REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: November 2, 2026

Agenda Item: 6B	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Unfinished Business: Ordinance. First Reading	Date: October 28, 2026
Subject: Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina, establishing provisions for accessory dwelling units (ADUs) as special exceptions in residential areas [ZTX-26-9]	Division: Planning and Development

History:

At its October 5, 2026, meeting, City Council considered ZTX-26-9 on first reading and postponed action following substantial discussion regarding short-term rental use, owner occupancy, the potential number and location of qualifying properties, and the long-term use of an ADU after a change in ownership or household circumstances. The level of public opposition expressed at the meeting, together with Council's concerns regarding the potential effects of the amendment, indicated that proceeding with the proposed expansion of ADU allowances was not desirable at this time.

Background:

ADUs are smaller, subordinate dwelling units associated with a principal residence and are increasingly recognized as a means of providing housing flexibility within established residential neighborhoods. ADUs can provide smaller and potentially more attainable housing, accommodate multigenerational households, allow older adults to remain near family, and add housing within established neighborhoods without requiring a separate residential lot. This type of housing is distinct from the creation of new residential subdivisions or other large-scale residential projects as ADUs utilize existing residential lots and infrastructure without changing the underlying residential character of the property. Allowing ADUs through the special exception process provides a targeted means of accommodating these needs while retaining case-specific review for compatibility with surrounding properties.

ADUs are particularly relevant to North Myrtle Beach, where the median age is approximately 61.9 and 41.6 percent of residents are age 65 or older. AARP identifies ADUs as flexible housing that can allow older adults to downsize while remaining on their property or near family and can provide housing for relatives or caregivers. The American Planning Association identifies ADUs as a commonly used means of expanding housing choice and making better use of existing residential neighborhoods while maintaining the general scale and character of residential areas.

The Comprehensive Plan supports this approach. Goal 7.1 calls for a more varied housing stock, and Strategy 7.1.2 specifically recommends zoning revisions that encourage accessory units serving families, young professionals, seniors, and visitors. The Zoning Ordinance currently does not provide a consistent process for considering ADUs on qualifying single-family lots. The

proposed special-exception process would allow the Board of Zoning Appeals to evaluate each request under objective development standards and site-specific compatibility criteria.

Proposal:
The amendment defines an accessory dwelling unit and authorizes the Board of Zoning Appeals to approve one ADU as a special exception on a lot containing one single-family detached dwelling where that principal use is permitted or approved under the applicable district regulations. ADUs may be located within, attached to, or detached from the principal dwelling. PDDs are excluded unless an ADU is expressly authorized by the applicable PDD ordinance.

Each ADU would be limited to one bedroom and 800 square feet and would require one additional parking space. Detached ADUs would require a minimum lot area of 7,500 square feet, 15 feet of separation from the principal dwelling, principal-structure setbacks, compliance with impervious-surface requirements, and a maximum height of 25 feet. Detached units generally must be in a side or rear yard, with a limited exception for water-oriented lots. The amendment also requires architectural compatibility, prohibits separate conveyance, and directs the Board to consider parking, access, noise, lighting, privacy, mechanical equipment, outdoor areas, and trash storage.

Planning Commission Action:
The Planning Commission conducted a public hearing on September 22, 2026, adopted the applicable standards and proposed findings of fact, and voted 5–2 to recommend approval of ZTX-26-9 to City Council. Its motion asked Council to consider a commissioner's written suggestions, potential impact fees, owner occupancy and short-term rental use, and a requirement that detached ADUs be permanent structures. The written suggestions are attached for Council's consideration; they were not incorporated into the ordinance text recommended by the Commission.

The commissioner's written suggestions include allowing a larger ADU based in part on the size of the principal dwelling, with a higher floor-area limit and a possible second bedroom. Staff recommends retaining the proposed one-bedroom and 800-square-foot limits at this stage to keep the new use modest in scale while the City evaluates the special-exception process. Council could consider a larger allowance through a later amendment.

One resident spoke against the amendment as proposed and requested owner occupancy and a prohibition on short-term rental use, citing concerns about noise, traffic, and trash. Staff has not added either restriction to the proposed ordinance. Short-term rentals are presently addressed through the City's general licensing and operating requirements; an ADU-specific restriction would require direction on how it applies when the principal dwelling, the ADU, or both are rented. Staff recommends addressing that question as part of any broader short-term rental discussion.

Following the hearing, staff revised the proposed ordinance to clarify how the 800-square-foot limit is measured, require detached ADUs to be permanent structures, and reference applicable utility impact fees. Staff retained the one-bedroom and 800-square-foot limits and did not add owner-occupancy or short-term rental restrictions.

Recommended Action:
Approve or deny the ordinance on first 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 PROVIDING THAT THE CODE OF ORDINANCES, CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA, BE AMENDED BY REVISING CHAPTER 23, ZONING, ARTICLE I, IN GENERAL, AND ARTICLE VII, GENERAL AND SUPPLEMENTAL REGULATIONS, 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 *23-2. - Definitions,* be amended by adding a new definition as follows *(new matter underlined)*.

Accessory dwelling unit (ADU): A dwelling unit accessory to a single-family detached dwelling and located within or attached to the principal dwelling, or within a detached accessory building located on the same lot.

Section 2. That *23-107. - Accessory buildings and uses,* be amended by adding a new subsection (5) *Accessory dwelling units*, to read as follows *(new matter underlined)*.

(5) Accessory dwelling units.

(a) *Authorization.* Notwithstanding subsection (3) of this section or the permitted-use and special-exception provisions of an individual zoning district, the board of zoning appeals may approve one (1) accessory dwelling unit as a special exception on the same lot as one (1) single-family detached dwelling, provided a single-family detached dwelling is permitted by right or approved as a special exception in the underlying zoning district. This subsection does not authorize an accessory dwelling unit within a Planned Development District unless the accessory dwelling unit is expressly authorized by the ordinance approving or amending the Planned Development District.

(b) *Configuration and classification.* An accessory dwelling unit may be located within, attached to, or detached from the principal dwelling. For zoning purposes, a single-family detached dwelling with an approved accessory dwelling unit remains classified as a single-family detached dwelling and is not considered a duplex or multifamily dwelling. An approved accessory dwelling unit is accessory to the principal dwelling and is not an additional principal dwelling unit for purposes of district density or minimum lot-area-per-dwelling-unit requirements.

(c) *Sleeping area and floor area.* An accessory dwelling unit shall contain no more than one (1) bedroom or sleeping area and shall not exceed eight hundred (800) square feet of conditioned floor area. For purposes of this subsection, conditioned floor area includes enclosed space designed or used for living, sleeping, cooking, or sanitation on any level of the accessory dwelling unit. A garage used solely for parking or storage, an unenclosed porch, and a deck shall not count toward this limit. Space converted to residential use shall count toward the limit. A sleeping area includes any enclosed or semi-enclosed space

designed or reasonably capable of functioning as a sleeping space based on its layout and physical characteristics. Open common living areas shall not be considered sleeping areas.

(d) *Parking.* One (1) off-street parking space shall be provided for the accessory dwelling unit.

(e) *Detached accessory dwelling units.* A detached accessory dwelling unit shall:

i. Be located on a lot containing at least seven thousand five hundred (7,500) square feet;

ii. Be separated from the principal dwelling by at least fifteen (15) feet;

iii. Be located in a side or rear yard. However, on a lot abutting the Atlantic Ocean, Atlantic Intracoastal Waterway, or jurisdictional coastal marsh, the board may approve placement in the front yard when the principal dwelling's primary architectural orientation is toward the water rather than the street;

iv. Meet the setbacks applicable to a principal structure and all applicable impervious-surface and other development requirements of the underlying zoning district; and

v. Not exceed twenty-five (25) feet in height.

vi. Be constructed as a building on a permanent foundation in compliance with applicable building-code requirements. A recreational vehicle, travel trailer, park model, mobile or manufactured home, or other movable unit shall not qualify as a detached accessory dwelling unit, whether or not its wheels or axles have been removed.

(f) *Architectural compatibility.* An attached or detached accessory dwelling unit shall use exterior materials and have an architectural character compatible with the principal dwelling. The application shall include elevations, materials, and other information sufficient to evaluate compliance with this requirement.

(g) *Separate conveyance prohibited.* The accessory dwelling unit and principal dwelling shall remain on the same lot. The accessory dwelling unit shall not be separately subdivided, sold, or otherwise conveyed, including through a condominium form of ownership.

(h) *Compatibility review.* In addition to the criteria in section 23-161(3), the board shall consider the location and design of parking and access, exterior entrances and outdoor living areas, exterior lighting, mechanical equipment, and refuse storage, and whether those features minimize traffic, noise, lighting, and privacy impacts on adjoining property. The board may impose reasonable conditions consistent with section 23-161(3)(e).

(i) *Other requirements.* An accessory dwelling unit shall comply with all applicable building, fire, flood-damage-prevention, utility, and other requirements of the City Code. Applicable water and sewer impact fees, connection charges, and other utility charges shall be determined and collected in accordance with Chapter 15 and the City's adopted fee schedule.

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: 11.02.2026
SECOND READING: _____

REVIEWED:

_____
City Manager

ORDINANCE: _____

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PLANNING COMMISSION
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Planning & Development Department
1018 2nd Ave S
North Myrtle Beach, SC 29582
(843) 280-5560

NOTICE OF DECISION/RECOMMENDATION

Case Number	*ZTX-26-9*	**Case Type**	*Zoning Ordinance Text Amendment*
Applicant	*City Staff*	**Property Owner**	*NA*
Location	*NA*	**PIN**	*NA*
Hearing Date	*09/22/26*	**Requested Action**	*Establish ADUs by Special Exception on Qualifying Single-Family Lots*

COMMISSION ROLE

[ ] Final Planning Commission action [X] Recommendation to City Council

BACKGROUND

City staff initiated ZTX-26-9 to establish a citywide process for accessory dwelling units (ADUs) associated with qualifying single-family detached dwellings. The proposed text defines ADUs and adds subsection (5) to § 23-107. It allows one internal, attached, or detached ADU by Board of Zoning Appeals special exception, subject to one bedroom, a maximum of 800 square feet, one additional off-street parking space, and other standards. The September 22, 2026, staff report proposes a 7,500-square-foot minimum lot for detached ADUs. PDDs remain excluded unless the governing PDD ordinance expressly authorizes an ADU. City Council retains final authority over the text amendment.

FINDINGS OF FACT

The Planning Commission considered the application, staff report, submitted materials, departmental comments, exhibits, and testimony received at the hearing. The Commission:

[X] adopts the Findings of Fact in the staff report dated 09/22/26 as submitted.

[ ] adopts those Findings of Fact with the additions or modifications stated below.

NA

APPLICABLE STANDARDS

Section 23-4 of the City of North Myrtle Beach Zoning Ordinance requires a Planning Commission report and recommendation on a proposed zoning amendment. The Commission must consider its relationship to the Comprehensive Plan, the appropriateness of the affected uses, public facilities and services, and water and sewer plans. Section 23-4(4) identifies the bases for favorable action. The proposed ordinance amends § 23-2 and adds § 23-107(5).

BASIS FOR ACTION

Based on the adopted Findings of Fact and the applicable standards, the Planning Commission finds:

The Planning Commission found that the amendment implements Comprehensive Plan Goal 7.1 and Strategy 7.1.2 and recognizes changing household and housing needs, providing bases for favorable action under § 23-4(4)(a) and (d). The one-bedroom and 800-square-foot limits, additional parking requirement, development standards, and Board of Zoning Appeals special-exception review provide a basis for evaluating each proposal's compatibility and effects on adjoining properties and public services. The amendment does not approve an ADU on any particular property or guarantee utility capacity.

CONDITIONS OR RECOMMENDATIONS

[ ] None [X] The following conditions or recommendations apply:

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NOTICE OF DECISION/RECOMMENDATION CONTINUED

That City Council consider:

1. The written suggestions concerning the ADU definition, bedroom count, and floor-area limits submitted during the hearing and attached as Exhibit A;
2. Whether applicable utility impact fees should be assessed for an ADU;
3. Whether to require owner occupancy or restrict short-term rental use; and
4. Language requiring a detached ADU to be a permanent, nonmovable structure rather than an RV, motor home, or mobile home.

Exhibit A is provided for Council's consideration; its proposed language was not adopted as an amendment to the ordinance text recommended by the Commission.

PLANNING COMMISSION ACTION

[ ] Approved [ ] Approved with conditions or modifications [ ] Denied
[X] Recommended approval [ ] Recommended denial [ ] Postponed to [DATE]
[ ] Found compatible with the Comprehensive Plan [ ] Found not compatible

MOTION AND VOTE

Motion by	*Wise*	**Second by**	*Bellamy*
Vote	*5:2*	**Result**	*Passed*
Absent	*None*	**Recused**	*None*

Motion as adopted

I move that the Planning Commission adopt the Findings of Fact contained in this report and recommend approval of Zoning Ordinance Text Amendment ZTX-26-9 to City Council as submitted with the recommendation that City Council consider:

5. The written suggestions concerning the ADU definition, bedroom count, and floor-area limits submitted during the hearing and attached as Exhibit A;
6. Whether applicable utility impact fees should be assessed for an ADU;
7. Whether to require owner occupancy or restrict short-term rental use; and
8. Language requiring a detached ADU to be a permanent, nonmovable structure rather than an RV, motor home, or mobile home.

Exhibit A is provided for Council's consideration; its proposed language was not adopted as an amendment to the ordinance text recommended by the Commission.

RECORD INCORPORATED

[ ] Application and submitted plans	[ ] Written public comments
[X] Planning Commission staff report dated 9/22/26	[ ] Hearing testimony and meeting recording
[ ] Departmental or agency comments	[X] Other: Exhibit A, Written Suggestions
[ ] Exhibits accepted into the record	

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NOTICE OF DECISION/RECOMMENDATION CONTINUED

EFFECT OF ACTION

[ ] Final action: This notice constitutes the Planning Commission's written notice of final action on the application. For a land development plan or subdivision plat, the action and its grounds are maintained as a public record pursuant to S.C. Code Section 6-29-1150(B).

[X] Recommendation: This action is a recommendation to the North Myrtle Beach City Council. It does not constitute final approval or denial of the request.

[ ] Compatibility determination: This action records the Planning Commission's determination regarding compatibility with the City of North Myrtle Beach Comprehensive Plan.

APPEAL INFORMATION

Use this section only for a final decision governed by S.C. Code Section 6-29-1150. Delete it for recommendations and other actions unless a different appeal provision applies.

An appeal from a Planning Commission decision governed by S.C. Code Section 6-29-1150 must be taken to the circuit court within 30 days after actual notice of the decision. A property owner whose land is the subject of the decision may appeal by filing a notice of appeal with the circuit court accompanied by a request for pre-litigation mediation as provided in Sections 6-29-1150(D)(2) and 6-29-1155. That filing must be made within 30 days after the decision is mailed. This notice does not extend or alter a deadline established by law.

CERTIFICATION

I certify that this Notice of Decision accurately reflects the action taken by the City of North Myrtle Beach Planning Commission on [DATE].

___L. Suzanne Pritchard, Assistant Director of Planning & Development___ ___09/22/26_____
Name and title Date

Questions concerning this notice may be directed to the Planning & Development Department at 843-280-5560.

Exhibit A

Pritchard Suzanne

From: Callie Wise <[redacted]>
Sent: Tuesday, September 22, 2026 2:08 PM
To: Cutuli J Rocky; Westmoreland Angela C; Pritchard Suzanne; [redacted]; Ed Horton; [redacted]; t[redacted]t; Ed Prince; Harry Oehler
Cc: Snider, Dawn; Elmadolar Amber R; Broome Emily L; Galbreath Allison K
Subject: RE: PC Packet for Meeting 9/22/26

AI Generated. Please forgive any weirdness. CJW

A possible amendment to Section C of Zoning Ordinance Text Amendment ZTX-26-9

If the goal is to allow a legitimate **larger in-law suite with a kitchen and full bathroom**, while still keeping it subordinate to the main house, I would consider changing subsection (c) to something along these lines:

(c) Sleeping area and floor area. An accessory dwelling unit may contain no more than two (2) bedrooms or sleeping areas. An accessory dwelling unit may contain a kitchen, full bathroom, living area, laundry facilities, and other facilities customary to an independent dwelling unit.

An accessory dwelling unit shall not exceed **one thousand two hundred (1,200) square feet of conditioned floor area, or fifty percent (50%) of the conditioned floor area of the principal dwelling, whichever is less.**

Notwithstanding the foregoing, the Board of Zoning Appeals may approve an accessory dwelling unit of up to **one thousand five hundred (1,500) square feet** when the applicant demonstrates that the additional floor area is appropriate based upon the size of the lot, size of the principal dwelling, setbacks, impervious-surface limitations, parking, and compatibility with adjoining properties.

I particularly like the **percentage + maximum-square-footage approach** because it addresses the city's stated concern that an ADU remain *subordinate* to the primary residence.

For example, an 800-square-foot ADU might be reasonable next to a 1,600-square-foot house. But if someone owns a 4,000-square-foot house on a large lot, an 800-square-foot restriction can be unnecessarily limiting for a multigenerational in-law suite.

I would also change the definition

The current definition just says:

"A dwelling unit accessory to a single-family detached dwelling..."

I'd make it explicit that this is a **complete independent living area**, so there can be no later argument about whether a full kitchen is permissible:

Accessory dwelling unit (ADU): A dwelling unit accessory and subordinate to a single-family detached dwelling, located within or attached to the principal dwelling, or within a detached accessory building located

on the same lot, and which may contain independent living, sleeping, cooking, and sanitation facilities, including a kitchen and full bathroom.

That language makes the kitchen and bathroom issue much clearer.

6E. ZONING ORDINANCE TEXT AMENDMENT ZTX-26-9: City staff has initiated a text amendment to establish provisions for accessory dwelling units (ADUs) as special exceptions in residential areas.

Background:
ADUs are smaller, subordinate dwelling units associated with a principal residence and are increasingly recognized as a means of providing housing flexibility within established residential neighborhoods. ADUs can provide smaller and potentially more attainable housing, accommodate multigenerational households, allow older adults to remain near family, and add housing within established neighborhoods without requiring a separate residential lot. This type of housing is distinct from the creation of new residential subdivisions or other large-scale residential projects as ADUs utilize existing residential lots and infrastructure without changing the underlying residential character of the property. Allowing ADUs through the special exception process provides a targeted means of accommodating these needs while retaining case-specific review for compatibility with surrounding properties.

ADUs are particularly relevant to North Myrtle Beach, where the median age is approximately 61.9 and 41.6 percent of residents are age 65 or older.[i] AARP identifies ADUs as flexible housing that can allow older adults to downsize while remaining on their property or near family and can provide housing for relatives or caregivers[ii]. The American Planning Association identifies ADUs as a commonly used means of expanding housing choice and making better use of existing residential neighborhoods while maintaining the general scale and character of residential areas [iii].

The Comprehensive Plan supports this approach. Goal 7.1 calls for a more varied housing stock, and Strategy 7.1.2 specifically recommends zoning revisions that encourage accessory units serving families, young professionals, seniors, and visitors[iv]. The Zoning Ordinance currently does not provide a consistent process for considering ADUs on qualifying single-family lots. The proposed special-exception process would allow the Board of Zoning Appeals to evaluate each request under objective development standards and site-specific compatibility criteria.

Proposed Changes:
The amendment defines an accessory dwelling unit and authorizes the Board of Zoning Appeals to approve one ADU as a special exception on a lot containing one single-family detached dwelling where that principal use is permitted or approved under the applicable district regulations. ADUs may be located within, attached to, or detached from the principal dwelling. PDDs are excluded unless an ADU is expressly authorized by the applicable PDD ordinance.

Each ADU would be limited to one bedroom and 800 square feet and would require one additional parking space. Detached ADUs would require a minimum lot area of 7,500 square feet, 15 feet of separation from the principal dwelling, principal-structure setbacks, compliance with impervious-surface requirements, and a maximum height of 25 feet. Detached units generally must be located in a side or rear yard, with a limited exception for water-oriented lots. The amendment also requires architectural compatibility, prohibits separate conveyance, and directs the Board to consider parking, access, noise, lighting, privacy, mechanical equipment, outdoor areas, and refuse storage.

The proposed amendment is presented to the Planning Commission for a recommendation to City Council, addresses **§ 23-2. – Definitions,** and creates **§ 23-107. - Accessory buildings and uses,** subsection **(5) Accessory dwelling units,** of *Chapter 23, Zoning,* and would appear in the Ordinance as follows (new matter underlined; deleted matter struck-through):

Sec. 23-2. - Definitions.

Accessory dwelling unit (ADU): A dwelling unit accessory to a single-family detached dwelling and located within or attached to the principal dwelling, or within a detached accessory building located on the same lot.

Sec. 23-107. - Accessory buildings and uses.

(5) Accessory dwelling units.

(a) *Authorization.* Notwithstanding subsection (3) of this section or the permitted-use and special-exception provisions of an individual zoning district, the board of zoning appeals may approve one (1) accessory dwelling unit as a special exception on the same lot as one (1) single-family detached dwelling, provided a single-family detached dwelling is permitted by right or approved as a special exception in the underlying zoning district. This subsection does not authorize an accessory dwelling unit within a Planned Development District unless the accessory dwelling unit is expressly authorized by the ordinance approving or amending the Planned Development District.

(b) *Configuration and classification.* An accessory dwelling unit may be located within, attached to, or detached from the principal dwelling. For zoning purposes, a single-family detached dwelling with an approved accessory dwelling unit remains classified as a single-family detached dwelling and is not considered a duplex or multifamily dwelling. An approved accessory dwelling unit is accessory to the principal dwelling and is not an additional principal dwelling unit for purposes of district density or minimum lot-area-per-dwelling-unit requirements.

(c) *Sleeping area and floor area.* An accessory dwelling unit shall contain no more than one (1) bedroom or sleeping area and shall not exceed eight hundred (800) square feet of floor area. For purposes of this subsection, a sleeping area includes any enclosed or semi-enclosed space designed or reasonably capable of functioning as a sleeping space based on its layout and physical characteristics. Open common living areas shall not be considered sleeping areas.

(d) *Parking.* One (1) off-street parking space shall be provided for the accessory dwelling unit.

(e) *Detached accessory dwelling units.* A detached accessory dwelling unit shall:

i. Be located on a lot containing at least seven thousand five hundred (7,500) square feet;

ii. Be separated from the principal dwelling by at least fifteen (15) feet;

iii. Be located in a side or rear yard. However, on a lot abutting the Atlantic Ocean, Atlantic Intracoastal Waterway, or jurisdictional coastal marsh, the board may approve placement in the front yard when the principal dwelling's primary architectural orientation is toward the water rather than the street;

iv. Meet the setbacks applicable to a principal structure and all applicable impervious-surface and other development requirements of the underlying zoning district; and

v. Not exceed twenty-five (25) feet in height.

(f) *Architectural compatibility.* An attached or detached accessory dwelling unit shall use exterior materials and have an architectural character compatible with the principal dwelling. The

application shall include elevations, materials, and other information sufficient to evaluate compliance with this requirement.

(g) *Separate conveyance prohibited.* The accessory dwelling unit and principal dwelling shall remain on the same lot. The accessory dwelling unit shall not be separately subdivided, sold, or otherwise conveyed, including through a condominium form of ownership.

(h) *Compatibility review.* In addition to the criteria in section 23-161(3), the board shall consider the location and design of parking and access, exterior entrances and outdoor living areas, exterior lighting, mechanical equipment, and refuse storage, and whether those features minimize traffic, noise, lighting, and privacy impacts on adjoining property. The board may impose reasonable conditions consistent with section 23-161(3)(e).

(i) *Other requirements.* An accessory dwelling unit shall comply with all applicable building, fire, flood-damage-prevention, utility, and other requirements of the City Code.

Applicable Standards

Section 23-4 of the City's zoning ordinance requires the Planning Commission to prepare a report and recommendation stating its findings and evaluation of a proposed zoning amendment. The Commission must consider the amendment's relationship to the Comprehensive Plan; whether it supports or violates the Plan; the appropriateness of the uses affected; potential effects on public facilities and services; and consistency with plans for public water and sewer.

Under § 23-4(4), favorable action must be based on implementation of the Comprehensive Plan; correction of a mistake or manifest error; recognition of changing conditions or circumstances; or recognition of changes in technology, style of living, or manner of doing business.

Proposed Findings of Fact

1. *Procedural Compliance:* The notice required by § 23-4 for consideration of a Zoning Ordinance amendment was published at least fifteen (15) days prior to the public hearing in the September 3 edition of the North Myrtle Beach Times. The Planning Commission finds that the applicable notice requirement has been satisfied.
2. *Existing Regulations:* The Zoning Ordinance currently addresses ADUs only through district-specific provisions in the RC District and does not provide a consistent process or set of standards for ADUs associated with qualifying single-family detached dwellings elsewhere in the City.
3. *Relationship to Single-Family Residential Uses:* The Zoning Ordinance allows single-family detached dwellings in a variety of zoning districts, either by right or through special-exception approval. The proposed amendment allows an accessory dwelling unit only in association with a qualifying single-family detached dwelling and establishes standards intended to maintain the ADU as subordinate to the principal residential use.
4. *Relationship to the Comprehensive Plan:* Goal 7.1 supports a more varied housing stock, and Strategy 7.1.2 specifically recommends zoning revisions that encourage accessory units and other alternative housing types.
5. *Support of the Comprehensive Plan:* The amendment supports and does not violate the Comprehensive Plan by establishing a regulated means of providing the accessory units expressly contemplated by Strategy 7.1.2.

6. *Appropriateness of the Use:* Limiting an ADU to one per qualifying lot and requiring special-exception review, dimensional standards, additional parking, architectural compatibility, and evaluation of site-specific impacts provides a reasonable basis for determining whether an ADU is appropriate in a particular location.
7. *Residential Scale and Classification:* An approved accessory dwelling unit remains accessory to the principal single-family detached dwelling. The property remains classified as a single-family detached dwelling and is not considered a duplex or multifamily use, and the ADU is not treated as an additional principal dwelling for purposes of district density or minimum lot-area-per-dwelling-unit requirements. The one-bedroom and 800-square-foot limitations further maintain the subordinate scale of the accessory unit.
8. *Special Exception Review:* Accessory dwelling units would not be permitted by right. Each proposed ADU would require approval by the Board of Zoning Appeals as a special exception, including a public hearing and consideration of the criteria established by § 23-161(3), including compliance with applicable development and parking standards, substantial harmony with the surrounding area, potential injury to adjoining property, and effects on surrounding uses permitted by right. The Board may impose reasonable additional conditions or safeguards to enhance the siting of the proposed use.
9. *Public Facilities and Services:* The amendment does not approve an ADU on any specific property. Each ADU is limited to one bedroom, 800 square feet, and one per qualifying lot. The required parking space, development standards, and special-exception review provide mechanisms to address potential impacts on roads and other public services.
10. *Water and Sewer*: The one-bedroom and 800-square-foot limitations are expected to result in limited incremental water and sewer demand from each approved ADU. The amendment does not grant or guarantee utility capacity. Each ADU remains subject to the City's applicable utility-availability, connection, capacity, and service requirements. Any improvements or additional capacity the City determines are necessary to serve an ADU must be provided at the property owner's or developer's expense.
11. *Policy Basis:* The amendment implements Goal 7.1 and Strategy 7.1.2 of the Comprehensive Plan and recognizes changes in household composition, aging needs, and housing preferences. It therefore satisfies the policy bases provided by §§ 23-4(4)(a) and 23-4(4)(d).

Planning Commission Action

The Planning Commission shall consider the amendment, adopt Findings of Fact, and make a recommendation to City Council. City Council retains final authority over the ordinance amendment. The Planning Commission may recommend approval, recommend approval with modifications or recommendations, recommend denial, or postpone the request to a date certain. This recommendation will be forwarded to the City Council at its next meeting tentatively scheduled for October 5, 2026.

Alternative Motions

I move that the Planning Commission adopt the Findings of Fact contained in this report and recommend approval of Zoning Ordinance Text Amendment ZTX-26-9 to City Council as submitted.

OR

- Recommend approval by adopting modified Findings of Fact.
- Recommend approval with additional recommendations by adopting modified Findings of Fact.
- Recommend denial by adopting Findings of Fact supporting denial.
- Postpone the amendment to a date certain.

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[i] U.S. Census Bureau, *2020–2024 American Community Survey Five-Year Estimates*, Table S0101, "Age and Sex," North Myrtle Beach city, South Carolina, https://data.census.gov/table/ACSST5Y2024.S0101?g=160XX00US4551280; U.S. Census Bureau, "QuickFacts: North Myrtle Beach city, South Carolina," https://www.census.gov/quickfacts/fact/table/northmyrtlebeachcitysouthcarolina/PST045225.

[ii] AARP Livable Communities, *The ABCs of ADUs: A Guide to Accessory Dwelling Units and How They Expand Housing Options for People of All Ages*, https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-guide-download.html.

[iii] American Planning Association, "Accessory Dwelling Units," *Research KnowledgeBase*, accessed September 15, 2026, https://www.planning.org/knowledgebase/accessorydwellings/.

[iv] City of North Myrtle Beach, *2018 Comprehensive Plan*, Chapter 7, "Where We Live," p. 182, Goal 7.1 and Strategy 7.1.2.