
1 **2021-27 (1ST READING): TO CLOSE AND ABANDON A PORTION OF STOCKHOLDER**
2 **ST RIGHT-OF-WAY, EXTENDING FROM ROBERT GRISSOM PKWY TO EXECUTIVE**
3 **AVE/CANNON RD.**

4 **Applicant/Purpose:** Sammy Spann (applicant) / to close and abandon a portion of Stockholder Street
5 right-of-way extending from Robert Grissom Parkway and Executive Ave.,/Cannon Road.
6

7 **Brief:**

- 8 • This portion of Stockholder Ave was separated from the main artery with the construction
9 of Robert M Grissom Pkwy in 1998.
- 10 • The applicant owns two of the five adjacent properties and is interested in redeveloping
11 the property.
- 12 • If approved, the right-of-way property would be divided along the centerline, and deeded
13 over to the abutting property owners.
- 14 • In 2006, a similar request was made and the City Council at the time denied the petition,
15 preferring to keep access to the utilities.
- 16 • Planning Commission 5/4/21: unanimously recommends denial for the following reasons:
17 ○ Two adjacent property owners (Clay Dill, Steven Jordan) opposed the proposal.
18 ○ Abandoning the right-of-way would leave two of the properties without direct access
19 to a public roadway, creating two non-conforming lots.
20

21 **Issues:**

- 22 • If this request is granted, utility easements will have to be retained for water and sewer
23 lines, as well as for water meter access.
- 24 • Potentially “land-locked” parcels of land (1536, 1540, and 1550 Hwy 501) as the 501 right-
25 of-way is blocked from those parcels by the railroad property.
26

27 **Public Notification:**

- 28 • Agenda published and posted.
- 29 • Legal ad ran in the Myrtle Beach Herald 04/23/21, 04/30/21, and 05/07/21.
- 30 • Certified letters mailed to the owners of record of all five abutting properties.
- 31 • Signs posted at each end of the subject right-of-way.
- 32 • Two property owners (Clay Dill, Longley Supply; and Steven Jordan, Alpha Omega/Gumm
33 Plaza) oppose the proposal.
34 ○ Longley Supply would lose access to a public right-of-way, as would the Cam
35 Properties building
36 ○ Alpha Omega owns the property at the corner and does not want to lose a corner lot
37

38 **Alternatives:**

- 39 • Modify the proposed ordinance. Deny the proposed ordinance.
40

41 **Financial Impact:**

- 42 • Nothing material.
43

44 **Manager’s Recommendation:**

- 45 • I support the Planning Commission’s recommendation of denial (5/25/21)
46 ○ Staff does not recommend abandoning a portion or halving of the right-of-way, as
47 we have utilities on both sides for the length of street.
48

49 **Attachment(s):** Proposed ordinance, supporting materials.
50

ORDINANCE 2021-27

STATE OF SOUTH CAROLINA
COUNTY OF HORRY
CITY OF MYRTLE BEACH

TO CLOSE AND ABANDON A PORTION
OF STOCKHOLDER ST RIGHT-OF-WAY,
EXTENDING FROM ROBERT GRISSOM
PKWY TO EXECUTIVE AVE/CANNON
RD

WHEREAS, the City of Myrtle Beach has, for a number of years, held the right-of-way described as Stockholder Street located between Robert Grissom Parkway and Executive Avenue/Cannon Road.

And WHEREAS the City Council of Myrtle Beach declares that the right-of-way is no longer needed for transportation purposes;

NOW, THEREFORE, IT IS ORDAINED that upon completion of all of the following actions the right-of-way of Stockholder Street between Robert Grissom Parkway and Executive Avenue/Cannon Road as shown on attached Exhibit A shall be closed and abandoned:

1. A new survey showing the Stockholder Street right-of-way being divided in half along the center line, and the property therein being combined with abutting properties identified by Horry County PIN# 42514010030, 42514010029, 42514010028, 42514010026, and 42514010025 and moving the property boundaries accordingly.

2. Conveyance to the City of Myrtle Beach by owners of each of the above listed properties easements not less than fifteen (15') feet wide centered on, and along the length of, both the water line and the sewer line as located within the abandoned right-of-way, and maintenance access thereto, location to be approved by the director of Public Works, for the purpose of maintaining infrastructure. Easement language shall include restrictions as approved by the director of Public Works, including but not limited to no structures or hard landscaping improvements within either easement, and no parking within the water line easement.

AND IT IS FURTHER ORDAINED that the City Manager shall be authorized, upon satisfaction of all the conditions stated above, to execute a quit claim deed to the right-of-way being abandoned to the owners of the above-listed properties.

This ordinance will take effect upon second reading.

BRENDA BETHUNE, MAYOR

ATTEST:

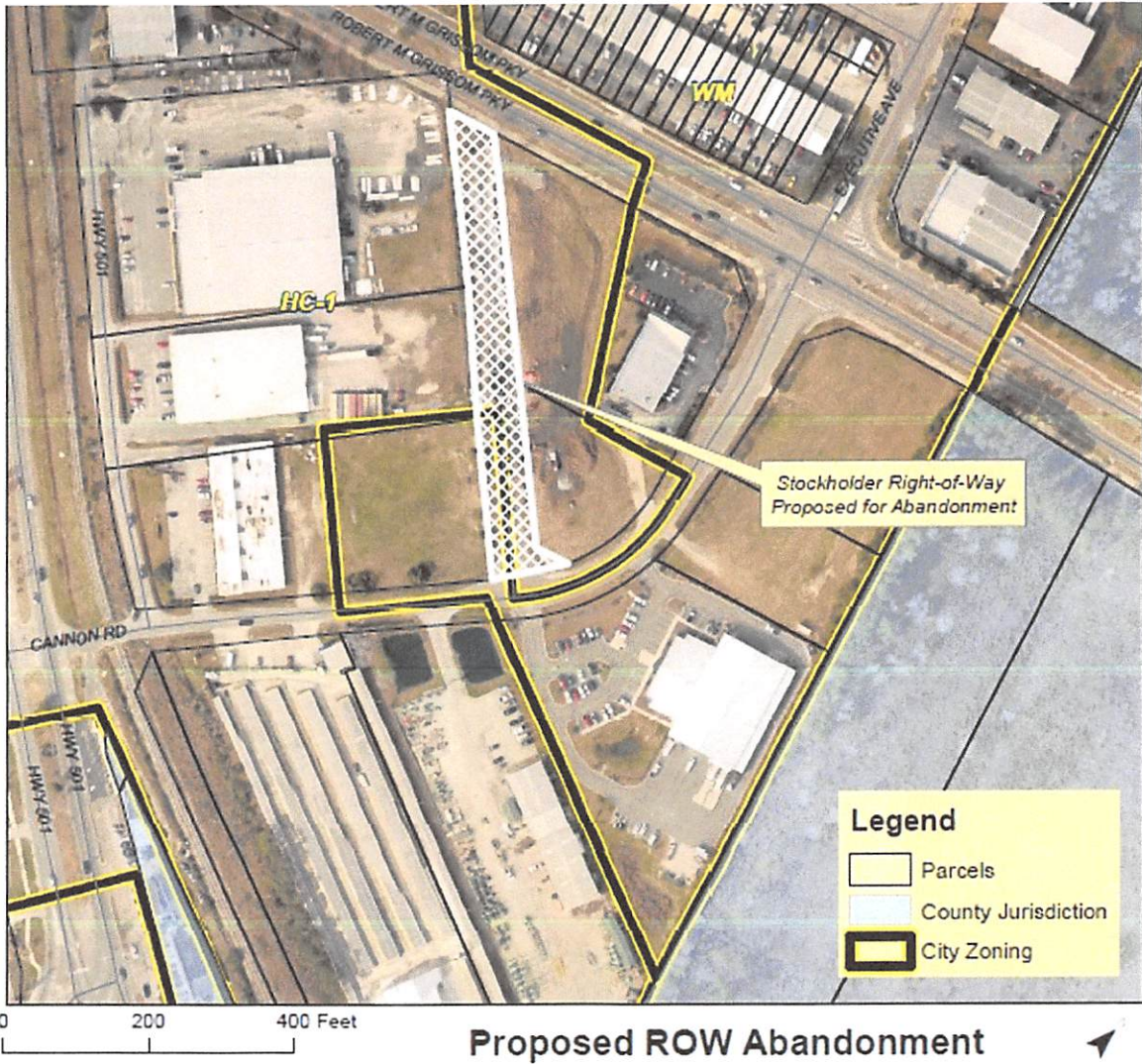
JENNIFER ADKINS, CITY CLERK

1st Reading: 5-25-2021

2nd Reading:

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2
3

Exhibit A
Ordinance 2021-27



4

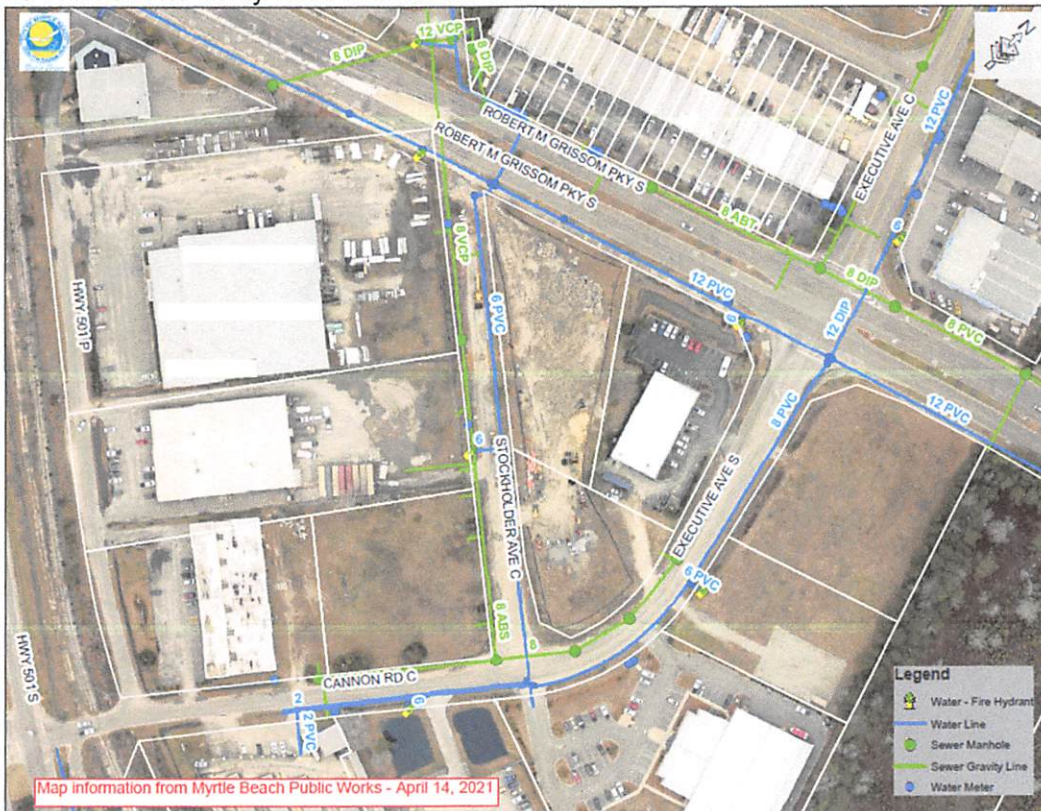
1 **BACKGROUND:**

2 This portion of Stockholder Street was bisected by the construction of Grissom Parkway
3 in 1998. At that time, this portion of Stockholder was closed at Grissom Parkway, and
4 made a dead-end road accessible only from Executive Avenue/Cannon Road. No
5 properties address off this portion of road.

6
7 In 2006 the applicant petitioned for abandonment of the same right-of-way. Planning
8 Commission unanimously recommended approval September 19, 2006. City Council
9 denied the request October 10, 2006, preferring to keep the utility lines in city ownership.

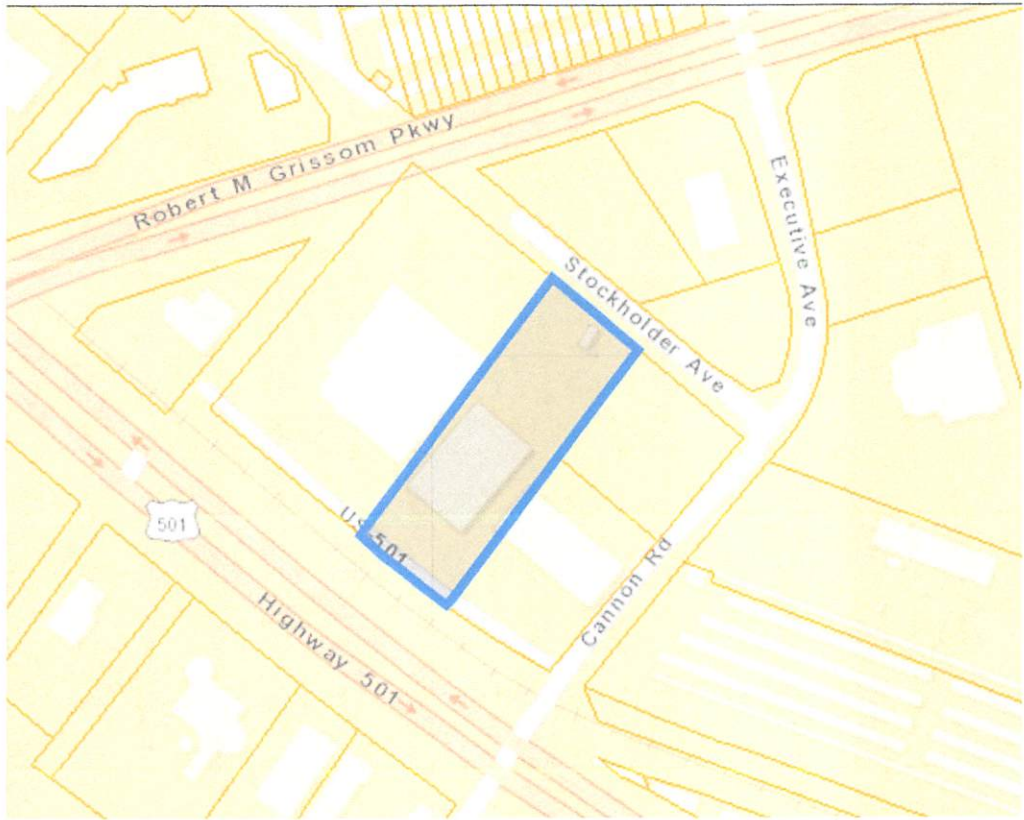
10
11 **STAFF COMMENTS:**

12 Public Works: The utility lines are demonstrated below:



13
14
15 Staff is OK with abandoning the right-of-way so long as the utility easements
16 are in place. The easements have to be 15' wide drawn on the center line of
17 each utility line. The easements would have to be kept clear of any structures,
18 landscaping (other than grass), and there can be no parking in the water-line
19 easement (ok in the sewer-line easement.)

20
21 Planning: The subdivision regulations require all parcels "abut upon a dedicated public
22 street." Although not depicted on the county GIS site, the rail line is in fact a
23 deeded parcel, located between Highway 501 and adjacent properties. Four of
24 the five parcels abutting Stockholder St also abut another public street (Cannon
25 Rd, Executive Ave, or Robert Grissom Pkwy.) Because of the separation of the
26 railroad property, the property highlighted below only fronts on Stockholder St.



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