

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: January 3, 2022

Agenda Item: 5C	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Consent: Ordinance. Second Reading	Date: December 14, 2021
Subject: Petition for annexation and zoning designation for 5.12 Acres off Wyndell Dr [Z-21-27]	Division: Planning and Development

Background:

Venture Engineering, agent for the owner, has petitioned the City of North Myrtle Beach to annex approximately 5.12 acres of property located on Cenith Drive and identified by PIN 350-06-03-0043. The petition also reflects the requested City of North Myrtle Beach zoning district of Medium Density Residential (R-2). The subject area is identified as Residential Suburban on the Future Land Use Map (represented by zones R-1, R-1A and R-1B), and the request is *not* consistent with the comprehensive plan. However, the zoning district requested is adjacent to this parcel.

Existing Conditions:

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned Resort Commercial (RC) under Horry County jurisdiction. Located at the terminus of Wyndell Drive between Waterway Drive and US Highway 17 North, the parcel is vacant and undeveloped. Surrounding parcels within City limits are zoned Highway Commercial (HC), Medium Density Residential (R-2), and Mid-Rise Multifamily Residential (R-2A); adjacent unincorporated county parcels are zoned RC. Upon annexation, the parcel would be designated R-2 as per Exhibit A: Zoning Map (Z-21-27), 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 “C”, to recognize substantial change or changing conditions or circumstances in a particular locality. There was no public comment.

Recommended Action:

Approve the proposed ordinance on second 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 5.12 ACRES IDENTIFIED AS PIN 350-06-03-0043.**

WHEREAS, Venture Engineering, agent for the owner, has petitioned the City of North Myrtle Beach for annexation of 5.12 acres consisting of the following parcel PIN 350-06-03-0043 as referenced on Exhibit A: Zoning Map (Z-21-27), 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 Medium Density Residential (R-2) 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 350-06-03-0043 (the “Annexed Parcel”), consisting of approximately 5.12 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 Medium Density Residential (R-2).

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2022.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

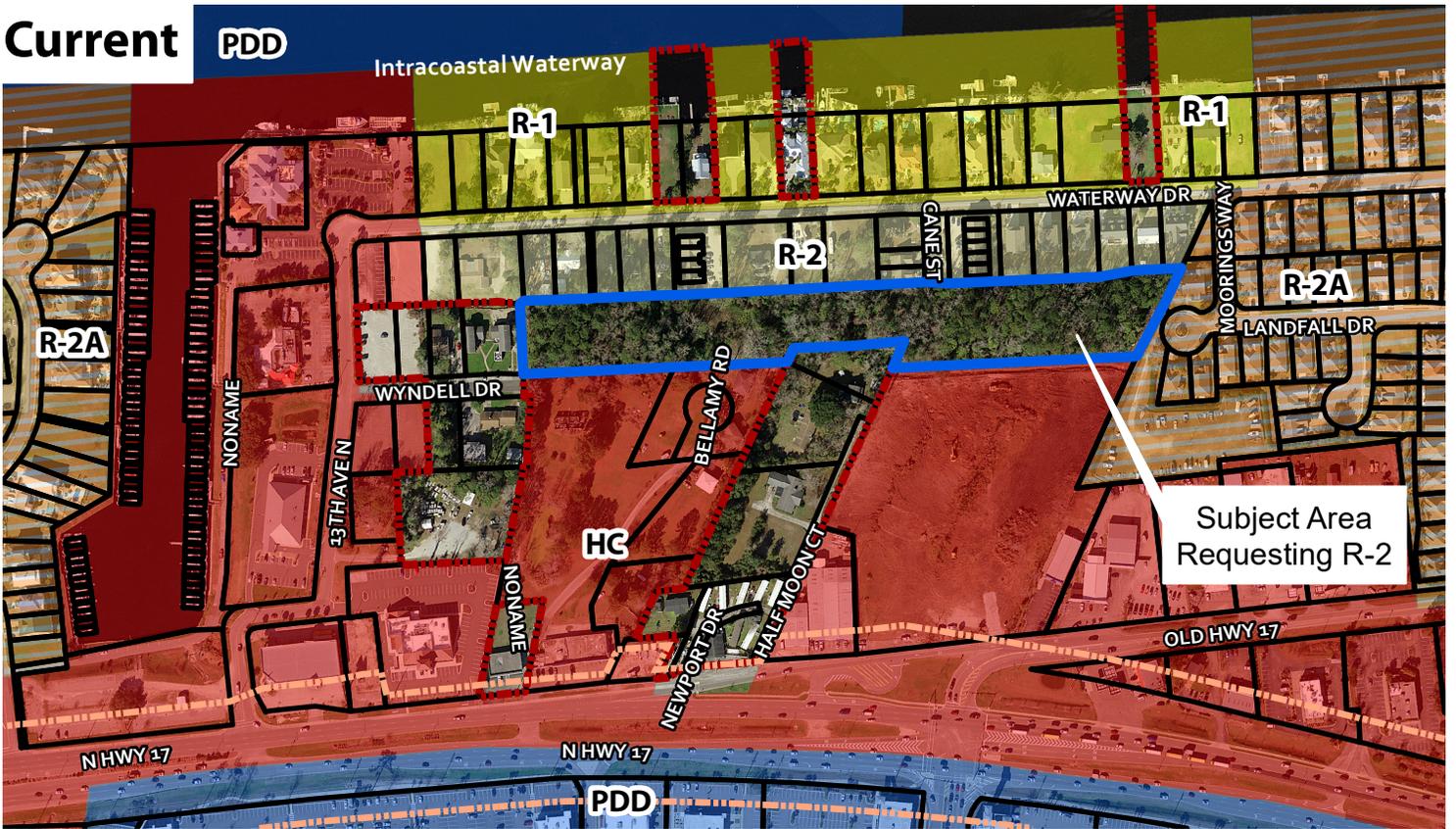
REVIEWED:

City Manager

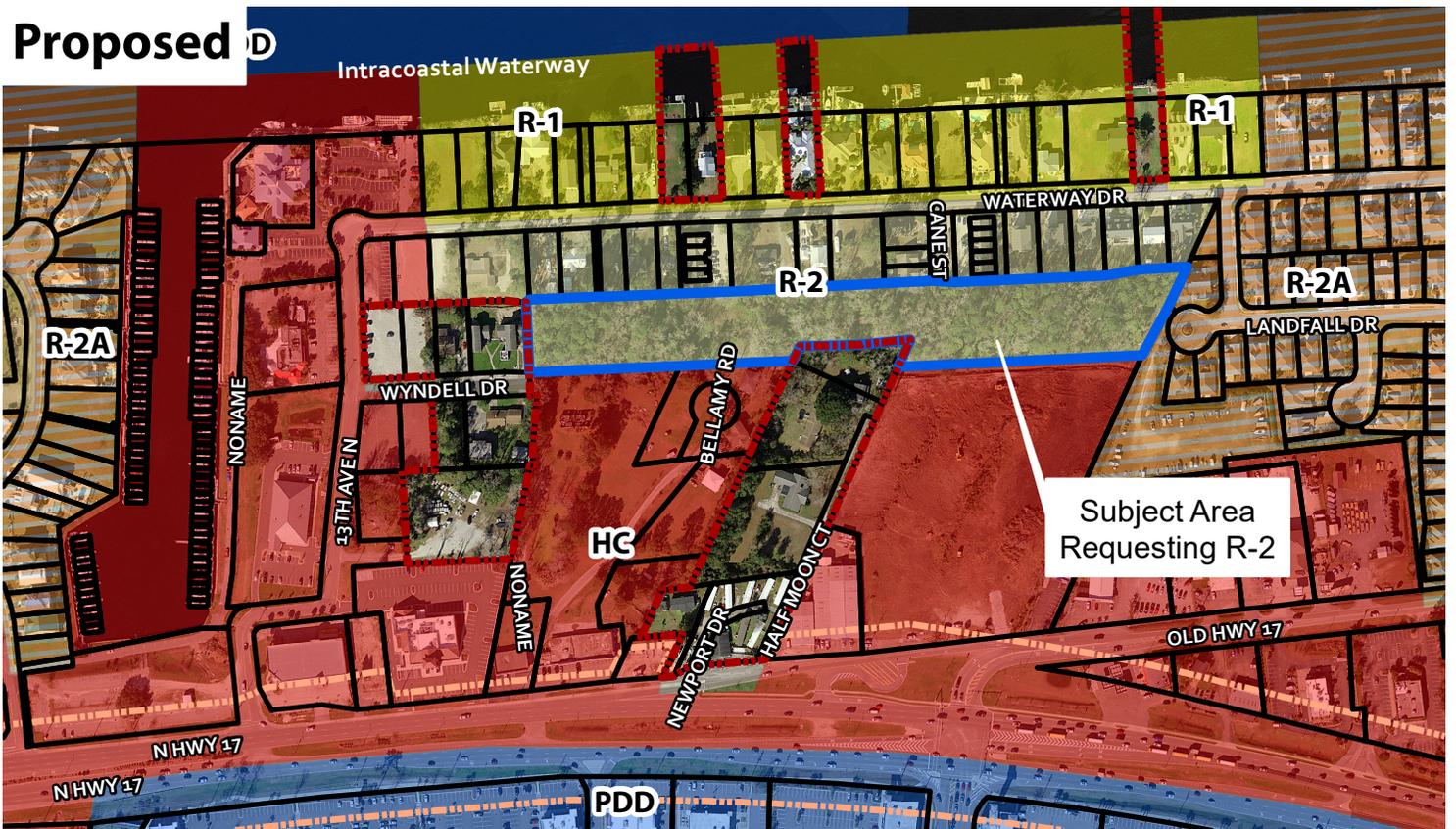
FIRST READING: 12.6.2021
SECOND READING: 1.6.2022

ORDINANCE: 21-49

Current



Proposed



NMB City Limit

Subject Area

Zoning Overlay District

Off-Premise(s) Sign Overlay Zone (OPO)

Zoning District R-2

HC

PDD

R-1

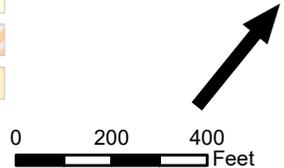


Exhibit A: Zoning Map (Z-21-27)

7C. ANNEXATION & ZONING DESIGNATION Z-21-27: City staff received a petition to annex lands behind Waterway Drive off Wyndal Drive totaling ±5.12 acres and identified by PIN 350-06-03-0043. The lot is currently unincorporated and zoned Resort Commercial (RC) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Medium Density Residential (R-2) and will be heard concurrently.

Background:

The planning commission reviewed a similar request at their October 5 workshop. The request was withdrawn by the applicant prior to the meeting due to concerns about the 50' maximum height allowed in the previously requested zoning district of R-2A.

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 Resort Commercial (RC) under Horry County jurisdiction. Located at the terminus of Wyndal Drive between Waterway Drive and US Highway 17 North, the parcel is vacant and undeveloped. Surrounding parcels within City limits are zoned Highway Commercial (HC), Medium Density Residential (R-2), and Mid-Rise Multifamily Residential (R-2A); adjacent unincorporated county parcels are zoned RC.

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-2 (Medium Density Residential), is not 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-2 zoning is somewhat consistent with the Residential Suburban land use classification found in the 2018 Comprehensive Plan. However, the densities allowed in R-2 are more intense than the prescribed primary and secondary zoning districts.

- c) Whether the uses permitted by the proposed change would be appropriate in the area concerned:

The purpose of the R-2 zoning district is, "To provide for limited alternatives to single-family housing, smaller lot development and correspondingly higher densities, but not permit the crowding of development on individual lots or parcels."

The uses permitted in the R-2 district would be somewhat appropriate in the area, though at a lesser density than allowed by right.

- 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:

Access is subject to Public Works review/approval through the platting or site-specific development plan process.

- 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 by extension from the developer.

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 but notes inconsistencies with the comprehensive plan.

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-21-27] as submitted.

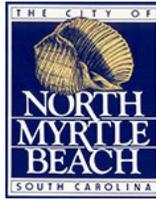
OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-21-27] as submitted.

OR

- 3) I move (an alternate motion).

FILE NUMBER:	Z-21-27
Complete Submittal Date:	October 5, 2021



Notice Published:	October 22, 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

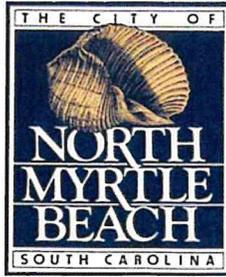
GENERAL INFORMATION

Date of Request: October 5, 2021	Property PIN(S): 35006030043
Property Owner(s): Vereen Inc.	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: near Waterway Drive	Project Contact: Jordan Rodes
Contact Phone Number: 8433475851	Contact Email Address: jordanrodes@sccoast.net
Current County Zoning: RC	Proposed Zoning: R-2
Total Area of Property: 5 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: Jordan Rodes

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: 09/08/21

Nature of Approval Requested: Petition for Annexation and Zoning

Property PIN(s): 350 06 03 0043

Property Address/Location: 5 acres off Cane St

I, Vereen, Inc, hereby authorize Steve Powell, Venture Engineering

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

Sherry D. Vereen
Signature
dotloop verified
09/09/21 8:19 AM EDT
BLTC-RD45-00DR-5MGP

Mary G Vereen
Signature
dotloop verified
09/08/21 4:19 PM EDT
VLNY-NUD5-PGNN-OUJY

Registered Agent of Corporation

Registered Agent of Corporation

Title

Title

Jean R Vereen
Signature

Bobbie Vereen
Signature

Registered Agent of Corporation

Registered Agent of Corporation

Title

Title

Registered Agent of Corporation

Registered Agent of Corporation

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.

1957

793

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

WHEREAS, J. B. Vereen, the developer of "The Sound", the Western Section of "The Sound" and Vereen's Marina, near Ocean Drive Beach Section of the Town of North Myrtle Beach, Horry County, South Carolina, conveyed to his three (3) sons, George Rayford Vereen, John Wyndal Vereen, a/k/a Wyndal Vereen, and Jerry R. Vereen certain properties in the Western Section of "The Sound" and Vereen's Marina, and

WHEREAS, it was the intent of J. B. Vereen to convey all properties not previously conveyed owned by him to his sons, George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen. A portion of said properties conveyed were .8 Acre, more or less; 7.5 Acres, more or less; and 9.6 Acres, which, after an actual survey, contain 19.59 Acres, and it is the desire of George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen to convey these properties, along with other properties, to the grantee herein, now therefore

KNOW ALL MEN BY THESE PRESENTS, THAT

We, GEORGE RAYFORD VEREEN, JOHN WYNDAL VEREEN and JERRY R. VEREEN, individually and as sole surviving Heirs of J. B. Vereen, Deceased

in the State aforesaid, for and in consideration of the sum of TEN (\$10.00) DOLLARS, plus the Exchange for capital stock in the sum of THREE HUNDRED THOUSAND and No/100 (\$300,000.00) DOLLARS to us in hand paid at and before the sealing of these presents by

VEREEN, INC., a South Carolina corporation
P. O. Box 352
North Myrtle Beach, South Carolina 29582

in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said VEREEN, INC., its successors and assigns forever:

ALL AND SINGULAR, that certain piece, parcel or tract of land lying, situate and being in Little River Township, near Ocean Drive Beach Section, Town of North Myrtle Beach, Horry County, South Carolina, containing approximately Nine and Six-Tenths (9.6) Acres, included therein is a marina known and designated as Vereen's Marina, all of which will more fully appear by reference to a map prepared by C. B. Berry, R. L. S., dated December 7, 1964, a copy of which is attached hereto and made a part of these presents.

This is the same property conveyed to George Rayford Vereen, Wyndal Vereen and Jerry R. Vereen by J. B. Vereen by Deed recorded in Deed Book 317, at page 325, office of the Clerk of Court for Horry County.

ALSO:

ALL AND SINGULAR, all that certain piece, parcel or lot of land, containing .8 Acre, more or less, lying, situate and being in Little River Township, Horry County, South Carolina, being a portion of a Twnty-Five (25) Acre Tract. Said 25 Acre tract being bounded on

1977 DEC 15 PM 12:33

BILLIE G. RICHARDSON
CLERK OF COURT

Certify \$300 Tax has been paid on this Horry County Documentary Instrument.

Billie G. Richardson
BILLIE G. RICHARDSON
Clerk of Court



794
the North by the Intracoastal Waterway and W. J. Bell; on the East by Tilghman property and H. P. Bellamy and W. J. Bell; on the South by U. S. Highway No. 17 and Tilghman property; and on the West by Tilghman Property.

This is the same property conveyed to George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen by J. B. Vereen by Deed recorded in Deed Book 490, at page 735, office of the Clerk of Court for Horry County. ~~BOOK 508 PAGE 794~~

ALSO:

ALL AND SINGULAR, all that certain piece, parcel or tract of land, containing 7.5 Acres, more or less, lying, situate and being in Little River Township, Horry County, South Carolina, being the remaining acreage from tract containing 25 Acres originally bounded on the North by the Intracoastal Waterway and W. J. Bell; on the East by Tilghman property and H. P. Bellamy and W. J. Bell; on the South by U. S. Highway No. 17 and Tilghman property; and on the West by Tilghman Property.

The 7.5 Acres, more or less, comprises lots in the Western Section of "The Sound" not originally conveyed by J. B. Vereen and areas in streets not opened as shown on a map of the Western Section of the Sound by C. B. Berry, R. L. S., dated December 31, 1963, and recorded in the office of the Clerk of Court for Horry County in Plat Book 55, at page 73, reference to which is made as forming a part of these presents.

This is the same property conveyed to George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen by J. B. Vereen by Deed recorded in Deed Book 490, at page 741, office of the Clerk of Court for Horry County.

ALSO:

ALL AND SINGULAR, all that certain piece, parcel or tract of land lying, situate and being in Little River Township, Horry County, South Carolina, near North Myrtle Beach, containing 5.1 Acres, more or less, and being a portion of a 6.5 Acre Tract designated as Tract "B" on a map by C. B. Berry, R. L. S., dated December 15, 1964, a copy of which is attached hereto and made a part of these presents, and being more particularly described as follows:

Beginning at Iron 0 at a point on U. S. Highway No. 17 and running South 48 deg. 10 min. West 50 feet, more or less, to a point; thence North 41 deg. 50 min. West 200 feet to a point; thence North 36 deg. 40 min. West, 860 feet to a point; thence North 51 deg. 20 min. East along Waterway Drive a distance of 260 feet, more or less, to a point on a dragline ditch; thence South 33 deg. 20 min. East along said dragline ditch 1030 feet, more or less, to point "G"; thence South 48 deg. 10 min. West 190 feet, more or less, to point "H"; thence South 41 deg. 50 min. East 200 feet, more or less, to the beginning point.

This is a portion of a 25 Acre Tract conveyed to J. B. Vereen by Connelly B. Berry by Deed recorded in Deed Book 47, at page 220, office of the Clerk of Court for Horry County, and received by George Rayford Vereen, John Wyndal Vereen and Jerry R. Vereen as sole surviving Heirs of J. B. Vereen, Deceased.

ALSO:

795

ALL AND SINGULAR, all that certain piece, parcel or lot of land lying, situate and being in Little River Township, near Ocean Drive Beach, Horry County, South Carolina, being designated as LOT TWELVE (12), BLOCK TWO (2) of the Western Section of The Sound as shown upon a map by C. B. Berry, R. L. S., dated December 31, 1963, and recorded in the office of the Clerk of Court for Horry County in ~~Plat~~ Book 55, at page 73, reference to which is made as forming a part of these presents.

ALSO:

ALL AND SINGULAR, all those certain pieces, parcels or lots of land lying, situate and being in Little River Township, near Ocean Drive Beach, Horry County, South Carolina, being designated as LOTS ONE (1), TWO (2), THREE (3), FOUR (4), ELEVEN (11), TWELVE (12), THIRTEEN (13) and FOURTEEN (14) of BLOCK THREE (3) of the Western Section of The Sound as shown upon a map of said property by C. B. Berry, R. L. S., dated December 31, 1963, and recorded in the office of the Clerk of Court for Horry County in Plat Book 55, at page 73, reference to which is made as forming a part of these presents.

This is the same property conveyed to George R. Vereen, John W. Vereen and Jerry R. Vereen by Mary A. McCord by Deed recorded in Deed Book 422, at page 120, office of the Clerk of Court for Horry County.

ALSO:

ALL AND SINGULAR, all that certain piece, parcel or tract of land lying, situate and being in Little River Township, Horry County, South Carolina, near the Ocean Drive Beach Section of North Myrtle Beach, containing 1.4 Acres as shown upon a map by C. B. Berry, R. L. S., dated December 15, 1964, a copy of which is attached hereto and made a part of these presents. Said property being more particularly described as follows:

Beginning at a point (corner common to Waterway Drive and dragline ditch line) and running 175 feet with said dragline ditch line to a corner on the Intracoastal Waterway; thence with the Intracoastal Waterway line as shown on said map 590 feet, more or less, to a point; thence 175 feet to a point; thence 360 feet, more or less, to the beginning point.

Said property bounded on the North by the Intracoastal Waterway; on the East by Block "A" of "The Sound" Subdivision; on the South by Waterway Drive and Vereen's Marina; and on the West by Vereen's Marina.

This is the same property conveyed to George Rayford Vereen, Wyndal Vereen and Jerry R. Vereen by Deed recorded in Deed Book 381, at page 131, office of the Clerk of Court for Horry County.

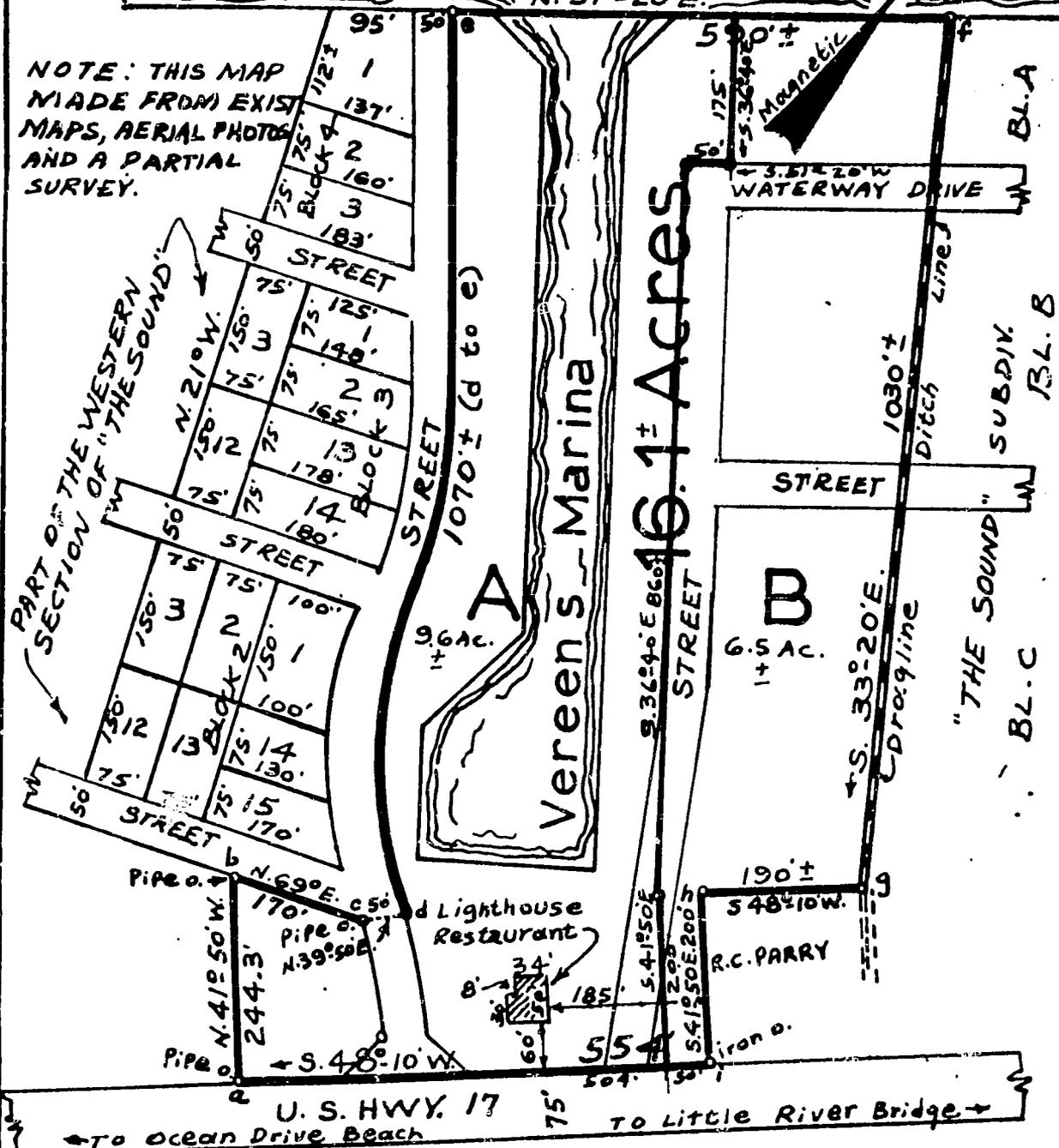
The within described property as a whole comprises the 28.19 Acre Tract as shown upon a map of said property by C. B. Berry, R. L. S., dated June 14, 1977, revised November 22, 1977, and recorded in the office of the Clerk of Court for Horry County in Plat Book 62, at page 232, reference to which is made as forming a part of these presents.

320'

INTRACOASTAL WATERWAY

N. 51°-20'E.

NOTE: THIS MAP MADE FROM EXIST MAPS, AERIAL PHOTOS AND A PARTIAL SURVEY.



SCALE: 1" = 200'

MAP OF
 APPR. 16.1 ACRES OF LAND NEAR
 OCEAN DRIVE BEACH (NOW NORTH MYRTLE BEACH)
 LITTLE RIVER TOWNSHIP - HORRY COUNTY, S.C.
 OWNED BY

J. B. VEREEN ET AL

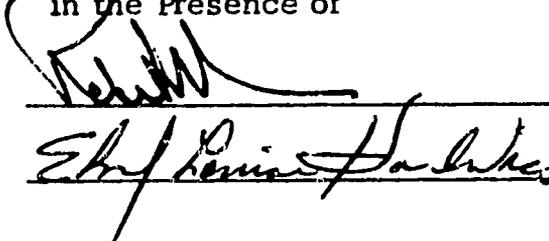
C. B. BERRY, R. L. S.
 CRESCENT BEACH, S. C.
 DEC. 15, 1964

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

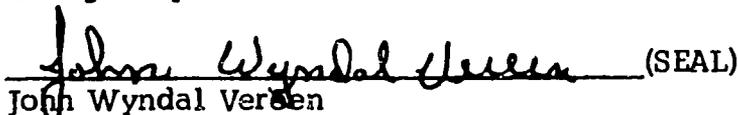
BOOK 598 PAGE 798
TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said VEREEN, INC., its successors and assigns forever, and we do hereby bind ourselves and our Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said VEREEN, INC, its successors and Assigns, against us and our Heirs and any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hands and Seals this 2nd day of December in the year of our Lord one thousand nine hundred and Seventy-Seven (77).

Signed, Sealed and Delivered in the Presence of


Elwood Louise Hardwick


George Rayford Vereen (SEAL)

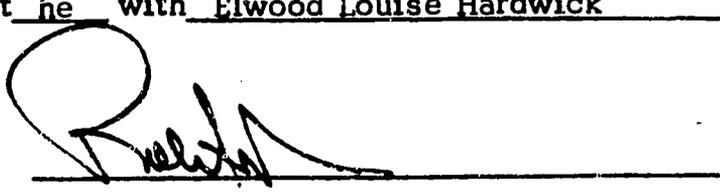

John Wyndal Vereen (SEAL)


Jerry R. Vereen (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

PERSONALLY appeared before me Robert M. McInnis and made oath that he saw the within named GEORGE RAYFORD VEREEN, JOHN WAYNDAL VEREEN and JERRY R. VEREEN sign, seal and as their act and deed, deliver the within Deed; and that he with Elwood Louise Hardwick witnessed the execution thereof.

SWORN to before me this 2nd day of December, 1977.


Robert M. McInnis


Notary Public for South Carolina (L.S.)

My commission expires: December 4, 1979.

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

RENUNCIATION OF DOWER

799

I, the subscribing officer, do hereby certify unto all whom it may concern that MRS. KAREN B. VEREEN, the wife of the within named GEORGE RAYFORD VEREEN, did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named VEREEN, INC., its successors and Assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my Hand and Seal, this

14th day of December, 1977.

Elmer Lewis H. Smith (SEAL)
Notary Public for South Carolina

Karen B. Vereen
Karen B. Vereen

My commission expires: December 4, 1979

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

I, the subscribing officer, do hereby certify unto all whom it may concern that Mrs. BOBBE N. VEREEN, the wife of the within named JERRY R. VEREEN, did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named VEREEN, INC., its successors and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my Hand and Seal this

14th day of Dec, 1977.

John W. Edgely (SEAL)
Notary Public for South Carolina

Bobbe N. Vereen
Bobbe N. Vereen

My commission expires: Aug 16, 1981

BOOK 598 PAGE 799

GRANTOR, JOHN WYNDAL VEREEN UNMARRIED

Legend

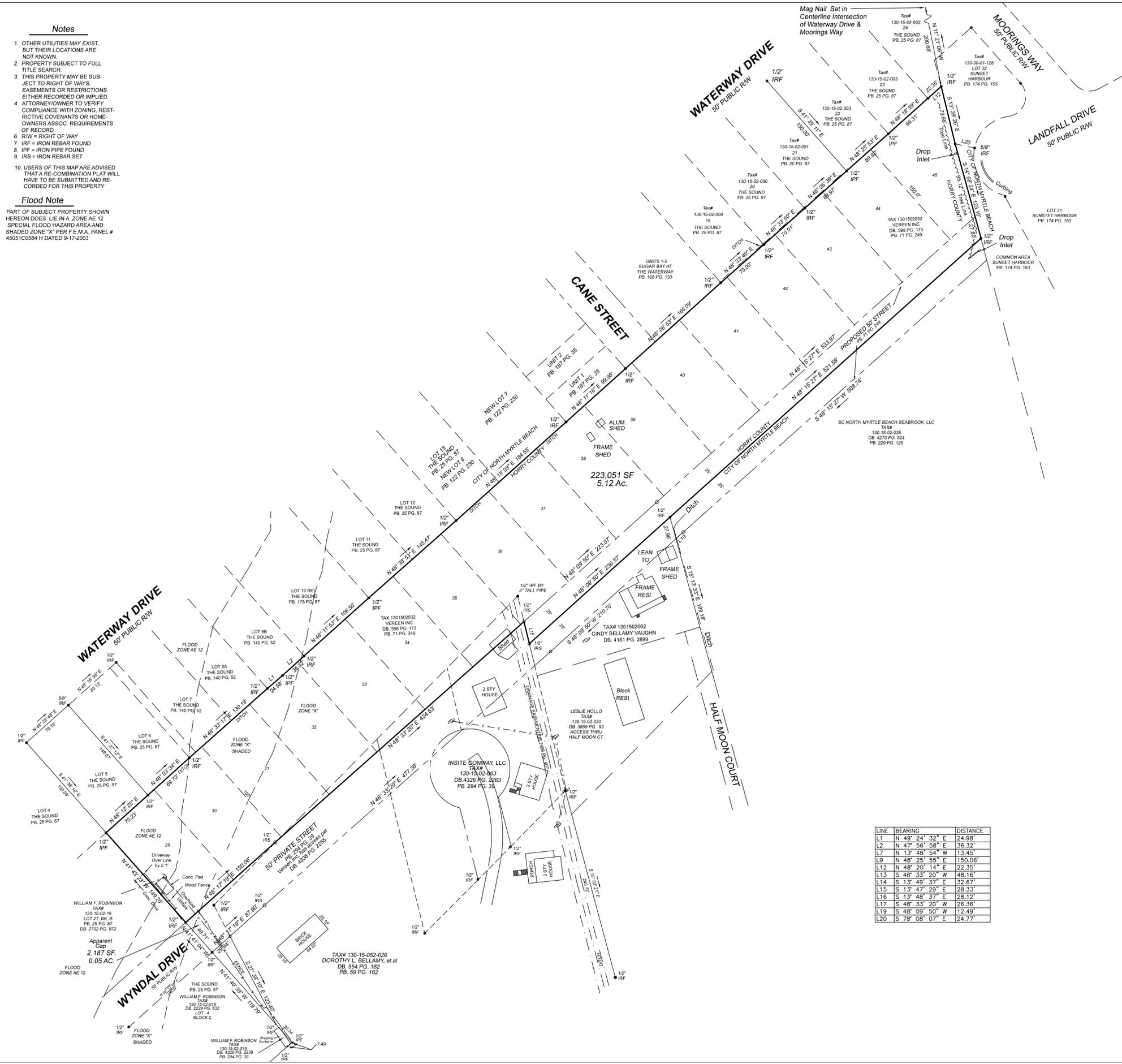
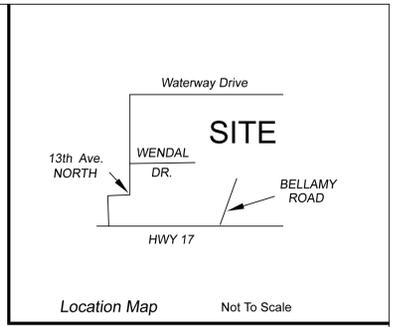
- Iron Old
- As Noted
- Iron New
- 1/2" Rebar
- Sanitary
- Sewer Manhole
- Storm Drain Manhole
- Curb Inlet
- Drop Inlet
- Fire Hydrant
- Water Valve
- Monitoring Well
- Water Meter
- Utilities Pole
- Light Pole

Notes

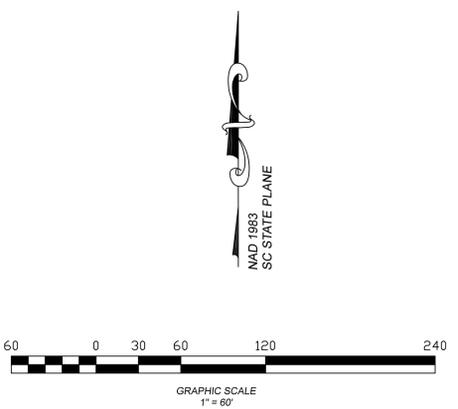
1. OTHER UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
2. PROPERTY SUBJECT TO FULL TITLE SEARCH.
3. THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
4. ATTORNEY/OWNER TO VERIFY COMPLIANCE WITH ZONING, RESTRICTIVE COVENANTS OR HOME-OWNERS ASSOC. REQUIREMENTS OF RECORD.
5. R/W = RIGHT OF WAY
6. IRF = IRON REBAR FOUND
7. IPF = IRON PIPE FOUND
8. IRS = IRON REBAR SET
9. USERS OF THIS MAP ARE ADVISED THAT A RE-COMBINATION PLAT WILL HAVE TO BE SUBMITTED AND RECORDED FOR THIS PROPERTY.

Flood Note

PART OF SUBJECT PROPERTY SHOWN HEREON DOES LIE IN A ZONE AE 12 SPECIAL FLOOD HAZARD AREA AND SHADED ZONE "X" PER F.E.M.A. PANEL # 45051C0584 H DATED 9-17-2003



LINE	BEARING	DISTANCE
L1	N 49° 24' 32" E	24.98'
L2	N 47° 56' 58" E	36.32'
L7	N 13° 48' 54" W	13.45'
L9	N 48° 25' 55" E	150.06'
L12	N 48° 20' 14" E	22.35'
L13	S 48° 33' 20" W	48.16'
L14	S 13° 49' 37" E	32.67'
L15	S 13° 47' 29" E	28.33'
L16	S 13° 48' 37" E	28.12'
L17	S 48° 33' 20" W	26.36'
L19	S 48° 09' 50" W	12.49'
L20	S 78° 08' 07" E	24.77'



A Composite Map
showing

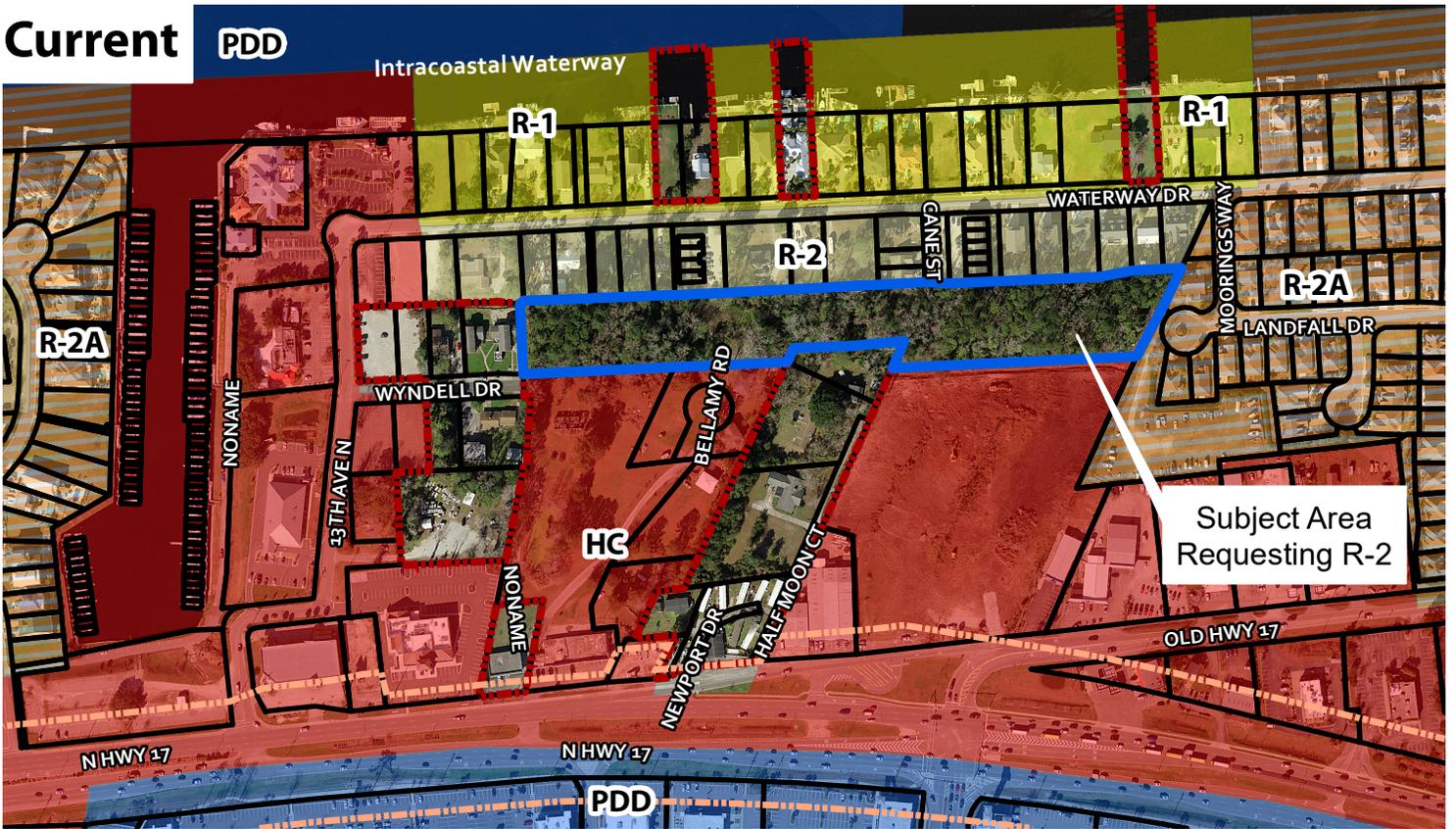
Vereen Inc. Property
223,051 SF
5.12 Acres
North Myrtle Beach, Horry County, S.C.

the property of:
Vereen Inc.

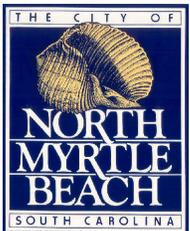
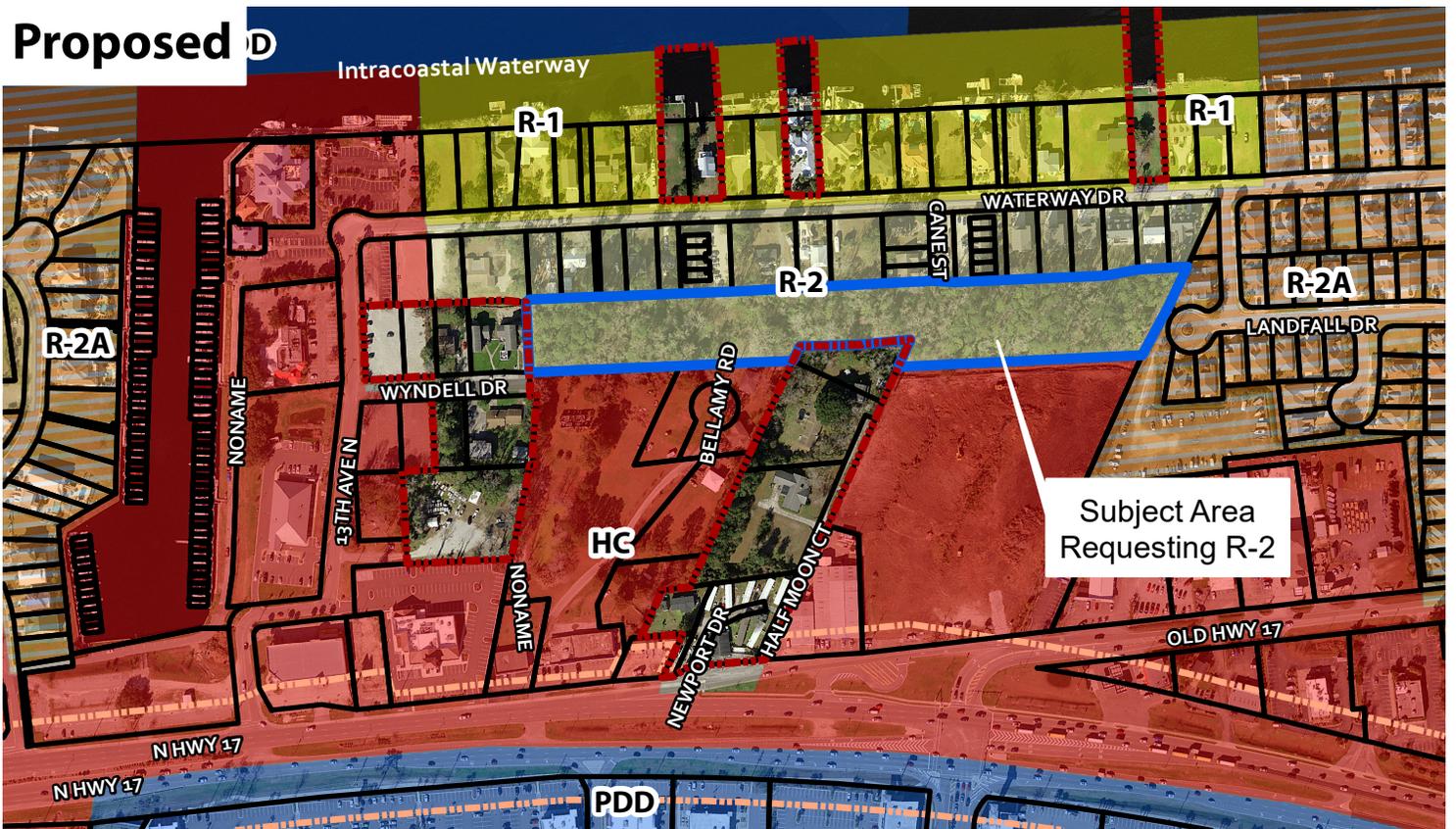
for the benefit of:
Vereen Inc.

<p>Russ Courtney & Associates, LLC Land Surveying & Design 1108-2 Sea Mountain Hwy. North Myrtle Beach, S.C. 29582 Ocean Isle Beach, N.C. 28469</p> <p>PHONE: (910) 579 - 7799 OFFICE: (843) 249 - 7733 FAX: (843) 249 - 3377</p> <p>Russ Courtney Sr., PLS</p>	<p>DRAWN: RAC</p> <p>APPROVED: RAC</p> <p>SURVEY BY: RAC</p>	<p>SCALE: 1" = 60'</p> <p>ACAD FILE: vereen.dwg</p> <p>FOLDER: 5 MAR. 2004</p> <p>DATE OF MAP: 10-12-2020</p>
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Current



Proposed



-  NMB City Limit
-  Subject Area
- Zoning Overlay District**
-  Off-Premise(s) Sign Overlay Zone (OPO)

- | | | |
|------------------------|--|--|
| Zoning District | R-2 |  |
| HC |  | R-2A  |
| PDD |  | R-3  |
| R-1 |  | |

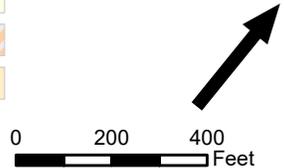
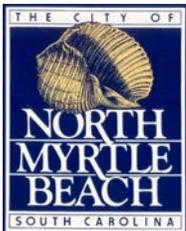
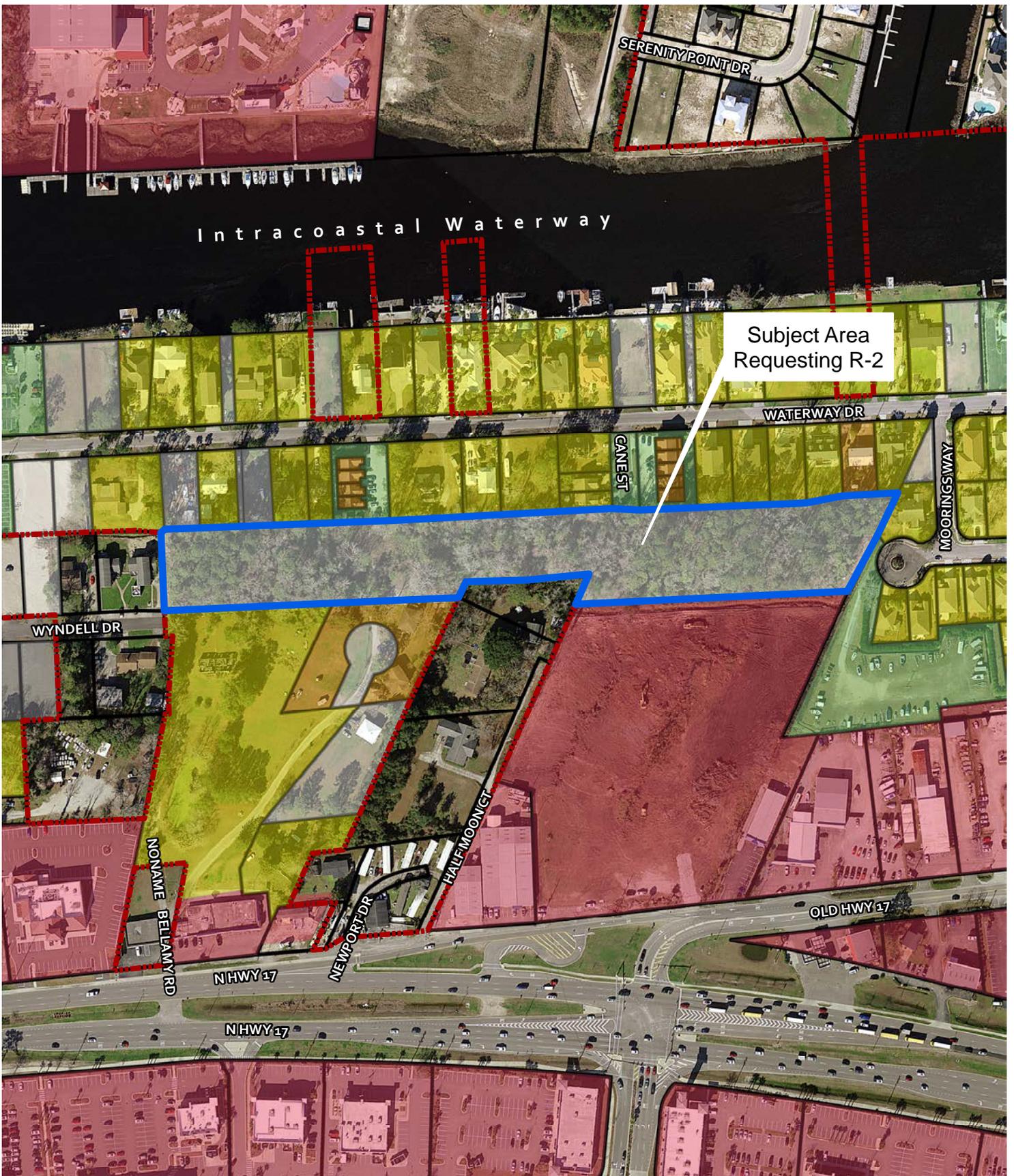
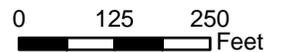


Exhibit A: Zoning Map (Z-21-27)



Legend

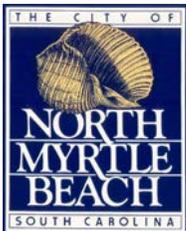
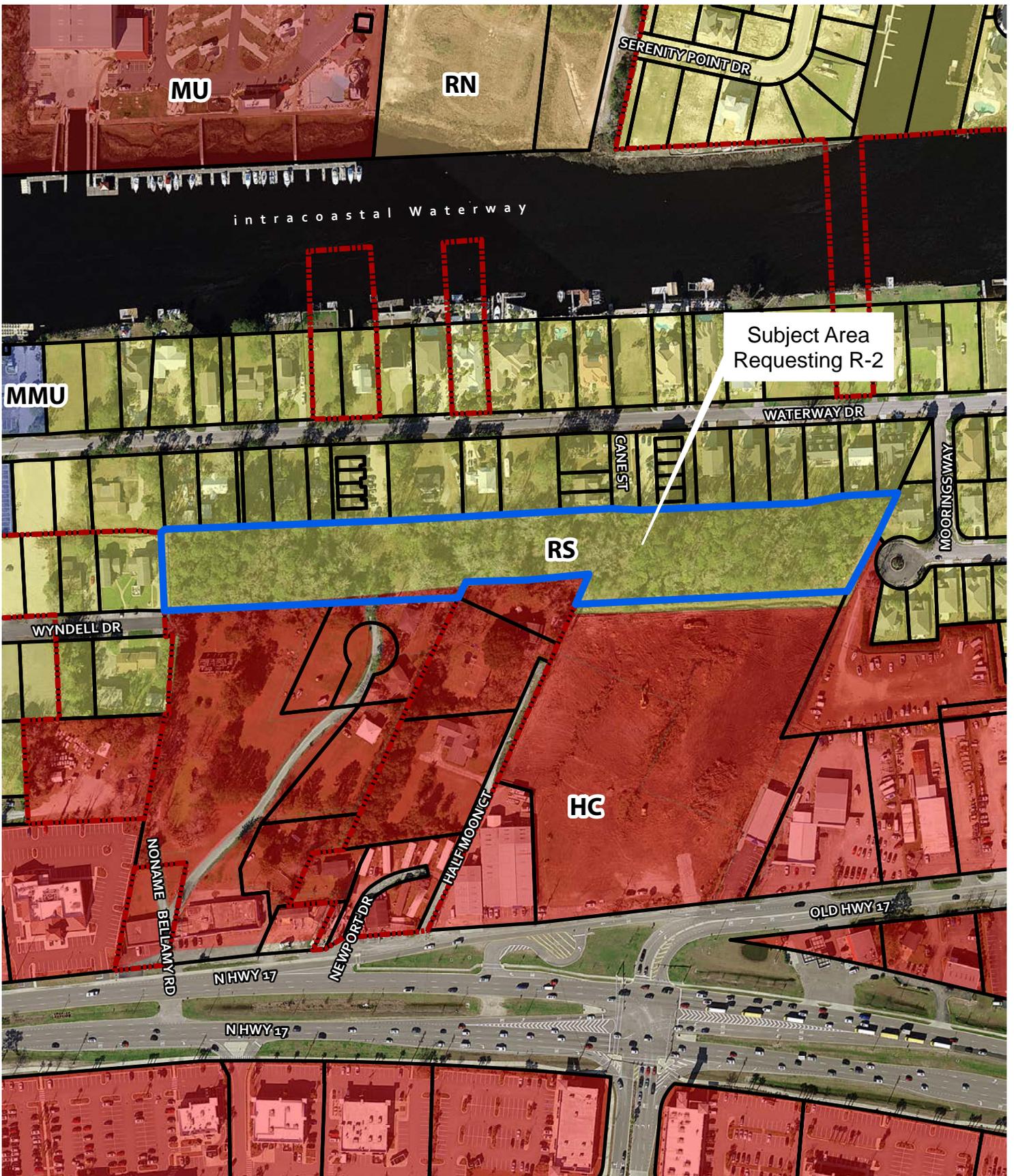
- | | | | |
|-----------------|--------------------------|---------------------|---------------|
| Subject Area | Existing Land Use | Duplex | Single-Family |
| NMB City Limits | Commercial | Multi-Family | Town House |
| | Common Open Space | Private Parking Lot | Vacant |



Date: 11/1/2021

Author: Dawn E. Snider

Existing Land Use Map (Z-21-27)



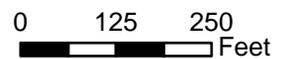
 Subject Area
 NMB City Limits

Future Land Use
 HC - Highway Commercial
 MU - Mixed Use

Legend

 MMU - Marina Mixed Use
 RS - Residential Suburban

 RN - Residential Neighborhood



Future Land Use Map (Z-21-27)