

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: March 20, 2023

Agenda Item: 5C	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Consent: Ordinance. Second Reading	Date: March 14, 2023
Subject: Petition for annexation and zoning designation for 0.52 Acres on Cenith Drive [Z-22-35]	Division: Planning and Development

Background:

In 1997, the City of North Myrtle Beach City Council approved a pre-annexation agreement with Vada T. Marden regarding Lot 18-A of the Belle Edge 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. On February 20, 2023, City Council approved the annexation and zoning of the property immediately adjacent to Lot 18-A. At this 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 General Residential (GR) under Horry County jurisdiction. Located on Cenith Drive, the parcel contains a single-family home. Surrounding parcels within City limits are zoned Planned Development District (PDD) within the Chestnut Greens PDD and Single-Family Residential Low-Density (R-1); adjacent unincorporated county parcels are zoned GR, Commercial Forest Agriculture (CFA), and Single-Family 6 (SF6). Upon annexation, the parcel would be designated R-1 as per Exhibit A: Zoning Map Z-22-35, 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 February 21, 2023 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 0.52 ACRES IDENTIFIED AS PIN 357-07-01-0003.

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 0.52 acres consisting of the following parcel PIN 357-07-01-0003 as referenced on Exhibit A: Zoning Map Z-22-35, 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 parcel identified by PIN 357-07-01-0003 (the “Annexed Parcel”), consisting of approximately 0.52 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:

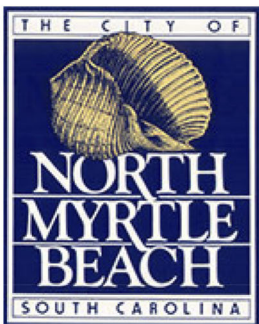
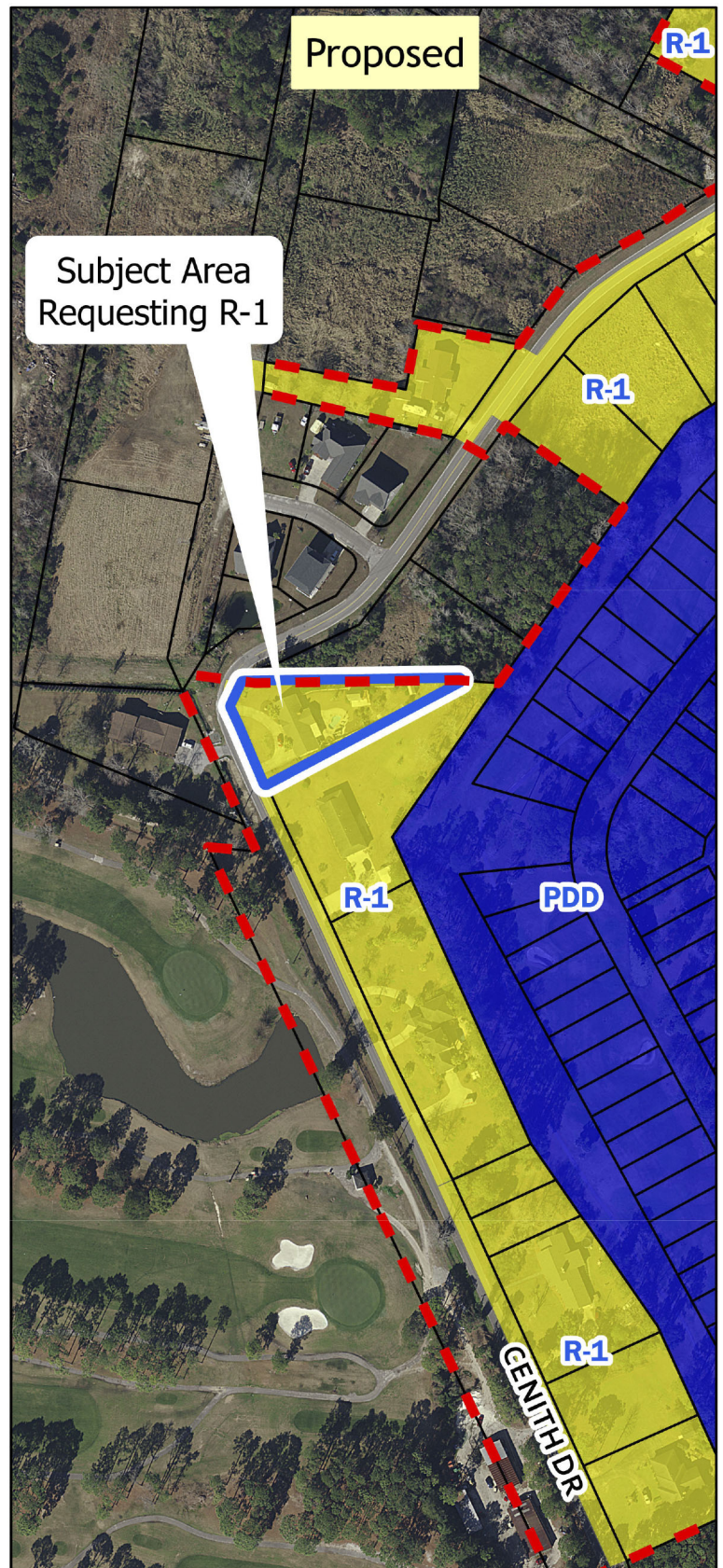
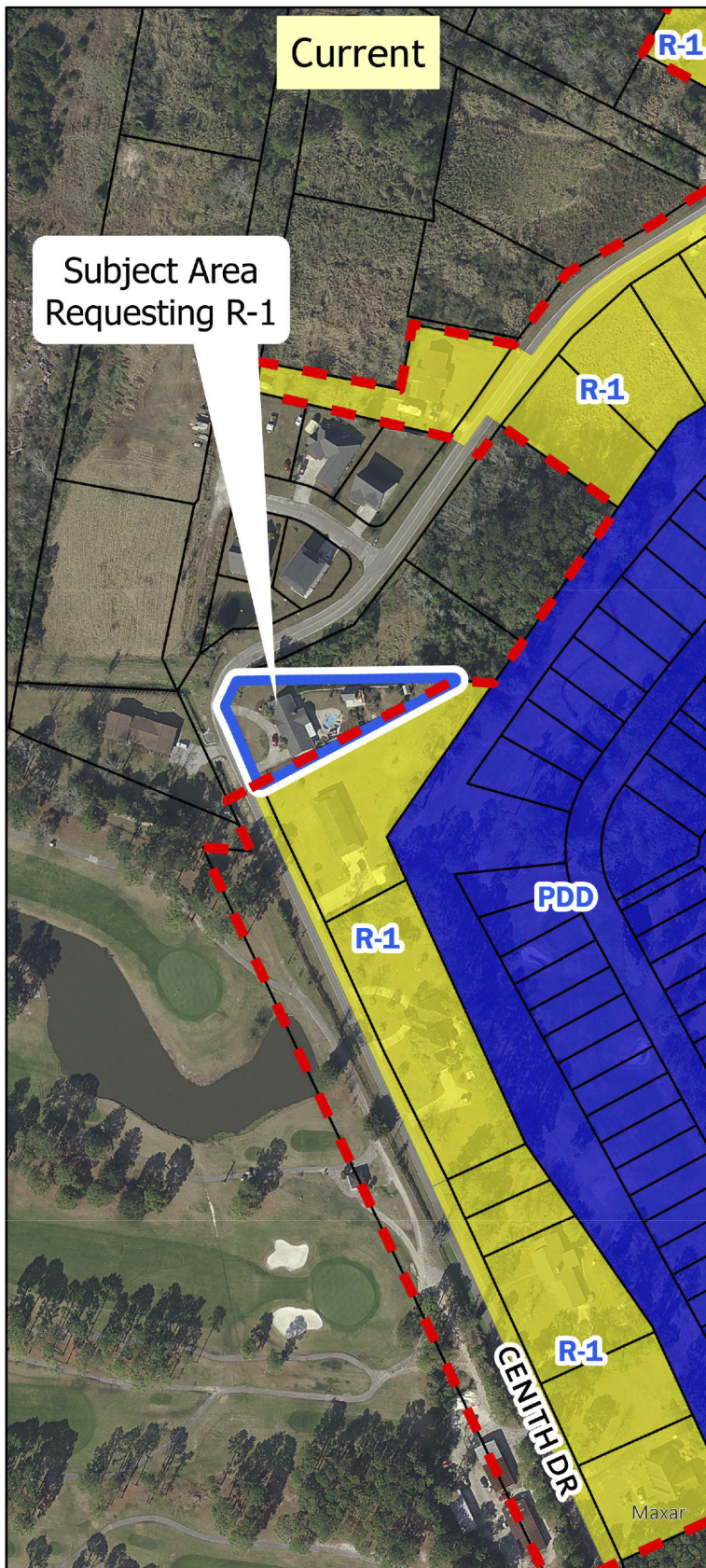
City Attorney

REVIEWED:

City Manager

FIRST READING: 3.6.2023
SECOND READING: 3.20.2023

ORDINANCE: 23-31



- North Myrtle Beach City Limit
- Subject Area

Legend

Zoning_2_20_2023

ZONING

R-1

Zoning District

PDD

R-1



0 125 250 Feet

Exhibit A: Zoning Map Z-22-35

6A. ANNEXATION & ZONING DESIGNATION Z-22-35: Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cenith Drive totaling approximately 0.52 acres and identified by PIN 357-07-01-0003. 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 1997, the City of North Myrtle Beach City Council approved a pre-annexation agreement with Vada T. Marden regarding Lot 18-A of the Belle Edge Property (TMS 143-12-01-021). 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. On February 20, 2023, City Council will consider second reading of an ordinance approving the annexation and zoning of the property immediately adjacent to the subject property. When this ordinance is approved, the subject parcel will become 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 contains a single-family home. Surrounding parcels within City limits are zoned PDD within the Chestnut Greens PDD and R-1; adjacent unincorporated county parcels are zoned GR, Commercial Forest Agriculture (CFA), 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
	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:

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 March 6, 2023. 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-22-35] as submitted.

OR
- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-22-35] as submitted.

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

FILE NUMBER:	Z-22-35
Complete Submittal Date:	November 7, 2022



Notice Published:	November 17, 2022
Planning Commission:	December 6, 2022
First Reading:	January 2, 2023
Second Reading:	February 6, 2023

City of North Myrtle Beach, SC

Petition for Annexation & Zoning

GENERAL INFORMATION	
Date of Request: November 7, 2022	Property PIN(S): 35707010003
Property Owner(s): Alicia Lucas & Alexander Stephen	Type of Zoning Map Amendment: Petition for Annexation and Zoning
Address or Location: 1720 Cenith Dr	Project Contact: Suzanne Pritchard
Contact Phone Number: 8432805572	Contact Email Address: lspritchard@nmb.us
Current County Zoning: GR	Proposed Zoning: R-1
Total Area of Property: 0.52 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>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

650943

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

RESTRICTIVE COVENANTS

FILED
HORRY COUNTY

97 SEP 30 PM 3:47

KNOW ALL MEN BY THESE PRESENTS, that VADA T MARDEN
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
#18-A 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 1367 at Page
609, in the Office of the Register of Mesne Conveyance for
Horry County.

Tax Map # 143-12-01-021

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 29TH day of SEPTEMBER, 1997

SIGNED, SEALED AND
DELIVERED IN THE
PRESENCE OF:

Betty H. Thompson
R. B. King

Vada Millard Marden

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) PROBATE

PERSONALLY appeared before me, K. GREG NILES and
made oath that (s)he saw the within named VADA T. MARSEN,
as Grantor, sign, seal and as his act and deed, deliver the
within written Restrictive Covenant, and that (s)he with
Ruthy H. Thompson witnessed the execution thereof.

K. Greg Niles

SWORN to before me, this
29th day of SEPTEMBER, 1998.

Samie C. Peer (L.S.)
Notary Public for South Carolina
My Commission Expires: 10-6-2003



35707010003,

Prepared By and Return to:
Murray Law Offices, PA
3775 Sea Mountain Hwy
Little River, SC 29566
Phone: (843)399-9000
File No.: 20-LR 1318SGR

*****NO TITLE EXAMINATION PERFORMED BY PREPARING ATTORNEY*****

(Please do not write above this line – Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Angela C. Lee Chen and Clifford B. Hackford**, Grantor(s), in the State aforesaid, for and in consideration of the sum of **Three Hundred Fifteen Thousand And No/100 Dollars (\$315,000.00)**, hereunto me paid by **Alicia D. Lucas and Alexander J. Stephen**, Grantee(s), 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 the said **Alicia D. Lucas and Alexander J. Stephen, as joint tenants with right of survivorship and not as tenants in common**, 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, with improvement to be erected thereon, lying, situate and being in Little River Township, Horry County, South Carolina, near the Crescent Beach Section of the Town of North Myrtle Beach, being designated as Lot Eighteen-A (18-A) on a map of the Belle Edge Lands by C. B. Berry, R.L.S., dated March 6, 1968, and recorded in the Office of the Clerk of Court for Horry County in Plat Book 48 at Page 15, reference to which is made as forming a part of these presents.

Said lot being further described as follows: Begins at a point on the North side of a 30-foot street at the Junction of the Intracoastal Waterway Spoil Dike; thence with said dike and said dike course extended, in a northeasterly direction, 310 feet, more or less, to Lot 17; thence with Lot 17, South 35 degrees West 280 feet, more or less, to said 30-foot street; thence with said street North 55 degrees West 130 feet, more or less, to the beginning.

THIS BEING the identical property conveyed to Angela C. Lee Chen and Clifford B. Hackford from Earl W. Hefner and Jan S. Hefner by Deed dated June 5, 2017 and recorded on June 5, 2017 in Deed Book 4015, at Page 2000, Office of the Register of Deeds of Horry County, South Carolina.

TMS: 143-12-01-021 and PIN# 357-07-01-0003

Property Address: 1720 Cenith Drive, North Myrtle Beach, SC 29582

Grantee(s) Address: 1720 Cenith Drive, North Myrtle Beach, SC 29582

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of record and otherwise affecting the property.

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 premises before mentioned unto the said **Alicia D. Lucas and Alexander J. Stephen, as joint tenants with right of survivorship and not as tenants in common**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantor does hereby bind themselves and their heirs and assigns, to warrant and forever defend all and singular the said premises unto the said **Alicia D. Lucas and Alexander J. Stephen, as joint tenants with right of survivorship and not as tenants in common**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion against the Grantors and the Grantor's heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

(Signature Page to Follow)

IN WITNESS WHEREOF our Hands and Seals this 6th day of October, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Donalvie A. Kane
1st Witness

Donalvie A. Kane
1st Witness Printed Name

K/S
2nd Witness

Kristen A. Gaetke
2nd Witness Printed Name

Angela C. Lee Chen
Clifford B. Hackford

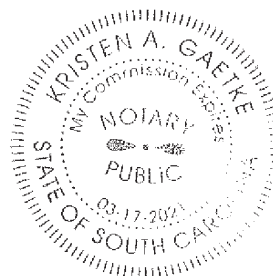
STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was present and saw the within Grantor sign, seal, and as his/her/their act and deed, deliver the within Warranty Deed; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a party to or beneficiary of the transaction.

SWORN to before me this 6th day of
October, 2020

Donalvie A. Kane
1st Witness

Kristen A. Gaetke
Notary Public for South Carolina
Notary Public Printed Name: Kristen A. Gaetke
My Commission Expires: 3/17/2021



AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

STATE OF SOUTH CAROLINA)

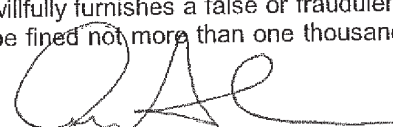
COUNTY OF HORRY)

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

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 1720 Cenith Drive, North Myrtle Beach, SC 29582 bearing Horry County Tax Map Number 143-12-01-021 and PIN# 357-07-01-0003, and was transferred by Angela C. Lee Chen and Clifford B. Hackford to Alicia D. Lucas and Alexander J. Stephen on October 6, 2020.
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. ☐ exempt from the deed recording fee because (see information section of affidavit): _____
(If exempt, please skip items 4-7 and go to item 8 of this affidavit.)
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 \$315,000.00.
 - 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 ☒ 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. 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:	\$ 315,000.00
b. Place the amount listed in item 5 above here:	\$ 0.00
(If no amount is listed, place zero here.)	
c. Subtract Line 6(b) from Line 6(a) and place result here:	\$ 315,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,165.50.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Sellers
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 no more than one year, or both.

SWORN to before me this 6th of October, 2020.


Angela C. Lee Chen


Notary Public for State of South Carolina
Notary Public Printed Name: Kristen A. Gaetke
My Commission Expires 3/17/2021.
(Seal)



**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: McAngus Goudelock & Courie, LLC

ADDRESS:

1320 Main Street, 10th Floor
Columbia, SC 29201

TELEPHONE: (803) 227-2205

FAX: (803) 227-2205

E-MAIL ADDRESS: pamela.brewer@mgclaw.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$ 315000.00

BRIEF PROPERTY DESCRIPTION: ALL AND SINGULAR, all that certain piece, parcel or lot of land, with improvements to be erected thereon, lying, situate, and being in Little River Township, Horry County, South Carolina, near Crescent Beach Section of the Town of North Myrtle Beach, being designated as Lot Eighteen-A (18-A) on a map of the Belle Edge Lands by C.B. Berry, R. L.S., dated March 6, 1968 and recorded in the Office of the Clerk of Court for Horry County in Plat Book 48 at Page 15, reference to which is made as forming a part of these presents. Said lot being further described as follows: Begins at a point on the North side of a 30 foot street at the junction of the Intracoastal Waterway Spoil Dike; thence with said dike and said dike course extended in a northeasterly direction, 310 feet, more or less, to Lot 17; thence with Lot 17, South 35 degrees West 280 feet, more or less, to said 30-foot street; thence with said street North 55 degrees West 130 feet, more or less, to the beginning.

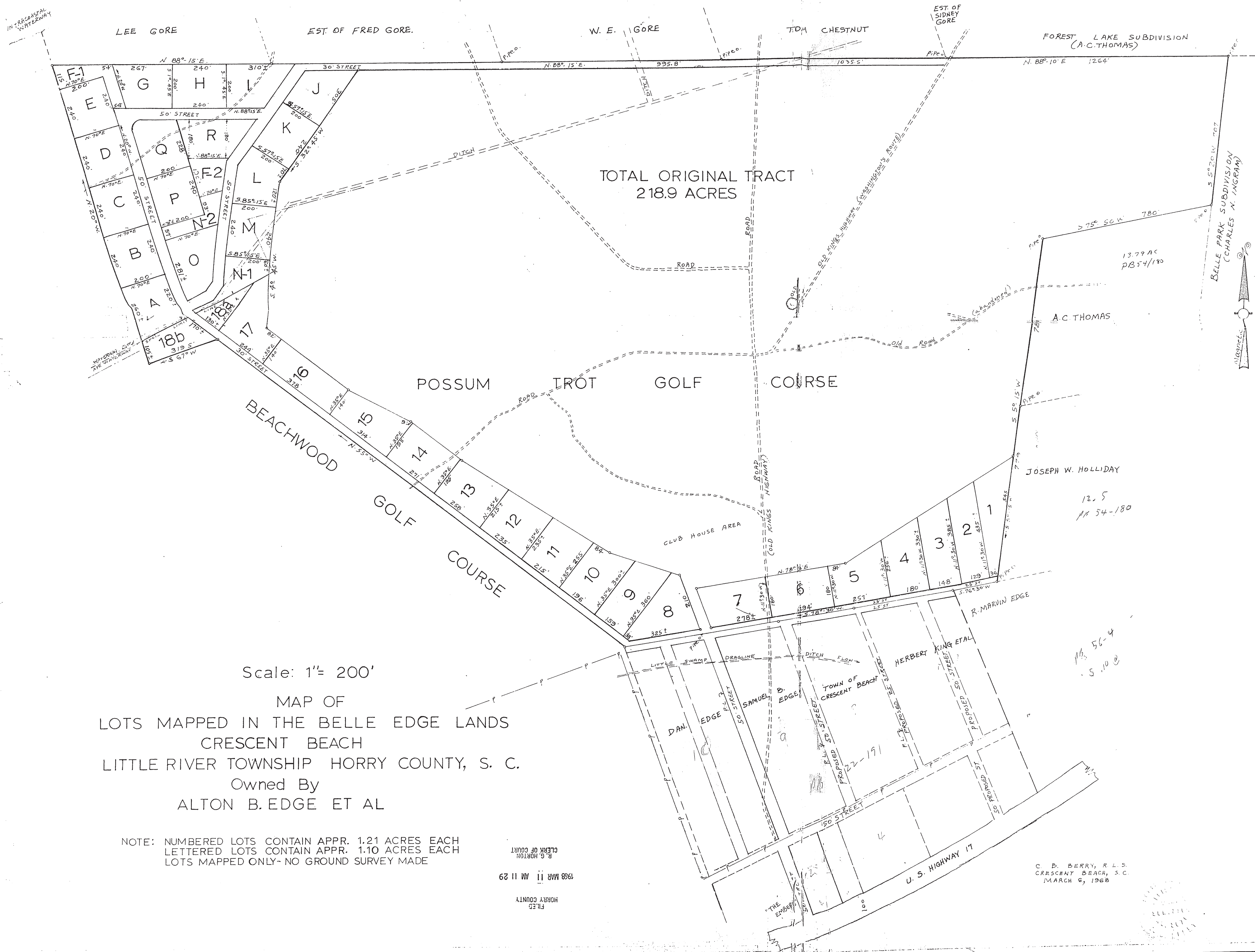
TAX MAP NUMBER (TMS #) / PIN NUMBER: .

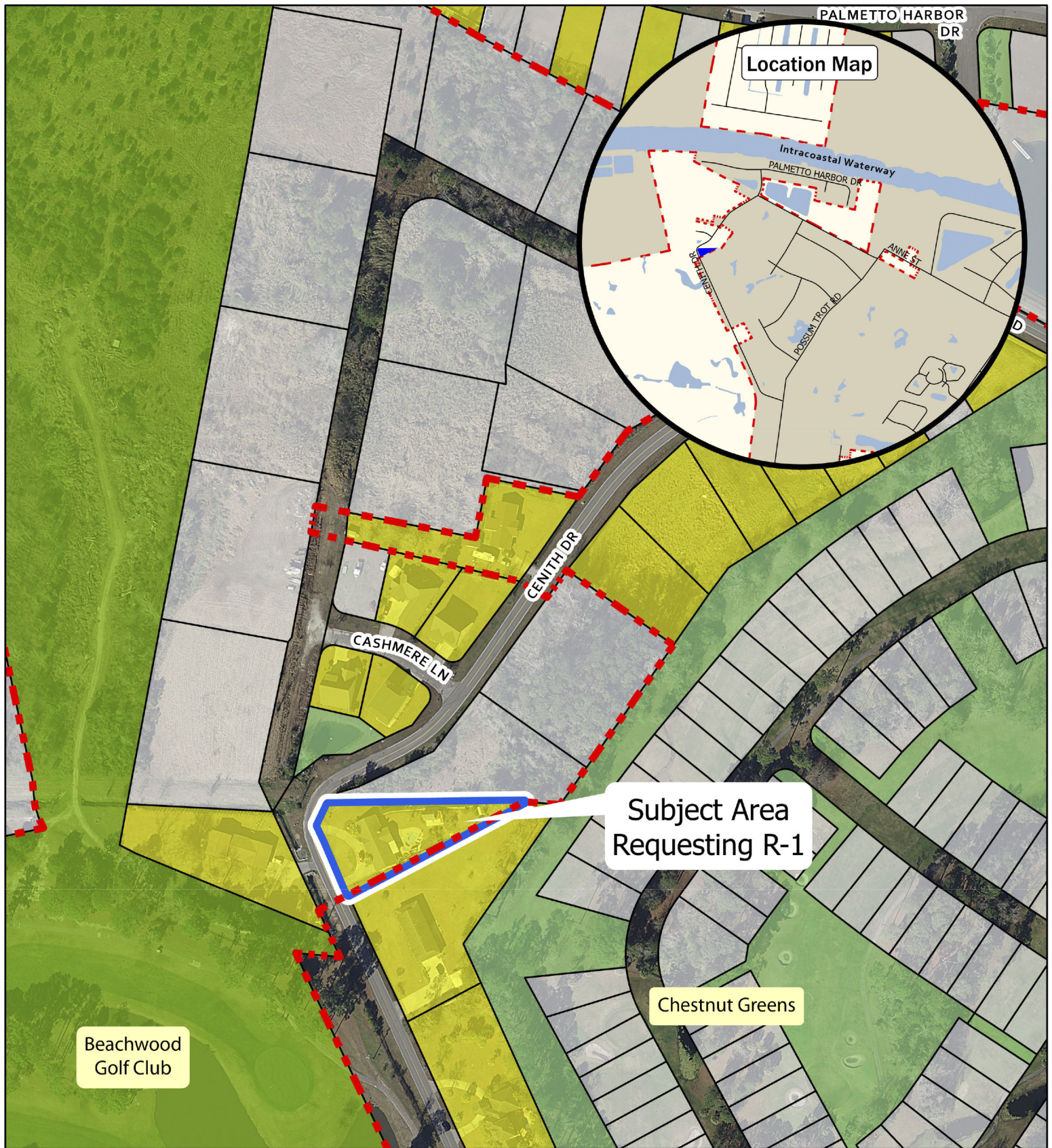
GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>LEE CHEN</u>	<u>ANGELA</u>	<u>C</u>
2.	<u>HACKFORD</u>	<u>CLIFFORD</u>	<u>B</u>

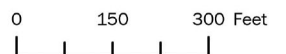
GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

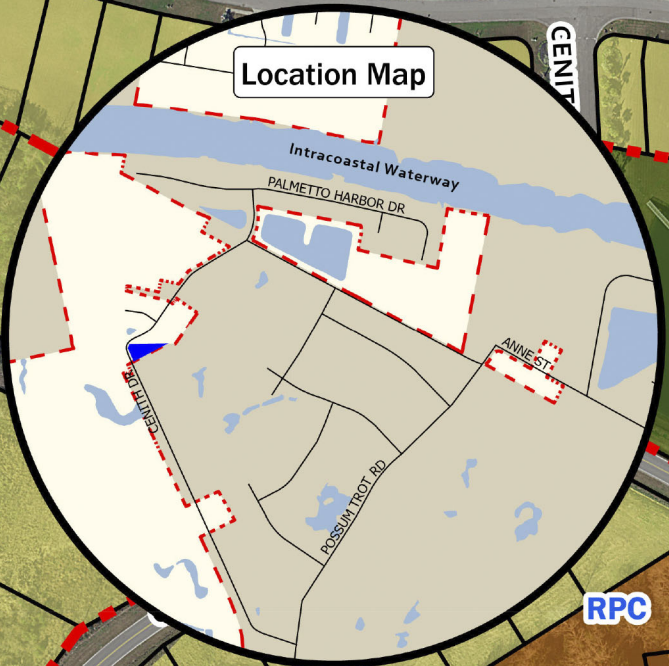
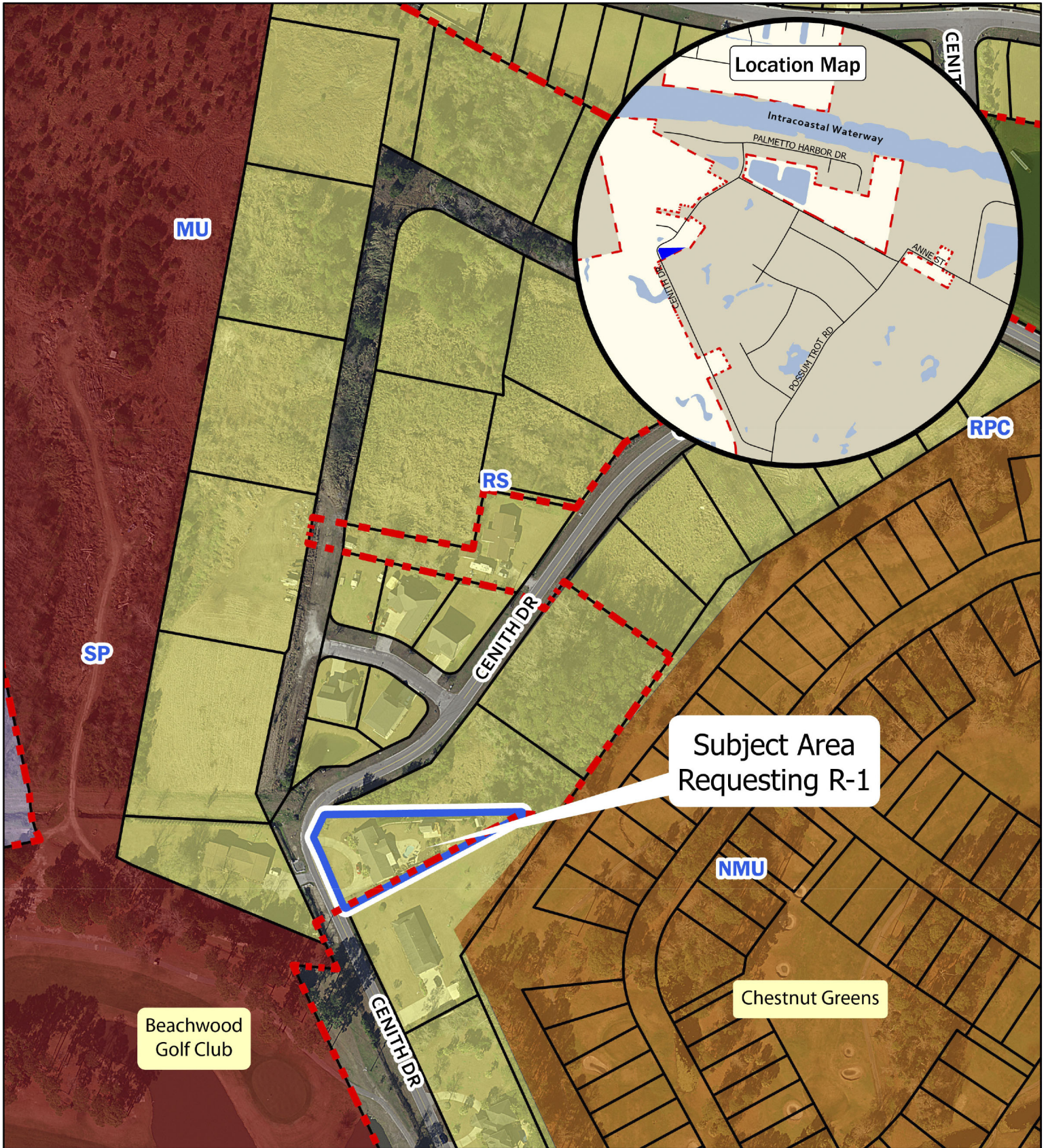
	<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>MIDDLE NAME</u>
1.	<u>LUCAS</u>	<u>ALICIA</u>	<u>D</u>
2.	<u>STEPHEN</u>	<u>ALEXANDER</u>	<u>J</u>



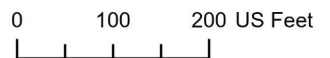


Existing Land Use





Legend Subject Area Layer Recommended Future Land Use Categories Undesignated		CC - Conservation Community RPC - Resource, Protection, Conservation CV - Civic / Education SP - Service / Production	HC - Highway Commercial MU - Mixed Use MMU - Marina Mixed Use NMU - Neighborhood Mixed Use	RS - Residential Suburban RN - Residential Neighborhood RU - Residential Urban North Myrtle Beach City Limit
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Future Land Use