

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: December 5, 2022

Agenda Item: 6G	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: December 5, 2022
Subject: Petition for annexation and zoning designation for 221.42 acres off Water Tower and Long Bay Roads [Z-22-13]	Division: Planning and Development

Note: The petitioner has requested to postpone.

Background:

Robert S. Guyton, agent for the owner, has petitioned the City of North Myrtle Beach to annex approximately 224.42 acres of property located off Water Tower and Long Bay Rd identified by PINS 348-00-00-0027, 348-08-02-0004, and portions of PINS 347-00-00-0025 and 347-00-00-0039. The petition also reflects the requested City of North Myrtle Beach zoning district of Mid-Rise Multifamily Residential (R-2A). The subject area is identified as Resource, Conservation, and Protection on the Future Land Use Map. Though not supported by the City’s Comprehensive Plan, the proposed zoning designation, R-2A, was recommended by the Planning Commission to recognize, “substantial change or changing conditions or circumstances in a particular locality.”

Existing Conditions:

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned CFA under Horry County jurisdiction. Located at the intersection of Water Tower Road and Long Bay Road, the parcels are currently vacant and undeveloped. Surrounding parcels within City limits are zoned R-2A and Neighborhood Commercial (NC); surrounding county parcels are zoned CFA. Upon annexation, the parcel would be designated R-2A as per Exhibit A: Zoning Map (Z-22-13), 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.

Planning Commission Action:

The Planning Commission conducted a public hearing on July 19, 2022 and voted to recommend approval of the annexation and zoning designation citing ‘C’, to recognize substantial change or changing conditions or circumstances in a particular locality. There was no public comment.

Recommended Action:

Approve or deny the proposed ordinance on second reading

Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney
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Council Action:
Motion By _____ 2nd By _____ To _____