

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: June 20, 2022

Agenda Item: 7H	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: June 15, 2022
Subject: Petition for annexation and zoning designation for ±60.55 acres on Little River Neck Road [Z-22-9]	Division: Planning and Development

Background:

Robert S. Guyton, agent for the owner, has petitioned the City of North Myrtle Beach to annex approximately 60.55 acres of property located off Little River Neck Road identified by PIN 351-00-00-0179. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Low-Medium Density (R-1B). The subject area is identified as Conservation Community on the Future Land Use Map, and the request is not consistent with the Comprehensive Plan. However, there are no existing compliant zoning districts for this parcel as the Comprehensive Plan recommends the creation of a new, conservation development zoning district.

Existing Conditions:

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned CFA under Horry County jurisdiction. Located on Little River Neck Road, the parcel is currently vacant and undeveloped. Surrounding parcels within City limits are zoned Single-Family Residential Low Density (R-1), Mobile Home Residential (R-3), Conservation Preservation (CP), and Planned Development District (PDD) within the Charleston Landing PDD. Upon annexation, the parcel would be designated R-1B as per Exhibit A: Zoning Map (Z-22-9), 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 May 17, 2022 and voted to recommend denial of the annexation and zoning designation because the Comprehensive Plan recommends no zoning district for this future land use class. There was no public comment.

Recommended Action:

Approve or deny 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 60.55 ACRES IDENTIFIED AS PIN 351-00-00-0179.**

WHEREAS, Robert S. Guyton, agent for the owner, has petitioned the City of North Myrtle Beach for annexation of 60.55 acres consisting of the following parcel PIN 351-00-00-0179 as referenced on Exhibit A: Zoning Map (Z-22-9), 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.

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 351-00-00-0179 (the “Annexed Parcel”), consisting of approximately 60.55 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 Low-Medium Density (R-1B).

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

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

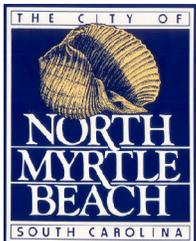
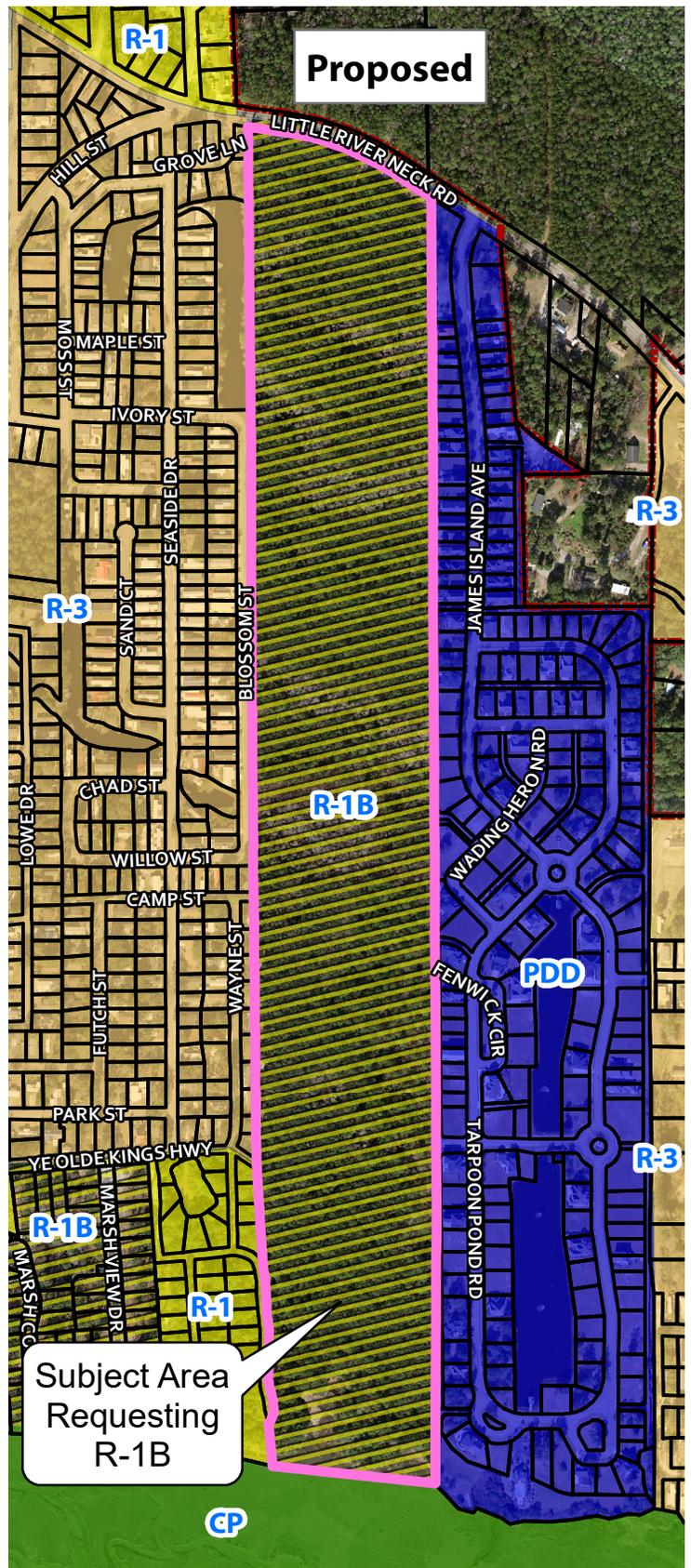
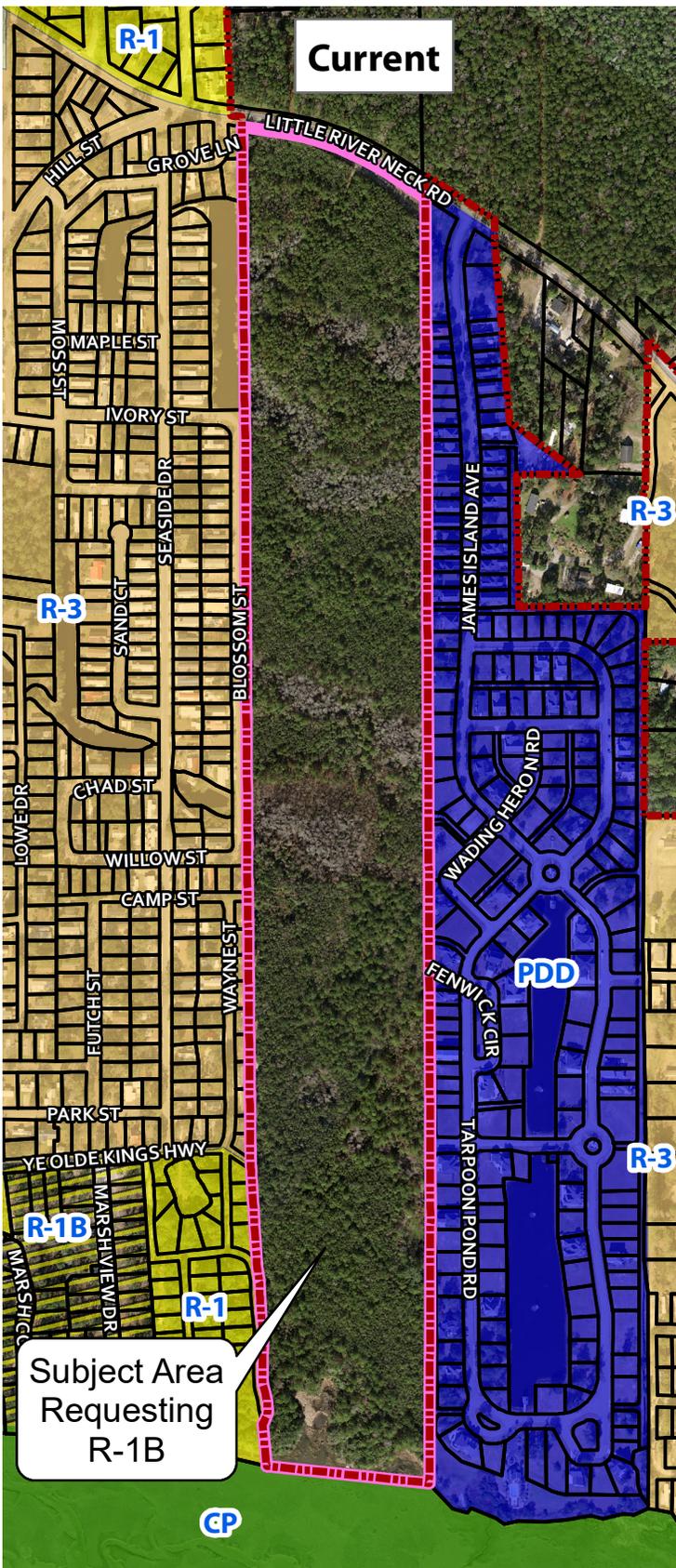
City Attorney

REVIEWED:

City Manager

FIRST READING: 6.20.2022
SECOND READING: _____

ORDINANCE: _____



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Subject Area



North Myrtle Beach City Limits

Legend

Zoning District

-  CP
-  PDD

-  R-1
-  R-1B

-  R-2
-  R-3



Exhibit A: Zoning Map (Z-22-g)

Date: 5/12/2022
Author: Dawn E. Snider

6A. ANNEXATION & ZONING DESIGNATION Z-22-9: City staff received a petition to annex lands on Little River Neck Road totaling ±60.55 acres and identified by PIN 351-00-00-0179. The lot is currently unincorporated and zoned Commercial Forest Agriculture (CFA) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Low-Medium Density (R-1B) 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 CFA under Horry County jurisdiction. Located on Little River Neck Road, the parcel is currently vacant and undeveloped. Surrounding parcels within City limits are zoned Single-Family Residential Low Density (R-1), Mobile Home Residential (R-3), Conservation Preservation (CP), and Planned Development District (PDD) within the Charleston Landing PDD.

R-1B District

	Single-Family Dwelling ²	Church	Other Permitted Uses
Minimum Site Area (square feet)	6,000 SF	1 acre	7,000 SF
Minimum Lot Width	50 feet	NA	NA
Minimum Yards	Front	25 feet	25 feet
	Side	5 feet	10 feet
	Rear	20 feet	25 feet
Maximum Impervious Surface Ratio	50%	60%	50%
Maximum Building Height	35 feet	45 feet	25 feet
Notes: 1. A dwelling unit shall not contain more than five bedrooms or sleeping areas of not more than 300 square feet each.			

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 Conservation Community as the land use class for the subject area. There are no permitted or explicitly defined land uses for this land use class. There are no recommended primary or secondary zoning districts for this land use class; the plan refers to a future zoning district that has not yet been created.

The proposed zoning designation, R-1B, is not a primary or secondary 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 Conservation Community future land use classification as follows: This classification is intended to provide an alternative type of development that preserves undisturbed natural areas, creates common open spaces, and has a light impact on the environment. It is ideally applied to undeveloped greenfield land that may be adjacent to sensitive environmental areas like wetlands and waterways.

The proposed R-1B zoning is inconsistent with the Conservation Community land use classification found in the *2018 Comprehensive Plan*. However, as one of the least intense zoning districts, this district may better serve the goals of the comprehensive plan.

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

The purpose of the R-1B 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-1B 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, SCDOT-maintained Little River Neck Road. Access is subject to SCDOT encroachment review/approval. Additional access points subject to City review.

- 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 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 tentatively scheduled for June 20, 2022. 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. However, staff would like to note that the 2018 Comprehensive Plan provides a model of development for this area; this model has been provided as an exhibit following this report. A development agreement also accompanies this annexation request with certain fees and public benefits described, and will be considered consecutively on the agenda.

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-22-9] as submitted.

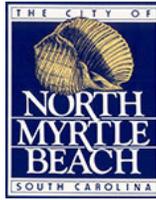
OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-22-9] as submitted.

OR

- 3) I move (an alternate motion).

FILE NUMBER:	Z-22-9
Complete Submittal Date:	April 19, 2022



Notice Published:	April 28, 2022
Planning Commission:	May 17, 2022
First Reading:	June 20, 2022
Second Reading:	July 18, 2022

City of North Myrtle Beach, SC

Petition for Annexation &
Zoning

GENERAL INFORMATION	
Date of Request: April 19, 2022	Property PIN(S): 351-00-00-0179
Property Owner(s): Charles O. Nixon, Trustee of THE CHARLES O. NIXON LIVING TRUST UTD, June 5, 2009; Beverly S. Mesimer and Mary Cecelia S. Smith, Co-Trustees of THE PAT N. SINGLETON LIVING TRUST UTD, September 23, 2008	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: Little River Neck Road adjacent to Charleston Landing	Project Contact: Robert Guyton
Contact Phone Number: 8438392100	Contact Email Address: rsguyton@guytonlawfirm.com
Current County Zoning: CFA	Proposed Zoning: R-1B
Total Area of Property: 60.55 Acres	Approximate Population of Area to be Annexed: 0
RECORDED COVENANT INFORMATION	
<p>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).</p> <p style="text-align: center;"><i>Applicant's E-signature: <u>Robert Guyton</u></i></p>	
<p>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.</p>	

LETTER OF AGENCY

To: City of North Myrtle Beach

Re: Horry County TMS/PIN No.: 131-00-04-026/351-00-00-0179

Property Location: Little River Neck Road adjacent to Charleston Landing.

Property Owner: Charles O. Nixon, Trustee of THE CHARLES O. NIXON LIVING TRUST UTD, June 5, 2009 and Beverly S. Mesimer and Mary Cecelia S. Smith, successor Co-Trustees of THE PAT N. SINGLETON LIVING TRUST UTD, September 23, 2008.

In connection with the above referenced property, I hereby appoint the person shown below as my agent for purposes of filing such applications for annexation, zoning, development agreements, and amendments, including site plans, and subdivision plats, permits, construction drawings, development agreement amendments and any other submittals for the above referenced properties as may be required.

Authorized Agents: Robert S. Guyton
Ben P. Powell, Jr., and
Weaver Engineering

Agent's Address: Guyton: 4605 B Oleander Drive, Suite 202
Myrtle Beach, SC 29577
Powell: P.O. Box 750
North Myrtle Beach, SC 29597
Weaver: 4330 Alligator Road
Timmonsville, SC 29161

Agent's Telephone: Guyton: (843) 839-2100
Powell: (843) 450-8472
Weaver: (843) 346-5800

**Charles O. Nixon, Trustee of THE
CHARLES O. NIXON LIVING
TRUST UTD, June 5, 2009**

Phone: _____

**Beverly S. Mesimer Co-Trustee of
THE PAT N. SINGLETON LIVING
TRUST UTD, September 23, 2008**

Phone: _____

**Mary Cecelia S. Smith Co-Trustee of
THE PAT N. SINGLETON LIVING
TRUST UTD, September 23, 2008**

Phone: _____

EXHIBIT A

PARCEL 1

ALL AND SINGULAR, all that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being at Myrtle Beach, Dogwood Neck Township, County and State aforesaid, and being Lot Number Three (3) of Block Number Four-F (4-F) of the Forest Dunes Section of Myrtle Beach as shown on a map of the Forest Dunes Section made by T.M. Jordan, Engineer, dated August, 1964, and recorded in the Office of the Clerk of Court for Horry County in Plat Book 3 at Page 35-A.

This conveyance is made subject to those restrictive covenants, easements and limitations contained in that deed from Myrtle Beach Farms Company to Edward H. and Frances H. Kennedy, dated March 16, 1950 and recorded in the aforesaid Clerk's office in Deed Book 75 at page 111.

This being the identical property conveyed to John B. Singleton and Pat N. Singleton by Deed of The Jac-Ric Corporation dated October 31, 1966, and recorded November 2, 1966, in the office of the Clerk of Court, Horry County, South Carolina in Deed Book 356 at Page 335. John B. Singleton conveyed his undivided 50% interest to Pat N. Singleton by Deed dated December 13, 1976, and recorded December 21, 1976, in the Office of the Clerk of Court, Horry County, South Carolina in Deed Book 571 at Page 182.

TMS#: 174-03-13-017

AND

PARCEL 2

A fifty (50%) percent undivided interest in and to:

ALL AND SINGULAR, THAT certain piece, parcel or tract of land, situate, lying and being in Little River Township, county and state aforesaid, containing four (4) acres, more or less, and designated as Tract Twelve (12) on that certain map prepared by S. D. Cox, Jr., R.L.S., dated May 1, 1951, and recorded in the Office of the Clerk of Court for Horry County, in Plat Book 12, at Page 42; said tract being described by metes and bounds as follows:

Beginning at Stake N, corner common to Tract No. 13, conveyed to Gloria N. Perone and the tract herein described and in line of lands of L. D. Willard; thence with lands of the said L. D. Willard, North 53 degrees 40 feet E 259 feet to Stake N, corner to Tract No. 11, conveyed to John H. Nye; thence with lands of the said John H. Nye South 30 degrees 12 feet E 737 feet to Stake N in the northwest right-of-way of the Intracoastal Waterway; thence

This being a portion of the same property conveyed to Lawrence M. Nixon by the Executors of the Estate of Amanda Nixon by deed recorded in Deed Book 115, at Page 13, Horry County Records.

This being the identical property conveyed to Grantor herein, Pat N. Singleton a/k/a Nellie Pate Nixon Singleton by deed of Dr. N. F. Nixon, Jr. dated February 25, 1983 and recorded on April 21, 1983 in the Office of the Clerk of Court for Horry County, South Carolina in Deed Book 790 at Page 455.

TRACT NO. 2

ALL AND SINGULAR, all that certain piece, parcel or tract of land situate, lying and being in Little River Township, County and State aforesaid, designated on map by S. D. Cox, Jr., dated May 1, 1951, recorded in Plat Book 12, at Page 42, as Tract No. 24, containing 10.45 (ten and forty-five one-hundredths) acres, more or less, bounded and described as follows:

Beginning at stake N, corner to Tract No. 2 (previously conveyed to L. M. Nixon) and in line of Tract No. 1 (N. F. Nixon, Jr.) and runs with lands of the said N.F. Nixon, Jr., S 28 degrees 20 feet E 697 feet to stake N at the edge of Salt Marsh (owned by Amanda Nixon Estate); thence generally westwardly with the meanders of the said salt marsh (a traverse of which is as follows: N 60 degrees 55 feet W 156 feet, S 12 degrees 30 feet W 183 feet, N 83 degrees 10 feet W 247 feet, S 39 degrees 45 feet W 140 feet and S 78 degrees 25 feet W 4 feet) to stake N, corner to tract No. 25, earlier conveyed to R. S. Nixon, Jr., ; thence with lands of the said R. S. Nixon, Jr., N 32 degrees 00 feet W 1022.5 feet to stake N, corner to Tract No. 25 (R. S. Nixon, Jr.), Tract No. 3 (Gloria N. Perrone) and Tract No. 2 (previously conveyed to L.M. Nixon); thence with line of said Tract No. 2, S 84 degrees 00 feet E 728.5 feet to place of beginning.

Bounded Northeast by N.F. Nixon, Jr. 35 al., south by salt marsh, southwest by Tract No. 25 and North by Tract No. 2. ALSO, any area lying between the above described lands and proposed canal as shown on map above referred to.

This being a portion of the same property conveyed to Lawrence M. Nixon by the Executors of the Estate of Amanda Nixon by deed recorded in Deed Book 115, at Page 13, Horry County Records.

Derivation: Estate page 16-1-18, Horry County Records.

This being the identical property conveyed to the Grantor herein, Pat N. Singleton a/k/a Nellie Pate Nixon Singleton by deed of Dr. N. F. Nixon, Jr. dated February 25, 1983 and recorded on April 21, 1983 in the Office of the Clerk of Court for Horry County, South Carolina in Deed Book 790 at page 455.

TMS# 131-00-04-026

with said right-of-way line South 51 degrees 47 feet W 262 feet to Stake N, corner to said Tract No. 13 conveyed to Gloria N. Perone; thence with lands of the said Gloria N. Perone, North 30 degrees 00 feet W 746.6 feet to the place of beginning.

ALSO, any area lying between above described tract and the actual edge of water in said Intracoastal Waterway.

RESERVING, however, from the operations of this deed, a strip of land 50 feet wide (excluded from area) to be used for street, located 150 feet southeast of a parallel to the northwest property line.

This being the same property that was conveyed to the Grantor herein, Pat N. Singleton a/k/a Nellie Pate Nixon Singleton by deed of N. F. Nixon a/k/a Nicholas F. Nixon, Jr. dated May 4, 1974 and recorded in the Office of the Clerk of Court for Horry County, South Carolina on May 7, 1974 in Deed Book 511 at Page 532.

TMS# 131-000-6003

AND

PARCEL 3

A fifty (50%) percent undivided interest in and to:

TRACT NO. 1:

ALL AND SINGULAR, all that certain piece, parcel or tract of land lying, being and situate in Little River Township, County and State aforesaid and shown upon that certain map by S. D. Cox, Jr. and recorded in the Office of the Clerk of Court for Horry County in Plat Book 12, at Page 42, and containing 50.5 acres, more or less, designated on map above referred to as Tract No. 2 bounded and described as follows:

Beginning at stake N at the South edge of the Little River Neck Road, corner common to Tract 3 being earlier conveyed to Gloria N. Perrone and tract herein described and runs with said road, N 68 degrees 20 feet E 275 feet, N 81 degrees 10 feet E 125.5 feet and S 81 degrees 30 feet E 264 feet to stake N, at South edge of said road, corner common to Tract No. 1 being earlier conveyed to N. F. Nixon, Jr.; thence with said N. F. Nixon, Jr., lands, S 28 degrees 20 feet E 3,678 feet to stake N, corner common to other lands of Amanda Nixon Estate and tract herein described in line of N. F. Nixon, Jr., lands; thence with Amanda Nixon estate, N 84 degrees 20 feet W 728.5 feet to stake N, corner common to Tract No. 3 earlier conveyed to Gloria N. Perrone and tract herein described in line of said other lands of Amanda Nixon; thence with lands of said Gloria N. Perrone, N 28 degrees 20 feet W 3,503 feet to the place of beginning.

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affadavit and I understand such information.
2. The property being transferred is located in Horry County, South Carolina, bearing Horry County Tax Map Nos. 174-03-13-017, 131-00-06-003, 131-00-04-026 and were transferred by Pat N. Singleton to Pat N. Singleton, Trustee of the Pat Nixon Singleton Living Trust on September __, 2008.
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 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 (See information section of affadavit); #8 Transferring realty to a corporation, partnership or trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership or a trust to a stockholder, partner or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, partnership or trust.
If exempt, please skip items 4-7, and go to item 8 of this affadavit.

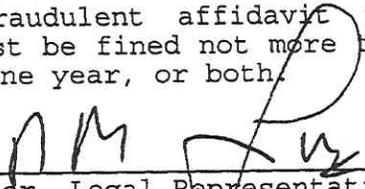
If exempt under exemption #14 as described in the information section of this affadavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Yes ___ No ___

4. Check one of the following if either item 3(a) or 3 (b) above was checked.
 - (a) ___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (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. 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. Yes ___ No ___
If yes, the amount of the outstanding balance of this lien or encumbrance is _____.
6. The deed recording fee is computed as follows:
 - (a) Amount from Line 4 above: _____
 - (b) Amount from Line 5 above: _____
 - (c) Subtract 6(b) from 6(a): _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is _____.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney.

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.

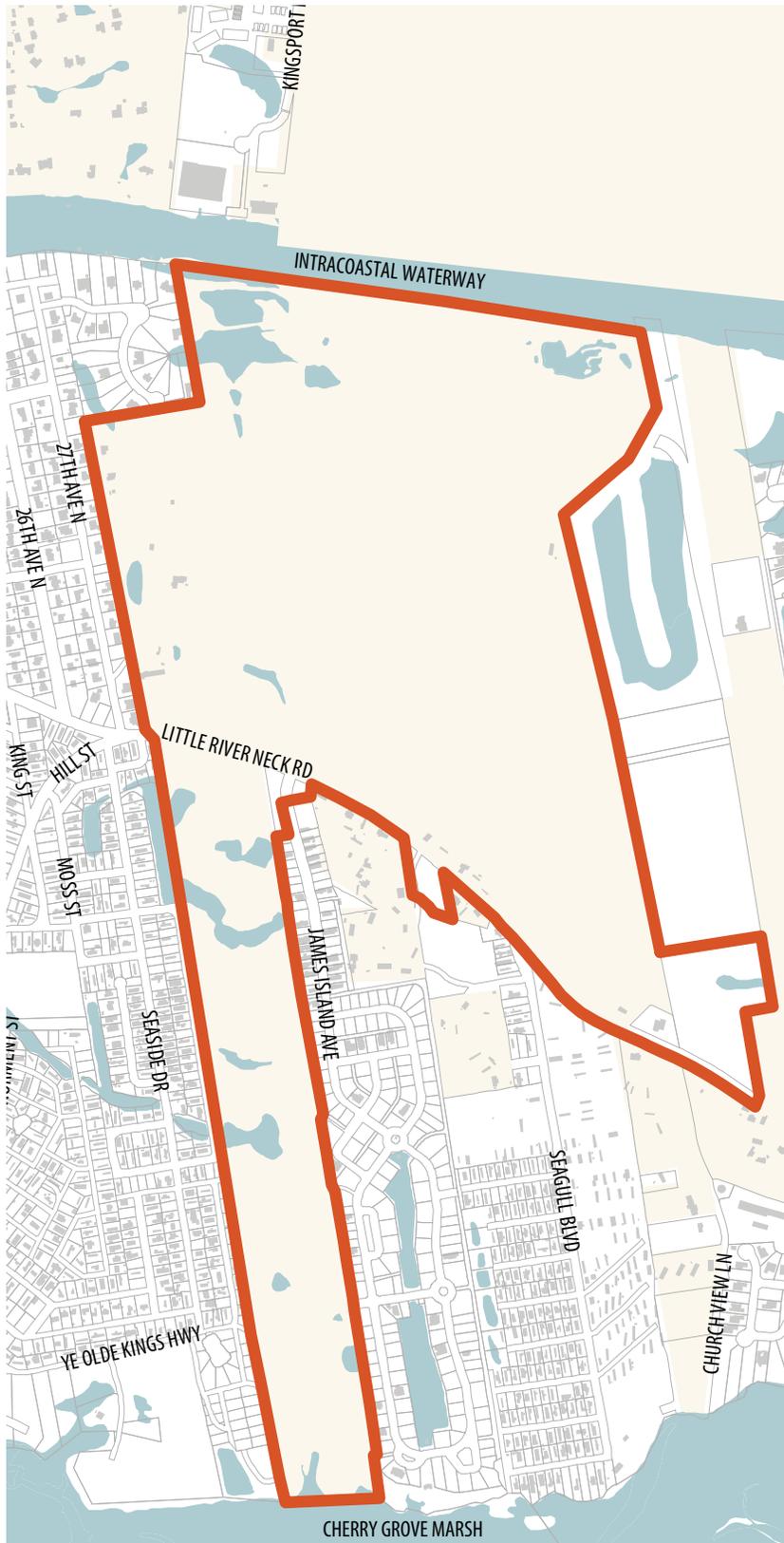


Purchaser, Legal Representative of the
Purchaser, or other Responsible Person
Connected with the Transaction

SWORN to before me this 23
day of September, 2008.

Alicia M. Spann (L.S.)
Notary Public for South Carolina
My Commission Expires: 9-18-2010

5. Little River Neck Road Focus Area



Overview

Little River Neck Road is rapidly developing with a variety of residential uses, ranging from mobile home parks to luxury golf resorts with condos. This nearly 300-acre area of undeveloped parcels along a 0.9 mile stretch of Little Rive Neck Road could define the future character of this area of the City.

The focus area is bound by water with the Intracoastal Waterway at the northern end and Cherry Grove Marsh at the southern end; additional water bodies are scattered throughout the remainder of the site. The stretch of road included in the focus area has only two traffic lanes, one in either direction, with no curbs and narrow grass shoulders. There are no signalized intersections or turn lanes. Few properties have direct access to the Little River Neck Road along this stretch; it's mostly accessed through side streets into residential developments.

Existing Conditions

Limited Street Facing Residential

- ▶ Various housing options, mostly accessed through side streets

Streetscape

- ▶ No curbs and narrow shoulders
- ▶ Few turn lanes (none in focus area)
- ▶ No sidewalks
- ▶ No signaled intersections
- ▶ Split rail fence lining street in some sections
- ▶ Overhead power lines do not line the street the entire length, sometimes even crossing over the street

Issues and Opportunities

New Development

- ▶ Develop activity hubs around existing social centers like the Macedonia AME Church.
- ▶ Develop residential to face onto Little River Neck Road
- ▶ Create a water-based commercial hub on the Intracoastal Waterway, possibly with docks for boat access

Preservation and Open Space

- ▶ Preserve existing wet-lands and ponds to create pockets of open space inside new development
- ▶ Create other green open space opportunities throughout new development
- ▶ Buffer the Intracoastal Waterway and Cherry Grove Marsh from new development

Streetscape

- ▶ Add a multi-use path buffered by a planting strip on one side of the street
- ▶ Create an area of opportunistic informal plantings on the opposite side of the street
- ▶ Create a consistent edge of split rail fence, which adds to the character
- ▶ Widen Little River Neck road to three-lane section
- ▶ Create dedicated turning lanes or acceleration/deceleration lanes as new development warrants

LEGEND

	Single-Family		Commercial
	Multi-Family		Open Space
	Water Bodies		Preserved Buffer



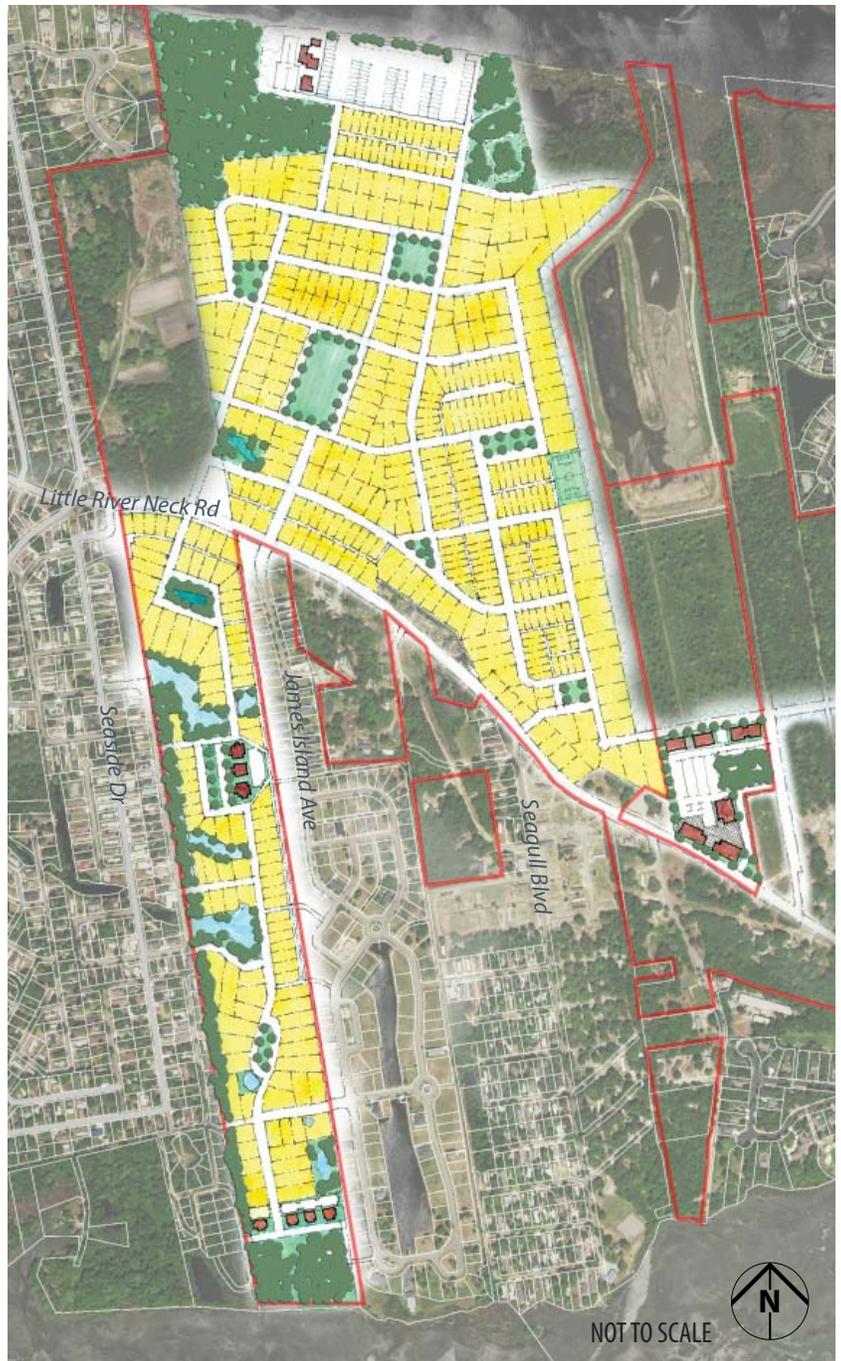
▲ New residential construction.



▲ View down the street.



▲ View of Cherry Grove Marsh.



Potential Conservation Communities along Little River Neck Road

Green fields and marsh lands along Little River Neck Road provide ample opportunities for development under the new Conservation Community land-use category. The vision plan on the previous page exemplifies a development created for the Conservation Community land-use category, and it is suggested that this land be classified as so if annexed into the city. It shows largely single-family lots with variations in depth and width to accommodate larger estates and more compact homes serviced by alleys. There are also a few strategically placed multi-family units, including those facing the Cherry Grove Marsh. At the other end of the development, facing onto the waterway, the small center shows a Marina Mixed-use development. This introduces a potential commercial and urban residential center typology along the waterway for restaurants, retail, and other neighborhood amenities. Another potential location for these uses is along Little River Neck Road with the introduction of neighborhood-scale commercial to service the long-term residents in the area.

The most notable feature of this development and the Conservation Community land-use category is the open space preservation. Being located next to the waterway and marsh, the land overall is very environmentally sensitive. The existing marshy areas that wind throughout the area would be preserved and buffered. Additional, formal open spaces are also shown to provide functional, communal space for the residents. These include a variety of parks for passive and active recreation, green fields, and large green buffers along the marsh and waterway for meandering paths or enclaves for non-motorized boating.

The street network for this example is laid out like a traditional urban community to promote connectivity within the neighborhood and to the larger surrounding community. This example does not preserve as much open space as may be desirable in this area. However, the key factor to consider when laying out a Conservation Community is the sustainability of compactness. It is more sustainable to create a small network of roads with dense housing that preserves large parcels of undisturbed land than meandering roads with housing dispersed throughout smaller, fragmented parcels of preserved land.

► One of the many informal green spaces preserved throughout the Conservation Community land-use category example.





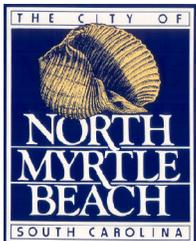
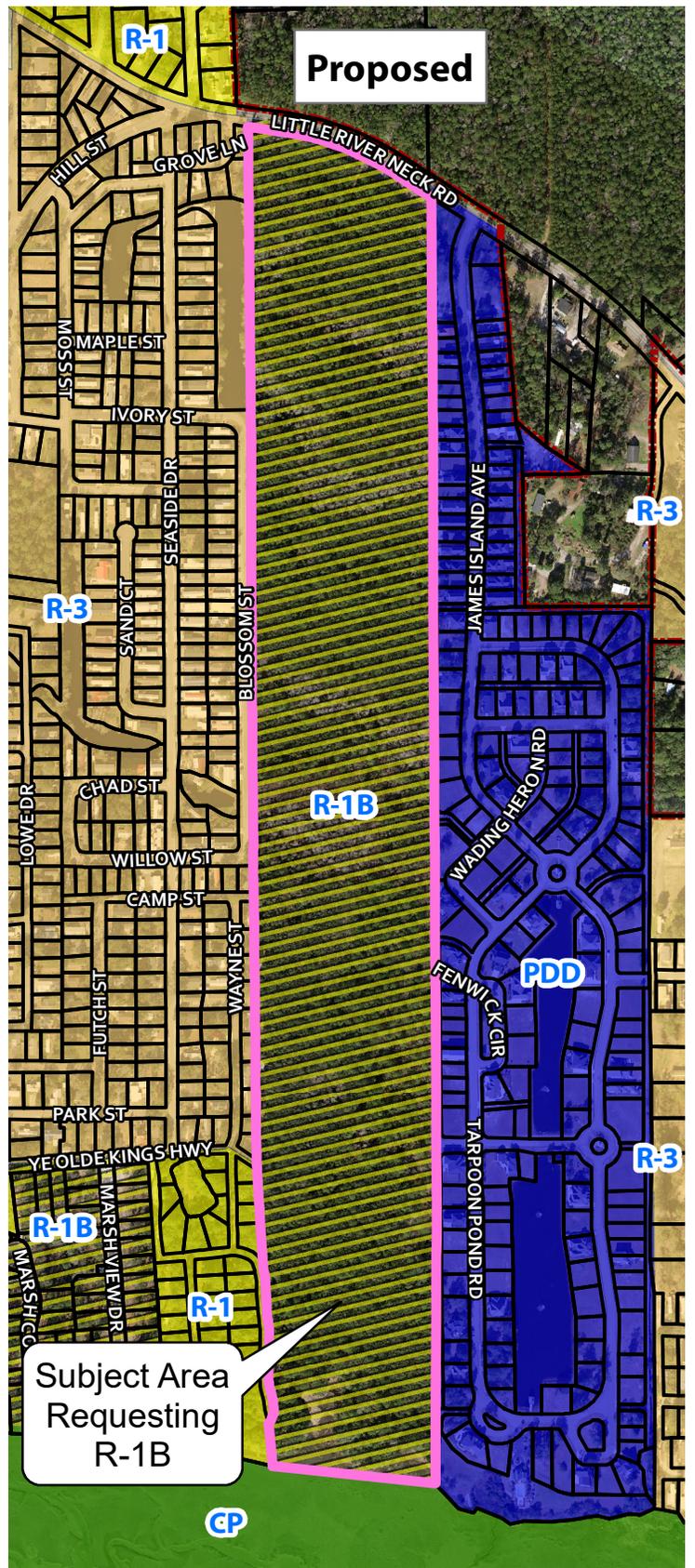
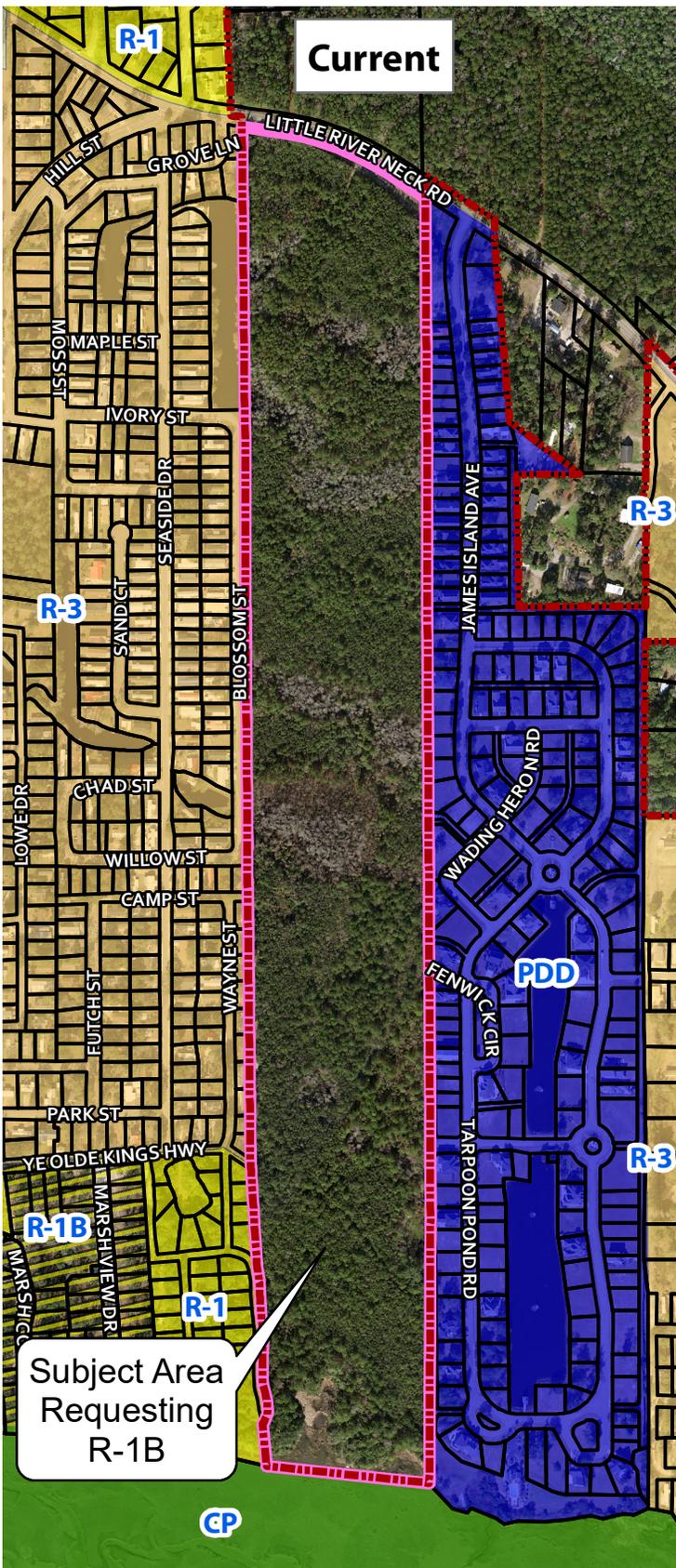
◀ Street view along a proposed street with larger estate homes on the left and compact homes on the right.



◀ Patio seating overlooking the waterway in the Marina Mixed-use center.



▼ Bird's eye of a Conservation Community envisioned for Little River Neck Road.



Path: M:\2022\2202-19 Z-22-g 60a\2022-19 Z-22-g Zoning.mxd

Legend

-  Subject Area
-  North Myrtle Beach City Limits

Zoning District

-  CP
-  PDD
-  R-1
-  R-1B
-  R-2
-  R-3

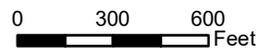
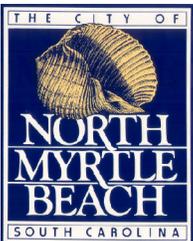
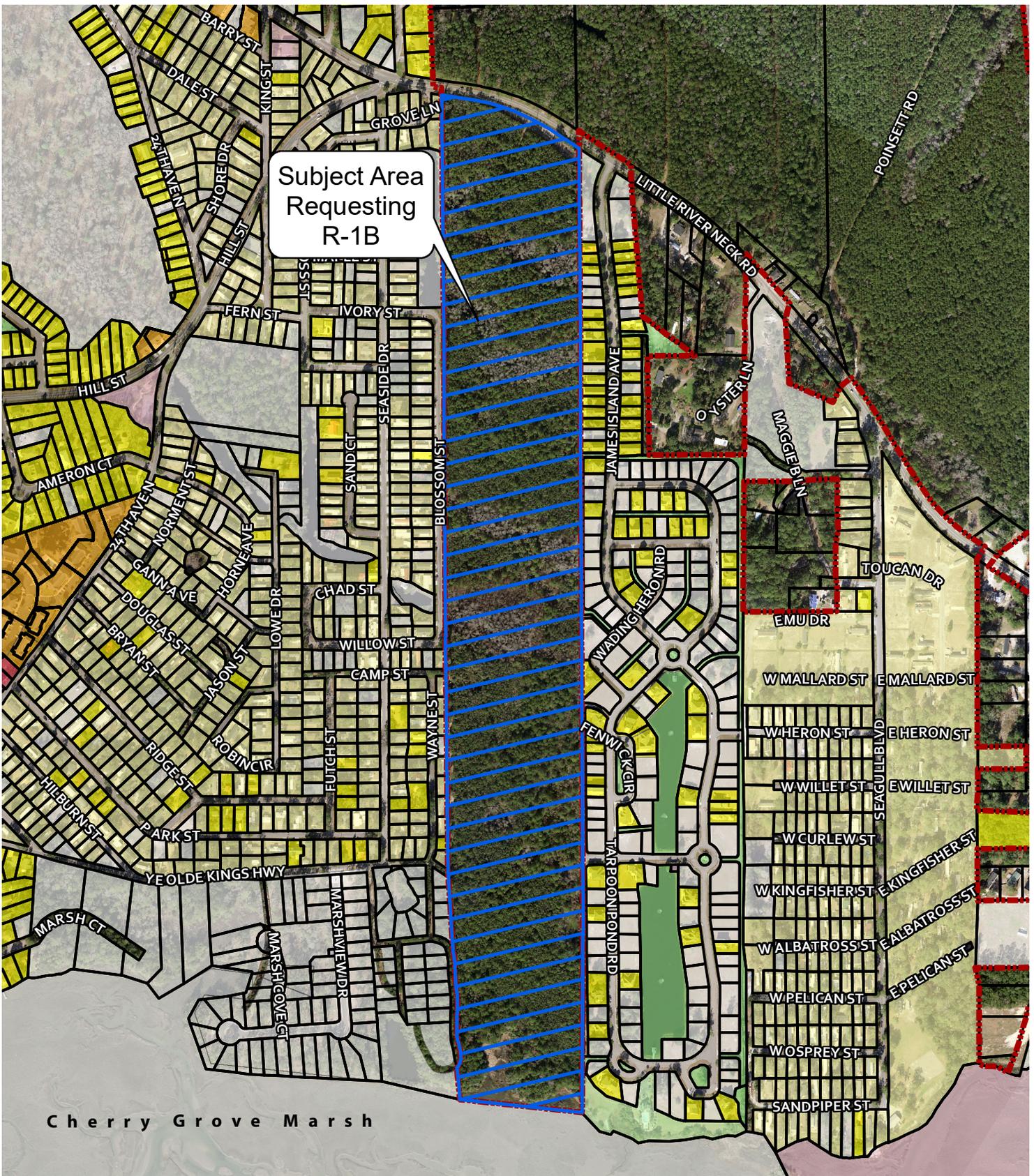


Exhibit A: Zoning Map (Z-22-g)

Date: 5/12/2022
Author: Dawn E. Snider



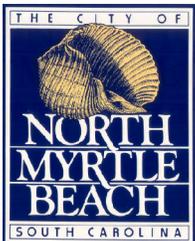
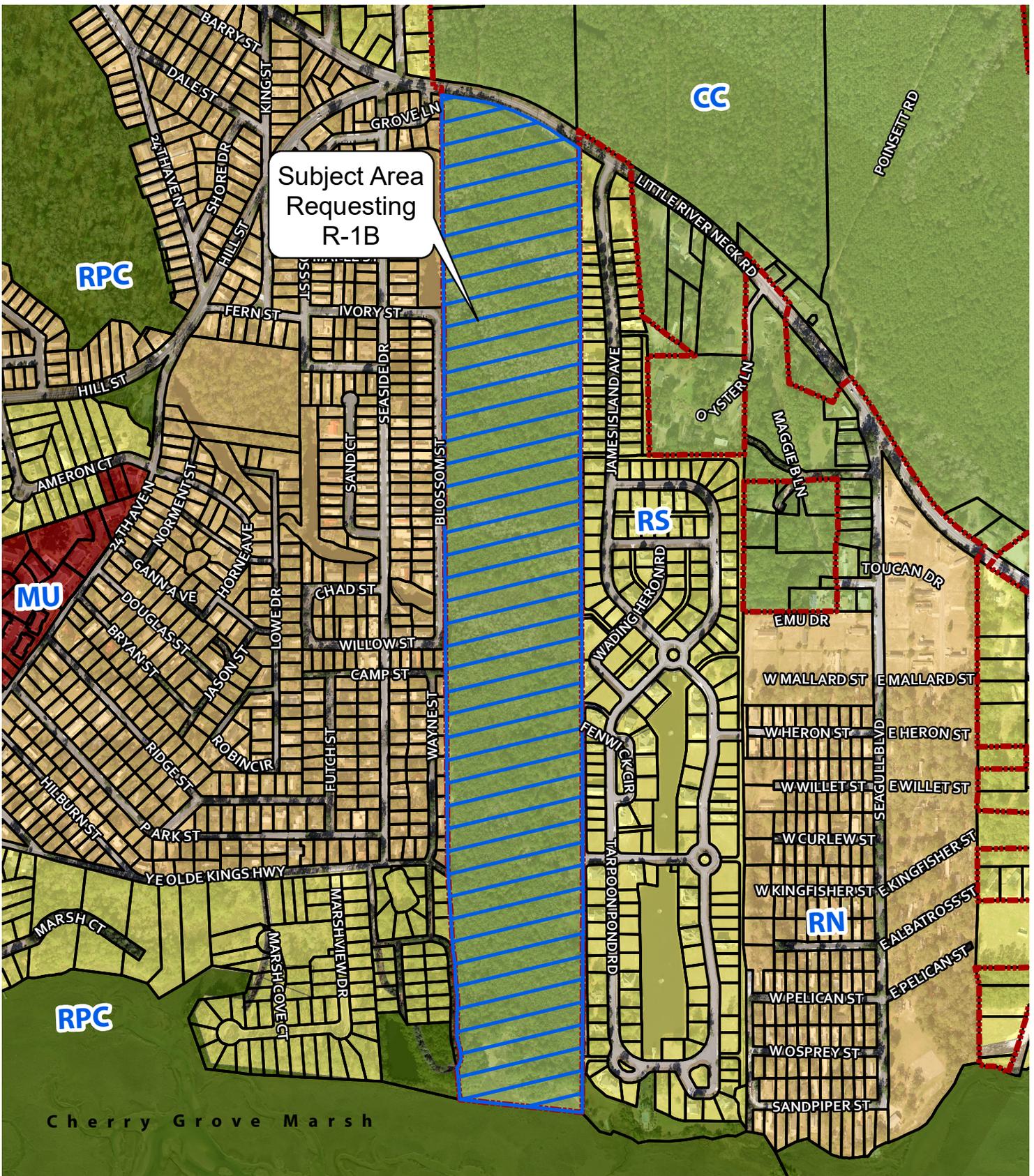
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Legend	
	Subject Area
	North Myrtle City Limits
	Existing Land Use: Amenity Area
	Existing Land Use: Commercial
	Existing Land Use: Common Open Space
	Existing Land Use: Duplex
	Existing Land Use: Mobile Home
	Existing Land Use: Multi-Family
	Existing Land Use: Public, Social, Cultural
	Existing Land Use: Single-Family
	Existing Land Use: Town House
	Existing Land Use: Vacant



Existing Land Use Map (Z-22-g)

Date: 5/11/2022
Author: Dawn E. Snider



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Legend

 Subject Area	 Recommended Future Land Use Categories	 RPC - Resource, Protection, Conservation	 RS - Residential Suburban
 North Myrtle City Limits	 CC - Conservation Community	 MU - Mixed Use	 RN - Residential Neighborhood




Future Land Use Map (Z-22-9)

Date: 5/11/2022
 Author: Dawn E. Snider