

## REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: December 4, 2023

|                                                                                                         |                                                      |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| Agenda Item: 6                                                                                          | Prepared by:<br>L. Suzanne Pritchard, PLA, AICP, CFM |
| Agenda Section:<br>Unfinished Business: Ordinance. Second Reading                                       | Date: November 13, 2023                              |
| Subject:<br>Petition for Annexation and Zoning Designation for<br>±0.25 acres off Oyster Lane [Z-23-22] | Division: Planning and Development                   |

### Background:

Pleasant Meadow Baptist Church, owner, has petitioned the City of North Myrtle Beach to annex approximately ±0.25 acres off Oyster Lane identified by PIN 351-07-02-0027. The petition also reflects the requested City of North Myrtle Beach zoning district of Mobile/Manufactured Home Residential (R-3) and will be heard concurrently.

**Existing Conditions:**

The subject property area is contiguous to the corporate boundary of the City of North Myrtle Beach and is zoned CFA under Horry County jurisdiction. Located off Oyster Lane, the parcel is home to the Pleasant Meadow Baptist Church. Surrounding parcels within City limits are zoned R-3; surrounding county parcels are zoned CFA. Upon annexation, the parcel would be designated R-3 as per Exhibit A: Zoning Map Z-23-22, 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-3 Zoning:**

|                                                  |       | Single-Family Detached Residence                                                         | Mobile Homes on Individual Lots | Duplexes | Semi-Detached Dwelling | Other Permitted Uses |
|--------------------------------------------------|-------|------------------------------------------------------------------------------------------|---------------------------------|----------|------------------------|----------------------|
| Minimum Lot Area Per Project (square feet)       |       | 5,000 SF                                                                                 | 5,000 SF                        | 7,000 SF | 7,000 SF               | 5,000 SF             |
| Minimum Lot Area Per Dwelling Unit (square feet) |       | 5,000 SF                                                                                 | 5,000 SF                        | 3,500 SF | 3,500 SF               | NA                   |
| Minimum Lot Width                                |       | 50 feet                                                                                  | 50 feet                         | 55 feet  | 35 feet                | NA                   |
| Minimum Yards                                    | Front | 25 feet                                                                                  | 25 feet                         | 20 feet  | 20 feet                | 20 feet              |
|                                                  | Side  | 7.5 feet                                                                                 | 7.5 feet                        | 7.5 feet | 7.5 feet <sup>1</sup>  | 20 feet              |
|                                                  | Rear  | 10 feet                                                                                  | 10 feet                         | 10 feet  | 10 feet                | 30 feet              |
| Maximum Impervious Surface Ratio                 |       | 50%                                                                                      | 50%                             | 60%      | 60%                    | 60%                  |
| Maximum Height                                   |       | 35 feet for residential uses, 5 feet for accessory uses, and 45 feet for all other uses. |                                 |          |                        |                      |

Notes: A dwelling unit shall not contain more than five bedrooms or sleeping areas of not more than 300 square feet each.

<sup>1</sup> A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the common interior property line.

**R-3 District Permitted Uses:**

Dwellings (Single-Family detached, Semi-Detached, and duplex); Mobile/manufactured homes on individual lots; Mobile/manufactured home parks; Neighborhood and community parks and centers, golf courses and similar outdoor uses, but not lighted for night use; Publicly owned recreational facilities; Churches or similar places of worship, including parish houses, parsonages, and childcare centers when accessory thereto; Recreational vehicle parks and campgrounds; Accessory uses; Home occupations; Family day care homes; and Signs permitted by and in accord with all applicable provisions of Article III. Staff would like to note that though the R-3 zoning designation provides for a variety of uses, the deed to this property only allows this property to be owned by the Church if it is used as the Pleasant Meadow Baptist Church. This deed restriction makes the property's use more certain.

**Planning Commission Action:**

The Planning Commission conducted a public hearing on October 17, 2023, 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.

**Recommended Action:**

Approve or deny the proposed ordinance on second reading

Reviewed by Department Head

Reviewed by City Manager

Reviewed by City Attorney

Council Action:

Motion By \_\_\_\_\_ 2<sup>nd</sup> By \_\_\_\_\_ To \_\_\_\_\_

**ORDINANCE**

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH  
ANNEXING 0.25 ACRES IDENTIFIED BY PIN 351-07-02-0027.**

**WHEREAS,** Pleasant Meadow Baptist Church, owner, has petitioned the City of North Myrtle Beach for annexation of 0.25 acres consisting of the following parcel PIN 351-07-02-0027 as referenced on Exhibit A: Zoning Map Z-23-22, 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 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 351-07-02-0027 (the “Annexed Parcel”), consisting of approximately 0.25 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 Parcel is hereby designated and zoned as Mobile/Manufactured Home Residential (R-3).

DONE, RATIFIED AND PASSED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ATTEST:

\_\_\_\_\_  
Mayor Marilyn Hatley

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

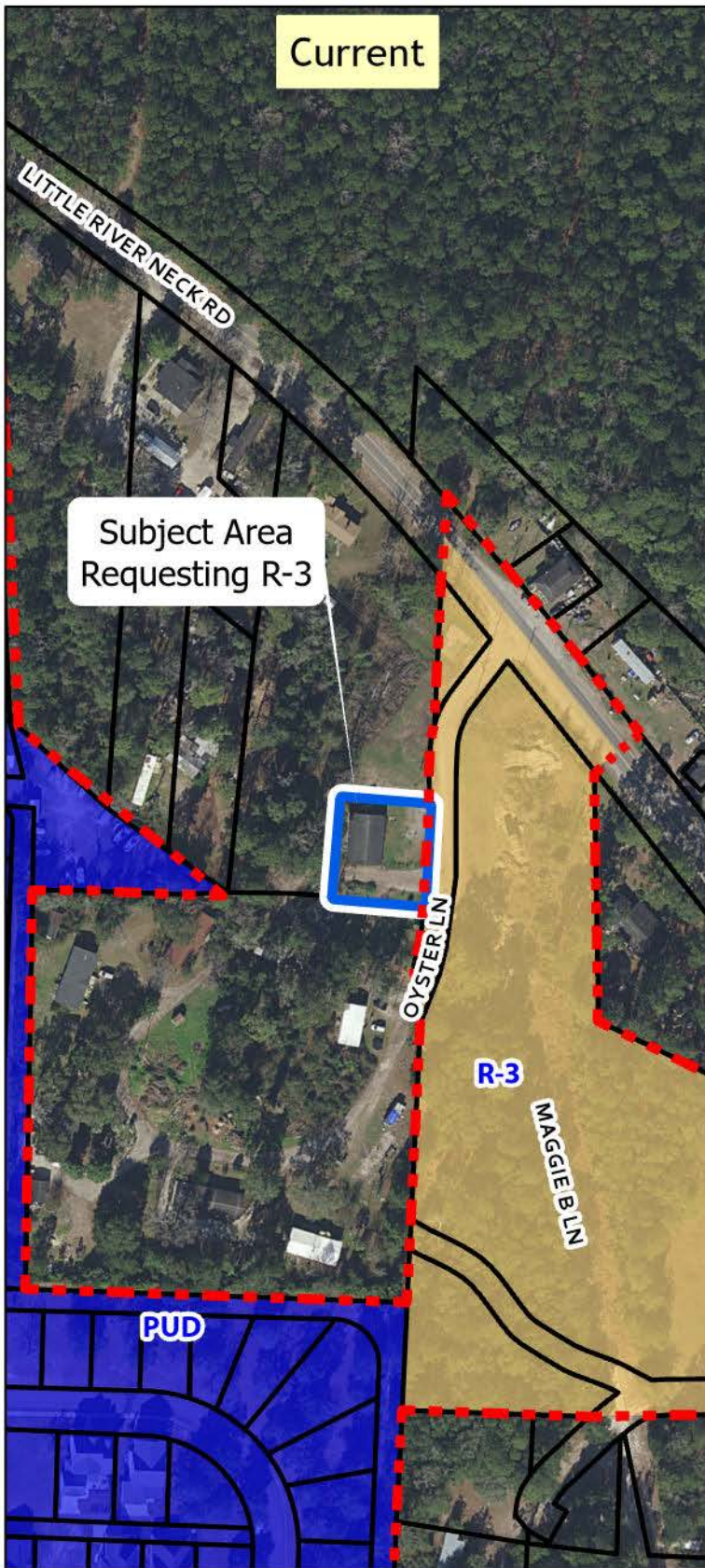
FIRST READING: 11.06.2023  
SECOND READING: 12.04.2023

REVIEWED:

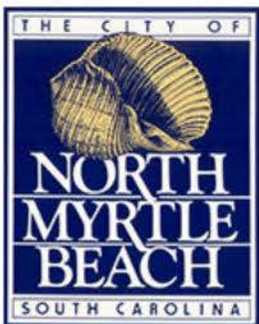
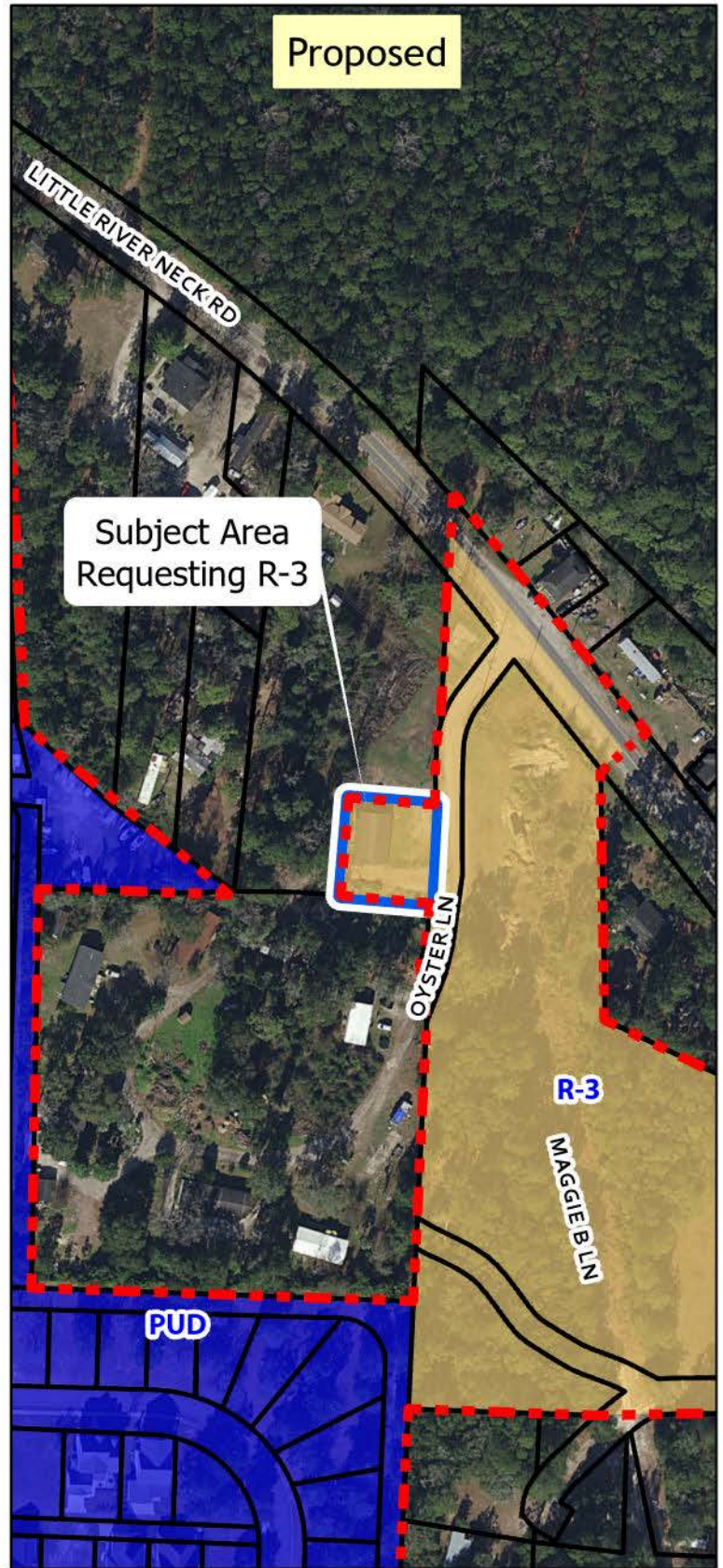
\_\_\_\_\_  
City Manager

ORDINANCE: 23-59

Current



Proposed



### Legend

 Subject Area

 North Myrtle Beach City Limits

ZONING  
 PUD

 R-3



0 100 200 Feet

## Exhibit A: Zoning Map Z-23-22

**6A. ANNEXATION & ZONING DESIGNATION Z-23-22:** City staff received a petition to annex ±0.25 acres off Oyster Lane identified by part of PIN 351-07-02-0027. The lot is currently unincorporated and zoned Commercial Forest Agriculture (CFA) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Mobile/Manufactured Home Residential (R-3) 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 off Oyster Lane, the parcel is home to the Pleasant Meadow Church. Surrounding parcels within City limits are zoned R-3; surrounding county parcels are zoned CFA.

**R-3 District Development Standards**

|                                                                                                                                                                                                            |       | Single-Family<br>Detached<br>Residence                                                   | Mobile Homes<br>on Individual<br>Lots | Duplexes | Semi-Detached<br>Dwelling | Other<br>Permitted<br>Uses |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------|---------------------------------------|----------|---------------------------|----------------------------|
| Minimum Lot Area Per<br>Project (square feet)                                                                                                                                                              |       | 5,000 SF                                                                                 | 5,000 SF                              | 7,000 SF | 7,000 SF                  | 5,000 SF                   |
| Minimum Lot Area Per<br>Dwelling Unit<br>(square feet)                                                                                                                                                     |       | 5,000 SF                                                                                 | 5,000 SF                              | 3,500 SF | 3,500 SF                  | NA                         |
| Minimum Lot Width                                                                                                                                                                                          |       | 50 feet                                                                                  | 50 feet                               | 55 feet  | 35 feet                   | NA                         |
| Minimum<br>Yards                                                                                                                                                                                           | Front | 25 feet                                                                                  | 25 feet                               | 20 feet  | 20 feet                   | 20 feet                    |
|                                                                                                                                                                                                            | Side  | 7.5 feet                                                                                 | 7.5 feet                              | 7.5 feet | 7.5 feet <sup>1</sup>     | 20 feet                    |
|                                                                                                                                                                                                            | Rear  | 10 feet                                                                                  | 10 feet                               | 10 feet  | 10 feet                   | 30 feet                    |
| Maximum Impervious<br>Surface Ratio                                                                                                                                                                        |       | 50%                                                                                      | 50%                                   | 60%      | 60%                       | 60%                        |
| Maximum Height                                                                                                                                                                                             |       | 35 feet for residential uses, 5 feet for accessory uses, and 45 feet for all other uses. |                                       |          |                           |                            |
| Notes: A dwelling unit shall not contain more than five bedrooms or sleeping areas of not more than 300 square feet each.                                                                                  |       |                                                                                          |                                       |          |                           |                            |
| <sup>1</sup> A seven-and-one-half-foot setback shall be applied to the ends of the structure and the exterior property lines, and zero (0) setback shall be allowed for the common interior property line. |       |                                                                                          |                                       |          |                           |                            |

**R-3 District Permitted Uses**

Dwellings (Single-Family detached, Semi-Detached, and duplex); Mobile/manufactured homes on individual lots; Mobile/manufactured home parks; Neighborhood and community parks and centers, golf courses and similar outdoor uses, but not lighted for night use; Publicly owned recreational facilities; Churches or similar places of worship, including parish houses, parsonages, and childcare centers when accessory thereto; Recreational vehicle parks and campgrounds; Accessory uses; Home occupations; Family day care homes; and Signs permitted by and in accord with all applicable provisions of Article III.

**Planning Commission Action:**

As per the Zoning Ordinance Section 23-4, *Amendments*, the Planning Commission shall prepare a report and make recommendations on any proposed amendment to the North Myrtle Beach Zoning Ordinance, including the Zoning Map, stating its findings and its evaluation of the request. In making its report, the Commission shall consider the following factors:

- a) The relationship of the request to the Comprehensive Plan:

*The Future Land Use map contained in the 2018 Comprehensive Plan recommends Conservation Community as the land use class for the subject area. There are no permitted or explicitly defined land uses for this land use class. There are no recommended primary or secondary zoning districts for this land use class; the plan refers to a future zoning district that has not yet been created.*

The proposed zoning designation, R-3, is not a primary or secondary recommended zoning district within the Compliance Index for the subject property.

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

*Chapter 5, “The Way We Grow,” of the 2018 Comprehensive Plan identifies the Conservation Community future land use classification as follows: This classification is intended to provide an alternative type of development that preserves undisturbed natural areas, creates common open spaces, and has a light impact on the environment. It is ideally applied to undeveloped greenfield land that may be adjacent to sensitive environmental areas like wetlands and waterways.*

The proposed R-3 zoning is inconsistent with the Conservation Community 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-1B zoning district is, “To provide for areas within the city where mobile/manufactured homes may be located in harmony with other single-and two-family dwellings—to provide for a full range of housing alternatives to meet buyer demands. Also, this district is designed to separate incompatible uses and eliminate the blighting effect of incompatibility.”*

The uses permitted in the R-3 district would be appropriate in the area, and this area is immediately adjacent to a large area zoned R-3 and the Creekside Mobile Home Park.

- 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 subject to encroachment permit application review and approval.*

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

*Public water and sewer services are available to the parcel.*

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

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

This petition for annexation and zoning designation is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting tentatively scheduled for November 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. Staff would like to note that though the R-3 zoning designation provides for a variety of uses, the deed to this property only allows this property to be owned by the Church as long as it is used as the Pleasant Meadow Church. Although we have no guarantees, this deed restriction makes the future development and use of the property more certain.

*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-23-22] as submitted.

OR

- 2) I move that the Planning Commission recommend denial of the annexation and zoning petition [Z-23-22] as submitted.

OR

- 3) I move (an alternate motion).

|                          |                    |
|--------------------------|--------------------|
| FILE NUMBER:             | Z-23-22            |
| Complete Submittal Date: | September 21, 2023 |



|                      |                    |
|----------------------|--------------------|
| Notice Published:    | September 28, 2023 |
| Planning Commission: | October 17, 2023   |
| First Reading:       | November 6, 2023   |
| Second Reading:      | December 4, 2023   |

## City of North Myrtle Beach, SC

### Petition for Annexation & Zoning

| GENERAL INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Date of Request: September 21, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Property PIN(S): 35107020027                                     |
| Property Owner(s): Pleasant Meadow Missionary Baptist Church                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Type of Zoning Map Amendment: Petition for Annexation and Zoning |
| Address or Location: 1449 Oyster Lane, North Myrtle Beach, SC 29582                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Project Contact: Rudene Vaught                                   |
| Contact Phone Number: 6099545661                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Contact Email Address: rlvaught6783@gmail.com                    |
| Current County Zoning:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Proposed Zoning: R-3                                             |
| Total Area of Property: 0.25 Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Approximate Population of Area to be Annexed: 0                  |
| RECORDED COVENANT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                  |
| <p>I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with,</p> <p>or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).</p> <p><i>Applicant's E-signature: Rudene Vaught</i></p>                                                                                                                                                     |                                                                  |
| <p>This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.</p> |                                                                  |

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

# STATE OF SOUTH CAROLINA.

COUNTY OF HORRY.

From Harriet Williams.  
Pleasant Meadow Baptist Church, Little  
River, West-Cover Smith, W.H. Williams  
and R.J. Hardee now Deacon.  
Filed June 28th, 10:26 A.M. A.D. 1947

Documentary Stamp(s) \$ None

KNOW ALL MEN BY THESE PRESENTS, That

I, Harriet Williams

in the State aforesaid for and

in consideration of the sum of

\$1.00 one

Dollars,

to me paid by Pleasant Meadow Baptist Church

in the State aforesaid (receipt whereof is hereby acknowledged)  
Harriet Williams  
have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Pleasant Meadow Baptist church.

The below described parcel or piece of land to become the property of said pleasant meadow Baptist Church as long as same is used as the Pleasant Meadow Baptist Church. When discontinued all property to belong to said Harriet Williams or Successors.

To Wit. One Parcel or tract of land described as follows: One small lot lying and being in Horry Co. S.C. Little River Township. S.E. in Little River Neck on old ordric Vaught road. Beginning at a stake on said road west 100 F T. thence South 110 F. T. thence East 100 Ft. thence north 110 Ft. to beginning point this being a part of tract of land conveyed to me by Amanada Nixon Deed dated Dec. 24th, 1943, and recorded in Book 15 at page 316, June 19th, 1944.

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

Pleasant Meadow Baptist Church, Little River Neck

Heirs and Assigns forever.

And I do hereby bind myself and my heirs and executors and administrators, to warrant and forever defend all and singular the said premises unto the said Pleasant Meadow Baptist Church in Little River Neck, as long as used as above mentioned.

heirs and assigns, against me and my heirs

and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS hand and seal, this 25 day of March in the year of our Lord

one thousand nine hundred and forty-seven and in the one hundred and

year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered }  
in the Presence of }

D.W. Permenter

Harriet Williams Her mark (L.S.)

Estelle P. Bellamy

Witnessed by L.S. Bellamy (L.S.)

STATE OF SOUTH CAROLINA, }

COUNTY OF Horry. }

PERSONALLY APPEARED before me D.W. Permenter

and made oath that he saw the within-named Harriet Williams

sign, seal and as her act and deed, deliver the within-written Deed; and that she, with

Estelle P. Bellamy witnessed the execution thereof.

SWORN to before me this 25 day of

March, A. D. 1947

D.W. Permenter

L.S. Bellamy (L.S.)

Notary Public for S. C.

STATE OF SOUTH CAROLINA, }

COUNTY OF Horry. }

RENUNCIATION OF DOWER

No Woman

I,

do hereby certify unto all whom it may concern that Mrs.

the wife of the within-named grantor,

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within-named grantee,

heirs and assigns, all her interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of , Anno Domini 19 (L.S.)

Notary Public for S. C.

I hereby certify that the within deed has been this

28th day of June, A. D. 1947

Recorded in Book J of Deeds, Page

Fee \$ Henry B. Brown Auditor for Horry County, S. C.

Recorded this day of

A. D. , in Book Page Fee \$

Auditor for Horry County, S. C.



Marion D. Foxworth, III  
Registrar

#4508

1543 Pg. 554

FILED  
HORRY COUNTY, S.C.

FILED  
HORRY COUNTY, S.C. 1990 AUG 31 PM 12:49

2002 MAR 22 AM 8:15

R.M.C.

R.M.C.

MORTGAGE  
2935 0601

The debt hereby secured is paid in full and the lien of this mortgage is satisfied this 4th day of Feb. 2002  
Peoples Federal Savings & Loan Assn.

For Sat. Sec. Mtg.

BK 2935 PG 601

[Space Above This Line For Recording Data]

By George H. McGrath, Jr., President  
Peoples Federal Savings & Loan Assn.

CANCELED OF RECORD  
Register of Deeds

MAR 22 2002

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 15 19 90. The mortgagor is Lottie Rene Bellamy, f/k/a Lottie Rene Williams and Willie Faye Moore ("Borrower"). This Security Instrument is given to Peoples Federal Savings & Loan Association of South Carolina, which is organized and existing under the laws of the State of South Carolina, and whose address is Post Office Box 1740, Conway, South Carolina 29526 ("Lender"). Borrower owes Lender the principal sum of EIGHTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 Dollars (U.S. \$18,750.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2002. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Horry County, South Carolina:

ALL AND SINGULAR, that certain piece, parcel or tract of land situate, lying and being in Little River Township, County and State aforesaid, containing two (2) acres, more or less, and situate, lying and being on the Little River Neck surfaced road and bounded on the North by aforesaid road; East by S.J. Moss; South by Battie Vaught; and West by Ollie Moss.

Beginning at Amanda Nixon and Ordric Vaught line on the South side of Neck Road and running in a Southeasterly direction with Ordric Vaught and Amanda Nixon, 418 feet to stake on Vaught and Nixon line; thence in a line a distance of 170 feet in westwardly direction; thence running northwardly a distance of 561 feet to Neck Road; thence with Neck Road, an eastwardly direction 231 feet to starting point.

EXCEPTED:

ALL AND SINGULAR, that certain piece, parcel or lot of land in Little River Township, Little River Neck Road, County and State aforesaid, on Ordric Vaught road, beginning at stake on said road, West 100 feet; thence South 110 feet; thence East 100 feet; and thence North 110 feet to the beginning point, and bounded on the East by Ordric Vaught Road. This being the parcel of land deeded by Harriet Williams to Pleasant Meadow Baptist Church by deed filed June 28, 1947, in Deed Book 44 at page 274, Horry County records.

For derivation, see deed recorded in Deed Book 591, page 619, records of Horry County, which has the address of 4100 Highway 236, Little River Neck Rd., North Myrtle Beach South Carolina 29582 ("Property Address");

TO HAVE AND TO HOLD such property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

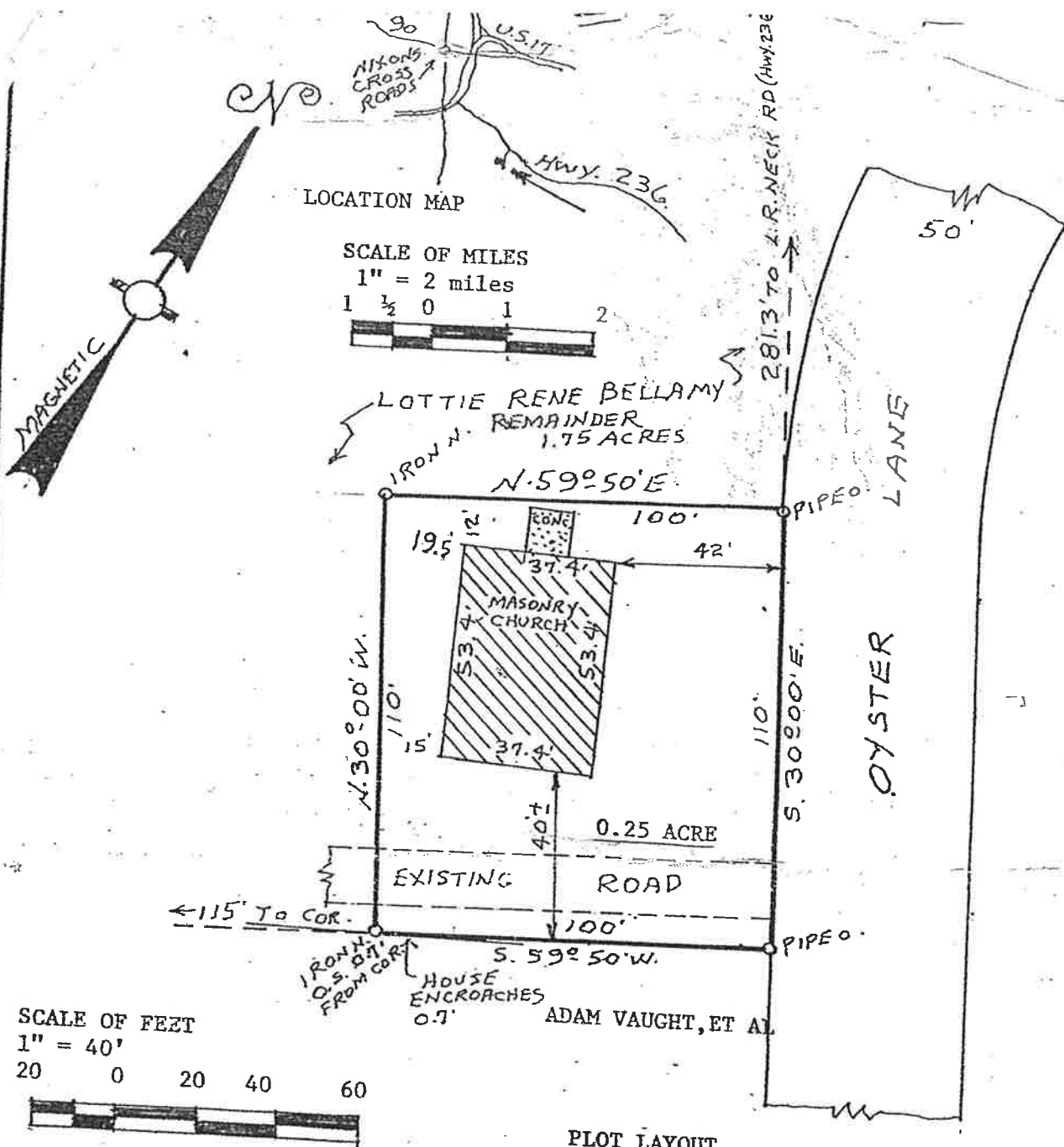
BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

SOUTH CAROLINA—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT 1543 PAGE 554

Form 3041 12/83  
41740 SAF SYSTEMS AND FORMS  
CHICAGO, IL

554

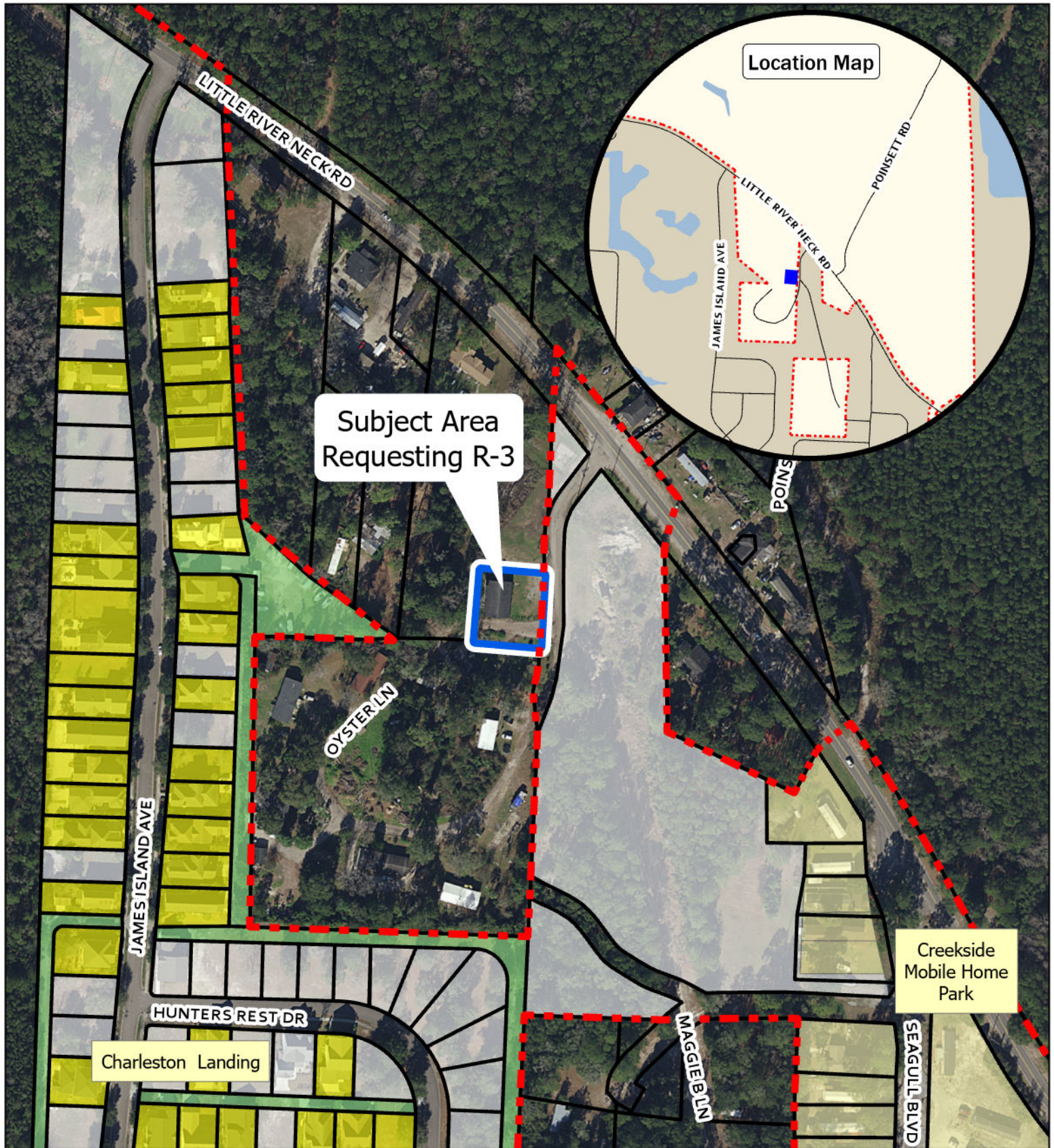


BEING A PORTION OF  
TMS 131-13-025-011

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE X  
COMMUNITY PANEL NO. 450-104-0366-F  
EFFECTIVE DATE: SEPT. 3, 1992

PLOT LAYOUT  
PLEASANT MEADOW MISSIONARY BAPTIST CHURCH  
LOCATED IN LITTLE RIVER NECK  
NORTH MYRTLE BEACH  
LITTLE RIVER TOWNSHIP - HORRY COUNTY, S. C.  
BEING A PORTION OF 2.03 ACRES OWNED BY LOTTIE  
RENE BELLAMY  
REF: PLOT LAYOUT OF 1.78 ACRES PREPARED FOR  
LOTTIE RENE BELLAMY & WILLIE FAYE MOORE  
DATED JULY 16, 1990, BY ME.  
SURVEYED FOR  
PLEASANT MEADOW MISSIONARY BAPTIST CHURCH

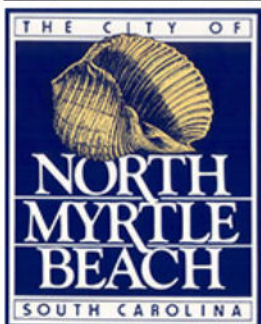
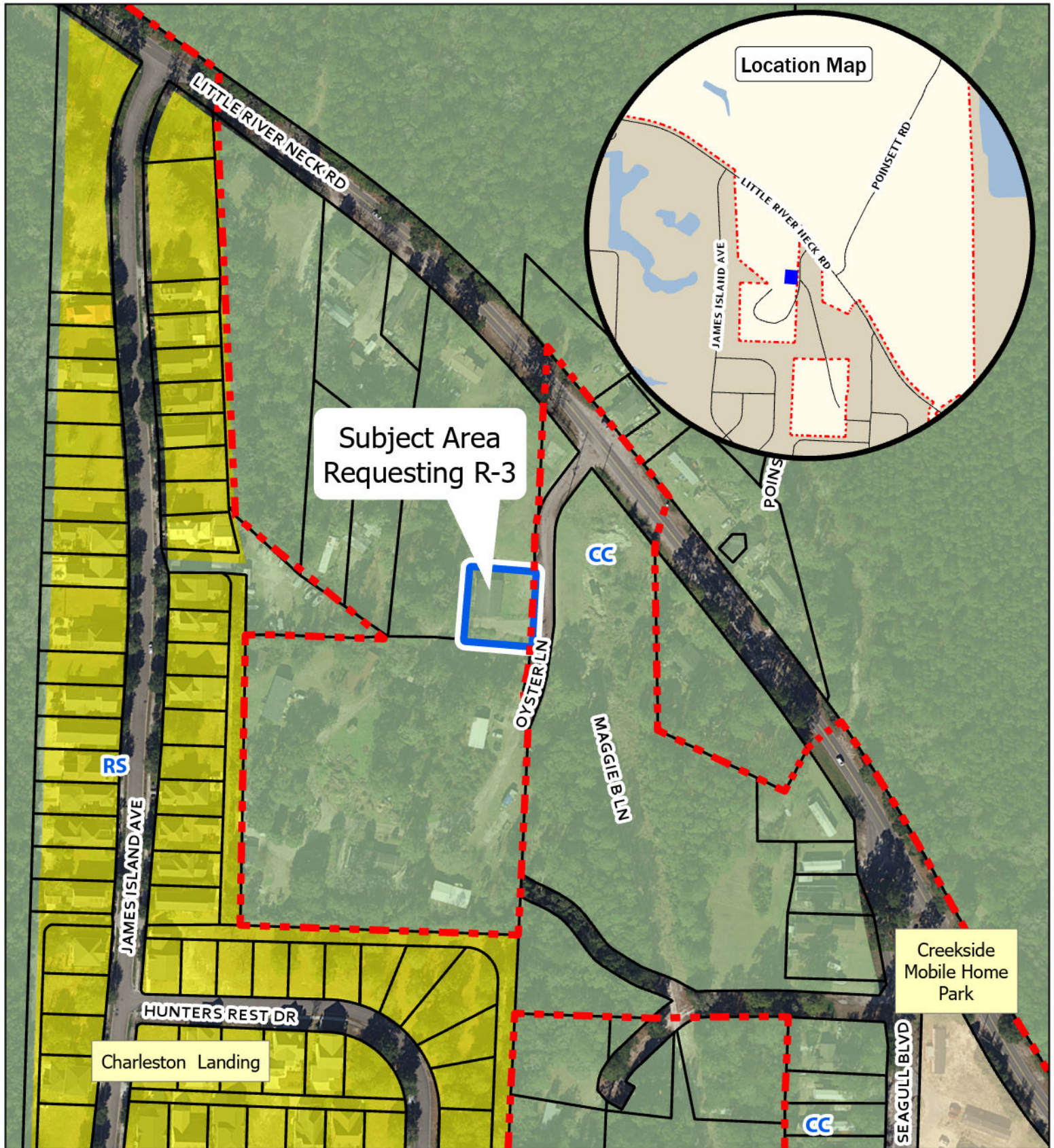
June 28 1947



- Legend**
- North Myrtle Beach City Limit
  - Subject Area
  - Existing Land Use
    - Common Open Space
    - Mobile Home
    - Single-Family
    - Vacant

0 100 200 Feet

## Existing Land Use



- Legend**
- Subject Area
  - North Myrtle Beach City Limit

**Future Land Use**

- CC
- RN

RS



## Future Land Use

0 100 200 Feet

User: desmider  
Path: \\nmbplan\PDG\5\2023\38 2-23-22 Pleasant Meadow\Z-23-22.aprx