810201031



1  
2 Property Information:  
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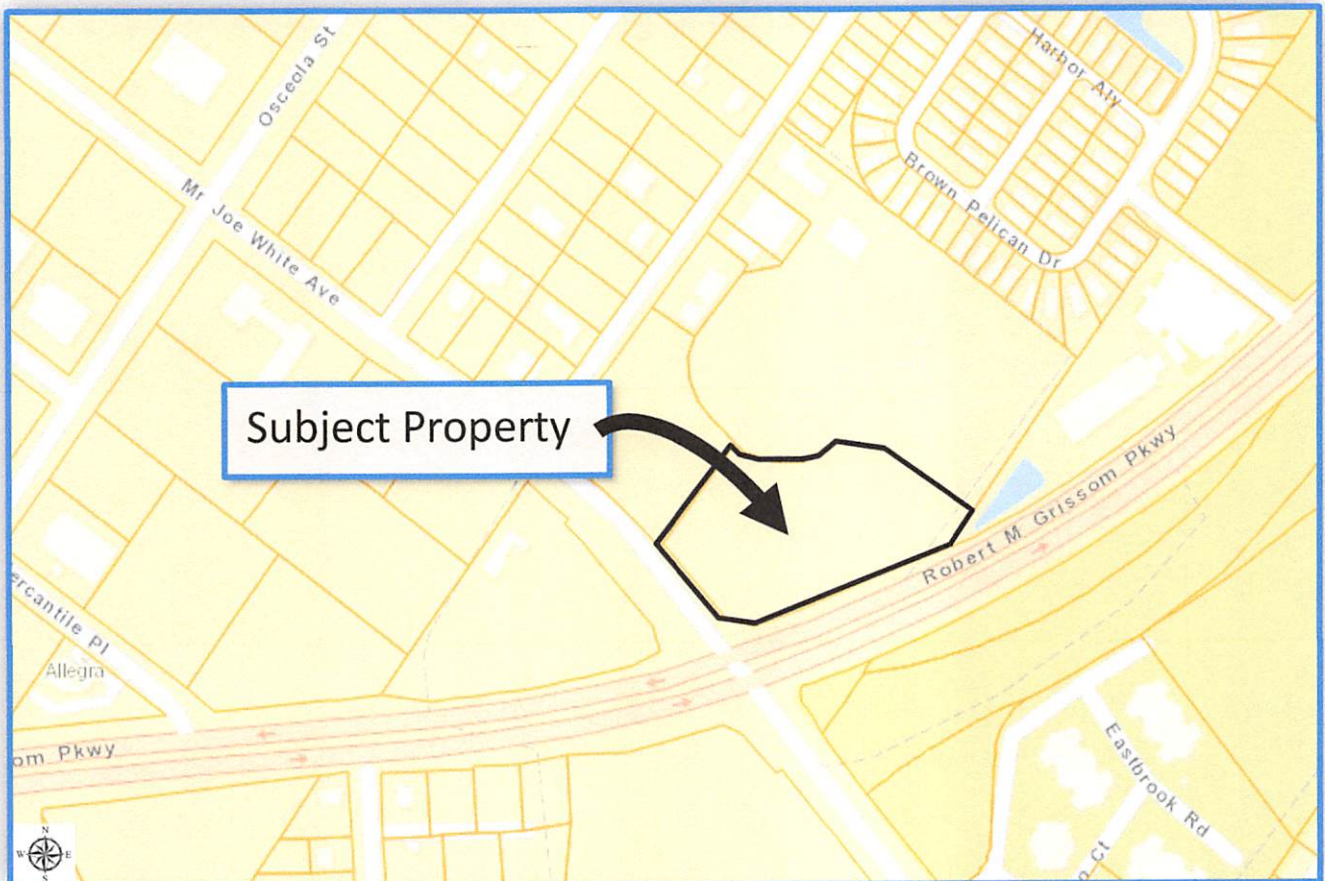
4 Location: The subject site is located on the northwest corner of Mr. Joe White Ave and  
5 Robert M. Grissom Pkwy, Myrtle Beach, South Carolina.  
6

7 Size: Per the Horry County Assessor data the parcel is 2.80 acres.  
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9 Access: Access to the parcel is located off of either Mr. Joe White Ave or the Robert M.  
10 Grissom Pkwy.  
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12 Current Use: Vacant land.  
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16 Vicinity Map  
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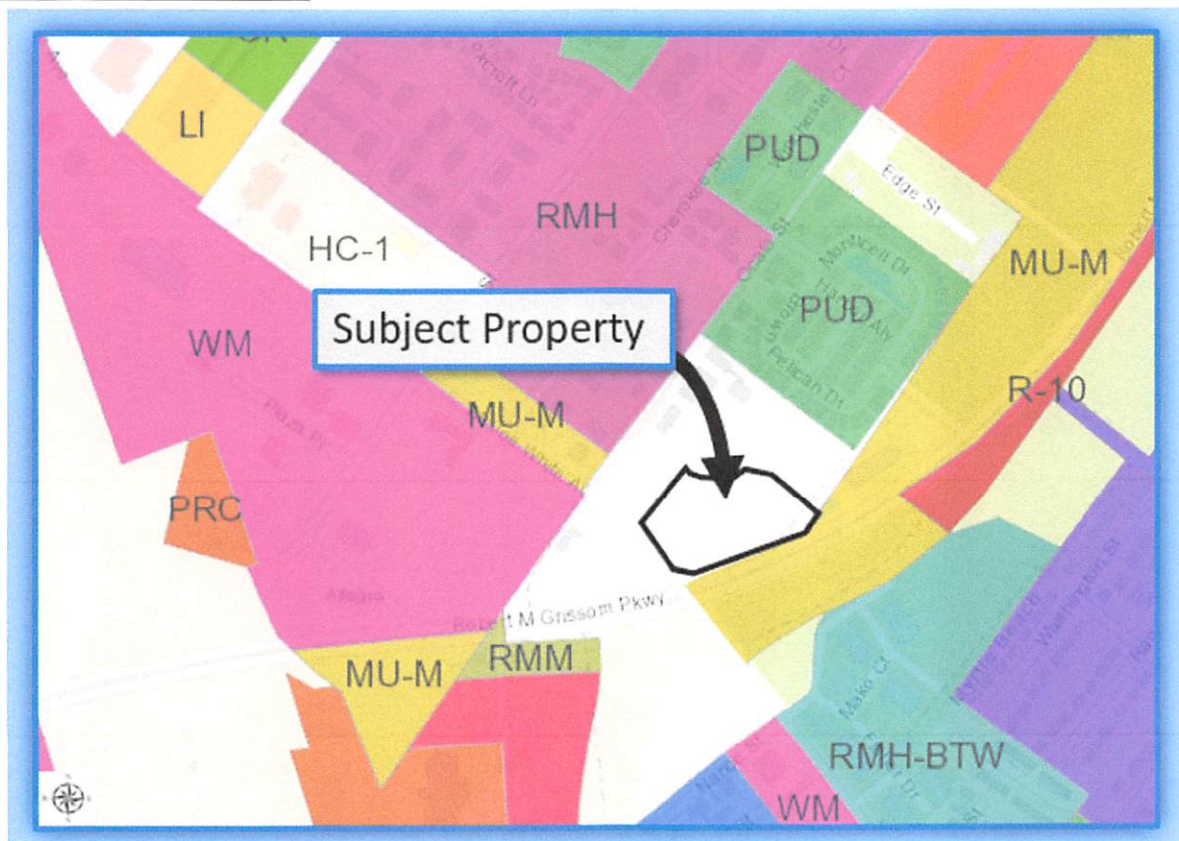


Aerial View Map

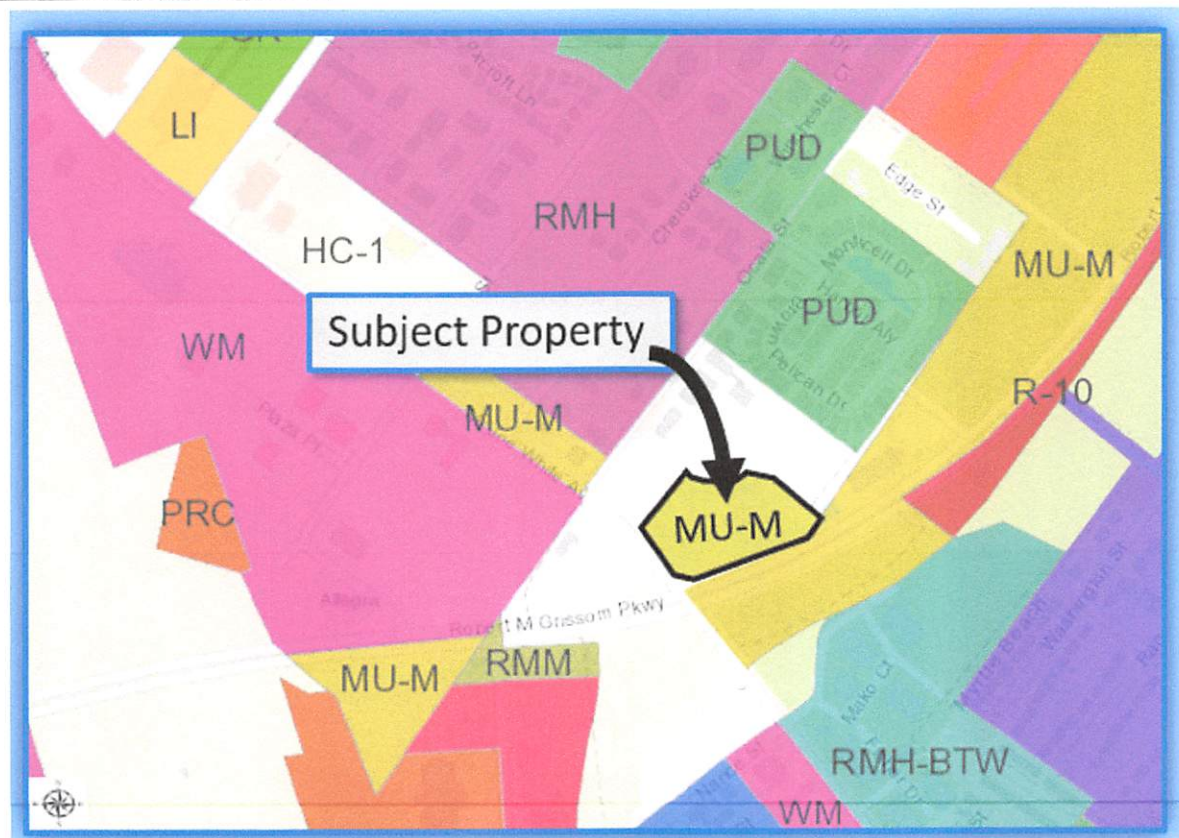




**CURRENT ZONING MAP**



**PROPOSED ZONING MAP**



1 **Other staff comments:** No Comments

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3 **Public Comment:** No public comment received to date.

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<b>Section 403. Findings of Fact Required</b>
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10 In reviewing any petition for a rezoning, the Planning Commission shall identify and evaluate all  
11 factors relevant to the petition, and shall report its findings in full, along with its recommendations  
12 for disposition of the petition, to the City Council. Factors shall include, but shall not be limited to,  
13 the following:

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