
1 **2020-56 (2ND READING): AN ORDINANCE TO EXTEND THE CORPORATE LIMITS**
2 **OF THE CITY OF MYRTLE BEACH BY ANNEXING 1.08 ACRES LOCATED AT 1373**
3 **CANNON RD (PIN# 443-03-01-0032), AND REZONING FROM Horry COUNTY LI**
4 **(LIMITED INDUSTRIAL) TO MYRTLE BEACH LM (LIGHT MANUFACTURING).**

5 **Applicant/Purpose:** Beach Landscaping (applicant) / to allow construction of landscaping office w/
6 equipment storage in city limits.
7

8 **Brief:**

- 9 • Property is currently outside of the city & zoned Horry County LI (Limited Industrial).
 - 10 • Requested Myrtle Beach zoning is similar: LM (Light Manufacturing).
 - 11 • Proposal moves forward w/ the goal of closing “donut holes” surrounded by city jurisdiction.
 - 12 • Comprehensive Plan calls for development along Cannon Road to be General Commercial.
 - 13 • 12/1/20: PC recommends annexation & zoning to LM (Light Manufacturing) (9-0)
 - 14 • No changes since 1st reading.
- 15

16 **Issues:**

- 17 • Annexation is consistent w/ the goal of closing “donut holes.”
 - 18 • The City requires contiguous properties to annex into the City to receive services.
 - 19 • The zoning conforms to surrounding properties.
- 20

21 **Public Notification:**

- 22 • 1 sign placed.
 - 23 • Legal ad ran.
 - 24 • 12 letters sent.
 - 25 • No comments received.
- 26

27 **Alternatives:**

- 28 • Amend the zoning.
 - 29 • Deny the annexation.
- 30

31 **Financial Impact:**

- 32 • Property tax & business license revenue.
 - 33 • Use of municipal services (police, fire, public works, etc.) as needed.
- 34

35 **Manager’s Recommendation:**

- 36 • I recommend 1st reading (12/8/20).
 - 37 • I recommend approval (1/12/21).
- 38

39 **Attachment(s):** Proposed ordinance, Planning Staff Report

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

TO EXTEND THE CORPORATE LIMITS OF THE CITY
OF MYRTLE BEACH BY ANNEXING 1.08 ACRES
LOCATED AT 1373 CANNON RD (PIN# 443-03-01-
0032), AND REZONING FROM HORRY COUNTY LI
(LIMITED INDUSTRIAL) TO MYRTLE BEACH LM
(LIGHT MANUFACTURING).

PIN# 443-03-01-0032

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 the 1.08 acres designated by Horry County PIN#s 443-
03-01-0032, 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 LM (light Manufacturing).

ATTEST:

BRENDA BETHUNE, MAYOR

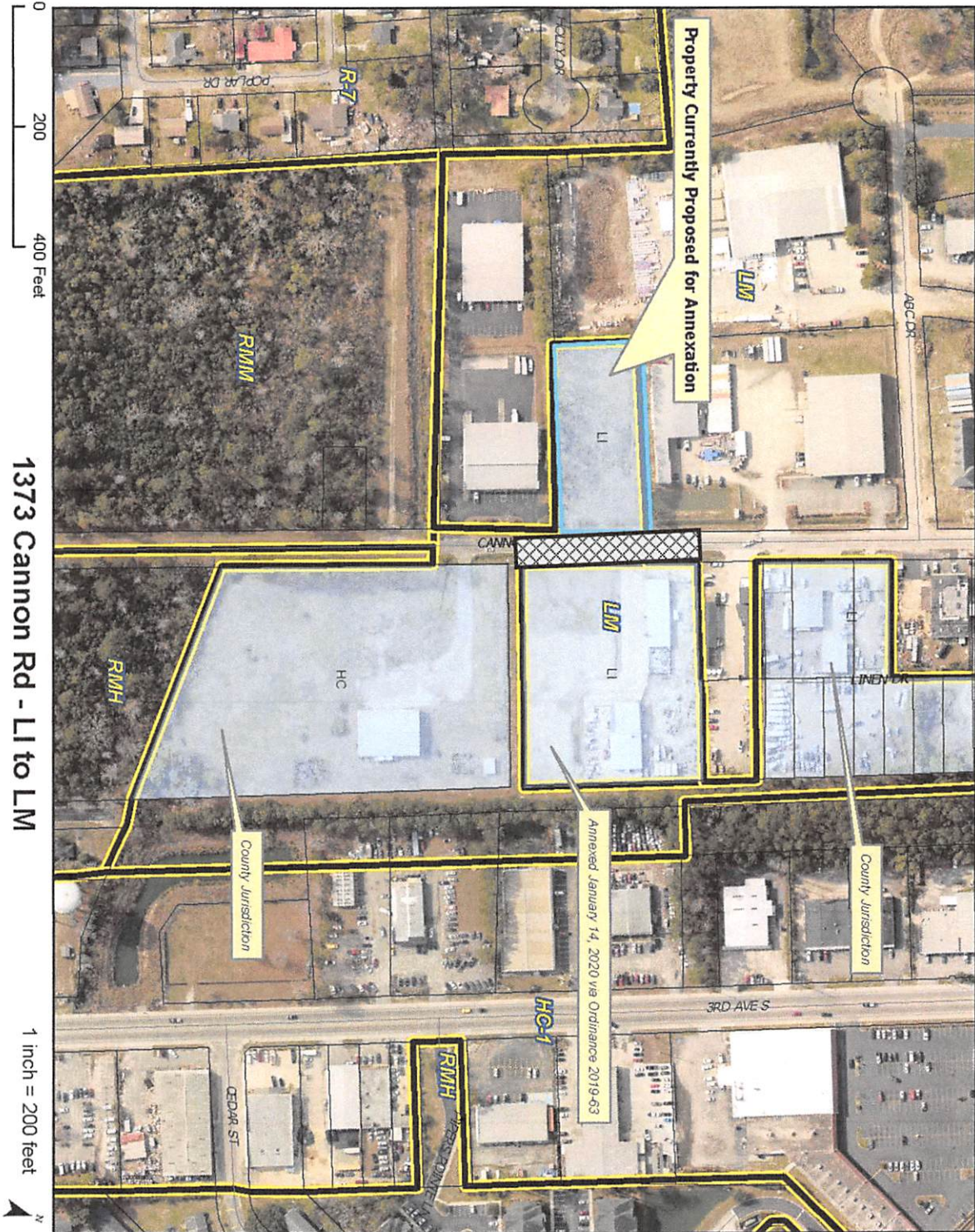
JENNIFER ADKINS, CITY CLERK

1st Reading: 12-8-2020
2nd Reading: 1-12-2021

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ORDINANCE 2020-56 – EXHIBIT A

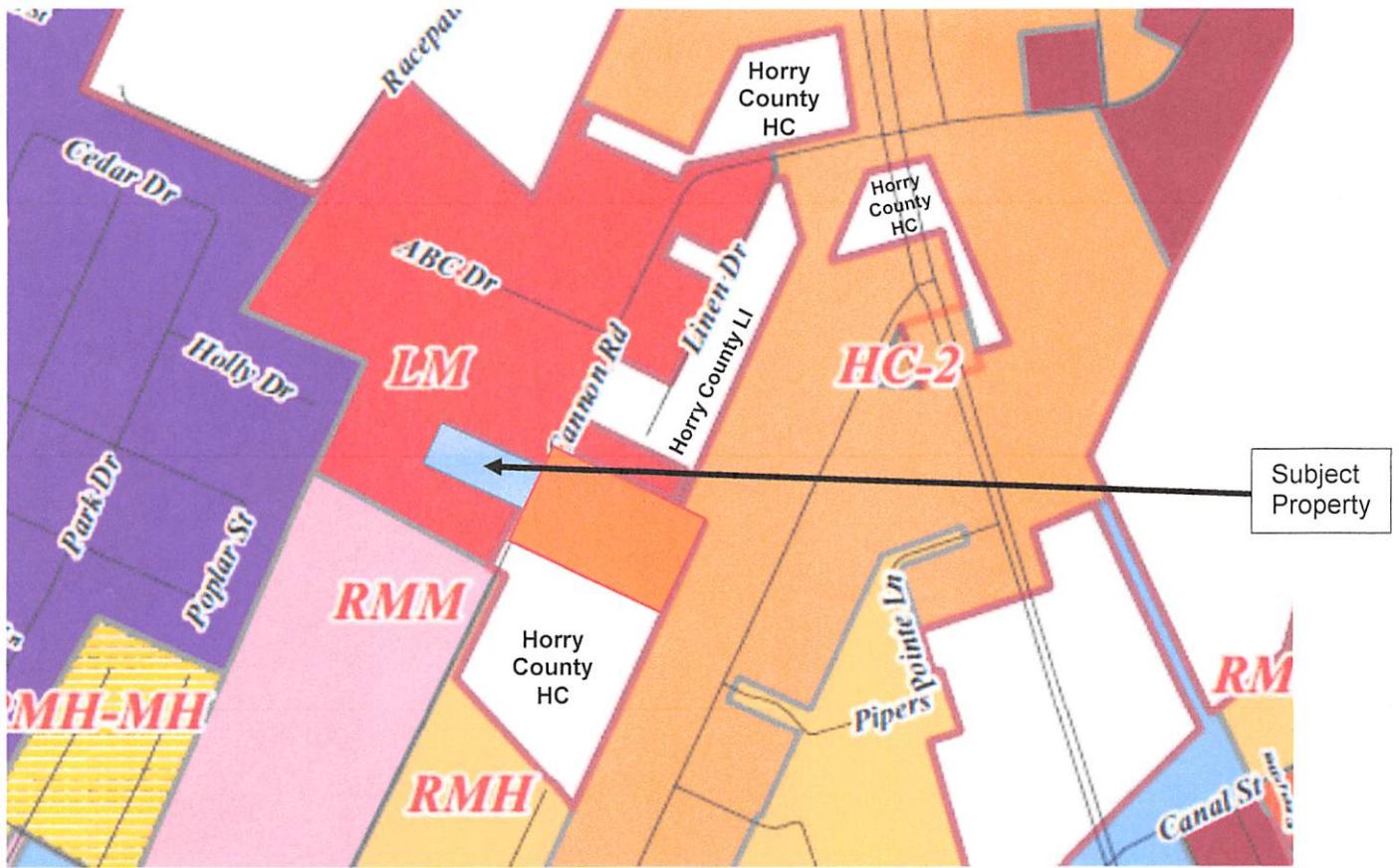
PIN# 443-03-01-0032



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1 ZONING MAP

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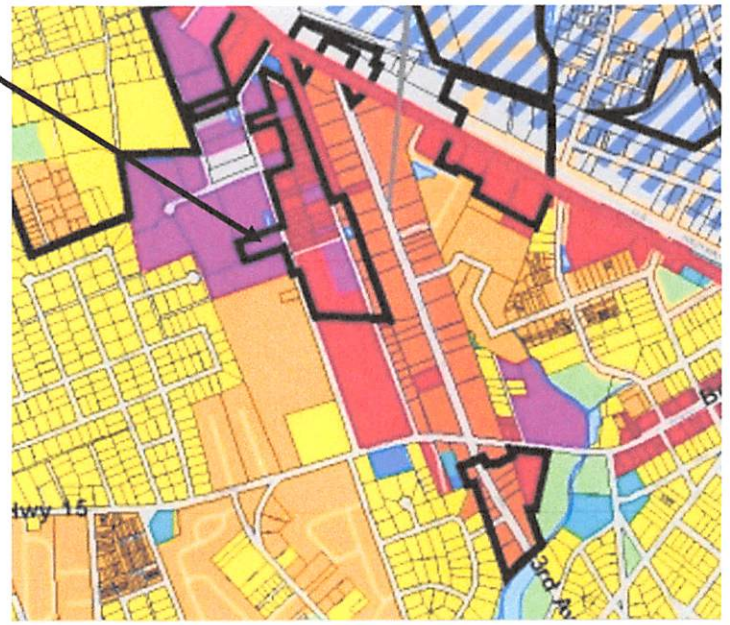
6

COMPREHENSIVE PLAN Future Land Use Map

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

Subject Property



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8

9

1 **STAFF COMMENTS**

2
3 Planning, Fire, Zoning: No Concerns
4

5 **Section 403. Findings of Fact Required**
6
7

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

- 12
- 13 403.A. Whether or not the requested zoning change is consistent with the Comprehensive Plan
14 or is justified by an error in the original ordinance.
- 15
- 16 403.B. The precedents and the possible effects of such precedents, which might result from
17 approval or denial of the petition.
- 18
- 19 403.C. The capability of the City or other government agencies to provide any services,
20 facilities, or programs that might be required if the petition were approved.
- 21
- 22 403.D. Effect of approval of the petition on the condition or value of property in the City.
- 23
- 24 403.E. Effect of approval of the petition on adopted development plans and policies of the City.

25
26 • *Staff Comments on Findings of Fact:*

- 27
- 28 • 403.A. *The proposed zoning is consistent with the Comprehensive Plan. No known*
29 *errors in the original ordinance relating to this application were found.*
- 30
- 31 • 403.B. *Other similar annexations were successfully completed in the area.*
- 32
- 33 • 403.C. *The City is able to serve the property with water/sewer, stormwater, and*
34 *emergency services.*
- 35
- 36 • 403.D. *The value of property in the City will not be harmed by this annexation.*
- 37
- 38 • 403.E. *The approval of this annexation complies with established policies to annex*
39 *"doughnut holes" surrounded by city jurisdiction wherever feasible.*
40
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