

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: December 6, 2021

Agenda Item: 7C	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: December 1, 2021
Subject: Petition for annexation and zoning designation for 0.36 Acres on Cenith Drive [Z-21-26]	Division: Planning and Development

Background:

Michael and Summer DiMeglio, owners, have petitioned the City of North Myrtle Beach to annex approximately 0.36 acres of property located on Cenith Drive and identified by PIN 357-02-04-0057. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1). The subject area is identified as Residential Suburban on the Future Land Use Map, and the request is consistent with the comprehensive plan.

Existing Conditions:

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned Single-Family Residential 14.5 (SF 14.5) under Horry County jurisdiction. Located on Cenith Drive, the parcel is vacant and undeveloped. Surrounding parcels within City limits are zoned R-1 and Planned Development District (PDD) within the Chestnut Greens PDD; adjacent unincorporated county parcels are zoned SF 14.5 and Commercial Forest Agriculture (CFA). Upon annexation, the parcel would be designated R-1 as per Exhibit A: Zoning Map (Z-21-26), 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.

Planning Commission Action:

The Planning Commission conducted a public hearing on November 16, 2021 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 the proposed ordinance on first reading

Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney
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Council Action:

Motion By _____ 2nd By _____ To _____

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH
ANNEXING 0.36 ACRES IDENTIFIED AS PIN 357-02-04-0057.**

WHEREAS, Michael and Summer DiMeglio, owners, have petitioned the City of North Myrtle Beach for annexation of 0.36 acres consisting of the following parcel PIN 357-02-04-0057 as referenced on Exhibit A: Zoning Map (Z-21-26), 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; and

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 357-02-04-0057 (the “Annexed Parcel”), consisting of approximately 0.36 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 Parcels are hereby designated and zoned as Single-Family Residential Low-Density (R-1).

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

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

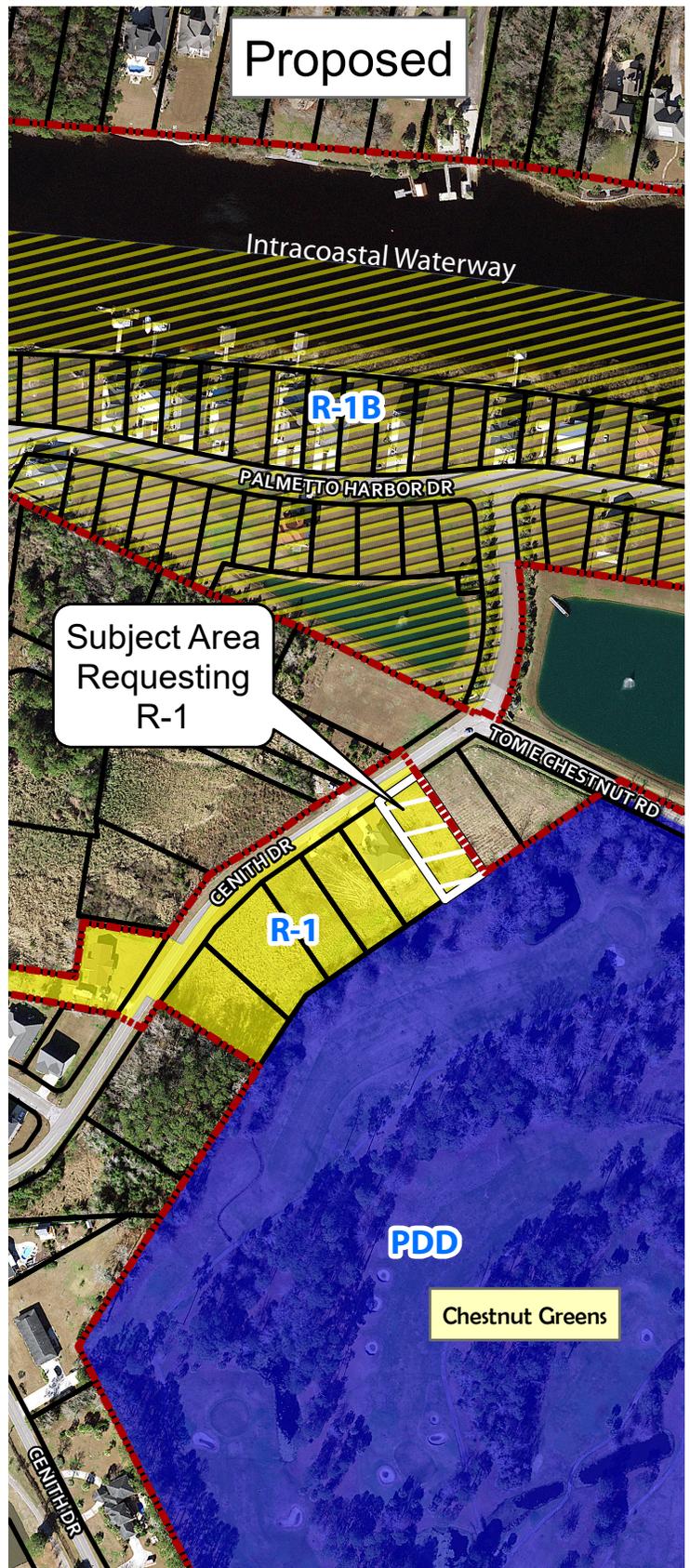
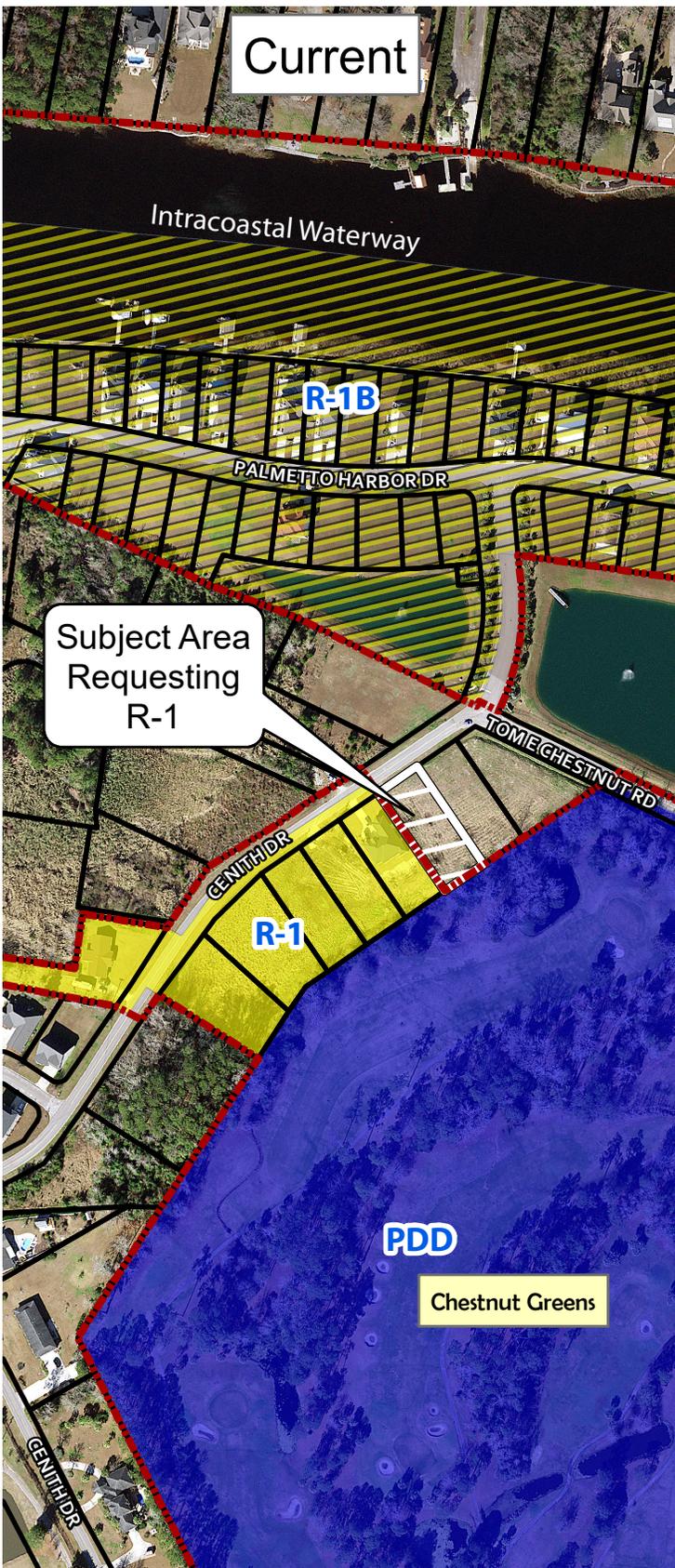
City Attorney

REVIEWED:

City Manager

FIRST READING: 12-6-2021
SECOND READING: _____

ORDINANCE: 21-48



Legend

- Subject Area
- ZONINGR-1
- North Myrtle City Limits
- PDD



Exhibit A: Zoning Map (Z-21-26)

7B. ANNEXATION & ZONING DESIGNATION Z-21-26: City staff received a petition to annex lands on Cenith Drive totaling ±0.36 acres and identified by PIN 357-02-04-0057. The lot is currently unincorporated and zoned Single-Family Residential 14.5 (SF14.5) 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 Single-Family Residential 14.5 (SF 14.5) under Horry County jurisdiction. Located on Cenith Drive, the parcel is vacant and undeveloped. Surrounding parcels within City limits are zoned R-1 and Planned Development District (PDD) within the Chestnut Greens PDD; adjacent unincorporated county parcels are zoned SF 14.5 and Commercial Forest Agriculture (CFA).

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 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 R-1; R-1A and 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 via the existing, county maintained Cenith Drive.

- 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:

Water and sewer services 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 City Council at their next meeting scheduled for December 6, 2021. Should the Planning Commission desire to forward a positive recommendation to 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-21-26] as submitted.

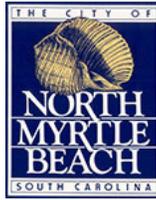
OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-21-26] as submitted.

OR

- 3) I move (an alternate motion).

FILE NUMBER:	Z-21-26
Complete Submittal Date:	September 28, 2021



Notice Published:	October 28, 2021
Planning Commission:	November 16, 2021
First Reading:	December 6, 2021
Second Reading:	January 3, 2022

City of North Myrtle Beach, SC

**Petition for Annexation &
Zoning**

GENERAL INFORMATION

Date of Request: September 28, 2021	Property PIN(S): 35702040057
Property Owner(s): Summer and Michael DiMeglio	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: Cenith Drive Lot J-1 Belle Edge Property (adjacent to old Possum Trot Golf Course)	Project Contact: Summer DiMeglio
Contact Phone Number: 843.455.3195	Contact Email Address: summernhuggins@gmail.com
Current County Zoning: SF 14.5	Proposed Zoning: R-1
Total Area of Property: 0 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: Summer DiMeglio

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.

Deed BK: 4441 PG: 1683 Doctype: 001
07/12/2021 at 03:16:30 PM, 1 OF 5
County Stamps: \$88.00 State Stamps: \$208.00
Marion D. Foxworth III
HORRY COUNTY, SC REGISTRAR OF DEEDS

Prepared By and Return To:
Wright, Worley, Pope, Ekster & Moss, PLLC
628-A Sea Mountain Highway
North Myrtle Beach, SC 29582
PIN: 357-02-04-0057

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **DEBORAH M. WILSON AND SHARON M. BROWN** in the State aforesaid, for and in consideration of the sum of EIGHTY THOUSAND AND 00/100 DOLLARS (\$80,000.00) to them in hand paid at and before the sealing of these presents by **MICHAEL DIMEGLIO AND SUMMER HUGGINS DIMEGLIO**, 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, subject to the within restrictions, unto said **MICHAEL DIMEGLIO AND SUMMER HUGGINS DIMEGLIO**, as joint tenants with right of survivorship and not as tenants in common, his or her 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 all that certain piece, parcel or lot of land, situate, lying and being in North Myrtle Beach, Horry County, South Carolina, being shown and designated as Lot J-1 on a plat entitled "A Minor Subdivision Creating Lots J-1, J-2 & J-3 Belle Edge Subdivision" prepared by Harry G. Bruton & Associates dated February 17, 2020. A copy of said map being recorded in Plat Book 292 at Page 170, records of Horry County and is by reference incorporated herein as forming a part and parcel of this description.

This property is conveyed subject to covenants, conditions, restrictions, reservations and easements appearing of record and further subject to the requirement that any residential structure constructed on the property shall be constructed on site utilizing stick built framing.

This is a portion of the property acquired by the grantors acquired the above described property by deed of distribution recorded in Deed Book 3480 at Page 1308, records of Horry County.

PIN 357-02-04-0057

Grantee Address: 800 Crumpet Court, Unit 1123
Myrtle Beach, SC 29579

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 **MICHAEL DIMEGLIO AND SUMMER HUGGINS DIMEGLIO**, as joint tenants with right of survivorship and not as tenants in common, his or her heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantor does hereby bind themselves and their heirs and assigns, to warrant and forever defend all and singular the said Premises unto the said **MICHAEL DIMEGLIO AND SUMMER HUGGINS DIMEGLIO**, as joint tenants with right of survivorship and not as tenants in common, his or her heirs and assigns, against themselves and their successors and assigns and any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

WITNESS the execution hereof by the undersigned hand and seal this 9th day of July, 2021.

Signed, Sealed and Delivered
in the Presence of

[Signature]
1st Witness

Deborah M. Wilson
Deborah M. Wilson

[Signature]
2nd Witness

Sharon M. Brown
Sharon M. Brown

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 Deborah M. Wilson and Sharon M. Wilson, the within named Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 9th day of July, 2021.

[Signature]

Signature of Notary Public

My commission expires: 12/18/27

Printed name of Notary:

Renee H. Baxley

SC-9524-001

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 Lot J-1 located on Cenith Drive, North Myrtle Beach, South Carolina, 29582 bearing County PIN 357-02-04-0057 was transferred by **Deborah M. Wilson and Sharon M. Brown to Michael DiMeglio and Summer Huggins DiMeglio** by deed dated July 4, 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
- (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 (See Information section of affidavit): Consideration less than \$

(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?

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 **\$80,000.00**.

(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 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: **\$80,000.00**

(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: **\$80,000.00**

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: **\$296.00**

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 a 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.

Deborah M. Wilson
Deborah M. Wilson

Sharon M. Brown
Sharon M. Brown

SWORN to and subscribed before me this

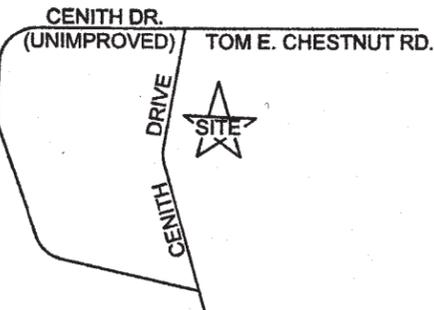
9 day of July, 2021.

Renee H. Baxley
Notary Public for South Carolina

My Commission Expires: 12/18/27

Notary (printed name): Renee H. Baxley

Vicinity Map
Not To Scale



FLOOD NOTE:
THE SUBJECT PROPERTY SHOWN
HEREON LIES IN FLOOD ZONE "X"
PER F.E.M.A. MAP # 45051 C0 579 "H"
DATED 8/23/1999.

I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; that there are no visible encroachments or projections other than shown: that the unadjusted ratio of precision is 1:10,000+; that this property is subject to any easements of record that may be shown on an up-to-date title search not furnished me this date; that the area was determined by the coordinate method of area calculation. Date: FEBRUARY 17 2020

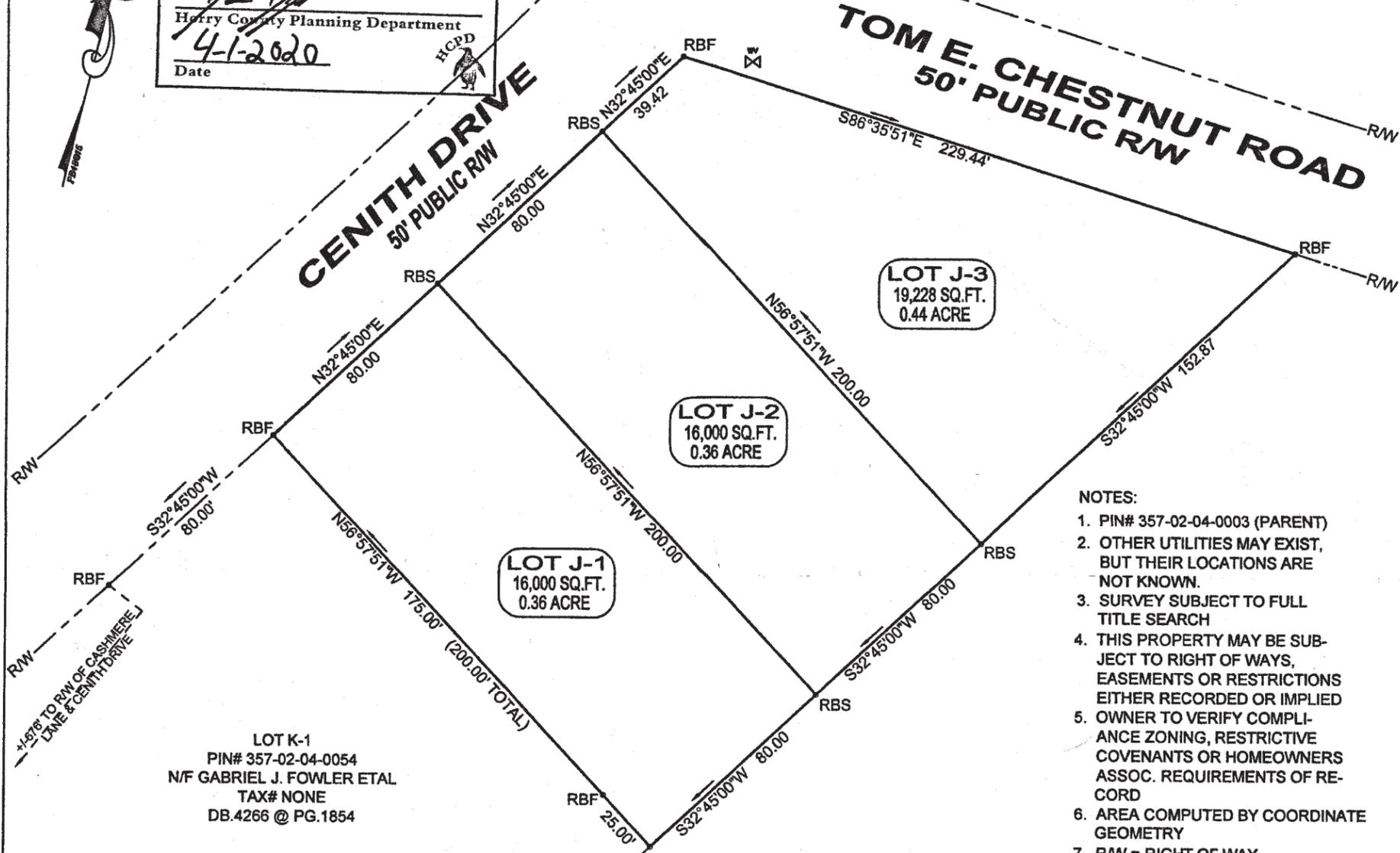
SIGNED
PROFESSIONAL LAND SURVEYOR
HARRY F. BRUTON, PLS 24275

Plat BK: 292 PG: 170
Doctype: 061, 04/24/2020 at 02:48:16 PM, 1 OF 1
Marion D. Foxworth III, Horry County, SC Registrar of Deeds

PALMETTO HARBOR SPOIL BASIN PARCEL
PIN# 357-02-03-0027
TAX# 143-19-01-083
N/F HORRY COUNTY
DB.3404 @ PG.335

Approved For Recording

Horry County Planning Department
Date 4-1-2020
HCPD



- NOTES:**
- PIN# 357-02-04-0003 (PARENT)
 - OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
 - SURVEY SUBJECT TO FULL TITLE SEARCH
 - THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED
 - OWNER TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD
 - AREA COMPUTED BY COORDINATE GEOMETRY
 - R/W = RIGHT OF WAY
 - = WATER VALVE
 - RBF = 5/8" IRON REBAR FOUND
 - RBS = 5/8" IRON REBAR SET
 - TMS# = 143-12-01-010 (PARENT)
 - PLAT REF. = PB. 48 @ PG.15
PB. 283 @ PG.28
 - THIS IS A MINOR SUBDIVISION OF LOT J CREATING LOT J-1 TOTALING 16,000 SQ.FT., 0.36 ACRE, LOT J-2 TOTALING 16,000 SQ.FT., 0.36 ACRE & LOT J-3 TOTALING 19,228 SQ.FT., 0.44 ACRE.

CERTIFICATE OF NON-EVALUATION FOR WATER AND SEWER AVAILABILITY
THE PROPERTY OWNER OF RECORD HEREBY ACKNOWLEDGES THAT THE SURVEYED PARCEL(S) AND/OR TRACT REMAINDER HAS NOT BEEN REVIEWED TO DETERMINE THE AVAILABILITY OF ON-SITE WASTE DISPOSAL SYSTEMS OR PROVISION OF PUBLIC WATER/SEWER SERVICES. RECORDATION OF THIS PLAT SHALL NOT BE AN IMPLIED OR EXPRESSED CONSENT BY HORRY COUNTY THAT THE LOTS OR OTHER LAND DIVISIONS SHOWN HEREON ARE CAPABLE OF BEING SERVICED BY ON-SITE WASTE DISPOSAL OR PUBLIC WATER/SEWER SYSTEMS. UNLESS OTHERWISE STATED HEREON, ALL SURVEYED PARCELS AND/OR TRACT REMAINDERS HAVE NOT BEEN REVIEWED FOR ON-SITE WASTE DISPOSAL SYSTEMS OR PUBLIC WATER/SEWER SERVICES.

Deborah M. Wilson 03-07-2020
PROPERTY OWNER SIGNATURE (DATE)
Sharon M. Brown 3/7/2020
PROPERTY OWNER SIGNATURE (DATE)

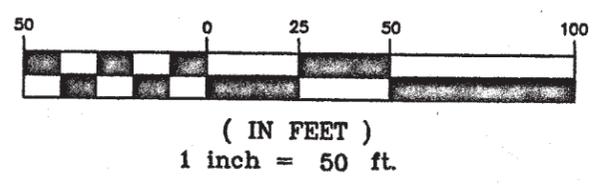
CERTIFICATE OF OWNERSHIP & DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF DEVELOPMENT/PLAT WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

NAME Deborah M. Wilson SIGNED Deborah M. Wilson DATE 03-07-2020
NAME Sharon M. Brown SIGNED Sharon M. Brown DATE 3/7/2020

POSSOM TROT GOLF COURSE
PIN# 357-00-00-0012
TAX# 143-00-01-024
N/F BELLE S. EDGE ESTATE ETAL
DB.1638 @ PG.592

GRAPHIC SCALE



Harry F. Bruton & Associates
Professional Land Surveying & Design

RESIDENTIAL & COMMERCIAL IN S.C.
905-2 Sea Mountain Hwy.
North Myrtle Beach, SC 29582

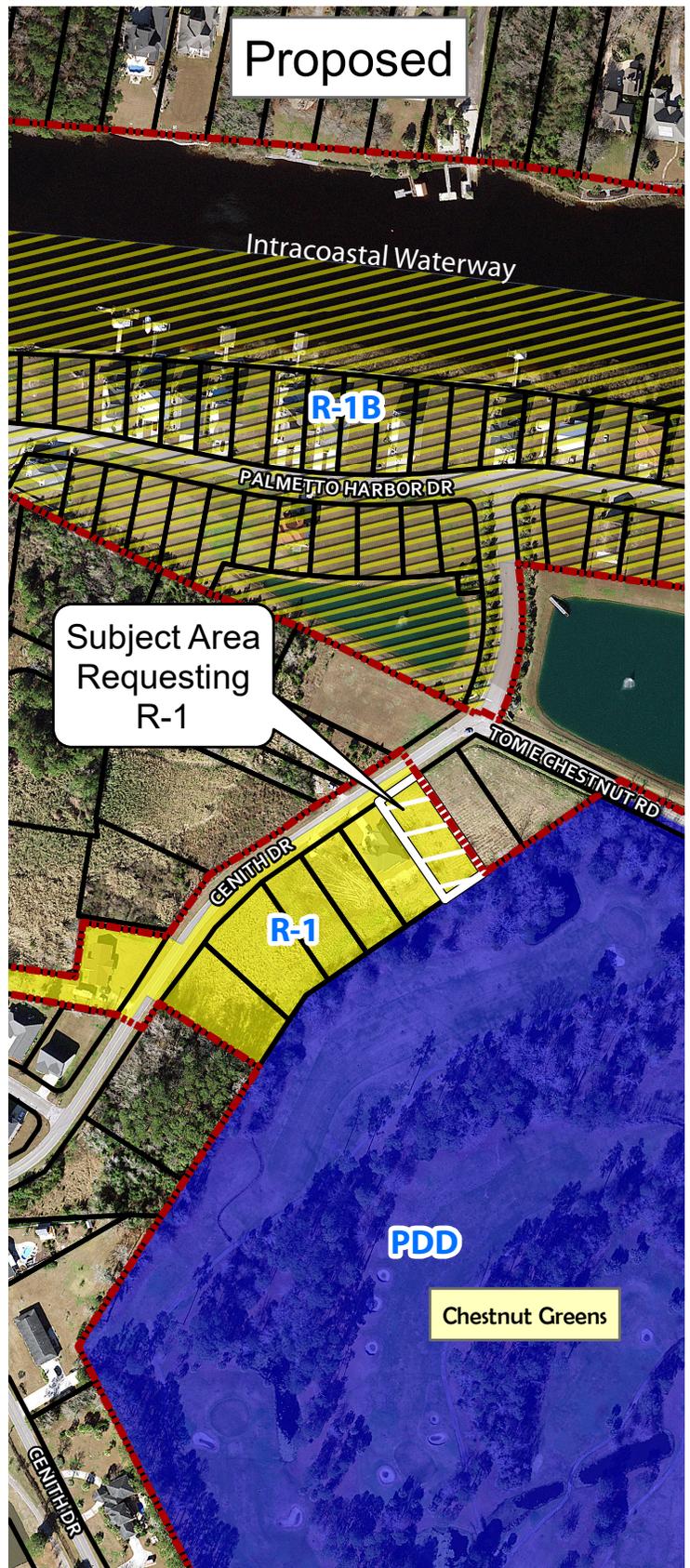
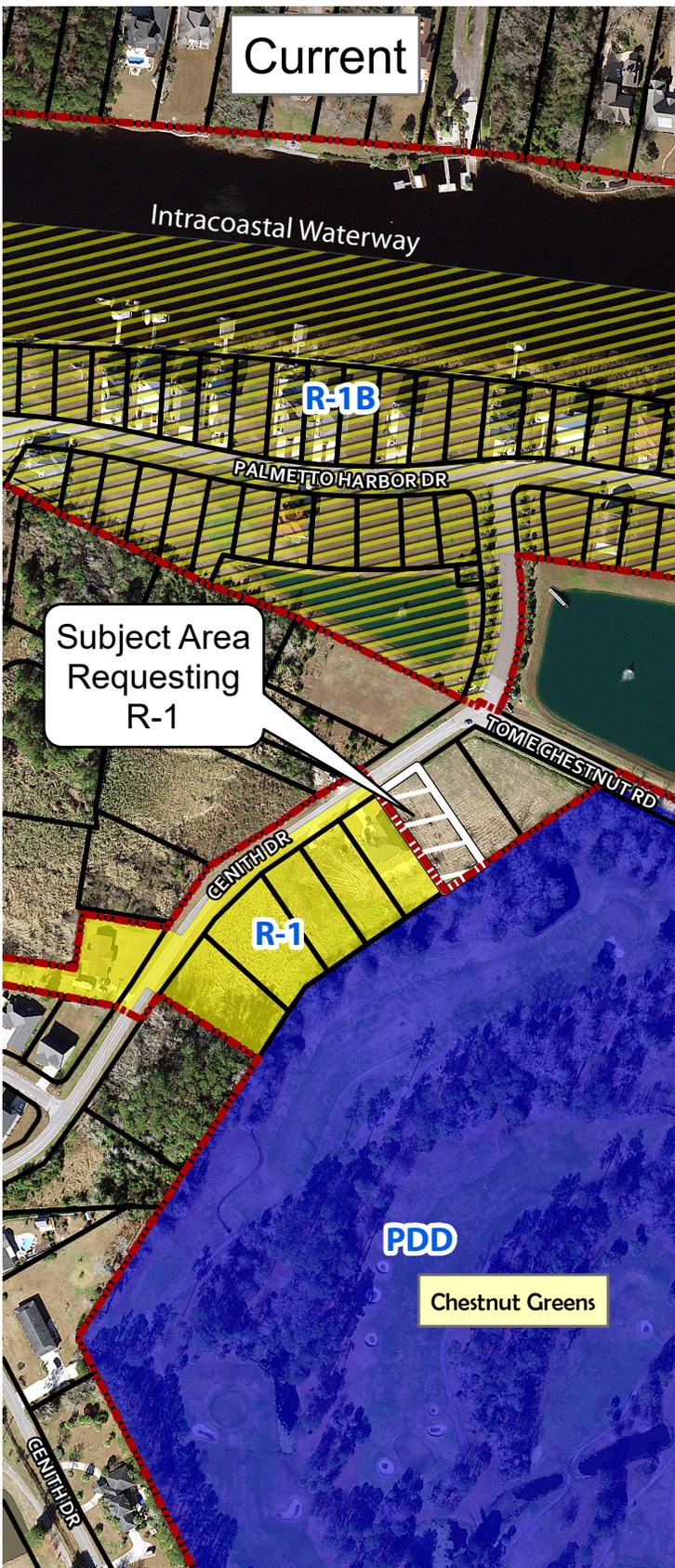
hbruton@gmail.com
OFFICE (843) 281 - 8822
FAX (843) 280 - 0920

A MINOR SUBDIVISION
CREATING
LOTS J-1, J-2 & J-3
BELLE EDGE SUBDIVISION

NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA
SCALE 1"=50'
THE PROPERTY OF **DEBORAH M. WILSON & SHARON M. BROWN**

MAP REFERENCE IN BOOK 48 / 283 PAGE 15 / 28
DEED REFERENCE IN BOOK 3480 PAGE 1308
JOB NO. 18224 ACAD: LOT J SUB 2-17-2020 (CENITH)

HARRY F. BRUTON
S.C. REG.# 24275

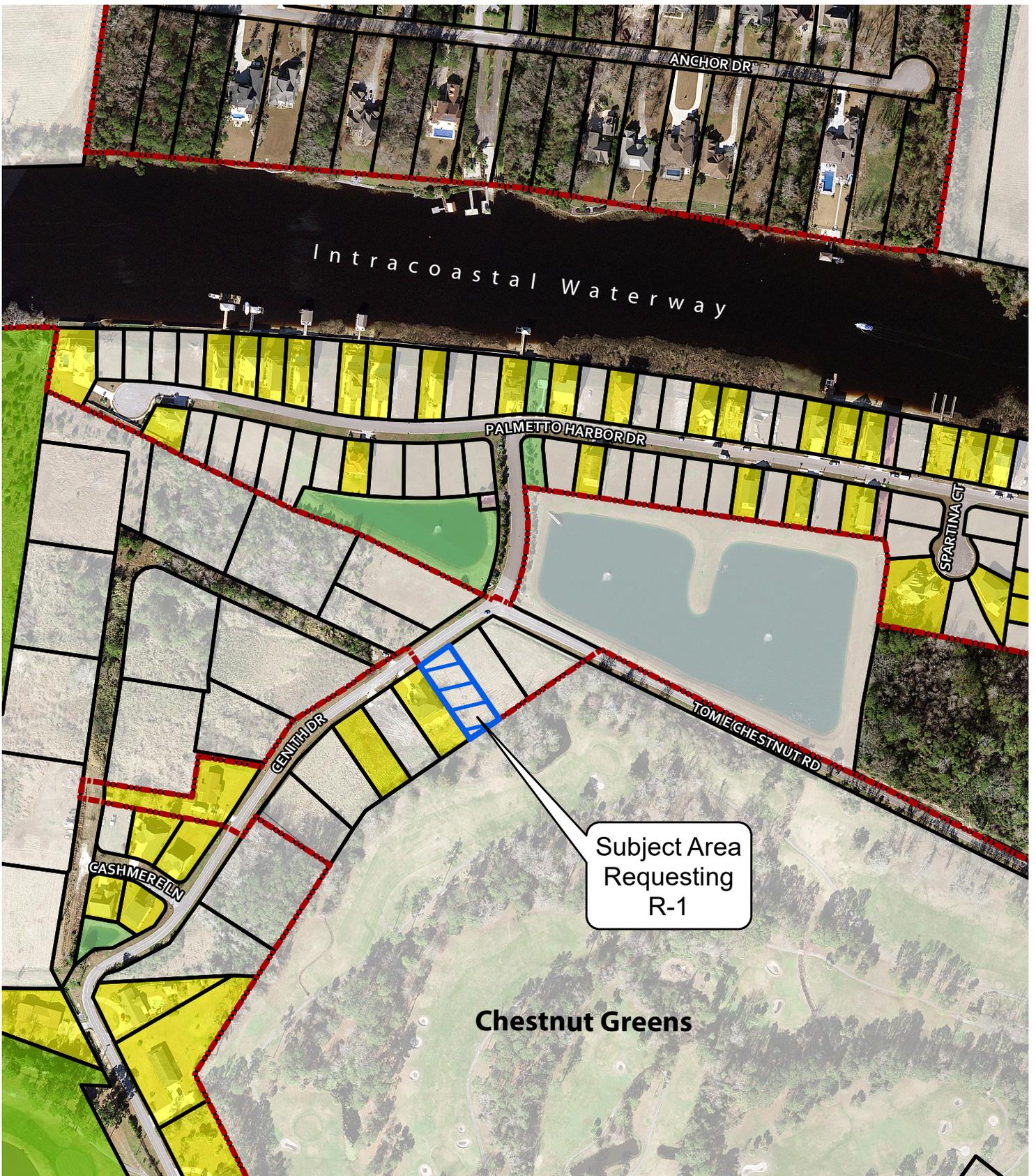


Legend

- Subject Area
- ZONINGR-1
- North Myrtle City Limits
- PDD



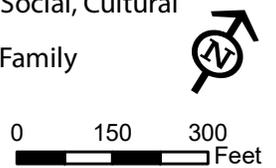
Exhibit A: Zoning Map (Z-21-26)



Path: M:\2021\2021-53 Z-21-26 Cenith\2021-53 Z-21-26 Cenith ELP.mxd

Legend

- | | | |
|--|---|--|
|  Subject Area |  Existing Land Use - Common Open Space |  Public, Social, Cultural |
|  North Myrtle City Limits |  Existing Land Use - Golf Course |  Single-Family |
| |  Vacant | |



Existing Land Use Map (Z-21-26)

Date: 11/5/2021
Author: Dawn E. Snider



Subject Area
Requesting
R-1

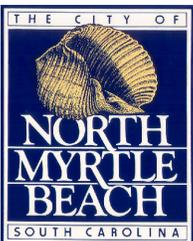
Chestnut Greens

Legend

-  Subject Area
 -  North Myrtle City Limits
- Recommended Future
Land Use Categories**

-  RPC - Resource, Protection, Conservation
-  MU - Mixed Use
-  MMU - Marina Mixed Use

-  NMU - Neighborhood Mixed Use
-  RS - Residential Suburban
-  RN - Residential Neighborhood



Future Land Use Map (Z-21-26)