
1 **2022-46 (1ST READING): TO REZONE ~0.76 ACRES ON PRIDGEN ROAD (PIN**
2 **44307040183) FROM R7 (SINGLE FAMILY) TO RMM (MULTIFAMILY MEDIUM**
3 **DENSITY) TO MATCH THE ZONING OF THE ADJACENT PARCEL TO ALLOW**
4 **FOR THE DEVELOPMENT OF MULTIFAMILY UNITS**

5 **Applicant/Purpose:** Shamah Investments, LLC (Dan Park, Earthworks Group Agent)/ to rezone
6 0.76 +/- acres on Pridgen Road from R7 to RMM to allow for the development of multifamily units
7

8 **Brief:**

- 9 • The property fronts both Pridgen Rd and Pinner Pl.
- 10 • Adjacent properties to the north are within the R7 zone.
- 11 • Adjacent properties to the east and south are zoned RMM.
- 12 • Adjacent properties to the west are zoned PUD (Bent Oaks 3 and Bent Oaks 4).
- 13 • R7 zoning is a Single Family District with a minimum lot size of 7,500 sq. ft.
- 14 • RMM zoning is Multifamily Medium Density district that allows up to 12 units per acre of
15 lot size.
- 16 • Planning Commission (10.4.22): Recommends denial (8-0) for two reasons:
 - 17 ○ due to incompatibility with the consistently single-family zoning on the north side
18 of Pinner Pl and the west side of Pridgen Rd; and
 - 19 ○ due to the precedent that would be set by carrying multifamily zoning across
20 Pridgen Rd.

21
22 **Issues:**

- 23 • Approval could result in a density increase. Rezoning RMM could result in as many as
24 8 units' total being constructed on this lot.
- 25 • The city has a documented shortage of workforce housing.

26
27 **Public Notification:** Letters sent to property owners within 300'. 41 letters were sent to
28 homeowners within the 300'. Sign posted for public hearing. Legal Ad published.
29

30 **Alternatives:**

- 31 • Approve the request.

32
33 **Financial Impact:**

- 34 • Modest increases in property taxes and building permit revenue.

35
36 **Manager's Recommendation:**

- 37 • I support the Planning Commission's recommend of denial (10.11.22).

38
39 **Attachment(s):**

- 40 • Proposed Ordinance
 - 41 • Staff Report
- 42
43

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

TO REZONE ~0.76 ACRES ON PRIDGEN ROAD (PIN
44307040183) FROM R7 (SINGLE FAMILY) TO RMM
(MULTIFAMILY MEDIUM DENSITY) TO MATCH THE
ZONING OF THE ADJACENT PARCEL TO ALLOW
FOR THE DEVELOPMENT OF MULTIFAMILY UNITS.

PIN # 44307040183

IT IS HEREBY ORDAINED that the official zoning map of the City of Myrtle Beach is amended by rezoning ~0.76 acres located on Pridgen Road, that represented by Horry County PIN # 44307040183 (as shown on "Exhibit A" attached hereto), from zone R7 (Single Family) to RMM (Residential Multifamily Medium Density).

This ordinance shall become effective upon adoption.

ATTEST:

BRENDA BETHUNE,
MAYOR

JENNIFER ADKINS, CITY CLERK

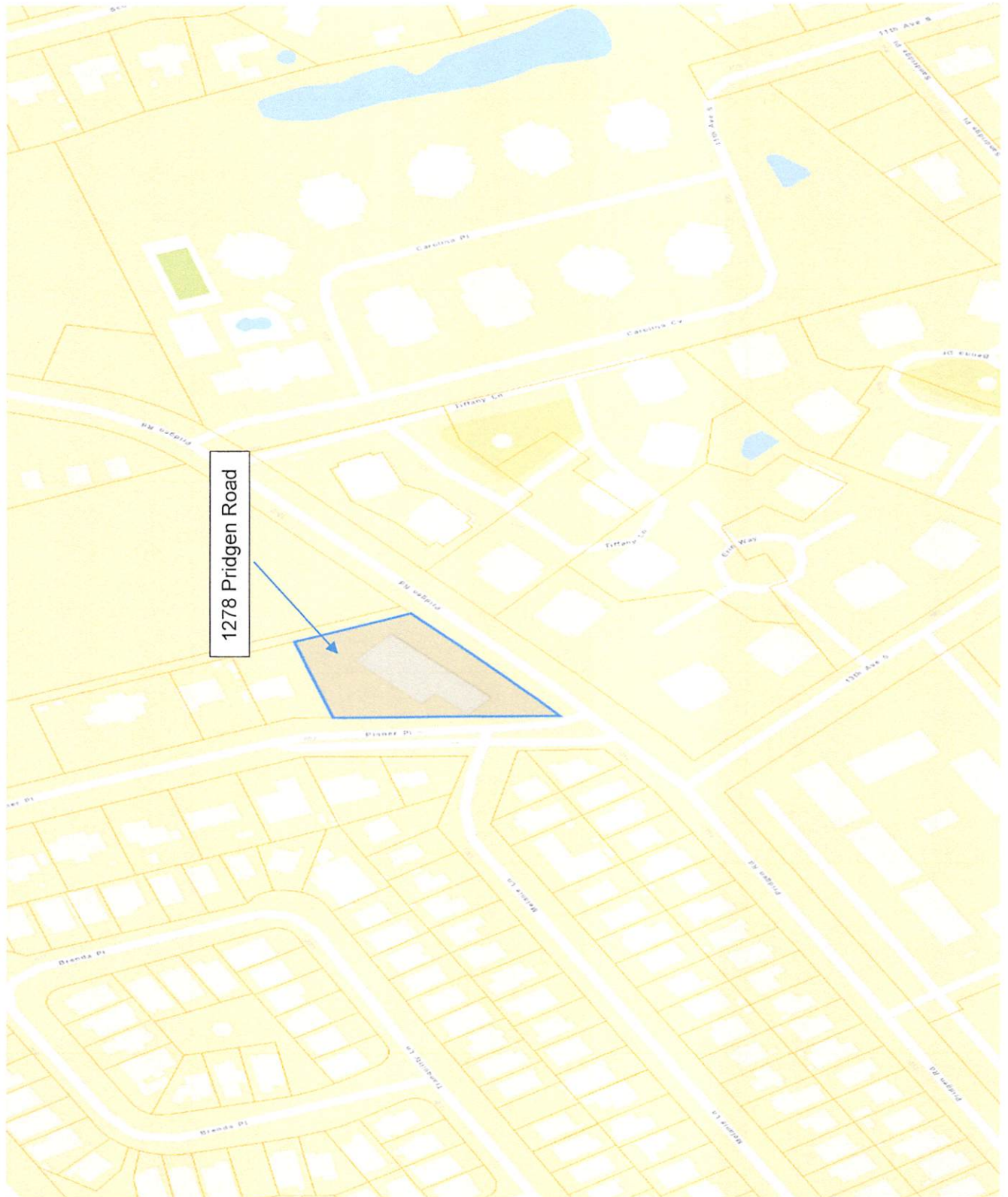
1st Reading: 10-11-2022

2nd Reading:

1
2
3
4

Ordinance 2022-46

Exhibit A



5

1 **ADDITIONAL INFORMATION**

2
3 **Staff Comments:**

4
5 Public Works: No concerns

6
7 Fire Department: No issues with the proposal however future development emergency vehicle
8 access, fire hydrant placement, and adequate road widths shall be approved by the fire
9 marshal.

10
11 Zoning: No concerns

12
13
14 **EXISTING AND PROPOSED ZONING: R-7 (Single Family) to RMM (Multifamily Medium Density)**

15

District	Dwelling Unit*	Min. Lot Area (sq. ft.)	Min. Lot Width	Min. Lot Depth	Max. Height	Max. Horizontal Dimensions	Max. Building Coverage	**Min. Front Yard Setback	**Min. Side Yard Setback	**Min. Rear Lot Setback	Min. Per-vious Surface	Min. District Land Area
R-7	SF	7,500	60' L	90'	35'	---	40%	30'	E F J	H J	50%	---
RMM	SF, 2F	5,000	50' L	---	35' A	200'	42%	25' B J	10' J	15' C J	25%	---
	MF, TH	14,520	80' L	---	35' A	200'	42%	25' B J	10' J	15' C J	25%	---

16
17
18 * (SF) Single-family, (MF) Multi-family, (2F) Two-family, (TH) Townhouse

**See Sec. 1702.A.2. for corner lots and double frontage lots.

19
20
21 (A) 1' of additional building height is permitted for each 1-1/2' of additional side yard setback per side if
22 the setback is increased in excess of the minimum. All portions of the structure not exceeding 35' in
23 height are permitted between the height bonus setback and the minimum side yard setback line in the
24 Multifamily (RM) districts. However, in no instance is the maximum height to exceed 50'.

25
26 (B) Provided, however, that accessory buildings shall be set back a minimum of 40'.

27
28 (C) Provided, however, that hot tubs, swimming pools or enclosures shall be set back a minimum of 10'.

29
30 (E) Minimum side yard combined: 20' for residential uses, 50' for other uses.

31
32 (F) Minimum width on one side: 10' for residential uses, 20' for other uses.

33
34 (H) 20' for residential uses, 30' for other uses.

35
36 (J) Provided, however, that all lots contiguous to or fronting on the King's Highway shall observe a 30-foot
37 minimum building line setback from King's Highway.

38
39 (L) Provided, however, that the minimum lot width along Kings Highway is 100'.

Findings of fact

Section 403.

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

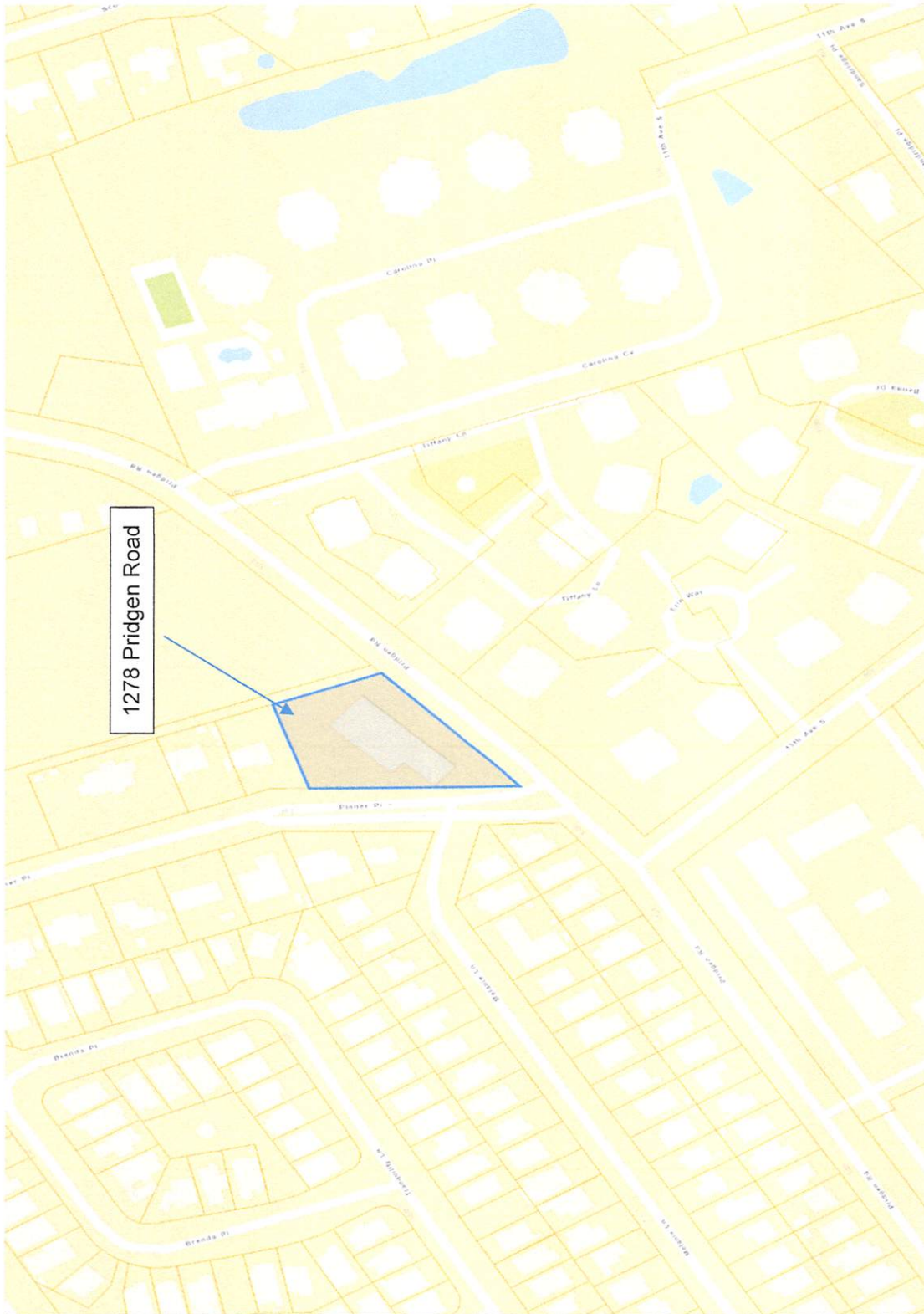
- 403.A. Whether or not the requested zoning change is consistent with the Comprehensive Plan or is justified by an error in the original ordinance.
- 403.B. The precedents and the possible effects of such precedents, which might result from approval or denial of the petition.
- 403.C. The capability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

1 **SUPPORTING MATERIALS:**

2

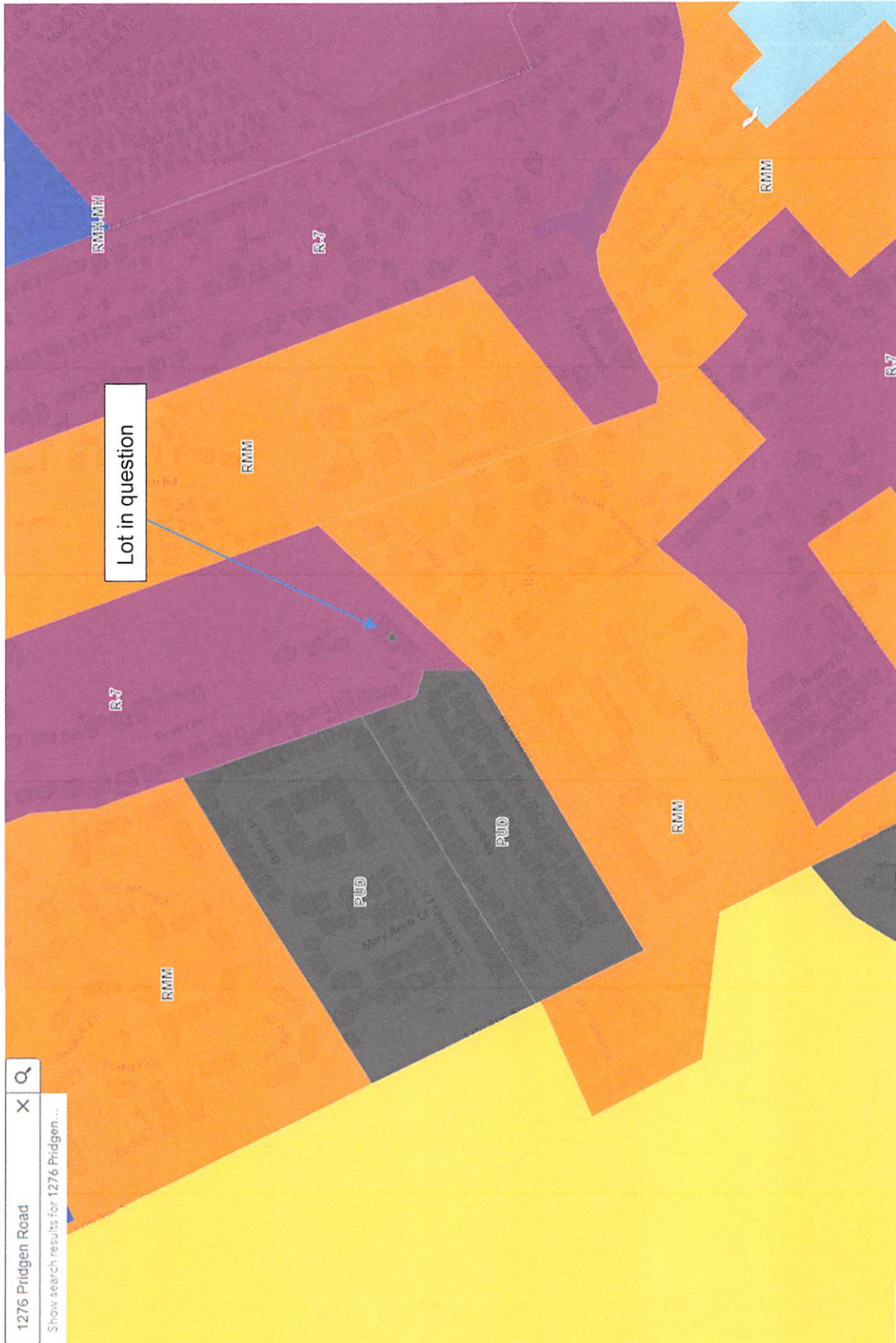
3 **1278 Pridgen Road:**

4



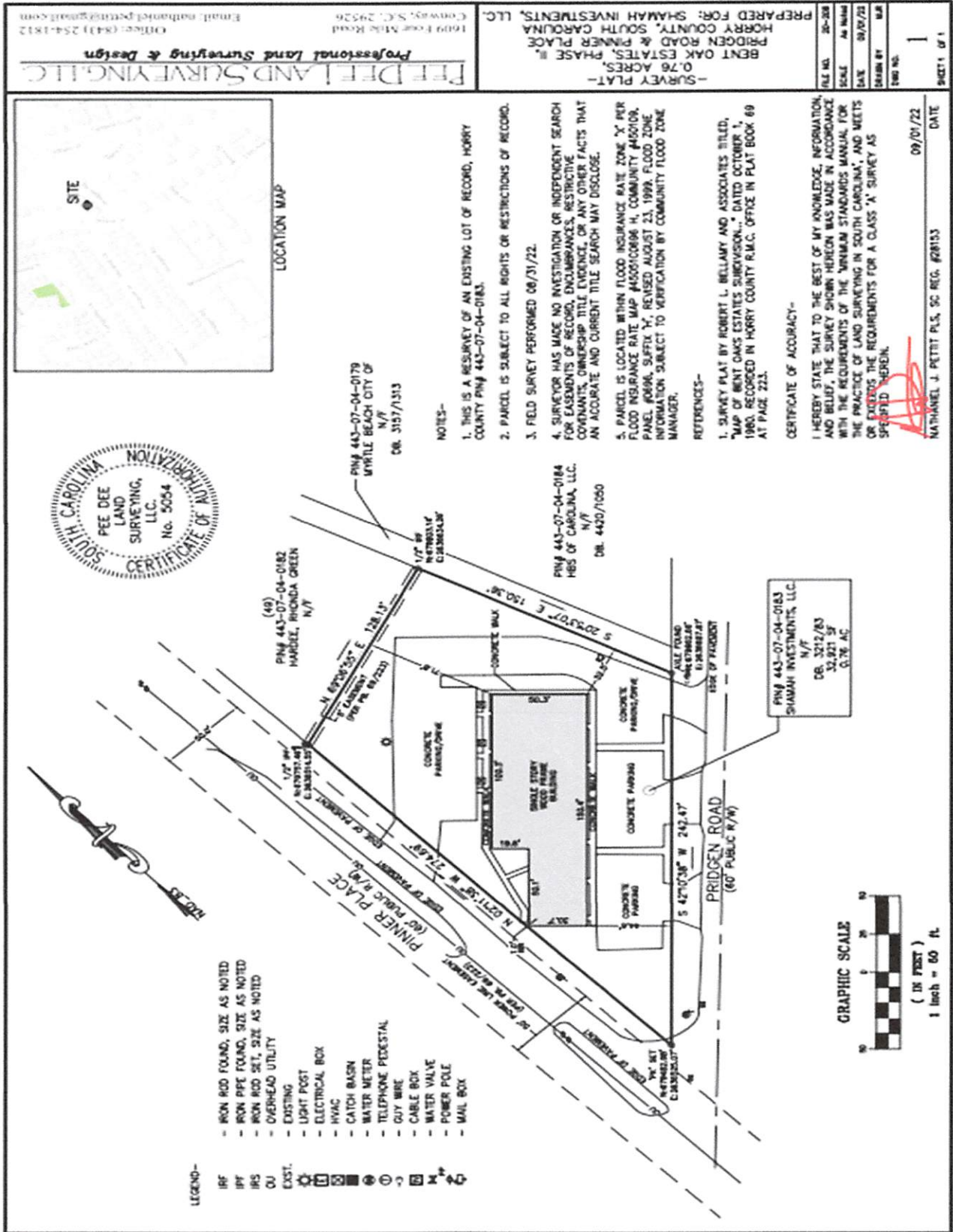
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1 Zoning Map:
2



3

1 Boundary Survey:
2



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Permitted/Conditional Use Comparison

P-permitted use C-conditional use S-special exception

Use Category and Type	R7	RMM	Additional Regulations
	Residential Uses		
Horse farms	C	C	1501.DD
Licensed group residential (caregiving)		P	
Manufactured homes for single-family permanent residence			
Permanent residence, single-family dwellings	P	P	
Permanent residence, two-family dwellings		P	
Permanent residence, multi-family dwellings		P	
Residential care facilities of nine or less persons with mental or physical handicaps	P	P	
Commercial and Office Uses			
Adult day care		C	1501.A
Assisted living facilities		C	1501.EE
Child care center for 13 or more children (CCC)		C	1501.D
Child care home, family, for up to 6 children (FCCH)		C	1501.D
Child care home, group, for 7-12 children (GCCH)		C	1501.D

Use Category and Type	R7	RMM	Additional Regulations
	Congregate housing, older adult		C
Continuing care retirement community		C	1501.F
Facilities for active recreation not otherwise listed	C	C	1501.I
Facilities for passive recreation	C	C	1501.I
Golf courses	C	C	1501.I
Home occupations	C	C	1501.L
Independent living, older adult	C	C	1501.E
Nursing home facilities		S	1501.F
Religious establishments providing for religious service and development	S	S	1503.D
Rooftop gardens		P	
Schools, elementary and secondary, including school stadiums	C	C	1501.S
Swimming pools, indoor or outdoor	C	C	1501.I
Tennis facilities, indoor or outdoor	C	C	1501.I

Use Category and Type	R7	RMM	Additional Regulations
	Public Services		
Buildings and uses of utilities holding a franchise from the city	S	S	
Parks, recreation areas, recreation facilities or recreation buildings owned by the City of Myrtle Beach	P	P	
Public parking	P	P	
Public regional stormwater facilities	P	P	
Public safety stations including fire, police and rescue services	P	P	
Public utilities installations and substations	P	P	
Water tanks, public	S	S	

Additional Regulations Referenced In the Table Above:

1501.A. Adult Day Care Facilities. The facility and its operator shall hold all licenses required by the State of South Carolina.

1501.D. Child Care Centers (CCC); Child Care Homes, Family (FCCH); and Child Care Homes, Group (GCCH) provided the facility and its operator holds all licenses required by the State of South Carolina and that in all zoning districts except C6 (Urban Village) the center is located only on the ground floor of the structure.

1501.E. Independent Living, Older Adult:

1. The facility and its operator shall hold all licenses required by the State of South Carolina.
2. No facility listed in this section shall be located on any lot or parcel within 1200 feet of any other facility listed in this section.
3. *Recreation areas/open space:* In all permitted zoning districts except multifamily (RM) districts, there shall be provided 200 square feet of usable open space for each resident, within which required landscaping may be included. All open space area shall be suitably landscaped with at least one shade tree for each 1,000 square feet of yard area or part thereof.

- 1
2 1501.F. Congregate Housing, Older Adult; Continuing Care Retirement Community; Nursing
3 Home Facilities:
4 1. The facility and its operator shall hold all licenses required by the State of South
5 Carolina.
6 2. Except in the Medical/Professional (MP) district which has no maximum, the
7 number of dwelling units must be included in the computation of allowable
8 density for the zoning district in which the facility is located and shall not exceed
9 the maximum number of residential units allowed within the zoning district. For
10 the purposes of density calculations, a rooming unit shall be counted as ½ a
11 dwelling unit.
12 3. *Bathroom facilities:* A minimum of one full bathroom with toilet, sink and tub or
13 shower per five residents plus an additional toilet and sink shall be provided for
14 each additional group of three persons or less.
15 4. *Recreation areas/open space:* There shall be provided 200 square feet of
16 usable open space for each resident, within which required landscaping may be
17 included. All open space area shall be suitably landscaped with at least one
18 shade tree for each 1,000 square feet of yard area or part thereof.
19
- 20 1501.I. Facilities for Active or Passive Recreation, including playgrounds, parks, tennis
21 courts, ball fields, swimming pools and golf courses:
22 1. No recreational facility may be lit for night play or uses unless located upon the
23 same parcel or tract as a K-12 school and meets lighting requirements as
24 provided in Article 12 – *Lighting and Glare*.
25 2. Required yards shall not be used for parking or accessory buildings.
26
- 27 1501.L. Home Occupations:
28 1. Such occupation is conducted by no other persons than members of the family
29 residing on the premises.
30 2. Such occupation is conducted within the dwelling, is clearly incidental and
31 secondary to the use of the structure for dwelling purposes, and does not
32 detract from the residential character of the immediate area.
33 3. No stock in trade is kept or commodities sold or leased on the premises.
34 4. No mechanical equipment is used except such that is normally used for family,
35 domestic, or household purposes.
36 5. Such occupation(s) utilizes no more than 25 percent of the total floor area of
37 the principal building.
38 6. Such occupation creates no offensive noise, vibrations, smoke, dust, odors,
39 heat, or glare noticeable at or beyond the property line.
40 7. Such occupation is not evident from outside the dwelling and there is no
41 exterior indication that the building is being used for any purpose other than a
42 dwelling.
43 8. Musical instruction is limited to a maximum of two (2) pupils at a time.
44 9. Child care is limited to a maximum of six (6) children.
45 10. Under no circumstances shall any of the following be considered a home
46 occupation: adult oriented businesses, aerobic exercise studio, ambulance
47 service, auto repair service, barber shop, beauty parlor, body piercing
48 establishment, child care center, chiropractor, dentist, doctor, drug/alcohol
49 counseling services, escort services, firearms manufacturing, group day care
50 home, gym, health salon, kennel, mortuary, musical or dancing instruction
51 involving more than two pupils at one time, nightclub, nursing home,

1 psychiatrist or psychologist office, restaurant, substance abuse clinics,
2 swimming pool companies, tattoo parlor, trucking company, welding service,
3 wig styling clinic, veterinarian's clinic.

4
5
6 1501.S. Schools, Elementary and Secondary, including school stadiums:

- 7 1. The lot or lots for the school is at least 5 acres in size.
- 8 2. No structure or parking area shall be placed within 50 feet of any property line.

9
10 1501.DD. Horse farms subject to the following:

- 11 1. Horse farms shall have a minimum contiguous area of 6 acres.
- 12 2. There shall be no other livestock kept except horses. For the purpose of this
13 ordinance, "horse" does not include donkey, burro or mule.
- 14 3. Barns and stables shall set back a minimum of 50' from the rear or side
15 property line and a minim of 300' from the nearest adjacent primary residence,
16 and a minimum of 50' from any swimming pool. The size of the barn or stable
17 shall be determined by the size regulations for accessory structures in the
18 zoning district in which it is located.
- 19 4. Manure piles shall be located a minimum of 200' from any dwelling, pool, patio,
20 water body or property line and shall meet all SCDHEC requirements.
- 21 5. There shall be no more than 1 residential unit per acre.
- 22 6. There shall be no more than 1 horse per 1 acre.
- 23 7. Fencing shall be sufficient to restrain horses. No wire fencing shall be visible
24 from any public right-of-way.
- 25 8. No barbed-wire fencing shall be allowed. If electric fencing is used it shall be
26 installed so as not to be visible from off premise and shall include a warning
27 sign that meets the provisions of Article 8 - *Sign Regulations*.

28
29 1501.EE. Assisted living facilities subject to the following:

- 30 1. The facility must be licensed as such by the State of South Carolina.
- 31 2. The number of dwelling units must be included in the computation of allowable
32 density for the zoning district in which the facility is located. For the purposes of
33 density calculations, a rooming unit (see definition in Article 2) shall be counted
34 as ½ a dwelling unit. In no instance shall the number of dwelling units exceed the
35 maximum number of residential units allowed within the zoning district.
- 36 3. The facility shall have 24-hour on-site management.

37
38 1503.D. Religious Establishments providing for religious service and development, including
39 churches, temples, synagogues, educational buildings, and rectories subject to the
40 following:

- 41 1. The parcels constituting the religious establishment total at least 2 acres in size
42 and are no further apart than 300 feet, airline measurement, as measured from
43 any property line to any property line.
 - 44 2. Required yards shall not be used for parking or accessory buildings.
- 45