

**REQUEST FOR CITY COUNCIL CONSIDERATION**

Meeting Date: September 20, 2021

Agenda Item: 5E	Prepared by: Kevin Blayton
Agenda Section: Consent: Ordinance. Second Reading	Date: August 24, 2021
Subject: A conveyance of approximately 0.60 acres to Hillside Development, LCC in exchange for a drainage easement	Division: Public Works

**Background:**

The City owns a vacant lot approximately 0.60 Acres at the end of Edge Drive near 10<sup>th</sup> 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.

**Recommended Action:**

Approve the proposed ordinance on second reading

Reviewed by Department Head	Reviewed by City Manager	Reviewed by City Attorney
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Council Action:  
Motion By: \_\_\_\_\_ 2<sup>nd</sup> 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 10<sup>th</sup> 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

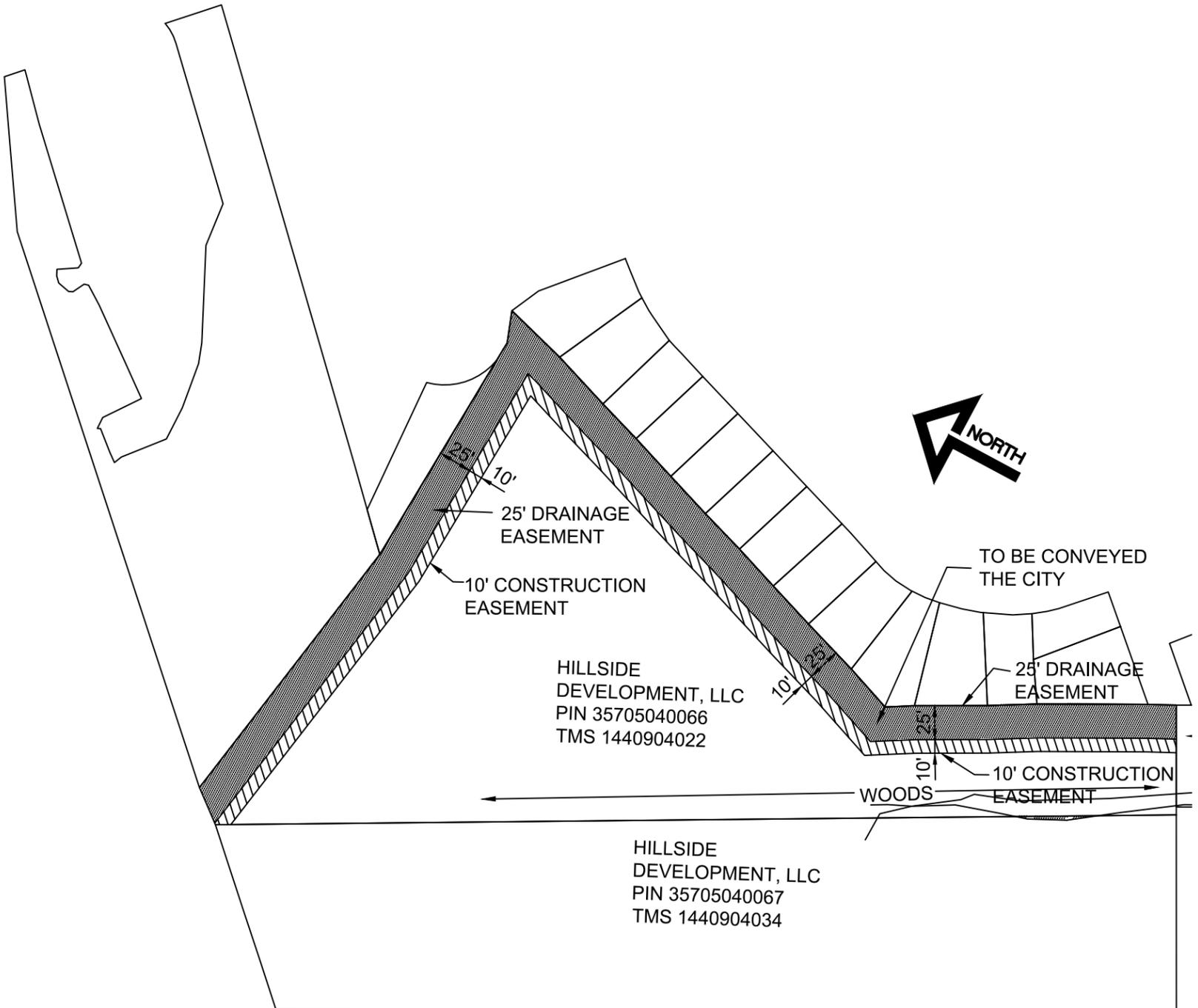
SECOND READING: 9.20.2021

REVIEWED:

\_\_\_\_\_  
City Manager

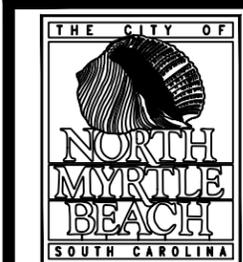
ORDINANCE: 21-32

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

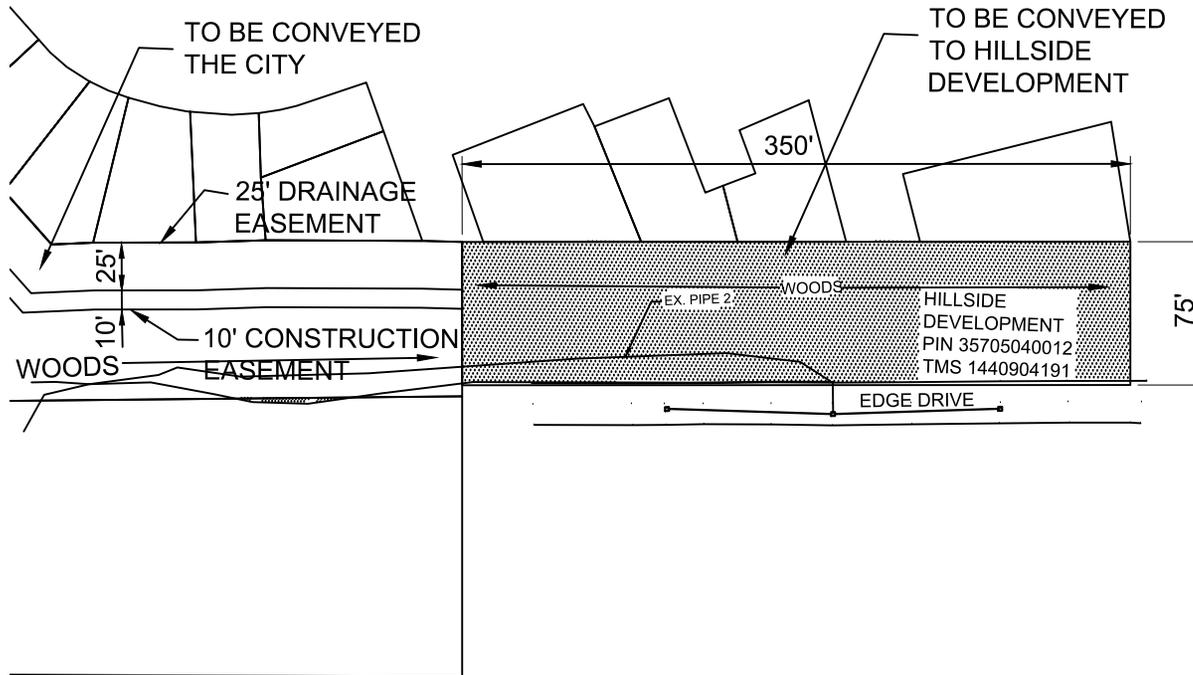
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DRAINAGE EASEMENT FOR  
 HILLSIDE DEVELOPMENT, LLC

DATE: 7/19/21

SHEET NO.  
**1**  
 1 OF 1

# EXHIBIT "B"



**LAND DEDICATION**

HILLSIDE DEVELOPMENT, LLC.  
 HORRY COUNTY, SOUTH CAROLINA

PIN # 35705040012

JULY 19, 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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