# REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: October 21, 2024

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| Agenda Item: 6C | Prepared by:<br>L. Suzanne Pritchard, PLA, AICP, CFM |
| Agenda Section:<br>Unfinished Business: Ordinance. Second Reading | Date: October 17, 2024 |
| Subject:<br>Petition for Annexation and Zoning Designation for ±0.86 acres on Riverside Drive [Z-24-33] | Division: Planning and Development |

**NOTE: Petitioner has requested to postpone**

**Background:**
Alycia Sapp, owner, has petitioned the City of North Myrtle Beach to annex ±0.86 acres on Little River Neck Road identified by PIN 311-16-04-0016. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently.

**Existing Conditions:**
The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned Manufactured Single-Family 10 (MSF10) under Horry County jurisdiction. Located on Riverside Drive, the parcel is vacant and undeveloped. Surrounding parcels within City limits are zoned R-1 and Planned Development District (PDD); surrounding county parcels are zoned (MSF10). Upon annexation, the parcel would be designated R-1 as per Exhibit A: Zoning Map Z-24-33, prepared by the City of North Myrtle Beach Planning and Development Department depicting the annexation boundary. A proposed ordinance has been attached for Council's review.

**Proposed R-1 Zoning:**

| | | Single-family Dwelling | Churches | Other Permitted Uses |
|---|---|---|---|---|
| Minimum Site Area | | 10,000 SF | 1 Acres | 10,000 SF |
| Minimum Lot Width | | 80 feet | NA | NA |
| Minimum Yards: | Front | 25 feet | 25 feet | 25 feet |
| | Side | 10 feet[1] | 25 feet | 10 feet |
| | Rear | 20 feet | 25 feet | 25 feet |
| Maximum Impervious Surface Ratio | | 40% | 60% | 40% |
| Maximum Height of Structures | | 35 feet (15 feet for Accessory Buildings) | 45 feet | 45 feet |

Notes: [1] A five-foot side yard setback shall be required for substandard lots of record.

**R-1 District Permitted Uses:**
Single-Family detached dwellings (excluding mobile homes); Neighborhood and community parks and centers, golf courses and similar outdoor uses, but not lighted for night use; Publicly owned recreational facilities; Churches, places of worship, religious institutions including accredited educational facilities when accessory thereto; Accessory uses; Home occupations; and Signs permitted by and in accord with all applicable provisions of Article III.

**Planning Commission Action:**
The Planning Commission conducted a public hearing on September 17, 2024, and voted to recommend approval of the annexation and zoning designation, citing "A", where necessary to implement the Comprehensive Plan. There was no public comment.

**Recommended Action:**
Postpone the proposed ordinance

| Reviewed by Department Head | Reviewed by Acting City Manager | Reviewed by City Attorney |
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Council Action:
Motion By_____ 2nd By_____ To_____