

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: February 16, 2026

Agenda Item: 6A	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: January 26, 2026
Subject: Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina, removing beach cabana houses [ZTX-25-11]	Division: Planning and Development

Background:

The zoning ordinance currently includes a definition and special exception provision for “cabana houses” within the R-4 Resort Residential District. These provisions were originally adopted to accommodate certain oceanfront-related amenities associated with large residential projects. Over time, however, this use has fallen out of practice, and only a very small number of cabana houses remain in the City. Because the use is no longer relevant or widely utilized, staff has determined that the continued presence of this language in the ordinance creates unnecessary complexity. The proposed text amendment removes both the definition and the special exception for cabana houses to ensure the ordinance reflects current development patterns and practices.

Proposal:

Staff is proposing a text amendment removing the definition of “cabana house” as well as the special exception within the R-4 district associated with cabana houses.

Planning Commission Action:

The Planning Commission conducted a public hearing on October 7, 2025, and voted unanimously to recommend approval of the zoning amendment. 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
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Council Action:
Motion By _____ 2nd By _____ To _____

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH PROVIDING THAT THE CODE OF ORDINANCES, CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA, BE AMENDED BY REVISING CHAPTER 23, ZONING, ARTICLE I, IN GENERAL, § 23-2, DEFINITIONS, AND ARTICLE II, ZONING DISTRICTS AND DEVELOPMENT REGULATIONS, § 23-22(4) OF SAID CODE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA, IN COUNCIL DULY ASSEMBLED, THAT:

Section 1. That *Sec. § 23-2, Definitions*, be revised to read as follows (*new matter underlined, deleted matter struck-through*).

Sec. 23-2. Definitions.

~~*Cabana house:* A structure utilizing single family design and development standards in close proximity to the oceanfront to be used by projects in North Myrtle Beach not located near the ocean. The use of the cabana house shall be limited to drop-off and parking area, bathing, changing clothes and similar uses. Additionally, it can be used as an occasional guest quarters and similar residential uses. A cabana house shall be owned and maintained by a homeowner's association with a maintenance agreement submitted and approved by the planning department.~~

Section 2. That *Sec. § 23-22(4) – R-4 Resort Residential District, Special Exceptions*, be revised to read as follows (*new matter underlined, deleted matter struck-through*).

(4) *Special exceptions:* Owing to their potential negative impact on the community and surrounding areas, the following uses may be approved as special exceptions by the Board of Zoning Appeals:

(a) Noncommercial marinas, subject to the siting standards of section 23-120.

(b) Fishing piers, provided that the uses permitted on such piers are limited to restaurants, bait and tackle shops, and marine accessories. Refer to section 23-124 for separation requirements.

(c) Lighted tennis courts, subject to the following:

1. That the proposed lighted tennis court not be located closer than fifty (50) feet to any residential structure.

2. That the lighting be a minimum to sufficiently illuminate the playing surface utilizing sharp cut-off lights with adjustable glare shields.

3. When in close proximity to a residential structure or lot, the board may require a vegetative screen as described in section 23-58(2)(d) on the side(s) of the court or other method to minimize noise levels.

4. In granting the special exception, the board of zoning appeals may impose such reasonable and additional stipulations, conditions or safeguards as, in its judgment will enhance the siting of the proposed special exception.

~~(d) Cabana houses subject to the following:~~

~~1. That a homeowner's association shall have been established for the project and a maintenance agreement has been submitted to the planning department.~~

~~2. That at least eight (8) parking spaces per zoning standards be established on site and that more spaces may be required by the board if there is no other means to limit the number of cars traveling to the property provided such as a shuttle service to and from the property to the project.~~

~~3. That the use of the house be limited to bathing and change of clothing facilities, and occasional use as guest quarters and other similar uses.~~

~~4. That the special exception will be in substantial harmony with the area in which it is to be located.~~

~~5. That the special exception will not be injurious to the adjoining property.~~

~~6. That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.~~

~~7. That in granting the special exception, the board of zoning appeals may impose such reasonable and additional stipulations, conditions or safeguards as, in its judgment, will enhance the siting of the proposed special exception.~~

Section 3. That the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held the necessary public hearings in accordance with applicable State Statutes and City Ordinances.

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2026.

ATTEST:

Mayor J.O. Baldwin, III

City Clerk

APPROVED AS TO FORM:

City Attorney

FIRST READING: 10.20.2025
SECOND READING: 02.16.2026

REVIEWED:

City Manager

ORDINANCE: 26-04

6D. ZONING ORDINANCE TEXT AMENDMENT ZTX-25-11: City staff has initiated a text amendment removing the definition and special exception associated with beach cabanas.

Background:

The zoning ordinance currently includes a definition and special exception provision for “cabana houses” within the R-4 Resort Residential District. These provisions were originally adopted to accommodate certain oceanfront-related amenities associated with large residential projects. Over time, however, this use has fallen out of practice, and only a very small number of cabana houses remain in the City. Because the use is no longer relevant or widely utilized, staff has determined that the continued presence of this language in the ordinance creates unnecessary complexity. The proposed text amendment removes both the definition and the special exception for cabana houses to ensure the ordinance reflects current development patterns and practices.

Proposed Changes:

Staff is proposing a text amendment removing the definition of “cabana house” as well as the special exception within the R-4 district associated with cabana houses.

The proposed amendment addresses **§ 23-2. - Definitions**, and would appear in the Ordinance as follows (new matter underlined; deleted matter struck-through):

~~*Cabana house:* A structure utilizing single-family design and development standards in close proximity to the oceanfront to be used by projects in North Myrtle Beach not located near the ocean. The use of the cabana house shall be limited to drop-off and parking area, bathing, changing clothes and similar uses. Additionally, it can be used as an occasional guest quarters and similar residential uses. A cabana house shall be owned and maintained by a homeowner's association with a maintenance agreement submitted and approved by the planning department.~~

The proposed amendment also addresses **§ 23-22(4). - R-4 Resort Residential District, Special Exceptions**, and would appear in the Ordinance as follows (new matter underlined; deleted matter struck-through):

(4) *Special exceptions:* Owing to their potential negative impact on the community and surrounding areas, the following uses may be approved as special exceptions by the board of zoning appeals:

(a) Noncommercial marinas, subject to the siting standards of section 23-120.

(b) Fishing piers, provided that the uses permitted on such piers are limited to restaurants, bait and tackle shops, and marine accessories. Refer to section 23-124 for separation requirements.

(c) Lighted tennis courts, subject to the following:

1. That the proposed lighted tennis court not be located closer than fifty (50) feet to any residential structure.

2. That the lighting be a minimum to sufficiently illuminate the playing surface utilizing sharp cut-off lights with adjustable glare shields.

3. When in close proximity to a residential structure or lot, the board may require a vegetative screen as described in [section 23-58\(2\)\(d\)](#) on the side(s) of the court or other method to minimize noise levels.

4. In granting the special exception, the board of zoning appeals may impose such reasonable and additional stipulations, conditions or safeguards as, in its judgement will enhance the siting of the proposed special exception.

~~(d) Cabana houses subject to the following:~~

~~1. That a homeowner's association shall have been established for the project and a maintenance agreement has been submitted to the planning department.~~

~~2. That at least eight (8) parking spaces per zoning standards be established on site and that more spaces may be required by the board if there is no other means to limit the number of cars traveling to the property provided such as a shuttle service to and from the property to the project.~~

~~3. That the use of the house be limited to bathing and change of clothing facilities, and occasional use as guest quarters and other similar uses.~~

~~4. That the special exception will be in substantial harmony with the area in which it is to be located.~~

~~5. That the special exception will not be injurious to the adjoining property.~~

~~6. That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.~~

~~7. That in granting the special exception, the board of zoning appeals may impose such reasonable and additional stipulations, conditions or safeguards as, in its judgment, will enhance the siting of the proposed special exception.~~

According to § 23-4, *Amendments*, of the Zoning Ordinance, the advertisement requirement for Zoning Ordinance amendments is 15 days, and that advertisement notice has been met. The amendment is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for October 20, 2025.

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 zoning ordinance text amendment [ZTX-25-11] as submitted.

OR

- 2) I move that the Planning Commission recommend denial of the zoning ordinance text amendment [ZTX-25-11] as submitted.

OR

- 3) I move (an alternate motion).