

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: August 16, 2021

Agenda Item: 7D	Prepared by: Kevin Blayton	
Agenda Section: New Business: Ordinance. First Reading	Date: August 12, 2021	
Subject: A conveyance of approximately 0.60 acres to Hillside Development, LCC in exchange for a drainage easement	Division: Public Works	
<u>Background:</u> The City owns a vacant lot approximately 0.60 Acres at the end of Edge Drive near 10th Avenue South. This parcel was deeded to the City from Hillside Development in October of 2000. Hillside Development owns the adjacent parcel where the City desires a storm drainage easement. Subsequent discussions have resulted in a proposal for the City to deed back the 0.60 acre parcel to Hillside Development in exchange for the drainage easement, as depicted on the attached exhibits. The easement will be used for future drainage improvements connecting the Ingram Place development to the City's Hillside stormwater pond system. We are requesting City Council authorization to deed back the 0.60 acre parcel in exchange for the storm drainage easement. <u>Recommended Action:</u> Approve the proposed ordinance on first reading		
Reviewed by Department Head	Reviewed by City Manager	Reviewed by City Attorney
Council Action: Motion By: _____ 2nd By: _____ To: _____		

AN ORDINANCE

AN ORDINANCE TO CONVEY A PARCEL OF LAND CONSISTING OF APPROXIMATELY 0.60 ACRES TO HILLSIDE DEVELOPMENT, LLC IN EXCHANGE FOR AN EASEMENT TO THE CITY OVER LAND OWNED BY HILLSIDE WHICH EASEMENT IS NECESSARY TO MANAGE DRAINAGE AND WATER FLOW ISSUES IN THE AREA ADJACENT TO THE ABOVE REFERENCED PROPERTY AND TO AUTHORIZE THE CITY MANAGER TO SIGN THE DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION

Whereas, the City is interested in obtaining an easement from Hillside Development, LLC (Hillside) in the vicinity of Edge Drive and 10th Avenue South for the purpose of managing drainage and water retention issues; and

Whereas, Hillside has indicated that it would grant the easement to the City in exchange for the City conveying to them a parcel of land consisting of approximately 0.60 acres; and

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

Section I: The above referenced conveyance of land to Hillside Development, LLC in exchange for an easement to the City over land owned by Hillside is hereby approved.

Section II: The City Manager is authorized to sign the documents necessary to complete the transaction.

Section III: The ordinance shall become effective upon the date of passage.

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2021.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

FIRST READING: 8.16.2021

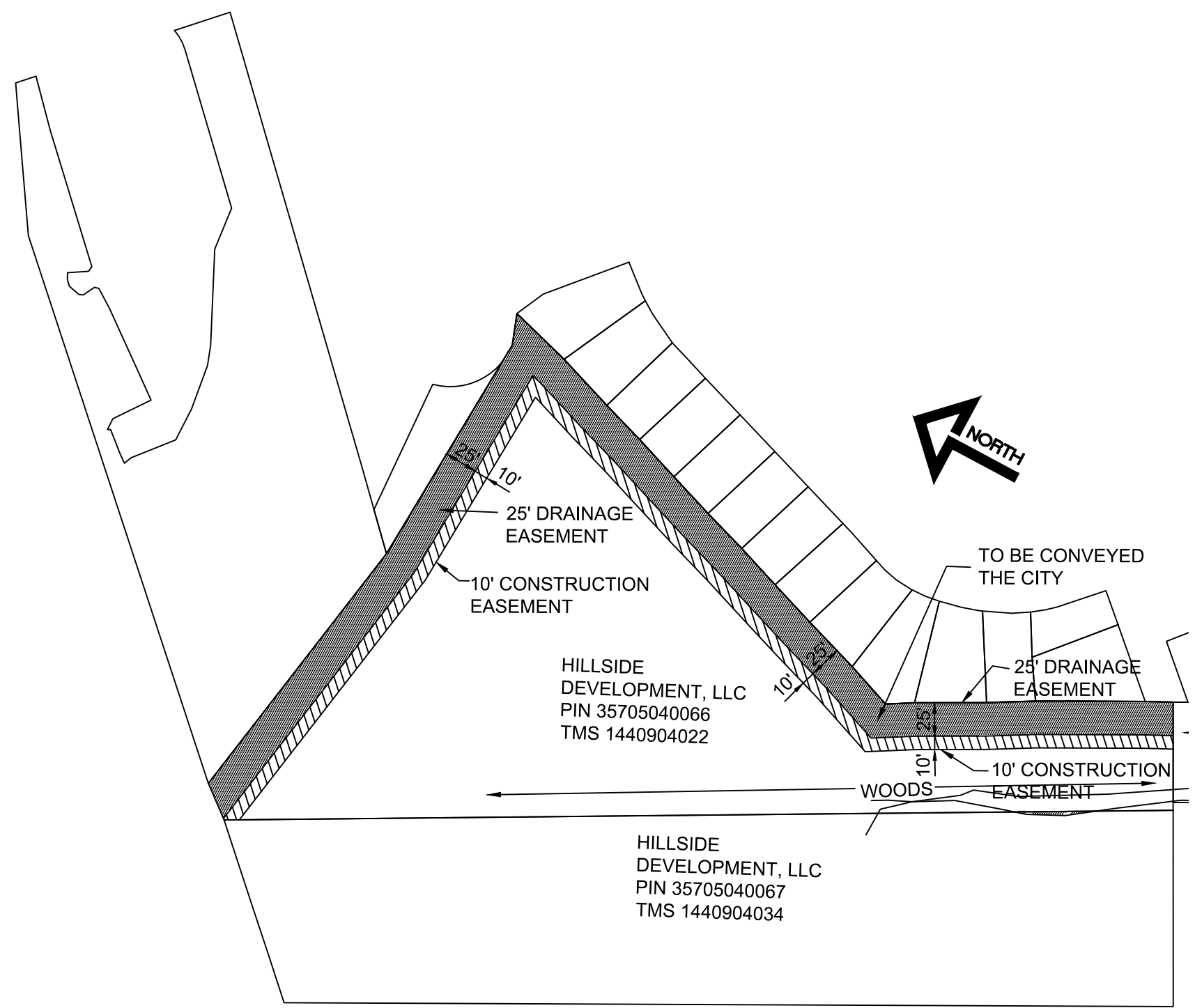
SECOND READING: _____

REVIEWED:

City Manager

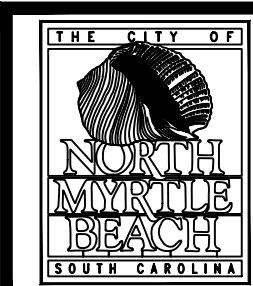
ORDINANCE: 21-32

EXHIBIT "A"



UTILITY EASEMENT
HILLSIDE DEVELOPMENT, LLC.
HORRY COUNTY, SOUTH CAROLINA

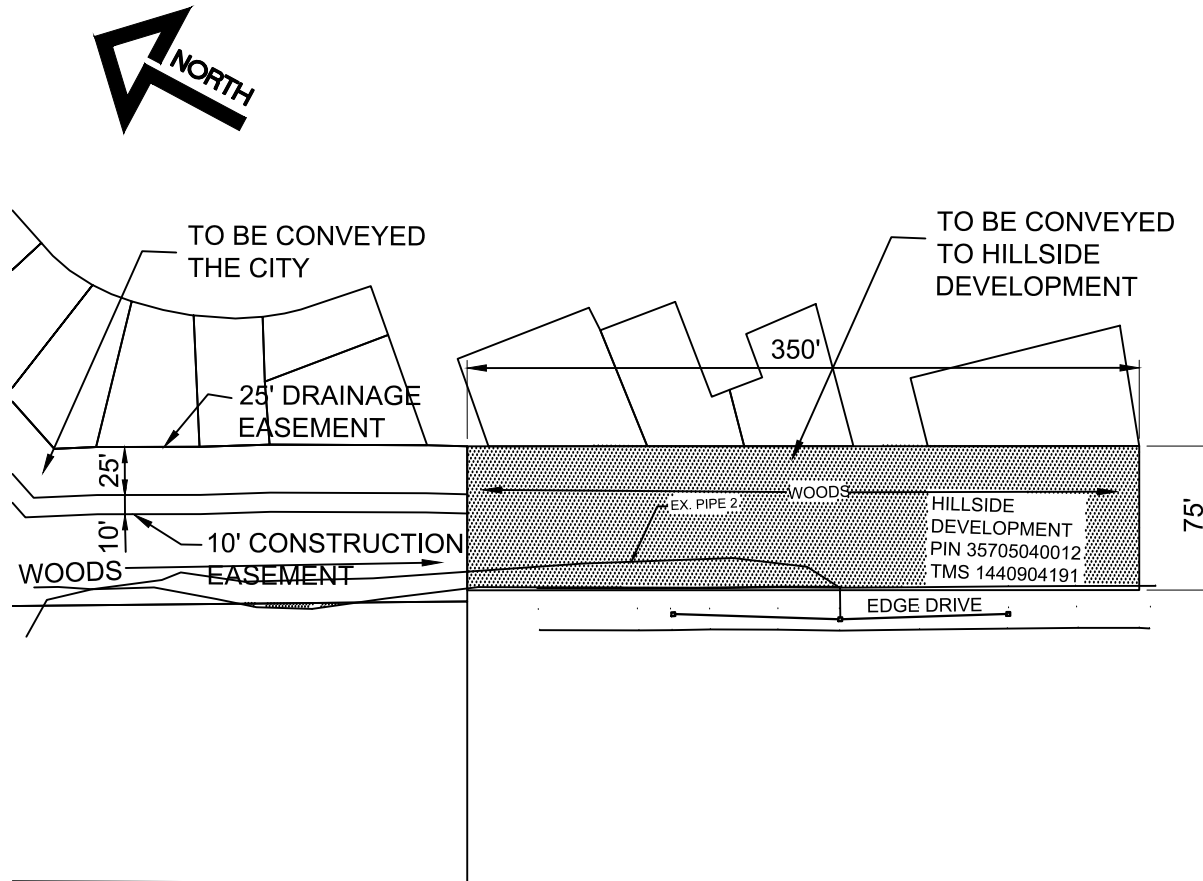
PIN # 35705040066
PIN # 35705040067
MAY 19, 2021
SCALE: 1" = 100'
DWG. NO. EDGE_10TH_DRAINAGE INGRAM
PLACE II REVISED 11X17.dwg



CITY OF NORTH MYRTLE BEACH ENGINEERING DIVISION	
DRAINAGE EASEMENT FOR HILLSIDE DEVELOPMENT, LLC	

DATE: 7/19/21
SHEET NO.
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1 OF 1

EXHIBIT "B"



LAND DEDICATION

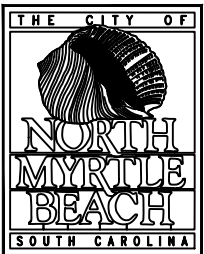
HILLSIDE DEVELOPMENT, LLC.
HORRY COUNTY, SOUTH CAROLINA

PIN # 35705040012

JULY19, 2021

SCALE: 1" = 100'

DWG. NO. Hillside Development Land Swap.dwg



CITY OF NORTH MYRTLE BEACH
ENGINEERING DIVISION

LAND DEDICATION TO
HILLSIDE DEVELOPMENT, LLC

DATE: 07/19/21

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