
1 **2018-44 (2ND READING): AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF**
2 **THE CITY OF MYRTLE BEACH BY ANNEXING 1.37 ACRES LOCATED AT LOT 44**
3 **COVE DR (HORRY COUNTY PIN #39403040032), AND REZONE SAID PROPERTY**
4 **FROM HORRY COUNTY SF 10 (SINGLE FAMILY RESIDENTIAL) TO CITY OF MYRTLE**
5 **BEACH R15 (SINGLE FAMILY RESIDENTIAL).**

6 **Applicant/Purpose: Key Harris Turner (applicant)/ owners purchased property to build their**
7 **permanent home & desire to be in the City.**

8
9 **Brief:**

- 10 • Applicant owns vacant property on the corner of Cove Dr., & King's Highway.
11 • Property is currently in the County & zoned SF10 (Single Family, 10,000 sf/ lot).
12 • Applicant wishes to construct a single family home & requests annexation as required
13 by the utility connection agreement (when undeveloped lands abutting the city limits
14 need water & sewer, they must petition to annex before receiving those services).
15 • The applicant has submitted the proper annexation paperwork.
16 • 6/19/18: Planning Commission recommends annexation & zoning R-15 (Single Family
17 Residential) 8-0.
18 • No changes since 1st reading.

19
20 **Issues:**

- 21 • Longstanding City policy & practice is that when undeveloped parcels abutting the City
22 limits need water & sewer, they must petition to annex before receiving those services.
23 • Annexation is consistent w/ the goal of closing "donut holes."
24 • The zoning conforms to surrounding properties.

25
26 **Public Notification:**

- 27 • 21 letters sent. 1 sign placed. Legal ad ran.
28 • Normal meeting notification.

29
30 **Alternatives:**

- 31 • Amend the zoning.
32 • Deny the proposal.

33
34 **Financial Impact:**

- 35 • Small increase in property tax (minus the residential homeowner rebate).
36 • Reduction in water/sewer fees.
37 • Nominal impact on municipal service costs.

38
39 **Manager's Recommendation:**

- 40 • I recommend 1st reading (7/10/18).
41 • I recommend 2nd reading & adoption (7/24/18).

42
43 **Attachment(s): Proposed ordinance, exhibits.**

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 1.37 ACRES LOCATED AT LOT 44 COVE DR (HORRY COUNTY PIN # 39403040032), AND REZONE SAID PROPERTY FROM HORRY COUNTY SF 10 (SINGLE FAMILY RESIDENTIAL) TO CITY OF MYRTLE BEACH R15 (SINGLE FAMILY RESIDENTIAL).

PIN # 39403040032

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 Council that annexation would be in the best interest of the city;

NOW, THEREFORE, IT IS ORDAINED that the property known as Lot 44, Block E, Dunes Cove (phase II), and shown below, is 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 and described above as R15 (Single Family Residential).

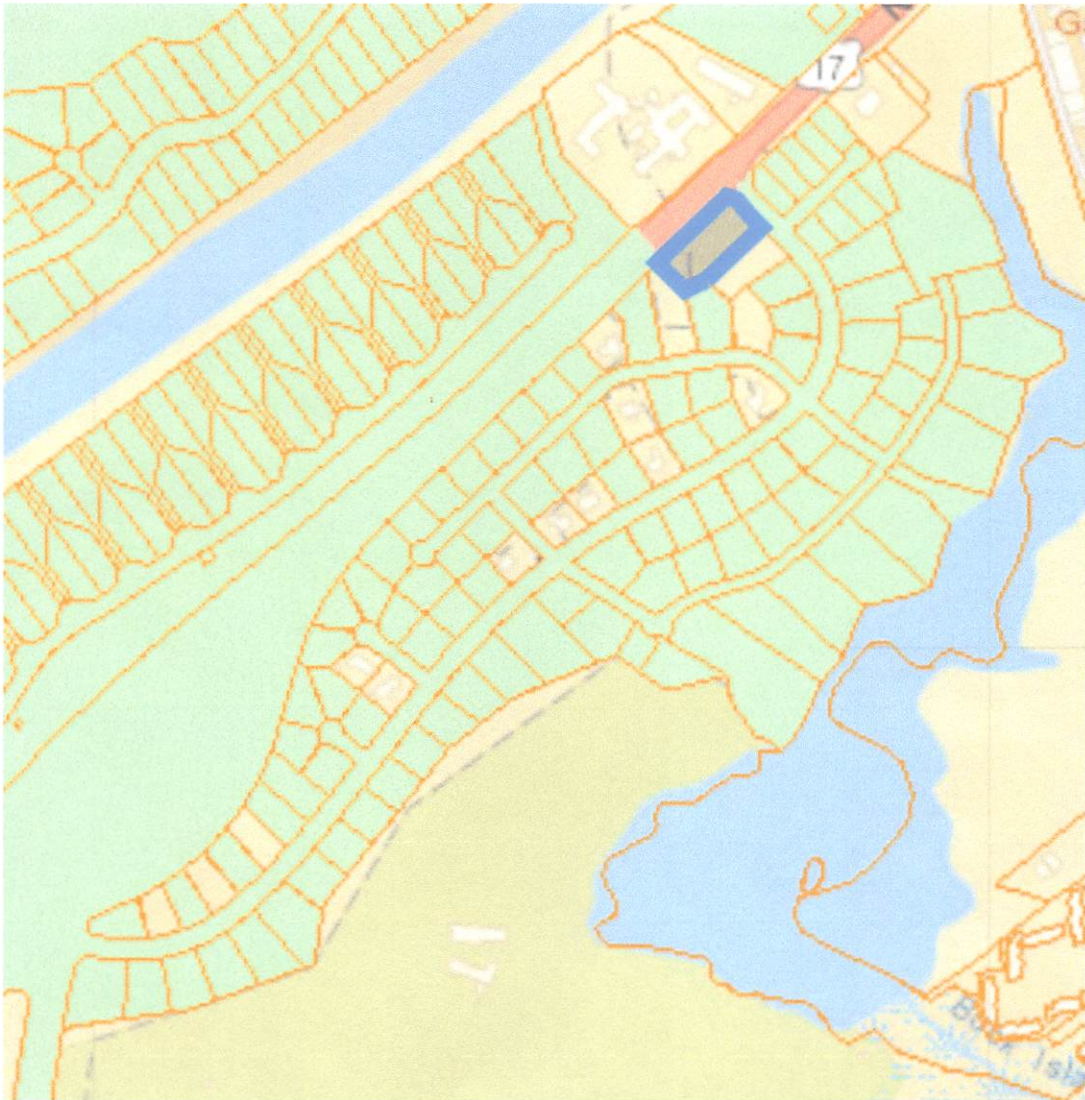
ATTEST:

BRENDA BETHUNE, MAYOR

JENNIFER STANFORD, INTERIM CITY CLERK

1st Reading:
2nd Reading:

1	APPLICANT	Kay Harris Turner
2		
3	REQUESTED ACTION	Annex vacant property at Lot 44 Cove Dr and zone single family
4		
5		
6	EXPLANATION FOR ZONING	To be consistent with the rest of the neighborhood.
7		
8	EXISTING COUNTY ZONING	Horry County SF 10 (Single Family)
9		
10	SITE LOCATION	Southwest corner of Cove Drive and Kings Highway
11		
12	SIZE	~1.37 acres
13		
14	EXISTING LAND USE	Vacant
15		
16	COMPREHENSIVE PLAN	Identifies the property as low density residential
17		



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SURROUNDING LAND USES:

= Directional keys

NW	Kings Highway Horry County SF 10	Kings Highway Horry County SF 10	Cove Drive Myrtle Beach R-15	NE
	Kings Highway Myrtle Beach R-15	Subject Property Horry County SF 10	Cove Drive Myrtle Beach R-15	
SW	Residential Horry County SF 10	Residential Myrtle Beach R-15	Residential Horry County SF 10	SE

PUBLIC NOTICE

Letters sent to property owners within 300 feet of the proposal: **21**
 Signs posted for ten (10) days prior to public hearing: **1**
 Legal ad ran in the Sun News: **Yes**

STAFF COMMENTS – No Concerns from any staff.

ANALYSIS OF REQUEST

Section 403 of the Zoning Ordinance lists the following factors, which should be part of the information considered when evaluating requests to change the Zoning Ordinance Text or Map.

Section 403 .A. Whether or not the requested zoning change is [1] consistent with the Comprehensive Plan or [2] is justified by an error in the original ordinance.

[1] Yes. The property is located in Planning Area I. The 2011 Comprehensive Plan Future Land Use map shows this property as a low density residential use. The single family residential unit on the subject property is a fit with the Comprehensive Plan. Existing land use conditions for the lot has not changed since the 2011 Comprehensive Plan.

[2] There are no known errors in the ordinance.

Section 403 .B. – The precedents, and the possible effects of such precedents, which might result from approval or denial of the petition.

The petition is in keeping with the City's policy to annex properties adjacent to the city limits to enclose "donut holes" of city jurisdictional lines.

Section 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.

- Water:** Available
- Sewer:** Available
- Streets:** Access via Cove Dr
- Sidewalks:** Along Kings Highway

Section 403 .D. Effect of approval of the petition on the condition or value of property in the city.

1
2 Annexing and zoning this parcel to R15 would allow for development consistent with the
3 neighborhood, to be serviced by City solid waste, emergency services, and recreation.
4

5 **Section 403 .E. Effect of approval of the petition on adopted development plans and policies**
6 **of the City of Myrtle Beach.**
7

8 The annexation continues the city's practice of annexing properties where possible, and is in line
9 with the recommended future land uses as stated in the Comprehensive Plan.
10

11 **Comprehensive Plan Citations:**
12

13 ***Neighborhoods***
14

15 Continue to enhance neighborhoods by appropriate expansion and intensification.

16 *Action: The Planning Commission, with assistance from Planning and other appropriate City*
17 *Departments including the Zoning Administrator, works with neighborhood organizations,*
18 *property owners, and developers to review regulations. The Planning Commission*
19 *recommends the plans to City Council for adoption.*

20 *Time frame: Immediate.*

21 *Potential funding source: No funding needed.*
22

23 Continue to support neighborhoods with appropriate facilities and connections.

24 *Action: The Planning Commission, with assistance from Planning and other appropriate City*
25 *Departments including the Zoning Administrator, works with neighborhood organizations,*
26 *property owners, and developers to review regulations. The Planning Commission*
27 *recommends any necessary revisions to City Council for adoption.*

28 *Time frame: Ongoing.*

29 *Potential funding source: No funding needed.*
30

31 ***Land Use***
32

33 As properties are annexed into the City of Myrtle Beach, great care will be given to ensure that
34 appropriate zoning designations are placed on all properties within Planning Area I.
35

36 ***Population***
37

38 Eliminate unincorporated areas (properties) within the city limits, referred to as "doughnut holes",
39 that are not legally a part of the city limits.

40 *Action: City Council, with the assistance of the City Manager's Office, will contact the SC*
41 *legislative*

42 *delegation and request a change in the annexation laws while continuing efforts to evaluate*
43 *the feasibility of annexing all areas within city limit boundaries that are not presently a part of*
44 *the city and work with property owners to petition for annexation into the city.*

45 *Time frame: Ongoing.*

46 *Potential funding source: General fund.*
47



PETITION FOR ANNEXATION AND ZONING REQUEST FORM

This is an application to request the annexation of single or multiple parcels of land into the corporate limits of the City of Myrtle Beach, South Carolina. All information contained in this application is subject to public disclosure under the South Carolina Freedom of Information Act (FOIA).

TYPE OR PRINT all answers on this application. Attach any additional information requested to complete this application. There is **NO FEE** for this application.

The following items are required to process a request for annexation:

- Completion of this annexation application and zoning request form.
- Annexation petition signed by all owners of the property to be annexed or authorized agent representing property owner. If property owner(s) is/are represented by an agent, please attach a letter or other document giving the agent authority to act on behalf of the current owner.
- _____ Written legal description (metes and bounds) of the property.
- _____ A recent boundary survey (or equivalent): **38 paper copies no larger than 11" X 17" and a digital copy in either .pdf or .jpeg format.**
- _____ Copy of deed(s) proving ownership of property.

Requests for annexation are considered by the Planning Commission at their regularly scheduled meeting (the third Tuesday of the month). To be placed on the Planning Commission's agenda, the completed petition for annexation application and zoning request form and all additional requested materials must be submitted to the City of Myrtle Beach Planning Department (located on the first floor of City Hall) by 5:00 p.m. on the date of the deadline. A deadline schedule is available from the Planning Department upon request. The recommendation of the Planning Commission will be forwarded to City Council for final action. **This application in no manner implies approval or acceptance of the proposed annexation or requested zoning by the City of Myrtle Beach nor does the City waive its right and privilege to deny such application.**

If there are any questions regarding annexation and zoning policies and procedures, or if you need assistance in completing the application please contact the Planning Department at:

**CITY OF MYRTLE BEACH PLANNING DEPARTMENT
CITY HALL
937 BROADWAY
P.O. BOX 2468
MYRTLE BEACH, SC 29578
PHONE – 843-918-1050 / FAX – 843-918-1083
WEBSITE - www.cityofmyrtlebeach.com**

ANNEXATION APPLICATION AND ZONING REQUEST FORM

PRINT OR TYPE ALL ANSWERS (EXCEPT SIGNATURE)

APPLICANT INFORMATION:

Primary Contact: Kay Harris Turner
Mailing Address: 192 Northside Dr. Little River, SC 29566

Day Phone: 843-446-1304 Fax: _____

Email: Kayharris566@gmail.com

Property Owner # 1: Clifford Grant Turner

Mailing Address: 192 Northside Dr. Little River, SC 29566

Day Phone: 843-446-1304 Fax: 843-467-5771

Authorized Agent # 1 (if applicable): _____

Mailing Address: _____

Day Phone: _____ Fax: _____

Property Owner # 2: Kay Harris Turner

Mailing Address: 192 Northside Dn Little River, SC 29566

Day Phone: 843-446-1304 Fax: _____

Authorized Agent # 2 (if applicable): _____

Mailing Address: _____

Day Phone: _____ Fax: _____

Property Owner # 3: _____

Mailing Address: _____

Day Phone: _____ Fax: _____

Authorized Agent # 3 (if applicable): _____

Mailing Address: _____

Day Phone: _____ Fax: _____

ANNEXATION APPLICATION AND ZONING REQUEST FORM

PRINT OR TYPE ALL ANSWERS (EXCEPT SIGNATURE)

Description of Property.

Horry County Tax Map (TMS) Number: 39403040032

Street address of property to be annexed (if applicable): Lot 44 Cove Drive

Current Horry County Zoning Designation: SE10

Exact size of subject property: Acre(s): Square Footage: 59,540

Zoning Requested.

What type of zoning district is requested?

What City Zoning District is requested (if known)?

(NOTE: The zoning district requested in this petition for annexation application may not be the zoning district approved for the subject parcel by City Council after consideration and approval of the annexation request).

Explain why this property should be zoned as requested: Owners Purchased Property to build their permanent home. In order to have city water & sewer and other city amenities, it needs to be annexed into the city.

Specify proposed land use (i.e. retail store, single-family homes, restaurant, etc...): Single-family home

SIGNATURE AND CERTIFICATION

The undersigned hereby respectfully request that the City of Myrtle Beach Planning Commission review this petition for annexation and zoning request form for the above-described property. All of the above statements and information, whether written on this application or attached, are true and correct to the best of my knowledge and belief. Signature(s) of all property owner(s) or authorized agent(s) must be obtained before application can be accepted for processing.

Signature of Property Owner # 1: Grant Turner Date: 5/10/18

Signature of Authorized Agent # 1: Date:

Signature of Property Owner # 2: Kay Harris Suran Date: 5/10/18

Signature of Authorized Agent # 2: Date:

Signature of Property Owner # 3: Date:

Signature of Authorized Agent # 3: Date:

100% PETITION FOR ANNEXATION

PRINT OR TYPE ALL ANSWERS (EXCEPT SIGNATURE)

TO THE MAYOR AND COUNCIL OF THE CITY OF MYRTLE BEACH:

We, the undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat, hereby petition for annexation of said property by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code 5-3-150.

Legal description of property (attach additional sheets, if necessary): All and Singular that certain piece, parcel or lot of land situate, lying and being in Dewwood Neck Township, School District Eight, Horry County, South Carolina and being more particularly described as lot #4, Block "E", Dunes Cove (Phase II), as shown on Map of Lots 36 through 44 titled "Final Plat Dunes Cove (Phase II) Block "E" prepared for Myrtle Beach Farms Company, Inc. by Robert A. Warner & Associates, Inc. dated October 19, 2000 and recorded in Plat Book page 184 on November 21, 2000, Office of the Register of Deeds for Horry County, reference to which is craved as forming a part of the same presents

THE UNDERSIGNED ACKNOWLEDGE THAT THIS PETITION IS IRREVOCABLE:

Signature of property owner # 1: Grant Turner Date: 5/10/18

Address:

Signature of authorized agent # 1: Date:

Address:

Signature of property owner # 2: Amy Harwin Turner Date: 5/10/18

Address: 192 Northside Dr. Little River, SC 29566

Signature of authorized agent # 2: Date:

Address:

Signature of property owner # 3: Date:

Address:

Signature of authorized agent # 3: Date:

Address: