
1 **2023-22 (2ND READING): TO REZONE ~0.59 ACRES ON GRISSOM PKWY (PIN**
2 **42512030009) FROM R10 (SINGLE FAMILY) TO RMH – BTW (MULTIFAMILY HIGH**
3 **DENSITY WITH THE BOOKER T. WASHINGTON OVERLAY) AND A SMALL**
4 **REMAINDER PORTION FROM R10 (SINGLE FAMILY) TO MU-M (MIXED USE MEDIUM**
5 **DENSITY) TO ALLOW FOR THE CONTINUED DEVELOPMENT OF BAY POINTE**
6 **APARTMENTS.**

7 **Applicant/Reason:** Myrtle Beach Farms (Blake Arp, agent) / to rezone 0.59 acres from R10 to RMH-
8 BTW and rezone a remnant piece of property from R10 to MU-M for continuation of the Bay Pointe
9 Apartments Phase IV

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11 **Brief:**

- 12 • This property is currently split zoned, and this ordinance would remove the split zoning.
- 13 • The subject property fronts on both Grissom Pkwy and Mr. Joe White Ave in the Booker T.
14 Washington neighborhood. Adjacent property is zoned MU-M, R10, RMH-BTW, and R10-BTW.
- 15 • RMH-BTW is a multifamily residential district with a minimum lot size 14,520 sq.ft. R10 has a lot
16 size of 10,000 sq.ft.
- 17 • This request is a companion Ordinance 2023-23.
- 18 • Nance St. is planned for extension to Grissom Pkwy, joining adjacent from Monticello Dr.
- 19 • This road is currently private, but the owners would like for the road to become public.
- 20 • Planning Commission (4.4.23 – 6/0): recommend approval
- 21 • No changes from 1st reading.

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23 **Issues:**

- 24 • The City has a documented shortage of workforce housing.
- 25 • Bay Pointe Apartments qualify as workforce housing which would contribute to the city's overall
26 mission of alleviating the housing shortage.

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28 **Public Notification:** 20 letters sent to owners of property within 300'. Three signs placed on the property.
29 Legal ad ran.

- 30 • Members of the community addressed the planning commission with their questions. They did not
31 have concerns about the project moving forward.

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33 **Alternatives:** Amend or deny the resolution.

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35 **Financial Impact:** N/A

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37 **Manager's Recommendation:**

- 38 • I recommend 1st reading (4.11.23).
- 39 • I recommend approval (4.25.23).

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41 **Attachment(s):** Ordinance

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**CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA**

TO REZONE ~0.59 ACRES ON GRISSOM PKWY (PIN 42512030009) FROM R10 (SINGLE FAMILY) TO RMH-BTW (MULTIFAMILY HIGH DENSITY WITH THE BOOKER T. WASHINGTON OVERLAY) AND A SMALL REMAINDER PORTION FROM R10 (SINGLE FAMILY) TO MU-M (MIXED USE MEDIUM DENSITY) TO ALLOW FOR THE CONTINUED DEVELOPMENT OF BAY POINTE APARTMENTS.

PIN # 42512030009

IT IS HEREBY ORDAINED that the official zoning map of the City of Myrtle Beach is amended by rezoning ~0.59 acres (a portion of Horry County PIN# 42512030009) from R10 (Single Family) to RMH-BTW (Residential Multifamily High Density with the Booker T. Washington Overlay) and the remainder portion to MU-M (Mixed Use Medium Density) as shown on "Exhibit A" attached hereto.

This ordinance shall become effective upon adoption.

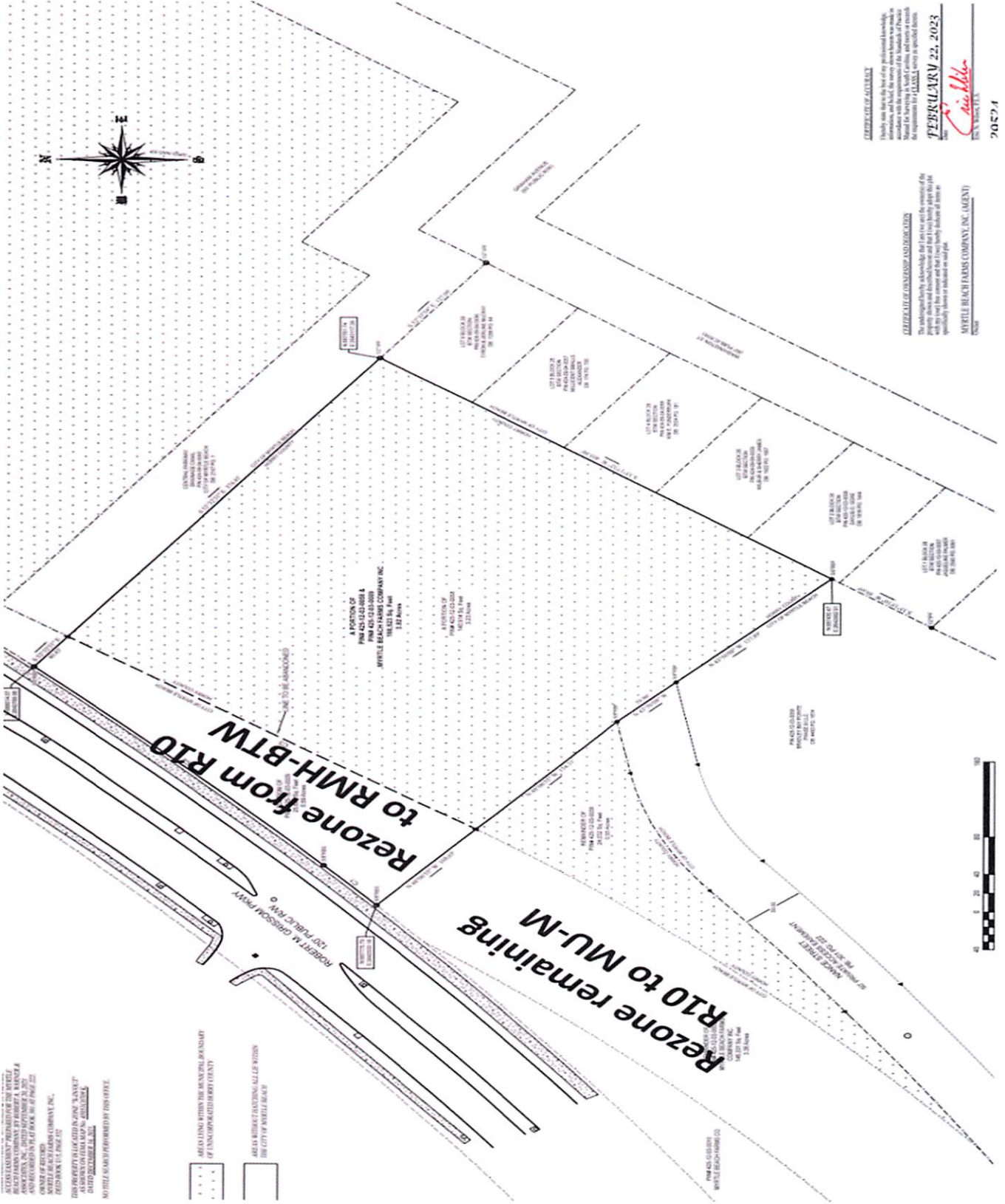
ATTEST:

BRENDA BETHUNE, MAYOR

JENNIFER ADKINS, CITY CLERK

1st Reading: 4-11-23
2nd Reading: 4-25-23

EXHIBIT A ORDINANCE 2022-22



STATE OF ALABAMA
 COUNTY OF WALKER
 CITY OF WHITEHALL

BY: _____
 ASSISTANT CITY CLERK

DATE: FEBRUARY 22, 2023

STATE OF ALABAMA
 COUNTY OF WALKER
 CITY OF WHITEHALL

BY: _____
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