

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: February 16, 2026

Agenda Item: 7C	Prepared by: Amber Elmadolar, Plan Reviewer
Agenda Section: New Business: Ordinance. First Reading	Date: January 28, 2026
Subject: Petition for Annexation and Zoning Designation for ±1.05 acres on Buffkin Road [Z-25-21]	Division: Planning and Development

Background:

Tyler Mann, agent for the Owner, has petitioned the City of North Myrtle Beach to annex ±1.05 acres on Buffkin Road identified by PINs 350-16-03-0066, 350-16-03-0067, and 350-16-03-0068. The petition also reflects the requested City of North Myrtle Beach zoning district of Mobile/Manufactured Home Residential (R-3) 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 Manufactured/Single-Family 10 (MSF10) under Horry County jurisdiction. Located on Buffkin Road, the parcels are vacant. Surrounding parcels within City limits are zoned Planned Development District (PDD), Highway Commercial (HC), and Mid-Rise Multifamily Residential (R-2A); surrounding county parcels are zoned MSF10. Upon annexation, the parcel would be designated R-3 as per Exhibit A: Zoning Map Z-25-21, 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-3 Zoning Development Standards:

	Single-Family Detached Residence	Mobile Homes on Individual Lots	Duplexes	Semi-Detached Dwelling	Other Permitted Uses
Minimum Lot Area Per Project (square feet)	5,000 SF	5,000 SF	7,000 SF	7,000 SF	5,000 SF
Minimum Lot Area Per Dwelling Unit (square feet)	5,000 SF	5,000 SF	3,500 SF	3,500 SF	NA
Minimum Lot Width	50 feet	50 feet	55 feet	35 feet	NA
Minimum Yards	Front	25 feet	25 feet	20 feet	20 feet
	Side	7.5 feet	7.5 feet	7.5 feet ¹	20 feet
	Rear	10 feet	10 feet	10 feet	30 feet
Maximum Impervious Surface Ratio	50%	50%	60%	60%	60%

Maximum Height	35 feet for residential uses, 5 feet for accessory uses, and 45 feet for all other uses.	
Notes: A dwelling unit shall not contain more than five bedrooms or sleeping areas of not more than 300 square feet each.		
¹ A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the common interior property line.		
<u>R-3 District Permitted Uses:</u>		
Dwellings (Single-Family detached, Semi-Detached, and duplex); Mobile/manufactured homes on individual lots; Mobile/manufactured home parks; Neighborhood and community parks and centers, golf courses and similar outdoor uses, but not lighted for night use; Publicly owned recreational facilities; Churches or similar places of worship, including parish houses, parsonages, and childcare centers when accessory thereto; Recreational vehicle parks and campgrounds; Accessory uses; Home occupations; Family day care homes; and Signs permitted by and in accord with all applicable provisions of Article III.		
<u>Planning Commission Action:</u>		
The Planning Commission held a public hearing on January 6, 2026, 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.		
<u>Recommended Action:</u>		
Approve or deny the proposed ordinance on first reading		
Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney
Council Action: Motion By _____ 2 nd By _____ To _____		

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH
ANNEXING ±1.05 ACRES IDENTIFIED BY PINs 350-16-03-0066,
350-16-03-0067, and 350-16-03-0068.**

WHEREAS, Tyler Mann, agent for the Owner, has petitioned the City of North Myrtle Beach for annexation of ±1.05 acres consisting of the following parcel PINs 350-16-03-0066, 350-16-03-0067, and 350-16-03-0068. as referenced on Exhibit A: Zoning Map Z-25-21, 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 Mobile/Manufactured Home Residential (R-3) 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 PINs 350-16-03-0066, 350-16-03-0067, and 350-16-03-0068 (the “Annexed Parcel”), consisting of approximately ±1.05 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 Mobile/Manufactured Home Residential (R-3).

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2026.

ATTEST:

Mayor J.O. Baldwin, III

City Clerk

APPROVED AS TO FORM:

City Attorney

FIRST READING: 2.16.2026
SECOND READING: _____

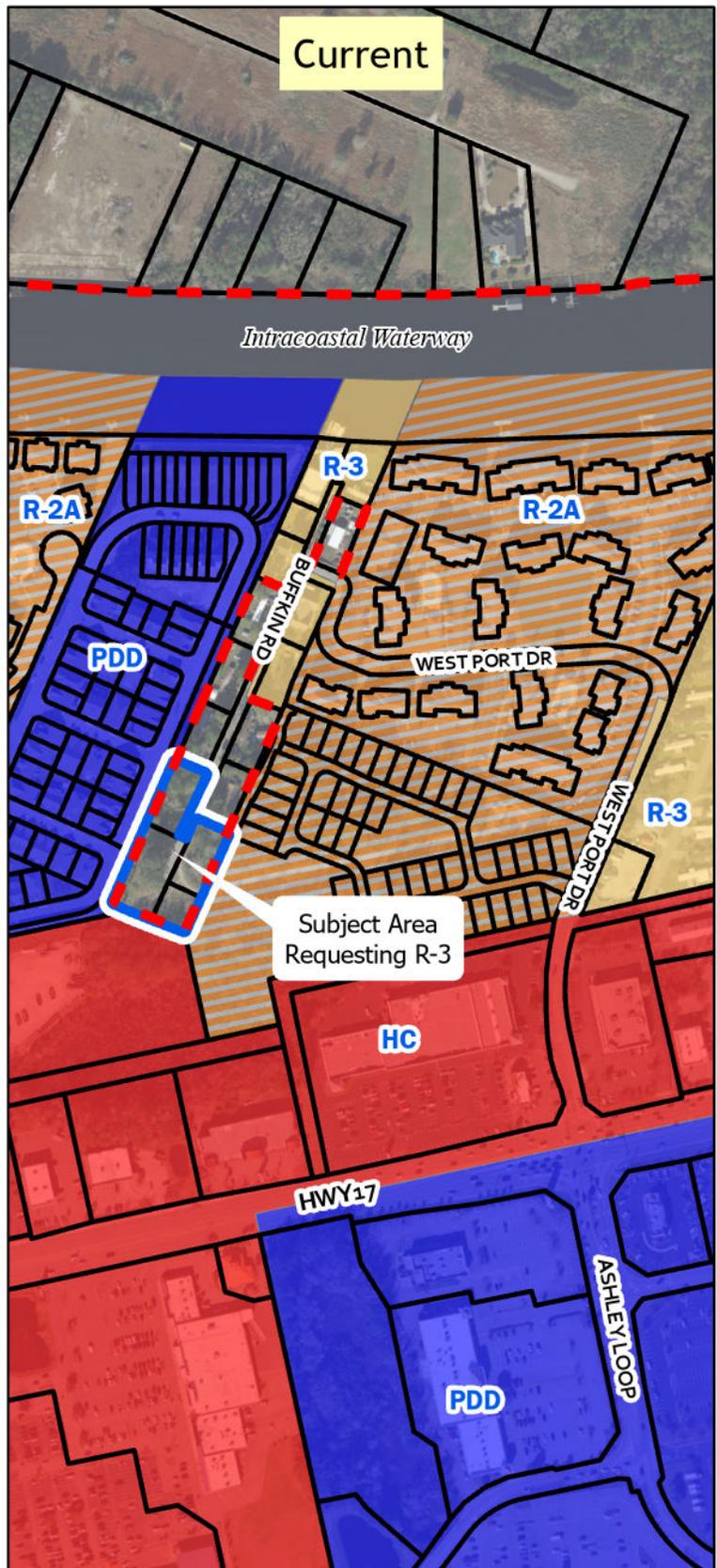
REVIEWED:

City Manager

ORDINANCE: _____

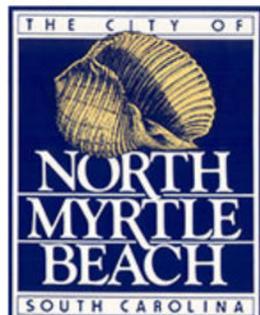
Current

Proposed



Subject Area Requesting R-3

Subject Area Requesting R-3



Legend

- North Myrtle Beach City Limit
- Subject Area
- Zoning District**
- HC
- PDD
- R-2A
- R-3



Exhibit A: Zoning Map Z-25-21



6B. ANNEXATION & ZONING DESIGNATION Z-25-21: City staff received a petition to annex ±1.05 acres on Buffkin Road identified by PINs 350-16-03-0066, 350-16-03-0067, and 350-16-03-0068. The lots are 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 Mobile/Manufactured Home Residential (R-3) 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 MSF10 under Horry County jurisdiction. Located on Buffkin Road, the parcels are vacant. Surrounding parcels within City limits are zoned Planned Development District (PDD), Highway Commercial (HC), and Mid-Rise Multifamily Residential (R-2A); surrounding Horry County parcels are zoned MSF10.

Proposed R-3 Zoning Development Standards

	Single-Family Detached Residence	Mobile Homes on Individual Lots	Duplexes	Semi-Detached Dwelling	Other Permitted Uses
Minimum Lot Area Per Project (square feet)	5,000 SF	5,000 SF	7,000 SF	7,000 SF	5,000 SF
Minimum Lot Area Per Dwelling Unit (square feet)	5,000 SF	5,000 SF	3,500 SF	3,500 SF	NA
Minimum Lot Width	50 feet	50 feet	55 feet	35 feet	NA
Minimum Yards	Front	25 feet	25 feet	20 feet	20 feet
	Side	7.5 feet	7.5 feet	7.5 feet ¹	20 feet
	Rear	10 feet	10 feet	10 feet	30 feet
Maximum Impervious Surface Ratio	50%	50%	60%	60%	60%
Maximum Height	35 feet for residential uses, 5 feet for accessory uses, and 45 feet for all other uses.				

Notes: A dwelling unit shall not contain more than five bedrooms or sleeping areas of not more than 300 square feet each.

¹ A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the common interior property line.

R-3 District Permitted Uses

Dwellings (Single-Family detached, Semi-Detached, and duplex); Mobile/manufactured homes on individual lots; Mobile/manufactured home parks; Neighborhood and community parks and centers, golf courses and similar outdoor uses, but not lighted for night use; Publicly owned recreational facilities; Churches or similar places of worship, including parish houses, parsonages, and childcare centers when accessory thereto; Recreational vehicle parks and campgrounds;

Accessory uses; Home occupations; Family day care homes; and Signs permitted by and in accord with all applicable provisions of Article III.

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 Neighborhood as the land use class for the subject area. The principal permitted uses noted in the compliance index include duplexes, townhomes, patio homes, multi-family up to six stories, as well as mixed-use development and neighborhood commercial uses. The recommended primary zoning district is Medium Density Residential (R-2), Mid-Rise Multifamily Residential (R-2A), and Mobile/Manufactured Home Residential (R-3); Single-Family Medium Density (R-2B) and Neighborhood Commercial (NC) are the secondary zoning district alternatives.

The proposed zoning designation, R-3, is a primary 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 Neighborhood future land use classification as follows: This classification supports a mix of residential uses at medium densities, which includes mostly duplexes, townhouses, and patio homes, as well as, multi-family housing up to 6 stories. This designation could also allow in fill mixed-use development and neighborhood commercial uses. This category allows 5-10 du/acre.

The proposed R-3 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-3 zoning district is, “The purpose of this district is to provide for areas within the city where mobile/manufactured homes may be located in harmony with other single-and two-family dwellings—to provide for a full range of housing alternatives to meet buyer demands. Also, this district is designed to separate incompatible uses and eliminate the blighting effect of incompatibility.”

The uses permitted in the R-3 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:

New access points subject to city of NMB encroachment permit application review/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 is available.

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 February 2, 2026. 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-25-21] as submitted.

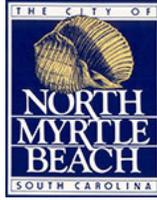
OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-25-21] as submitted.

OR

- 3) I move (an alternate motion).

FILE NUMBER:	Z-25-21
Complete Submittal Date:	December 10, 2025



Notice Published:	
Planning Commission:	January 6, 2026
First Reading:	February 2, 2026
Second Reading:	February 16, 2026

City of North Myrtle Beach, SC

Petition for Annexation & Zoning

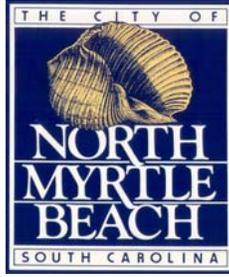
GENERAL INFORMATION

Date of Request: December 9, 2025	Property PIN(S): 35016030067, 35016030066, 35016030068
Property Owner(s): E Investments LLC	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: 1505 Buffkin Road, North Myrtle Beach, SC 29582	Project Contact: Tyler Mann
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-3
Total Area of Property: 1.05 Acres	Approximate Population of Area to be Annexed: 0

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: Tyler Mann

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: 12/09/25

Nature of Approval Requested: **Petition for Annexation and Zoning**

Property PIN(s): 35016030067, 35016030068, 35016030066

Property Address/Location: 1505 Buffkin Road, 1501 Buffkin Road

Ashley Causey Tyler Mann
I, _____, hereby authorize _____

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

Signed by:

DA6B7C7AF734467...

12/9/2025

Signature

Signature

Owner

Title

Title

Signature

Signature

Title

Title

Signature

Signature

Title

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.

PARCEL #3:

ALL AND SINGULAR, all that certain piece, parcel or tract of land situated, lying and being in North Myrtle Beach, Little River Township, Horry County, South Carolina and being bounded on the North by Lot #10 belonging now or formerly to Frances Gaskin; being bounded on the East and South by Tilghman Estates; and being bounded on the West by remaining portion of Lot #9 of the Robert Buffkin Map of the Alva B. Edge Estate, with said lands being more particularly described as follows:

BEGINNING at a point marking the Southwest corner of Lot #10 of a Map of Tract G-1 of the Alva B. Edge Estate; thence North 82 degrees 34 minutes East 69.3 feet to a point in the boundary of the Tilghman Estates, said point being the Southeast corner of Lot #10 of said division; thence South 6 degrees 23 minutes East 85.1 feet to a corner, said corner being the Southeast corner of Lot #9; thence with the Southern boundary of Lot #9 South 81 degrees 08 minutes West 69 feet to a new corner; thence North 6 degrees 39 minutes West 87.1 feet to a point, to-wit:

Said lot is the Eastern portion of Lot #9 shown on a map of Tract G-1 of the Alva B. Edge Estate surveyed for Robert Buffkin, by C.B. Berry, R.L.S., with said survey being dated October 2, 1975, and with Lots #9 and #10 of said survey having been revised on January 18, 1977.

This conveyance is subject to an Easement across the above-described property held by the South Carolina Public Service Authority and sewer easement held by the Town of North Myrtle Beach.

TMS #: 144-02-01-035 (PARCEL THREE)

THIS BEING the identical property conveyed to Ashley C. Causey by deed from Mark W. Cline dated October 27, 2009 and recorded on October 29, 2009 in Deed Book 3428 at Page 43, in the Office of the Register of Deeds of Horry County, South Carolina.

Grantee Address: 4266 Mica Avenue, Unit A, 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.

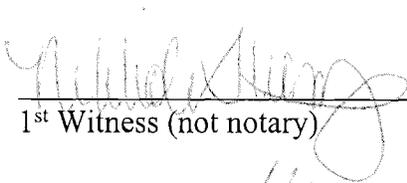
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantor does hereby bind its heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, heirs and assigns, forever, in fee simple, together

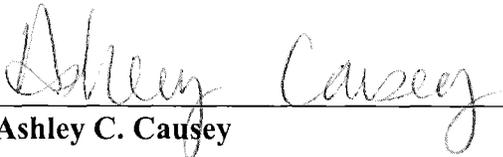
with every contingent remainder and right of reversion against our heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS their hands and seals this 17th day of October in the year 2024 of our Lord.

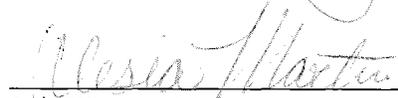
Signed, Sealed and Delivered in the Presence of



1st Witness (not notary)



Ashley C. Causey



2nd Witness (Notary)

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared before me Alesia Martin the undersigned witness
(Print Non-Notary Witness Name)

And made oath that (s)he was present and saw **Ashley C. Causey**, the within Grantor(s) sign, seal, and as his/her/their act and deed, deliver the within foregoing instrument that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

Alesia Martin

Witness (Non- Notary)

SWORN to before me this 17th day of
October, 2024.

Nikhole Strong
Notary Public for South Carolina

My Commission Expires 10/24/32



de

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) AFFIDAVIT

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located in Little River Township, Lots 8, 10 & a portion of Lot 9 Tract G-1, on Buffkin Road, North Myrtle Beach, SC 29582, bearing Horry County TMS:144-02-01-017 / PIN: 350-16-03-0067 & TMS: 144-02-01-035 / PIN: 350-16-03-0068, was transferred by Ashley C. Causey to E Investments, LLC on October 17, 2024
3. Check on 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 as a distribution to a trust beneficiary.
 - (c) X exempt from the Deed recording fee because: It is a Quitclaim Deed.
(If exempt, please skip items 4-7, and go to item 8 of this Affidavit.)
4. Check on of the following if either item 3(a) or item 3(b) above has been checked
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$0.00.
 - (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. 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:	<u>0.00</u>
(b) Place the amount listed in item 5 above here:	<u>0.00</u>
(c) Subtract line 6(b) from Line 6(a) and place result here:	<u>0.00</u>
7. The Deed recording fee due is based on the amount listed on Line 6(c) above and the Deed recording fee due is \$ 15.00.
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 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.

SWORN to before me this

17th day of October, 2024.

[Signature]
(Notary Public)

My Commission Expires: 10/24/32

[Signature]
Ashley C. Causey

**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: Mullins Law Firm, PA

ADDRESS:

PO BOX 585

N MYRTLE BCH, SC 29597-0585

TELEPHONE: (843) 272-8902

FAX: (843) 272-8902

E-MAIL ADDRESS: mullinslawfirm@aol.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 5.00

BRIEF PROPERTY DESCRIPTION: Lot 8 and Lot 10 Tract G-1 on Buffkin Road

TAX MAP NUMBER (TMS #) 144-02-01-017 / PIN NUMBER: ,

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

<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1. <u>CAUSEY</u>	<u>ASHLEY</u>	<u>C.</u>

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME
1. E INVESTMENTS, LLC

35016030066,

Prepared by and Return to:
Mullins Law Firm, P.A.
PO Box 585
North Myrtle Beach, SC 29597
TMS No: 144-02-01-018
MLF File No: 2024-09307

STATE OF SOUTH CAROLINA

WARRANTY DEED

COUNTY OF HORRY

KNOW ALL MEN BY THESE PRESENTS, that **CAUSEY HOLDINGS, LLC** in the State aforesaid, for and in consideration of the sum of **FIVE and 00/100 DOLLARS (\$5.00)**, unto us paid by **E INVESTMENTS, LLC**, 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 the said **E INVESTMENTS, LLC**, its 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 that certain piece, parcel or lot of land, situate, lying and being in Ocean Drive Section, North Myrtle Beach, Little River Township, Horry County, South Carolina, being shown and designated as Lot 9 on a plat of Tract G-1 of the Alva B. Edge Estate, prepared by C. B. Berry, RLS for Robert Buffkin, dated October 2, 1975, which plat is recorded in the Office of the ROD for Horry County, in Plat Book 61 at Page 13, reference to which is craved as forming a part and parcel hereof. LESS AND EXCEPTING that portion of Lot 9 described as follows: Beginning at a point making the Southwest corner of Lot #10 of a Map of Tract G-1 of the Alva B. Edge Estate; thence North 82 deg. 34 min. East 69.3 feet to a point in the boundary of the Tilghman Estates, said point being the Southeast corner of Lot #10 of said division; thence South 6 deg. 23 min. East 85.1 feet to a corner, said corner being the Southeast corner of Lot #9; thence with the Southern boundary of Lot #9 South 81 deg. 08 min. West 69 feet to a new corner; thence North 6 deg. 39 min. West 87.1 feet to a point, to wit:

Said lot is the Eastern portion of Lot #9 shown on a map of Tract G-1 of the Alva B. Edge Estate surveyed for Robert Buffkin, by C. B. Berry, RLS, with said survey being dated October 2, 1975, and with Lots #9 and #10 of said surveying having been revised on January 18, 1977.

THIS BEING the identical property conveyed to Causey Holdings, LLC by deed from Crystal Montgomery, as Horry County Delinquent Tax Manager dated July 2, 2013 and recorded on July 2, 2013 in Deed Book 3668 at Page 179, in the Office of the Register of Deeds of Horry County, South Carolina.

TMS: 144-02-01-018 / PIN: 350-16-03-0066

Grantee Address: 4266 Mica Avenue, Unit A, 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 premises before mentioned unto the said **Sharon E INVESTMENTS, LLC**, its heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantor does hereby bind its heirs and assigns and their heirs and assigns, to warrant and forever defend all and singular the said premises unto the said **E INVESTMENTS, LLC**, its heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion against our heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF our Hands and Seals this 17th day of October, 2024.

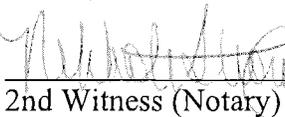
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

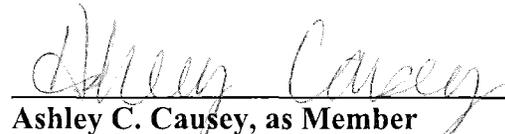


1st Witness (not notary)

CAUSEY HOLDINGS, LLC


Brandon K. Causey, as Member


2nd Witness (Notary)


Ashley C. Causey, as Member

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared before me Alesia Martin, the undersigned
(Print Non-Notary Witness Name)

witness and made oath that (s)he was present and saw **Brandon K. Causey, as Member of Causey Holdings, LLC and Ashley C. Causey, as Member of Causey Holdings, LLC**, the within Grantor(s) sign, seal, and as his/her/their/its act and deed, deliver the within foregoing instrument; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

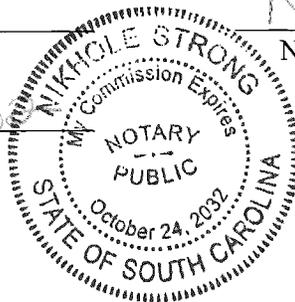
Alesia Martin
(Non-Notary Witness Signature)

SWORN to before me this 17 day of October, 2024.

Nikhole Strong
Notary Public for the Jurisdiction Aforesaid

Nikhole Strong
Notary Public Printed Name or Seal

My Commission Expires: 10/24/30



File # 2024-09307

BC De

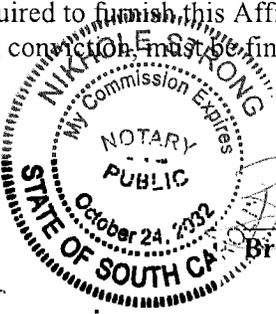
STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) AFFIDAVIT

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at in Little River Township, Part Lot 9 Tract G-1, on Buffkin Road, North Myrtle Beach, SC 29582, bearing Horry County TMS:144-02-01-018 / PIN: 350-16-03-0066, was transferred by Causey Holdings, LLC to E Investments, LLC, on October 17, 2024.
3. Check on 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 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:

(If exempt, please skip items 4-7, and go to item 8 of this Affidavit.)
4. Check on of the following if either item 3(a) or item 3(b) above has been checked
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$5.00.
 - (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. 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: \$5.00
 - (b) Place the amount listed in item 5 above here: _____
 - (c) Subtract line 6(b) from Line 6(a) and place result here: \$5.00
7. The Deed recording fee due is based on the amount listed on Line 6(c) above and the Deed recording fee due is \$15.00 .
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 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.

CAUSEY HOLDINGS, LLC



SWORN to before me this

17 day of October

[Signature]
(Notary Public)

My Commission Expires: 10/24/32

[Signature]
Brandon K. Causey, as Member

[Signature]
Ashley C. Causey, as Member

**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: Mullins Law Firm, PA

ADDRESS:

PO BOX 585

N MYRTLE BCH, SC 29597-0585

TELEPHONE: (843) 272-8902

FAX: (843) 272-8902

E-MAIL ADDRESS: mullinslawfirm@aol.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 5.00

BRIEF PROPERTY DESCRIPTION: pt of Lot 9 on plat of G-1 of the Alva B. Edge Estate on Buffkin Road

TAX MAP NUMBER (TMS #) 144-02-01-018 / PIN NUMBER: ,

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

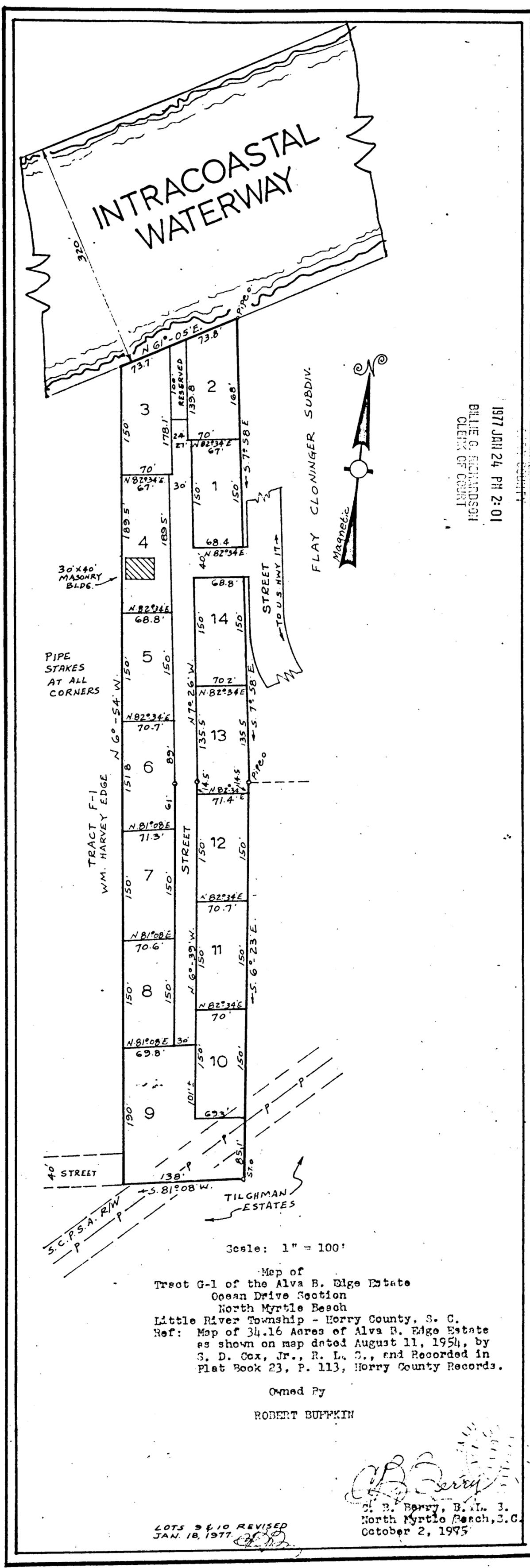
FULL BUSINESS NAME

1. CAUSEY HOLDINGS, LLC

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

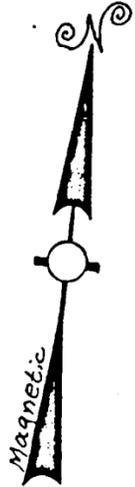
FULL BUSINESS NAME

1. E INVESTMENTS, LLC



1977 JAN 24 PM 2:01
 BILIE G. RICHARDSON
 CLERK OF COURT

FLAY CLONINGER SUBDIV.



30'x40' MASONRY BLDG.

PIPE STAKES AT ALL CORNERS

TRACT F-1 W.M. HARVEY EDGE

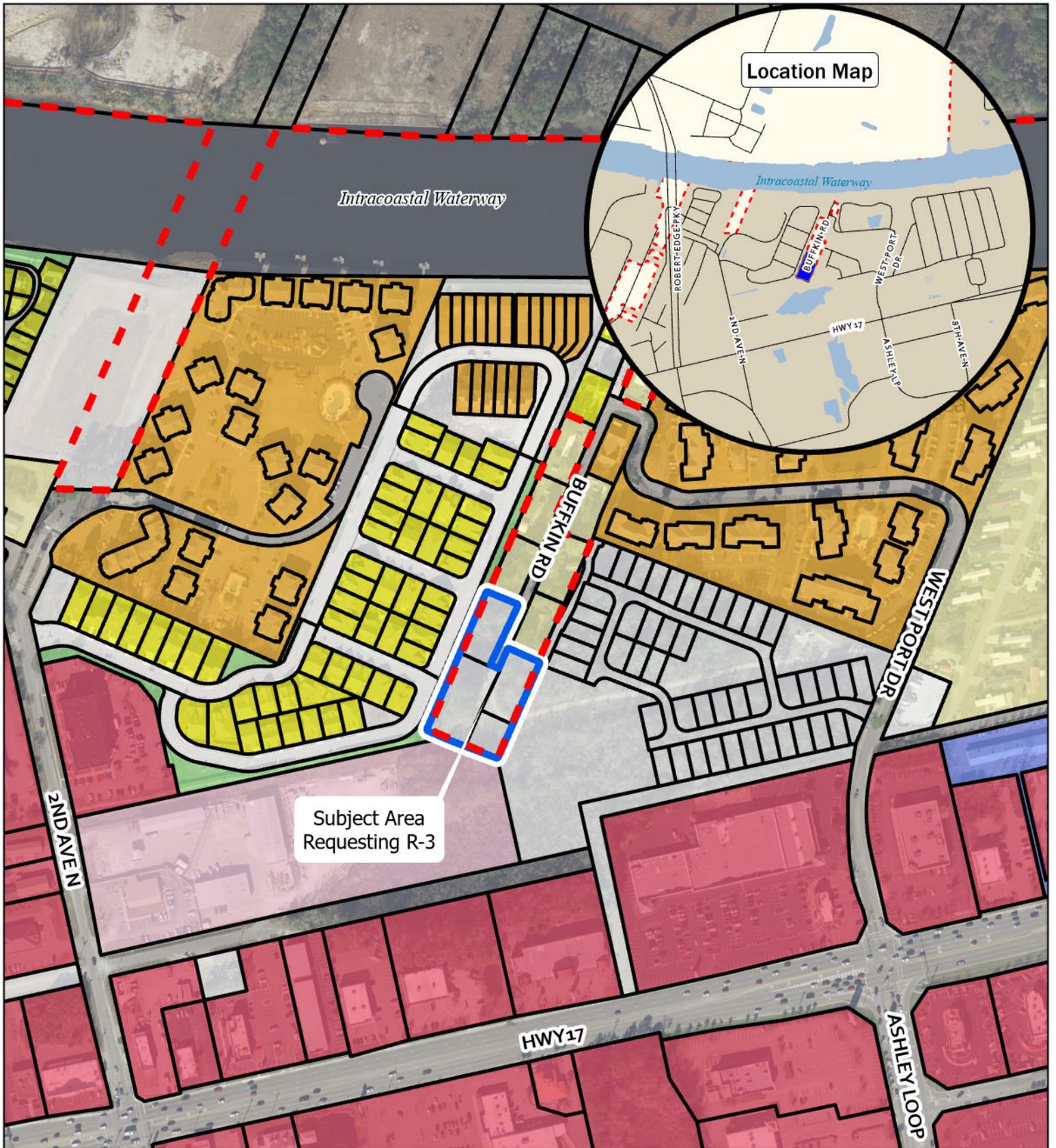
Scale: 1" = 100'

Map of
 Tract G-1 of the Alva B. Edge Estate
 Ocean Drive Section
 North Myrtle Beach
 Little River Township - Horry County, S. C.
 Ref: Map of 34.16 Acres of Alva B. Edge Estate
 as shown on map dated August 11, 1954, by
 S. D. Cox, Jr., R. L. C., and Recorded in
 Plat Book 23, P. 113, Horry County Records.

Owned By
 ROBERT BUFFKIN

C. B. Berry
 C. B. Berry, B. L. 3.
 North Myrtle Beach, S. C.
 October 2, 1975

LOTS 9 & 10 REVISED
 JAN. 18, 1977



- North Myrtle Beach City Limit
- Subject Area

- Existing Land Use**
- Commercial
 - Common Open Space
 - Duplex

Legend

- Industrial / Warehouse
- Mobile Home
- Multi-Family
- Private Common Open Space

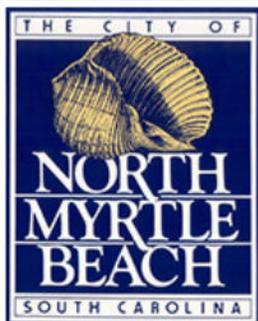
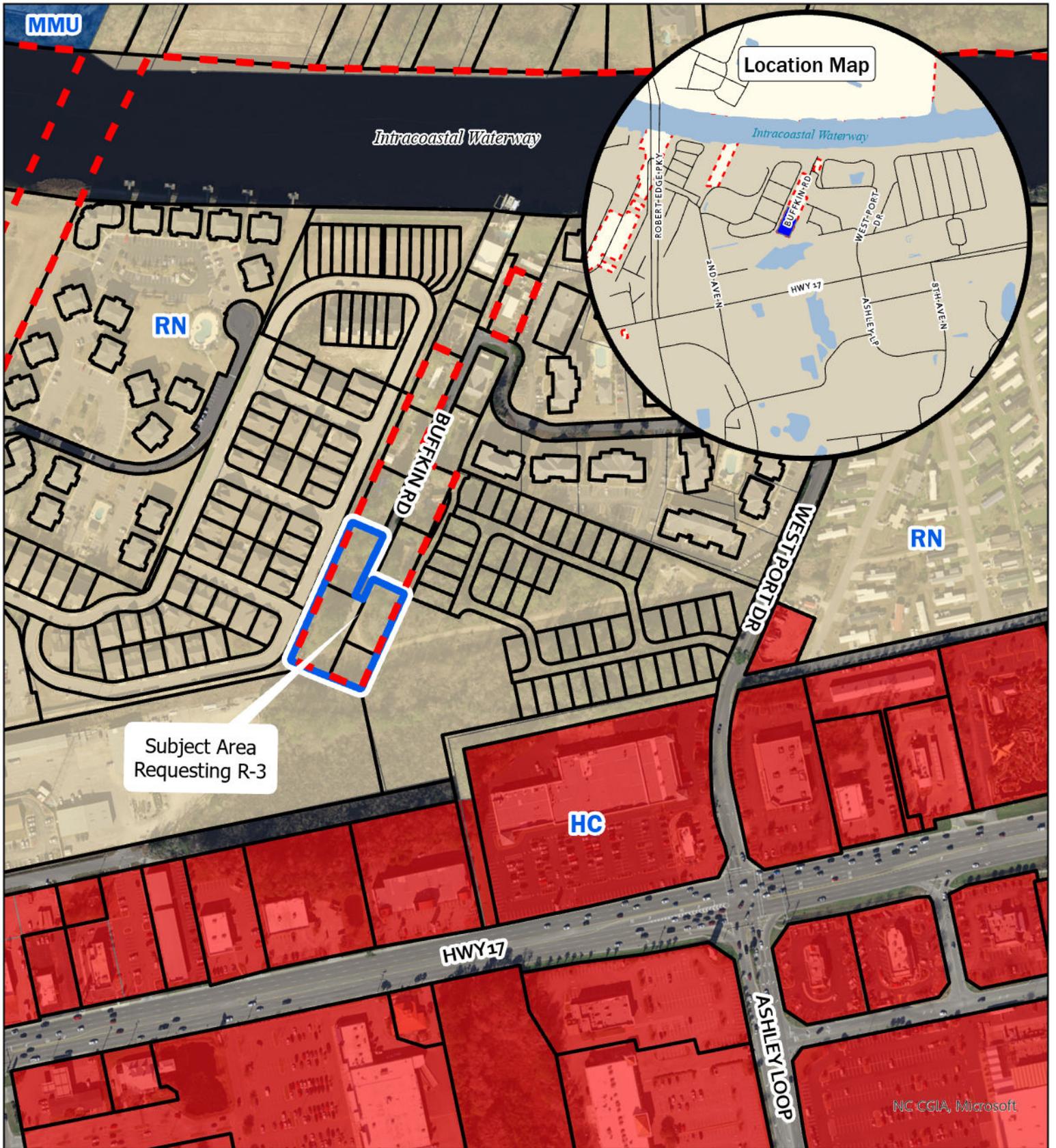
- Single-Family
- RV / Campground
- Town House
- Vacant



Existing Land Use

0 150 300 Feet

User: arelmadolar
Path: \\nmbplan\PDGIS\2025\25-025 2-25-21\2-25-21.aprx



Legend

-  North Myrtle Beach City Limit
-  Subject Area
-  Future Land Use HC
-  Future Land Use MMU
-  Future Land Use RN

Future Land Use

