

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

AN ORDINANCE TO AMEND THE ZONING FOR NUMEROUS PARCELS TO RESIDENTIAL 2 (R-2) DISTRICT.

WHEREAS, The Town of Atlantic Beach is empowered to amend its Zoning Map to be consistent with the Comprehensive Plan 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, South Carolina Code § 6-29-310 empowers an appointed municipal planning commission to hear and make recommendations on zoning ordinance changes; and,

WHEREAS, the Comprehensive Plan indicates that Ocean Boulevard is to remain closed; therefore, the primary focus for future land use actions should be to encourage infill residential development and to foster a quiet, residential beachfront community with commercial activity concentrated primarily on US 17 and 30th Avenue; and,

WHEREAS, there are numerous properties that are restricted to only having one residential structure per lot and the current zoning may inhibit the development of many Waterfront 1 (WF1) and Waterfront 2 (WF2) lots; and,

WHEREAS, the Residential (R2) district is a more appropriate zoning district for these first and second row beachfront lots; and,

WHEREAS, the Planning Commission recommended the zoning change to the Residential (R2) district with a 3 (yea)-1(nay) vote.

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 of Atlantic Beach Land Official Zoning Map is hereby amended as follows:

- 1) **Amendment to the Town of Atlantic Beach Official Zoning Map.** The following parcels are hereby rezoned from Waterfront 1 (WF1) district to Residential (R2) district, as shown in Map A: PINS 39201040001; 39201040002; 39201040003; 39201040004; 39201040005; 39201040006; 39201010144; 39201010145; 39201010146; 39201010147; 39201010148; and 39201040071.
- 2) **Amendment to the Town of Atlantic Beach Official Zoning Map.** The following parcels are hereby rezoned from Waterfront 2 (WF2) district to Residential (R2) district, as shown in Map B: PINS 39201010149; 39201010150; 39201010151; 39201010152; 39201010153; 39201010154; 39201010155; 39201010156; 39201010157; 39201010158; 39201010159; 39201010161; 39201010162; 39201010163; 39201010164; 39201010165; 39201010166; 39201020696; 39201020697; and 39201020698.

Map A - Rezoning from Waterfront 1 (WF1) to Residential (R2)



Map B - Rezoning from Waterfront 2 (WF2) to Residential (R2)



Ordinance No: 3-2025

First Reading: 3/3/2025

Second Reading: 4/7/2025

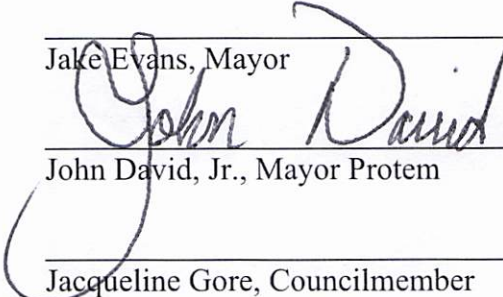
SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this ordinance, which can be given effect without the invalid provision or application, 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. The Town Council hereby invokes the pending ordinance doctrine recognized under South Carolina law.

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 7th day of April, 2025.


Atlantic Beach Town Council

Jake Evans, Mayor



John David, Jr., Mayor Protem

Jacqueline Gore, Councilmember

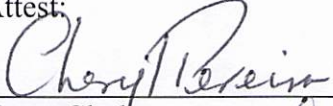


Edward Campbell, Councilmember



Carla Y. Taylor, Councilmember

Attest:



Town Clerk



Town Manager