

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: August 18, 2025

Agenda Item: 6A	Prepared by: Amber Elmadolar, Plan Reviewer
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: August 11, 2025
Subject: Petition for Annexation and Zoning Designation for ±0.94 acres on Riverside Drive [Z-25-7]	Division: Planning and Development

Background:

In 2021, the City of North Myrtle Beach City Council approved a resolution allowing the City Manager to enter into a pre-annexation agreement with Linda Detorrice regarding Lot 28 of the Riverside Subdivision (PIN 311-16-01-0003). This pre-annexation agreement allowed the residents of this property to connect to the water and/or sewer system of the City of North Myrtle Beach even though the property was not contiguous to the City's corporate boundary and was not eligible for annexation at that time. In exchange for allowing connection to the City's utilities, restrictive covenants were executed and recorded for this property, allowing the property to be considered for annexation into the City of North Myrtle Beach once it was contiguous. On October 21, 2024, City Council approved the annexation and zoning of the property immediately opposite to the subject property. At this time, the subject parcel became contiguous to the City's corporate boundary and eligible for annexation.

Existing Conditions:

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned Manufactured Single-Family 10 (MSF10) under Horry County jurisdiction. Located on Riverside Drive, the parcel currently contains a mobile home. Surrounding parcels within City limits are zoned R-1 and Planned Development District (PDD); surrounding county parcels are zoned MSF10. Upon annexation, the parcel would be designated R-1 as per Exhibit A: Zoning Map Z-25-7, prepared by the City of North Myrtle Beach Planning and Development Department depicting the annexation boundary. A proposed ordinance has been attached for Council's review.

Proposed R-1 Zoning:

		Single-family Dwelling	Churches	Other Permitted Uses
Minimum Site Area		10,000 SF	1 Acres	10,000 SF
Minimum Lot Width		80 feet	NA	NA
Minimum Yards:	Front	25 feet	25 feet	25 feet
	Side	10 feet ¹	25 feet	10 feet
	Rear	20 feet	25 feet	25 feet
Maximum Impervious Surface Ratio		40%	60%	40%
Maximum Height of Structures		35 feet (15 feet for Accessory Buildings)	45 feet	45 feet

Notes: ¹ A five-foot side yard setback shall be required for substandard lots of record.

R-1 District Permitted Uses:

Single-Family detached dwellings (excluding mobile homes); neighborhood and community parks and centers, golf courses and similar outdoor uses, but not lighted for night use; publicly owned recreational 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 of the City's ordinance.

Planning Commission Action:

The Planning Commission conducted a public hearing on June 24, 2024, and voted to recommend approval of the annexation and zoning designation, citing "A", where necessary to implement the Comprehensive Plan. There was no public comment.

Recommended Action:

Approve or deny the proposed ordinance on second reading

Reviewed by Department Head

Reviewed by City Manager

Reviewed by City Attorney

Council Action:

Motion By _____ 2nd By _____ To _____

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH ANNEXING ±0.94 ACRES IDENTIFIED BY PIN 311-16-01-0003

WHEREAS, the property owners have entered into a pre-annexation agreement with the City of North Myrtle Beach through restrictive deed covenant until such time as it becomes contiguous, the 0.94 acres consisting of the following parcel PIN 311-16-01-0003 as referenced on Exhibit A: Zoning Map Z-25-7, prepared by the City of North Myrtle Beach Planning and Development Department, depicting the annexation boundary, which is attached hereto and incorporated herein by reference; and

WHEREAS, the referenced property is now contiguous; and

WHEREAS, the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held all necessary public hearings in accordance with applicable State Statutes and City Ordinances; and

WHEREAS, the City Council has received a report from the Planning Commission recommending that the subject property be zoned Single-Family Residential Low-Density (R-1) upon annexation.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of North Myrtle Beach, South Carolina, in Council duly assembled:

Section 1. Annexation. That parcel identified by PIN 311-16-01-0003, consisting of approximately ±0.94 acres and depicted on Exhibit A, and all contiguous portions of all public rights-of-way, streets, and highways, are hereby annexed pursuant to Sections 5-3-150 and 5-3-240 of the Code of Laws of South Carolina, 1976, as amended.

Section 2. Zoning Designation. The Annexed Parcel is hereby designated and zoned as Single-Family Residential Low-Density (R-1).

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2025.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

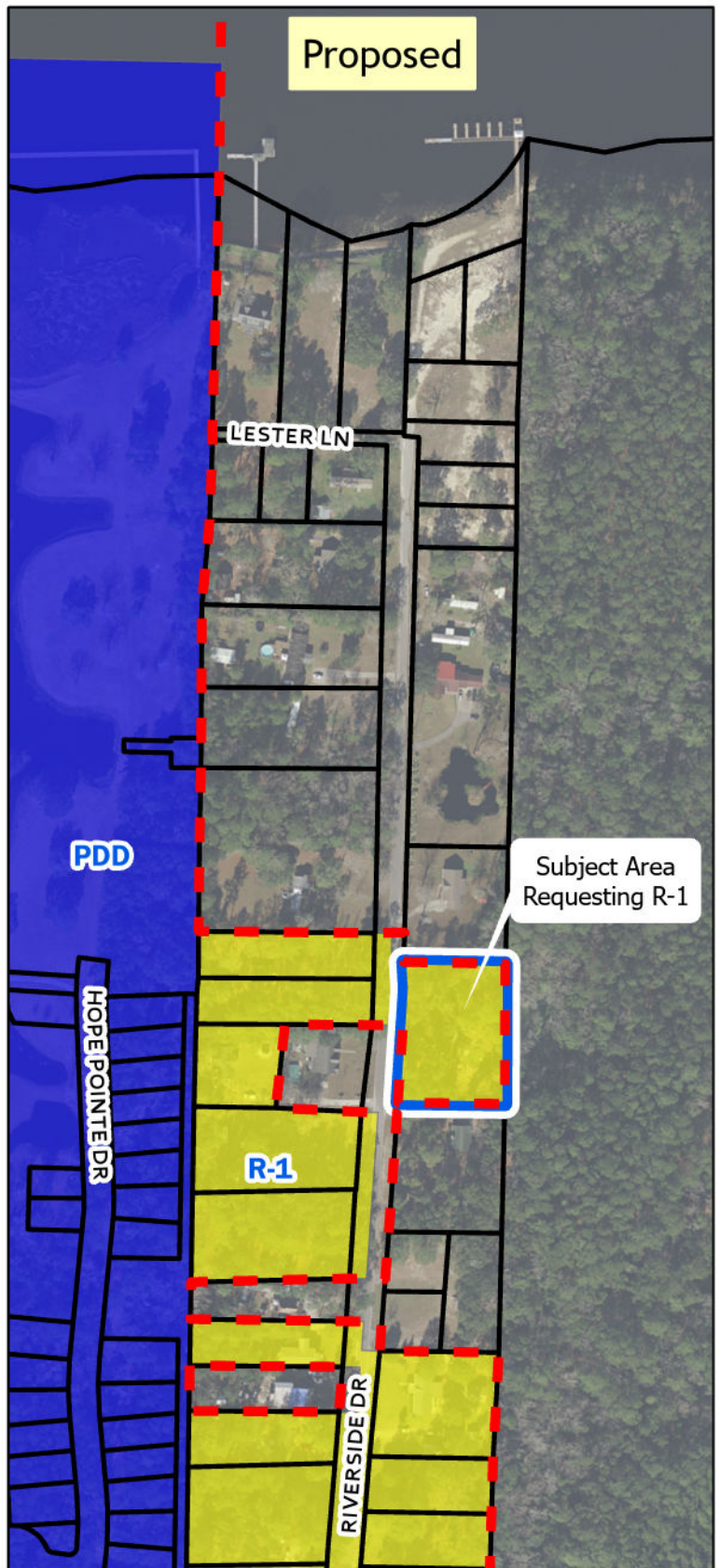
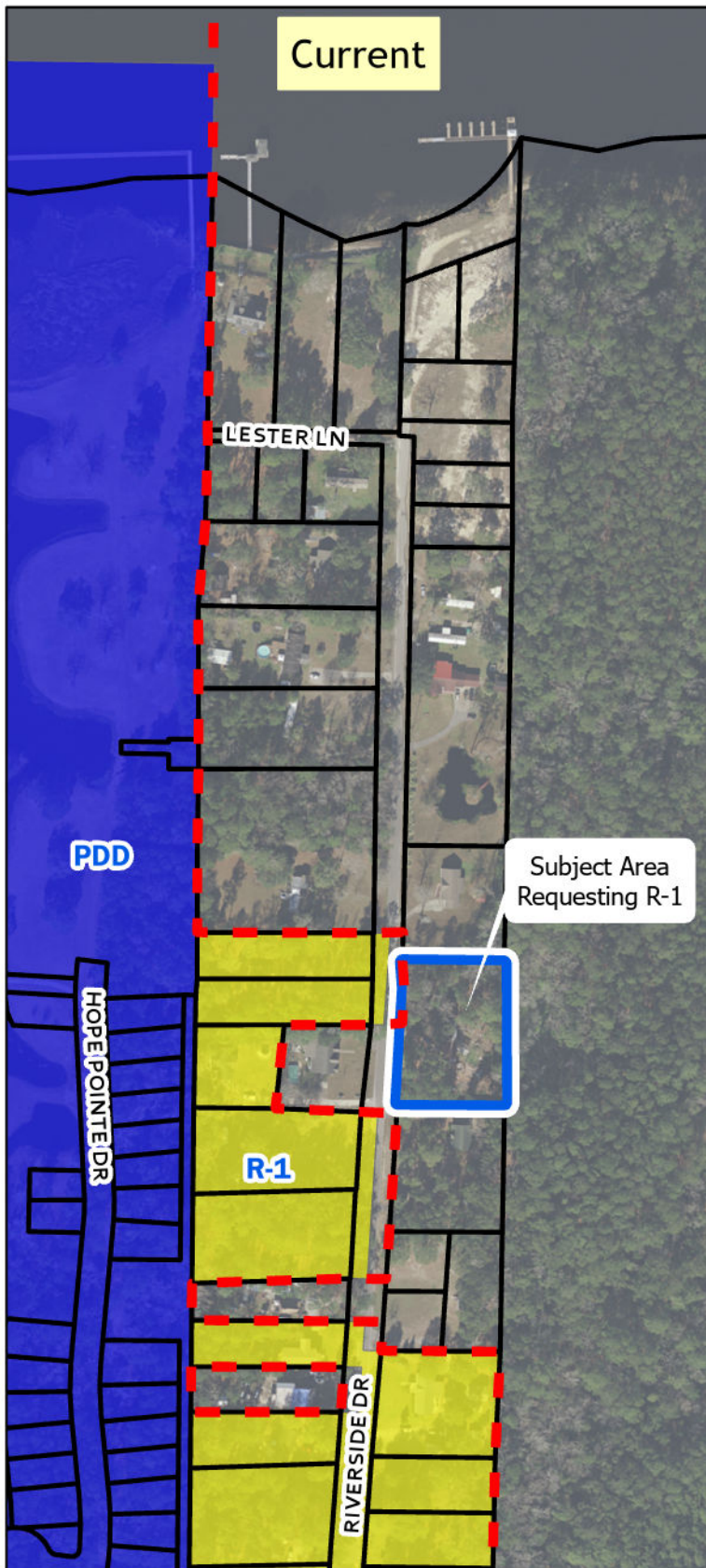
City Attorney

FIRST READING: 7.21.2025
SECOND READING: 8.18.2025

REVIEWED:

City Manager

ORDINANCE: 25-35



Legend

- North Myrtle Beach City Limit
- Subject Area

- Zoning District
- PDD
- R-1



Exhibit A: Zoning Map Z-25-7

0 150 300 Feet

User: arelmadolar
Path: \\nmbplan\PDGIS\2025\25-015 Z-25-7\Z-25-7.aprx

6A. ANNEXATION & ZONING DESIGNATION Z-25-7: Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Riverside Drive totaling approximately ±0.94 acres and identified by PIN 311-16-01-0003. The lot is currently unincorporated and zoned Manufactured/Single-Family 10 (MSF10) 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.

History and Background:

In 2021, the City of North Myrtle Beach City Council approved a resolution allowing the City Manager to enter into a pre-annexation agreement with Linda Detorrice. regarding Lot 28 of the Riverside Subdivision (TMS 131-17-03-004). This pre-annexation agreement allowed the residents of this property to connect to the water and/or sewer system of the City of North Myrtle Beach even though the property was not contiguous to the City's corporate boundary and was not eligible for annexation at that time. In exchange for allowing connection to the City's utilities, restrictive covenants were executed and recorded for this property allowing the property to be considered for annexation into the City of North Myrtle Beach once it was contiguous. On October 21, 2024, the City Council approved the annexation and zoning of the property immediately opposite to the subject property. At this time, the subject parcel became contiguous to the City's corporate boundary and eligible for annexation.

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 MSF 10 under Horry County jurisdiction. Located on Riverside Drive, the parcel currently contains a mobile home. Surrounding parcels within City limits are zoned R-1 and Planned Development District (PDD); surrounding county parcels are zoned MSF10.

Proposed R-1 Zoning Development Standards

		Single-family Dwelling	Churches	Other Permitted Uses
Minimum Site Area		10,000 SF	1 Acre	10,000 SF
Minimum Lot Width		80 feet	NA	NA
Minimum Yards:	Front	25 feet	25 feet	25 feet
	Side	10 feet ¹	25 feet	10 feet
	Rear	20 feet	25 feet	25 feet
Maximum Impervious Surface Ratio		40%	60%	40%
Maximum Height of Structures		35 feet (15 feet for Accessory Buildings)	45 feet	45 feet

Notes: ¹ A five-foot side yard setback shall be required for substandard lots of record.

R-1 District Permitted Uses

Single-family detached dwellings, excluding mobile homes; 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 per Article III of the City's zoning Ordinance.

Planning Commission Action:

As per the Zoning Ordinance § 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 Single-Family Residential Low-Density (R-1); Single-Family Residential Low-Medium Density (R-1A) and Single-Family Low-Medium Density (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 with access subject to Horry County encroachment permit approval.

- 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 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 the City Council at their next meeting tentatively scheduled for July 21, 2025. Should the Planning Commission desire to forward a positive recommendation to the 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-25-7] as submitted.
OR
- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-25-7] as submitted.
OR
- 3) I move (an alternate motion).

FILE NUMBER:	Z-25-7
Complete Submittal Date:	



Notice Published:	
Planning Commission:	
First Reading:	
Second Reading:	

City of North Myrtle Beach, SC

Petition for Annexation & Zoning

GENERAL INFORMATION	
Date of Request: May 29, 2025	Property PIN(S): 31116010003
Property Owner(s): LINDA DETORRICE	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: 4820 Riverside Dr	Project Contact: Suzanne Pritchard
Contact Phone Number: Contact the Planning Division for Info	Contact Email Address: Contact the Planning Division for Info
Current County Zoning: MSF10	Proposed Zoning: R-1
Total Area of Property: 40,593.94 Acres	Approximate Population of Area to be Annexed: 1
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). <i>Applicant's E-signature: <u>Suzanne Pritchard</u></i>	
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.	

This covenant shall run with the land. All rights, powers and privileges hereby granted to the City of North Myrtle Beach shall pass to its successors and assigns and shall be binding upon Grantor its successors and assigns. It is hereby agreed that the conditions of this agreement, and this agreement itself, is a restrictive and covenant on the title to the within named property and binding upon the Grantor, its successors, and assigns.

WITNESS the execution hereof, this 24 day of February, 2022.

Signed, Sealed and Delivered

In the presence of:

Linda DeTorrice
Signature

Gayle Mitchell
Witness #1

M. Baschauer
Witness #2

STATE OF SOUTH CAROLINA)

)

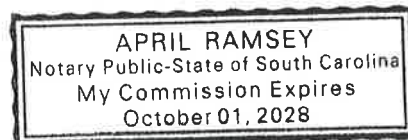
PROBATE

COUNTY OF HORRY)

PERSONALLY appeared before me Gayle Mitchell, and made oath that he or she saw the within named Linda DeTorrice sign, seal and as his or her act and deed in the case of private person, or as the corporate act and deed, in the event of a corporation, and by its proper officers, deliver the within Restrictive Covenants, and the he or she, with Melissa Baschauer witnessed the execution thereof. Witness is not a party to or a beneficiary of the transaction.

Sworn to and subscribed before me this 24
Day of February, 2022.

April Ramsey
Notary Public for South Carolina
My Commission Expires: 10/1/2028



Pin number
31116010003,

Prepared By:

McAngus Goudelock & Courie, LLC
2411 North Oak Street, Suite 401
Myrtle Beach, SC 29577
23222.21010DETORRICE

Space above this line reserved for Recording information

THE STATE OF SOUTH CAROLINA

)

TITLE TO REAL ESTATE

)

COUNTY OF HORRY

)

KNOW ALL MEN BY THESE PRESENTS, that **Blaine Mobley and Karen Lewis a/k/a Billie Karen Lewis and Jeremy Martin and Karen Lewis a/k/a Billie Karen Lewis a/k/a Karan Lewis, Personal Representative of the Estate of Duane Tuggle and Mickey Lattimore and Bryan Lattimore** (hereinafter "Grantor"), in the State aforesaid, for and in consideration of the sum of ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00), the receipt and sufficiency of which is here acknowledged, **subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats**, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Linda DeTorrice, (hereinafter "Grantee")

All of Grantor's rights, title and equitable or legal interest in and to the following described property:

ALL AND SINGULAR, all that certain parcel or lot of land situate in Little River Township, Horry County, South Carolina, being shown and designated as LOT NO. 28 on a map of thirty eight lots in Riverside Campground prepared by C.B. Berry, R.L.S. A Copy of said map is recorded in Plat Book 62 at Page 21 in the Office of the Clerk of Court for Horry County, South Carolina. Reference to said map is craved as forming a part of this description.

DERIVATION: This being the same property conveyed to Marvin L. Mobley and Barbara J. Mobley by Warranty Deed of Frank V. Boulineau, IV dated May 15, 1998 and recorded May 18, 1998 in Book 2037, Page 906, Horry County, South Carolina.

Horry County Tax Map No.: 131-17-03-004 and 31116010003

Property Address: 4820 Riverside Drive, North Myrtle Beach, SC 29582

Grantee Address: 4820 Riverside Drive, North Myrtle Beach, SC 29582

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 Grantee, Grantee's, heirs and assigns, forever.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs, successors and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives against any and all others whomsoever lawfully claiming the same or any part thereof.

WITNESS the Hand and Seal of Blaine Mobley and Karen Lewis a/k/a Billie Karen Lewis and Jeremy Martin and Karen Lewis a/k/a Billie Karen Lewis a/k/a Karan Lewis, Personal Representative of the Estate of Duane Tuggle and Mickey Lattimore and Bryan Lattimore, this 9 day of April, 2021.

Signed, Sealed and Delivered
in the presence of:

Witness No. 1

Witness No. 2 (NOTARY)

Blaine S. Mobley

Blaine Mobley

*Karen Lewis a/k/a Billie Karen Lewis by
Blaine S. Mobley her attorney-in-fact*

Karen Lewis a/k/a Billie Karen Lewis by

Blaine Mobley, her Attorney-in-Fact

Jeremy Martin by

Blaine S. Mobley, his attorney-in-fact

Jeremy Martin by

Blaine Mobley, his Attorney-in-Fact

Karen Lewis a/k/a Billie Karen Lewis a/k/a Karan Lewis,
Personal Representative of the Estate of Duane Tuggle

*Karen Lewis a/k/a Billie Karen Lewis a/k/a Karan Lewis
Personal Representative of the Estate of Duane Tuggle*

Karen Lewis a/k/a Billie Karen Lewis

a/k/a Karan Lewis, PR by

Blaine Mobley, her Attorney-in-Fact

Blaine S. Mobley her Attorney-in-fact

Mickey Lattimore by

Blaine Mobley, his Attorney-in-Fact

Bryan Lattimore by

Blaine S. Mobley, his Attorney-in-fact

Bryan Lattimore by

Blaine Mobley, his Attorney-in-Fact

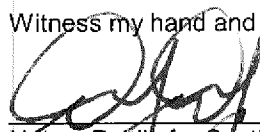
*Karen Lewis a/k/a
Billie Karen Lewis
a/k/a Karan Lewis PR by*

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

I, Dennis DiSabato, Jr., a Notary Public for the State of South Carolina, do hereby certify that
Blaine Mobley and Karen Lewis a/k/a Billie Karen Lewis and Jeremy Martin and Karen Lewis a/k/a Billie
Karen Lewis a/k/a Karan Lewis, Personal Representative of the Estate of Duane Tuggle and Mickey
Lattimore and Bryan Lattimore personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

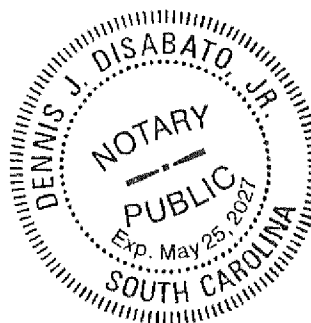
Witness my hand and official seal, this the 9 day of April, 2021.



Notary Public for South Carolina

My Commission Expires: 5/25/2027

(SEAL)



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 4820 Riverside Drive, North Myrtle Beach, SC 29582 bearing Horry County Tax Map Number 131-17-03-004 and 31116010003, was transferred by Blaine Mobley and Karen Lewis a/k/a Billie Karen Lewis and Jeremy Martin and Karen Lewis a/k/a Billie Karen Lewis a/k/a Karan Lewis, Personal Representative of the Estate of Duane Tuggle and Mickey Lattimore and Bryan Lattimore to Linda DeTorrice on 04/09/2021.
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 or money's worth.
 - 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 a distribution to a trust beneficiary.
 - c. ☐ EXEMPT from the deed recording fee because (see Information section of affidavit): _____ (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?
Check Yes ☐ or No ☐
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 \$145,000.00.
 - b. ☐ The fee is computed on the fair market value of the realty which is \$145,000.00.
 - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$145,000.00.
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 encumbrance is \$ _____
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$ 145,000.00
 - b. Place the amount listed in item 5 above here: \$ 0.00
(If no amount is listed, place zero here.)
 - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ 145,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$536.50
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Seller
9. I understand that a person required to furnish this affidavit who wilfully 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.

Blaine S. Mobley

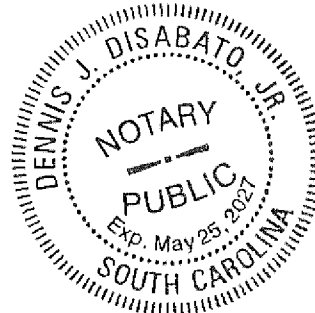
Responsible Person Connected with the Transaction

Blaine Mobley

Print or Type Name Here

SWORN to before me this the 9 day of April, 2021.

[Signature] (L.S.)
Notary Public for South Carolina
Commission Expires: 5/25/2027



INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership, interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: McAngus Goudelock & Courie, LLC

ADDRESS:

1320 Main Street, 10th Floor
Columbia, SC 29201

TELEPHONE: (803) 227-2205

FAX: (803) 227-2205

E-MAIL ADDRESS: pamela.brewer@mgclaw.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 145000.00

BRIEF PROPERTY DESCRIPTION: ALL AND SINGULAR, all that certain parcel or lot of land situate in Little River Township, Horry County, South Carolina, being shown and designated as LOT NO. 28 on a map of thirty eight lots in Riverside Campground prepared by C.B. Berry, R.L.S. A Copy of said map is recorded in Plat Book 62 at Page 21 in the Office of the Clerk of Court for Horry County, South Carolina. Reference to said map is craved as forming a part of this description.

TAX MAP NUMBER (TMS #), / PIN NUMBER: ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

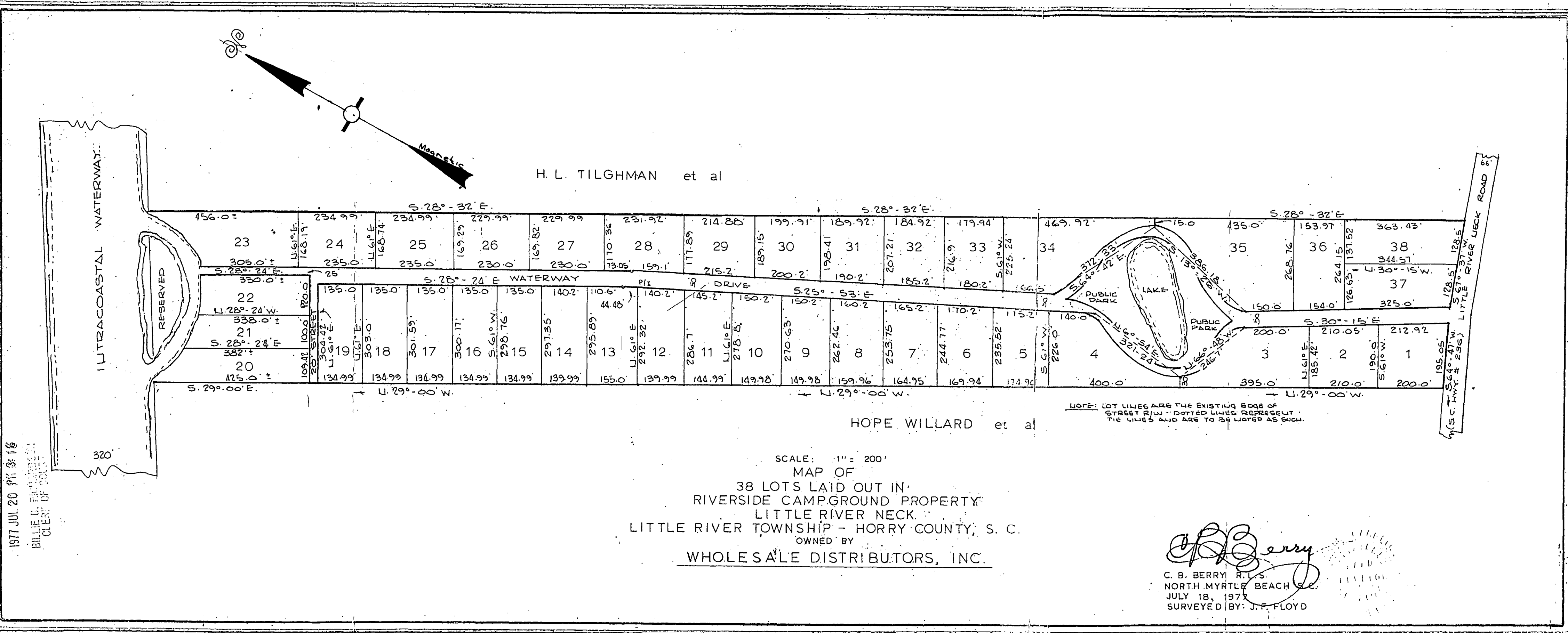
	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>MOBLEY</u>	<u>BLAINE</u>	
2.	<u>LEWIS A/K/A BILLIE KAREN LEWIS</u>	<u>KAREN</u>	
3.	<u>MARTIN</u>	<u>JEREMY</u>	
5.	<u>LATTIMORE</u>	<u>MICKEY</u>	
6.	<u>LATTIMORE</u>	<u>BRYAN</u>	

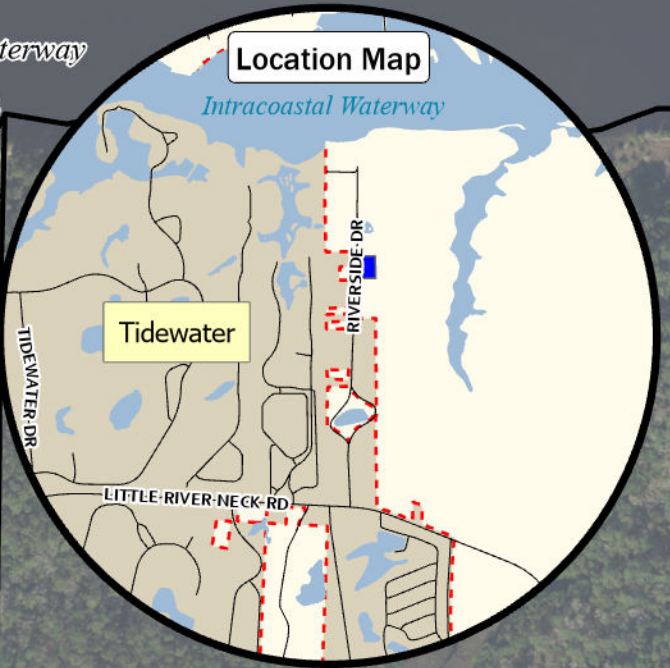
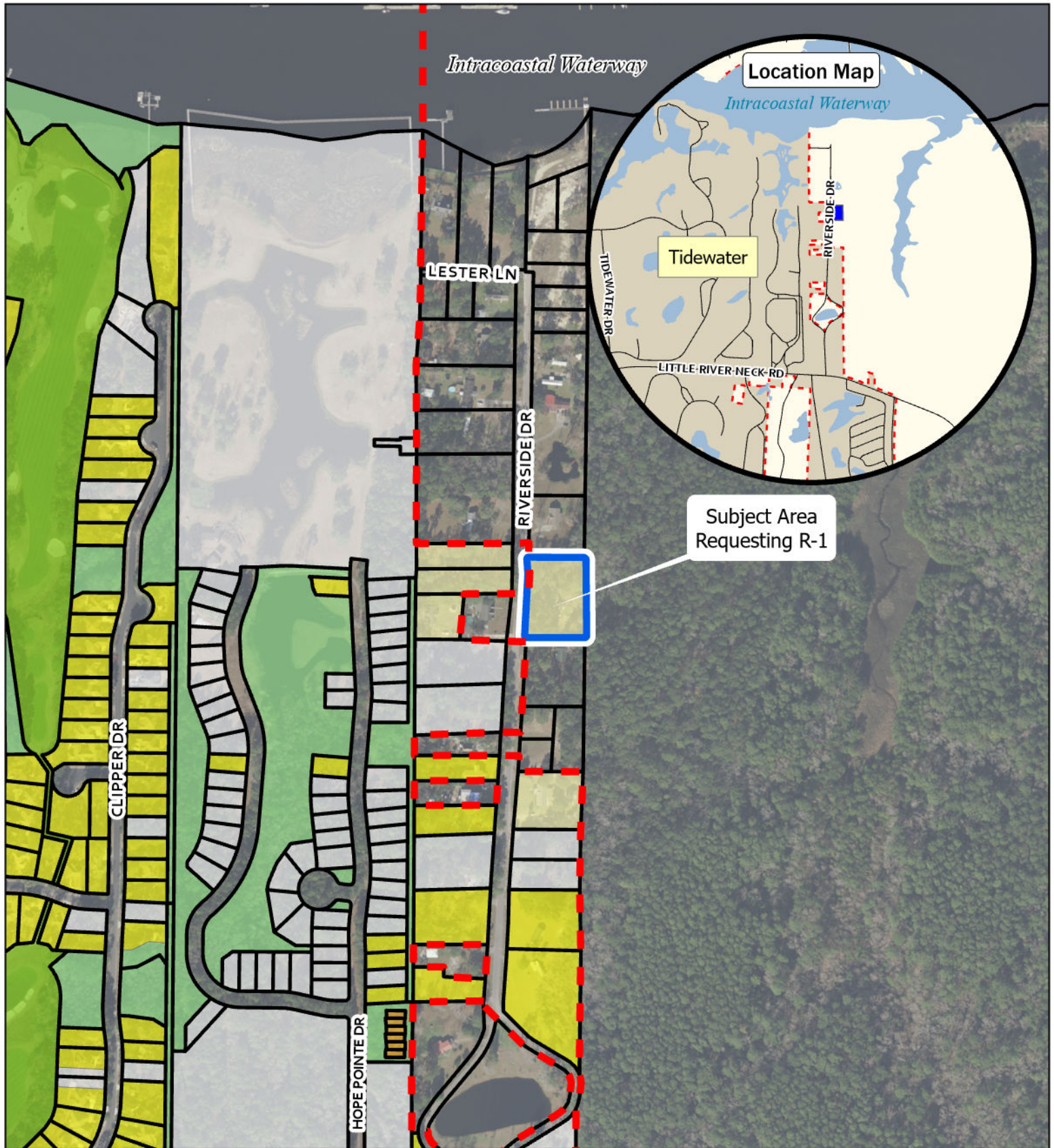
FULL BUSINESS NAME

4. KAREN LEWIS A/K/A BILLIE KAREN LEWIS A/K/A KARAN LEWIS, PERSONAL REPRESENTATIVE OF THE ESTATE OF DUANE TUGGLE

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>DETORRICE</u>	<u>LINDA</u>	





Subject Area
Requesting R-1



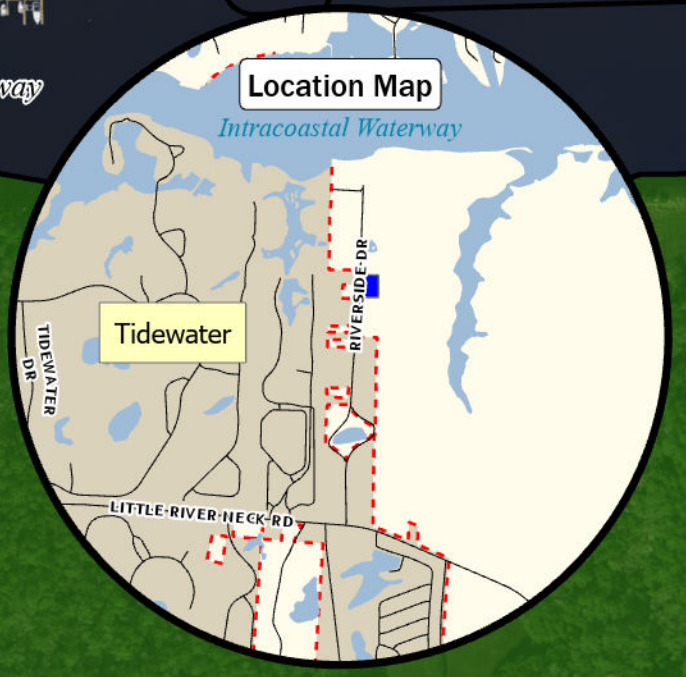
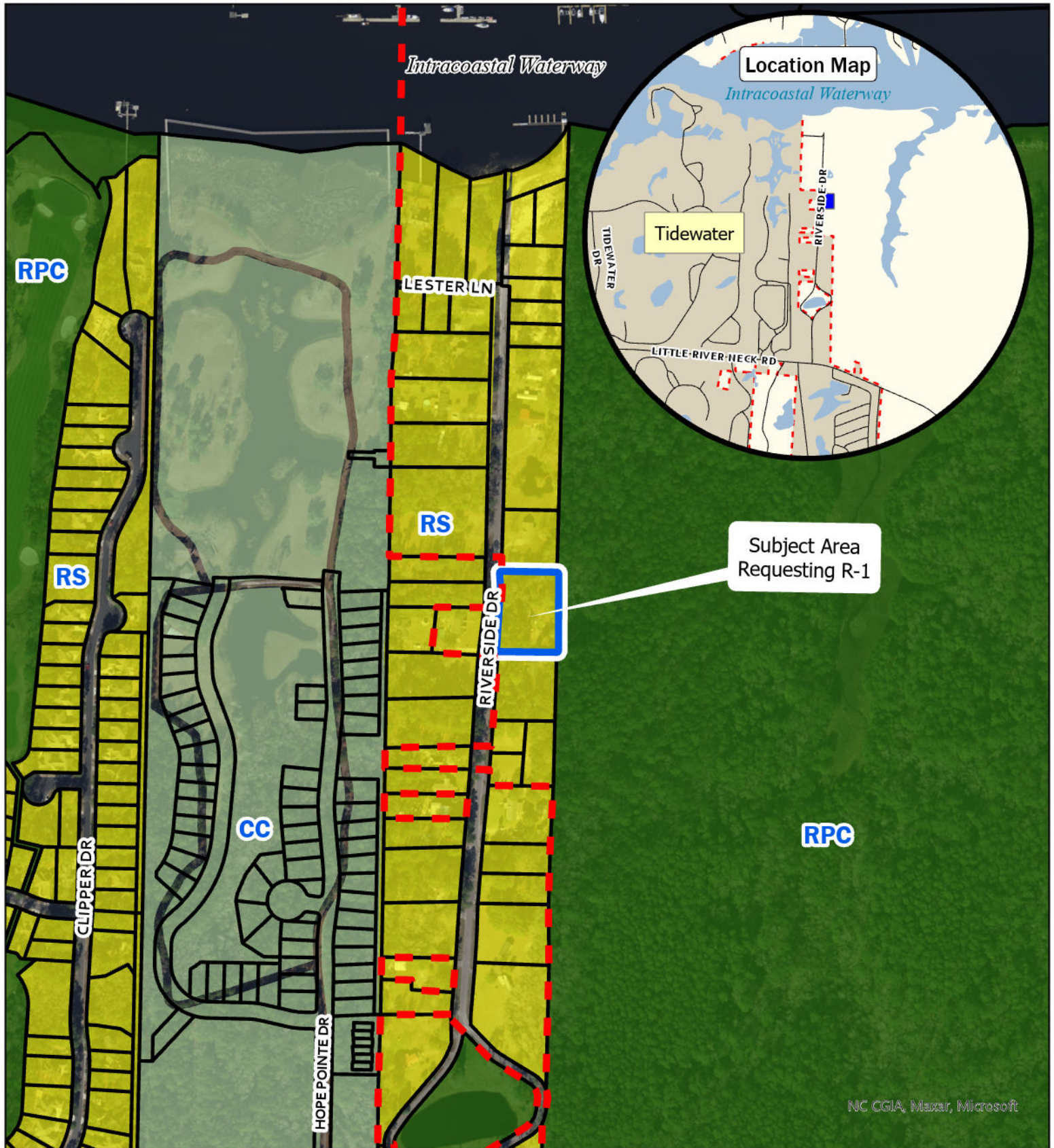
- | | | |
|---|--|---|
| <ul style="list-style-type: none"> North Myrtle Beach City Limit Subject Area | Existing Land Use <ul style="list-style-type: none"> Common Open Space | Legend <ul style="list-style-type: none"> Golf Course Mobile Home Single-Family Town House Vacant |
|---|--|---|



Existing Land Use

0 200 400 Feet

User: arelmadolar
Path: \\nmbplan\PDGIS\2025\25-015 Z-25-7\Z-25-7.aprx



Legend

- North Myrtle Beach City Limit
- Subject Area
- Future Land Use**
- CC
- RPC
- RS

Future Land Use

