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1 **2021-4 (2<sup>ND</sup> READING):** TO ANNEX 0.69 ACRES LOCATED AT 9417 PARK DR (PIN#  
2 394-03-03-0001) AND REZONE FROM HORRY COUNTY SF 10 (SINGLE FAMILY  
3 RESIDENTIAL) TO CITY OF MYRTLE BEACH R-15 (SINGLE FAMILY RESIDENTIAL)  
4 FOR THE PURPOSE OF CONSTRUCTING A NEW HOME.

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5 **Applicant/Purpose:** Tim Carlisle (applicant) / to annex a property into the City limits.  
6

7 **Brief:**

- 8 • Property is located in Dunes Cove, & fronts on Park Dr near the intersection w/ Cove Dr.
- 9 • Property is vacant & currently zoned Horry County SF10 (Single Family Residential).
- 10 • The applicant has submitted the proper annexation paperwork.
- 11 • Proposal moves forward w/ the goal of extending city jurisdiction where appropriate.
- 12 • 2/16/21: Planning Commission recommends approval of annexation & zoning (7-0).

13  
14 **Issues:**

- 15 • Moves forward with the goal of closing “donut holes” in the City’s jurisdiction.
- 16 • Closing donut holes contributes to a more efficient allocation of public resources.

17  
18 **Public Notification:** Normal meeting notification; 1 sign placed; legal ad ran; 25 letters mailed  
19 to property owners w/in 300’ of the property proposed for annexation.  
20

21 **Alternatives:**

- 22 • Amend the zoning.
- 23 • Deny the annexation.

24  
25 **Financial Impact:**

- 26 • Property taxes; additional services (police, fire, public works, etc.) as required.
- 27 • Reduction in water & sewer collection fees.

28  
29 **Manager’s Recommendation:**

- 30 • I recommend 1<sup>st</sup> reading & refer to Planning Commission for review (2.9.21).
- 31 • I recommend 2<sup>nd</sup> reading (2.23.21)

32  
33 **Attachment(s):** Proposed ordinance, staff report  
34

ORDINANCE 2021-4

CITY OF MYRTLE BEACH  
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

TO ANNEX 0.69 ACRES LOCATED AT 9417 PARK DR  
(PIN # 394-03-03-0001) AND REZONE FROM HORRY  
COUNTY SF 10 (SINGLE FAMILY RESIDENTIAL) TO CITY  
OF MYRTLE BEACH R-15 (SINGLE FAMILY  
RESIDENTIAL) FOR THE PURPOSE OF CONSTRUCTING  
A NEW HOME

**PIN# 394-03-03-0001**

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 #394-03-03-0001, addressed as 9417 Park Dr, 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 R-15 (Single Family Residential).

ATTEST:

\_\_\_\_\_  
BRENDA BETHUNE,  
MAYOR

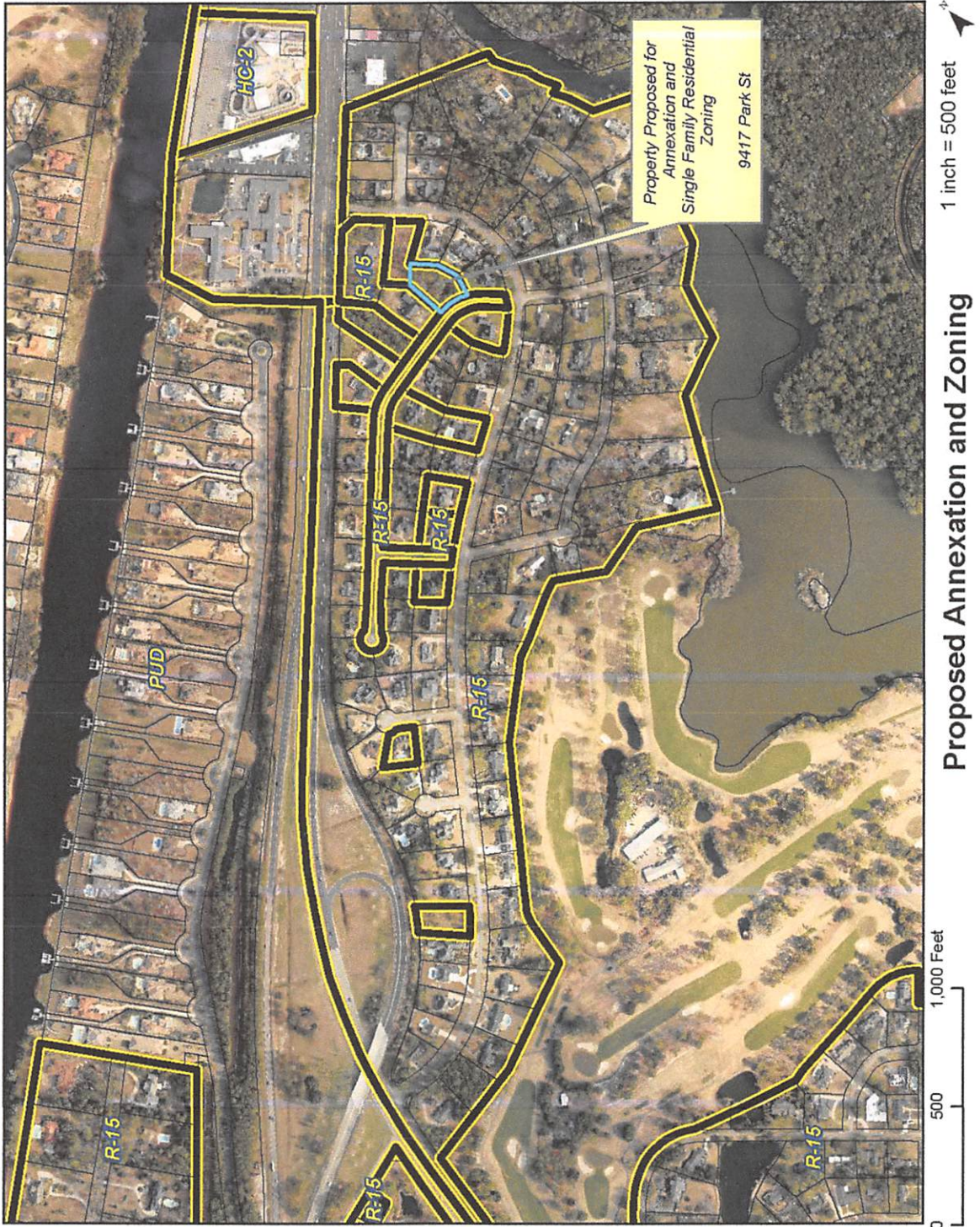
\_\_\_\_\_  
JENNIFER ADKINS, CITY CLERK

1<sup>st</sup> Reading: 2-9-2021  
2<sup>nd</sup> Reading: 2-23-2021

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# EXHIBIT A ORDINANCE 2021-4

PIN# 394-03-03-0001

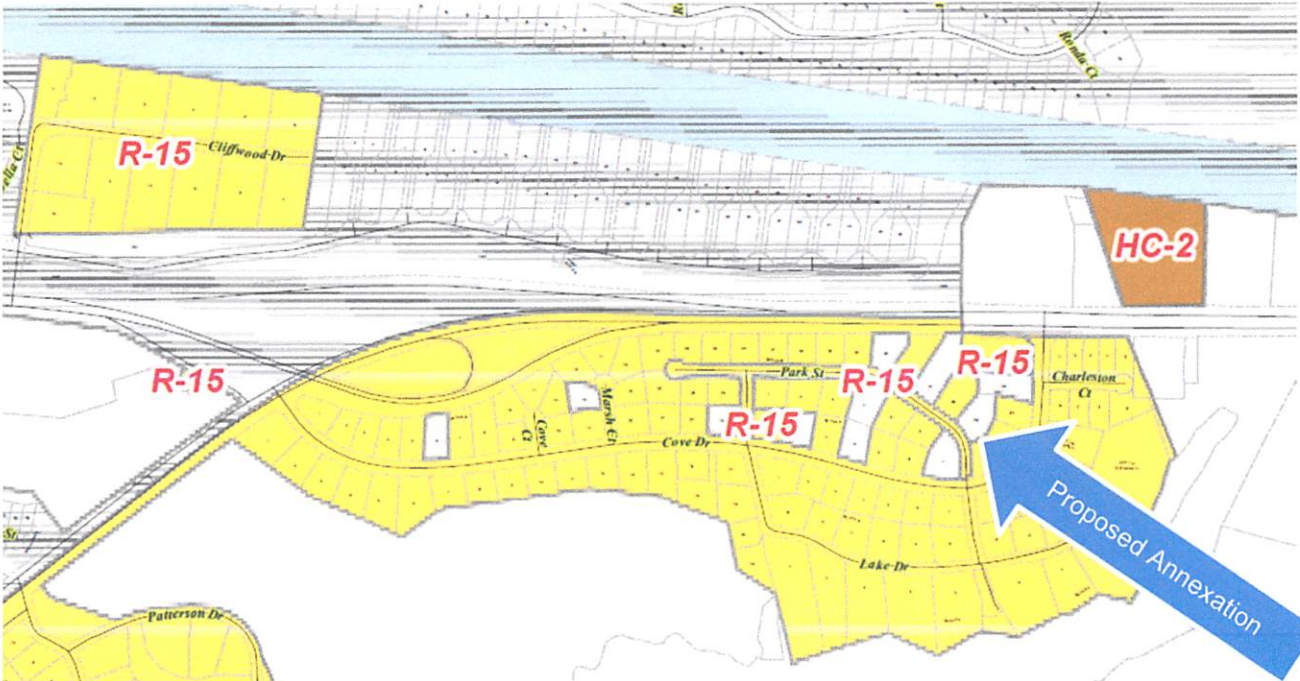


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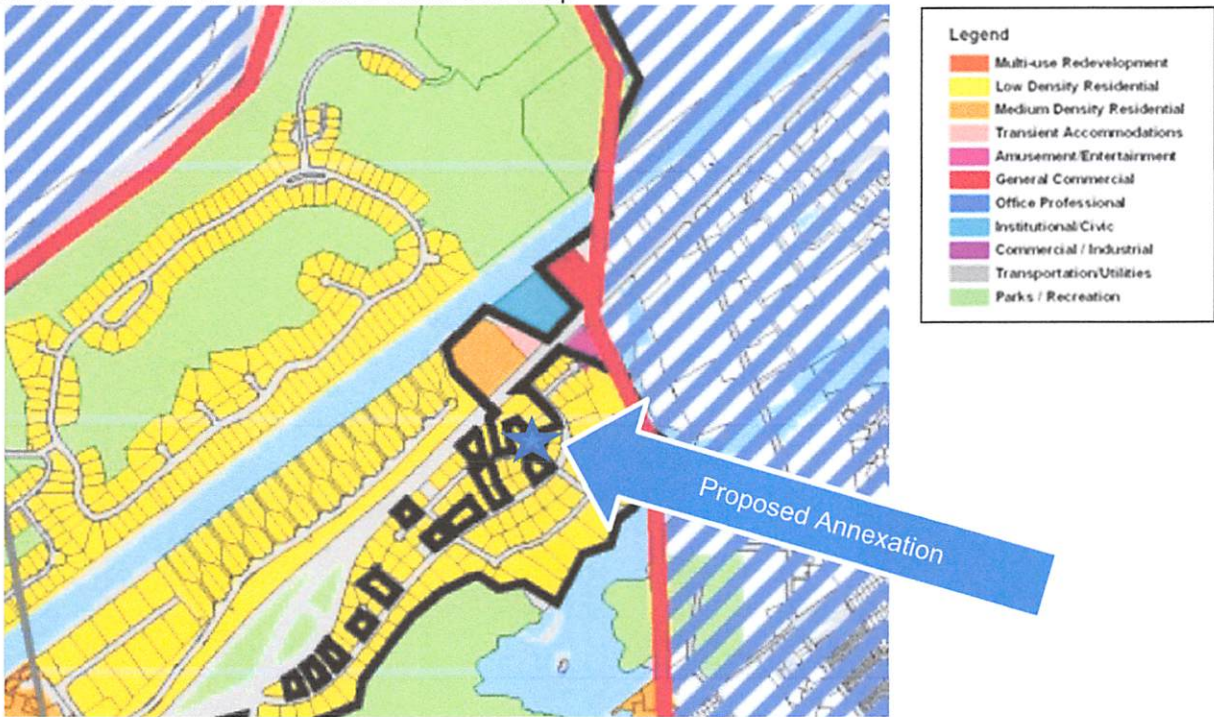


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ZONING MAP



5  
6 COMPREHENSIVE PLAN Future Land Use Map



7  
8  
9 PUBLIC INQUIRIES: None.

10  
11

1 **STAFF COMMENTS**

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

3 **Public Works:** No concerns.

4 **Zoning:** No zoning issues.

5  
6 **Planning:** No concerns.

7  
8 **Section 403. Findings of Fact Required**  
9

10  
11 In reviewing any petition for a zoning amendment, the Planning Commission shall identify and  
12 evaluate all factors relevant to the petition, and shall report its findings in full, along with its  
13 recommendations for disposition of the petition, to the City Council. Factors shall include, but shall  
14 not be limited to, the following:

15  
16 **403.A. Whether or not the requested zoning change is consistent with the**  
17 **Comprehensive Plan or is justified by an error in the original ordinance.**

18  
19 *Staff input:* The site in question is indicated in the future land use map as low density  
20 residential, which is in line with the request. There are no known errors in the original  
21 ordinance.

22  
23 **403.B. The precedents and the possible effects of such precedents, which might result**  
24 **from approval or denial of the petition.**

25  
26 *Staff input:* The petition continues the goal of extending city jurisdiction where  
27 appropriate.

28  
29 **403.C. The capability of the City or other government agencies to provide any services,**  
30 **facilities, or programs that might be required if the petition were approved.**

31  
32 *Staff input:* Public utilities (water, sewer, stormwater) and public safety services are all  
33 available to this parcel.

34  
35 **403.D. Effect of approval of the petition on the condition or value of property in the City.**

36  
37 *Staff input:* annexation subjects development city review, and covers the property under  
38 the City's police and fire service, public works services, and discounted recreation  
39 offerings. This should be a benefit to adjacent property owners.

40  
41 **403.E. Effect of approval of the petition on adopted development plans and policies of**  
42 **the City.**

43  
44 *Staff input:* The petition continues the goal of extending city jurisdiction where  
45 appropriate.

# Annexation Application and Petition

1

February 2000

## ANNEXATION APPLICATION AND ZONING REQUEST FORM

PRINT OR TYPE ALL ANSWERS (EXCEPT SIGNATURE)

### APPLICANT INFORMATION:

Primary Contact: TRADITIONAL HOMEBUILDERS / WARREN SMITH

Mailing Address: 1304 PROFESSIONAL DR, MYRTLE BEACH, SC 29577

Day Phone: 843-458-2209 Fax: \_\_\_\_\_

Email: THIWARREN@GMAIL.COM

Property Owner # 1: BENJAMIN TIMOTHY CARLISLE

Mailing Address: 312 SUNSET TRL MYRTLE BEACH, SC 29577

Day Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Authorized Agent # 1 (if applicable): \_\_\_\_\_

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: \_\_\_\_\_

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6

ANNEXATION APPLICATION AND ZONING REQUEST FORM

PRINT OR TYPE ALL ANSWERS (EXCEPT SIGNATURE)

Description of Property.

Horry County Tax Map (TMS) Number: PIN 39403030001

Street address of property to be annexed (if applicable): 9417 PARK DR

Current Horry County Zoning Designation: SF10

Exact size of subject property: Acre(s): 0.69 Square Footage: 29,889

Zoning Requested.

What type of zoning district is requested? SINGLE FAMILY RESIDENTIAL

What City Zoning District is requested (if known)? R-15

(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: TO MATCH THE ADJACENT PROPERTIES THAT ARE ALREADY IN THE CITY LIMITS, AND TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME

Specify proposed land use (i.e. retail store, single-family homes, restaurant, etc...): SINGLE FAMILY HOME (1)

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: Benjamin Timothy Carlisle Date: 2/4/2021

Signature of Authorized Agent # 1: Warren Amick Date: 2/4/2021

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): \_\_\_\_\_

Dunes Cove Phase II  
Lot 39 Block E  
See attached map

**THE UNDERSIGNED ACKNOWLEDGE THAT THIS PETITION IS IRREVOCABLE:**

Signature of Property Owner # 1: Benjamin Timothy Carlisle Date: 2/4/2021

Signature of Authorized Agent # 1: Walter Smith Date: 2/4/2021

Signature of Property Owner # 2: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Authorized Agent # 2: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Property Owner # 3: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Authorized Agent # 3: \_\_\_\_\_ Date: \_\_\_\_\_