
2019-20 (2ND READING): AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF MYRTLE BEACH BY ANNEXING 0.54 ACRES LOCATED AT 9307 COVE DR. (HORRY COUNTY TMS# 166-01-06-004), AND REZONE SAID PROPERTY FROM HORRY COUNTY SF 10 (SINGLE FAMILY RESIDENTIAL) TO CITY OF MYRTLE BEACH R15 (SINGLE FAMILY RESIDENTIAL).

Applicant/Purpose: Jean Paul & Dale Carpentier (applicants) / to construct a home in city jurisdiction.

Brief:

- Applicant owns vacant property along Cove Dr.
- Property is currently in the County & zoned SF10 (Single Family, 10,000 sq. ft./lot).
- Applicant wishes to build a single family home.
- Applicant requests to annex as required by the utility connection agreement.
- When undeveloped land abuts the city limits need water & sewer, they must petition to annex before receiving service.
- The applicant has submitted the proper annexation paperwork.
- 2/5/18: Planning Commission recommends annexation & zoning to R15 (Single Family Residential) (7-0).
- No changes since 1st reading.

Issues:

- Annexation is consistent w/ the goal of closing “donut holes.”
- The City requires contiguous properties to annex into the City to receive services.
- The zoning conforms to surrounding properties.

Public Notification:

- 12 letters sent.
- 1 sign placed.
- Legal ad ran.

Alternatives:

- Amend the zoning.
- Deny the proposal.

Financial Impact:

- Small increase in property tax (minus the residential homeowner rebate).
- Reduction in water/sewer fees.
- Nominal impact on municipal service costs.

Manager’s Recommendation:

- I recommend 1st reading (2/26/19).
- I recommend approval (3/12/19).

Attachment(s): Proposed ordinance, exhibits.

ORDINANCE 2019-20

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE CITY OF MYRTLE BEACH BY ANNEXING 0.54
ACRES LOCATED AT 9307 COVE DR (HORRY COUNTY
TMS # 166-01-06-004), AND REZONE SAID PROPERTY
FROM HORRY COUNTY SF 10 (SINGLE FAMILY
RESIDENTIAL) TO CITY OF MYRTLE BEACH R15
(SINGLE FAMILY RESIDENTIAL).

TMS # 166-01-06-004

WHEREAS, the property in question abuts the corporate limits of the City of Myrtle Beach; and

WHEREAS, the owner of the property has petitioned to be annexed into the City of Myrtle Beach;
and,

WHEREAS, it appears to Council that annexation would be in the best interest of the city;

NOW, THEREFORE, IT IS ORDAINED that the property KNOWN AS Lot 4, Block E, Dunes Cove,
Dogwood Neck Township, and shown in Exhibit A, attached hereto, are hereby annexed to and
become a part of the City of Myrtle Beach immediately upon adoption of this ordinance.

AND IT IS FURTHER ORDAINED that the official zoning map of the City of Myrtle Beach be
amended to zone the newly annexed property shown in Exhibit A as R15 (Single Family
Residential).

ATTEST:

BRENDA BETHUNE, MAYOR

JENNIFER STANFORD, CITY CLERK

1st Reading: 2-26-19

2nd Reading: 3-12-19



ANEX 19-01 - 9307 Cove Dr

1 inch = 200 feet



1
2 **ANALYSIS OF REQUEST**
3

4 *Section 403 of the Zoning Ordinance lists the following factors, which should be part of the*
5 *information considered when evaluating requests to change the Zoning Ordinance Text or Map.*
6

7 **Section 403 .A. Whether or not the requested zoning change is [1] consistent with the**
8 **Comprehensive Plan or [2] is justified by an error in the original ordinance.**
9

10 [1] Yes. The property is located in Planning Area I. The 2011 Comprehensive Plan Future Land
11 Use map shows this property as a low density residential use. The single family residential
12 proposed for the subject property is a fit with the Comprehensive Plan. Existing land use conditions
13 for the lot has not changed since the 2011 Comprehensive Plan.
14

15 [2] There are no known errors in the ordinance.
16

17 **Section 403 .B. – The precedents, and the possible effects of such precedents, which might**
18 **result from approval or denial of the petition.**
19

20 The petition is in keeping with the City's policy to annex properties adjacent to the city limits to
21 enclose "donut holes" of city jurisdictional lines.
22

23 **Section 403 .C. – The capability of the city or other government agencies to provide any**
24 **services, facilities or programs that might be required if the petition were approved.**

25 **Water:** Available to this site.

26 **Sewer:** Available to this site.

27 **Streets:** Access via Cove Dr or Marsh Ct

28 **Sidewalks:** None in the area.
29

30 **Section 403 .D. Effect of approval of the petition on the condition or value of property in the**
31 **city.**
32

33 Annexing and zoning this parcel to R15 would allow for the property to serve as a single family
34 residence, and to be serviced by City solid waste, emergency services, and recreation.
35

36 **Section 403 .E. Effect of approval of the petition on adopted development plans and policies**
37 **of the City of Myrtle Beach.**
38

39 The annexation continues the city's practice of annexing properties where possible, and is in line
40 with the recommended future land uses as stated in the Comprehensive Plan.
41

42 **Comprehensive Plan Citations:**
43

44 **Neighborhoods**
45

46 Continue to enhance neighborhoods by appropriate expansion and intensification.

47 *Action: The Planning Commission, with assistance from Planning and other appropriate City*
48 *Departments including the Zoning Administrator, works with neighborhood organizations,*
49 *property owners, and developers to review regulations. The Planning Commission*
50 *recommends the plans to City Council for adoption.*

51 *Time frame: Immediate.*

1 *Potential funding source: No funding needed.*

2
3 Continue to support neighborhoods with appropriate facilities and connections.

4 *Action: The Planning Commission, with assistance from Planning and other appropriate City*
5 *Departments including the Zoning Administrator, works with neighborhood organizations,*
6 *property owners, and developers to review regulations. The Planning Commission*
7 *recommends any necessary revisions to City Council for adoption.*

8 *Time frame: Ongoing.*

9 *Potential funding source: No funding needed.*

10
11 **Land Use**

12
13 As properties are annexed into the City of Myrtle Beach, great care will be given to ensure that
14 appropriate zoning designations are placed on all properties within Planning Area I.

15
16 **Population**

17
18 Eliminate unincorporated areas (properties) within the city limits, referred to as “doughnut holes”,
19 that are not legally a part of the city limits.

20 *Action: City Council, with the assistance of the City Manager’s Office, will contact the SC*
21 *legislative delegation and request a change in the annexation laws while continuing efforts*
22 *to evaluate the feasibility of annexing all areas within city limit boundaries that are not*
23 *presently a part of the city and work with property owners to petition for annexation into the*
24 *city.*

25 *Time frame: Ongoing.*

26 *Potential funding source: General fund.*

ANNEXATION APPLICATION AND ZONING REQUEST FORM

PRINT OR TYPE ALL ANSWERS (EXCEPT SIGNATURE)

APPLICANT INFORMATION:Primary Contact: Jean Paul CarpentierMailing Address: 131 Village Center Blvd. Unit 3212
Myrtle Beach, SC 29579Day Phone: 612 707-0906 Fax: _____Email: jcarpentier@3dprofiler.comProperty Owner #1: Jean Paul CarpentierMailing Address: 131 Village Center Blvd. Unit 3212
Myrtle Beach, SC 29579Day Phone: 612 707-0906 Fax: _____

Authorized Agent # 1 (if applicable): _____

Mailing Address: _____

Day Phone: _____ Fax: _____

Property Owner #2: Dale F. CarpentierMailing Address: 131 Village Center Blvd. Unit 3212
Myrtle Beach, SC 29579Day Phone: 434 579-1704 Fax: _____

Authorized Agent # 2 (if applicable): _____

Mailing Address: _____

Day Phone: _____ Fax: _____

Property Owner #3: _____

Mailing Address: _____

Day Phone: _____ Fax: _____

Authorized Agent # 3 (if applicable): _____

Mailing Address: _____

Day Phone: _____ Fax: _____

ANNEXATION APPLICATION AND ZONING REQUEST FORM

PRINT OR TYPE ALL ANSWERS (EXCEPT SIGNATURE)

Description of Property.Horry County Tax Map (TMS) Number: 166-01-06-009Street address of property to be annexed (if applicable): 9307 Cove Dr.

Current Horry County Zoning Designation: _____

Exact size of subject property: Acre(s): .54 Square Footage: 23,522Zoning Requested.

What type of zoning district is requested? _____

What City Zoning District is requested (if known)? _____
(NOTE: The zoning district requested in this petition for annexation application may not be the zoning district approved for the subject parcel by City Council after consideration and approval of the annexation request).Explain why this property should be zoned as requested: _____

_____Specify proposed land use (i.e. retail store, single-family homes, restaurant, etc...): Single-family HomeSIGNATURE AND CERTIFICATION

The undersigned hereby respectfully request that the City of Myrtle Beach Planning Commission review this petition for annexation and zoning request form for the above-described property. All of the above statements and information, whether written on this application or attached, are true and correct to the best of my knowledge and belief. Signature(s) of all property owner(s) or authorized agent(s) must be obtained before application can be accepted for processing.

Signature of Property Owner # 1: Jan R. L. Cypres Date: 11/30/18

Signature of Authorized Agent # 1: _____ Date: _____

Signature of Property Owner # 2: Dale Carpenter Date: 11-30-2018

Signature of Authorized Agent # 2: _____ Date: _____

Signature of Property Owner # 3: _____ Date: _____

Signature of Authorized Agent # 3: _____ Date: _____

Instrument#: 2018000125384, DEED BK: 4155
PG: 88 DOCTYPE: 001 10/30/2018 at 03:43:05
PM, 1 OF 4 COUNTY STAMPS: \$145.20
STATE STAMPS: \$343.20 MARION D.
FOXWORTH III, HORRY COUNTY, SC
REGISTRAR OF DEEDS

Prepared By: McCutchen, Mumford, Vaught & Geddie, P.A.

DEED TO REAL ESTATE

*(No Title Search conducted by
preparer of this instrument)*

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

KNOW ALL MEN BY THESE PRESENTS,

That I, Katie S. Alley, now known of record as Katie Sue Bordeaux, in the State aforesaid for and in consideration of the sum of ONE HUNDRED THIRTY TWO THOUSAND AND 00/100 (\$132,000.00) to us paid by Jean Paul Carpentier and Dale F. Carpentier, 131 Village Center Boulevard, Unit 3212, Myrtle Beach, SC 29579, in the State aforesaid, (Receipt whereof is hereby acknowledged) have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said Jean Paul Carpentier and Dale F. Carpentier (hereinafter referred to as "Grantees"), as joint tenants with the right of survivorship, and not as tenants in common, their Heirs and Assigns the following described property to-wit:

ALL AND SINGULAR, That certain piece, parcel or lot of land situate, lying and being in Dogwood Neck Township, School District Eight, County and State aforesaid and being more particularly described as Lot 4, Block "E", Dunes Cove Revised, as shown on a map of Lots 1 through 13, Block "D", Lots 1 through 41, Block "E", Dunes Cove Revised, made by Robert L. Bellamy and Associates, Engineers and Surveyors, dated June 15, 1989 and recorded in Plat Book 105 at page 193 Horry County records, reference to which is craved as forming a part of these presents.

The foregoing property is hereby conveyed subject to that certain Declaration of Restriction, Covenants and Conditions dated August 28, 1989 and recorded August 29, 1989 in Deed Book 1335 at Page 135, in the Office of the ROD for Horry County, and amended by that certain Supplementary Declaration to the Declaration of Protective Covenants, restrictions, easements, Charges and Liens for Dunes Cove Revised dated November 20, 2000 and recorded November 22, 2000 in Deed Book 2319 at Page 335, in the Office of the Register of Deeds for Horry County.

The conveyance of the aforesaid real property shall be subject to all easements, reservations, rights-of-way, restrictions, encroachments, and covenants of record which may affect the above described property, and all governmental statutes, ordinances, rules and regulations.

Being the same lands and premises as were conveyed to Katie S. Alley by Deed from Edward C. Cribb, III dated July 1, 2014 and recorded July 2, 2014 in Deed Book 3744 at Page 3464 of the public records of Horry County, South Carolina.

TMS#: 166-01-06-004
PIN#: 39407020005

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 Jean Paul Carpentier and Dale F. Carpentier, as joint tenants with the right of survivorship, and not as tenants in common, their Heirs and Assigns forever.

And I do hereby bind myself and my Heirs and Assigns, to warrant and forever defend all and singular the said premises unto the said Grantees, their Heirs and Assigns, against me and my Heirs and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

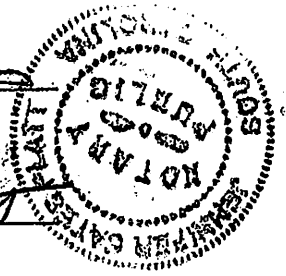
WITNESS the execution hereof by grantor(s) this 30th day of October, in 2018 the year of our Lord Two Thousand Eighteen.

Katie S. Alley
Katie S. Alley

Capt. [Signature]
Witness #1

Katie Sue Bordeaux
n/k/a Katie Sue Bordeaux

[Signature]
Witness #2/Notary



Growth Condition

STATE OF NORTH CAROLINA

COUNTY OF Horry

PROBATE

Personally appeared before me the undersigned witness and made oath that s/he was present and saw Katie S. Alley, now known of record as Katie Sue Bordeaux, the within Grantor sign, seal and as her act and deed, deliver the within foregoing instrument; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof, and that the subscribing witness is not a part to or beneficiary of the transaction.

Sworn to before me this 30th day of October, 2018

Jennifer C. Plott
Notary Signature

Jennifer C. Plott
Notary printed name

Notary Public for Horry Co

My Commission Expires Feb 15, 2021

C. J. Stet
Witness #1

Seal



STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at TBD Cove Drive, Myrtle Beach, SC 29572, was transferred by Katie S. Alley, n/k/a Katie Sue Bordeaux to Jean Paul Carpentier and Dale F. Carpentier on Oct 30, 2018
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.)

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐

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 \$ 132,000.00.
(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: \$132,000.00
(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: \$132,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$488.40.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Katie S. Alley
Katie S. Alley n/k/a Katie Sue Bordeaux


SWORN to before me this 30th
day of October, 2018
Jean Paul Carpentier
Notary Public for
My Commission Expires: Feb 6th 2021


EXHIBIT A

ALL AND SINGULAR, that certain piece, parcel or lot of land situate, lying and being in Dogwood Neck Township, School District Eight, Horry County, South Carolina, and being more particularly described as **Lot 4, Block "E", Dunes Cove Revised**, as shown on a map of Lots 1 through 13, Block "D", Lots 1 through 41, Block "E", Dunes Cove Revised, made by Robert L. Bellamy and Associates, Engineers and Surveyors, dated June 15, 1989, and recorded in Plat Book 105 at Page 193, in the Office of the Register of Deeds for Horry County, South Carolina, reference to which is craved as forming a part of these presents.

THE FOREGOING property is hereby conveyed subject to that certain Declaration of Restrictions, Covenants and Conditions dated August 28, 1989 and recorded August 29, 1989, in Deed Book 1335 at Page 135, in the Office of the Register of Deeds for Horry County, South Carolina, and amended by that certain Supplementary Declaration to the Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Dunes Cove Revised dated November 20, 2000 and recorded November 22, 2000, in Deed Book 2319 at Page 335, in the Office of the Register of Deeds for Horry County, South Carolina.

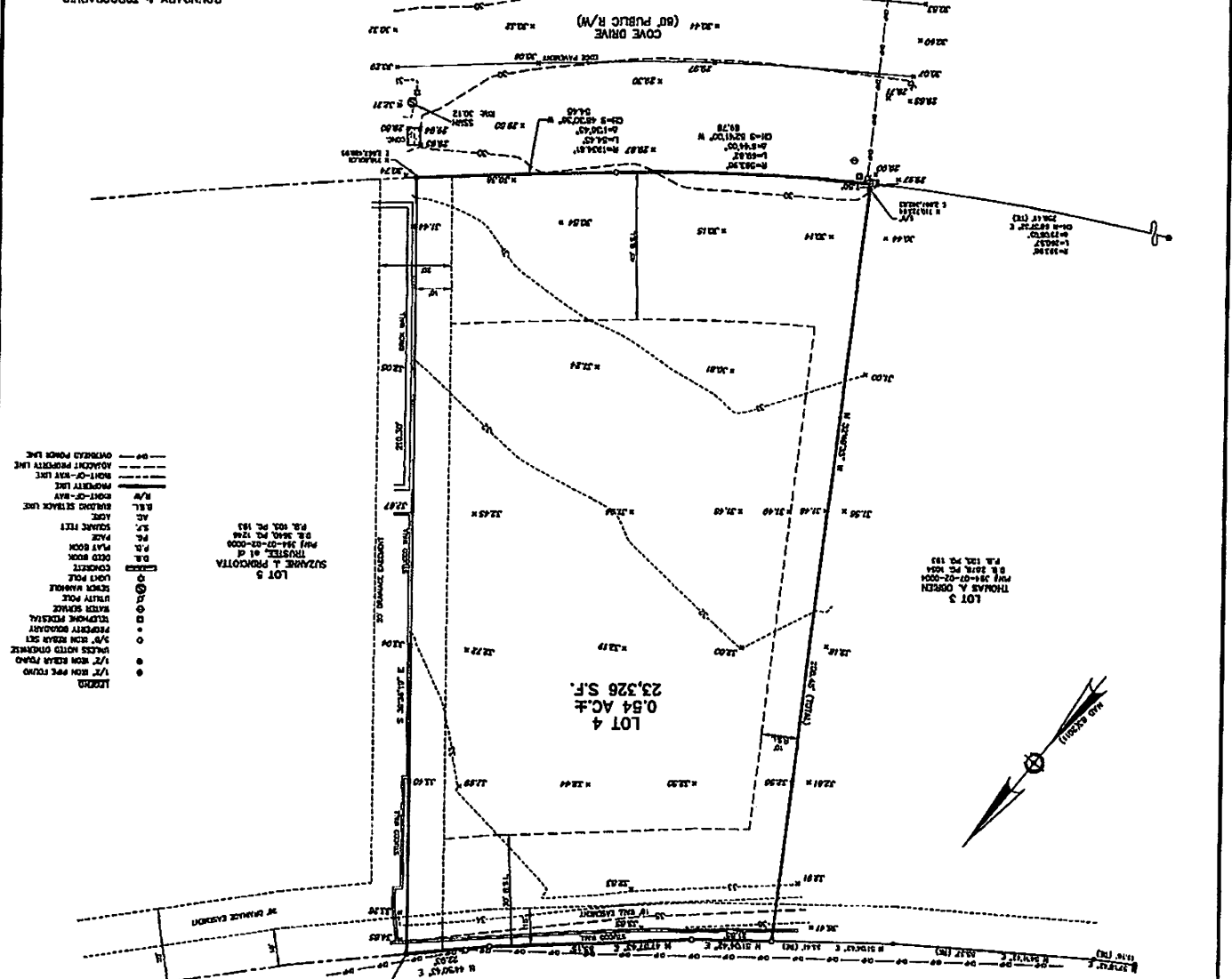
THE CONVEYANCE of the aforesaid real property shall be subject to all easements, reservations, rights-of-way, restrictions, encroachments, and covenants of record which may affect the above described property, and all governmental statutes, ordinances, rules and regulations.

TMS# 166-01-06-004 / PIN# 394-07-02-0005

COX BOOKSTORE & ASSOCIATES
A LIMITED LIABILITY COMPANY
4325 DICK POND ROAD, SUITE A
MYRTLE BEACH, SC 29588 (603) 650-1500
WWW.COXBKBOOKSTORE.COM
DRAGON RD
NORFOLK
CHERRY CREEK
CIB
DEPT BOOK
7/20/2012
PLAT DATE
11/2/2012
62-1334

DUNES COVE SUBDIVISION
 LOT 4, BLOCK E
 SURVEY OF
 BOUNDARY & TOPOGRAPHIC
 PREPARED FOR:
 JEAN PAUL &
 DALE F. CARPENTER
 NEAR THE CITY OF WYFLE BEACH
 Horry County
 SOUTH CAROLINA

SCALE: 1" = 20 FEET
 0 10 20
 0 10 20

[illegible][illegible]