



## PLANNING COMMISSION MEETING AGENDA

Tuesday, November 16, 2021 – 5:00 P.M.

**Morning Workshop 9:15 A.M.**

1018 Second Avenue South - North Myrtle Beach, SC

1. CALL TO ORDER
2. ROLL CALL
3. COMMUNICATIONS:
4. APPROVAL OF MEETING MINUTES: October 19
5. OLD BUSINESS
6. NEW BUSINESS – “Consent Items”
7. NEW BUSINESS
  - A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-20:** City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the Dye Club Villas section of the Dye Estates through changes to the governing documents, including plans and building elevations. (Request to postpone by staff to allow the necessary development agreement amendment to be scheduled simultaneously.)
  - B. **ANNEXATION & ZONING DESIGNATION Z-21-26:** City staff received a petition to annex lands on Cenith Drive totaling ±0.36 acres and identified by PIN 357-02-04-0057. The lot is currently unincorporated and zoned Single-Family Residential 14.5 (SF14.5) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently.
  - C. **ANNEXATION & ZONING DESIGNATION Z-21-27:** City staff received a petition to annex lands behind Waterway Drive off Wyndal Drive totaling ±5.12 acres and identified by PIN 350-06-03-0043. The lot is currently unincorporated and zoned Resort Commercial (RC) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Medium Density Residential (R-2) and will be heard concurrently.
  - D. **REZONING REQUEST Z-21-28:** The Planning & Development Department received an application requesting a rezoning of one (1) lot containing ±0.75 acres

*ANYONE WHO REQUIRES AN AUXILIARY AID OR SERVICE FOR EFFECTIVE COMMUNICATION OR PARTICIPATION SHOULD CONTACT 843-280-5555 AS SOON AS POSSIBLE, BUT NO LATER THAN 48 HOURS BEFORE THE SCHEDULED EVENT.*

and identified by PIN 350-06-01-0137 located off Old Crane Road from Single-Family Residential Low-Density (R-1) to Single-Family Residential Low-Medium (R-1A).

- E. **ANNEXATION & ZONING DESIGNATION Z-21-29:** City staff received a petition to annex lands on Cenith Drive totaling  $\pm 0.44$  acres and identified by PIN 357-02-04-0059. The lot is currently unincorporated and zoned Single-Family Residential 14.5 (SF14.5) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently.

## 8. ADJOURNMENT

Respectfully submitted,



Aaron C. Rucker, AICP  
Principal Planner

### **Notice to the Public of Rights under Title VI**

- The City of North Myrtle Beach operates its programs and services without regard to race, color, and national origin in accordance with Title VI of the Civil Rights Act. Any person who believes he or she has been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with the City of North Myrtle Beach. Complaints must be filed within 180 days of the alleged discriminatory act.
- If information is needed in another language, contact (843)280-5555.
- ~Si se necesita *información en otro idioma llame al (843)280-5555.*

**CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA**  
**NORTH MYRTLE BEACH CITY HALL**  
**PLANNING COMMISSION MEETING**  
**Tuesday, October 19, 2021**  
**5:00 PM**

MINUTES

Harvey Eisner, Chairman  
Jessica Bell, Absent  
Silvio Cutuli  
Tom Edwards  
Ruth Anne Ellis  
Ed Horton, Absent until Item 7A  
Callie Jean Wise

City Staff:  
Aaron Rucker, Principal Planner  
Suzanne Pritchard, Senior Planner  
Allison Galbreath, City Clerk

1. **CALL TO ORDER:** Chairman Eisner called the meeting to order at 5:00 PM.
2. **ROLL CALL:** The City Clerk called the roll.
3. **COMMUNICATIONS:** None
4. **APPROVAL OF MEETING MINUTES:** The motion to approve the minutes for the October 5, 2021 meeting, as presented, was made by Commissioner Edwards and seconded by Commissioner Cutuli. Chairman Eisner called for the vote. The motion passed 5-0.
5. **OLD BUSINESS:** None
6. **NEW BUSINESS: "Consent Items":** None
7. **NEW BUSINESS:**
  - A. **PRELIMINARY SUBDIVISION PLAT SUB-21-34:** A major preliminary plat of subdivision creating 57 townhomes residential lots, common area, and public rights-of-way in the Barefoot Townhomes section of the Barefoot Resort Planned Development District (PDD) on the site of the former hotel property. Ms. Pritchard stated this was discussed at the workshop and gave an overview of the preliminary subdivision plat.  
  
Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Wise motioned to approve the Preliminary Subdivision Plat Sub-21-34, as submitted, and was seconded by Commissioner Ellis. The motion to approve passed 6-0.
  - B. **PRELIMINARY SUBDIVISION PLAT SUB-21-37:** A major preliminary plat of subdivision creating 72 residential lots, common area, and private rights-of-way in Phase 10 of Grande Dunes North. Ms. Pritchard stated this was discussed at the workshop and gave an overview of the preliminary subdivision plat.  
  
Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Ellis motioned to approve the Preliminary Subdivision Plat Sub-21-37, as submitted, and was seconded by Commissioner Cutuli. The motion to approve passed 6-0.
  - C. **PRELIMINARY SUBDIVISION PLAT SUB-21-38:** A major preliminary plat of subdivision creating 56 residential lots, common area, and private rights-of-way in Phase 2 of Grande Dunes North. Ms. Pritchard stated this was discussed at the workshop and gave an overview of the preliminary subdivision plat.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Horton motioned to approve the Preliminary Subdivision Plat Sub-21-38, as submitted, and was seconded by Commissioner Ellis. The motion to approve passed 6-0.

- D. PRELIMINARY SUBDIVISION PLAT SUB-21-39:** A major preliminary plat of subdivision creating 151 residential lots, common area, and private rights-of-way in Phase 3 of Grande Dunes North. Ms. Pritchard stated this was discussed at the workshop and gave an overview of the preliminary subdivision plat.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Cutuli motioned to approve the Preliminary Subdivision Plat Sub-21-39, as submitted, and was seconded by Commissioner Wise. The motion to approve passed 6-0.

- E. PRELIMINARY SUBDIVISION PLAT SUB-21-40:** A major preliminary plat of subdivision creating 70 residential lots, common area, and private rights-of-way in Phase 9 of Grande Dunes North. Ms. Pritchard stated this was discussed at the workshop and gave an overview of the preliminary subdivision plat. Chairman Eisner stated there were concerns about infrastructure, especially in the future.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Edwards motioned to approve the Preliminary Subdivision Plat Sub-21-40, as submitted, and was seconded by Commissioner Cutuli. The motion to approve passed 6-0.

- F. PRELIMINARY SUBDIVISION PLAT SUB-21-41:** A major preliminary plat of subdivision creating 119 residential lots, common area, and private rights-of-way in Phase 11 of Grande Dunes North. Ms. Pritchard stated this was discussed at the workshop and gave an overview of the preliminary subdivision plat.

Having no comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Ellis motioned to approve the Preliminary Subdivision Plat Sub-21-41, as submitted, and was seconded by Commissioner Horton. The motion to approve passed 6-0.

- G. PRELIMINARY SUBDIVISION PLAT SUB-21-62:** A major preliminary plat of subdivision creating two single-family residential lots and extension of public utilities. Ms. Pritchard stated this was discussed at the workshop and gave an overview of the preliminary subdivision plat. Officer Stephen Murphy distributed a drone flight picture over the area to address some of the concerns from the morning workshop.

Having no further comments from the public or Commission, Chairman Eisner called for a motion. Commissioner Horton motioned to approve the Preliminary Subdivision Plat Sub-21-62, as submitted, and was seconded by Commissioner Cutuli. The motion to approve passed 6-0.

## **8. ADJOURNMENT:**

Chairman Eisner called for a motion to adjourn the meeting. Commissioner Wise motioned to adjourn the meeting and was seconded by Commissioner Ellis. The meeting adjourned at 5:12 PM.

Respectfully submitted,

Allison K. Galbreath  
City Clerk

**NOTE:** BE ADVISED THAT THESE MINUTES REPRESENT A SUMMARY OF THE PLANNING COMMISSION MEETING AND ARE NOT INTENDED TO REPRESENT A FULL TRANSCRIPT OF THE MEETING.

**7A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-20:** City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the Dye Club Villas section of the Dye Estates through changes to the governing documents, including plans and building elevations.

**Background**

Recent Barefoot Resort PDD amendments have made their way through the entitlement process with an accompanying development agreement amendment guaranteeing certain public benefits.

**Executive Summary:**

Staff recommends that Planning Commission postpone this item until it can be heard concurrently with a development agreement amendment.

Alternative Motions

- 1) I move that the Planning Commission postpone the major PDD amendment [Z-21-20] until a meeting time where it can be heard concurrently with an amendment to the development agreement.

OR

- 2) I move (an alternate motion).

**7B. ANNEXATION & ZONING DESIGNATION Z-21-26:** City staff received a petition to annex lands on Cenith Drive totaling ±0.36 acres and identified by PIN 357-02-04-0057. The lot is currently unincorporated and zoned Single-Family Residential 14.5 (SF14.5) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently.

**Existing Conditions and Surrounding Land Uses:**

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned Single-Family Residential 14.5 (SF 14.5) under Horry County jurisdiction. Located on Cenith Drive, the parcel is vacant and undeveloped. Surrounding parcels within City limits are zoned R-1 and Planned Development District (PDD) within the Chestnut Greens PDD; adjacent unincorporated county parcels are zoned SF 14.5 and Commercial Forest Agriculture (CFA).

**Planning Commission Action:**

As per the Zoning Ordinance Section 23-4, *Amendments*, the Planning Commission shall prepare a report and make recommendations on any proposed amendment to the North Myrtle Beach Zoning Ordinance, including the Zoning Map, stating its findings and its evaluation of the request. In making its report, the Commission shall consider the following factors:

- a) The relationship of the request to the Comprehensive Plan:

*The Future Land Use map contained in the 2018 Comprehensive Plan recommends Residential Suburban as a land use class for the subject area. The principal permitted uses noted in the compliance index include primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots. The recommended primary zoning district is R-1; R-1A and R-1B are the secondary zoning district alternatives.*

The proposed zoning designation, R-1 (Single-Family Residential Low-Density), is a recommended zoning district within the Compliance Index for the subject property.

- b) Whether the request violates or supports the Plan:

*Chapter 5, "The Way We Grow," of the 2018 Comprehensive Plan identifies the Residential Suburban future land use classification as follows: The purpose of this classification is to define, protect, and provide low density, single-family detached housing areas where designated, and to prohibit any development that would compromise existing residential characteristics. In addition, these areas are intended to provide for in-fill and expansion of existing neighborhoods and subdivisions. Standards and densities for these areas are designated to reflect existing conditions. This area is also intended to allow incorporation of property west of the waterway at densities typical of inland development. Primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots, excluding large mobile home parks, are compatible uses here. This category allows up to five dwelling units per acre (du/acre).*

The proposed R-1 zoning is consistent with the Residential Suburban land use classification found in the 2018 Comprehensive Plan.

- c) Whether the uses permitted by the proposed change would be appropriate in the area concerned:

*The purpose of the R-1 zoning district is, "To preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any uses which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential infilling and expansion of existing neighborhoods and subdivisions. Development land uses permitted in each are designed to reflect existing conditions and enhance the prospects of 'lie development.'"*

The uses permitted in the R-1 district would be appropriate in the area.

- d) Whether adequate public-school facilities, roads and other public services exist or can be provided to serve the needs of the development likely to take place because of such change, and the consequence of such change:

*Current public rights-of-way serve this area via the existing, county maintained Cenith Drive.*

- e) Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewer to the area:

*Water and sewer services are available to the parcel.*

As a matter of policy, no request to change the text of the ordinance or the map shall be acted upon favorably, except:

- (a) Where necessary to implement the comprehensive plan, or
- (b) To correct an original mistake or manifest error in the regulations or map, or
- (c) To recognize substantial change or changing conditions or circumstances in a particular locality, or
- (d) To recognize changes in technology, the style of living, or manner of doing business.

This petition for annexation and zoning designation is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for December 6, 2021. Should the Planning Commission desire to forward a positive recommendation to City Council, one of the reasons should be included in the report.

**Staff Review:**

*Planning and Development, Planning Division*

The Planning Division has no issue with the proposed petition for annexation and zoning.

*Planning and Development, Zoning Division*

The Zoning Administrator has no issue with the proposed petition for annexation and zoning.

*Public Works*

The City Engineer has no issue with the proposed petition for annexation and zoning.

*Public Safety*

The Fire Marshall has no issue with the proposed petition for annexation and zoning.

**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 annexation and zoning petition [Z-21-26] as submitted.

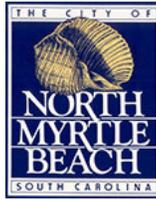
OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-21-26] as submitted.

OR

- 3) I move (an alternate motion).

FILE NUMBER:	Z-21-26
Complete Submittal Date:	September 28, 2021



Notice Published:	October 28, 2021
Planning Commission:	November 16, 2021
First Reading:	December 6, 2021
Second Reading:	January 3, 2022

**City of North Myrtle Beach, SC**

**Petition for Annexation &  
Zoning**

GENERAL INFORMATION	
<b>Date of Request: September 28, 2021</b>	<b>Property PIN(S): 35702040057</b>
<b>Property Owner(s): Summer and Michael DiMeglio</b>	<b>Type of Zoning Map Amendment: Petition for Annexation and Zoning</b>
<b>Address or Location: Cenith Drive Lot J-1 Belle Edge Property (adjacent to old Possum Trot Golf Course)</b>	<b>Project Contact: Summer DiMeglio</b>
<b>Contact Phone Number: 843.455.3195</b>	<b>Contact Email Address: summernhuggins@gmail.com</b>
<b>Current County Zoning: SF 14.5</b>	<b>Proposed Zoning: R-1</b>
<b>Total Area of Property: 0 Acres</b>	<b>Approximate Population of Area to be Annexed: 0</b>
RECORDED COVENANT INFORMATION	
<p>I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145). <i>Applicant's E-signature: <u>Summer DiMeglio</u></i></p>	
<p>This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.</p>	



Grantee Address: 800 Crumpet Court, Unit 1123  
Myrtle Beach, SC 29579

**TOGETHER WITH** all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

**TO HAVE AND TO HOLD**, all and singular the said Premises before mentioned unto the said **MICHAEL DIMEGLIO AND SUMMER HUGGINS DIMEGLIO**, as joint tenants with right of survivorship and not as tenants in common, his or her heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

**AND** Grantor does hereby bind themselves and their heirs and assigns, to warrant and forever defend all and singular the said Premises unto the said **MICHAEL DIMEGLIO AND SUMMER HUGGINS DIMEGLIO**, as joint tenants with right of survivorship and not as tenants in common, his or her heirs and assigns, against themselves and their successors and assigns and any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

WITNESS the execution hereof by the undersigned hand and seal this 9<sup>th</sup> day of July, 2021.

Signed, Sealed and Delivered  
in the Presence of

[Signature]  
1<sup>st</sup> Witness

Deborah M. Wilson  
Deborah M. Wilson

[Signature]  
2<sup>nd</sup> Witness

Sharon M. Brown  
Sharon M. Brown

STATE OF SOUTH CAROLINA)  
COUNTY OF Horry ) ACKNOWLEDGEMENT  
{#30-5-30-(c)}

I, Renee H. Baxley, a Notary Public for the State of South Carolina, do hereby certify that Deborah M. Wilson and Sharon M. Wilson, the within named Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 9<sup>th</sup> day of July, 2021.

[Signature]

Signature of Notary Public

My commission expires: 12/18/27

Printed name of Notary:

Renee H. Baxley

SC-9524-001

STATE OF SOUTH CAROLINA )  
COUNTY OF Horry )

**AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS**

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at Lot J-1 located on Cenith Drive, North Myrtle Beach, South Carolina, 29582 bearing County PIN 357-02-04-0057 was transferred by **Deborah M. Wilson and Sharon M. Brown to Michael DiMeglio and Summer Huggins DiMeglio** by deed dated July 4, 2021.

3. Check one of the following: The deed is

- (a)  subject to the deed recording fee as a transfer for consideration paid or to be paid in money
- (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) \_\_\_\_\_ exempt from the deed recording fee because (See Information section of affidavit): Consideration less than \$

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

(a)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$80,000.00**.

(b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_ .

(c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_ .

5. Check Yes \_\_\_ or No  to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is:

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: **\$80,000.00**

(b) Place the amount listed in item 5 above here: **-0-**  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: **\$80,000.00**

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$296.00**

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Grantor**

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Deborah M. Wilson  
Deborah M. Wilson

Sharon M. Brown  
Sharon M. Brown

**SWORN to and subscribed before me this**

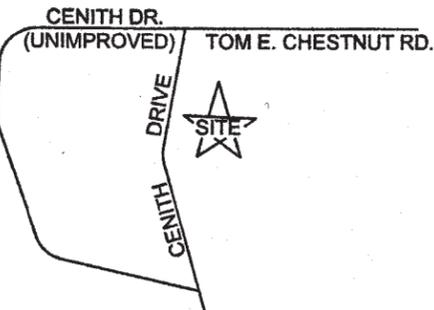
9 day of July, 2021.

Renee H. Baxley  
Notary Public for South Carolina

My Commission Expires: 12/18/27

Notary (printed name): Renee H. Baxley

**Vicinity Map**  
Not To Scale



**FLOOD NOTE:**  
THE SUBJECT PROPERTY SHOWN  
HEREON LIES IN FLOOD ZONE "X"  
PER F.E.M.A. MAP # 45051 C0 579 "H"  
DATED 8/23/1999.

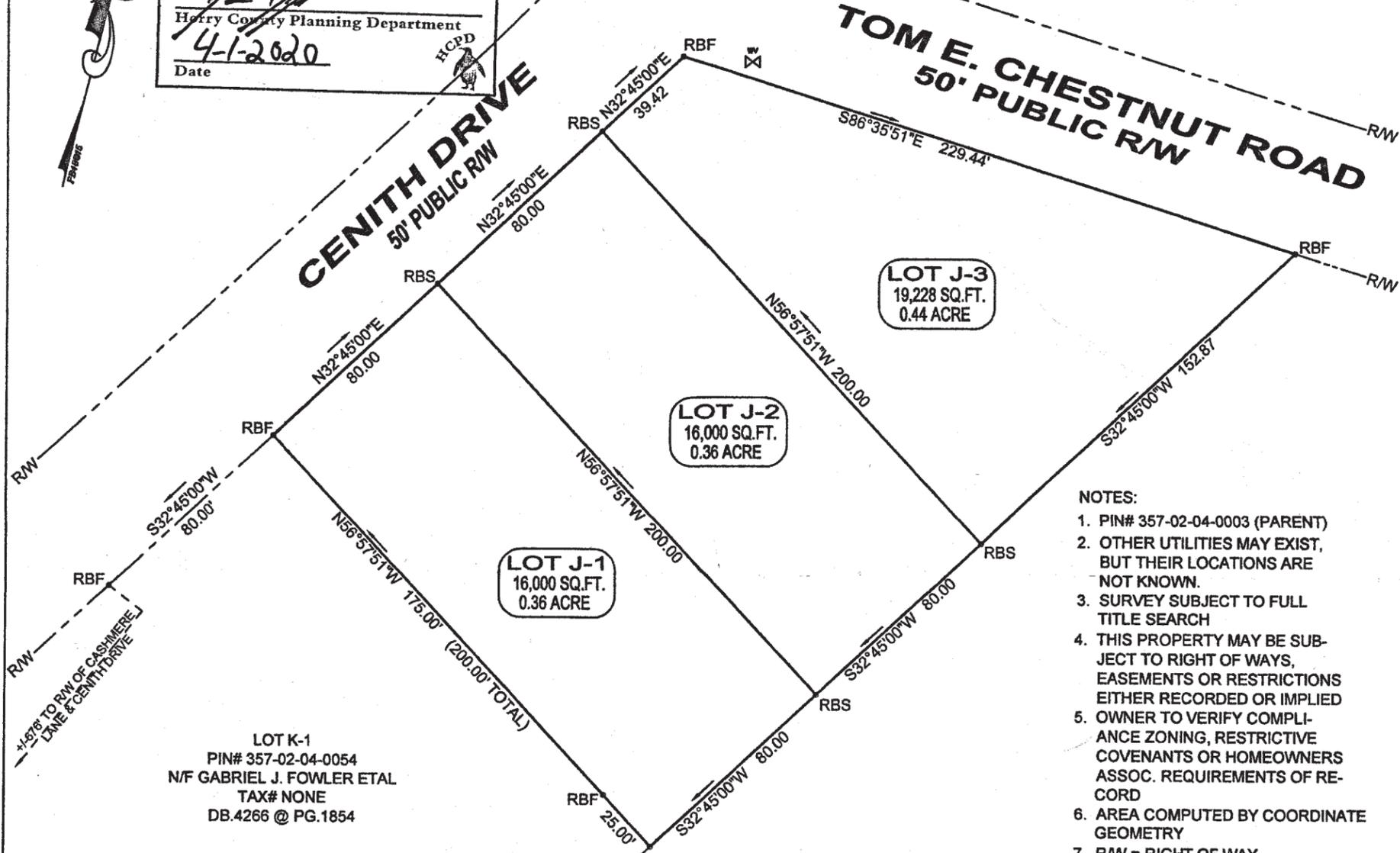
I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; that there are no visible encroachments or projections other than shown: that the unadjusted ratio of precision is 1:10,000+; that this property is subject to any easements of record that may be shown on an up-to-date title search not furnished me this date; that the area was determined by the coordinate method of area calculation. Date: FEBRUARY 17 2020

SIGNED   
PROFESSIONAL LAND SURVEYOR  
HARRY F. BRUTON, PLS 24275

Plat BK: 292 PG: 170  
Doctype: 061, 04/24/2020 at 02:48:16 PM, 1 OF 1  
Marion D. Foxworth III, Horry County, SC Registrar of Deeds

PALMETTO HARBOR SPOIL BASIN PARCEL  
PIN# 357-02-03-0027  
TAX# 143-19-01-083  
N/F HORRY COUNTY  
DB.3404 @ PG.335

Approved For Recording  
  
Horry County Planning Department  
Date 4-1-2020  
HCPD



- NOTES:**
- PIN# 357-02-04-0003 (PARENT)
  - OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
  - SURVEY SUBJECT TO FULL TITLE SEARCH
  - THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED
  - OWNER TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD
  - AREA COMPUTED BY COORDINATE GEOMETRY
  - R/W = RIGHT OF WAY
  - = WATER VALVE
  - RBF = 5/8" IRON REBAR FOUND
  - RBS = 5/8" IRON REBAR SET
  - TMS# = 143-12-01-010 (PARENT)
  - PLAT REF. = PB. 48 @ PG.15  
PB. 283 @ PG.28
  - THIS IS A MINOR SUBDIVISION OF LOT J CREATING LOT J-1 TOTALING 16,000 SQ.FT., 0.36 ACRE, LOT J-2 TOTALING 16,000 SQ.FT., 0.36 ACRE & LOT J-3 TOTALING 19,228 SQ.FT., 0.44 ACRE.

**CERTIFICATE OF NON-EVALUATION FOR WATER AND SEWER AVAILABILITY**  
THE PROPERTY OWNER OF RECORD HEREBY ACKNOWLEDGES THAT THE SURVEYED PARCEL(S) AND/OR TRACT REMAINDER HAS NOT BEEN REVIEWED TO DETERMINE THE AVAILABILITY OF ON-SITE WASTE DISPOSAL SYSTEMS OR PROVISION OF PUBLIC WATER/SEWER SERVICES. RECORDATION OF THIS PLAT SHALL NOT BE AN IMPLIED OR EXPRESSED CONSENT BY HORRY COUNTY THAT THE LOTS OR OTHER LAND DIVISIONS SHOWN HEREON ARE CAPABLE OF BEING SERVICED BY ON-SITE WASTE DISPOSAL OR PUBLIC WATER/SEWER SYSTEMS. UNLESS OTHERWISE STATED HEREON, ALL SURVEYED PARCELS AND/OR TRACT REMAINDERS HAVE NOT BEEN REVIEWED FOR ON-SITE WASTE DISPOSAL SYSTEMS OR PUBLIC WATER/SEWER SERVICES.

Deborah M. Wilson 03-07-2020  
PROPERTY OWNER SIGNATURE (DATE)  
Sharon M. Brown 3/7/2020  
PROPERTY OWNER SIGNATURE (DATE)

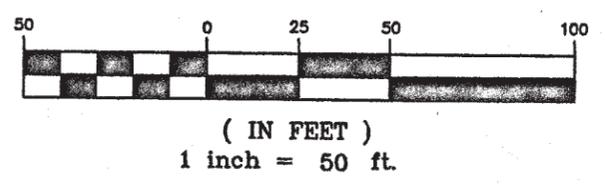
**CERTIFICATE OF OWNERSHIP & DEDICATION**

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF DEVELOPMENT/PLAT WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

NAME Deborah M. Wilson SIGNED Deborah M. Wilson DATE 03-07-2020  
NAME Sharon M. Brown SIGNED Sharon M. Brown DATE 3/7/2020

POSSOM TROT GOLF COURSE  
PIN# 357-00-00-0012  
TAX# 143-00-01-024  
N/F BELLE S. EDGE ESTATE ETAL  
DB.1638 @ PG.592

**GRAPHIC SCALE**



**Harry F. Bruton & Associates**  
Professional Land Surveying & Design

RESIDENTIAL & COMMERCIAL IN S.C.  
905-2 Sea Mountain Hwy.  
North Myrtle Beach, SC 29582

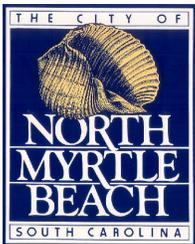
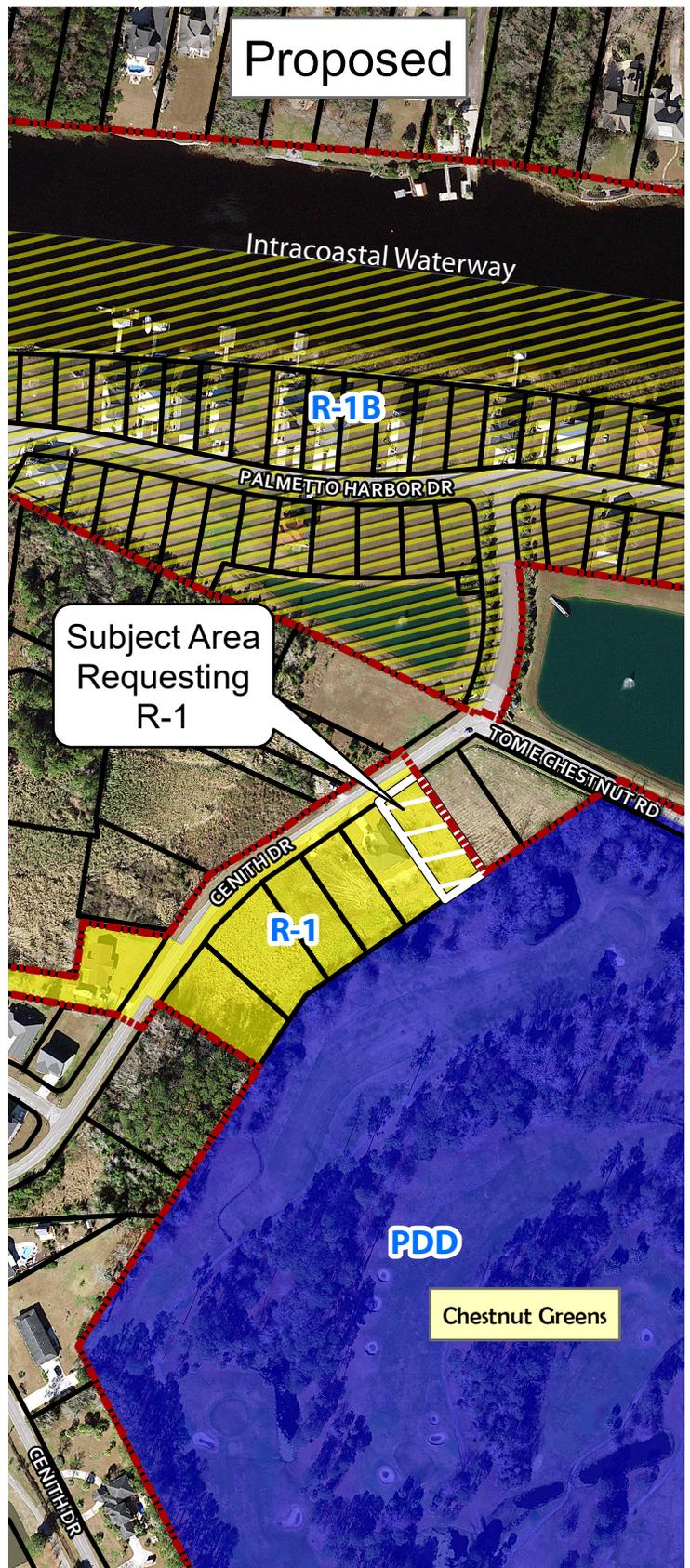
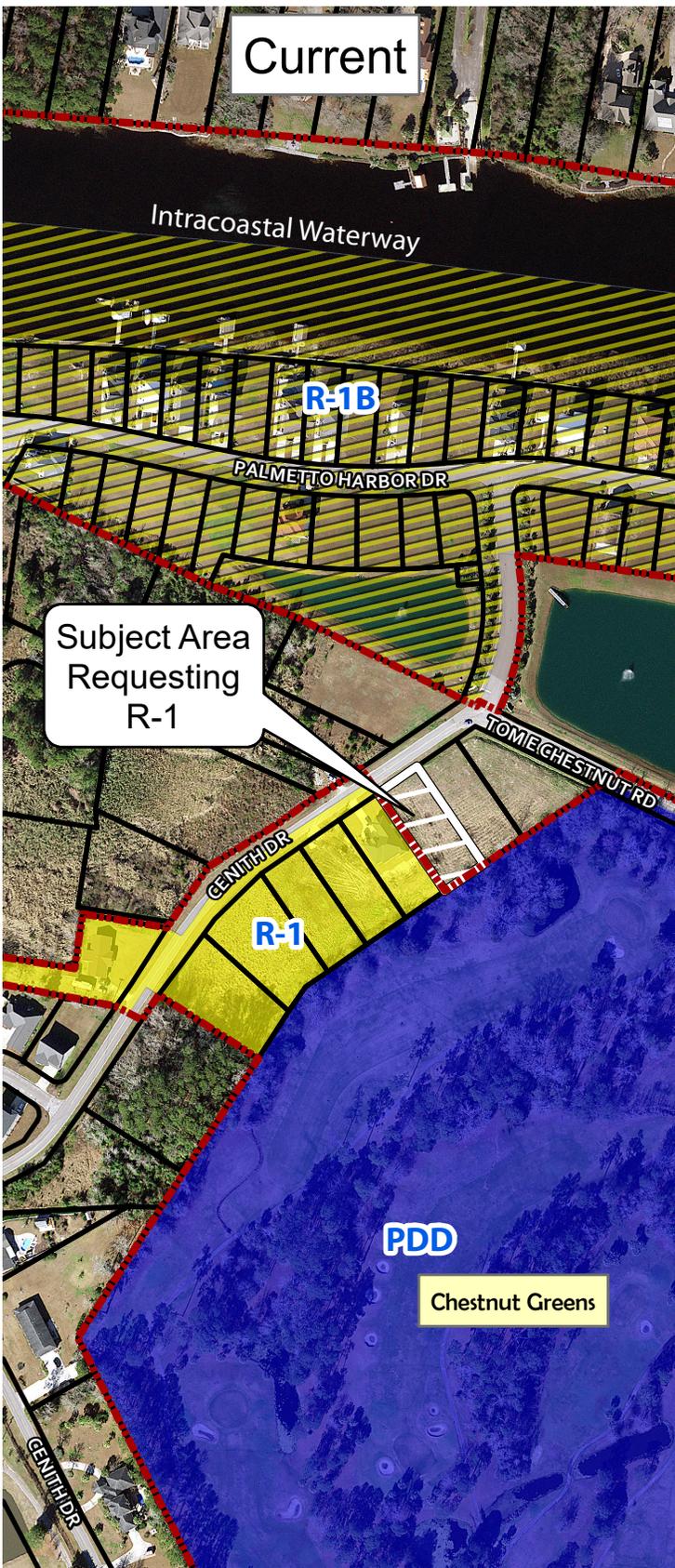
hbruton@gmail.com  
OFFICE (843) 281 - 8822  
FAX (843) 280 - 0920

**A MINOR SUBDIVISION**  
CREATING  
**LOTS J-1, J-2 & J-3**  
BELLE EDGE SUBDIVISION

NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA  
SCALE 1"=50'  
THE PROPERTY OF **DEBORAH M. WILSON & SHARON M. BROWN**

MAP REFERENCE IN BOOK 48 / 283 PAGE 15 / 28  
DEED REFERENCE IN BOOK 3480 PAGE 1308  
JOB NO. 18224 ACAD: LOT J SUB 2-17-2020 (CENITH)

HARRY F. BRUTON  
S.C. REG.# 24275

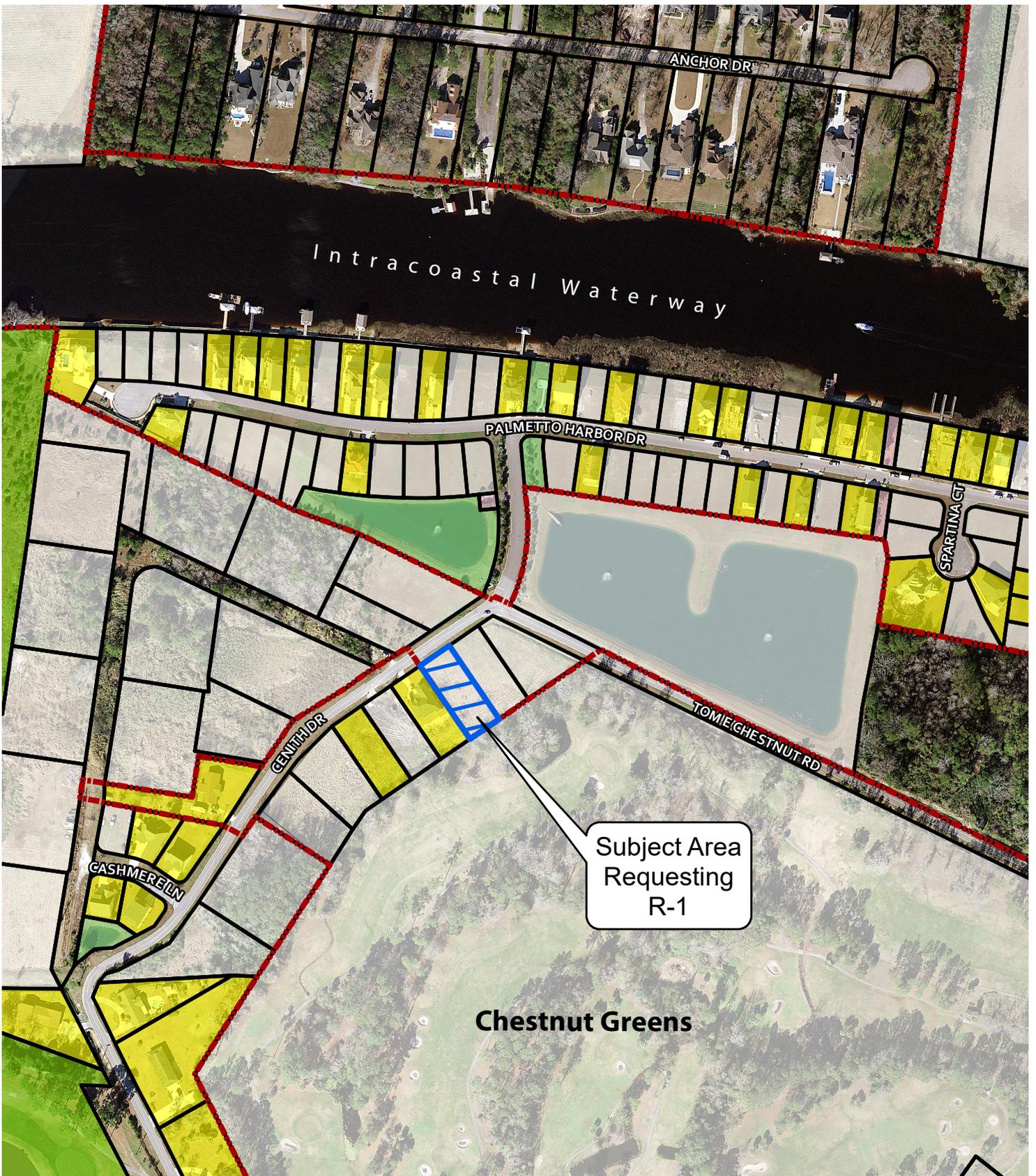


Legend

- Subject Area
- ZONINGR-1
- North Myrtle City Limits
- PDD

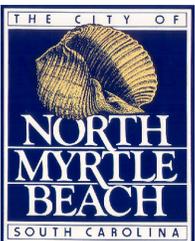
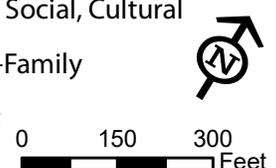


# Exhibit A: Zoning Map (Z-21-26)



Legend

- |   |                          |   |                   |   |                          |
|---|--------------------------|---|-------------------|---|--------------------------|
|  | Subject Area             |  | Existing Land Use |  | Public, Social, Cultural |
|  | North Myrtle City Limits |  | Common Open Space |  | Single-Family            |
|   |                          |  | Golf Course       |  | Vacant                   |



Existing Land Use Map (Z-21-26)



Subject Area Requesting R-1

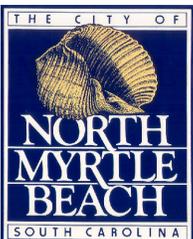
Chestnut Greens

**Legend**

-  Subject Area
  -  North Myrtle City Limits
- Recommended Future Land Use Categories**

-  RPC - Resource, Protection, Conservation
-  MU - Mixed Use
-  MMU - Marina Mixed Use

-  NMU - Neighborhood Mixed Use
-  RS - Residential Suburban
-  RN - Residential Neighborhood



**Future Land Use Map (Z-21-26)**

**7C. ANNEXATION & ZONING DESIGNATION Z-21-27:** City staff received a petition to annex lands behind Waterway Drive off Wyndal Drive totaling ±5.12 acres and identified by PIN 350-06-03-0043. The lot is currently unincorporated and zoned Resort Commercial (RC) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Medium Density Residential (R-2) and will be heard concurrently.

**Background:**

The planning commission reviewed a similar request at their October 5 workshop. The request was withdrawn by the applicant prior to the meeting due to concerns about the 50' maximum height allowed in the previously requested zoning district of R-2A.

**Existing Conditions and Surrounding Land Uses:**

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned Resort Commercial (RC) under Horry County jurisdiction. Located at the terminus of Wyndal Drive between Waterway Drive and US Highway 17 North, the parcel is vacant and undeveloped. Surrounding parcels within City limits are zoned Highway Commercial (HC), Medium Density Residential (R-2), and Mid-Rise Multifamily Residential (R-2A); adjacent unincorporated county parcels are zoned RC.

**Planning Commission Action:**

As per the Zoning Ordinance Section 23-4, *Amendments*, the Planning Commission shall prepare a report and make recommendations on any proposed amendment to the North Myrtle Beach Zoning Ordinance, including the Zoning Map, stating its findings and its evaluation of the request. In making its report, the Commission shall consider the following factors:

- a) The relationship of the request to the Comprehensive Plan:

*The Future Land Use map contained in the 2018 Comprehensive Plan recommends Residential Suburban as a land use class for the subject area. The principal permitted uses noted in the compliance index include primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots. The recommended primary zoning district is R-1; R-1A and R-1B are the secondary zoning district alternatives.*

The proposed zoning designation, R-2 (Medium Density Residential), is not a recommended zoning district within the Compliance Index for the subject property.

- b) Whether the request violates or supports the Plan:

*Chapter 5, "The Way We Grow," of the 2018 Comprehensive Plan identifies the Residential Suburban future land use classification as follows: The purpose of this classification is to define, protect, and provide low density, single-family detached housing areas where designated, and to prohibit any development that would compromise existing residential characteristics. In addition, these areas are intended to provide for in-fill and expansion of existing neighborhoods and subdivisions. Standards and densities for these areas are designated to reflect existing conditions. This area is also intended to allow incorporation of property west of the waterway at densities typical of inland development. Primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots, excluding large mobile home parks, are compatible uses here. This category allows up to five dwelling units per acre (du/acre). The proposed R-2 zoning is somewhat consistent with the Residential Suburban land use classification found in the 2018 Comprehensive Plan. However, the densities allowed in R-2 are more intense than the prescribed primary and secondary zoning districts.*

- c) Whether the uses permitted by the proposed change would be appropriate in the area concerned:

*The purpose of the R-2 zoning district is, "To provide for limited alternatives to single-family housing, smaller lot development and correspondingly higher densities, but not permit the crowding of development on individual lots or parcels."*

The uses permitted in the R-2 district would be somewhat appropriate in the area, though at a lesser density than allowed by right.

- d) Whether adequate public-school facilities, roads and other public services exist or can be provided to serve the needs of the development likely to take place because of such change, and the consequence of such change:

*Access is subject to Public Works review/approval through the platting or site-specific development plan process.*

- e) Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewer to the area:

*Water and sewer services are available to the parcel by extension from the developer.*

As a matter of policy, no request to change the text of the ordinance or the map shall be acted upon favorably, except:

- (a) Where necessary to implement the comprehensive plan, or
- (b) To correct an original mistake or manifest error in the regulations or map, or
- (c) To recognize substantial change or changing conditions or circumstances in a particular locality, or
- (d) To recognize changes in technology, the style of living, or manner of doing business.

This petition for annexation and zoning designation is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for December 6, 2021. Should the Planning Commission desire to forward a positive recommendation to City Council, one of the reasons should be included in the report.

**Staff Review:**

*Planning and Development, Planning Division*

The Planning Division has no issue with the proposed petition for annexation and zoning but notes inconsistencies with the comprehensive plan.

*Planning and Development, Zoning Division*

The Zoning Administrator has no issue with the proposed petition for annexation and zoning.

*Public Works*

The City Engineer has no issue with the proposed petition for annexation and zoning.

*Public Safety*

The Fire Marshall has no issue with the proposed petition for annexation and zoning.

**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 annexation and zoning petition [Z-21-27] as submitted.

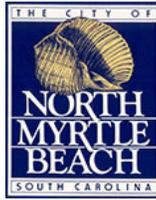
OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-21-27] as submitted.

OR

- 3) I move (an alternate motion).

FILE NUMBER:	Z-21-27
Complete Submittal Date:	October 5, 2021



Notice Published:	October 22, 2021
Planning Commission:	November 16, 2021
First Reading:	December 6, 2021
Second Reading:	January 3, 2022

City of North Myrtle Beach, SC

**Petition for Annexation & Zoning**

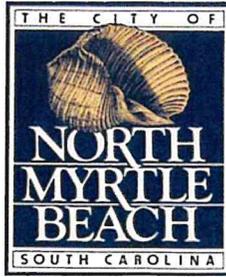
**GENERAL INFORMATION**

<b>Date of Request: October 5, 2021</b>	<b>Property PIN(S): 35006030043</b>
<b>Property Owner(s): Vereen Inc.</b>	<b>Type of Zoning Map Amendment: Petition for Annexation and Zoning</b>
<b>Address or Location: near Waterway Drive</b>	<b>Project Contact: Jordan Rodes</b>
<b>Contact Phone Number: 8433475851</b>	<b>Contact Email Address: jordanrodes@sccoast.net</b>
<b>Current County Zoning: RC</b>	<b>Proposed Zoning: R-2</b>
<b>Total Area of Property: 5 Acres</b>	<b>Approximate Population of Area to be Annexed: 0</b>

**RECORDED COVENANT INFORMATION**

I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with,  
or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).  
*Applicant's E-signature: Jordan Rodes*

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.



CITY OF NORTH MYRTLE BEACH  
LETTER OF AGENCY

Revision Date 05.24.19

Today's Date: 09/08/21

Nature of Approval Requested: Petition for Annexation and Zoning

Property PIN(s): 350 06 03 0043

Property Address/Location: 5 acres off Cane St

I, Vereen, Inc, hereby authorize Steve Powell, Venture Engineering

to act as my agent for for the purposes of the above referenced approval.

*Sherry D. Vereen*  
dotloop verified  
09/09/21 8:19 AM EDT  
BLTC-RD45-00DR-5MGP

Signature

Registered Agent of Corporation

Title

*Mary G Vereen*  
dotloop verified  
09/08/21 4:19 PM EDT  
VLNY-NUD5-PGNN-OUJY

Signature

Registered Agent of Corporation

Title

*Jean R Vereen*

Signature

Registered Agent of Corporation

Title

*Bobbie Vereen*

Signature

Registered Agent of Corporation

Title

Registered Agent of Corporation

Signature

Title

Registered Agent of Corporation

Signature

Title

Please have all property owners sign application; disregard additional spaces if not needed. If additional signature lines are required, please duplicate this sheet and bind all sheets together into one document.

1957

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STATE OF SOUTH CAROLINA )  
 ) TITLE TO REAL ESTATE  
COUNTY OF HORRY )

WHEREAS, J. B. Vereen, the developer of "The Sound", the Western Section of "The Sound" and Vereen's Marina, near Ocean Drive Beach Section of the Town of North Myrtle Beach, Horry County, South Carolina, conveyed to his three (3) sons, George Rayford Vereen, John Wyndal Vereen, a/k/a Wyndal Vereen, and Jerry R. Vereen certain properties in the Western Section of "The Sound" and Vereen's Marina, and

WHEREAS, it was the intent of J. B. Vereen to convey all properties not previously conveyed owned by him to his sons, George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen. A portion of said properties conveyed were .8 Acre, more or less; 7.5 Acres, more or less; and 9.6 Acres, which, after an actual survey, contain 19.59 Acres, and it is the desire of George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen to convey these properties, along with other properties, to the grantee herein, now therefore

KNOW ALL MEN BY THESE PRESENTS, THAT

We, GEORGE RAYFORD VEREEN, JOHN WYNDAL VEREEN and JERRY R. VEREEN, individually and as sole surviving Heirs of J. B. Vereen, Deceased

in the State aforesaid, for and in consideration of the sum of TEN (\$10.00) DOLLARS, plus the Exchange for capital stock in the sum of THREE HUNDRED THOUSAND and No/100 (\$300,000.00) DOLLARS to us in hand paid at and before the sealing of these presents by

VEREEN, INC., a South Carolina corporation  
P. O. Box 352  
North Myrtle Beach, South Carolina 29582

in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said VEREEN, INC., its successors and assigns forever:

ALL AND SINGULAR, that certain piece, parcel or tract of land lying, situate and being in Little River Township, near Ocean Drive Beach Section, Town of North Myrtle Beach, Horry County, South Carolina, containing approximately Nine and Six-Tenths (9.6) Acres, included therein is a marina known and designated as Vereen's Marina, all of which will more fully appear by reference to a map prepared by C. B. Berry, R. L. S., dated December 7, 1964, a copy of which is attached hereto and made a part of these presents.

This is the same property conveyed to George Rayford Vereen, Wyndal Vereen and Jerry R. Vereen by J. B. Vereen by Deed recorded in Deed Book 317, at page 325, office of the Clerk of Court for Horry County.

ALSO:

ALL AND SINGULAR, all that certain piece, parcel or lot of land, containing .8 Acre, more or less, lying, situate and being in Little River Township, Horry County, South Carolina, being a portion of a Twenty-Five (25) Acre Tract. Said 25 Acre tract being bounded on

1977 DEC 15 PM 12:33

BILLIE G. RICHARDSON  
CLERK OF COURT

Certify \$300 Tax has been paid on this Horry County Documentary Instrument.

*Billie G. Richardson*  
BILLIE G. RICHARDSON  
Clerk of Court



794  
the North by the Intracoastal Waterway and W. J. Bell; on the East by Tilghman property and H. P. Bellamy and W. J. Bell; on the South by U. S. Highway No. 17 and Tilghman property; and on the West by Tilghman Property.

This is the same property conveyed to George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen by J. B. Vereen by Deed recorded in Deed Book 490, at page 735, office of the Clerk of Court for Horry County. ~~BOOK 508 PAGE 794~~

ALSO:

ALL AND SINGULAR, all that certain piece, parcel or tract of land, containing 7.5 Acres, more or less, lying, situate and being in Little River Township, Horry County, South Carolina, being the remaining acreage from tract containing 25 Acres originally bounded on the North by the Intracoastal Waterway and W. J. Bell; on the East by Tilghman property and H. P. Bellamy and W. J. Bell; on the South by U. S. Highway No. 17 and Tilghman property; and on the West by Tilghman Property.

The 7.5 Acres, more or less, comprises lots in the Western Section of "The Sound" not originally conveyed by J. B. Vereen and areas in streets not opened as shown on a map of the Western Section of the Sound by C. B. Berry, R. L. S., dated December 31, 1963, and recorded in the office of the Clerk of Court for Horry County in Plat Book 55, at page 73, reference to which is made as forming a part of these presents.

This is the same property conveyed to George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen by J. B. Vereen by Deed recorded in Deed Book 490, at page 741, office of the Clerk of Court for Horry County.

ALSO:

ALL AND SINGULAR, all that certain piece, parcel or tract of land lying, situate and being in Little River Township, Horry County, South Carolina, near North Myrtle Beach, containing 5.1 Acres, more or less, and being a portion of a 6.5 Acre Tract designated as Tract "B" on a map by C. B. Berry, R. L. S., dated December 15, 1964, a copy of which is attached hereto and made a part of these presents, and being more particularly described as follows:

Beginning at Iron 0 at a point on U. S. Highway No. 17 and running South 48 deg. 10 min. West 50 feet, more or less, to a point; thence North 41 deg. 50 min. West 200 feet to a point; thence North 36 deg. 40 min. West, 860 feet to a point; thence North 51 deg. 20 min. East along Waterway Drive a distance of 260 feet, more or less, to a point on a dragline ditch; thence South 33 deg. 20 min. East along said dragline ditch 1030 feet, more or less, to point "G"; thence South 48 deg. 10 min. West 190 feet, more or less, to point "H"; thence South 41 deg. 50 min. East 200 feet, more or less, to the beginning point.

This is a portion of a 25 Acre Tract conveyed to J. B. Vereen by Connelly B. Berry by Deed recorded in Deed Book 47, at page 220, office of the Clerk of Court for Horry County, and received by George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen as sole surviving Heirs of J. B. Vereen, Deceased.

ALSO:

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ALL AND SINGULAR, all that certain piece, parcel or lot of land lying, situate and being in Little River Township, near Ocean Drive Beach, Horry County, South Carolina, being designated as LOT TWELVE (12), BLOCK TWO (2) of the Western Section of The Sound as shown upon a map by C. B. Berry, R. L. S., dated December 31, 1963, and recorded in the office of the Clerk of Court for Horry County in ~~Plat~~ Book 55, at page 73, reference to which is made as forming a part of these presents.

ALSO:

ALL AND SINGULAR, all those certain pieces, parcels or lots of land lying, situate and being in Little River Township, near Ocean Drive Beach, Horry County, South Carolina, being designated as LOTS ONE (1), TWO (2), THREE (3), FOUR (4), ELEVEN (11), TWELVE (12), THIRTEEN (13) and FOURTEEN (14) of BLOCK THREE (3) of the Western Section of The Sound as shown upon a map of said property by C. B. Berry, R. L. S., dated December 31, 1963, and recorded in the office of the Clerk of Court for Horry County in Plat Book 55, at page 73, reference to which is made as forming a part of these presents.

This is the same property conveyed to George R. Vereen, John W. Vereen and Jerry R. Vereen by Mary A. McCord by Deed recorded in Deed Book 422, at page 120, office of the Clerk of Court for Horry County.

ALSO:

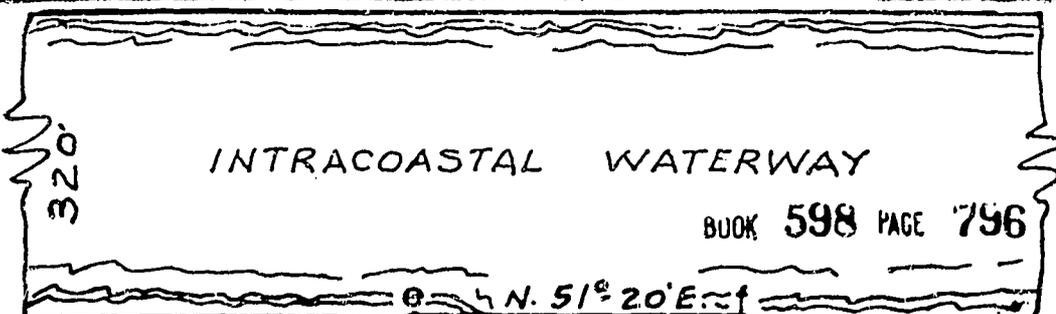
ALL AND SINGULAR, all that certain piece, parcel or tract of land lying, situate and being in Little River Township, Horry County, South Carolina, near the Ocean Drive Beach Section of North Myrtle Beach, containing 1.4 Acres as shown upon a map by C. B. Berry, R. L. S., dated December 15, 1964, a copy of which is attached hereto and made a part of these presents. Said property being more particularly described as follows:

Beginning at a point (corner common to Waterway Drive and dragline ditch line) and running 175 feet with said dragline ditch line to a corner on the Intracoastal Waterway; thence with the Intracoastal Waterway line as shown on said map 590 feet, more or less, to a point; thence 175 feet to a point; thence 360 feet, more or less, to the beginning point.

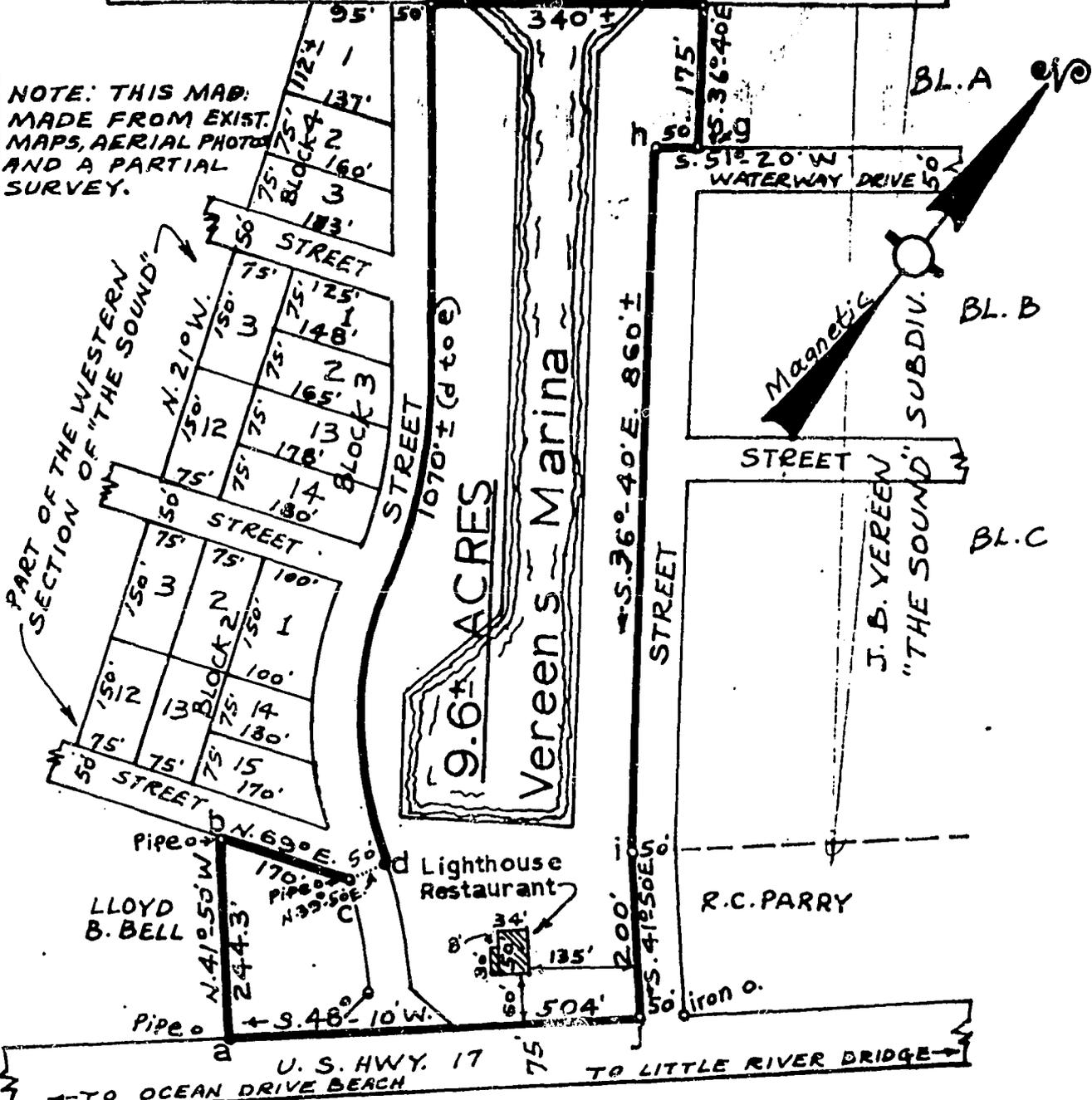
Said property bounded on the North by the Intracoastal Waterway; on the East by Block "A" of "The Sound" Subdivision; on the South by Waterway Drive and Vereen's Marina; and on the West by Vereen's Marina.

This is the same property conveyed to George Rayford Vereen, Wyndal Vereen and Jerry R. Vereen by Deed recorded in Deed Book 381, at page 131, office of the Clerk of Court for Horry County.

The within described property as a whole comprises the 28.19 Acre Tract as shown upon a map of said property by C. B. Berry, R. L. S., dated June 14, 1977, revised November 22, 1977, and recorded in the office of the Clerk of Court for Horry County in Plat Book 62, at page 232, reference to which is made as forming a part of these presents.



NOTE: THIS MAP MADE FROM EXIST. MAPS, AERIAL PHOTO AND A PARTIAL SURVEY.



SCALE: 1" = 200'

MAP OF  
 APPR. 9.6 ACRES OF LAND NEAR  
 OCEAN DRIVE BEACH  
 LITTLE RIVER TOWNSHIP - HORRY COUNTY, S.C.  
 OWNED BY

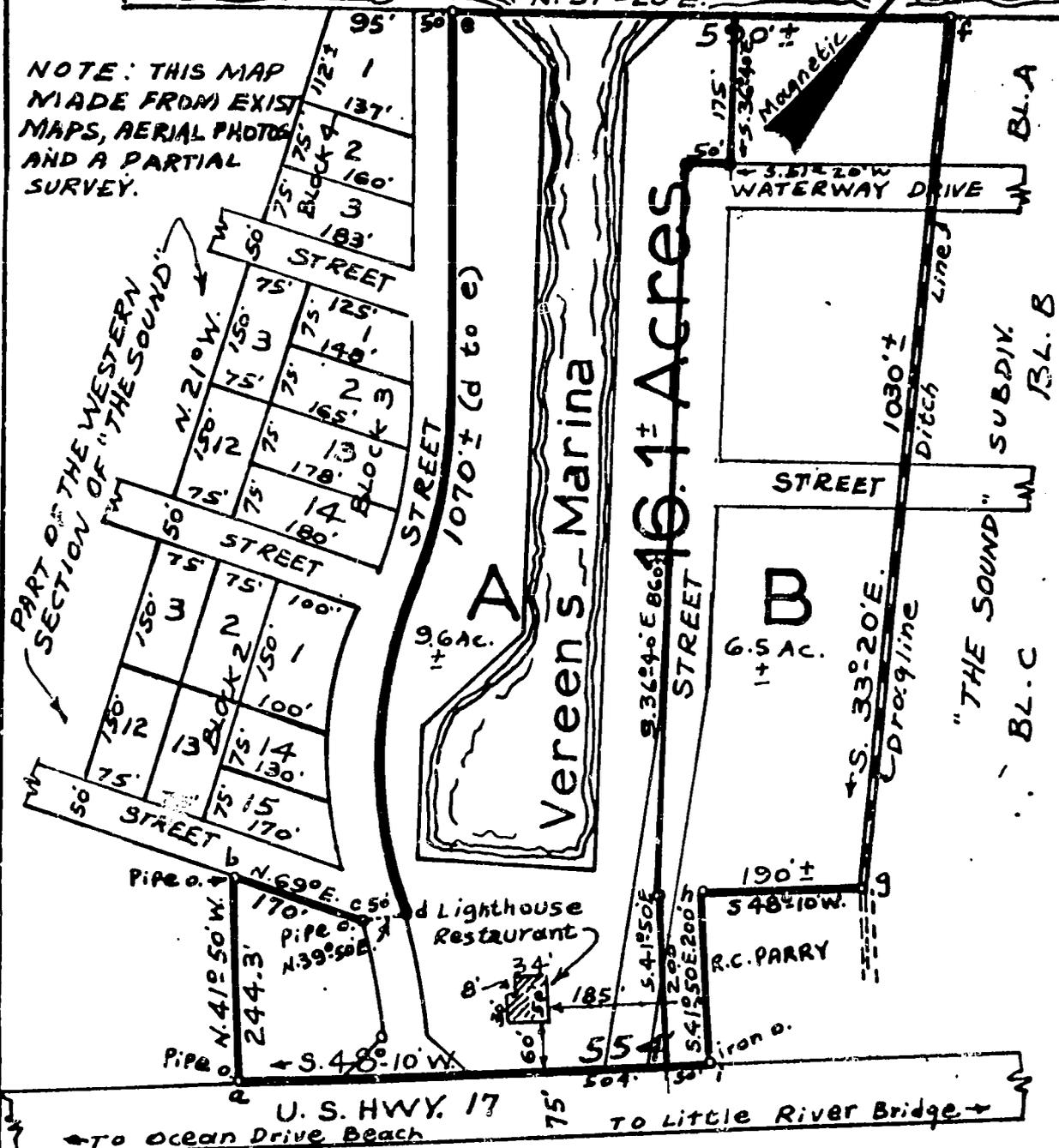
J. B. Vereen

C. B. BERRY, R. L. S.  
 CRESCENT BEACH, S. C.  
 DEC. 7, 1964

INTRACOASTAL WATERWAY

320' N. 51°-20'E.

NOTE: THIS MAP MADE FROM EXIST MAPS, AERIAL PHOTOS AND A PARTIAL SURVEY.



SCALE: 1" = 200'

MAP OF  
 APPR. 16.1 ACRES OF LAND NEAR  
 OCEAN DRIVE BEACH (NOW NORTH MYRTLE BEACH)  
 LITTLE RIVER TOWNSHIP - HORRY COUNTY, S.C.  
 OWNED BY

J. B. VEREEN ET AL

C. B. BERRY, R. L. S.  
 CRESCENT BEACH, S. C.  
 DEC. 15, 1964

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

BOOK 598 PAGE 798

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said VEREEN, INC., its successors and assigns forever, and we do hereby bind ourselves and our Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said VEREEN, INC, its successors and Assigns, against us and our Heirs and any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hands and Seals this 2nd day of December

in the year of our Lord one thousand nine hundred and Seventy-Seven (77).

Signed, Sealed and Delivered in the Presence of

*[Signature]*  
Elwood Louise Hardwick

*George R. Vereen* (SEAL)  
George Rayford Vereen

*John Wyndal Vereen* (SEAL)  
John Wyndal Vereen

*Jerry R. Vereen* (SEAL)  
Jerry R. Vereen

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

PERSONALLY appeared before me Robert M. McInnis

and made oath that he saw the within named GEORGE RAYFORD VEREEN, JOHN WAYNDAL VEREEN and JERRY R. VEREEN sign, seal and as their act and deed, deliver the within Deed; and that he with Elwood Louise Hardwick witnessed the execution thereof.

SWORN to before me this 2nd

*[Signature]*

day of December, 1977.

*Elwood Louise Hardwick* (L.S.)  
Notary Public for South Carolina

My commission expires: December 4, 1979.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY )

RENUNCIATION OF DOWER

799

I, the subscribing officer, do hereby certify unto all whom it may concern that MRS. KAREN B. VEREEN, the wife of the within named GEORGE RAYFORD VEREEN, did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named VEREEN, INC., its successors and Assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my Hand and Seal, this

14th day of December, 1977.

*Elmer Lewis H. Smith* (SEAL)  
Notary Public for South Carolina

My commission expires: December 4, 1979

*Karen B. Vereen*  
Karen B. Vereen

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

I, the subscribing officer, do hereby certify unto all whom it may concern that Mrs. BOBBE N. VEREEN, the wife of the within named JERRY R. VEREEN, did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named VEREEN, INC., its successors and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my Hand and Seal this

14<sup>th</sup> day of Dec, 1977.

*John W. Edgley* (SEAL)  
Notary Public for South Carolina

My commission expires: Aug 16, 1981.

*Bobbe N. Vereen*  
Bobbe N. Vereen

BOOK 598 PAGE 799

GRANTOR, JOHN WYNDAL VEREEN UNMARRIED

**Legend**

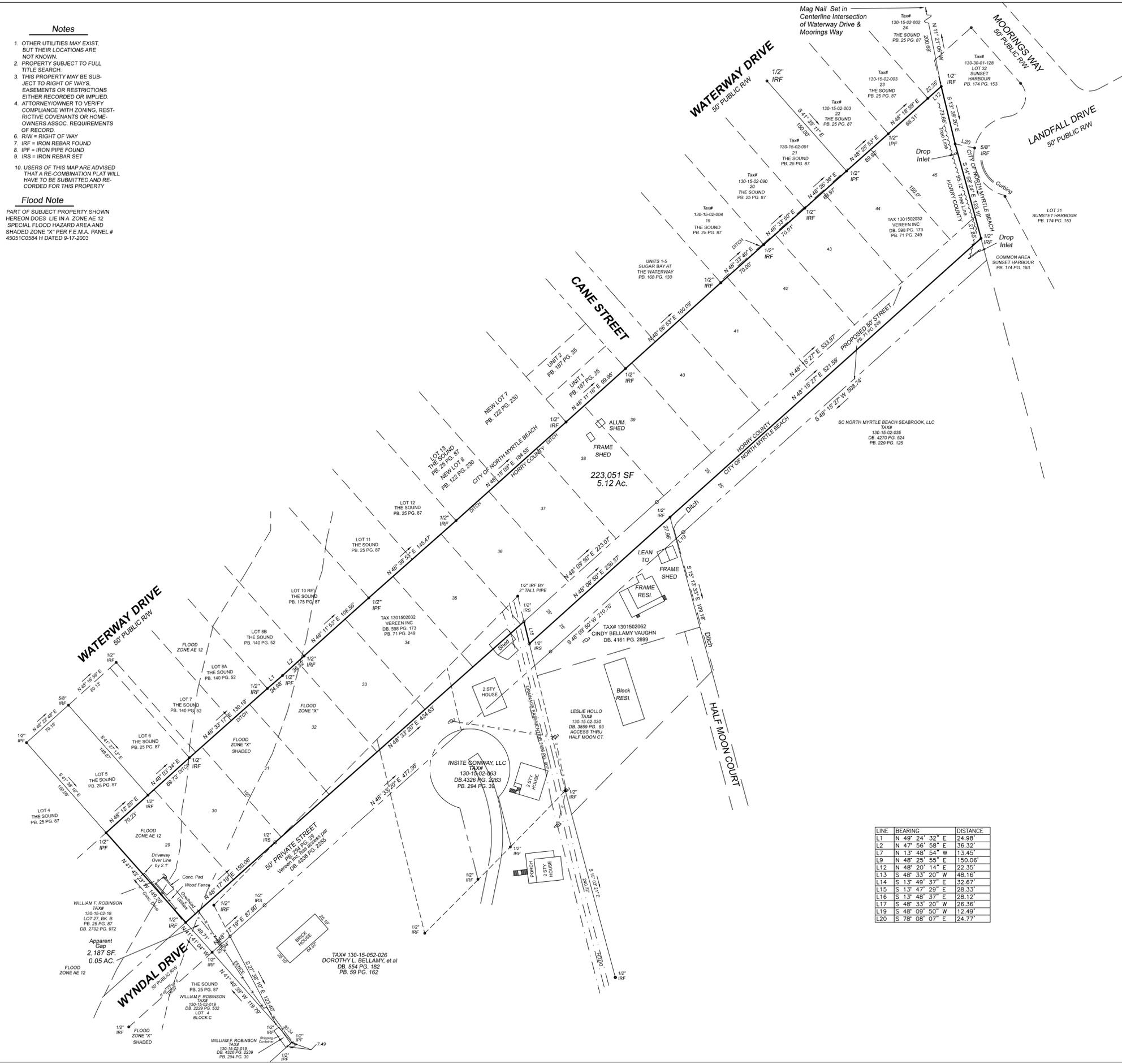
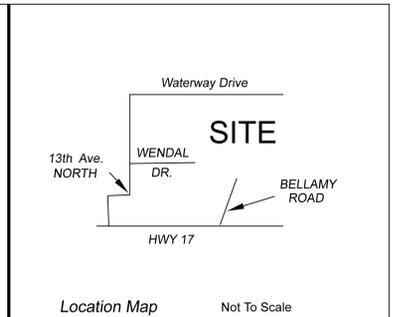
- Iron Old
- As Noted
- Iron New
- 1/2" Rebar
- Sanitary
- Sewer Manhole
- Storm Drain Manhole
- Curb Inlet
- Drop Inlet
- Fire Hydrant
- Water Valve
- Monitoring Well
- Water Meter
- Utilities Pole
- Light Pole

**Notes**

1. OTHER UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
2. PROPERTY SUBJECT TO FULL TITLE SEARCH.
3. THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
4. ATTORNEY/OWNER TO VERIFY COMPLIANCE WITH ZONING, RESTRICTIVE COVENANTS OR HOME-OWNERS ASSOC. REQUIREMENTS OF RECORD.
6. RW = RIGHT OF WAY
7. IRF = IRON REBAR FOUND
8. IPF = IRON PIPE FOUND
9. IRS = IRON REBAR SET
10. USERS OF THIS MAP ARE ADVISED THAT A RE-COMBINATION PLAT WILL HAVE TO BE SUBMITTED AND RECORDED FOR THIS PROPERTY.

**Flood Note**

PART OF SUBJECT PROPERTY SHOWN HEREON DOES LIE IN A ZONE AE 12 SPECIAL FLOOD HAZARD AREA AND SHADED ZONE "X" PER F.E.M.A. PANEL # 45051C0584 H DATED 9-17-2003



LINE	BEARING	DISTANCE
L1	N 49° 24' 32" E	24.98'
L2	N 47° 56' 58" E	36.32'
L7	N 13° 48' 54" W	13.45'
L9	N 48° 25' 55" E	150.06'
L12	N 48° 20' 14" E	22.35'
L13	S 48° 33' 20" W	48.16'
L14	S 13° 49' 37" E	32.67'
L15	S 13° 47' 29" E	28.33'
L16	S 13° 48' 37" E	28.12'
L17	S 48° 33' 20" W	26.36'
L19	S 48° 09' 50" W	12.49'
L20	S 78° 08' 07" E	24.77'

**A Composite Map**  
showing

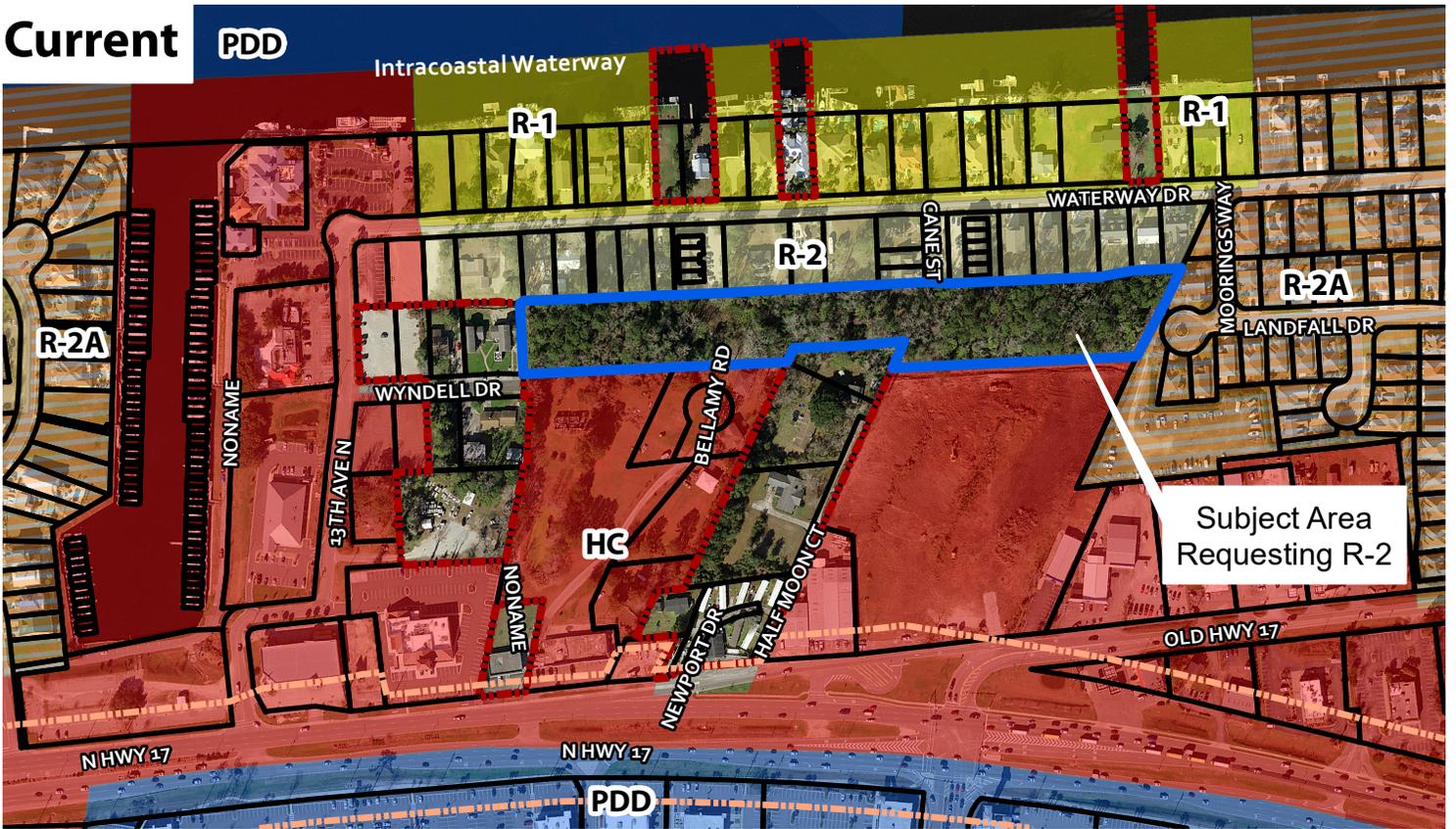
**Vereen Inc. Property**  
**223,051 SF**  
**5.12 Acres**  
**North Myrtle Beach, Horry County, S.C.**

the property of:  
**Vereen Inc.**

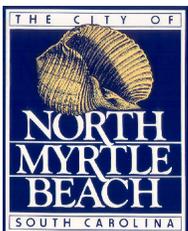
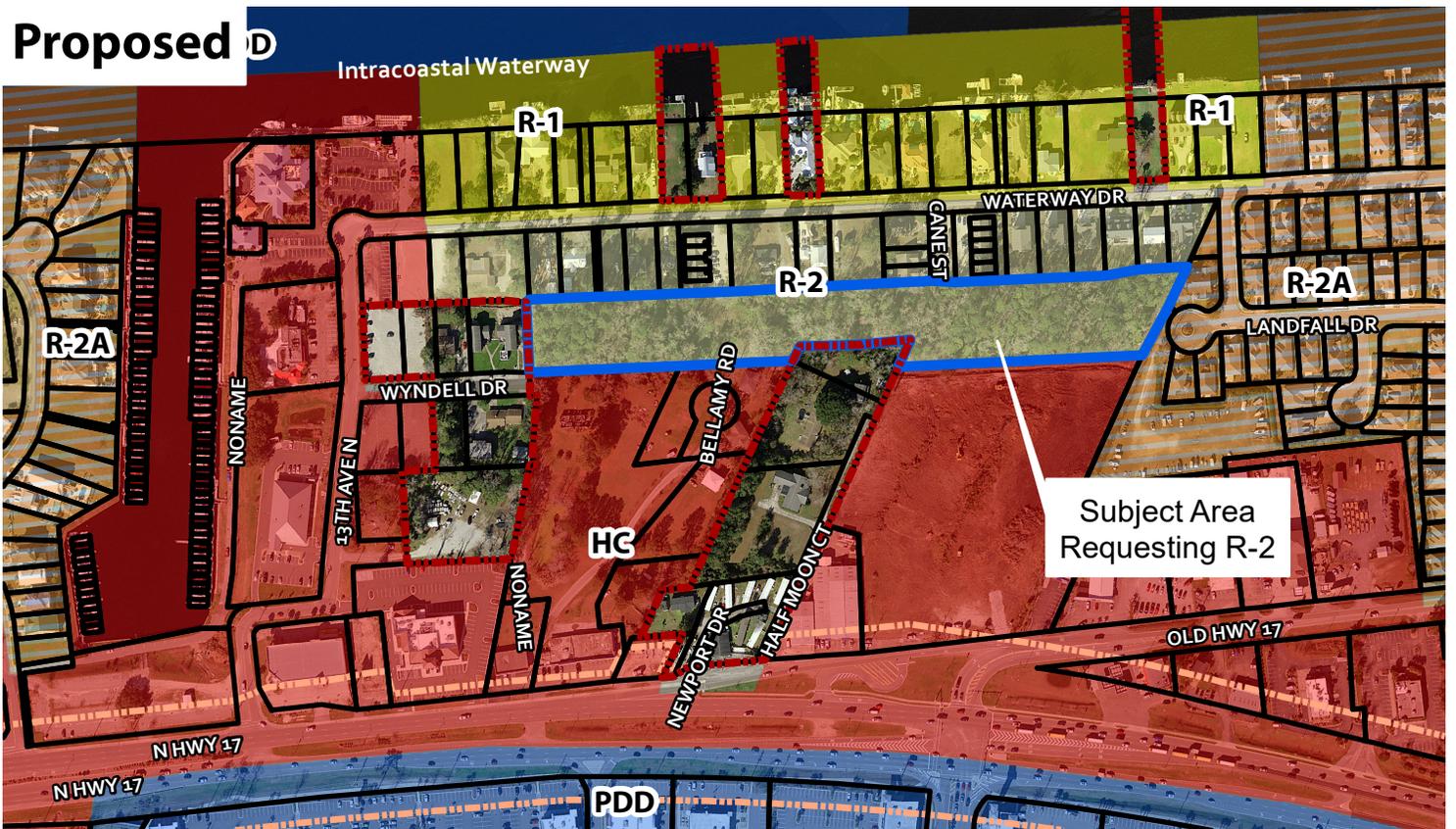
for the benefit of:  
**Vereen Inc.**

<p><b>Russ Courtney &amp; Associates, LLC</b> Land Surveying &amp; Design 1108-2 Sea Mountain Hwy. North Myrtle Beach, S.C. 29582 Ocean Isle Beach, N.C. 28469</p> <p>PHONE: (910) 579 - 7799 OFFICE: (843) 249 - 7733 FAX: (843) 249 - 3377 Russ Courtney Sr., PLS</p>	<p>DRAWN: RAC</p> <p>APPROVED: RAC</p> <p>SURVEY BY: RAC</p>	<p>SCALE: 1" = 60'</p> <p>ACAD FILE: vereen.dwg</p> <p>FOLDER: 5 MAR. 2004</p> <p>DATE OF MAP: 10-12-2020</p>

# Current



# Proposed



 NMB City Limit

 Subject Area

**Zoning Overlay District**

 Off-Premise(s) Sign Overlay Zone (OPO)

**Zoning District** R-2 

HC 

PDD 

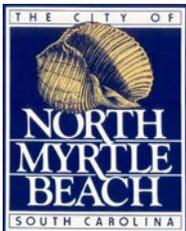
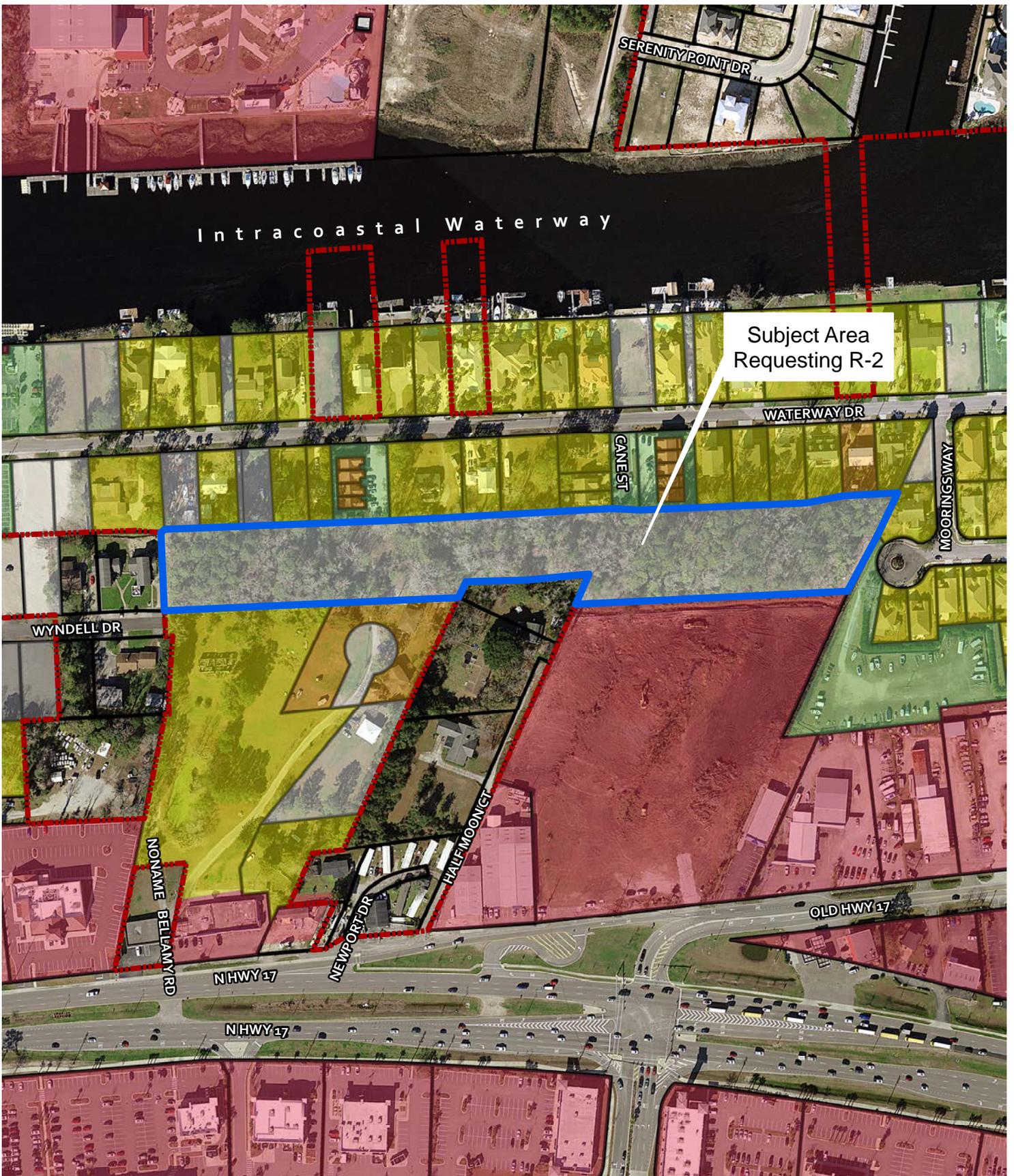
R-1 

R-2A 

R-3 

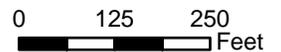


## Exhibit A: Zoning Map (Z-21-27)



**Legend**

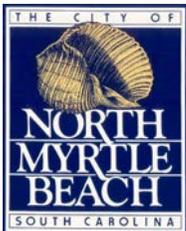
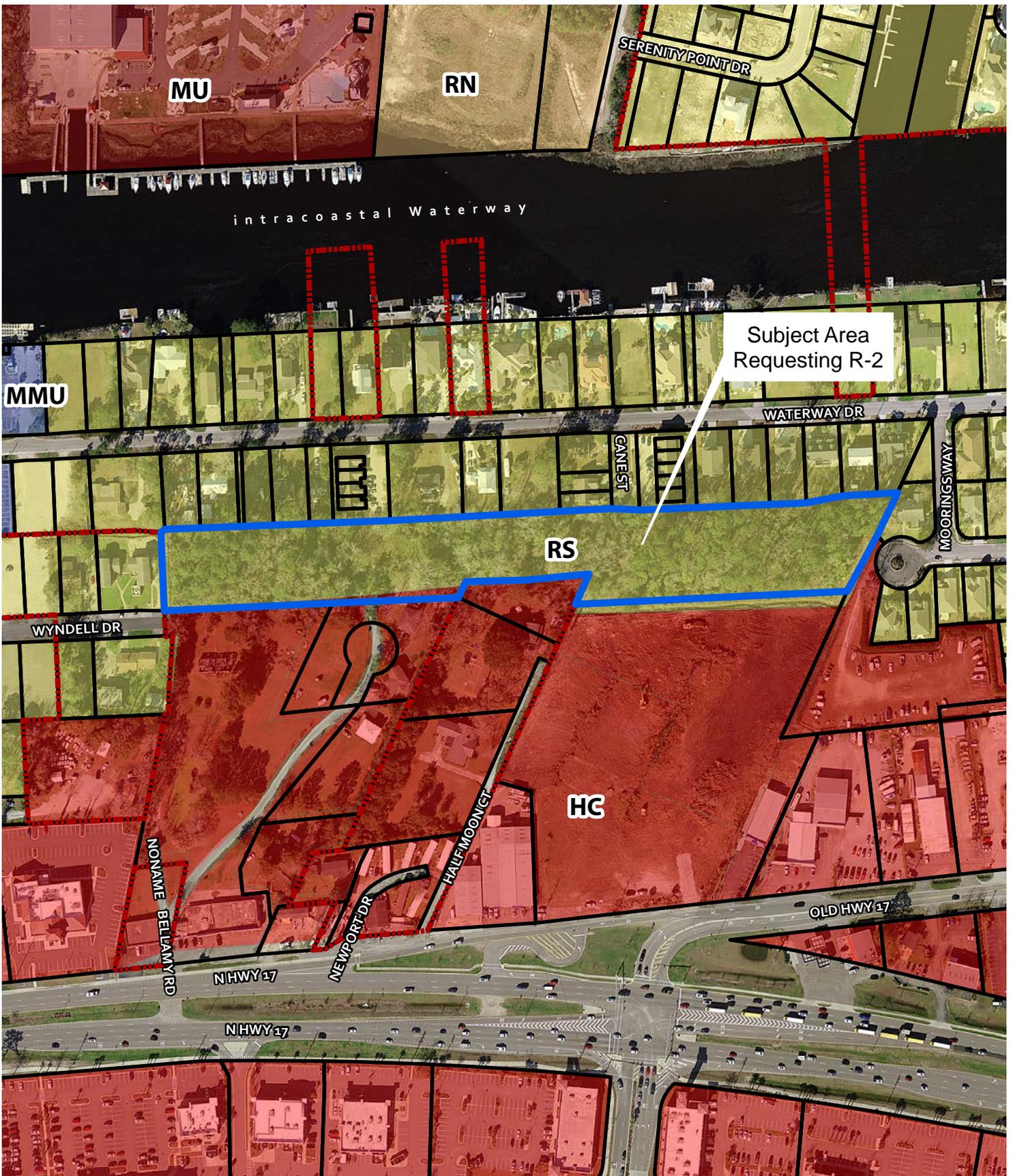
- |                 |                          |                     |               |
|-----------------|--------------------------|---------------------|---------------|
| Subject Area    | <b>Existing Land Use</b> | Duplex              | Single-Family |
| NMB City Limits | Commercial               | Multi-Family        | Town House    |
|                 | Common Open Space        | Private Parking Lot | Vacant        |



Date: 11/1/2021

Author: Dawn E. Snider

**Existing Land Use Map (Z-21-27)**



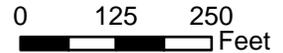
  Subject Area  
  NMB City Limits

**Future Land Use**  
 HC - Highway Commercial  
 MU - Mixed Use

**Legend**

MMU - Marina Mixed Use  
 RS - Residential Suburban

RN - Residential Neighborhood



**Future Land Use Map (Z-21-27)**

**7D. REZONING REQUEST Z-21-28:** The Planning & Development Department received an application requesting a rezoning of one (1) lot containing ±0.75 acres and identified by PIN 350-06-01-0137 located off Old Crane Road from Single-Family Residential Low-Density (R-1) to Single-Family Residential Low-Medium (R-1A).

**Background:**

The planning commission reviewed the petition for annexation and zoning to R-1 for this parcel at their June 22, 2021, meeting.

**Existing Conditions and Surrounding Land Uses:**

Located on Old Crane Road, the parcel is vacant and undeveloped. Surrounding parcels within City limits are zoned within the Bahama Island Planned Development District (PDD); adjacent unincorporated county parcels are zoned CFA and General Residential (GR).

**Comparison of Existing and Proposed Zoning:**

The R-1 and R-1A districts share the same purpose: To preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any uses which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential infilling and expansion of existing neighborhoods and subdivisions. Development land uses permitted in each are designed to reflect existing conditions and enhance the prospects of "lie development."

The permitted uses within both districts are the same: Single-family detached dwellings; neighborhood and community parks and centers, golf courses and similar outdoor uses, but not lighted for night use; publicly owned recreation facilities; churches, places of worship, religious institutions including accredited educational facilities when accessory thereto; accessory uses; home occupations; and signs permitted by and in accord with all applicable provisions of article III.

**R-1 & R-1A District**

District		R-1	R-1A	
Lot Area Requirements	Single-Family Dwelling (SF)	10,000 SF	7,500 SF	
	Churches	1 Acre	1 Acres	
	Other Permitted Uses (SF)	10,000 SF	10,000 SF	
Minimum Lot Width		80 feet	60 feet	
Yard Requirements	Front (All Uses)	25 feet	25 feet	
	Rear (Single-Family Dwelling)	20 feet	20 feet	
	Rear (Churches & Other Permitted Uses)	25 feet	25 feet	
	Side Yard	Single-Family Dwelling	10 feet <sup>1</sup>	5 feet
		Churches	25 feet	25 feet
Other Permitted Uses		10 feet	10 feet	
Maximum Height of Structures	Single-Family Structures	35 feet	35 feet	
	Accessory Building	15 feet	15 feet	
	Other Permitted Uses (SF)	45 feet	45 feet	

Note:<sup>1</sup>A five-foot side yard setback shall be required for substandard lots of record.

**Planning Commission Action:**

As per the Zoning Ordinance Section 23-4, *Amendments*, the Planning Commission shall prepare a report and make recommendations on any proposed amendment to the North Myrtle Beach Zoning Ordinance, including the Zoning Map, stating its findings and its evaluation of the request. In making its report, the Commission shall consider the following factors:

- a) The relationship of the request to the Comprehensive Plan:

*The Future Land Use map contained in the 2018 Comprehensive Plan recommends Residential Suburban as a land use class for the subject area. The principal permitted uses noted in the compliance index include primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots. The recommended primary zoning district is R-1; R-1A and R-1B are the secondary zoning district alternatives.*

The proposed zoning designation, R-1A, is a recommended secondary zoning district within the Compliance Index for the subject property.

- b) Whether the request violates or supports the Plan:

*Chapter 5, "The Way We Grow," of the 2018 Comprehensive Plan identifies the Residential Suburban future land use classification as follows: The purpose of this classification is to define, protect, and provide low density, single-family detached housing areas where designated, and to prohibit any development that would compromise existing residential characteristics. In addition, these areas are intended to provide for in-fill and expansion of existing neighborhoods and subdivisions. Standards and densities for these areas are designated to reflect existing conditions. This area is also intended to allow incorporation of property west of the waterway at densities typical of inland development. Primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots, excluding large mobile home parks, are compatible uses here. This category allows up to five dwelling units per acre (du/acre).*

The proposed R-1A zoning is consistent with the Residential Suburban land use classification found in the 2018 Comprehensive Plan.

- c) Whether the uses permitted by the proposed change would be appropriate in the area concerned:

*The purpose of the R-1A zoning district is, "To preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any uses which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential infilling and expansion of existing neighborhoods and subdivisions. Development land uses permitted in each are designed to reflect existing conditions and enhance the prospects of 'lie development.'"*

The uses permitted in the R-1A district would be appropriate in the area (are identical to the R-1 district).

- d) Whether adequate public-school facilities, roads and other public services exist or can be provided to serve the needs of the development likely to take place because of such change, and the consequence of such change:

*Old Crane Rd is a Horry County maintained road; new driveways will require Horry County encroachment permit review and approval. Other public services exist with adequate service capacity.*

- e) Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewer to the area:

*Public water and sewer appear to be available based on GIS data regarding the GSWSA service area. GSWSA to confirm and provide letter of availability prior to development.*

As a matter of policy, no request to change the text of the ordinance or the map shall be acted upon favorably, except:

- (a) Where necessary to implement the comprehensive plan, or
- (b) To correct an original mistake or manifest error in the regulations or map, or
- (c) To recognize substantial change or changing conditions or circumstances in a particular locality, or
- (d) To recognize changes in technology, the style of living, or manner of doing business.

This rezoning request is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for December 6, 2021. Should the Planning Commission desire to forward a positive recommendation to City Council, one of the reasons should be included in the report.

**Staff Review:**

*Planning and Development, Planning Division*

The Planning Division has no issue with the proposed rezoning request.

*Planning and Development, Zoning Division*

The Zoning Administrator has no issue with the proposed rezoning request.

*Public Works*

The City Engineer has no issue with the proposed rezoning request.

*Public Safety*

The Fire Marshall has no issue with the proposed rezoning request.

**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 rezoning request [Z-21-28] as submitted.  
OR
- 2) I move that the Planning Commission recommend denial of the rezoning request [Z-21-28] as submitted.  
OR
- 3) I move (an alternate motion).

Rezoning Finance Account Code:	<b>3.51</b>
<b>FEE PAID:</b>	<b>\$500 on October 12, 2021</b>
FILE NUMBER:	Z-21-28
Complete Submittal Date:	October 12, 2021



Notice Published:	October 28, 2021
Property Posted:	October 28, 2021
Planning Commission:	November 16, 2021
First Reading:	December 6, 2021
Second Reading:	January 3, 2022

City of North Myrtle Beach, SC

**Application for Rezoning**

**GENERAL INFORMATION**

Date of Request: October 8, 2021	Property PIN(S): 35006010137
Property Owner(s): Kenneth lee culler	Type of Zoning Map Amendment: Rezoning (not to PDD)
Address or Location: 445 old crane rd	Project Contact: Kenneth Culler
Contact Phone Number: 9103310736	Contact Email Address: cullerken@yahoo.com
Current Zoning: R-1	Proposed Zoning: R-1A
Total Area of Property: 1 Acres	Currently Located in City: Yes

**RECORDED COVENANT INFORMATION**

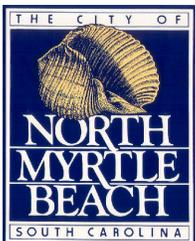
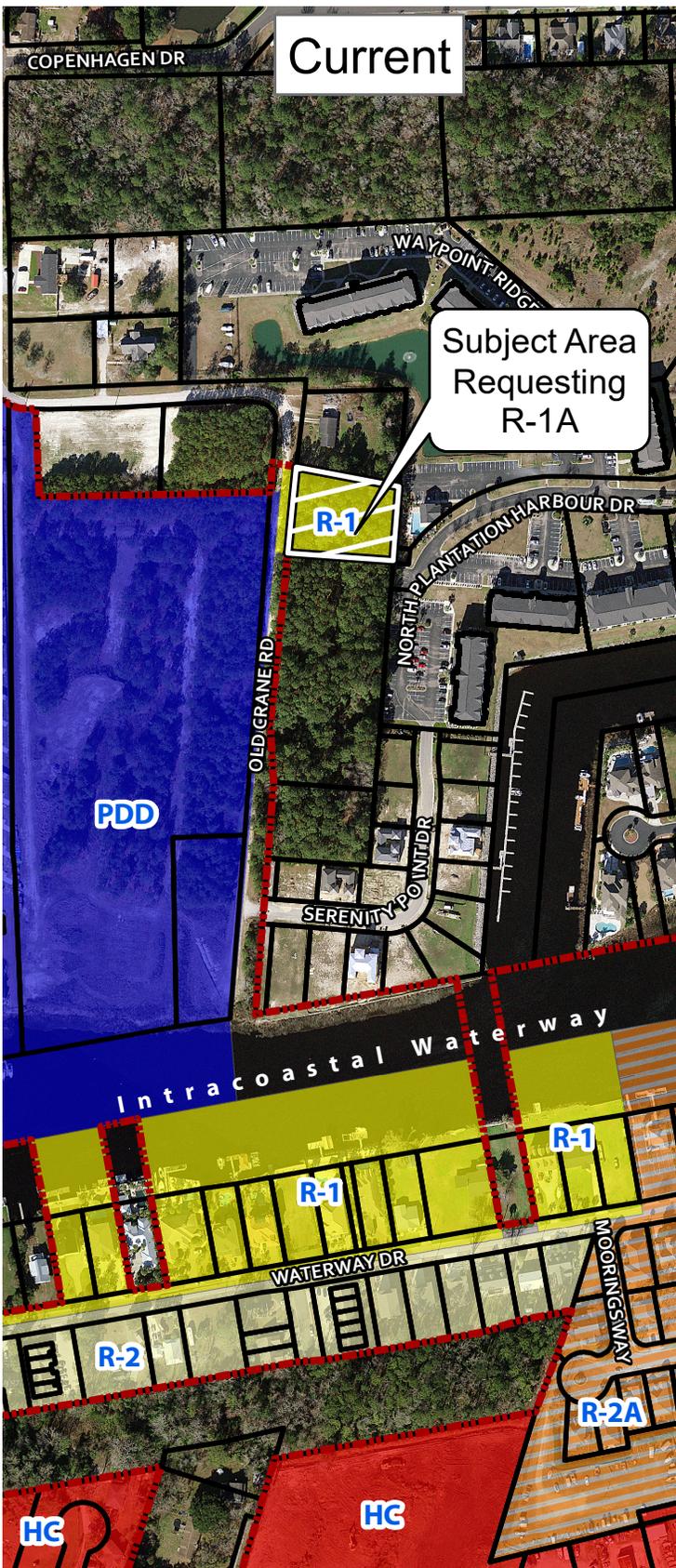
I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).  
*Applicant's E-signature: Kenneth Culler*

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.

1018 2nd Avenue South · North Myrtle Beach, SC 29582 · Telephone: (843) 280-5566 · Facsimile: (843) 280-5581

North Myrtle Beach  
843-200-5550 or 843-200-5585  
REC#: 01733632 10/12/2021 12:54 PM  
OPER: C4 TERM: 004  
REF#: 234 SD  
TRAN: 3.5100 REZONINGS  
KENNETH LEE CULLER  
445 OLD CRAND DR  
CITY CODES AND ORDI 500.00CR  
TENDERED: 500.00 CREDIT CARD  
APPLIED: 500.00-  
CHANGE: 0.00

**PAID**  
OCT 12 2021



Subject Area

North Myrtle Beach City Limit

Legend

ZONING

HC

PDD

R-1

R-1A

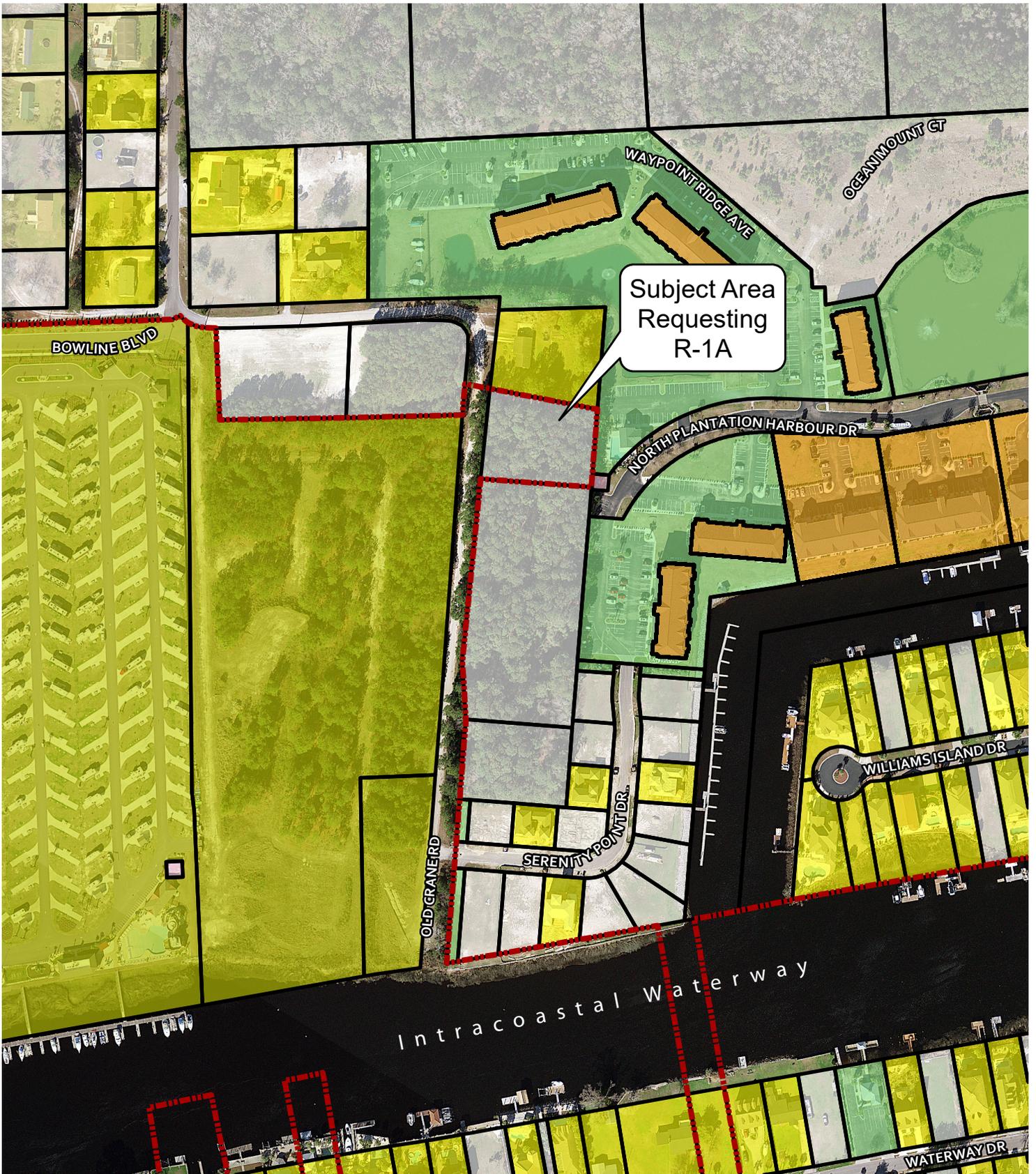
R-2

R-2A

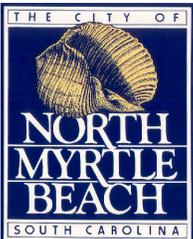


0 200 400 Feet

# Exhibit A: Zoning Map (Z-21-28)



Subject Area  
Requesting  
R-1A



Path: M:\2021\2021-48 Z-21-28\2021-48 Z-21-28 ELU.mxd

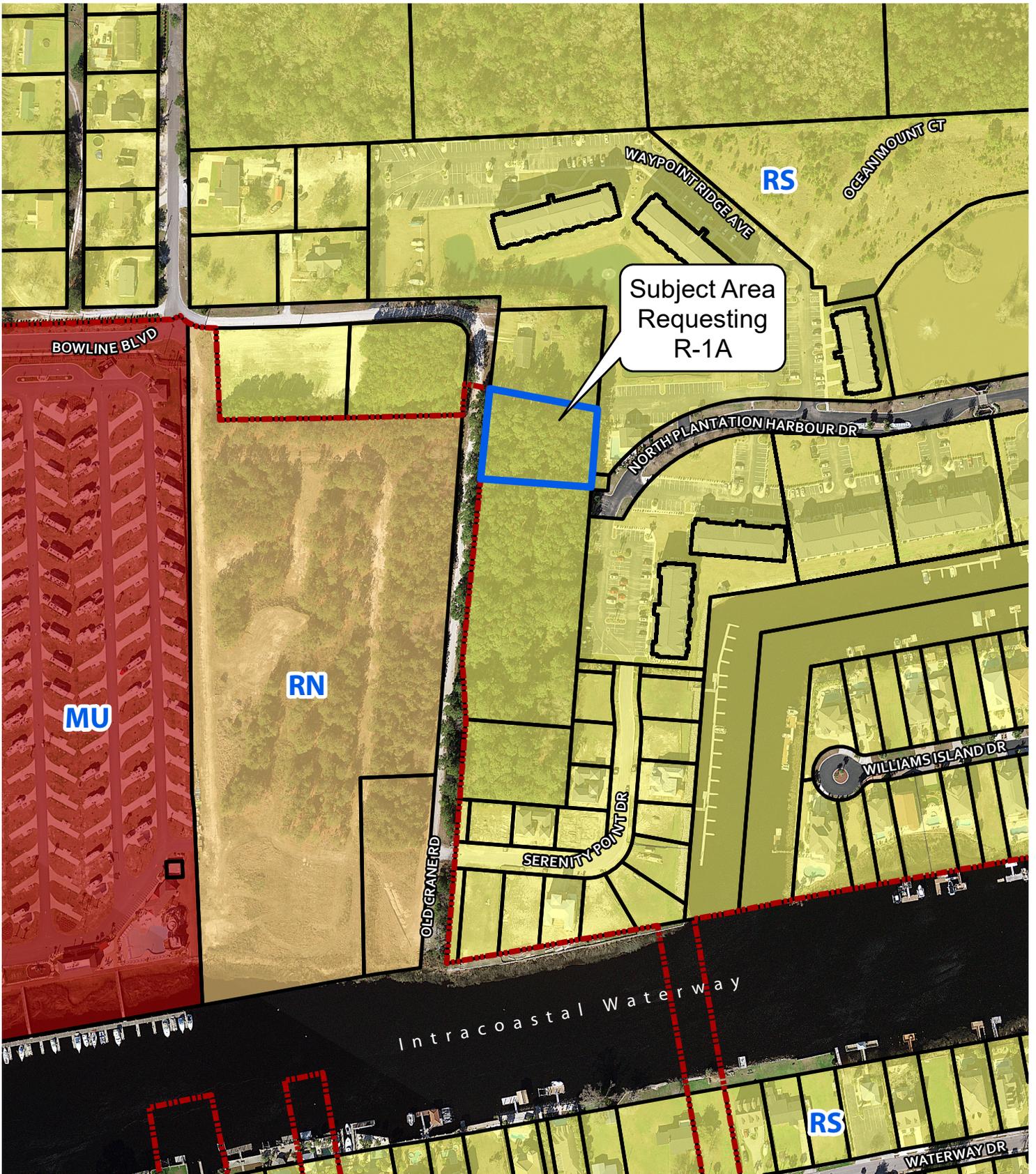
**Legend**

- North Myrtle City Limits
- Existing Land Use
- Multi-Family
- Single-Family
- Common Open Space
- Public, Social, Cultural
- Mobile Home
- RV / Campground
- Vacant



**Existing Land Use Map (Z-21-28)**

Date: 11/1/2021  
Author: Dawn E. Snider



Subject Area  
Requesting  
R-1A

**Legend**

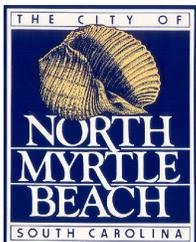
-  Subject Area
-  North Myrtle City Limits

- Recommended Future Land Use Categories**
-  MU - Mixed Use

-  RS - Residential Suburban
-  RN - Residential Neighborhood



**Future Land Use Map (Z-21-28)**



**7E. ANNEXATION & ZONING DESIGNATION Z-21-29:** City staff received a petition to annex lands on Cenith Drive totaling ±0.44 acres and identified by PIN 357-02-04-0059. The lot is currently unincorporated and zoned Single-Family Residential 14.5 (SF14.5) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently.

**Existing Conditions and Surrounding Land Uses:**

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned Single-Family Residential 14.5 (SF 14.5) under Horry County jurisdiction. Located on Cenith Drive, the parcel is vacant and undeveloped. Surrounding parcels within City limits are zoned R-1 and Planned Development District (PDD) within the Chestnut Greens PDD; adjacent unincorporated county parcels are zoned SF 14.5, Single-Family Residential 6 (SF6) and Commercial Forest Agriculture (CFA).

**Planning Commission Action:**

As per the Zoning Ordinance Section 23-4, *Amendments*, the Planning Commission shall prepare a report and make recommendations on any proposed amendment to the North Myrtle Beach Zoning Ordinance, including the Zoning Map, stating its findings and its evaluation of the request. In making its report, the Commission shall consider the following factors:

- a) The relationship of the request to the Comprehensive Plan:

*The Future Land Use map contained in the 2018 Comprehensive Plan recommends Residential Suburban as a land use class for the subject area. The principal permitted uses noted in the compliance index include primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots. The recommended primary zoning district is R-1; R-1A and R-1B are the secondary zoning district alternatives.*

The proposed zoning designation, R-1 (Single-Family Residential Low-Density), is a recommended zoning district within the Compliance Index for the subject property.

- b) Whether the request violates or supports the Plan:

*Chapter 5, "The Way We Grow," of the 2018 Comprehensive Plan identifies the Residential Suburban future land use classification as follows: The purpose of this classification is to define, protect, and provide low density, single-family detached housing areas where designated, and to prohibit any development that would compromise existing residential characteristics. In addition, these areas are intended to provide for in-fill and expansion of existing neighborhoods and subdivisions. Standards and densities for these areas are designated to reflect existing conditions. This area is also intended to allow incorporation of property west of the waterway at densities typical of inland development. Primarily single-family lots, small farms and farm related uses such as produce stands, and mobile homes on individual lots, excluding large mobile home parks, are compatible uses here. This category allows up to five dwelling units per acre (du/acre).*

The proposed R-1 zoning is consistent with the Residential Suburban land use classification found in the 2018 Comprehensive Plan.

- c) Whether the uses permitted by the proposed change would be appropriate in the area concerned:

*The purpose of the R-1 zoning district is, "To preserve and protect the character of existing neighborhoods and subdivisions, and to prohibit any uses which would compromise or alter existing conditions and uses. Also, these districts are intended to encourage residential infilling and expansion of existing neighborhoods and subdivisions. Development land uses permitted in each are designed to reflect existing conditions and enhance the prospects of 'lie development.'"*

The uses permitted in the R-1 district would be appropriate in the area.

- d) Whether adequate public-school facilities, roads and other public services exist or can be provided to serve the needs of the development likely to take place because of such change, and the consequence of such change:

*Current public rights-of-way serve this area via the existing, county maintained Cenith Drive.*

- e) Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewer to the area:

*Water and sewer services are available to the parcel.*

As a matter of policy, no request to change the text of the ordinance or the map shall be acted upon favorably, except:

- (a) Where necessary to implement the comprehensive plan, or
- (b) To correct an original mistake or manifest error in the regulations or map, or
- (c) To recognize substantial change or changing conditions or circumstances in a particular locality, or
- (d) To recognize changes in technology, the style of living, or manner of doing business.

This petition for annexation and zoning designation is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for December 6, 2021. Should the Planning Commission desire to forward a positive recommendation to City Council, one of the reasons should be included in the report.

**Staff Review:**

*Planning and Development, Planning Division*

The Planning Division has no issue with the proposed petition for annexation and zoning.

*Planning and Development, Zoning Division*

The Zoning Administrator has no issue with the proposed petition for annexation and zoning.

*Public Works*

The City Engineer has no issue with the proposed petition for annexation and zoning.

*Public Safety*

The Fire Marshall has no issue with the proposed petition for annexation and zoning.

**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 annexation and zoning petition [Z-21-29] as submitted.

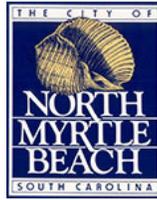
OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-21-29] as submitted.

OR

- 3) I move (an alternate motion).

FILE NUMBER:	Z-21-29
Complete Submittal Date:	October 12, 2021



Notice Published:	October 28, 2021
Planning Commission:	November 16, 2021
First Reading:	December 6, 2021
Second Reading:	January 3, 2022

City of North Myrtle Beach, SC

**Petition for Annexation & Zoning**

**GENERAL INFORMATION**

<b>Date of Request: October 12, 2021</b>	<b>Property PIN(S): 35702040059</b>
<b>Property Owner(s): Conrad O'Connell</b>	<b>Type of Zoning Map Amendment: Petition for Annexation and Zoning</b>
<b>Address or Location: Belle Edge Prop; Lot J-3</b>	<b>Project Contact: Terry Price</b>
<b>Contact Phone Number: 8432514944</b>	<b>Contact Email Address: acstprice@yahoo.com</b>
<b>Current County Zoning: SF 14.5</b>	<b>Proposed Zoning: R-1</b>
<b>Total Area of Property: 0 Acres</b>	<b>Approximate Population of Area to be Annexed: 0</b>

**RECORDED COVENANT INFORMATION**

I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with,

or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).

*Applicant's E-signature: Terry Price*

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.



CITY OF NORTH MYRTLE BEACH  
**LETTER OF AGENCY**

Revision Date 05.24.19

Today's Date: 10/12/21

Nature of Approval Requested: Petition for Annexation

Property PIN(s): 35702040059

Property Address/Location:

I, Conrad O'Connell, hereby authorize Terry Price

to act as my agent for for the purposes of the above referenced approval.

Signature

**Owner of lot/land**

Title

Signature

Title

Signature

Title

Signature

Title

Signature

Title

Signature

Title

Please have all property owners sign application; disregard additional spaces if not needed. If additional signature lines are required, please duplicate this sheet and bind all sheets together into one document.

35702040059,

Prepared By and Return To:  
Wright, Worley, Pope, Ekster & Moss, PLLC  
628-A Sea Mountain Highway  
North Myrtle Beach, SC 29582  
PIN: 357-02-04-0059

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY )

**TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, THAT **DEBORAH M. WILSON AND SHARON M. BROWN** in the State aforesaid, for and in consideration of the sum of EIGHTY FOUR THOUSAND AND 00/100 DOLLARS (\$84,000.00) to them in hand paid at and before the sealing of these presents by **CONRAD O'CONNELL AND RACHELLE O'CONNELL**, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto said **CONRAD O'CONNELL AND RACHELLE O'CONNELL** as joint tenants with right of survivorship and not as tenants in commons, his or her heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

ALL AND SINGULAR all that certain piece, parcel or lot of land, situate, lying and being in North Myrtle Beach, Horry County, South Carolina, being shown and designated as Lot J-3 on a plat entitled "A Minor Subdivision Creating Lots J-1, J-2 & J-3 Belle Edge Subdivision" prepared by Harry G. Bruton & Associates dated February 17, 2020. A copy of said map being recorded in Plat Book 292 at Page 170, records of Horry County and is by reference incorporated herein as forming a part and parcel of this description.

This property is conveyed subject to covenants, conditions, restrictions, reservations and easements appearing of record.

The grantors acquired the above described property by deed of distribution recorded in Deed Book 3480 at Page 1308, records of Horry County.

PIN 357-02-04-0059

Grantee Address: 200 Hampshire Court  
Little River, SC 29566

**TOGETHER WITH** all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

**TO HAVE AND TO HOLD**, all and singular the said Premises before mentioned unto the said **CONRAD O'CONNELL AND RACHELLE O'CONNELL**, as joint tenants with right of survivorship and not as tenants in commons, his or her heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

**AND** Grantor does hereby bind themselves and their heirs and assigns, to warrant and forever defend all and singular the said Premises unto the said **CONRAD O'CONNELL AND RACHELLE O'CONNELL**, as hereinabove provided against itself and its successors and assigns and any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

WITNESS the execution hereof by the undersigned hand and seal this 10 day of March, 2021.

Signed, Sealed and Delivered  
in the Presence of

[Signature]  
1<sup>st</sup> Witness  
[Signature]  
2<sup>nd</sup> Witness

Deborah M. Wilson  
Deborah M. Wilson  
[Signature]  
Sharon M. Brown

STATE OF SOUTH CAROLINA)  
COUNTY OF HORRY ) ACKNOWLEDGEMENT  
{#30-5-30-(c)}

I, Renee H. Baxley, a Notary Public for the State of South Carolina, do hereby certify that Deborah M. Wilson and Sharon M. Wilson, the within named Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 10<sup>th</sup> day of March, 2021.

[Signature]

Signature of Notary Public

My commission expires 12-18-27

Printed name of Notary:

Renee H. Baxley

SC-3027-007

STATE OF SOUTH CAROLINA )  
COUNTY OF HORRY )

**AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS**

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at Lot J-3 located on Cenith Drive, North Myrtle Beach, South Carolina, 29582 bearing County PIN 357-02-04-0059 was transferred by **Deborah M. Wilson and Sharon M. Brown** to **Conrad O'Connell and Rachelle O'Connell** by deed dated March 05, 2021.

3. Check one of the following: The deed is

- (a)  subject to the deed recording fee as a transfer for consideration paid or to be paid in money  
(b)  subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.  
(c)  exempt from the deed recording fee because (See Information section of affidavit): Consideration less than \$

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

(a)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$84,000.00.

(b)  The fee is computed on the fair market value of the realty which is \_\_\_\_\_.

(c)  The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.

5. Check Yes  or No  to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is:

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: \$84,000.00

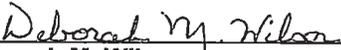
(b) Place the amount listed in item 5 above here: -0-  
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$84,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: ~~\$1165.50~~ 310.80 (B)

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

  
Deborah M. Wilson

  
Sharon M. Brown

**SWORN to and subscribed before me this**

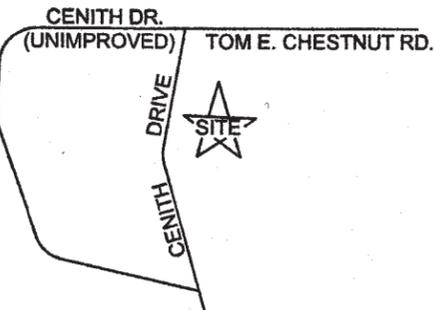
10 day of March, 2021.

  
Notary Public for South Carolina

My Commission Expires: 12-18-27

Notary (printed name): Renee H. Baxley

**Vicinity Map**  
Not To Scale



**FLOOD NOTE:**  
THE SUBJECT PROPERTY SHOWN  
HEREON LIES IN FLOOD ZONE "X"  
PER F.E.M.A. MAP # 45051 C0 579 "H"  
DATED 8/23/1999.

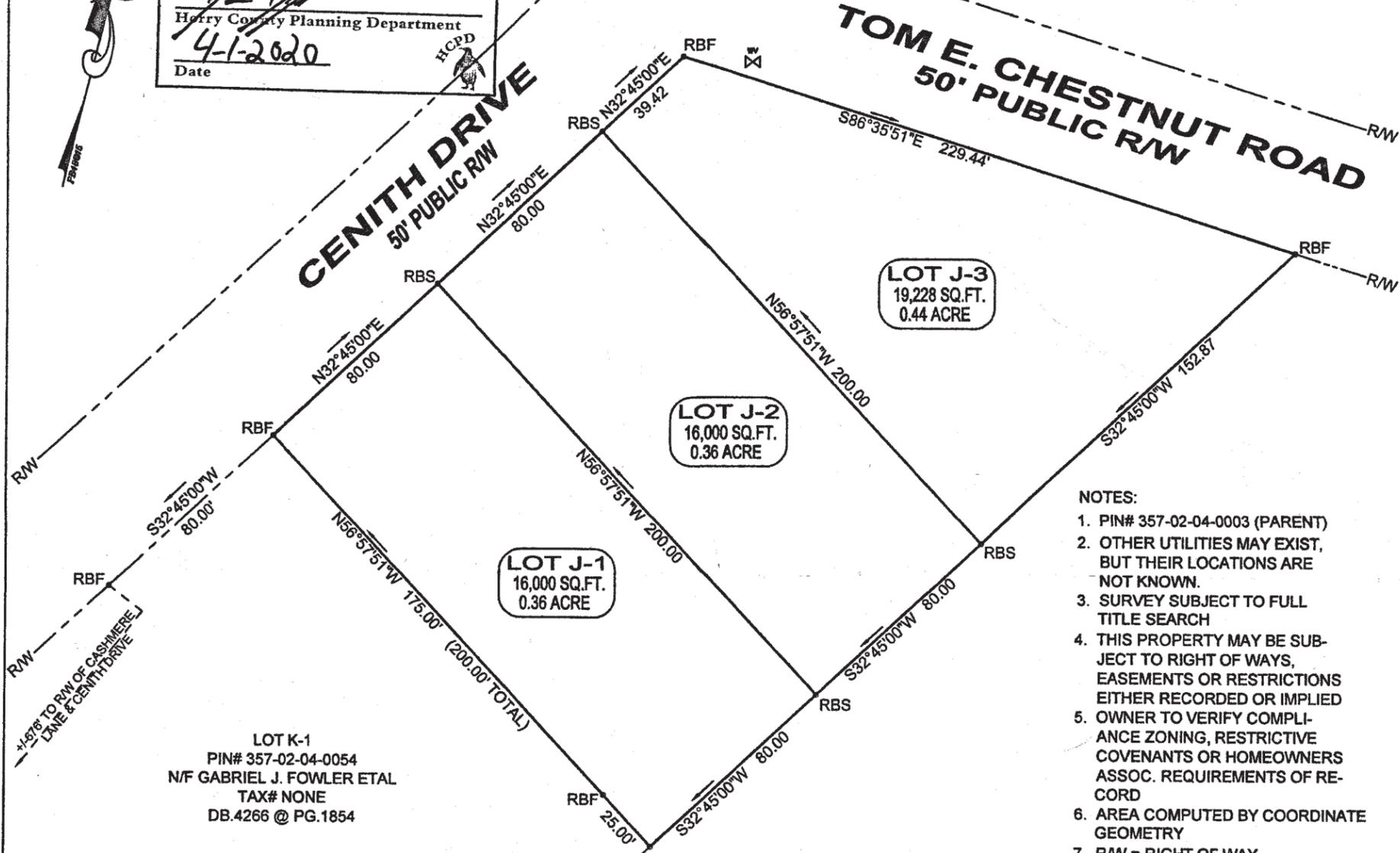
I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; that there are no visible encroachments or projections other than shown: that the unadjusted ratio of precision is 1:10,000+; that this property is subject to any easements of record that may be shown on an up-to-date title search not furnished me this date; that the area was determined by the coordinate method of area calculation. Date: FEBRUARY 17 2020

SIGNED   
PROFESSIONAL LAND SURVEYOR  
HARRY F. BRUTON, PLS 24275

Plat BK: 292 PG: 170  
Doctype: 061, 04/24/2020 at 02:48:16 PM, 1 OF 1  
Marion D. Foxworth III, Horry County, SC Registrar of Deeds

PALMETTO HARBOR SPOIL BASIN PARCEL  
PIN# 357-02-03-0027  
TAX# 143-19-01-083  
N/F HORRY COUNTY  
DB.3404 @ PG.335

Approved For Recording  
Horry County Planning Department  
Date 4-1-2020  
HCPD



- NOTES:**
- PIN# 357-02-04-0003 (PARENT)
  - OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
  - SURVEY SUBJECT TO FULL TITLE SEARCH
  - THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED
  - OWNER TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD
  - AREA COMPUTED BY COORDINATE GEOMETRY
  - R/W = RIGHT OF WAY
  - = WATER VALVE
  - RBF = 5/8" IRON REBAR FOUND
  - RBS = 5/8" IRON REBAR SET
  - TMS# = 143-12-01-010 (PARENT)
  - PLAT REF. = PB. 48 @ PG.15  
PB. 283 @ PG.28
  - THIS IS A MINOR SUBDIVISION OF LOT J CREATING LOT J-1 TOTALING 16,000 SQ.FT., 0.36 ACRE, LOT J-2 TOTALING 16,000 SQ.FT., 0.36 ACRE & LOT J-3 TOTALING 19,228 SQ.FT., 0.44 ACRE.

**CERTIFICATE OF NON-EVALUATION FOR WATER AND SEWER AVAILABILITY**  
THE PROPERTY OWNER OF RECORD HEREBY ACKNOWLEDGES THAT THE SURVEYED PARCEL(S) AND/OR TRACT REMAINDER HAS NOT BEEN REVIEWED TO DETERMINE THE AVAILABILITY OF ON-SITE WASTE DISPOSAL SYSTEMS OR PROVISION OF PUBLIC WATER/SEWER SERVICES. RECORDATION OF THIS PLAT SHALL NOT BE AN IMPLIED OR EXPRESSED CONSENT BY HORRY COUNTY THAT THE LOTS OR OTHER LAND DIVISIONS SHOWN HEREON ARE CAPABLE OF BEING SERVICED BY ON-SITE WASTE DISPOSAL OR PUBLIC WATER/SEWER SYSTEMS. UNLESS OTHERWISE STATED HEREON, ALL SURVEYED PARCELS AND/OR TRACT REMAINDERS HAVE NOT BEEN REVIEWED FOR ON-SITE WASTE DISPOSAL SYSTEMS OR PUBLIC WATER/SEWER SERVICES.

Deborah M. Wilson 03-07-2020  
PROPERTY OWNER SIGNATURE (DATE)  
Sharon M. Brown 3/7/2020  
PROPERTY OWNER SIGNATURE (DATE)

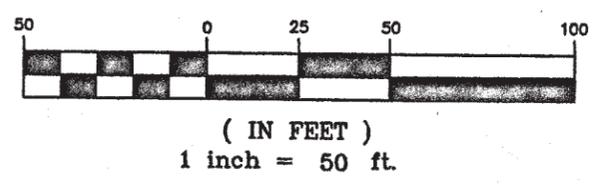
**CERTIFICATE OF OWNERSHIP & DEDICATION**

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF DEVELOPMENT/PLAT WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

NAME Deborah M. Wilson SIGNED Deborah M. Wilson DATE 03-07-2020  
NAME Sharon M. Brown SIGNED Sharon M. Brown DATE 3/7/2020

POSSOM TROT GOLF COURSE  
PIN# 357-00-00-0012  
TAX# 143-00-01-024  
N/F BELLE S. EDGE ESTATE ETAL  
DB.1638 @ PG.592

**GRAPHIC SCALE**



**Harry F. Bruton & Associates**  
Professional Land Surveying & Design

RESIDENTIAL & COMMERCIAL IN S.C.  
905-2 Sea Mountain Hwy.  
North Myrtle Beach, SC 29582

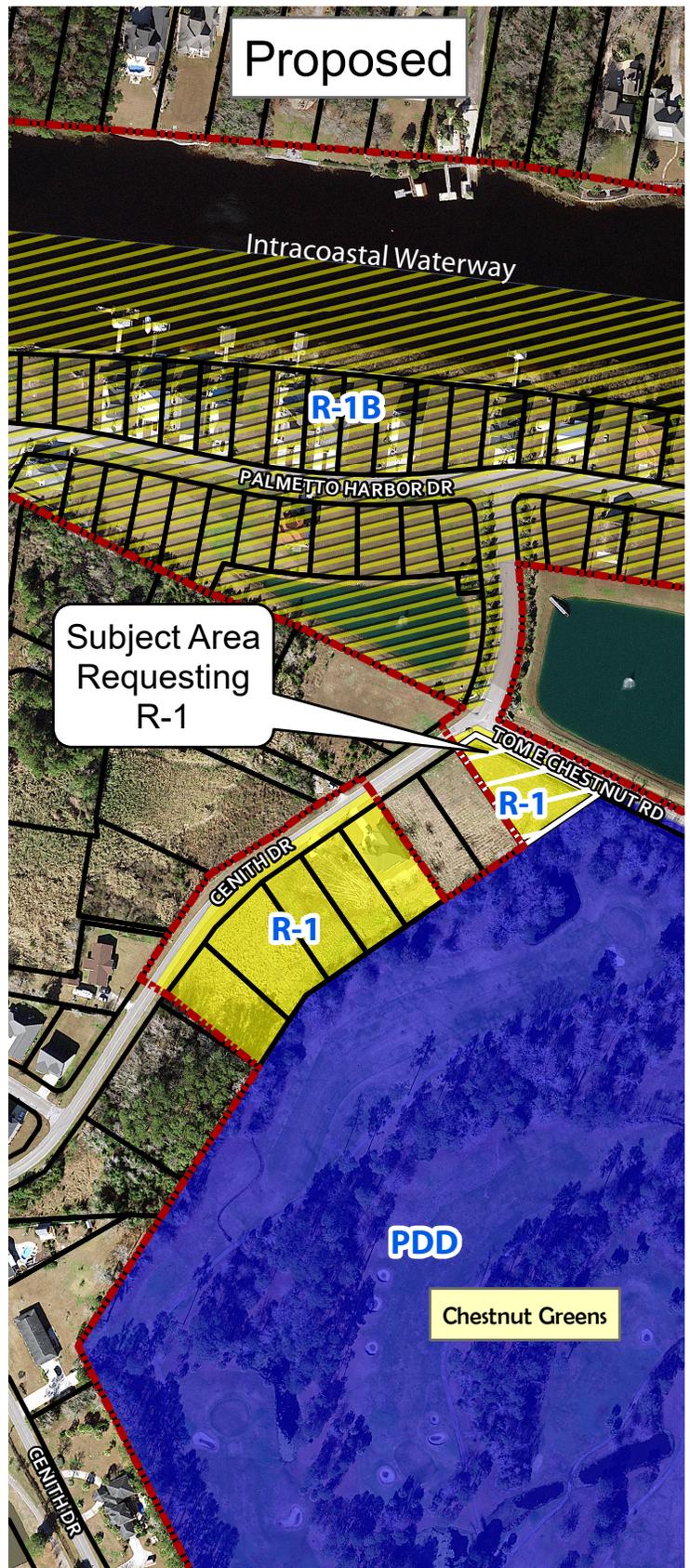
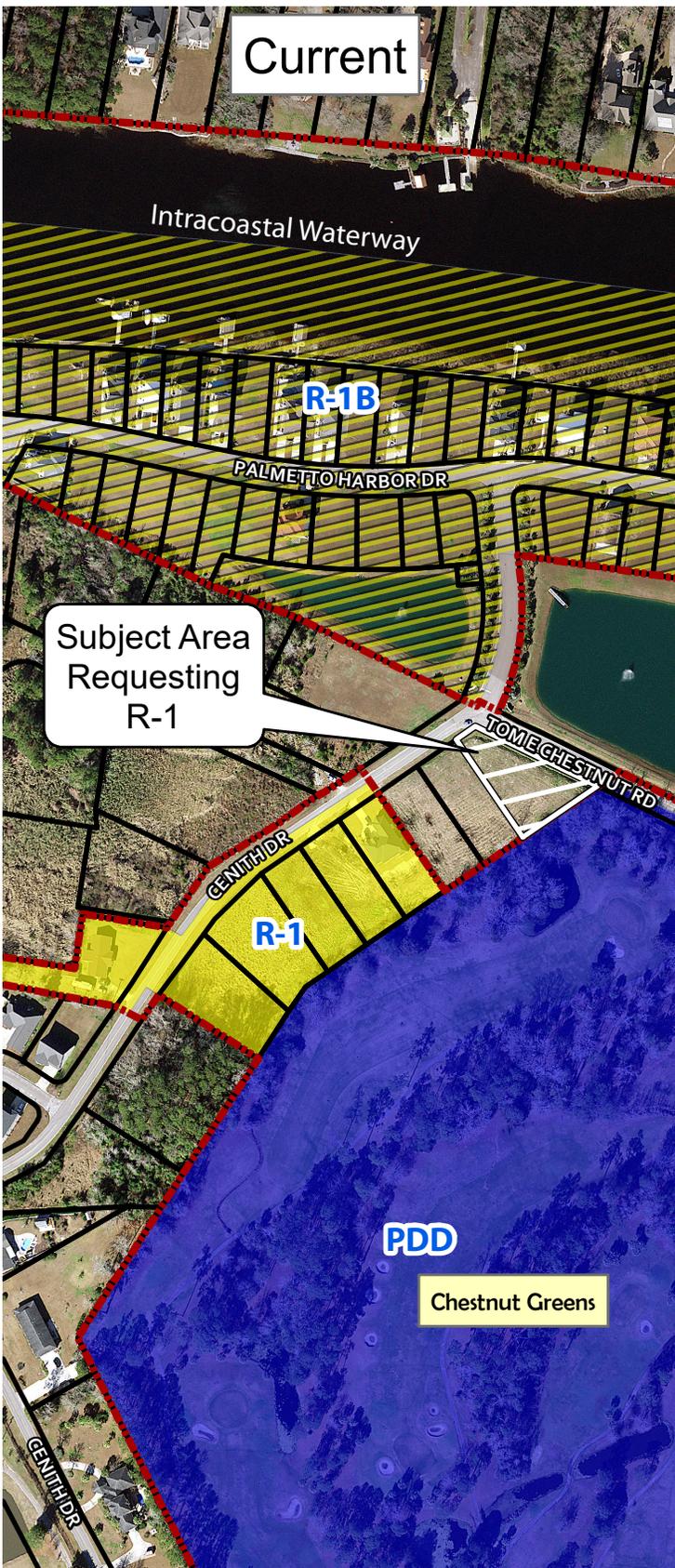
hbruton@gmail.com  
OFFICE (843) 281 - 8822  
FAX (843) 280 - 0920

**A MINOR SUBDIVISION**  
CREATING  
**LOTS J-1, J-2 & J-3**  
BELLE EDGE SUBDIVISION

NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA  
SCALE 1"=50'  
THE PROPERTY OF **DEBORAH M. WILSON & SHARON M. BROWN**

MAP REFERENCE IN BOOK 48 / 283 PAGE 15 / 28  
DEED REFERENCE IN BOOK 3480 PAGE 1308  
JOB NO. 18224 ACAD: LOT J SUB 2-17-2020 (CENITH)

HARRY F. BRUTON  
S.C. REG.# 24275

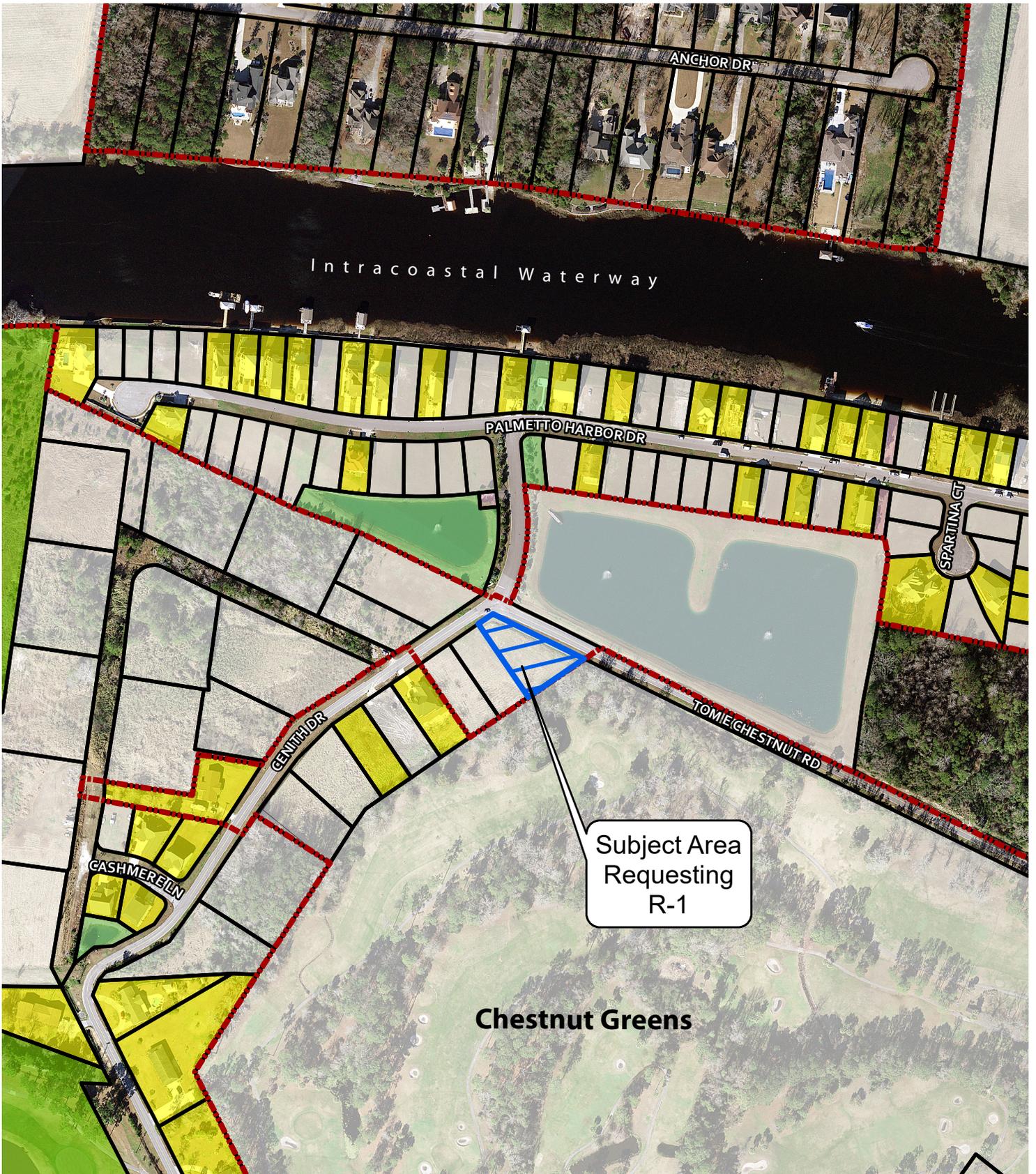


Legend

- 
- Subject Area
- 
- North Myrtle City Limits
- ZONING**
- R-1
- PDD
- R-1B



# Exhibit A: Zoning Map (Z-21-29)



**Chestnut Greens**

**Legend**

- |   |                          |   |  |   |                          |
|---|--------------------------|---|--|---|--------------------------|
|  | Subject Area             |  | Existing Land Use<br>Common Open Space |  | Public, Social, Cultural |
|  | North Myrtle City Limits |  | Golf Course                            |  | Single-Family            |
|   |                          |   |  |  | Vacant                   |



Path: M:\2021\2021-49 Z-21-29\2021-49 Z-21-29 ELU.mxd

**Existing Land Use Map (Z-21-29)**



Date: 11/4/2021  
Author: Dawn E. Snider



Subject Area  
Requesting  
R-1

Chestnut Greens

**Legend**

-  Subject\_Area
  -  North Myrtle City Limits
- Recommended Future  
Land Use Categories**

-  RPC - Resource, Protection, Conservation
-  MU - Mixed Use
-  MMU - Marina Mixed Use

-  NMU - Neighborhood Mixed Use
-  RS - Residential Suburban
-  RN - Residential Neighborhood



**Future Land Use Map (Z-21-29)**