

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: September 19, 2022

Agenda Item: 7F	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: September 14, 2022
Subject: Petition for annexation and zoning designation for 0.36 Acres on Cenith Drive [Z-22-18]	Division: Planning & Development

Background:

Terry Price, agent for the owners, has petitioned the City of North Myrtle Beach to annex approximately 0.36 acres of property located on Cenith Drive identified by PIN 357-02-04-0058. 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 SF14.5 under Horry County jurisdiction. Located on Cenith Drive, the parcel is vacant and undeveloped, but a building permit for a single-family dwelling has been applied for in the county. 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-22-18), prepared by the City of North Myrtle Beach Planning & 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 August 16, 2022 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 or deny the proposed ordinance on first reading.

Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney

Council Action:
Motion By _____ 2nd By _____ To _____

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH
ANNEXING 0.36 ACRES IDENTIFIED AS PIN 357-02-04-0058.**

WHEREAS, Terry Price, agent for the owners, has petitioned the City of North Myrtle Beach for annexation of 0.36 acres consisting of the following parcel PIN 357-02-04-0058 as referenced on Exhibit A: Zoning Map (Z-22-18), prepared by the City of North Myrtle Beach Planning & 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 357-02-04-0058 (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 _____, 2022.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

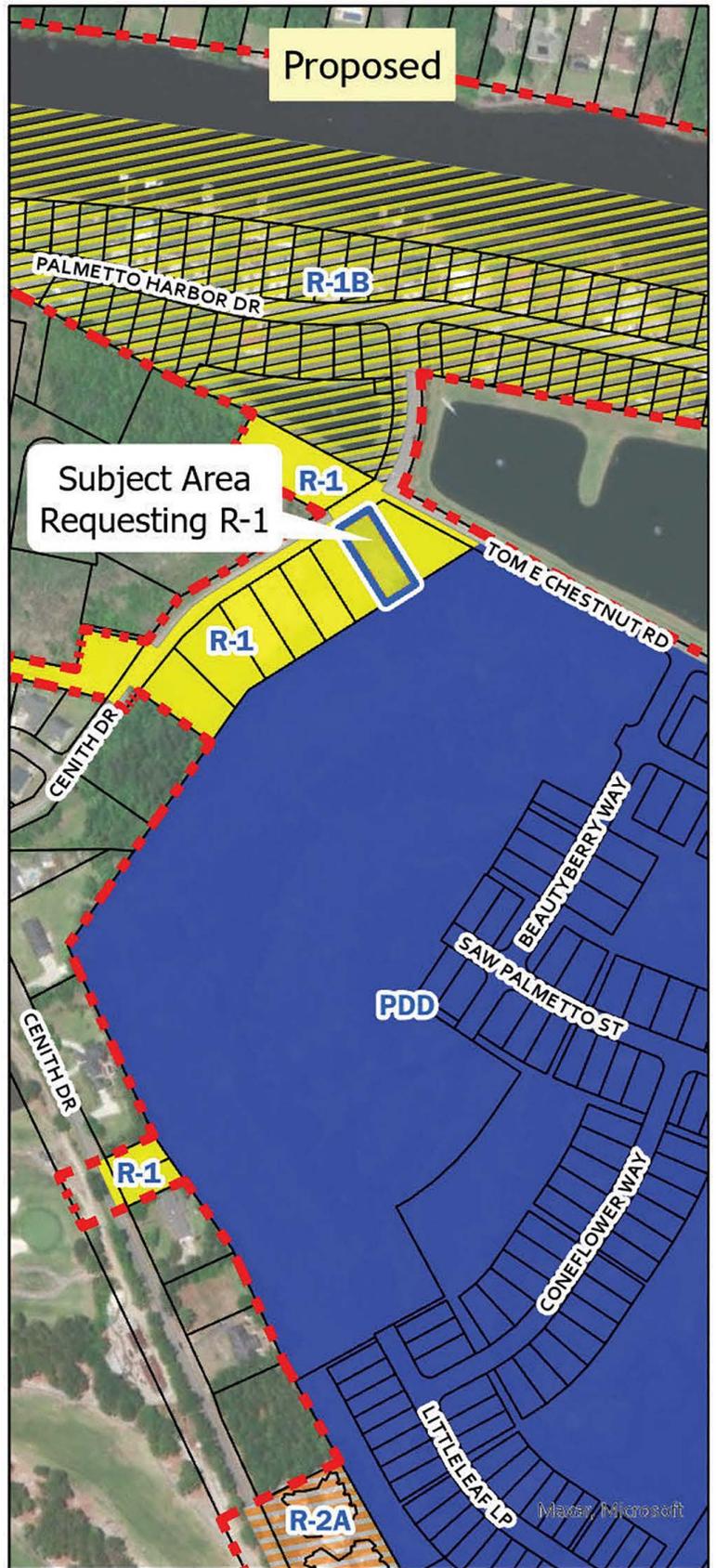
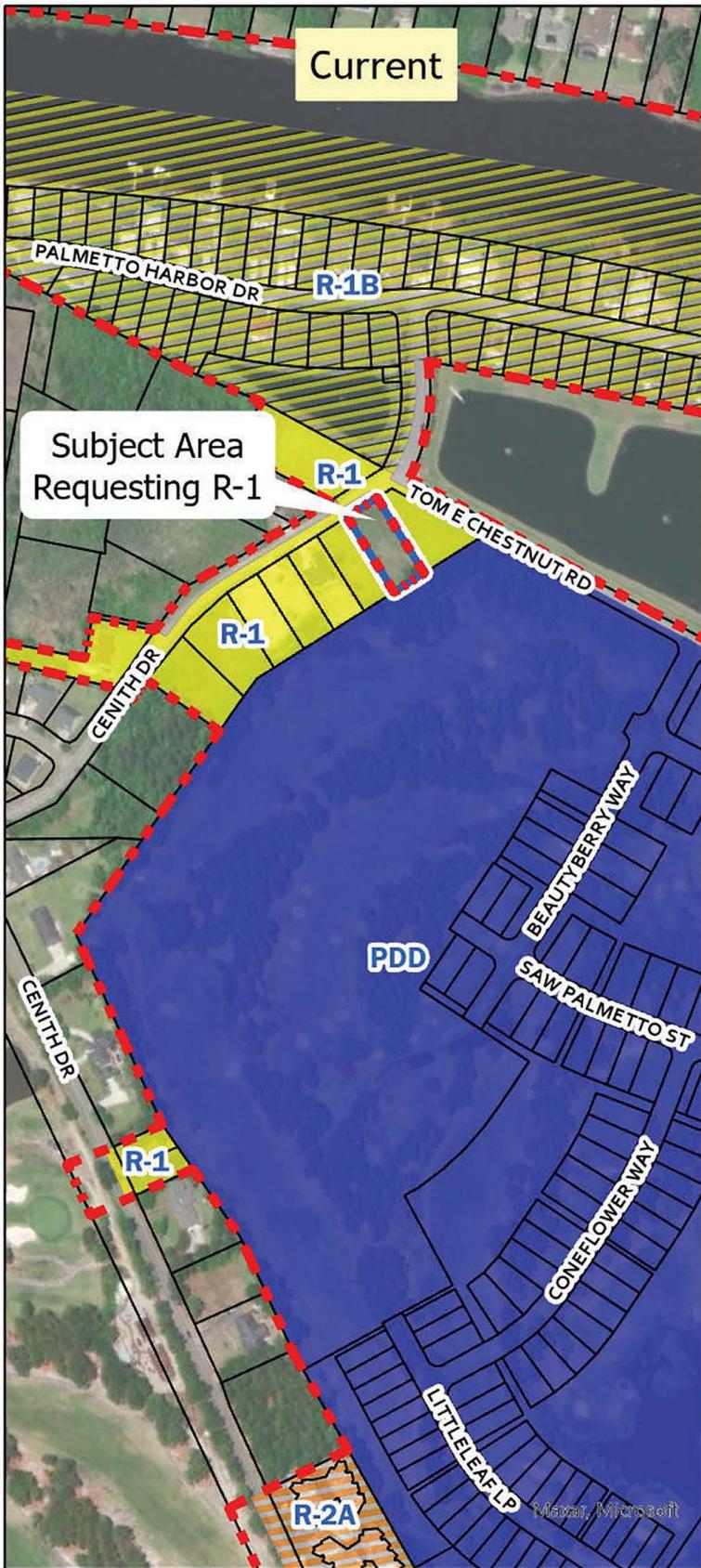
REVIEWED:

City Manager

FIRST READING: 9.19.2022

SECOND READING: _____

ORDINANCE: _____



-  North Myrtle Beach City Limit
-  Subject Area

- ZONING**
-  PDD
 -  R-1

-  R-1B
-  R-2A

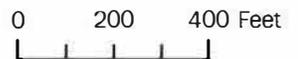


Exhibit A: Zoning Map Z-22-18

User: desnyder

6H. ANNEXATION & ZONING DESIGNATION Z-22-18: City staff received a petition to annex ±0.36 acres on Cenith Dr identified by PIN 357-02-04-0058. The lots are 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.

Proposed R-1 Zoning:

		Single-family Dwelling	Churches	Other Permitted Uses
Minimum Site Area		10,000 SF	1 Acres	10,000 SF
Minimum Lot Width		80 feet	NA	NA
Minimum Yards:	Front	25 feet	25 feet	25 feet
	Side	10 feet ¹	25 feet	10 feet
	Rear	20 feet	25 feet	25 feet
Maximum Impervious Surface Ratio		40%	60%	40%
Maximum Height of Structures		35 feet (15 feet for Accessory Buildings)	45 feet	45 feet

Notes: ¹ A five-foot side yard setback shall be required for substandard lots of record.

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 SF14.5 under Horry County jurisdiction. Located on Cenith Drive, the parcel is vacant and undeveloped, but a building permit for a single-family dwelling has been applied for in the county. 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; access subject to Horry County encroachment permit approval.

- 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 September 19, 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.

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-22-18] as submitted.

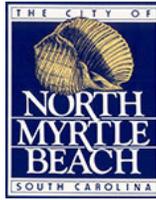
OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-22-18] as submitted.

OR

- 3) I move (an alternate motion).

FILE NUMBER:	Z-22-18
Complete Submittal Date:	July 12, 2022



Notice Published:	July 28, 2022
Planning Commission:	August 16, 2022
First Reading:	September 19, 2022
Second Reading:	October 3, 2022

City of North Myrtle Beach, SC

Petition for Annexation & Zoning

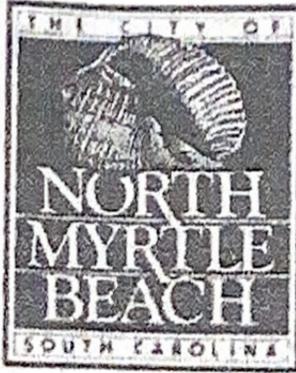
GENERAL INFORMATION

Date of Request: July 12, 2022	Property PIN(S): 35702040058
Property Owner(s): Mathew Hiill	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: 1804 Cenith Drive	Project Contact: Terry Price
Contact Phone Number: 8432514944	Contact Email Address: acstprice@yahoo.com
Current County Zoning: SF 14.5	Proposed Zoning: R-1
Total Area of Property: 0.36 Acres	Approximate Population of Area to be Annexed:

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: Terry Price

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: 7/12/2022

Nature of Approval Requested: Petition for Annexation

Property PIN(s): 35702040068

Property Address/Location: 1804 Genith Drive

I, Mathew Hill, hereby authorize Terry Price

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

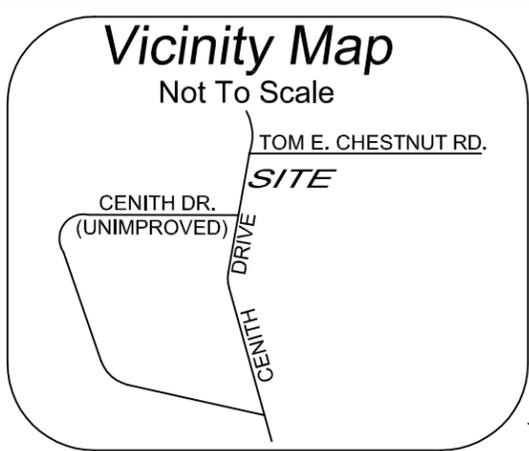
Mathew Hill
Signature
Owner of lot / land
Title

Signature

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.

THIS FORM for use with motor vehicles



SITE PLAN
PRELIMINARY ONLY, NOT TO BE USED
FOR SALES, CONVEYANCES OR RECORDATION.
 Date: 04/18/2022.

PALMETTO HARBOR SPOIL BASIN PARCEL
 PIN# 357-02-03-0027
 TAX# 143-19-01-083

TOM E. CHESTNUT ROAD
 50' PUBLIC R/W

CENITH DRIVE
 50' PUBLIC R/W



203 SQ.FT. R/W ENCROACHMENT

PROPOSED CONCRETE

LOT J-2
 16,000 SQ.FT.
 0.36 ACRE

#1804
 PROPOSED
 RESIDENCE
 FOOTPRINT

COVERED PORCH

LOT J-3
 PIN# 357-02-04-0059
 TAX# NONE

LOT J-1
 PIN# 357-02-04-0057
 TAX# NONE

PIN# 357-00-00-0012
 TAX# 143-00-01-024

NOTES:

1. PIN# 357-02-04-0058
2. OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
3. SITE PLAN SUBJECT TO FULL TITLE SEARCH
4. THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED
5. OWNER TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD
6. AREA COMPUTED BY COORDINATE GEOMETRY
7. R/W = RIGHT OF WAY
8. EA = EDGE OF ASPHALT
9. TAX # NONE
10. PLAT REF. = PB. 292 @ PG.170
11. CE = COVERED ENTRY

FLOOD NOTE:
 THE SUBJECT PROPERTY SHOWN
 HEREON LIES IN FLOOD ZONE "X"
 PER F.E.M.A. MAP # 45051 C0 604 "K"
 DATED DECEMBER 16, 2021.

Harry F. Bruton & Associates
 Professional Land Surveying & Design

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

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

A SITE PLAN

SHOWING

LOT J-2

BELLE EDGE LANDS

NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA

SCALE 1"=30'

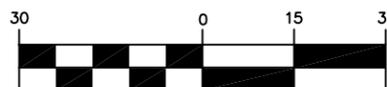
THE PROPERTY OF **MATTHEW A. HILL**

MAP REFERENCE IN BOOK 292 PAGE 170

DEED REFERENCE IN BOOK 4405 PAGE 2223

JOB NO. 22033 ACAD: 1804 CENITH SITE PLAN 04/18/2022

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

35702040058,

Prepared By and Return To:
Wright, Worley, Pope, Ekster & Moss, PLLC
628-A Sea Mountain Highway
North Myrtle Beach, SC 29582
PIN 357-02-04-0058

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **MATTHEW ALLEN HILL**, in the State aforesaid, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND LOVE AND AFFECTION to me in hand paid at and before the sealing of these presents by **MATTHEW ALLEN HILL AND BRANDI L. MCMILLAN**, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said **MATTHEW ALLEN HILL AND BRANDI L. MCMILLAN**, as joint tenants with right of survivorship and not as tenants in common, his, her or their 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-2 on a plat entitled "A Minor Subdivision Creating Lots J-1, J-2, & J-3 Belle Edge Subdivision" prepared by Harry F. 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.

This is the identical property conveyed to Matthew Allen Hill by deed of Deborah M. Wilson and Sharon M. Brown, recorded in Deed Book 4405 at Page 2223, records of Horry County.

PIN 357-02-04-0058

Grantee Address: 2518 South Scales Street
Reidsville, NC 27320

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 **MATTHEW ALLEN HILL AND BRANDI L. MCMILLAN**, as joint tenants with right of survivorship and not as tenants in common, his, her or their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantor does hereby bind himself and his heirs and assigns, to warrant and forever defend all and singular the said Premises unto the said **MATTHEW ALLEN HILL AND BRANDI L. MCMILLAN**, as joint tenants with right of survivorship and not as tenants in common, his, her or their heirs and assigns against himself and his heirs and assigns and against any person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

Remainder of page intentionally left blank

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 J2 Belle Edge, North Myrtle Beach, S.C.29582 bearing County PIN 357-02-04-0058 was transferred by **Matthew Allen Hill** to **Matthew Allen Hill and Brandi L. McMillan** by deed dated May 20, 2022.

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) x exempt from the deed recording fee because (See Information section of affidavit): Consideration less than \$~~100~~
(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 \$

(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 x 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: \$ N/A

(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: \$ N/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: \$0

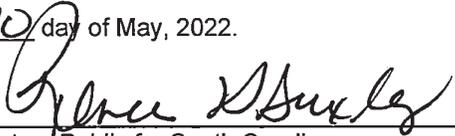
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

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.


Matthew Allen Hill

SWORN to and subscribed before me this

20 day of May, 2022.


Notary Public for South Carolina

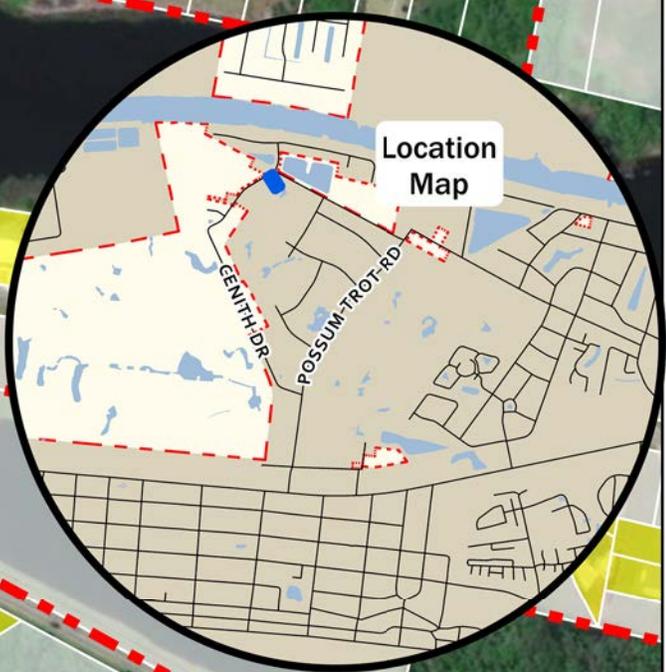
My Commission Expires: 12-18-27

Notary (printed name):

Renee H Baxley



Subject Area Requesting R-1



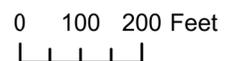
- North Myrtle Beach City Limit
- Subject Area

- Existing Land Use**
- Common Open Space
 - Golf Course

- Private Common Open Space
- Public, Social, Cultural

- Vacant

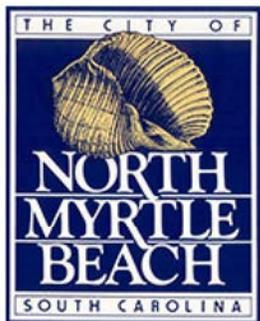
Legend



Existing Land Use



Subject Area Requesting R-1



- North Myrtle Beach City Limit
- Subject Area

Legend

- Recommended Future Land Use Categories
- MMU - Marina Mixed Use

- NMU - Neighborhood Mixed Use
- RPC - Resource, Protection, Conservation
- RS - Residential Suburban



Future Land Use

