

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: August 18, 2025

Agenda Item: 7B	Prepared by: Amber Elmadolar, Plan Reviewer
Agenda Section: New Business: Ordinance. First Reading	Date: August 13, 2025
Subject: Petition for Annexation and Zoning Designation for ±2.29 acres on Little River Neck Road [Z-25-10]	Division: Planning and Development

Background:

David O’Connell, agent for the owners, has petitioned the City of North Myrtle Beach to annex ±2.29 acres on Little River Neck Road identified by PIN 351-06-02-0021. 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:

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned Commercial Forest Agriculture (CFA) under Horry County jurisdiction. Located on Little River Neck Road, the parcel is vacant, undeveloped, and contains a City-owned pump station. Surrounding parcels within City limits are zoned R-1; surrounding county parcels are zoned CFA. Upon annexation, the parcel would be designated R-1 as per Exhibit A: Zoning Map Z-25-10, 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: ¹A 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 July 22, 2025, and voted to recommend approval of the annexation and zoning designation, citing “C”, to recognize substantial change or changing conditions or circumstances in a particular locality. There was no public comment.

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 _____

ORDINANCE

AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH ANNEXING ±2.29 ACRES IDENTIFIED BY PIN 351-06-02-0021.

WHEREAS, David O’Connell, agent for the owners, have petitioned the City of North Myrtle Beach for annexation of ±2.29 acres consisting of the following parcel PIN 351-06-02-0021 as referenced on Exhibit A: Zoning Map Z-25-10, 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 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 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 351-06-02-0021 (the “Annexed Parcel”), consisting of approximately ±2.29 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:

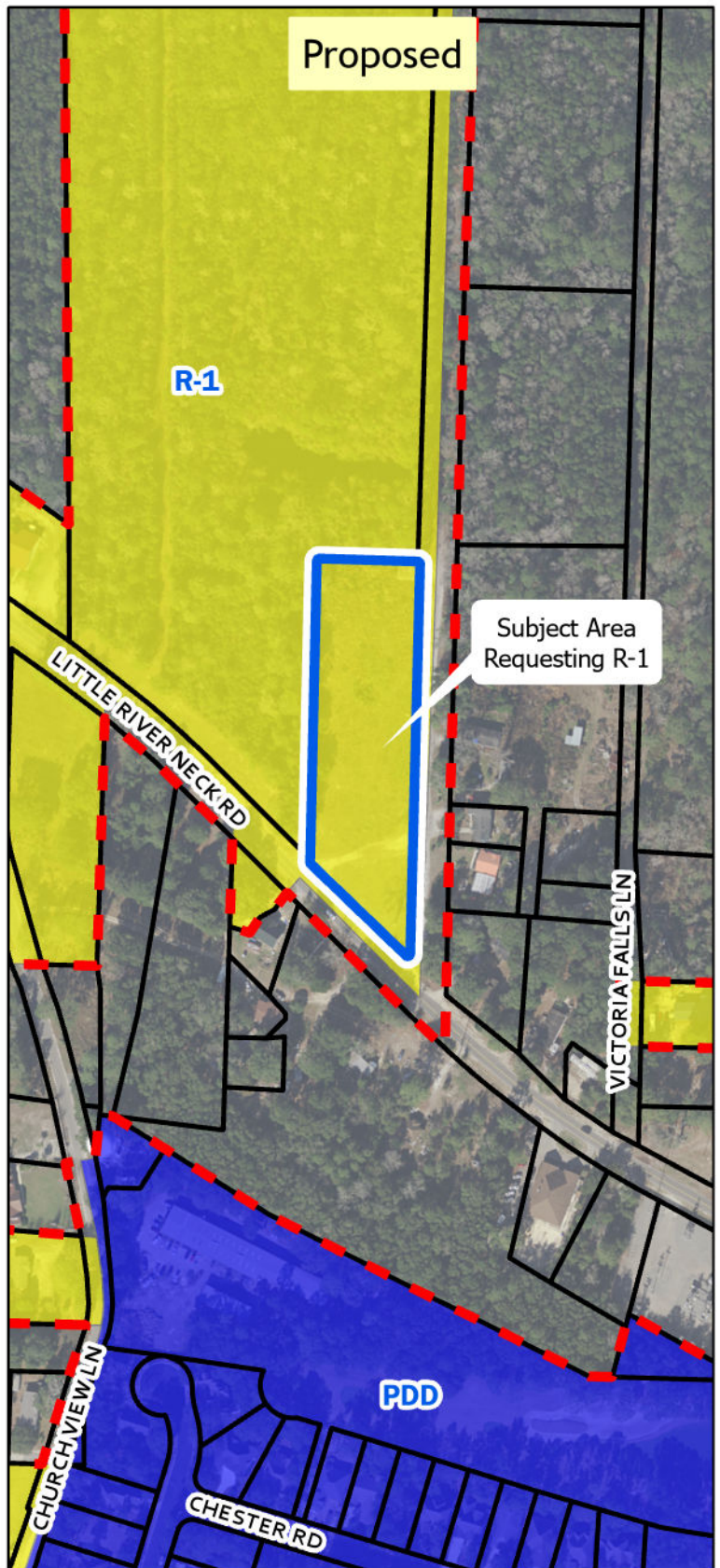
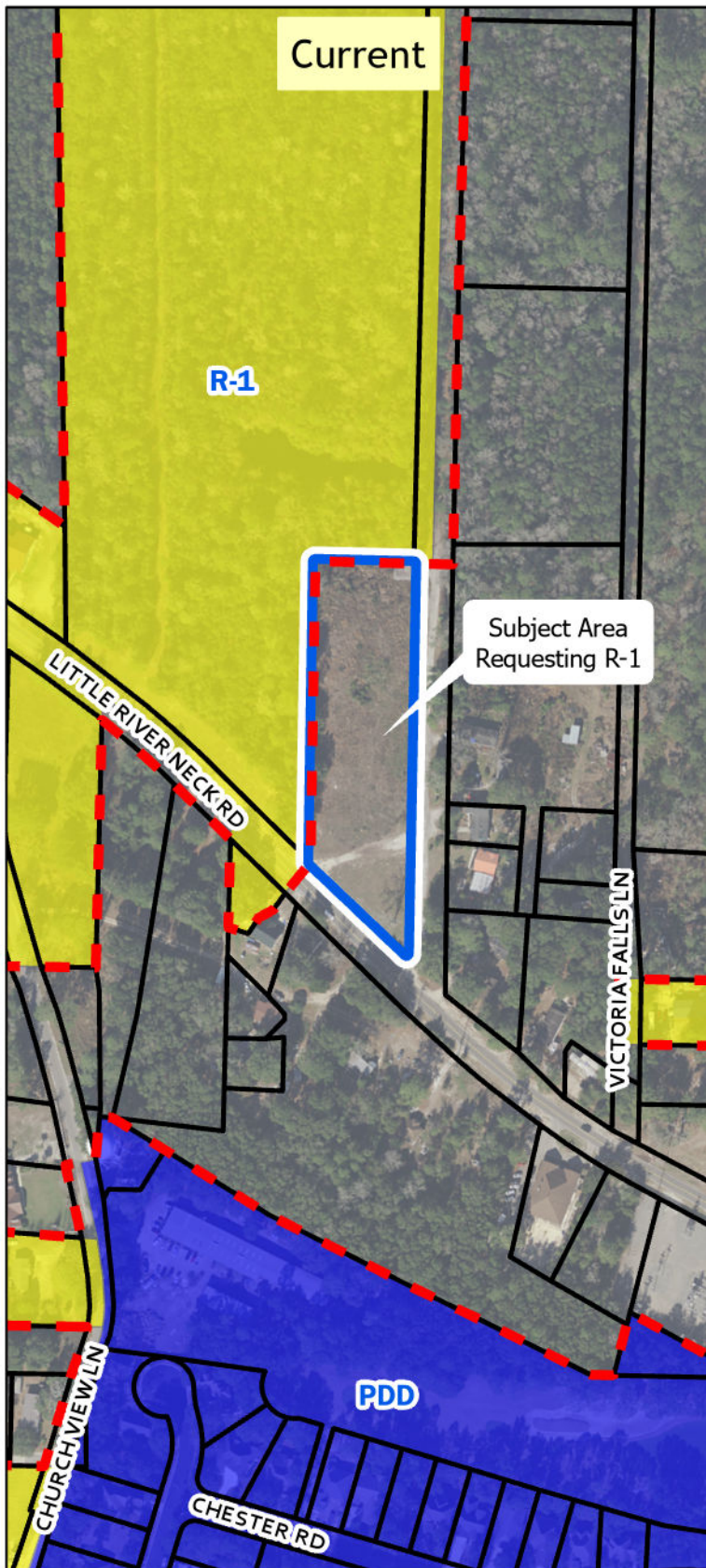
City Attorney

REVIEWED:

City Manager

FIRST READING: 8.18.2025
SECOND READING: _____

ORDINANCE: _____



Legend

- North Myrtle Beach City Limit
- Subject Area

- Zoning District
- PDD
- R-1



Exhibit A: Zoning Map Z-25-10

0 150 300 Feet

User: arelmadolar
Path: \\nmbplan\PDGIS\2025\25-017 Z-25-10 LRNR\Z-25-10.aprx

6B. ANNEXATION & ZONING DESIGNATION Z-25-10: City staff received a petition to annex ±2.29 acres on Little River Neck Road identified by PIN 351-06-02-0021. The lot is currently unincorporated and zoned Commercial Forest Agriculture (CFA) 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 CFA under Horry County jurisdiction. Located on Little River Neck Road, the parcel is vacant, undeveloped, and contains a City owned pump station. Surrounding parcels within City limits are zoned R-1 and Planned Development District (PDD).

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 by and in accord with all applicable provisions of Article III of the City's zoning Ordinance.

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 Conservation Community as the land use class for the subject area. There are no permitted or explicitly defined land uses for this land use class. There are no recommended primary or secondary zoning districts for this land use class; the plan refers to a future zoning district that has not yet been created.

The proposed zoning designation, R-1, is not a primary or secondary 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 Conservation Community future land use classification as follows: This classification is intended to provide an alternative type of development that preserves undisturbed natural areas, creates common open spaces, and has a light impact on the environment. It is ideally applied to undeveloped greenfield land that may be adjacent to sensitive environmental areas like wetlands and waterways.

The proposed R-1 zoning is inconsistent with the Conservation Community land use classification found in the 2018 Comprehensive Plan. However, as the least intense zoning district, this district best serves the goals of the plan given the current conditions.

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. Access to Little River Neck Road is subject to SCDOT encroachment permit approval. To further subdivide this parcel, right-of-way will have to be created.

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 August 18, 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. Recent annexations adjacent to the parcel were zoned under the R-1 designation despite sharing the same inconsistency with the Conservation Community future land use classification.

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-25-10] as submitted.

OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-25-10] as submitted.

OR

- 3) I move (an alternate motion).

FILE NUMBER:	Z-25-10
Complete Submittal Date:	June 23, 2025



Notice Published:	July 3, 2025
Planning Commission:	July 22, 2025
First Reading:	August 18, 2025
Second Reading:	September 15, 2025

City of North Myrtle Beach, SC

Petition for Annexation & Zoning

GENERAL INFORMATION	
Date of Request: June 23, 2025	Property PIN(S): 35106020021
Property Owner(s): Jake Investments, LLC	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: 4675 Little River Neck Rd, North Myrtle Beach SC 29582	Project Contact: David O'Connell
Contact Phone Number: Contact the Planning Division for Info	Contact Email Address: Contact the Planning Division for Info
Current County Zoning: CFA	Proposed Zoning: R-1
Total Area of Property: 2.29 Acres	Approximate Population of Area to be Annexed:
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: David O'Connell</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.	

35106020021,

Prepared By and Return To:
Wright, Worley, Pope, Ekster & Moss, PLLC
628A Sea Mountain Highway
North Myrtle Beach, SC 29582
TMS: 131-14-17-010

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

KNOW ALL MEN BY THESE PRESENTS, that **JAKE INVESTMENTS, LLC**, a
South Carolina Limited Liability Company, Grantor, in the State aforesaid for and in
consideration of the sum of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100
DOLLARS (\$235,000.00) to it paid by **CHRIS MANNING BUILDERS LLC**, a **South**
Carolina Limited Liability Company, the Grantee(s), receipt whereof is hereby acknowledged,
have granted, bargained, sold and released; and by these presents, do grant, bargain, sell and
release unto the said **CHRIS MANNING BUILDERS LLC**, a **South Carolina Limited**
Liability Company, its Successors 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 Little River Township, Horry County, South Carolina containing
2.29 acres, more or less and being more particularly described as Parcel "A" on
that certain "Boundary and Subdivision Plat of Tax Map Number 131-00-03-005
totaling 31.01 acres, Little River Township, Horry County, South Carolina"
prepared for Virginia Williamson by Associated Land Surveyors dated April 27,
2006. A copy of said plat being recorded June 26, 2006 in Plat Book 215 at Page
7, records of Horry County and is by reference incorporated herein as forming a
part and parcel of this description.

The grantor acquired the above described property by deed from Ocean Isle
Beach Chapel, Inc. recorded July 14, 2016 in Deed Book 3932 at Page 676,
records of Horry County.

TMS: 131-14-17-010

Grantees Address: 2200 B Premier Resorts Blvd, Ste 23
North Myrtle Beach, South Carolina 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 premises before mentioned unto the said **CHRIS MANNING BUILDERS LLC, a South Carolina Limited Liability Company**, its Successors and Assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the aforesaid described property.

AND, the Grantor, does hereby bind itself and its successors and assigns, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said **CHRIS MANNING BUILDERS LLC, a South Carolina Limited Liability Company**, its Successors and Assigns, against itself and its successors and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the execution hereof by Grantor(s) this 2nd day of July, 2025.

Signed, Sealed and Delivered in the Presence of

[Signature]
Witness Signs

[Signature]
Notary Signs

JAKE INVESTMENTS, LLC

By: [Signature] {SEAL}
Harry A. Thomas, Manager

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

ACKNOWLEDGEMENT

{#30-5-30-(c)}

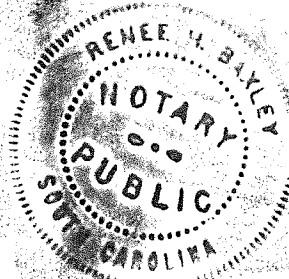
I, Renee H. Baxley, a Notary Public for the State of South Carolina, do hereby
certify that Harry A. Thomas, Manager of Jake Investments, LLC, the within named Grantor,
personally appeared before me this day and acknowledged the due execution of the foregoing
instrument.

WITNESS my hand and official seal this 2 day of July, 2025.

[Signature]
Signature of Notary Public (Same notary as above signs again)

My commission expires 12-18-27

Printed name of Notary: Renee H. Baxley



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 4675 Little River Neck Road, North Myrtle Beach, SC bearing County Tax Map Reference 131-14-17-010 was transferred by **Jake Investments, LLC to Chris Manning Builders LLC** by deed dated July 2, 2025.

3. Check one of the following: The deed is

(a) X 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 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):

(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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$235,000.00

(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 X 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: \$235,000.00

(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: \$235,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$869.50

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

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.

JAKE INVESTMENTS, LLC

By: Harry A. Thomas
Harry A. Thomas, Manager

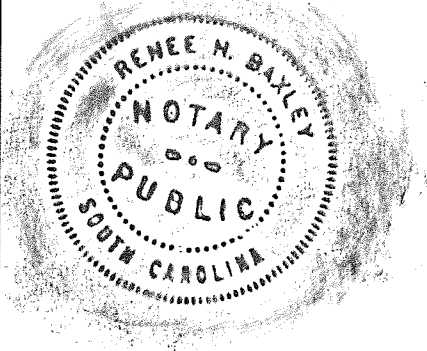
SWORN to and subscribed before me this

2 day of July, 2025

Renee H. Bayley
Notary Public for South Carolina (Same as above signs again)

Printed Name of Notary Renee H Bayley

My Commission Expires: 12-18-27



**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: St. Amand & Efird PLLC

ADDRESS:

3315 SPRINGBANK LN STE 308
CHARLOTTE, NC 28226-3198

TELEPHONE: (980) 474-4251

FAX: (980) 474-4251

E-MAIL ADDRESS: ahs@stamand-efird.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 235000.00

BRIEF PROPERTY DESCRIPTION: See attached Exhibit A

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

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

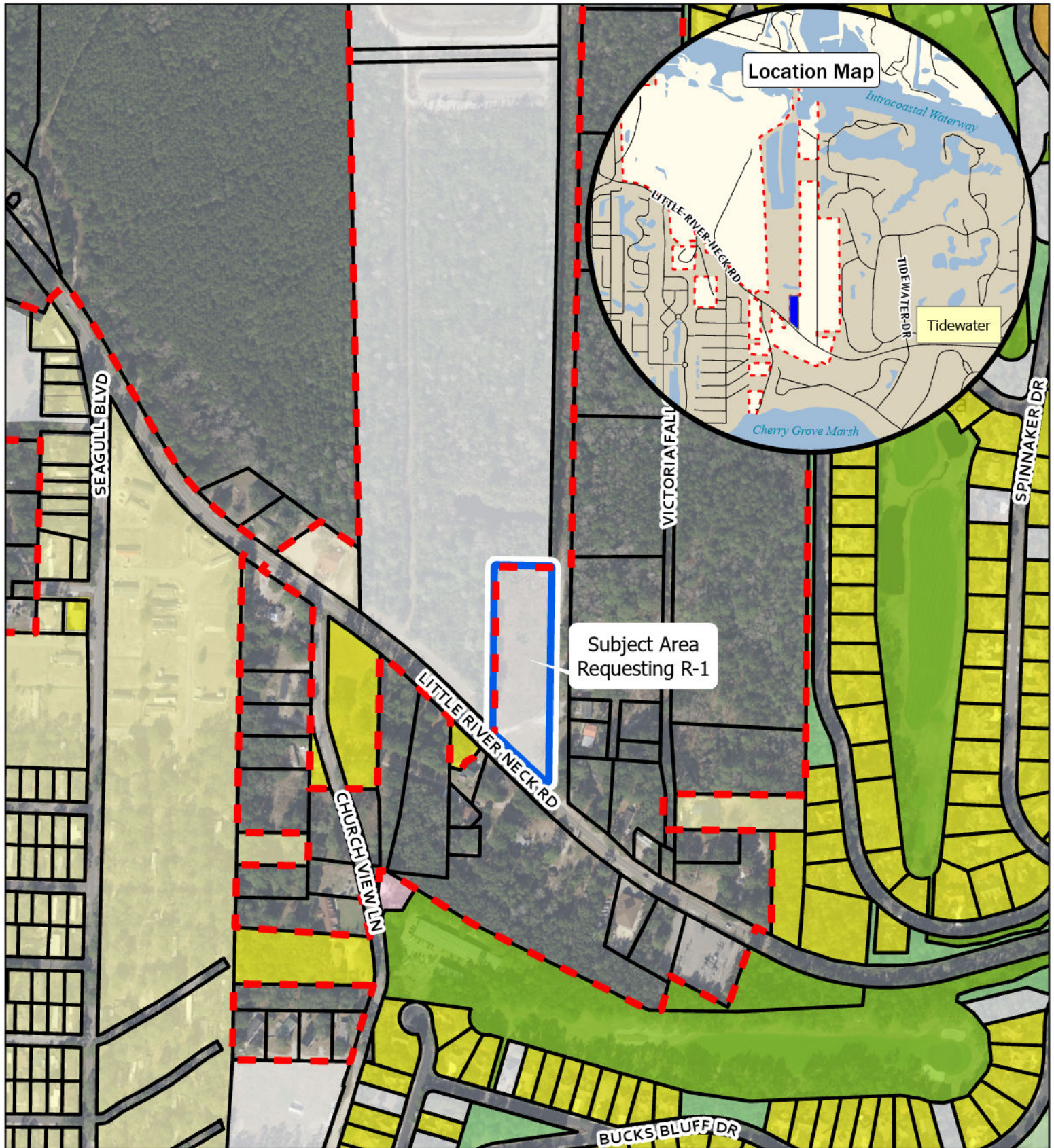
FULL BUSINESS NAME

1. **JAKE INVESTMENTS, LLC**

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. **CHRIS MANNING BUILDERS LLC**



- North Myrtle Beach City Limit
- Subject Area

- Existing Land Use**
- Amenity Area
 - Common Open Space
 - Golf Course

Legend

- Mobile Home
- Multi-Family
- Private Common Open Space
- Single-Family

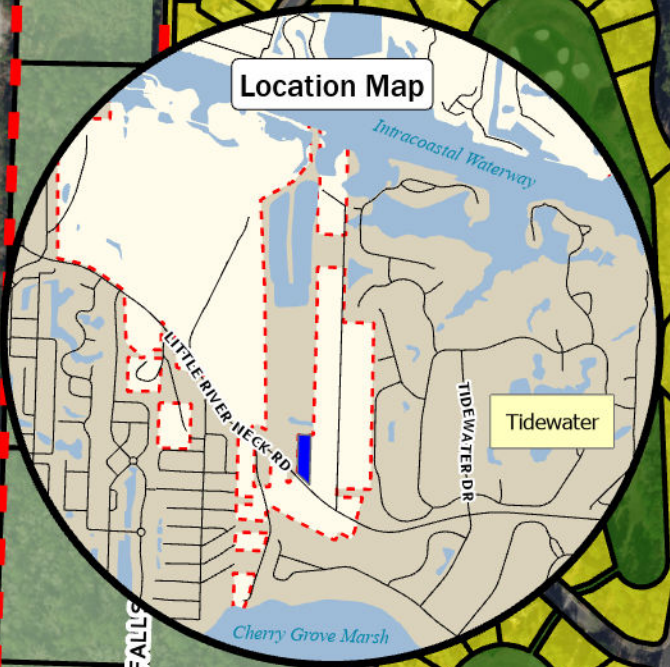
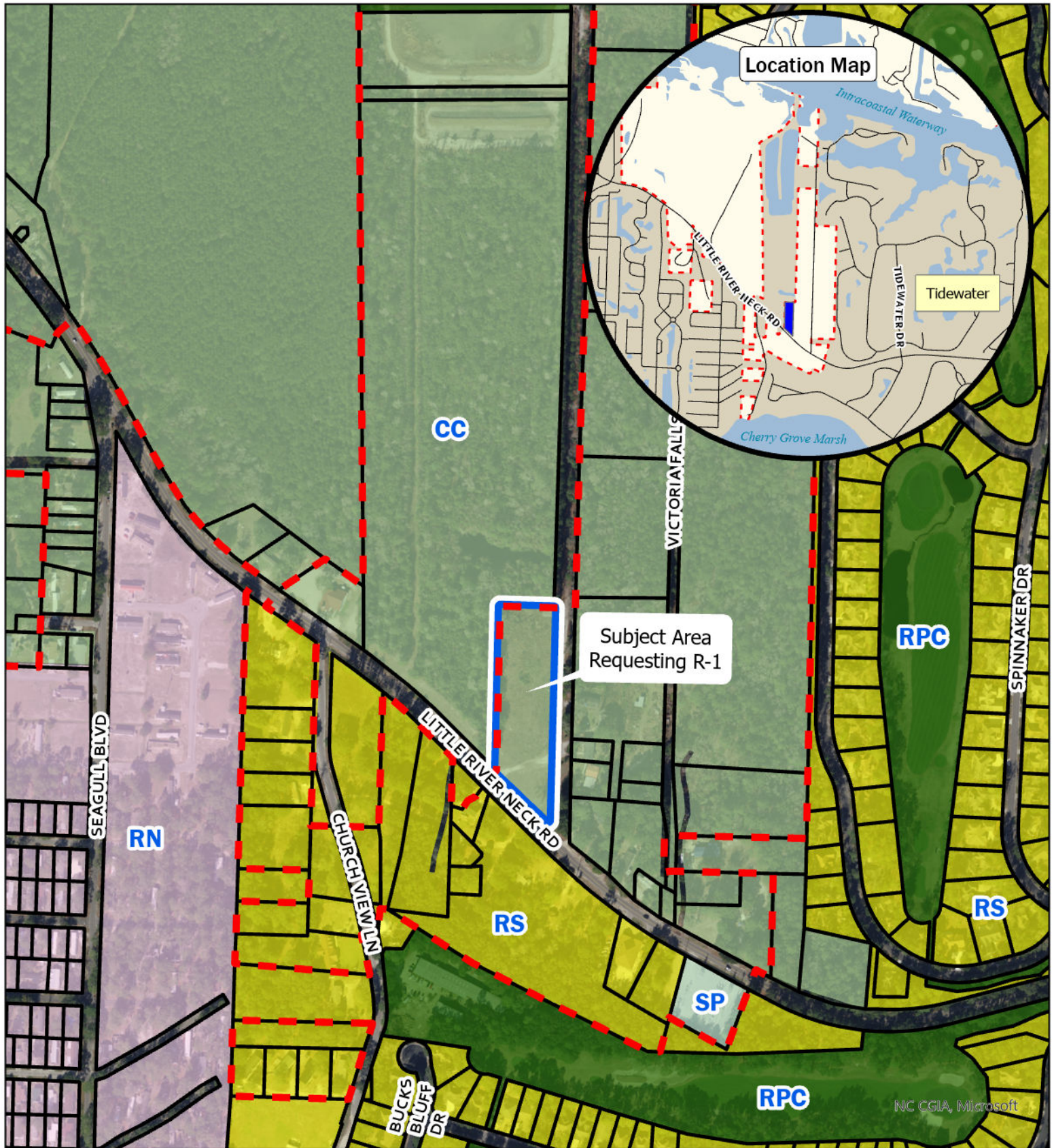
- Religious Institutions
- Vacant



Existing Land Use

0 200 400 Feet

User: arelmadolar
Path: \\nmbplan\PDGIS\2025\25-017 Z-25-10 LRNR\Z-25-10.aprx



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

Future Land Use

