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**2019-57 (2<sup>ND</sup> READING): TO EXTEND THE CORPORATE LIMITS OF THE CITY OF MYRTLE BEACH BY ANNEXING 0.5 ACRES LOCATED AT 9401 COVE DR (PIN#3940304007), AND REZONE SAID PROPERTY FROM Horry COUNTY AS SF10 (SINGLE FAMILY RESIDENTIAL) TO CITY OF MYRTLE BEACH R15 (SINGLE FAMILY RESIDENTIAL).**

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**Applicant/Purpose:** Hugh & Penny Martin/to gain in-city utility rates.

**Brief:**

- Applicant owns & resides at property along Cove Drive that is currently under County jurisdiction & zoned SF 10 (Single Family, 10,000 sf/unit).
- Applicant wishes to gain in-city utility rates for their home.
- The applicant has submitted the proper annexation paperwork.
- Planning Commission recommended approval on 11/05/2019 (8-0).
- No changes since 1<sup>st</sup> reading.

**Issues:**

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

**Public Notification:** 23 letters sent. 1 sign placed. Legal ad ran.

**Alternatives:**

- Amend the zoning.
- Deny the proposal.

**Financial Impact:**

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

**Manager’s Recommendation:**

- I recommend 1<sup>st</sup> reading (11/12/19).
- I recommend approval (11/26/19).

**Attachment(s):** Proposed ordinance, staff report

ORDINANCE 2019-57

CITY OF MYRTLE BEACH  
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

TO EXTEND THE CORPORATE LIMITS OF THE CITY  
OF MYRTLE BEACH BY ANNEXING ~0.5 ACRES  
LOCATED AT 9401 COVE DR (PIN# 39403040007),  
AND REZONE SAID PROPERTY FROM HORRY  
COUNTY SF 10 (SINGLE FAMILY RESIDENTIAL) TO  
CITY OF MYRTLE BEACH R15 (SINGLE FAMILY  
RESIDENTIAL).

**PIN# 39403040007**

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 13, Block D, Dunes Cove,  
Dogwood Neck Township, and 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 R15 (Single Family Residential).

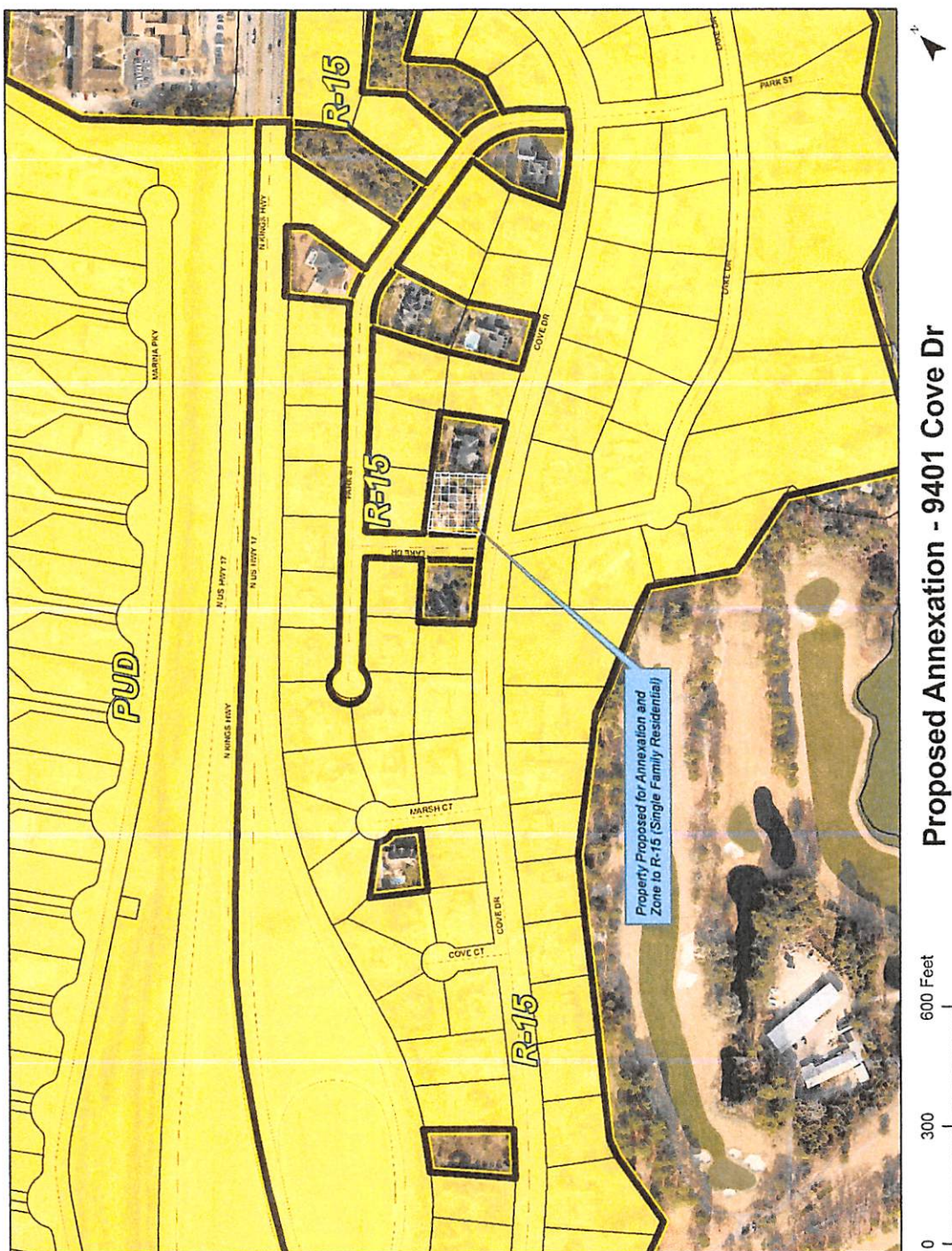
ATTEST:

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

\_\_\_\_\_  
JENNIFER STANFORD, CITY CLERK

1<sup>st</sup> Reading: 11-12-19

2<sup>nd</sup> Reading: 11-26-19





**SITE LOCATION**

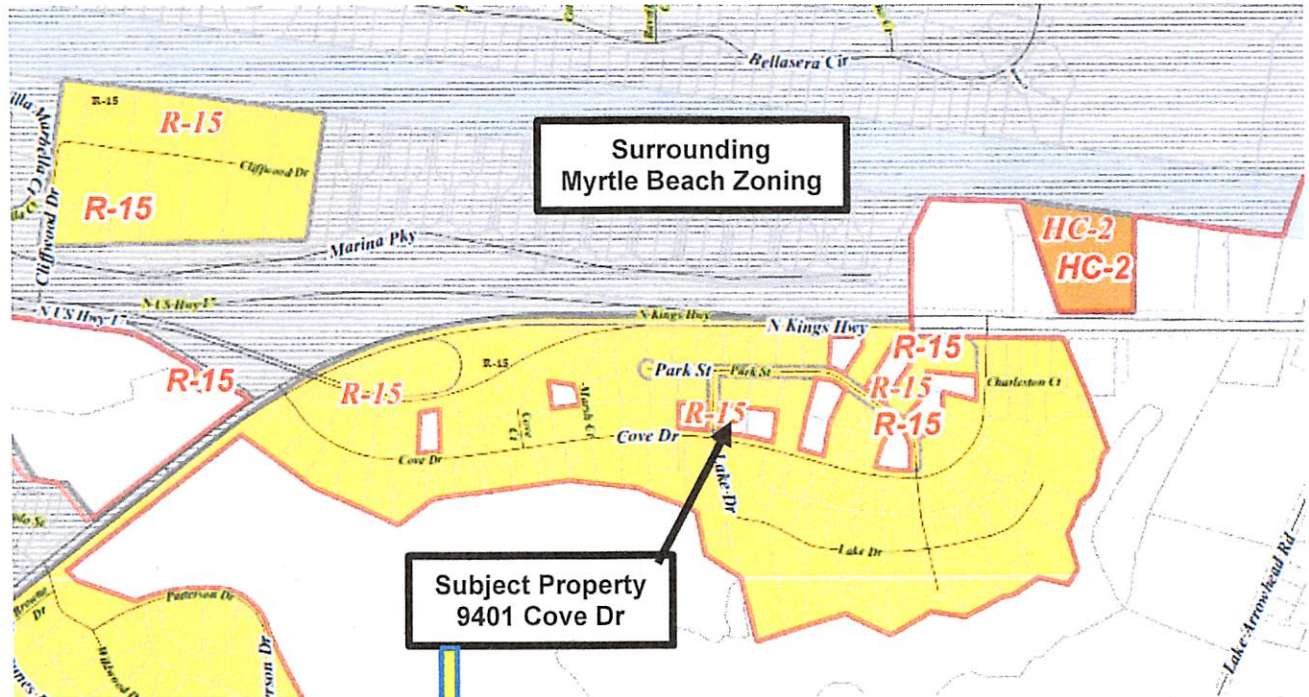
9401 Cove Dr

**SIZE**

~0.54 acres

**EXISTING ZONING**

Horry County SF 10 (Single Family)

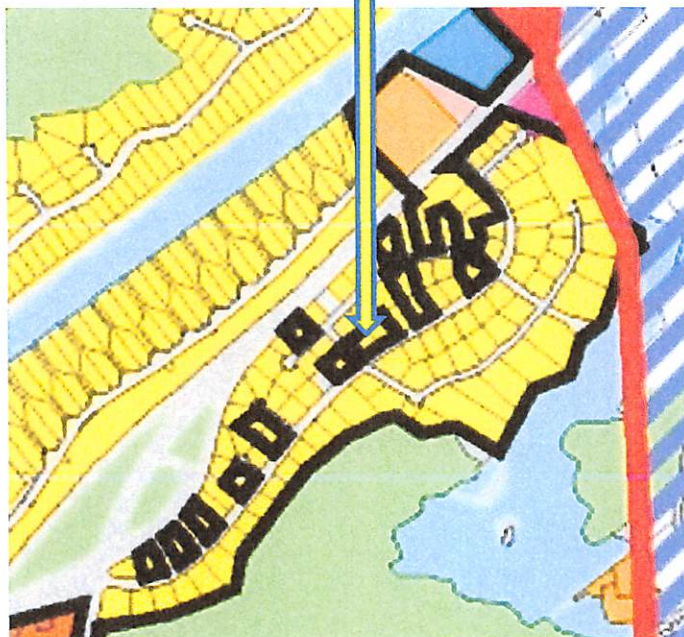


**EXISTING LAND USE**

Single Family Residence

**COMPREHENSIVE PLAN**

Identifies the property as low density residential



**Legend**

- Multi-use Redevelopment
- Low Density Residential
- Medium Density Residential
- Transient Accommodations
- Amusement/Entertainment
- General Commercial
- Office Professional
- Institutional/Civic
- Commercial / Industrial
- Transportation/Utilities
- Parks / Recreation
- Undeveloped
- Proposed Roads



1 **STAFF COMMENTS:**

Fire, Public Works: No concerns.

2  
3  
4 **Section 403. Findings of Fact Required**  
5

6  
7 *Section 403 of the Zoning Ordinance lists the following factors, which should be part of the*  
8 *information considered when evaluating requests to change the Zoning Ordinance Text or Map.*  
9

10 Section 403 .A. Whether or not the requested zoning change is [1] consistent with the  
11 Comprehensive Plan or [2] is justified by an error in the original ordinance.  
12

13 Section 403 .B. The precedents, and the possible effects of such precedents, which might result  
14 from approval or denial of the petition.  
15

16 Section 403 .C. The capability of the city or other government agencies to provide any services,  
17 facilities or programs that might be required if the petition were approved.  
18

19 Section 403 .D. Effect of approval of the petition on the condition or value of property in the city.  
20

21 Section 403 .E. Effect of approval of the petition on adopted development plans and policies of the  
22 City of Myrtle Beach.