REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: February 19, 2024

Agenda Item: 7B	Prepared by: Chris Noury, City Attorney
Agenda Section: New Business: Ordinance. First Reading	Date: January 29, 2024
Subject: Convey to First Baptist Church of North Myrtle Beach the City's portion of the closed right-of-way known as Ashland Avenue	Division: Legal

Background:

In 2009, the City Council closed the right-of-way known as Ashland Avenue located off of 6th Avenue South in the vicinity of First Baptist Church. Because the City was the landowner on one side of the closed right-of-way and the Church was the landowner on the opposite side of the closed right-of-way the closed portion of the right-of-way was divided down the center to be combined with existing property for each adjacent landowner.

Recently, the Church has requested the City convey to the Church the portion of the right-of-way that was combined with the City's property to allow the Church to use the property for expansion of its parking lot. The area to be conveyed has been appraised and assigned a value of $3,586.00.

Section 5-7-260(6) of the Code of Laws of South Carolina requires the sale of municipal property be authorized by ordinance. Therefore, attached for Council's approval is the proposed ordinance to authorize the conveyance of the above referenced property to the First Baptist Church of North Myrtle Beach and to authorize the City Manager to sign the documents necessary to complete the transaction.

Recommended Action:

Approve or deny the proposed ordinance on first reading

Reviewed by Department Head	Reviewed by City Manager	Reviewed by City Attorney

Council Action:

Motion By_____ 2nd By_____ To_____

AN ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH TO CONVEY A PARCEL OF LAND COMPRISED OF APPROXIMATELY 3,378 SQUARE FEET WHICH IS HALF OF THE CLOSED RIGHT-OF-WAY FORMERLY KNOWN AS ASHLAND AVENUE TO THE FIRST BAPTIST CHURCH OF NORTH MYRTLE BEACH FOR THE APPRAISED VALUE OF $3,568.00 AND TO AUTHORIZE THE CITY MANAGER TO SIGN THE DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION.

WHEREAS, the City previously closed Ashland Avenue and the closed right-of-way was divided down the center with each half to be recombined with the property owners on each side of the right-of-way being the City and the First Baptist Church of North Myrtle Beach; and

WHEREAS, the First Baptist Church of North Myrtle Beach has requested the City convey the City's portion of the right-of-way, a parcel containing approximately 3,378 square feet, to the Church for an expansion of the Church parking lot; and

WHEREAS, the appraised value of the lot to be conveyed from the City to the Church is $3,568.00.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA:

1. The conveyance of the above reference parcel for the appraised price is hereby authorized.
2. The City Manager is authorized to sign the documents necessary to complete the transaction.
3. This ordinance shall be effective upon the date of passage.

DONE, RATIFIED AND PASSED, THIS _____ DAY OF_____, 2024.

_____
Mayor Marilyn Hatley

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

FIRST READING: 2.19.2024
SECOND READING: _____

REVIEWED:

_____
City Manager

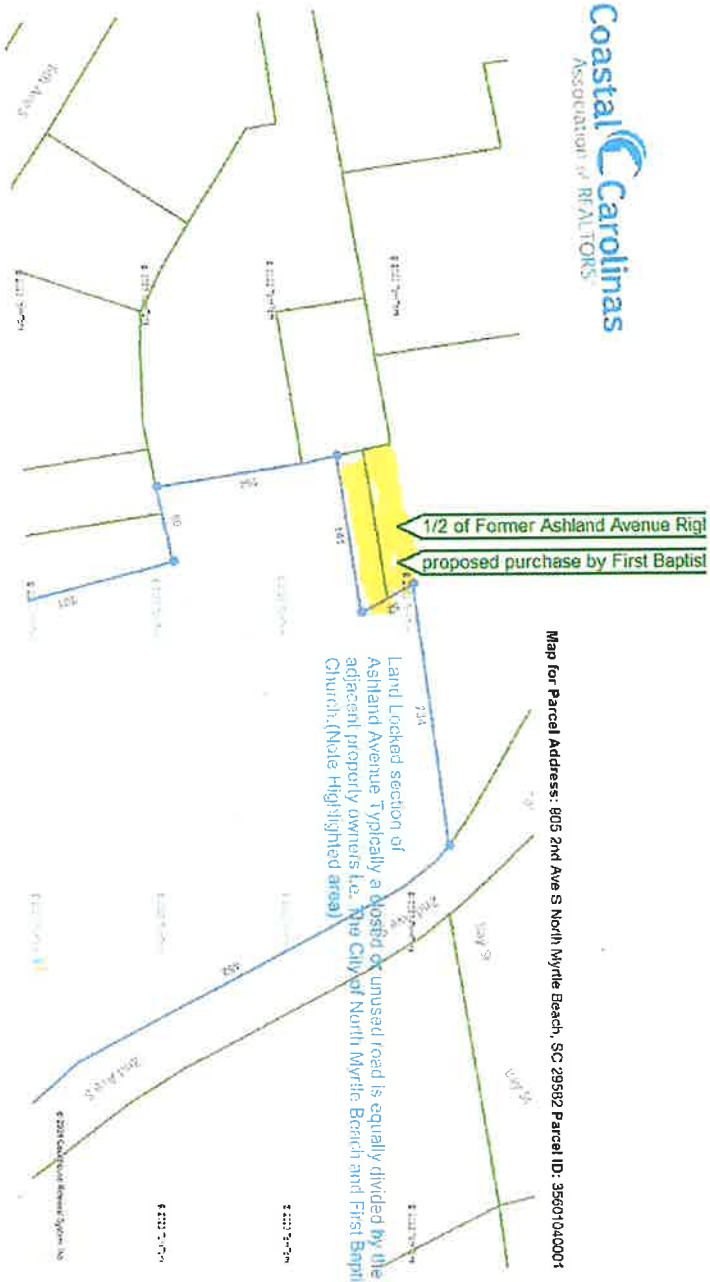
ORDINANCE: _____

PLAT MAP

Borrower: **Client: First Baptist Church**	File No.: **01122024VL-FBC**
Property Address: **905 2nd Avenue South**	Case No.:
City: **North Myrtle Beach**	State: **SC** Zip: **29582**
Lender: **First Baptist Church**	

Coastal Carolinas Association of REALTORS

Map for Parcel Address: 905 2nd Ave S North Myrtle Beach, SC 29582 **Parcel ID:** 356010400001



1/2 OF FORMER ASHLAND AVENUE RIGHT-OF-WAY TO BE COMBIND WITH CITY OF NORTH MYRTLE BEACH; TMS # 144-08-01-016 CONSISTING OF 3378+-SQ.FT., AND REMAINDER SECTION OF ASHALND AVENUE RIGHT-OF-WAY TO BE COMBIND WITH TMS# 144-08-01-003 FIRST BAPTIST CHURCH.

FIRST BAPTIST IS INTERESED IN PURCCHASING THE CITY OF NORTH MYRTLE BEACH PORTION OF FORMER ASHLAND AVENUE RIGHT-OF-WAY IN ORDER TO STRAIGHTEN THE LOT LINE BETWEEN THE CITY OF NORTH MYRTLE BEACH PROPERTY LINE AND THE LOT LINE WITH FIRST BAPTIST CHURCH.

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