
1 **2021-1 (2ND READING): TO ANNEX 4.4 ACRES LOCATED AT 9598 N KINGS HWY**
2 **(PIN # 394-03-02-0015) AND ZONE TO HC1 (HIGHWAY COMMERCIAL) FOR THE**
3 **PURPOSE OF CONSTRUCTING INDOOR MINI-STORAGE UNITS.**

4
5 **Applicant/Purpose:** Quattlebaum Development Company (agent for property owner, Burroughs
6 & Chapin) / to construct indoor storage units

7
8 **Brief:**

- 9 • Property is located north of Dunes Cove, and fronts on Hwy 17 / N Kings Hwy. It shares
10 a boundary line with the Galleria Shopping Center and Dunes Lake/Singleton Swash.
- 11 • Property is vacant and currently zoned Horry County Highway Commercial (HC).
- 12 • Proposal moves forward with the goal of extending city jurisdiction where appropriate.
- 13 • Planning Commission: Unanimous approval (1.19.21)
- 14 • No changes since 1st reading.

15
16 **Issues:**

- 17 • Property is in the service area for Myrtle Beach water and sewer, and as such, owners
18 are required to petition to annex in order to connect to the municipal utility.
- 19 • Flood zones: the property is impacted by current flood zones and will be impacted by
20 the future flood zones when the new maps are adopted.
 - 21 ○ As a reminder, flood zones do not preclude construction, but instead provide
22 additional regulations for development to limit the impact to the floodway.
 - 23 ○ The elevation of the property ranges from 6 - 22 ft. above sea level (average
24 13.25 ft.). The current base flood elevation requirement is 13 ft.; the future
25 base flood elevation requirement will be 11 ft. Both elevations are achievable
26 via tools such as site design, dry flood-proofing, and/or fill.

27
28
29 **Public Notification:** 1 sign placed. Legal ad ran. 11 letters mailed to property owners within
30 300 feet of the property proposed for annexation.

31
32 **Alternatives:**

- 33 • Amend the zoning.
- 34 • Deny the annexation.

35
36 **Financial Impact:**

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

39
40 **Manager's Recommendation:**

- 41 • I recommend 1st reading (1/21/2021).
- 42 • I recommend approval (2/9/2021).

43
44 **Attachment(s):** Proposed ordinance, staff report, letter from Brenda Moore (1/12/2021)

45

ORDINANCE 2021-1

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

TO ANNEX 4.4 ACRES LOCATED AT 9598 N KINGS
HWY (PIN # 394-03-02-0015) AND REZONE FROM
HORRY COUNTY HC (HIGHWAY COMMERCIAL) TO
CITY OF MYRTLE BEACH HC1 (HIGHWAY
COMMERCIAL) FOR THE PURPOSE OF
CONSTRUCTING INDOOR MINI-STORAGE UNITS

PIN# 394-03-02-0015

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 #394-03-02-0015, addressed as 9598 N Kings Hwy, 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 HC1 (Highway Commercial).

ATTEST:

BRENDA BETHUNE,
MAYOR

JENNIFER ADKINS, CITY CLERK

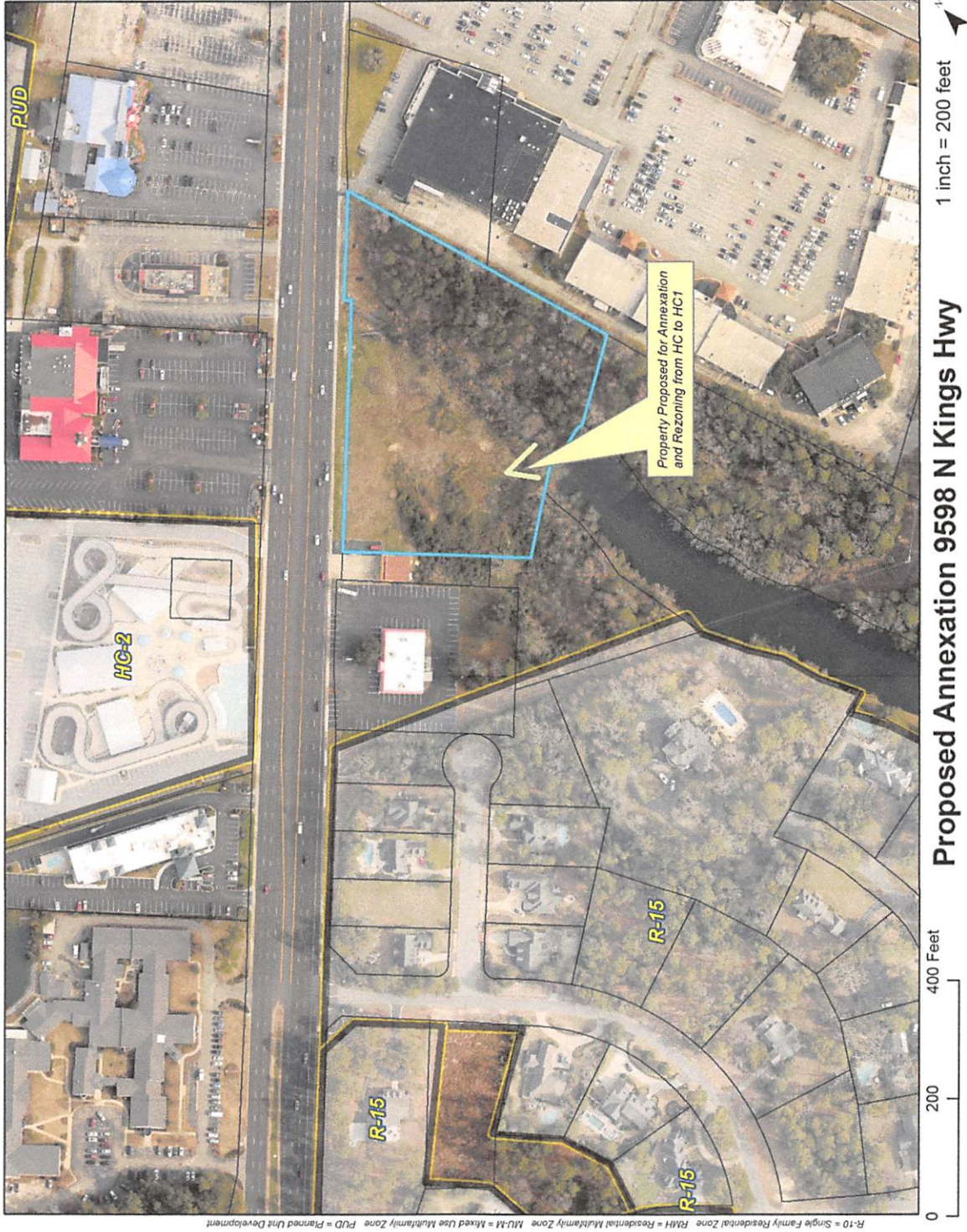
1st Reading: 1-26-2021

2nd Reading: 2-9-2021

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EXHIBIT A ORDINANCE 2021-1

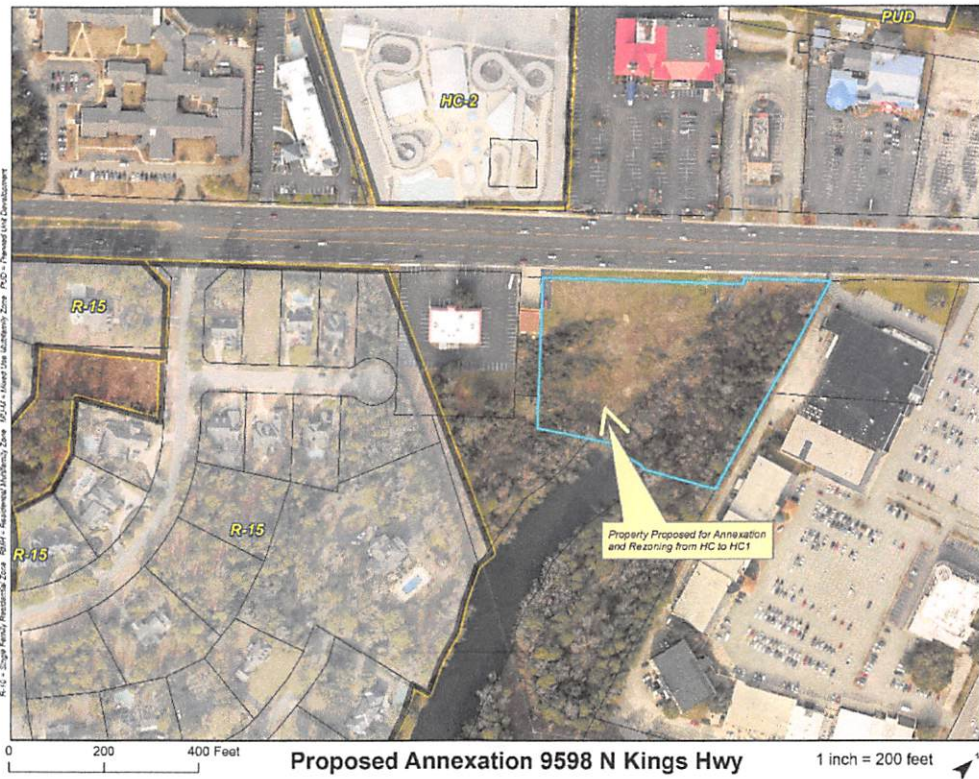
TMS# 155-00-01-052 / PIN# 394-03-02-0015



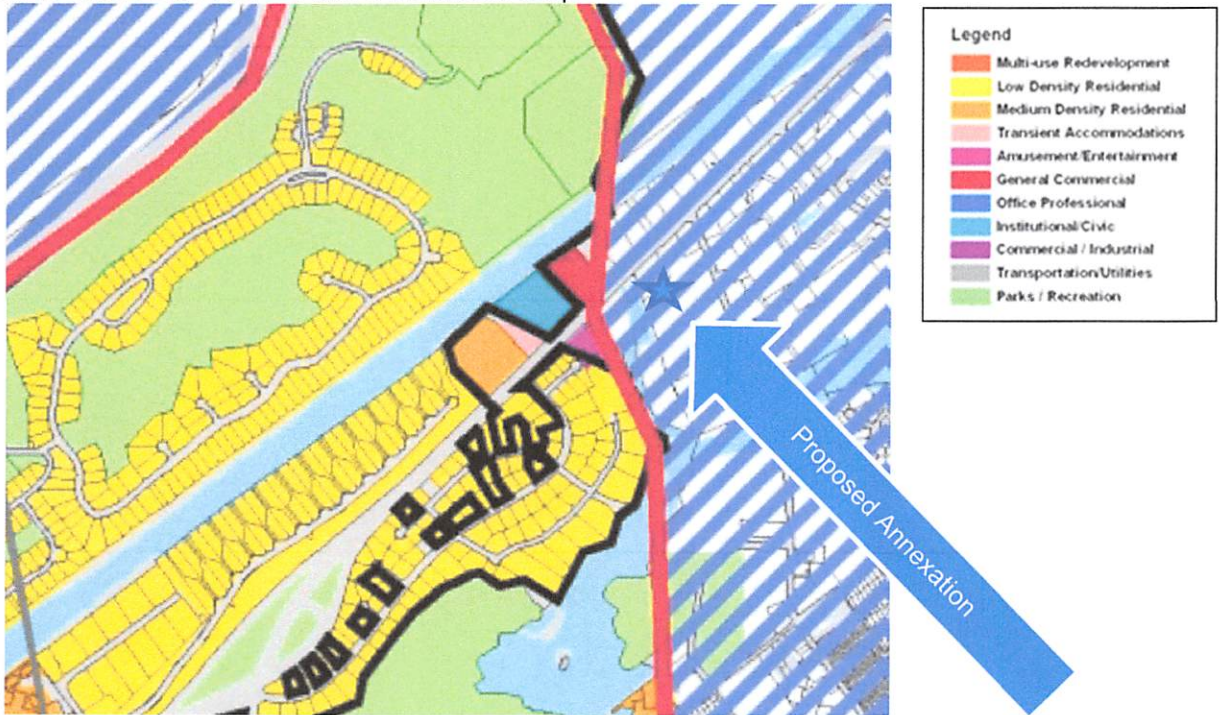
6

1 **ANEX 20-04 9598 N Kings Hwy**
 2
 3 **ZONING MAP**

Planning Staff Report



4
 5
 6 **COMPREHENSIVE PLAN Future Land Use Map**



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 8

1 **PUBLIC INQUIRIES:** One letter in support from the adjoining property owners (Chestnut & Son;
2 Brenda Moore, agent).

3
4 **STAFF COMMENTS**

5 **Fire:** Myrtle Beach Fire Department has no issues with the proposed annexation.

6 **Public Works:** No concerns.

7 **Zoning:** No zoning issues.

8
9 **Planning:** No concerns.

10
11

Section 403. Findings of Fact Required

12
13
14 In reviewing any petition for a zoning amendment, the Planning Commission shall identify and
15 evaluate all factors relevant to the petition, and shall report its findings in full, along with its
16 recommendations for disposition of the petition, to the City Council. Factors shall include, but shall
17 not be limited to, the following:

18
19 **403.A. Whether or not the requested zoning change is consistent with the**
20 **Comprehensive Plan or is justified by an error in the original ordinance.**

21
22 *Staff input: The site in question is not labeled in the Comprehensive Plan with a*
23 *proposed future land use. Absent of guidance, we looked at the surrounding parcels,*
24 *and determined that the proposed zone (HC1) is in line with the location (on Hwy 17)*
25 *and existing uses surrounding the proposed annexation.*

26
27 **403.B. The precedents and the possible effects of such precedents, which might result**
28 **from approval or denial of the petition.**

29
30 *Staff input: The petition continues the goal of extending city jurisdiction where*
31 *appropriate.*

32
33 **403.C. The capability of the City or other government agencies to provide any services,**
34 **facilities, or programs that might be required if the petition were approved.**

35
36 *Staff input: Public utilities (water, sewer, stormwater) and public safety services are all*
37 *available to this parcel.*

38
39 **403.D. Effect of approval of the petition on the condition or value of property in the City.**

40
41 *Staff input: annexation subjects development projects to CAB review, which improves*
42 *the appearance of projects reviewed and increases the value of the property.*

43
44 *In addition, the city's floodplain management and stormwater regulations are equal to or*
45 *higher regulatory standards than the County's, and development projects will be required*
46 *to do more to avoid future flood damages under City regulations. This should be a*
47 *benefit to adjacent property owners.*

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403.E. Effect of approval of the petition on adopted development plans and policies of the City.

Staff input: The petition continues the goal of extending city jurisdiction where appropriate.

ANNEXATION APPLICATION AND ZONING REQUEST FORM

PRINT OR TYPE ALL ANSWERS (EXCEPT SIGNATURE)

APPLICANT INFORMATION:

Primary Contact: Quattlebaum Development Company

Mailing Address: 1028 LeGrand Blvd

Charleston, SC 29492

Day Phone: 843 224-1055 Fax: _____

Email: scottplane@aol.com

Property Owner # 1: Murtle Beach Farms

Mailing Address: 8820 Marina Pky

Myrtle Beach SC

Day Phone: 843-844-4406 Fax: _____

Authorized Agent # 1 (if applicable): Tom Cox

Mailing Address: _____

Day Phone: _____ Fax: _____

Property Owner # 2: _____

Mailing Address: _____

Day Phone: _____ 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: 1550001052

Street address of property to be annexed (if applicable):

Current Horry County Zoning Designation: HC

Exact size of subject property: Acre(s): 4.4 Square Footage:

Zoning Requested

What type of zoning district is requested? Commercial

What City Zoning District is requested (if known)? HC-1

(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: Adjacent city parcels are zoned HC-2, and adjacent county parcels are zoned HC. Commercial uses fit in the overall restaurant row area.

Specify proposed land use (i.e. retail store, single-family homes, restaurant, etc...): Indoor Mini-Storage

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: [Signature] Date:

Signature of Authorized Agent # 1: Date:

Signature of Property Owner # 2: Date:

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 that certain piece, parcel or tract of land, situate, lying and being in Horry County, South Carolina, being shown and designated as "Arcadian Shores Parcel 1 244,807 sq. ft. 4.40 Acres TMS 150-00-01-052 Current Owner Myrtle Beach Farms Company, Inc." on a plat entitled "SUBDIVISION PLAT OF 5.62 ACRE ARCADIAN SHORES PARCEL HORRY COUNTY, SOUTH CAROLINA PREPARED FOR QUATTLEBAUM DEVELOPMENT COMPANY" prepared by Development Resource Group, LLC dated September 29, 2020 and recorded October 7, 2020 in Plat Book 295, Page 129 in the ROD Office for Horry County, South Carolina. Said tract having such size, shape, dimensions, buttings and boundings as will appear on the aforesaid plat.
TMS No. 155-00-01-052

THE UNDERSIGNED ACKNOWLEDGE THAT THIS PETITION IS IRREVOCABLE:

Signature of property owner # 1: [Signature] Date: 11/27/20

Address: Same as above

Signature of authorized agent # 1: _____ Date: _____

Address: _____

Signature of property owner # 2: _____ Date: _____

Address: _____

Signature of authorized agent # 2: _____ Date: _____

Address: _____

Signature of property owner # 3: _____ Date: _____

Address: _____

Signature of authorized agent # 3: _____ Date: _____

Address: _____