

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: January 9, 2023

Agenda Item: 6E	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM	
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: January 3, 2023	
Subject: Petition for annexation and zoning designation for 221.42 acres off Water Tower and Long Bay Roads [Z-22-13]	Division: Planning and Development	
<u>Background:</u> Robert S. Guyton, agent for the owner, has petitioned the City of North Myrtle Beach to annex approximately 224.42 acres of property located off Water Tower and Long Bay Rd identified by PINS 348-00-00-0027, 348-08-02-0004, and portions of PINS 347-00-00-0025 and 347-00-00-0039. The petition also reflects the requested City of North Myrtle Beach zoning district of Mid-Rise Multifamily Residential (R-2A). The subject area is identified as Resource, Conservation, and Protection on the Future Land Use Map. Though not supported by the City's Comprehensive Plan, the proposed zoning designation, R-2A, was recommended by the Planning Commission to recognize, "substantial change or changing conditions or circumstances in a particular locality." <u>Existing Conditions:</u> 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 at the intersection of Water Tower Road and Long Bay Road, the parcels are currently vacant and undeveloped. Surrounding parcels within City limits are zoned R-2A and Neighborhood Commercial (NC); surrounding county parcels are zoned CFA. Upon annexation, the parcel would be designated R-2A as per Exhibit A: Zoning Map (Z-22-13), 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. <u>Planning Commission Action:</u> The Planning Commission conducted a public hearing on July 19, 2022 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. <u>Recommended Action:</u> 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 221.42 ACRES IDENTIFIED AS PINS 348-00-00-0027, 348-08-02-0004, AND PORTIONS OF PINS 347-00-00-0025 AND 347-00-00-0039.

WHEREAS, Robert S. Guyton, agent for the owner, has petitioned the City of North Myrtle Beach for annexation of 221.42 acres consisting of the following parcel PINS 348-00-00-0027, 348-08-02-0004, and portions of PINS 347-00-00-0025 and 347-00-00-0039 as referenced on Exhibit A: Zoning Map (Z-22-13), 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 Mid-Rise Multifamily Residential (R-2A) 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 parcels identified by PINS 348-00-00-0027, 348-08-02-0004, and portions of PINS 347-00-00-0025 and 347-00-00-0039 (the “Annexed Parcel”), consisting of approximately 221.42 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 Mid-Rise Multifamily Residential (R-2A).

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2023.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

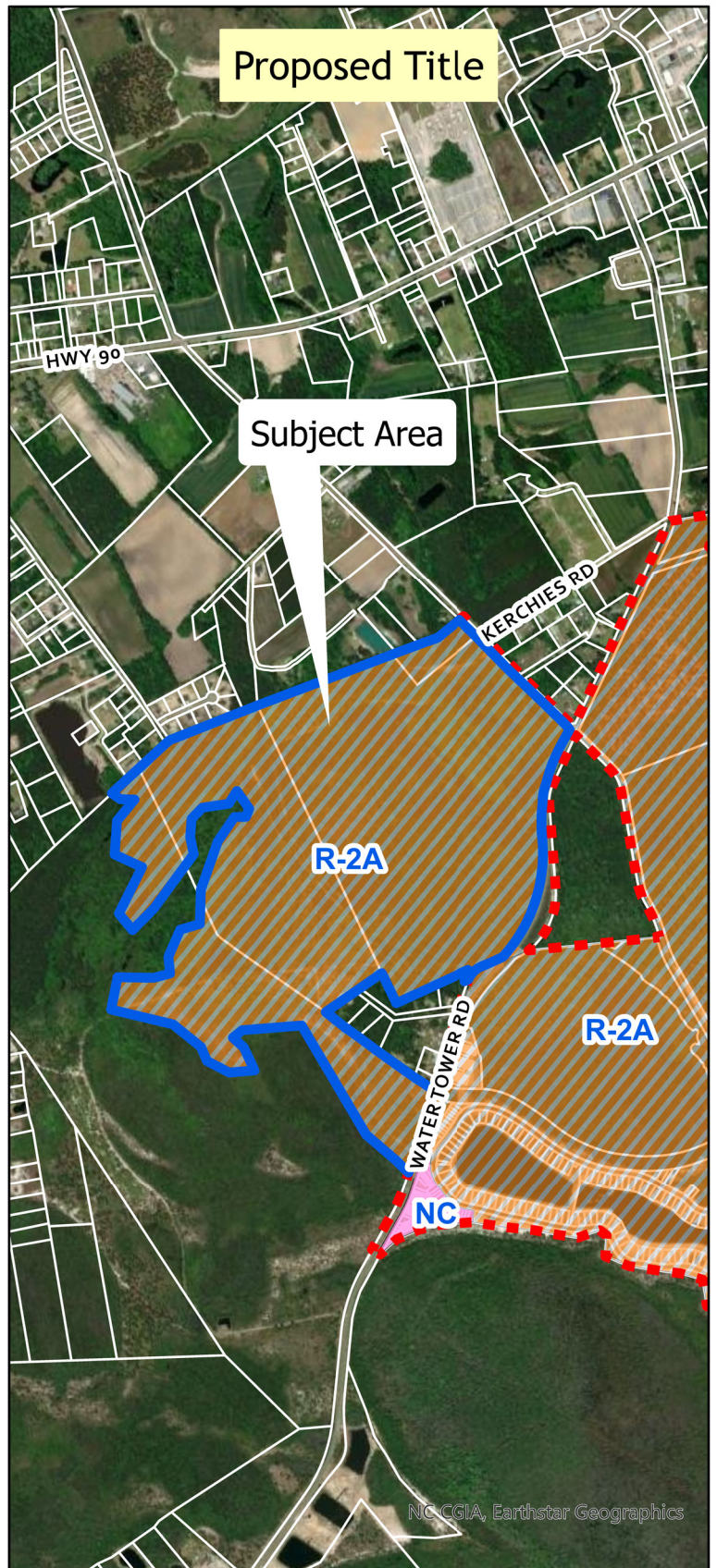
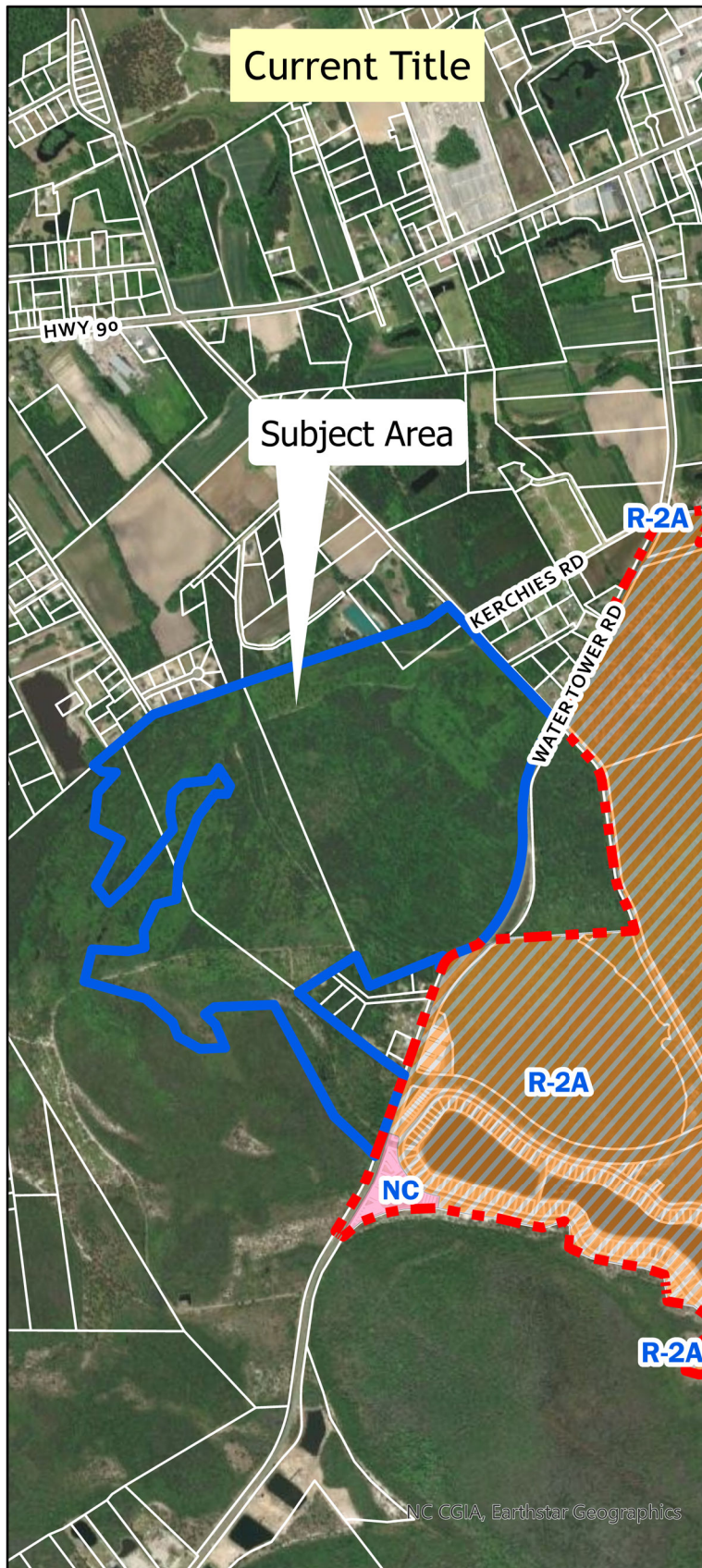
REVIEWED:

City Manager

FIRST READING: 11.7.2022

SECOND READING: 1.9.2023

ORDINANCE: 23-14



Legend

- Subject Area
- North Myrtle Beach City Limit

Zoning

- NC
- R-2A



0 750 1,500 Feet

Exhibit A: Zoning Map Z-22-13

6F. ANNEXATION & ZONING DESIGNATION Z-22-13: City staff received a petition to annex lands on Water Tower and Long Bay Roads totaling ±416.31 acres and identified by PINs 347-00-00-0025, 347-00-00-0039, 348-00-00-0027, and 348-08-02-0004. The lots are 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 Mid-Rise Multifamily Residential (R-2A) 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 at the intersection of Water Tower Road and Long Bay Road, the parcels are currently vacant and undeveloped. Surrounding parcels within City limits are zoned R-2A and Neighborhood Commercial (NC); surrounding county parcels are zoned CFA.

R-2A District

		Single-Family Detached	Semi-Detached	Duplex	Multiplex	Townhouse	Multifamily	Camp Recreational or Educational
Minimum Site Area (square feet)		5,000	7,000	7,000	10,000	16,000 SF	15,000	20 Acres
Minimum Lot Area* (square feet)		5,000	3,500	3,500	2,000	2,000	1,350	NA
Minimum Lot Width		50 feet	35 feet	55 feet	75 feet	14 feet ⁵	100 feet	200 feet
Minimum Yards	Front	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
	Side	5 feet	7.5 feet ¹	7.5 feet	7.5 feet	²	³	15 feet
	Rear	20 feet	20 feet	20 feet	20 feet	⁴	20 feet	20 feet
Maximum Impervious Surface Ratio		60%	60%	60%	60%	60%	80%	NA
Common Open Space		NA	NA	NA	15%	25%	20%	NA
Maximum Building Height		50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Maximum Height of Signs					10 feet	10 feet	10 feet	10 feet
Floor Area Ratio								15

Minimum distance between buildings: Where more than one principal building is located on a lot, minimum distance between buildings shall be 20 feet with one additional foot for each two feet in height over 35 feet, using the highest building.

*Per dwelling unit.

Notes:

¹ A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero setback shall be allowed for the interior common property line.

² Zero between units; 10 feet between end structures and side property line; no more than six units shall be attached in one building.

³ 10 feet for the first 35 feet in height and 15 feet for buildings in excess of 35 feet in height.

⁴ Rear yard shall be 10 feet except where contiguous to the project site property line, then a twenty-foot setback shall be required, and shall remain unoccupied by any accessory building or structure.

⁵ Minimum lot width and/or unit width.

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 Resource, Protection, & Conservation as the land use class for most of the subject area (412.81 acres). The principal permitted uses noted in the compliance index include formal parks, informal open spaces, and protecting land directly adjacent to marshes, estuaries, and waterways from intense development. The recommended primary zoning district is Conservation Preservation (CP); R-1, R-1A, and R-1B are the secondary zoning district alternatives.

The Future Land Use map contained in the 2018 Comprehensive Plan recommends Residential Suburban as the land use class for one of the parcels making up 3.5 acres of 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-2A, is not a primary or secondary recommended zoning district within the Compliance Index for the subject property in regard to either future land use class.

- b) Whether the request violates or supports the Plan:

Chapter 5, “The Way We Grow,” of the 2018 Comprehensive Plan identifies the Resource, Protection, & Conservation future land use classification as follows: Intended to preserve and protect scenic and natural resources; provide network of critical open space and non-renewable resources; includes formal parks, informal open spaces, and protecting land directly adjacent to marshes, estuaries, and waterways from intense development. The Residential Suburban future land use classification is defined 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-2A zoning is inconsistent with the Resource, Protection, & Conservation and Residential Suburban land use classifications 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-2A zoning district is, "To permit mid-rise multifamily development in areas of the community in response to the need for such housing, while safeguarding existing residential values, and environmental resources, and guarding against "overloading" existing infrastructure."

The uses permitted in the R-2A district would not 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:

Property is served by existing rights-of-way; however, improvements will be required.

- 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 through the GSWSA.

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 August 15, 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 notes the 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; however, notes the following improvements are required: Improve Water Tower Rd (may need center turn lane), Long Bay Rd will need to be improved to city standards (turn lane added), intersection/driveway spacing will need to be evaluated during the development plan process, and additional right-of-way will be required on Long Bay Rd and Water Tower Rd.

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-22-13] as submitted.
OR
- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-22-13] as submitted.
OR
- 3) I move (an alternate motion).

FILE NUMBER:	Z-22-13
Complete Submittal Date:	June 23, 2022



Notice Published:	June 30, 2022
Planning Commission:	July 19, 2022
First Reading:	August 15, 2022
Second Reading:	September 19, 2022

City of North Myrtle Beach, SC

Petition for Annexation & Zoning

GENERAL INFORMATION	
Date of Request: June 23, 2022	Property PIN(S): 348-00-00-0027, 347-00-00-0025, 347-00-00-0039, and 348-08-02-0004
Property Owner(s): Lauret Associates, LLC	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: Little River near Water Tower Road and Long Bay Road	Project Contact: Robert Guyton
Contact Phone Number: 8438392100	Contact Email Address: rsguyton@guytonlawfirm.com
Current County Zoning: CFA	Proposed Zoning: R-2A
Total Area of Property: 221 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). <i>Applicant's E-signature: <u>Robert Guyton</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.	

LETTER OF AGENCY

To: City of North Myrtle Beach and Horry County

Re: Horry County TMS/PIN No.: 129-00-07-117/348-00-00-0027; 348-00-00-0025;
and 347-00-00-0039

Property Location: Little River near Water Tower Road and Long Bay Road.

Fee Simple Property Owner: Lauret Associates, LLC

Contract Holder Equitable Owner: Handfield, LLC

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, P.C.
Development Resource Group

Agent's Address: Guyton: 4605 B Oleander Drive, Suite 202
Myrtle Beach, South Carolina 29577
DRG: 4703 Oleander Drive
Myrtle Beach, South Carolina 29577

Agent's Telephone: Guyton: (843) 839-2100
DRG: (843) 839-3350

Fee Owner: **LAURET ASSOCIATES, LLC**, a South Carolina
limited liability company

By: _____
Name: _____
Title: _____

Phone: _____

Equitable Owner: **BEAZER HOMES, LLC**, a Tennessee limited
liability company

By: _____
Name: _____
Title: _____

Phone: _____

872883

EXEMPTFILED
Horry County, S.C.

2005 MAR 24 AM 8:55

Quitclaim Deed

JERRY V. SKIPPER
REGISTRAR OF DEEDS

THIS QUITCLAIM DEED, executed this 17 day of January, 2005, by first party, Grantor, Franklin Joseph Vereen, Sarah V. DiCola, Mindy Vereen, and Frankie J. Vereen, whose mailing address is 8862 Highway 90, Longs, S.C. 29568, to second party, Grantee, Lauret Associates, LLC, whose mailing address is 8862 Highway 90, Longs, S.C. 29568.

WITNESSETH, That the said first party, for good consideration and for the sum of One Dollars (\$1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Horry, State of South Carolina to wit:

418.62 Acres on Long Bay Road

County Map Ids: 129-00-07-006 Horry County Assessor

129-00-07-046

142-00-01-035

Map 3/23/05
Bk 10
ParcelDEED
2880 1374

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness:

Tracey C. Holloway

Print Name of Witness:

Tracey C. Holloway

Signature of Witness:

Dorothy L. Bell

Print Name of Witness:

Dorothy L. Bell

Signature of First Party1:

Franklin Joseph Vereen

Print Name of First Party1:

Franklin Joseph Vereen

Signature of First Party2:

Sarah V. DiCola

Print Name of First Party2:

Sarah V. DiCola

Signature of First Party3:

Mindy Vereen

Print Name of First Party3:

Mindy Vereen6
1374

Signature of First Party4:

Frankie J. Vereen

Print Name of First Party4: Frankie J. Vereen

Signature of Second Party:

Sarah V. DiCola

Print Name of Second Party: Sarah V. DiCola, Agent, Lauret Associates, LLC.

Signature of Preparer:

Sarah V. DiCola

Print name of Preparer: Sarah V. DiCola

Address of Preparer: 14 River Bluff Drive, Savannah, GA 31406

State of: South Carolina

County of: Horry

On January 17th, 2005 personally appeared before me, Franklin Joseph Vereen, Mindy Vereen, Sarah V. DiCola, and Frankie J. Vereen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature of Notary

Holly L. Hardee

My Commission Expires:

3/1/2014

feet to St. N; thence South 17 degrees 05 minutes East 750 feet to St. N; thence North 74 degrees 15 minutes East 656 feet to Pipe N, the beginning point.

LESS AND EXCEPT, all and singular, that certain piece, parcel or tract of land shown as Tract 3-A-2 and containing 5.23 acres, more or less, conveyed to Ruby J. Morton in that certain deed dated February 23, 1959.

ALSO, LESS AND EXCEPT, all and singular, that certain piece, parcel or tract of land containing 6.76 acres, more or less, conveyed to Ruby J. Morton in that certain deed dated September 29, 1964.

TOGETHER WITH a 60 foot road easement reserved by Edwin Craig Wall, Jr. in that certain deed to Ruby J. Morton dated September 29, 1964.

Said property being a portion of the property conveyed to Edwin Craig Wall, Jr. by deed of Baxter Morton dated October 17, 1958 and recorded in Book 213 at Page 419 in the Office of the Clerk of Court of Horry County.

Said conveyance is subject in every respect to existing easements and rights-of-way for highway and utility purposes, whether or not the same appear of record.

DERIVATION: DEED BOOK 1202 PAGE 297

HORRY COUNTY REGISTER
42-00-01-035
Map 216 Parcel 1229-036

All that tract or parcel of land situate, lying and being in Little River Township, Horry County, South Carolina, containing 380 acres, more or less, and being designated as Tract C-187 on a plat prepared by H.S. Page, Sr., dated January 8, 1942, and more particularly bounded, now or formerly, and described as follows:

Bounded on the Northeast by lands of L.D. Willard, Mrs. Emma Thompson, J.H. Holliday, Albert Jordan, and R.A. Brown; on the Southeast by lands of O.J. Bell; on the Southwest by Southern Kraft Corporation, Will Vereen Est. and W.H. Chestnut; on the Northwest by lands of Herbert Livingston, Florie Evans, Della Lewis Est., Frances Gause Est., Sarah Bellamy, H.T. Watts, J. C. Lewis and Mrs. Emma Thompson, all of which will more fully and at large appear by reference to the aforesaid plat.

Being Tract N. C-187 of Conway Bombing and Gunnery Range as shown on the maps or plat of Myrtle Beach Aerial Gunnery and Bombing Range, Horry County, South Carolina. Said Map or plat being recorded in the Office of the Clerk of Court of Horry County, South Carolina in Plat Book 3, at Page 90, and being the same tract of land acquired by the United States of America from H.E. Thompson by deed dated June 11, 1942 and recorded in the Public Records of Horry County, South Carolina in Deed Book 6, at page 83.

Subject to the existing easements and rights of way.

Legal Description Exhibit A

HORRY COUNTY ASSESSOR

129-02-07-006

Map

Trk

Parcel

12-29-03

All and singular that certain piece, parcel or tract of land situate, lying and being in Little River Township, Horry County, South Carolina containing 119.64 acres, more or less, as shown on a map prepared for Annie Louise Huggins by J.F. Thomas, R.L.S., dated September 20, 1967, a copy of which map is recorded in the office of the Clerk of Court for Horry County in Plat Book 53 at Page 111.

Being a portion of the property conveyed to Luther H. Hodges, Jr., Hugh L. McColl, Jr. and E. Craig Wall, Jr. by deed of The Caroline Corporation dated April 30, 1973 and recorded in Deed Book 492 at Page 139, Horry County records, said conveyance being a three-fourths (3/4) undivided interest. Also, being a portion of the property conveyed to The Caroline Corporation by deed of E. Craig Wall, Jr. dated April 14, 1972 and recorded in Deed Book 468 at Page 77, Horry County records, said conveyance being a three-fourths (3/4) interest. Also, being a portion of the property conveyed to E. Craig Wall, Jr. and Walter W. Herbst by deed of Annie Louise Huggins dated March 8, 1972 and recorded in Deed Book 465 at Page 648, Horry County records.

Said property is subject to a Right of Way Easement to Horry County Council dated February 20, 1979 and to existing rights-of-way which may be across the property and any other matters which may be shown by a visual inspection of the premises and actual survey thereof.

Said property is also subject to the reservation to the United States Government of all rights to minerals and materials located upon the premises which may be utilized in the manufacture or development of fissionable material.

DERIVATION: DEED BOOK 1202 PAGE 294

HORRY COUNTY ASSESSOR

129-02-07-046

Map

Trk

Parcel

12-29-03

All and singular that certain piece, parcel or tract of land shown as Tract 3-A, containing 74.50 acres, more or less, on a map prepared by J.C. Causey, R.L.S., on September 11, 1954, of Canal Wood Corporation's H. E. Thompson Tract, said map showing a total in three tracts of 403.7 acres, more or less. The property conveyed hereby is described on said map by metes and bounds as follows:

BEGINNING at a Pipe N on the Northwest side of the old Myrtle Beach to Wampee Road and running along the edge of said road South 32 degrees 10 minutes West 200 feet to a point on the curve of the road; thence South 26 degrees 20 minutes West 800 feet to a point on the curve of the road; thence Southwest 26 feet to St. N on the edge of the road; thence North 44 degrees 50 minutes West 2,215 feet to St. 3XN; thence North 15 degrees 35 minutes West 1,609 feet to St. 3XN; thence North 56 degrees 50 minutes East 33.5 feet to Iron O; thence the same direction 295 feet to Iron O in the corner of the ditch; thence North 78 degrees 10 minutes East 674.50 feet along the ditch to the end of the ditch; thence North 80 degrees 30 minutes East 126.5 feet to Pipe N; thence South 15 degrees 20 minutes East 608 feet to St. N; thence South 15 degrees 35 minutes East 1,460

Being the identical tract re-deeded to H.E. Thompson by the United States of America by deed dated August 19, 1949 and recorded September 2, 1949 in Deed Book 69 at Page 166 on the records of the Clerk of Court for Horry County.

Reference is made to a plat by J.C. Causey, RLS, dated September 11, 1954, showing said parcel as containing 403.70 acres, more or less, and recorded in the Office of the Clerk of Court for Horry County in Plat Book 14, Page 190.

LESS AND EXCEPT:

All those certain parcels, pieces, or tracts of land shown as Tract #1, containing 36.5 acres and Tract #2 containing 54.2 acres, more or less, conveyed to G.C. Berry by deed of Canal Wood Corporation dated September 13, 1954 and recorded in the Office of the Clerk of Court for Horry County.

LESS AND EXCEPT:

All that certain piece, parcel or tract of land shown as Tract 3-A, containing 74.5 acres, more or less, conveyed to Seaboard Timber Corporation by deed of Canal Wood Corporation dated January 8, 1955, and recorded January 18, 1955, in Deed Book 150 at Page 31, Office of the Clerk of Court for Horry County; and said parcel heretofore conveyed to Baxter Morton by deed of Seaboard Timber Corporation dated March 1, 1955, and recorded in the Office of the Clerk of Court for Horry County.

Being a portion of that certain property conveyed to The Gibson-Wall Company by deed of Canal Industries, Inc. dated July 1, 1980 and recorded in Deed Book 686 at Page 600, Horry County records.

DERIVATION: DEED BOOK 1202 PAGE 301

LESS AND EXCEPT:

All those certain parcels, pieces, or tracts of land shown as Tract #1, containing 36.5 acres and Tract #2 containing 54.2 acres, more or less, conveyed to G. C. Berry by deed of Canal Wood Corporation dated September 13, 1954 and recorded in the Office of the Clerk of Court for Horry County.

LESS AND EXCEPT:

All that certain piece, parcel or tract of land shown as Tract 3-A, containing 74.5 acres, more or less, conveyed to Seaboard Timber Corporation by deed of Canal Wood Corporation dated January 8, 1955, and recorded January 18, 1955, in Deed Book 150 at Page 31, Office of the Clerk of Court for Horry County; and said parcel heretofore conveyed to Baxter Morton by deed of Seaboard Timber Corporation dated March 1, 1955, and recorded in the Office of the Clerk of Court for Horry County.

Being a portion of that certain property conveyed to The Gibson-Wall Company by deed of Canal Industries, Inc. dated July 1, 1980 and recorded in Deed Book 686 at Page 600, Horry County records.

Poor Quality Due To
Condition of Original
Ballery V. Skipper, RMC

All that tract or parcel of land situate, lying and being in Little River Township, Horry County, South Carolina, containing 380 acres, more or less, and being designated as Tract C-187 on a plat prepared by H. S. Page, Sr., dated January 8, 1942, and more particularly bounded, now or formerly, and described as follows:

Bounded on the Northeast by lands of L. D. Willard, Mrs. Emma Thompson, J. H. Holliday, Albert Jordan, and R. A. Brown; on the Southeast by lands of O. J. Bell; on the Southwest by Southern Kraft Corporation, Will Vereen Est. and W. H. Chestnut; on the Northwest by lands of Herbert Livingston, Florie Evans, Della Lewis Est., Frances Gause Est., Sarah Bellamy, H. T. Watts, J. C. Lewis and Mrs. Emma Thompson, all of which will more fully and at large appear by reference to the aforesaid plat.

Being Tract No. C-187 of Conway Bombing and Gunnery Range as shown on the maps or plat of Myrtle Beach Aerial Gunnery and Bombing Range, Horry County, South Carolina. Said Map or plat being recorded in the Office of the Clerk of Court of Horry County, South Carolina in Plat Book 3, at page 90, and being the same tract of land acquired by the United States of America from H. E. Thompson by deed dated June 11, 1942 and recorded in the Public Records of Horry County, South Carolina in Deed Book 6, at page 83.

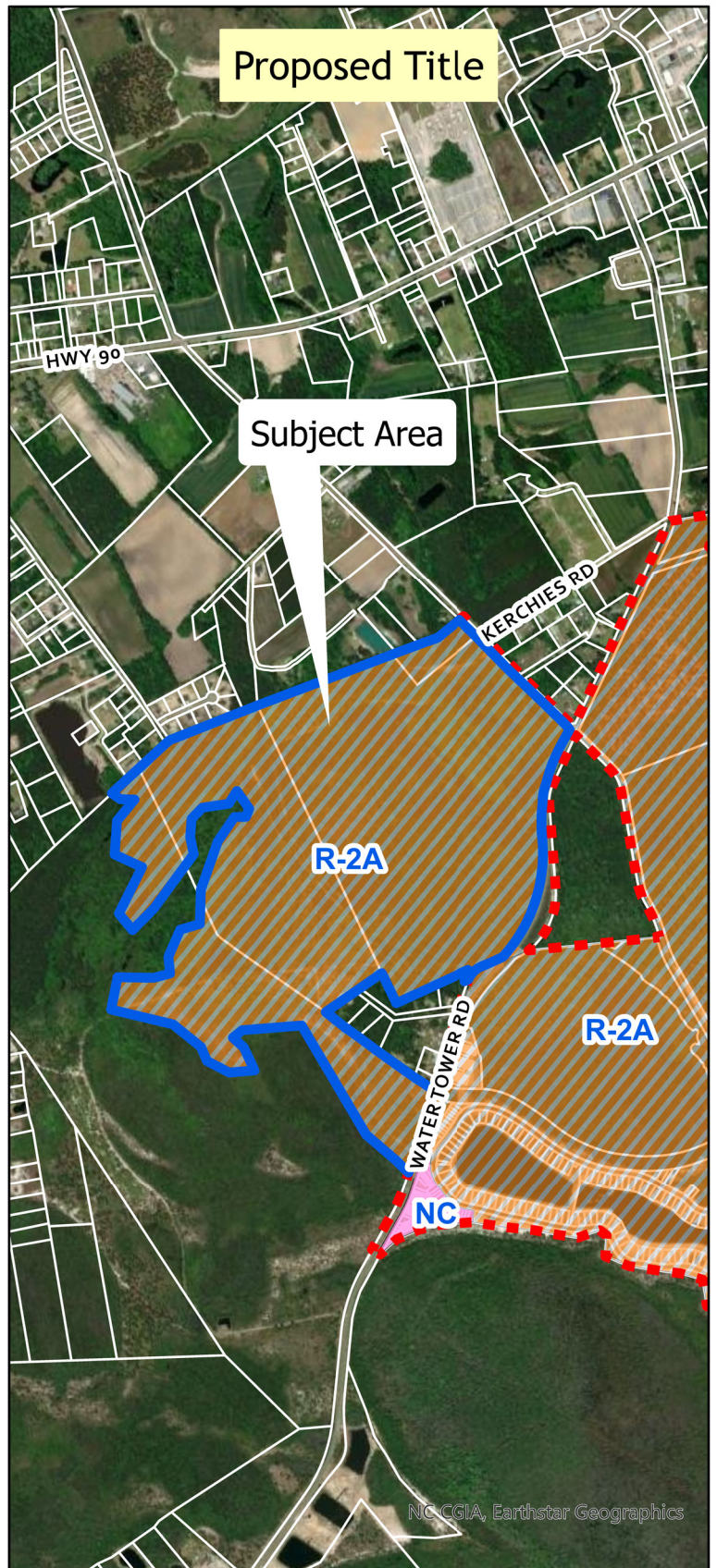
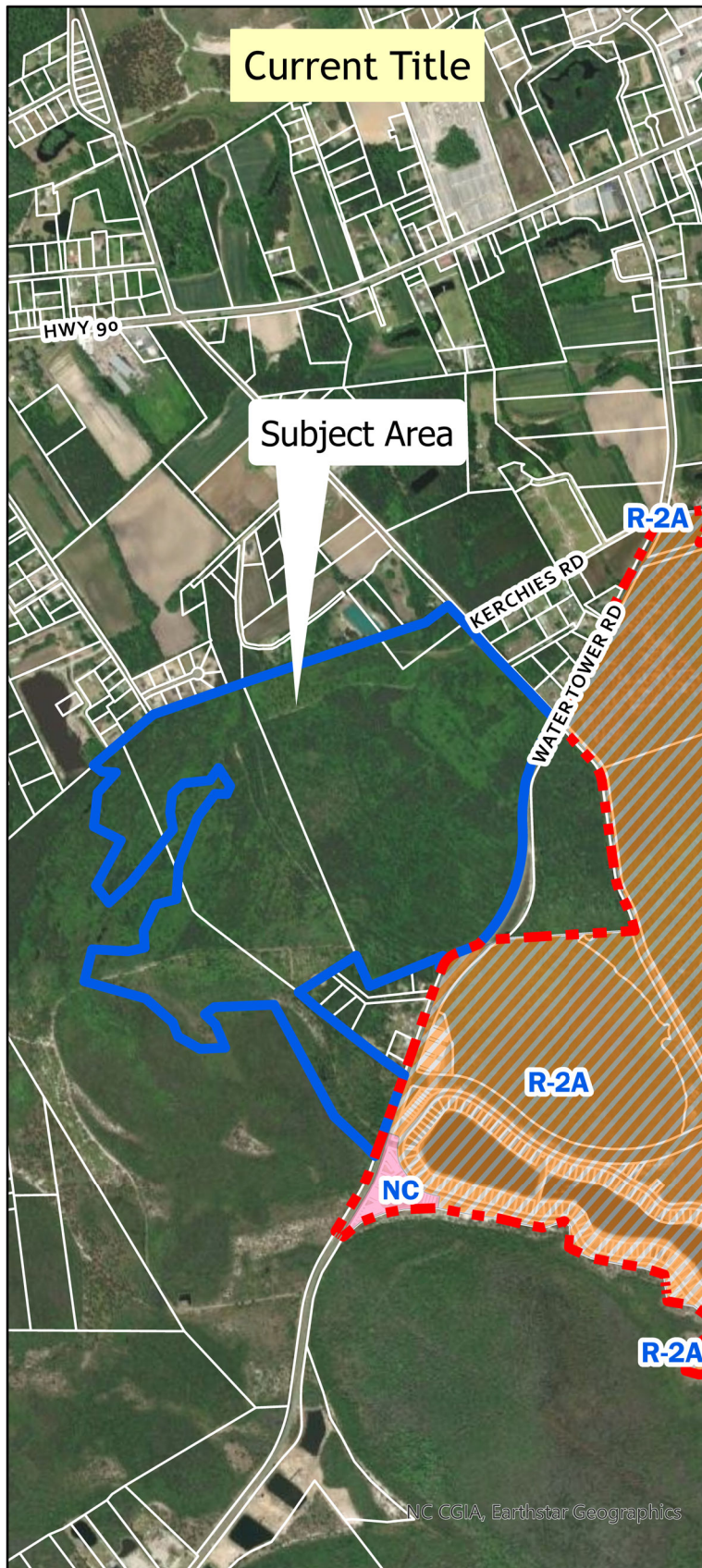
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CONTINUED

Poor Quality Due To
Condition of Original.
Bailly V. Skipper, RMC



Legend

- Subject Area
- North Myrtle Beach City Limit

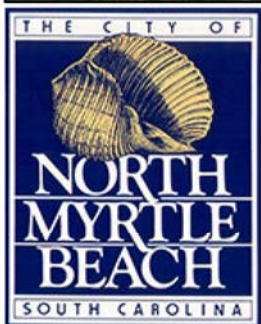
Zoning

- NC
- R-2A



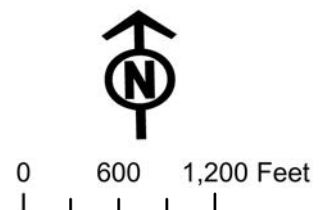
0 750 1,500 Feet

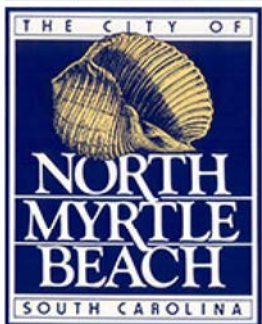
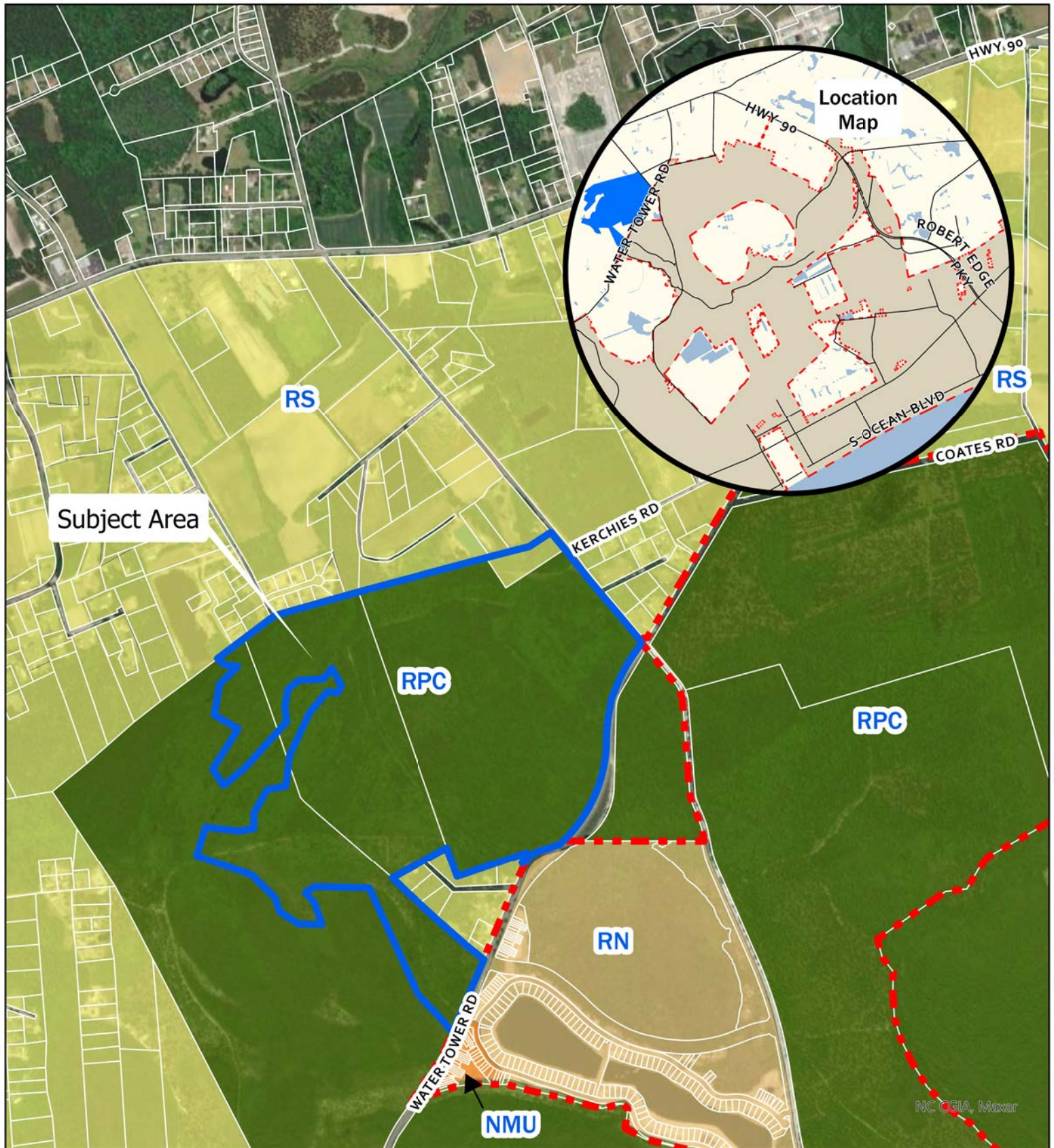
Exhibit A: Zoning Map Z-22-13



- Legend**
- | | | |
|-------------------------------|--------------------------|--------|
| Subject Area | Existing_Land_Use | Vacant |
| North Myrtle Beach City Limit | Common Open Space | |
| | Public, Social, Cultural | |
| | Single-Family | |

Existing Land Use





Legend

- | | |
|--|-------------------------------|
| Subject Area | HC - Highway Commercial |
| North Myrtle Beach City Limit | NMU - Neighborhood Mixed Use |
| RPC - Resource, Protection, Conservation | RS - Residential Suburban |
| | RN - Residential Neighborhood |



Future Land Use