

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: October 6, 2025

Agenda Item: 6B	Prepared by: Amber Elmadolar, Plan Reviewer
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: September 30, 2025
Subject: Petition for Annexation and Zoning Designation for ±0.22 acres on Wiley Drive [Z-25-11]	Division: Planning and Development

Background:

Glenn Orlando Magrini and Laurel Magrini, owners, have petitioned the City of North Myrtle Beach to annex ±0.22 acres on Wiley Drive identified by PIN 358-13-02-0071. 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 Single Family 40 (SF40) under Horry County jurisdiction. Located on Wiley Drive, the parcel contains a single-family home. Surrounding parcels within City limits are zoned R-1; surrounding Atlantic Beach parcels are zoned Residential (R2) and Main Street 1 (Residential-MS1R). Upon annexation, the parcel would be designated R-1 as per Exhibit A: Zoning Map Z-25-11, 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: ¹A 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 of the City’s ordinance.

Planning Commission Action:

The Planning Commission conducted a public hearing on August 19, 2025, 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:

Approve or deny the proposed ordinance on second reading

Reviewed by Department Head

Reviewed by City Manager

Reviewed by City Attorney

Council Action:

Motion By _____ 2nd By _____ To _____

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH
ANNEXING ±0.22 ACRES IDENTIFIED BY PIN 358-13-02-0071.**

WHEREAS, Glenn Orlando Magrini and Laurel Magrini, owners, have petitioned the City of North Myrtle Beach for annexation of ±0.22 acres consisting of the following parcel PIN 358-13-02-0071 as referenced on Exhibit A: Zoning Map Z-25-11, prepared by the City of North Myrtle Beach Planning & Development Department depicting the annexation boundary, which is attached hereto and incorporated herein by reference; and

WHEREAS, the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held all necessary public hearings in accordance with applicable State Statutes and City Ordinances; and

WHEREAS, the City Council has received a report from the Planning Commission recommending the subject property be zoned Single-Family Residential Low-Density (R-1) upon annexation.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of North Myrtle Beach, South Carolina, in Council duly assembled:

Section 1. Annexation. That parcel identified by PIN 358-13-02-0071 (the “Annexed Parcel”), consisting of approximately ±0.22 acres and depicted on Exhibit A, and all contiguous portions of all public rights-of-way, streets, and highways are hereby annexed pursuant to Sections 5-3-150 and 5-3-240 of the Code of Laws of South Carolina, 1976, as amended.

Section 2. Zoning Designation. The Annexed Parcel is hereby designated and zoned as Single-Family Residential Low-Density (R-1).

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2025.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED:

City Manager

FIRST READING: 9.15.2025
SECOND READING: 10.6.2025

ORDINANCE: 25-42

Current



Proposed



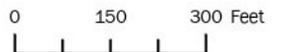
Legend

- North Myrtle Beach City Limit
- Subject Area

- Zoning District**
- HC
- LI
- R-1
- R-2



Exhibit A: Zoning Map Z-25-11



6A. ANNEXATION & ZONING DESIGNATION Z-25-11: City staff received a petition to annex ±0.22 acres on Wiley Drive identified by PIN 358-13-02-0071. The lots are currently unincorporated and zoned Single-Family 40 (SF40) by Horry County. 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 and Surrounding Land Uses:

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned SF40 under Horry County jurisdiction. Located on Wiley Drive, the parcel contains a single-family home. Surrounding parcels within City limits are zoned R-1; surrounding Atlantic Beach parcels are zoned Residential (R2) and Main Street 1 (Residential)(MS1R).

Proposed R-1 Zoning Development Standards

		Single-family Dwelling	Churches	Other Permitted Uses
Minimum Site Area		10,000 SF	1 Acre	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 recreation 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 of the City’s zoning Ordinance.

Planning Commission Action:

As per the Zoning Ordinance Section 23-4, *Amendments*, the Planning Commission shall prepare a report and make recommendations on any proposed amendment to the North Myrtle Beach Zoning Ordinance, including the Zoning Map, stating its findings and its evaluation of the request. In making its report, the Commission shall consider the following factors:

- a) The relationship of the request to the Comprehensive Plan:

The Future Land Use map contained in the 2018 Comprehensive Plan recommends Residential Suburban as the land use class for the subject area. The principal permitted uses noted in the compliance index include primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots. The recommended primary zoning district is Single-Family

Residential Low-Density (R-1); Single-Family Residential Low-Medium Density(R-1A), Single-Family Low-Medium Density (R-1B) are the secondary zoning district alternatives.

The proposed zoning designation, R-1, is a primary recommended zoning district within the Compliance Index for the subject property.

b) Whether the request violates or supports the Plan:

Chapter 5, “The Way We Grow,” of the 2018 Comprehensive Plan identifies the Residential Suburban future land use classification as follows: The purpose of this classification is to define, protect, and provide low density, single-family detached housing areas where designated, and to prohibit any development that would compromise existing residential characteristics. In addition, these areas are intended to provide for in-fill and expansion of existing neighborhoods and subdivisions. Standards and densities for these areas are designated to reflect existing conditions. This area is also intended to allow incorporation of property west of the waterway at densities typical of inland development. Primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots, excluding large mobile home parks, are compatible uses here. This category allows up to five dwelling units per acre (du/acre).

The proposed R-1 zoning is consistent with the Residential Suburban land use classification found in the 2018 Comprehensive Plan.

c) Whether the uses permitted by the proposed change would be appropriate in the area concerned:

The purpose of the R-1 zoning district is, “To preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any uses which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential infilling and expansion of existing neighborhoods and subdivisions. Development land uses permitted in each are designed to reflect existing conditions and enhance the prospects of ‘lie development.”

The uses permitted in the R-1 district would be appropriate in the area.

d) Whether adequate public-school facilities, roads and other public services exist or can be provided to serve the needs of the development likely to take place because of such change, and the consequence of such change:

Current public rights-of-way serve this area.

e) Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewer to the area:

Public water and sewer are available to the parcel.

As a matter of policy, no request to change the text of the ordinance or the map shall be acted upon favorably, except:

- (a) Where necessary to implement the comprehensive plan, or
- (b) To correct an original mistake or manifest error in the regulations or map, or
- (c) To recognize substantial change or changing conditions or circumstances in a particular locality, or

(d) To recognize changes in technology, the style of living, or manner of doing business.

This petition for annexation and zoning designation is presented to the Planning Commission for a recommendation that will be forwarded to the City Council at their next meeting tentatively scheduled for September 15, 2025. Should the Planning Commission desire to forward a positive recommendation to the City Council, one of the reasons should be included in the report.

Staff Review:

Planning and Development, Planning Division

The Planning Division has no issue with the proposed petition for annexation and zoning.

Planning and Development, Zoning Division

The Zoning Administrator has no issue with the proposed petition for annexation and zoning.

Public Works

The City Engineer has no issue with the proposed petition for annexation and zoning.

Public Safety

The Fire Marshall has no issue with the proposed petition for annexation and zoning.

Planning Commission Action:

The Planning Commission may recommend approval, recommend approval with modifications and/or conditions; or recommend denial of the proposal, as submitted.

Alternative Motions

- 1) I move that the Planning Commission recommend approval of the annexation and zoning petition [Z-25-11] as submitted.

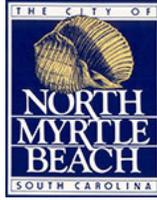
OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-25-11] as submitted.

OR

- 3) I move (an alternate motion).

FILE NUMBER:	Z-25-11
Complete Submittal Date:	July 18, 2025



Notice Published:	July 31, 2025
Planning Commission:	August 19, 2025
First Reading:	September 15, 2025
Second Reading:	October 6, 2025

City of North Myrtle Beach, SC

Petition for Annexation & Zoning

GENERAL INFORMATION

Date of Request: July 18, 2025	Property PIN(S): 35813020071
Property Owner(s): Glenn Orlando Magrini; Laurel Magrini	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: 2901 Wiley Drive, North Myrtle Beach	Project Contact: Glenn Magrini
Contact Phone Number: Contact the Planning Division for Info	Contact Email Address: Contact the Planning Division for Info
Current County Zoning: Owner Occupied Residential	Proposed Zoning: R-1
Total Area of Property: 0.22 Acres	Approximate Population of Area to be Annexed: 2

RECORDED COVENANT INFORMATION

I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).
Applicant's E-signature: Glenn Magrini

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.

IN WITNESS WHEREOF, the Grantors do hereunto set their hand and seal this 30th day
of November, 2023.

Glenn Orlando Magrini (L.S.)
Glenn Orlando Magrini
Laurel Magrini (L.S.)
Laurel Magrini

SIGNED, SEALED AND DELIVERED
In the Presence of

Clifford H. Tall
Erin Foxworth

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

PERSONALLY appeared before me, ERIN FOXWORTH the undersigned
witness, and made oath that (s)he was present and saw Glenn Orlando Magrini and Laurel Magrini,
the within Grantor(s) sign, seal and as his/her/their act and deed, deliver the within foregoing
instrument; that deponent with the other witness whose name is subscribed above, witnessed the
execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

Erin Foxworth

SWORN to before me this
30th day of November, 2023.

Clifford H. Tall
Notary Public Printed Name or Seal

Clifford H. Tall (L.S.)
Notary Public for South Carolina
My Commission Expires: 5-08-2027

EXHIBIT " A "

ALL AND SINGULAR, that certain piece, parcel or lot of land, situate, lying and being in Little River Township, Horry County, South Carolina, designated and described as Lot Three (3) on a certain plat prepared by Robert L. Bellamy, C.E., dated February 27, 1958 for L.F. Wiley and recorded in the office of the Register of Deeds for Horry County, South Carolina in Plat Book 28 at Page 89, said plat being incorporated into and made a part of this description of the deed, by reference.

This being the identical property conveyed to the Grantor herein by Deed of Laura L. Pickford dated February 28, 2017 and recorded February 28, 2017 in the Office of the Register of Deeds for Horry County, South Carolina in Deed Book 3991 at Page 175.

TMS# 143-15-13-007

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this affidavit and I understand such information.
- 2. The property being transferred is located at 2901 Wiley Drive, N. Myrtle Beach, SC 29582, bearing Horry County Tax Map Number 143-15-13-007, was transferred by Glenn Orlando Magrini and Laurel Magrini to Glenn Orlando Magrini and Laurel Magrini, Co-Trustees of the Magrini Family Living Trust dated November 30, 2023 on November 30, 2023.
- 3. Check one of the following: The deed is
 - a. _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - c. exempt from the deed recording fee because (See information section of affidavit); Exemption (8), Conveyance to Trust.
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
- 5. Check Yes ___ or No ___ to the following: A lien or encumbrance existed on the land, or realty before the transfer and remained on the land tenement, or realty after the transfer. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
- 6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6 (b) from Line 6 (a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6 (c) above and the deed recording fee due is: _____

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Curtis H. Tall
Responsible Person Connected with the Transaction
CURTIS H. TALL

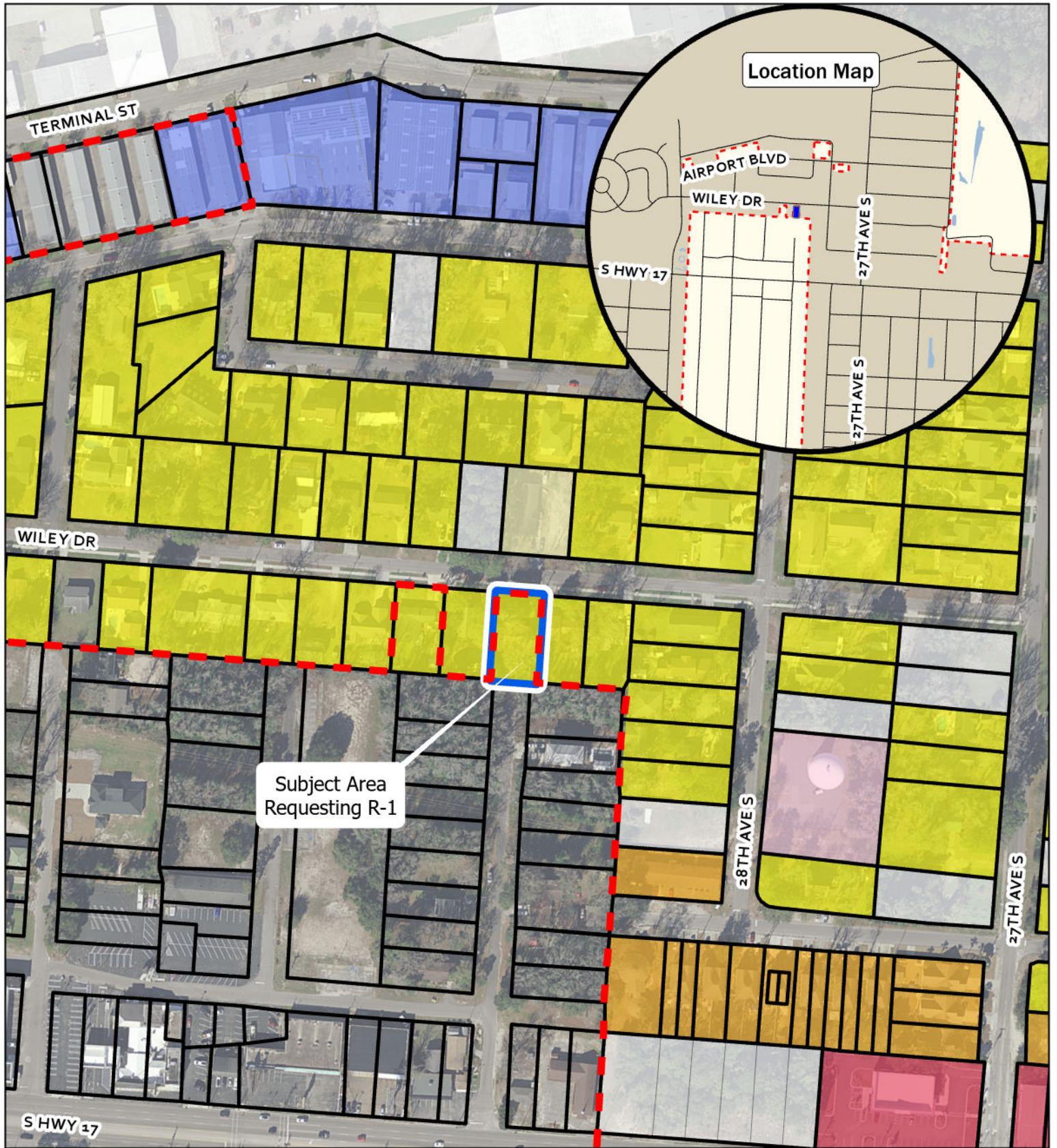
Responsible Person Connected with the Transaction

Print or type the above name here

SWORN to before me this 5th day of December year of 2023.

Erin Lynn EHSWORTH
Notary Public for SC
My Commission Expires 12/17/2023
Erin Lynn EHSWORTH

Print or type Notary's name here



- North Myrtle Beach City Limit
- Subject Area

- Existing Land Use
- Commercial
 - Duplex

- Legend
- Industrial / Warehouse
 - Mobile Home
 - Multi-Family

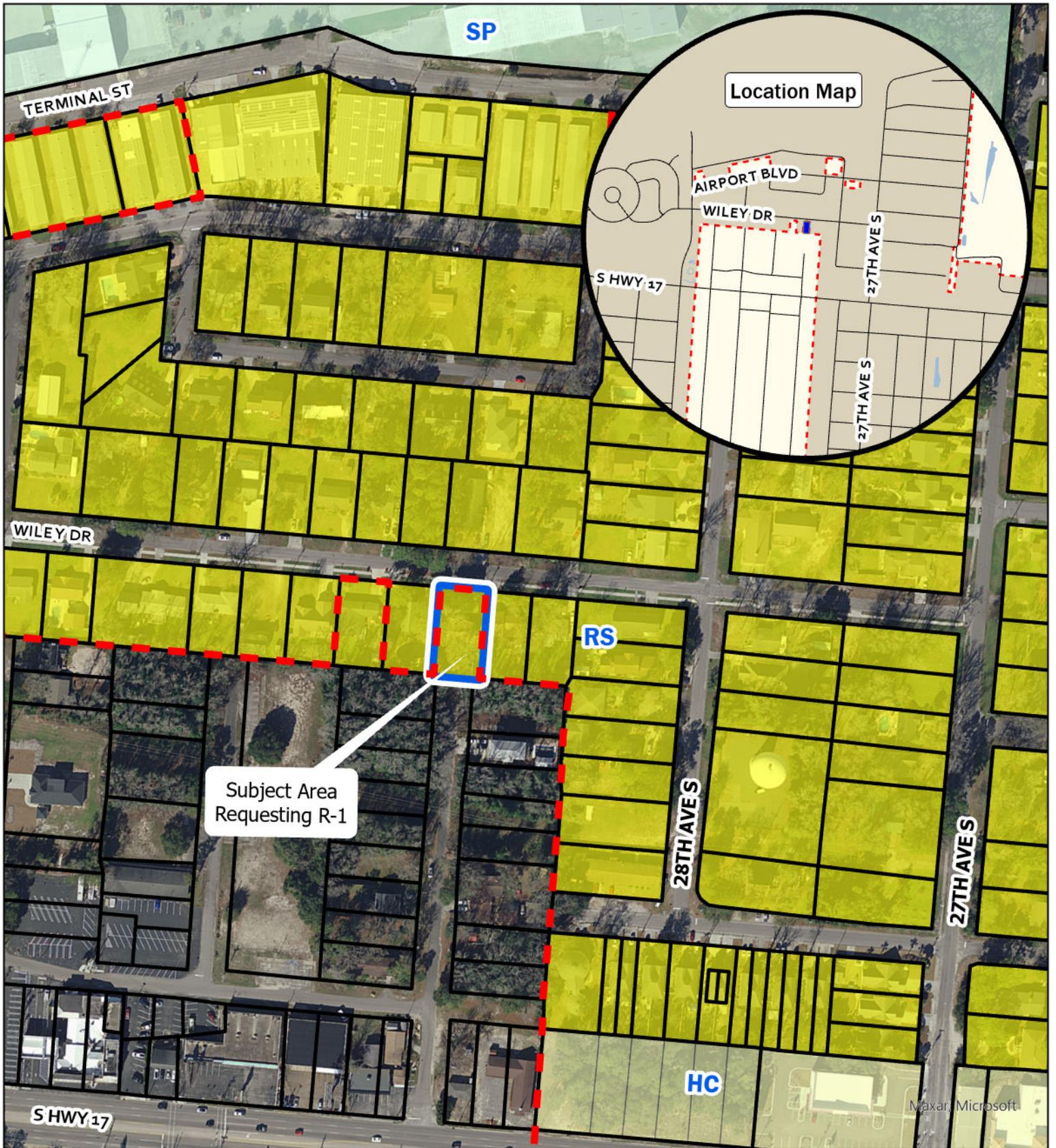
- Private Common Open Space
- Single-Family
- Vacant



Existing Land Use

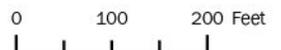
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Legend

- | | | |
|---|-------------------------------|--|
|  | North Myrtle Beach City Limit | Future Land Use |
|  | Subject Area |  HC |
| | |  RS |
| | |  SP |



Future Land Use