

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE CITY OF MYRTLE BEACH BY ANNEXING 0.47
ACRES LOCATED AT 9303 COVE DR (HORRY COUNTY
TMS # 166-01-06-002), AND REZONE SAID PROPERTY
FROM HORRY COUNTY SF 10 (SINGLE FAMILY
RESIDENTIAL) TO CITY OF MYRTLE BEACH R15
(SINGLE FAMILY RESIDENTIAL).

TMS # 166-01-06-002

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 2, Block E, Dunes Cove,
Dogwood Neck Township, and shown in Exhibit A, attached hereto, are hereby annexed to and
become 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

1st Reading: 4-10-18
2nd Reading: 4-24-18



0 200 400 Feet

ANEX 18-02 Kimberling - 9303 Cove Dr

1 inch = 200 feet



APPLICANT Christopher Kimberling
REQUESTED ACTION Annex residence at 9303 Cove Dr and zone single family
EXPLANATION FOR ZONING Requested zoning is consistent with surrounding uses
 "within Myrtle Beach City Limits."
EXISTING COUNTY ZONING Horry County SF 10 (Single Family)
SITE LOCATION 9303 Dove Dr
SIZE 0.47 acres
EXISTING LAND USE Single family residence
COMPREHENSIVE PLAN Identifies the property as low density residential



SURROUNDING LAND USES:

NE

= Directional keys

NW	Highway 17 Myrtle Beach R-15	Highway 17 Myrtle Beach R-15	Residential Myrtle Beach R-15	NE
	Residential Myrtle Beach R-15	Subject Property Horry County SF 10	Residential Myrtle Beach R-15	
	Residential	Cove Dr/Residential	Residential	SE

Myrtle Beach R-15	Myrtle Beach R-15	Myrtle Beach R-15
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PUBLIC NOTICE

Letters sent to property owners within 300 feet of the proposal: 12
 Signs posted for ten (10) days prior to public hearing: 1
 Legal ad ran in the Sun News: Yes

STAFF COMMENTS - No Concerns from any staff.

ANALYSIS OF REQUEST

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

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

[1] Yes. The property is located in Planning Area I. The 2011 Comprehensive Plan Future Land Use map shows this property as a low density residential use. The single family residential unit on the subject property is a fit with the Comprehensive Plan. Existing land use conditions for the lot has not changed since the 2011 Comprehensive Plan.

[2] There are no known errors in the ordinance.

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

The petition is in keeping with the City's policy to annex properties adjacent to the city limits to enclose "donut holes" of city jurisdictional lines.

Section 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.

Water: Currently serving to this site.
Sewer: Currently serving to this site.
Streets: Access via Cove Dr or Marsh Ct
Sidewalks: None in the area.

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

Annexing and zoning this parcel to R15 would allow for the current use to continue as is, and to be serviced by City solid waste, emergency services, and recreation.

1 **Section 403 .E. Effect of approval of the petition on adopted development plans and**
2 **policies of the City of Myrtle Beach.**

3
4 The annexation continues the city's practice of annexing properties where possible, and is in
5 line with the recommended future land uses as stated in the Comprehensive Plan.
6

7 **Comprehensive Plan Citations:**

8
9 ***Neighborhoods***

10
11 Continue to enhance neighborhoods by appropriate expansion and intensification.

12 *Action: The Planning Commission, with assistance from Planning and other*
13 *appropriate City Departments including the Zoning Administrator, works with*
14 *neighborhood organizations, property owners, and developers to review regulations.*

15 *The Planning Commission recommends the plans to City Council for adoption.*

16 *Time frame: Immediate.*

17 *Potential funding source: No funding needed.*
18

19 Continue to support neighborhoods with appropriate facilities and connections.

20 *Action: The Planning Commission, with assistance from Planning and other*
21 *appropriate City Departments including the Zoning Administrator, works with*
22 *neighborhood organizations, property owners, and developers to review regulations.*

23 *The Planning Commission recommends any necessary revisions to City Council for*
24 *adoption.*

25 *Time frame: Ongoing.*

26 *Potential funding source: No funding needed.*
27

28 ***Land Use***

29
30 As properties are annexed into the City of Myrtle Beach, great care will be given to ensure
31 that appropriate zoning designations are placed on all properties within Planning Area I.
32

33 ***Population***

34
35 Eliminate unincorporated areas (properties) within the city limits, referred to as "doughnut
36 holes", that are not legally a part of the city limits.

37 *Action: City Council, with the assistance of the City Manager's Office, will contact*
38 *the SC legislative*

39 *delegation and request a change in the annexation laws while continuing efforts to*
40 *evaluate the feasibility of annexing all areas within city limit boundaries that are not*
41 *presently a part of the city and work with property owners to petition for annexation*
42 *into the city.*

43 *Time frame: Ongoing.*

44 *Potential funding source: General fund.*
45
46