

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)
TOWN OF ATLANTIC BEACH)

AN ORDINANCE TO IMPOSE A MORATORIUM ON ISSUANCE OF BUILDING PERMITS IN THE TOWN OF ATLANTIC BEACH IN THE HIGHWAY COMMERCIAL ZONING DISTRICT

WHEREAS, the Mayor and Town Council of the Town of Atlantic Beach duly assembled on this 4th day of September, 2020.

WHEREAS, The Town of Atlantic Beach is empowered to amend its ordinances from time to time, and to update its zoning ordinance and Comprehensive Plan consistent with state law and the changing needs of the Town, in its best interests, after review by the Town Planning Commission, public notice, and public hearing; and

WHEREAS, The Town Council of the Town of Atlantic Beach is cognizant of the potential for growth and dynamic changes in commercial structures and uses along U.S. Highway 17 in the town, and related impacts of development on the town's infrastructure and provision of services; and

WHEREAS, The Town Council desires to impose a moratorium on the issuance of building permits for new structures in the Highway Commercial District until the Planning Commission can make recommendations to Town Council, if any, regarding changes to the Town Zoning Ordinance, use tables, or map(s), and Town Council can consider those recommendations after a public hearing and two readings;

NOW, THEREFORE, be it enacted and ordained by the Town Council of the Town of Atlantic Beach by the power and authority granted by the State of South Carolina that the Town Administrator is directed to cease issuance of building permits for new construction in the Highway Commercial zoning district for a period of up to six (6) months, so the Mayor and Council may consider any recommendations the Planning Commission may have regarding the Town's zoning districts and use provisions for the Highway Commercial zoning district, and any other matters recommended by the Commissioners, consistent with the Comprehensive Plan.

The Town Planning Commission is hereby directed to review the Town's zoning districts and use provisions, particularly the Highway Commercial district, consistent with elements of the Comprehensive Plan, also to include but not be limited to compatibility of uses, the nature of the Highway Commercial District along US Highway 17 as the Town's gateway and welcome mat, the rich history and community fabric of The Black Pearl, the infrastructure and services the Town can provide in light of budget limitations related to CoVID-19, and the health and safety of the Town's citizens and visitors. The Planning Commission is directed to provide its recommendation to Mayor and Council with expediency.

If this moratorium is not repealed by earlier action of Council, it automatically expires six (6) months following passage of this ordinance, without further action of Council.

Exempt from this moratorium are federal, state, or local public projects otherwise authorized by law, properties with existing lawful agreements with the Town already in place, and those with valid vested rights.

SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this ordinance, which can be given effect without the invalid provision or application, and any such provisions are declared to be severable. All ordinances or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

EFFECTIVE DATE. This Ordinance and the moratorium issued herein shall become effective immediately upon adoption at second reading.

BE IT ORDERED AND ORDAINED by the Mayor and Town Council of the Town of Atlantic Beach, South Carolina, in assembly and by the authority thereof, this 4th day of September, 2020.

Atlantic Beach Town Council

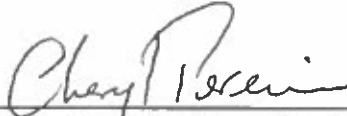


Jake Evans, Mayor



Josephine Isom, Councilmember

Attest:



Cheryl Pereira, Town Clerk

Jacqueline Gore, Councilmember



Glenda Williams, Councilmember



Lenearl Evans, Councilmember



Benjamin Quattlebaum, Manager