

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: January 9, 2023

Agenda Item: 5J	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Consent: Ordinance. Second Reading	Date: January 3, 2023
Subject: Petition for annexation and zoning designation for 0.70 acres on Cenith Drive [Z-22-30]	Division: Planning and Development

Background:

In 1995, the City of North Myrtle Beach City Manager with authority granted him by City Council approved a pre-annexation agreement with Mr. Alton Berry Edge, Jr., regarding this property. This pre-annexation agreement allowed the residents of this property to connect to the water and/or sewer system of the City of North Myrtle Beach even though the property was not contiguous to the City's corporate boundary and was not eligible for annexation at that time. In exchange for allowing connection to the City's utilities, restrictive covenants were executed and recorded for this property allowing the property to be considered for annexation into the City of North Myrtle Beach once it was contiguous. This parcel was later subdivided into three lots in a plat recorded on June 11, 2018, but the restrictive covenants run with all parcels that were included in the original agreement. On October 19, 2020, City Council approved the annexation and zoning of the property previously known as the Possum Trot Golf Course into the Chestnut Greens Planned Development District (PDD). At that time, the subject parcel became contiguous to the City's corporate boundary and eligible for annexation.

Existing Conditions:

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned GR under Horry County jurisdiction. Located on Cenith Drive, the parcel contains a single-family home. Surrounding parcels within City limits are zoned PDD within the Chestnut Greens PDD; adjacent unincorporated county parcels are zoned GR and Single-Family 6 (SF6). Upon annexation, the parcel would be designated R-1 as per Exhibit A: Zoning Map Z-22-30, 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.

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.

Planning Commission Action:

The Planning Commission conducted a public hearing on November 15, 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 second 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 0.70 ACRES IDENTIFIED AS PIN 357-07-02-0001.

WHEREAS, the property owner has entered into a pre-annexation agreement with the City of North Myrtle Beach through restrictive deed covenant until such time as it becomes contiguous, the 0.70 acres consisting of the following parcel PIN 357-07-02-0001 as referenced on Exhibit A: Zoning Map Z-22-30, 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 referenced property is now contiguous; 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.

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 the parcel identified by PIN 357-07-02-0001 (the “Annexed Parcel”), consisting of approximately 0.70 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 _____, 2023.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

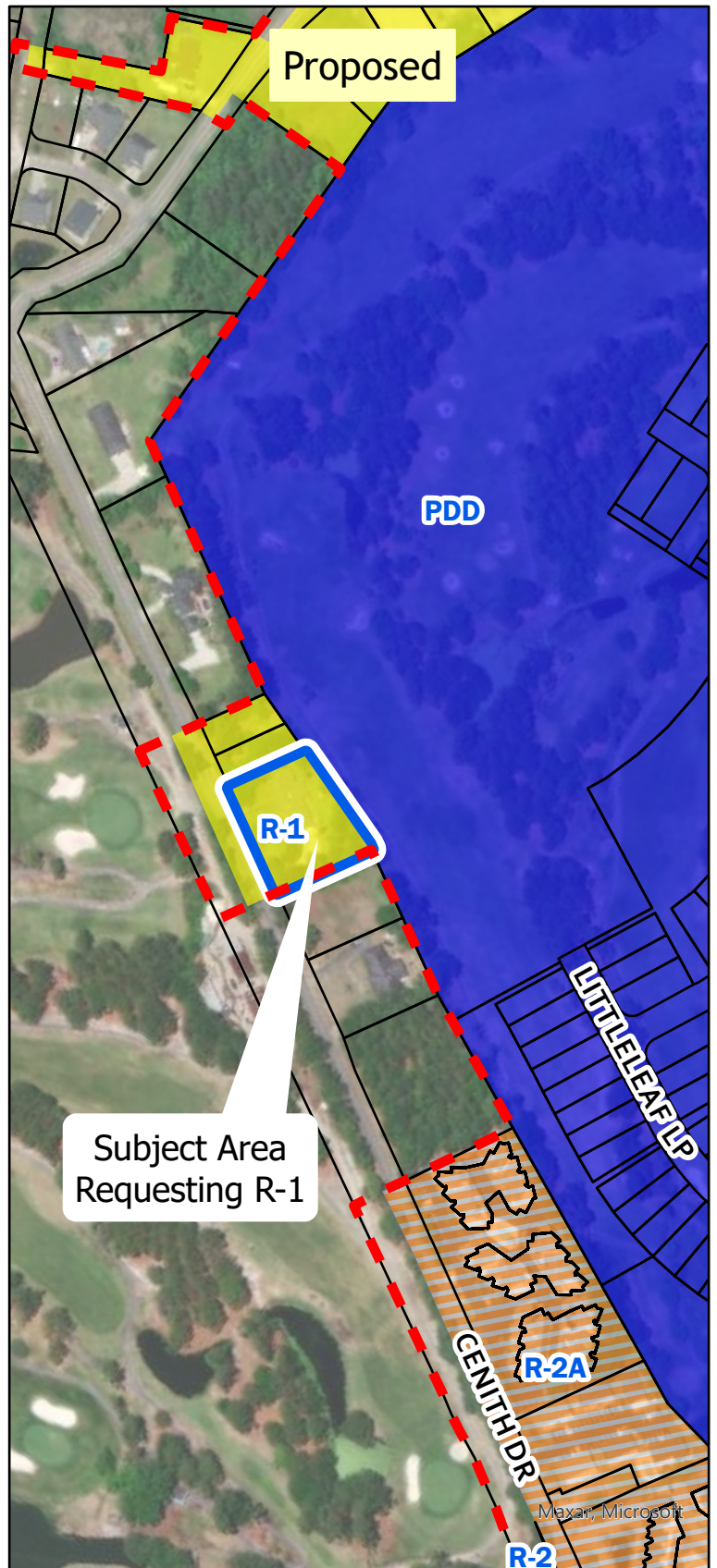
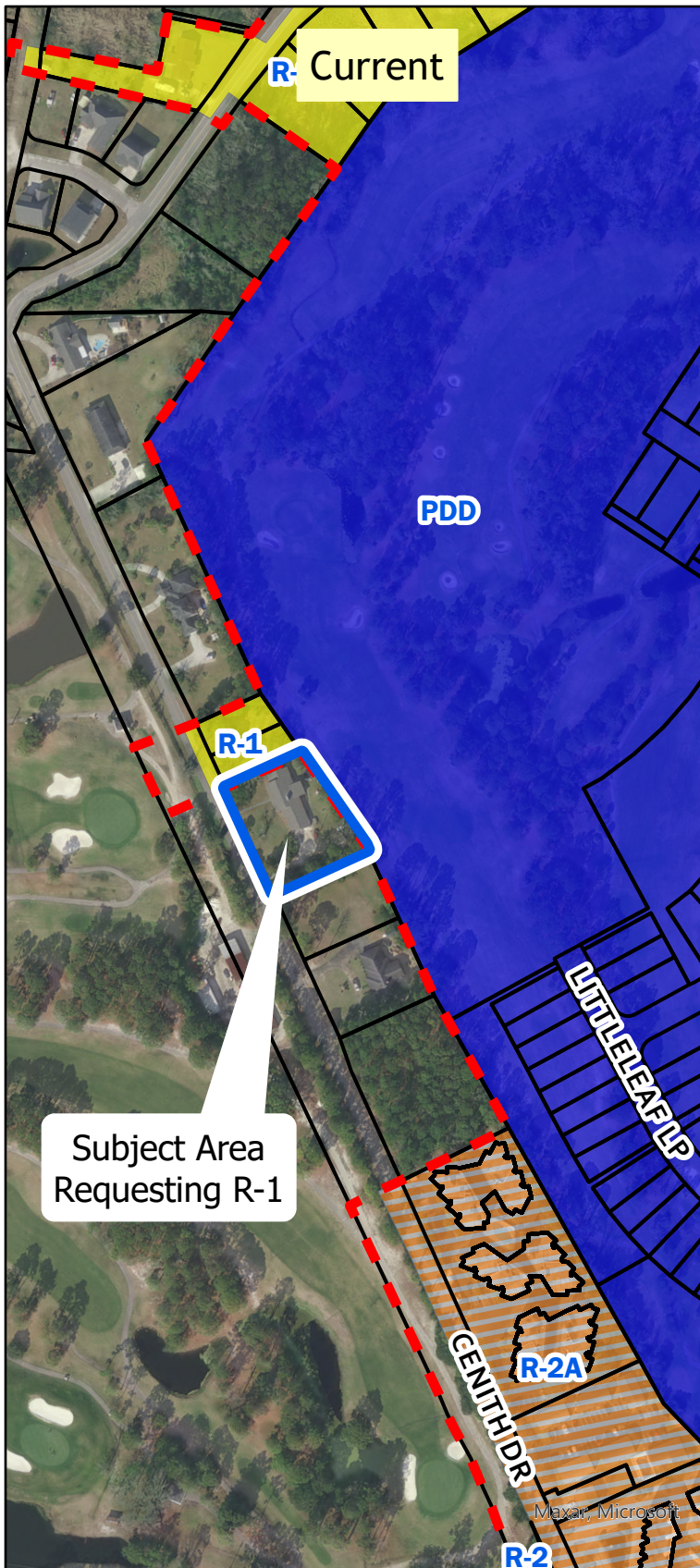
City Attorney

REVIEWED:

City Manager

FIRST READING: 12.5.2022
SECOND READING: 1.9.2023

ORDINANCE: 23-07



-  Subject Area
-  North Myrtle Beach City Limit

Legend

- Zoning District**
-  PDD
 -  R-1

-  R-2
-  R-2A



0 150 300 Feet

Exhibit A: Zoning Map Z-22-30

6E. ANNEXATION & ZONING DESIGNATION Z-22-30: Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cenith Drive totaling approximately 0.70 acres and identified by PIN 357-07-02-0001. The lot is currently unincorporated and zoned General Residential (GR) 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.

History and Background:

In 1995, the City of North Myrtle Beach City Manager with authority granted him by City Council approved a pre-annexation agreement with Mr. Alton Berry Edge, Jr., regarding this property. This pre-annexation agreement allowed the residents of this property to connect to the water and/or sewer system of the City of North Myrtle Beach even though the property was not contiguous to the City's corporate boundary and was not eligible for annexation at that time. In exchange for allowing connection to the City's utilities, restrictive covenants were executed and recorded for this property allowing the property to be considered for annexation into the City of North Myrtle Beach once it was contiguous. This parcel was later subdivided into three lots in a plat recorded on June 11, 2018, but the restrictive covenants run with all parcels that were included in the original agreement. On October 19, 2020, City Council approved the annexation and zoning of the property previously known as the Possum Trot Golf Course into the Chestnut Greens Planned Development District (PDD). At this time, the subject parcel became contiguous to the City's corporate boundary and eligible for annexation.

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 GR under Horry County jurisdiction. Located on Cenith Drive, the parcel is vacant and undeveloped. Surrounding parcels within City limits are zoned PDD within the Chestnut Greens PDD; adjacent unincorporated county parcels are zoned GR and Single-Family 6 (SF6).

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
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	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.

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 is subject to Horry County encroachment permit approval with City concurrence.

- e) Whether the proposed change is in accord with any existing or proposed plans for providing public water supply and sanitary sewer to the area:

Water and sewer services are available to the parcel.

As a matter of policy, no request to change the text of the ordinance or the map shall be acted upon favorably, except:

- (a) Where necessary to implement the comprehensive plan, or
- (b) To correct an original mistake or manifest error in the regulations or map, or
- (c) To recognize substantial change or changing conditions or circumstances in a particular locality, or
- (d) To recognize changes in technology, the style of living, or manner of doing business.

This petition for annexation and zoning designation is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for December 5, 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-22-30] as submitted.

OR
- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-22-30] as submitted.

OR
- 3) I move (an alternate motion).

FILE NUMBER:	Z-22-30
Complete Submittal Date:	October 17, 2022



Notice Published:	October 27, 2022
Planning Commission:	November 15, 2022
First Reading:	December 5, 2022
Second Reading:	January 2, 2023

City of North Myrtle Beach, SC

Petition for Annexation & Zoning

GENERAL INFORMATION	
Date of Request: October 17, 2022	Property PIN(S): 35707020001
Property Owner(s): CRISTIE LYNN JEANNETTE	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: 1670 Cenith Dr	Project Contact: Suzanne Pritchard
Contact Phone Number: 843-280-5572	Contact Email Address: lspritchard@nmb.us
Current County Zoning: GR	Proposed Zoning: R-1
Total Area of Property: 0.7 Acres	Approximate Population of Area to be Annexed: 1
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). <i>Applicant's E-signature: <u>Suzanne Pritchard</u></i>	
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.	

1018 2nd Avenue South · North Myrtle Beach, SC 29582 · Telephone: (843) 280-5566 · Facsimile: (843) 280-5581

(P)

D. B. 1797
P. 583

616073

FILED
HORRY COUNTY

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)
CITY OF NORTH MYRTLE BEACH)

95 APR 28 PM 4:57
RESTRICTIVE COVENANTS
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Alton Berry Edge Jr seeks permission to connect to the water and/or sewer system of the City of North Myrtle Beach. The Grantor owns that certain piece, parcel, or tract of land situate, lying and being Lot # 15 of Block # within the Belle Edge Prop subdivision, containing — acres outside the City of North Myrtle Beach corporate limits, which property is shown on map or plat recorded in Plat Book at Page . Said property being conveyed to the Grantor by deed of record in Deed Book 1662 at Page 572, in the Office of the Register of Mesne Conveyance for Horry County.

Tax Map # 17312-01-024

It is understood and agreed that as a condition for connecting to the water and/or sewer system, the Grantor, by executing this Restrictive Covenant, is petitioning for annexation of the above described property into the City of North Myrtle Beach. If and when the above described property becomes contiguous to the corporate limits of the City, then the above described property shall be considered for annexation by the City Council of the City of North Myrtle Beach. Final annexation of the above described property rests upon an affirmative vote of a majority of the governing body of the City of North Myrtle Beach.

It is further understood and agreed that should the Grantor, its successors and assigns, withdraw this Restrictive Covenant, the City of North Myrtle Beach may immediately stop providing water and/or sewer services to the above described property, as well as institute legal action for non-performance.

This covenant shall run with the land. All rights, powers and privileges hereby granted to the City of North Myrtle Beach shall pass to its successors and assigns and shall be binding upon the Grantor, its successors and assigns. It is hereby agreed that the conditions of this agreement, and this agreement itself, is a restriction and covenant on the title to the within named property and binding upon the Grantor, its successors and assigns.

WITNESS the execution hereof, this 19th day of April, 1995.

SIGNED, SEALED AND
DELIVERED IN THE
PRESENCE OF:

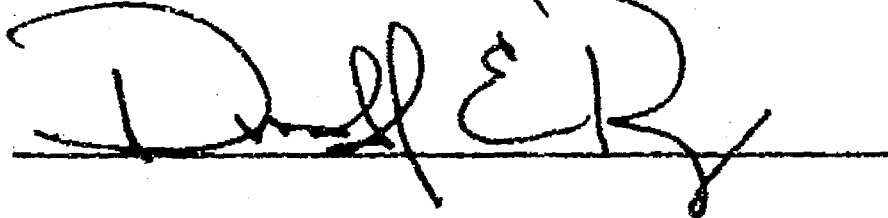
Beth H. Mayer
[Signature]

Alton Benny Edge Jr.

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared before me, Donald E. Ray and
made oath that (s)he saw the within named Allen Berry Edge,
as Grantor, sign, seal and as his act and deed, deliver the
within written Restrictive Covenant, and that (s)he with
Kathryn H. Mayer witnessed the execution thereof.



SWORN to before me, this
19th day of April, 1995.

Kathryn H. Mayer (L.S.)
Notary Public for South Carolina
My Commission Expires: 9/28/98

35707020001,

PREPARED BY:
Dunes Law Firm, P.A.
P.O. Box 70187
Myrtle Beach, SC 29572
File No: 21-5472

Jean 21R761

PREPARED WITHOUT EXAMINATION OF TITLE

STATE OF SOUTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF HORRY

KNOW ALL MEN BY THESE PRESENTS, that **Michael R. Roberts and Jolene J. Roberts** (the "Grantor"), in consideration of the sum of FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars (\$425,000.00) paid to Grantor by Cristie Lynn Jeannette (receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below unto **Cristie Lynn Jeannette** (the "Grantee"), the Grantee's heirs, successors and/or assigns forever in fee simple, the following described property to wit:

All and Singular, that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Horry, State of South Carolina, being Lot Fifteen (15) Revised of the Belle Edge Subdivision, as is more particularly shown and designated on that certain plat entitled, "A Minor Subdivision Survey of Lot 15 Revised & Lots 15A & 15B Belle Edge Subdivision", prepared for J & R Properties of NMB, LLC, by Harry F. Bruton & Associates, dated June 11, 2018 and recorded June 11, 2018 in Plat Book 281 at Page 245, Horry County Register of Deeds Office.

This property is subject to all easements and restrictive covenants of record.

This property is subject to all easements and restrictive covenants of record.

PIN No. 357-07-02-0001

DERIVATION: This being the identical property conveyed to Michael R. Roberts and Jolene J. Roberts by deed of J & R Properties of NMB, LLC recorded January 28, 2019 in Deed Book 4179 at Page 2622, Horry County Register of Deeds Office.

PROPERTY ADDRESS: 1670 Cenith Drive, North Myrtle Beach, SC 29582

GRANTEE MAILING ADDRESS: 160 Walnut Street, Houston, PA 15342

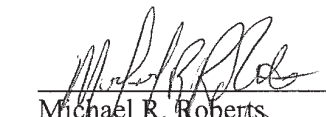
TOGETHER with, subject to the above exceptions, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

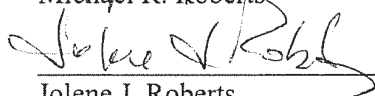
TO HAVE AND TO HOLD, subject to the above exceptions, all and singular the premises before mentioned unto the Grantee, the Grantee's heirs, successors and/or assigns forever in fee simple.

AND the Grantor hereby binds the Grantor, the Grantor's heirs, successors and/or assigns, to warrant and forever defend all and singular the said premises unto the Grantee, the Grantee's heirs, successors and/or assigns, against Grantor and the Grantor's heirs, successors and/or assigns, and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY]

WITNESS the execution hereof by the Grantor this 10 day of January, 2022.


Michael R. Roberts


Jolene J. Roberts

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



1st witness sign



2nd witness or notary sign

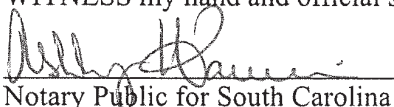
STATE OF South Carolina

ACKNOWLEDGEMENT

COUNTY OF Horry

I, Ashley Harris, a Notary Public, do hereby certify that the within
Michael R. Roberts and Jolene J. Roberts, personally came before me this day and acknowledged
that the foregoing instrument was executed by him/her/them.

WITNESS my hand and official seal this 10 day of January, 2022.



Notary Public for South Carolina

My Commission Expires: 8/16/2031

{Affix Notary Seal}



Ashley Harris
NOTARY PUBLIC
State of South Carolina
My Commission Expires
August 16, 2031

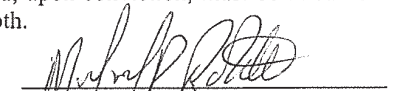
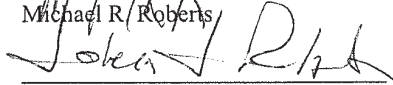
STATE OF SOUTH CAROLINA

AFFIDAVIT

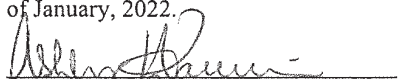
COUNTY OF HORRY

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

1. I have read the information on this Affidavit and understand such information.
2. The property located at 1670 Cenith Drive, North Myrtle Beach, SC 29582, bearing Horry County PIN 357-07-02-0001, was transferred by Michael R. Roberts and Jolene J. Roberts to Cristie Lynn Jeannette on January 10, 2022.
3. The Deed is (Check one):
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or in money's worth: 425,000.00.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and an owner of the entity, or in a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (see information section of Affidavit): _____ (if exempt, skip to item 8).
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
 - (a) X the fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$425,000.00.
 - (b) _____ the fee is computed on the fair market value of the realty, which is \$ _____.
 - (c) _____ the fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained after the transfer. If "Yes", the outstanding balance is \$ _____.
6. The Deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$425,000.00
 - (b) Place the amount listed in item 5 above here: \$0.00
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$425,000.00
7. The Deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,572.50
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 further 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.


Michael R. Roberts

Jolene J. Roberts

SWORN to before me this 10 day
of January, 2022.


Print Name Ashley Harris
Notary Public for South Carolina
My Commission Expires: 8/16/2031



{Affix Notary Seal}

Ashley Harris
NOTARY PUBLIC
State of South Carolina
My Commission Expires
August 16, 2031

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Deed

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Weathers Law Firm, LLC

ADDRESS:

44 BUSINESS CENTER DR

PAWLEYS ISL, SC 29585

TELEPHONE: (843) 237-9550

FAX: (843) 237-9550

E-MAIL ADDRESS: greg@weatherslaw.org

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 425000.00

BRIEF PROPERTY DESCRIPTION: LOT 15 REVISED BELLE EDGE SUBDIVISION

TAX MAP NUMBER (TMS #) 143-12-01-024 / PIN NUMBER: ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>ROBERTS</u>	<u>MICHAEL</u>	<u>R.</u>
2.	<u>ROBERT</u>	<u>JOLENE</u>	<u>J.</u>

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>JEANNETTE</u>	<u>CRISTIE</u>	<u>LYNN</u>

Vicinity Map Not To Scale

CENITH DR.
(UNIMPROVED) TOM E. CHESTNUT RD.

CENITH DRIVE

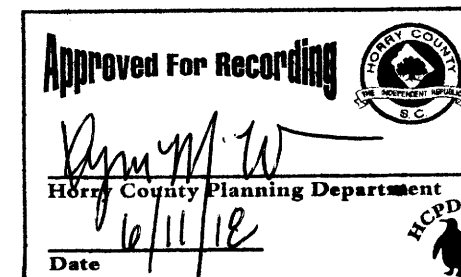


NOTES:

1. PIN# 357-07-02-0001 (PARENT)
2. OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
3. SURVEY 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. RAW = RIGHT OF WAY
8. RBF = 5/8" IRON REBAR FOUND
9. BPH = BRICK PUMP HOUSE
10. RBS = 5/8" IRON REBAR SET
11. TAX# = 143-12-01-024 (PARENT)
12. PLAT REF. = PB. 48 @ PG.15
13. THIS IS A MINOR SUBDIVISION OF LOT 15 CREATING LOT 15 REVISED TOTALING 30,881 SQ.FT., 0.70 ACRE, LOT 15A TOTALING 7,529 SQ.FT., 0.17 ACRE AND LOT 15B TOTALING 8,179 SQ.FT., 0.19 ACRE.
14. (W) = WELL (X) = WATER METER (U) = UTILITY POLE
15. EA = EDGE OF ASPHALT

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



I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; that there are no visible encroachments or projections other than shown; that the unadjusted ratio of precision is 1:10,000+; that this property is subject to any easements of record that may be shown on an up-to-date title search not furnished me this date; that the area was determined by the coordinate method of area calculation. Date: MAY 21 2018

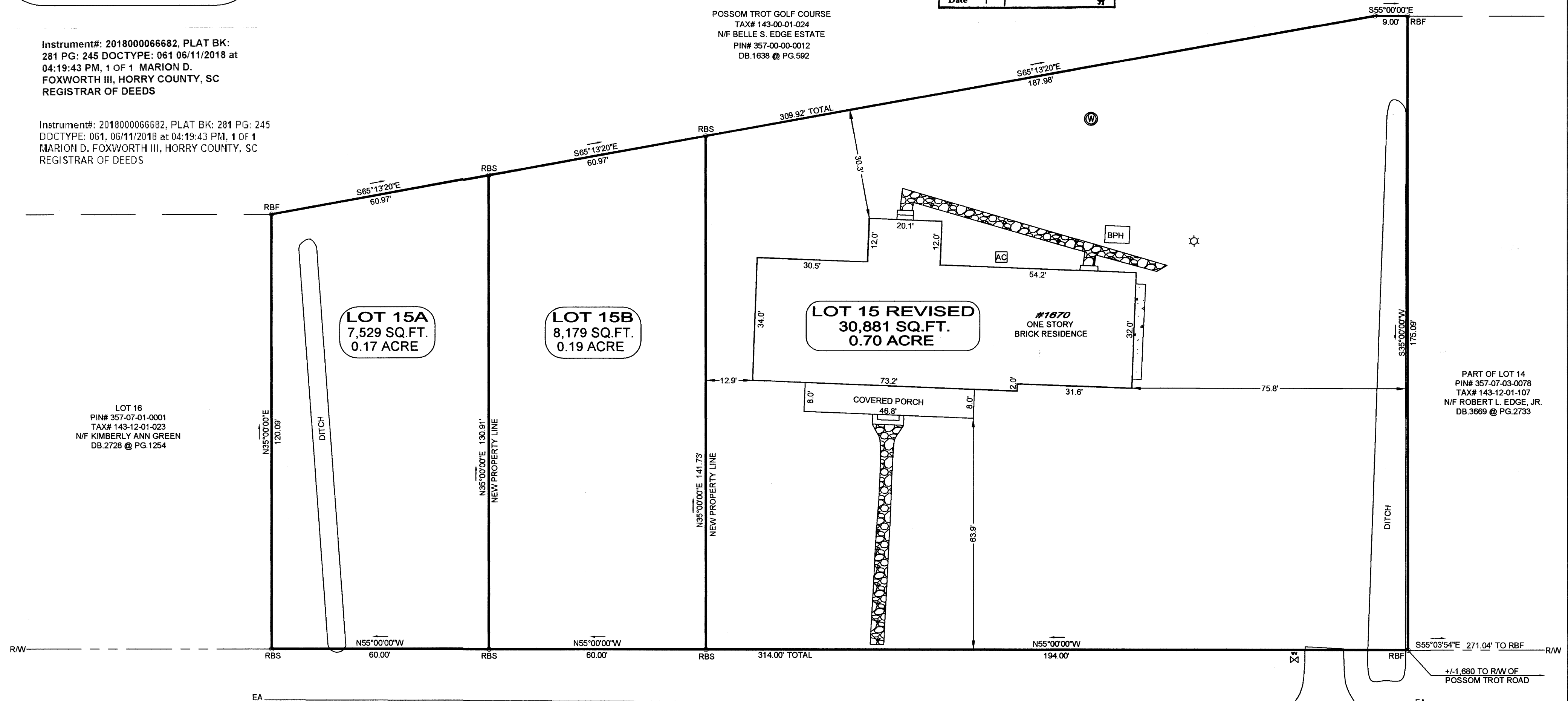
SIGNED

PROFESSIONAL LAND SURVEYOR
HARRY F. BRUTON, PLS 24275

Instrument#: 2018000066682, PLAT BK:
281 PG: 245 DOCTYPE: 061 06/11/2018 at
04:19:43 PM, 1 OF 1 MARION D.
FOXWORTH III, HORRY COUNTY, SC
REGISTRAR OF DEEDS

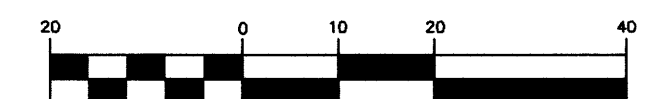
Instrument#: 2018000066682, PLAT BK: 281 PG: 245
DOCTYPE: 061, 06/11/2018 at 04:19:43 PM, 1 OF 1
MARION D. FOXWORTH III, HORRY COUNTY, SC
REGISTRAR OF DEEDS

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



CENITH DRIVE 50' PUBLIC RW

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Harry F. Bruton & Associates
Professional Land Surveying & Design

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

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

A MINOR SUBDIVISION

SHOWING

LOT 15 REVISED & LOTS 15A & 15B
BELLE EDGE SUBDIVISION

NORTH MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA

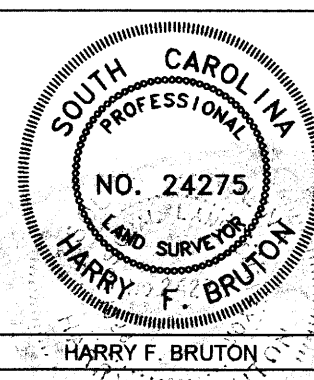
SCALE 1"=20'

THE BENEFIT OF J & R PROPERTIES OF NMB, LLC

MAP REFERENCE IN BOOK 48 PAGE 15

DEED REFERENCE IN BOOK 4102 PAGE 1086

JOB NO. 18028 ACAD: 1670 CENITH DR sub 5-21-18



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

PROPERTY OWNER SIGNATURE

(DATE)

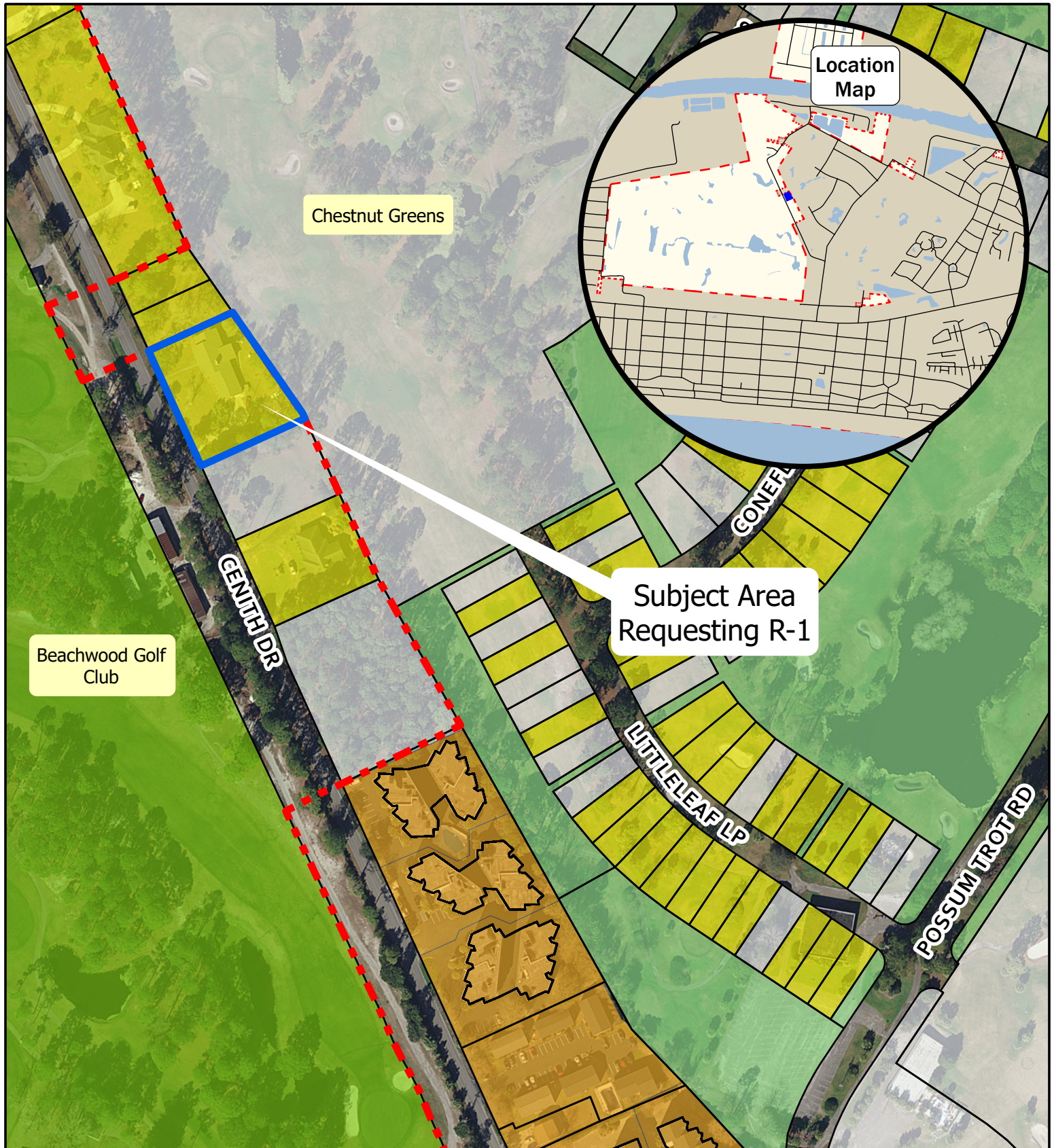
CERTIFICATE OF OWNERSHIP & DEDICATION

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

NAME Terred Roberts

SIGNED

DATE 6/11/18



Legend

- Subject Area
- North Myrtle Beach City Limit

Existing Land Use

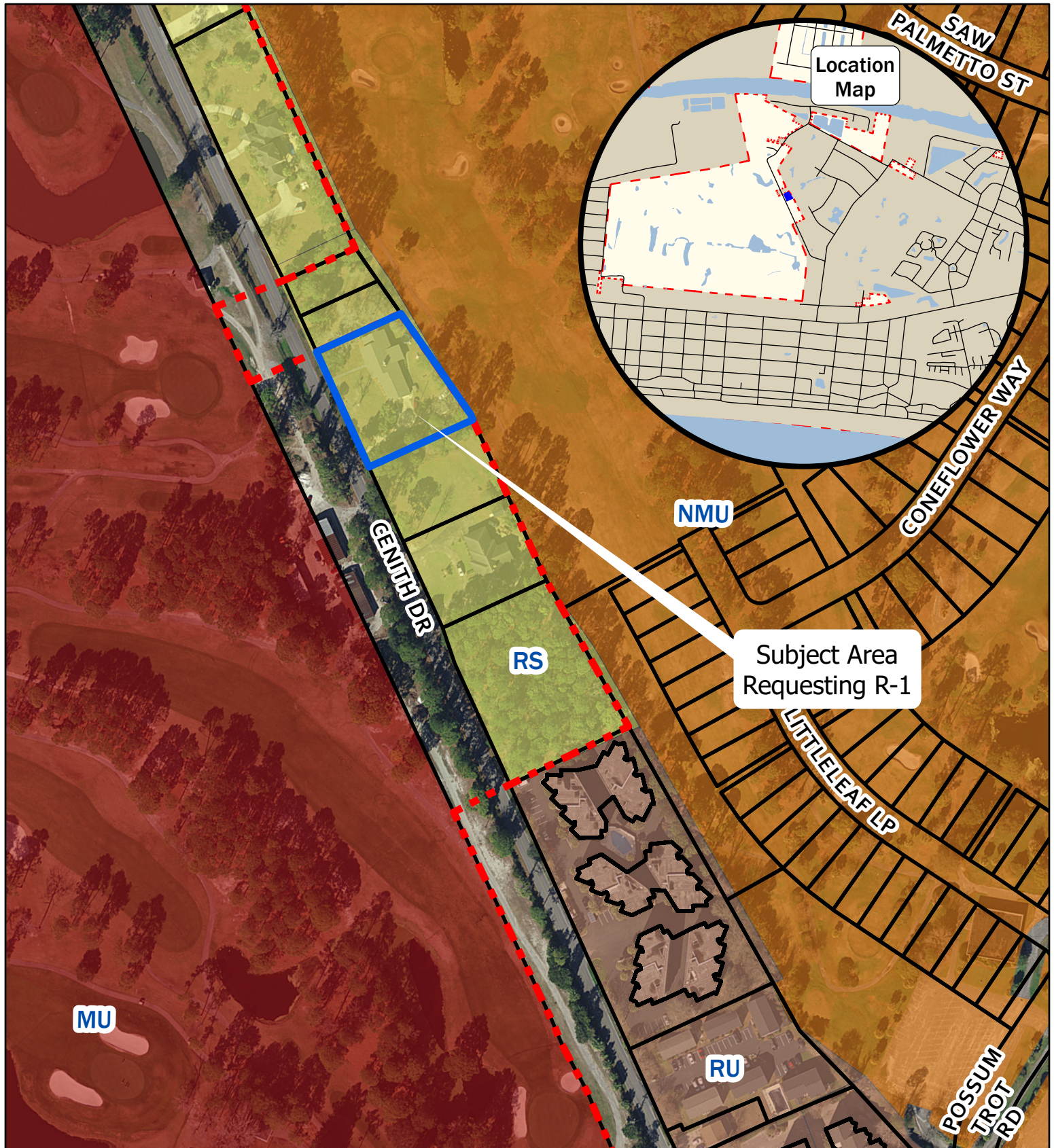
- Common Open Space
- Golf Course
- Multi-Family

- Public, Social, Cultural
- Vacant



0 100 200 Feet

Existing Land Use



Legend

- Subject Area
- North Myrtle Beach City Limit

Recommended Future Land Use Categories

MU - Mixed Use

NMU - Neighborhood Mixed Use

RS - Residential Suburban

RU - Residential Urban



0 100 200 Feet

User: desnyder

Path: \\nmbplan\PDGIS\2022\2022-51 Z-22-51 1670 Cenith\Z-22-30 Maps.aprx

Future Land Use